

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: AMEC
PROPOSAL NAME: CWS Logistics Ltd.
Crop Protection Products Warehouse
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Materials Handling Facility
CLIENT FILE NO.: 5622.00

OVERVIEW:

The Proposal was filed by AMEC on behalf of CWS Logistics Ltd. for the construction and operation of a crop protection products warehouse to be located at 1664 Seel Avenue in the City of Winnipeg. The Development will consist of a large manufacturing building and a smaller detached bulk storage building on 8.1 acres.

The Proposal was advertised in the Winnipeg Free Press Saturday January 12, 2013. Copies of the proposal were placed in the Public Registries at 123 Main St. (Union Station) Main Floor, Winnipeg; Millennium Public Library, 4th floor, 251 Donald St., and the Manitoba Eco-Network, 3rd Floor, 303 Portage Ave. The proposal was distributed to the Technical Advisory Committee (TAC) on January 10, 2013. The closing date for TAC and public comments was on February 12, 2013.

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 Agriculture, Food and Rural Initiatives – Land Use

No comments submitted.

Manitoba Conservation and Water Stewardship – Aboriginal Relations Branch

No comments submitted.

Manitoba Conservation and Water Stewardship – Air Quality

Air Quality has reviewed the above proposal and have no comment. The proposal has no significant impact on air quality.

Disposition: No action needed.

Manitoba Conservation and Water Stewardship – Climate and Green Initiatives

No comments submitted.

Manitoba Conservation and Water Stewardship – Environmental Enforcement and Compliance

Reviewed the above noted proposal and has no concerns at this time.

Disposition: No action needed.

Manitoba Conservation and Water Stewardship – Environmental Programs and Strategies

No comments submitted.

Manitoba Conservation and Water Stewardship – Fisheries

Fisheries Branch has reviewed this proposal to renovate an existing facility at 1664 Seel Avenue to an agrichemical crop protection storage facility. The proponent will renovate and then apply to conform and operate the facility under the AWSA standards. This would include primary and secondary storage containment in the event of a spill and/or emergency event such as fire. They indicate that the primary containment curbing will direct liquid to the loading dock area for secondary containment but it is unclear, even in Diagram ER-4 how that will occur, if the loading area is sufficient storage to ensure the liquid doesn't enter the existing storm sewer drain and how liquid will be directed to the storm sewer control valve area that they are going to install. This may be a wrong assumption that the liquid would be directed towards this control valve storm sewer but they haven't directly addressed how they will discharge the liquid in the event of a spill or fire other than to indicate that *water will be tested and assessed individually per event to determine disposal options*. What disposal options are they referring to?

Proponents Response:

We plan for the worst case scenario, and that is what we are referring to. Our building is separated into 3 compartments each compartment has its own 6 inch curbing/containment. Between compartments we have a 5 inch ramp to allow for overflow from any one area to then migrate to an adjoining compartment.

If the liquid is still greater than the three containment areas, then our true secondary containment kicks in, our loading area controlled by our monitored control valve.

Our third level of containment would then be next, where we have installed a control valve in our new parking lot.

In my 22 years in this industry my company has never had a spill that required use of any of our containment. We have built in a multitude of containment layers into this facility that ensure we will never have discharge get into the city storm system.

Our containment is dramatically better than current location as well as all other chemical warehouses operating in Manitoba.

For reference our largest storage container is 1200 litres

As far as testing and disposal, I was referring to our emergency response plan. If we had a fire, the liquids would be contained on site for immediate disposal for example

incineration or other options depending on the recommendations which might be sought out in that unexpected event.

Disposition: Licence conditions will address the above noted comments.

Manitoba Conservation and Water Stewardship – Forestry Branch

No comments submitted.

Manitoba Conservation and Water Stewardship – Groundwater Management

No comments submitted.

Manitoba Conservation and Water Stewardship – Lands Branch

The Central Region IRMT has reviewed the above EAP. The proposal is located within an existing structure in the industrial area of Fort Garry in the City of Winnipeg. There were no regional resource concerns identified with respect to this proposed Crop Protection Warehouse facility.

