

SUMMARY REPORT

PROPONENT:

MR. G. G. CAPLAP

PROPOSAL NAME:

MANITOBA POOL ELEVATORS - CROP PROTECTION WAREHOUSE - FORREST

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4154.00

OVERVIEW:

On April 1, 1996, the Manitoba Environment received a Proposal dated March 29, 1996, to construct and operate a crop protection warehouse, a bulk granular fertilizer blending/storage, storage of anhydrous ammonia service wagons, and distribution facilities to be located on the SW1/4 6-12-18 WPM in the Rural Municipality of Elton. The 30' x 50' crop protection warehouse will be constructed to meet the Crop Protection Institute's Phase III requirements. There will also be a six closed tank dry fertilizer blending system. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during the peak activity.

No public concerns were received in response to the advertisement of this proposal in the Minnedosa Tribune published on April 9, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Western Mb. Regional Library (Brandon). The proposal was distributed to TAC on April 2, 1996 with the closing date for TAC and Public comments on May 2, 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 has reviewed the 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 they have no concerns with this development as outlined by the proponent.

Rural Development stated they have no planning concerns regarding this proposal.

Health concerns include licence clauses to address site containment including gated culverts, maintenance of current inventories, emergency response plans, sound, odour and particulate matter, and proper use of sewage system. In addition concerns include distances to private residents, and adequate protection of the ground water.

Disposition

The concerns are addressed in the draft licence.

Environmental Management state that well logs for this proposal indicate that the surface soils are mainly till, of varying depths and in some locations near the site there is sand near the surface. Site specific soils information re: permeability of the soils near the surface, should be provided. They recommend the area around the warehouse and fertilizer distribution facility be topped with a layer of reworked clay and sloped to a containment berm fitted with control culvert to contain any contaminated materials. They would prefer to see separate containment areas for the crop protection warehouse and the fertilizer. Water Quality is also concerned about the potential for ground water contamination and the presence of sufficient clay to prevent downward movement of contaminated materials.

Disposition

The proponent will check to ensure onsite presence of clay and establish secondary containment as requested. The concerns are reflected in the draft licence.

Environmental Operations has completed review of the proposal, and has no additional environmental or health concerns respecting the proposal.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

TAC concerns are addressed in the draft licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 16, 17, 21, 22, 23, 24, 25, and 28.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
May 6, 1996