

SUMMARY REPORT

PROPONENT:

MR. RANDY PLETT

PROPOSAL NAME:

PEMBINA AIR SERVICES (1996) LTD. - CROP PROTECTION WAREHOUSE - MORDEN

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4146.00

OVERVIEW:

On March 7, 1996, the Manitoba Environment received a Proposal dated March 4, 1996, to construct and operate a crop protection warehouse and aerial/ground custom application business, and distribution facilities to be located on the SW 1/4 11-3-5 WPM in the Rural Municipality of Stanley. The 38.1 m x 17.68 m crop protection warehouse will be constructed to meet the Crop Protection Institute's Phase III requirements. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during the peak activity months.

No public concerns were received in response to the advertisement of this proposal in the Morden Times published on March 18, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the South Central Regional Library (Morden). The proposal was distributed to TAC on March 12, 1996 with the closing date for TAC and Public comments on April 11, 1996.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency state that based on their staff survey, application of the *Canadian Environmental Assessment Act* with respect to this proposal is not required.

Natural Resources - Policy Coordination Branch state the well logs indicate shallow silt and sand in the upper 4 to 7 metres of overburden and the shallow sand and gravel is usually located as an aquifer. They recommend that appropriate groundwater protection measures be applied as necessary. They also state that the proponent should address the potential contamination concern which could result from spills and possible contaminated fire extinguishing water.

Disposition

The comments were forwarded to the proponent for his information and response.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential

impact on heritage resources.

Highways state they have some concerns in regard to the proximity to PTH 3. They submit the following comments:

- The applicant be aware that unnder the Highways Protection Act a permit is required for any construction above or below ground level within 76.3 m of the PTH 3 right-of-way.
- Access to PTH 3 may also require a permit.
- Drainage of spills or leaks of contaminated materials is not allowed into surrounding highways ditches. In accordance with the Manitoba Highways and Transportation Act, if drainage is towards PTH 3, the applicant must obtain permission from Manitoba Highways & Transportation South Central Region. (Contact R.K. McKay Portage la Prairie 204 239-3182)

Disposition

The comments were forwarded to the proponent for information and response.

Rural Development state the area affected is located north of PTH 3 in the Stanley Corridor between Morden and Winkler. The area is zoned "AR" Restricteed Agriculture in the Stanley Zoning By-law. They have no concerns provided the proponent meets all environmental requirements and obtains a conditional use permit.

Disposition

The comments were forwarded to the proponent for information and response.

Health concerns are that there is adequate protection against fires and chemical spills, and that an Emergency Response Plan is developed.

Disposition

The comments/concerns are addressed in the draft licence.

Environmental Management state that site specific soils information re: permeability of the soils near the surface should be provided to ensure there is minimal potential for leaching into the deeper soils. If permeability of the existing soils is high, then some of the surface soils should be removed and replaced with a packed layer of clay. They have no concerns regarding surface water quality.

Disposition

The concerns are addressed in the draft licence.

Environmental Operations commented they have no concerns.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

The proponent supplied responses to the TAC comments. Application for highways permits and conditional use permit have been initiated. They are prepared to add additional compacted clay for the base and containment area as required.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 14, 15, 19, 20, 21, and 24.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
April 25, 1996