

SUMMARY REPORT

UNITED GRAIN GROWERS - BRUNKILD (CLIENT FILE: 4134.00)

Overview:

This application is for the installation of a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, a grain elevator, and distribution facilities to be located on land leased from the Canadian National Railway on the SE 1/4 30-7-1 WPM in the Rural Municipality of Macdonald. The Thomas built portable 24' x 20' warehouse will be constructed to meet Phase III CPI standards. The complex hours of operation are from 8:00 a.m. to 6:00 p.m. with extended hours during the spring and fall seasons.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides/fertilizer during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from grain handling and/or vehicular traffic on property and access roadways.
- v. Noise

Public Objections:

No public concerns were received.

Comments From TAC:

Canadian Environmental Assessment Agency state that an environmental assessment under the *Canadian Environmental Assessment Act* will be conducted by federal officials with respect to this proposal.

Natural Resources - Policy Coordination Branch have reviewed this proposal and has no concerns.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential impact on heritage resources.

Highways state the applicant should be informed that the development is located adjacent to Provincial Trunk Highway 3. They note that any new, modified or relocated access (including any change in the use of an existing driveway) to this highway or any construction above or below ground level within 38.1 m (125 feet) or to place any planting within 15.2m (50 feet) from the edge of the right-of-way of PTH 3 requires a permit from the Traffic Board. In addition a permit is required from the Department of Highways and Transportation for any planting within 15.2 m (50 ft.) from the edge of the right-of-way of PTH 3. They request that their Portage la Prairie office be contacted prior to any effluent discharge or drainage of accumulated surface water into the highway drainage system.

Health concerns include the presence of adequate protection against chemical spills and fire hazards, and that the proponent development an emergency response plan.

Rural Development state that the property is designated industrial in the Macdonald -Ritchot Development Plan, and is zoned "GD" General development in the Macdonald Zoning By-law. They note the subject property is proposed lot 3 in a conditional approved subdivision. Their office has no concerns.

Urban Affairs has no comment on this proposal.

Environmental Management state that site should have a containment area consisting of a layer of impermeable clay to minimize surface penetration in case of a spill. The site should be fitted with a control gate/culvert. They have no concerns regarding surface water quality.

Environmental Operations had no objections or concerns regarding this proposed development.

In response to Environmental Management concerns, the proponent informed us that the site has a sufficient impermeable clay base and will be fitted with berming and drainage with control gates.

Other TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 11, 12, 14, 15, 16, 17, 19, and 23.

A draft Environmental Act Licence is attached for the Director's consideration.

PREPARED BY:

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Pesticide/Fertilizer Approvals
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