

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: United Agri Products Canada Inc.
PROPOSAL NAME: United Agri Products Canada Inc. – Crop Protection Warehouse – Portage la Prairie
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Materials Handling Facility
CLIENT FILE NO.: 5558.00

OVERVIEW:

A Proposal was filed on January 10, 2012 by United Agri Products Inc. for the operation of a Crop Protection Products Warehouse located at 815 Phillips Street in The City of Portage la Prairie, Manitoba. The site will consist of a Crop Protection Products Warehouse.

The Proposal was advertised in the Central Plains Herald Leader on Saturday February 4, 2012. Copies of the proposal were placed in the Public Registries at the Millennium Public Library, the Portage la Prairie Regional Library, the Manitoba Eco-Network, and the Conservation and Environment Library. The proposal was distributed to the Technical Advisory Committee (TAC) on February 1, 2012. The closing date for TAC and public comments was on March 5, 2012.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Following is a summary of TAC comments received pertaining to the Proposal. Copies of the original comments from TAC are available in the Public Registries.

Manitoba Conservation – Land Programs Branch and Sustainable Resource Policy Management Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation – Air Quality Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation - Parks and Natural Areas Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation - Wildlife and Ecosystem Protection Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation – Operations Branch – Central Region

No concerns.

Disposition:

No action needed.

Manitoba Infrastructure and Transportation

No concerns.

Disposition:

No action needed.

Manitoba Water Stewardship

The Water Stewardship Division of the Manitoba Department of Conservation and Water Stewardship has reviewed the referenced file, forwarded for comment on February 1, 2012.

- The Water Stewardship Division requires an *Environment Act* Licence to include the following:
 - The Licencee shall develop and implement an Emergency Response Plan, including the following:
 - All potentially contaminated water from the site must be contained on the proponent's property. Therefore, secondary containment must incorporate a gated culvert which must remain in the closed position unless authorized by an Environment Officer. Where there is a concern that accumulated water is contaminated, the liquid must be sampled prior to release.
 - Potentially contaminated water must not be directed to surface waters, including wetlands. Potentially contaminated water must not be released until approval is obtained from an Environment Officer, after a review—by the Water Stewardship Division—of water sample test results submitted from a laboratory accredited by the Canadian Association for Laboratory Accreditation Inc. Water samples shall be retrieved from any source on the proponent's property, or adjacent properties that might have been contaminated.
 - The Licencee must meet the guidelines of the Agrichemical Warehousing Standards Association for the proposed Development.
 - If water is used for processing, the building plumbing must be equipped with back flow/back syphonage prevention devices in accordance with applicable provisions of *The Manitoba Plumbing Code* to protect a public water system from potential contamination.
- The proponent needs to provide information on the following:
 - How will the proposed Development be supplied with water?
 - Will water be used for processing?

- The Water Stewardship Division submits the following comments:
 - The Water Stewardship Division does not object to this proposal, at this time.
 - The proponent needs to be informed of the following for information purposes:
 - Erosion and sediment control measures should be implemented until all of the sites have stabilized.
 - *The Water Rights Act* requires a person to obtain a valid licence to control water or construct, establish or maintain any “water control works.” “Water control works” are defined as any dyke, dam, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge, culvert borehole or contrivance for carrying or conducting water, that temporarily or permanently alters or may alter the flow or level of water, including but not limited to water in a water body, by any means, including drainage, OR changes or may change the location or direction of flow of water, including but not limited to water in a water body, by any means, including drainage. If a proposal advocates any of the aforementioned activities, a person is required to submit an application for a Water Rights Licence to Construct Water Control Works. A person may contact the following Water Resource Officer to obtain an application and/or obtain information.
- A contact person is Mr. Geoff Reimer C.E.T., Senior Water Resource Officer, Water Control Works and Drainage Licensing, Manitoba Conservation and Water Stewardship, Box 4558, Stonewall, Manitoba R0C 2Z0, telephone: (204) 467-4450, email: geoff.reimer@gov.mb.ca.

Disposition:

Comments and concerns are addressed in the draft licence. Comments have been forwarded to the proponent for information.

Local Government – Community and Regional Planning

No comments.

Disposition:

No action needed.

Manitoba Health

No concerns.

Disposition:

No action needed.

Canadian Environmental Assessment Agency

The following comments were received from the Canadian Environmental Assessment Agency:

Based on a survey of federal departments, application of the Canadian Environmental Assessment Act will not be required for this project.

Disposition:

The Canadian Environmental Assessment Agency forwarded the letters from Health Canada, Fisheries and Oceans and Environment Canada to the proponent for their consideration in a letter dated March 1, 2012.

PUBLIC HEARING:

A public hearing is not recommended.

CROWN ABORIGINAL CONSULTATION:

The project will be located on industrial land in an established industrial zoned area in The City of Portage la Prairie and leased by the proponent. All surrounding land potentially affected is also privately owned land. The project will not affect resource use on land or water. There are no adjacent or nearby First Nations.

RECOMMENDATION:

The provincial TAC expressed no concerns, or concerns are addressed in the draft licence, regarding the proposal. Therefore, it is recommended that the Development be licensed under *The Environment Act* subject to the limits, terms and conditions as described on the attached draft Environment Act licence. It is further recommended that enforcement of the Licence be assigned to the Central Region.

PREPARED BY:

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