Disposition: No action needed.

Manitoba Conservation and Water Stewardship – Office of Drinking Water

Reviewed the above noted EAP for conversion of an existing warehouse building to agricultural products. The EAP noted the building is within the City of Winnipeg and would receive water service from the City of Winnipeg Water System. As such, Office of Drinking Water has no concerns with the EAP or the proposed development.

Disposition: No action needed.

Manitoba Conservation and Water Stewardship – Parks and Natural Areas Branch

No comments submitted.

Manitoba Conservation and Water Stewardship – Pollution Prevention

No comments submitted.

Manitoba Conservation and Water Stewardship – Regional Services

No comments submitted.

Manitoba Conservation and Water Stewardship – Sustainable Resource Management

No concerns.

Disposition: No action needed.

Manitoba Conservation and Water Stewardship – Water Quality Management

Recommends that the licence includes text to the effect that:

The proponent must follow the Canadian crop protection warehouse guidelines for minimum construction details, particularly for interior curbing for spills containment.

Secondary containment may incorporate a gated culvert which must remain in the closed position unless authorised by Manitoba Conservation, as set by the Agrochemical Warehousing Standards Association.

Potentially contaminated water cannot be released until such time as Manitoba Conservation receives and reviews water sample results from a laboratory accredited by the Canadian Association for Laboratory Accreditation Inc. (<http://www.cala.ca>). Water samples shall be retrieved from any source on the Proponent's property, or adjacent properties that might have been contaminated

Disposition: Licence conditions will address the above noted comments.

Manitoba Conservation and Water Stewardship – Water Use Licensing

Reviewed the EIS for this project and note that it is located within the City boundaries. Although they do not mention water use at the facility we have assumed that the projected water use is for normal domestic purposes and that they will obtain supplies of potable water from the City water system.

Therefore, if our assumptions are correct we have no concerns with this project.

Disposition: No action needed.

Manitoba Conservation and Water Stewardship – Water Control Works Licensing

No comments submitted.

Manitoba Conservation and Water Stewardship – Wildlife Branch

No comments submitted.

Manitoba Culture, Heritage and Tourism – Heritage

No comments submitted.

Manitoba Health – Environmental Health Unit

No comments submitted.

Manitoba Infrastructure and Transportation – Planning and Design

No concerns with the development as proposed.

Disposition: No action needed.

Manitoba Intergovernmental Affairs

No comments submitted.

City of Winnipeg – Fire Commissioner

Reviewed, and have no concerns with the plan as submitted.

Disposition: No action needed

Canadian Environmental Assessment Agency

In July 2012, the *Canadian Environmental Assessment Act, 2012* (CEAA 2012) came into force. CEAA 2012 focuses federal reviews on those project proposals that have a greater potential for significant adverse environmental effects in areas of federal jurisdiction. The *Regulations Designating Physical Activities* identify the physical activities which, if carried out individually or in combination, constitute a “designated project” that is subject to the requirements of CEAA 2012.

Based on the information provided by Manitoba Conservation and Water Stewardship, the project referred to above does not appear to meet the definition of a “designated project” under CEAA 2012.

Please note that the proponent is responsible for confirming its federal regulatory responsibilities in developing its project, including confirming whether its proposal is described on the *Regulations Designating Physical Activities* under CEAA 2012. Please advise the proponent to review the regulations (<http://laws-lois.justice.gc.ca/eng/regulations/SOR-2012-147/index.html>) and contact the Canadian Environmental Assessment Agency if its proposal meets the definition of a designated project. As the Agency will only be involved in the review of designated projects, no formal federal coordination exercise has been undertaken for this file.

Disposition: No action needed.

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 Winnipeg. 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 Proponent should be issued a Licence for the construction and operation of a Bulk Materials Handling Facility – Crop Protection Products Warehouse in accordance with the specifications, terms and conditions of the attached draft Licence. Enforcement of the Licence should be assigned to the Environmental Compliance and Enforcement Branch of Manitoba Conservation and Water Stewardship.

A draft environment act licence is attached for the Director's consideration.

PREPARED BY:

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March 8, 2013

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