

SUMMARY REPORT

PROPONENT:

MR. G. G. CAPLAP

PROPOSAL NAME:

MANITOBA POOL ELEVATORS - CROP PROTECTION WAREHOUSE - CROMER

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4155.00

OVERVIEW:

On April 1, 1996, the Manitoba Environment received a Proposal dated March 29, 1996, to upgrade and operate a crop protection warehouse, an existing grain elevator, and distribution facilities located on land leased from the Canadian National Railway on the NE1/4 8-9-28 WPM in the Rural Municipality of Pipestone. The approximate 24' x 20' crop protection warehouse will be upgraded 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.

No public concerns were received in response to the advertisement of this proposal in the Reston Recorder published on April 9, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Border Regional Library (Virden). 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 state the facility is located in close proximity to the Cromer community well. The sand and gravel aquifer at the well site is protected by 17 feet of silty clay but other well logs in the area show less overburden protecting the aquifer. As this project is an upgrade they stress the importance of site engineering and emergency response to potential contamination of the community well.

Disposition

Proponent will check on actual overburden at their site. Concerns are addressed in draft licence.

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. There should be no drainage concerns if the warehouse is constructed as described.

Health concerns include licence clauses to address site containment (including gated culverts), maintenance of current inventories, emergency response plans, sound 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 property indicate considerable variability in the surface soils and in some locations near this site, there is sand at or 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 be topped with a layer of reworked clay and sloped to a containment berm fitted with control culvert to contain any contaminated materials. Water Quality had a concern regarding a ditch north of the site which receives surface drainage and which did not appear to be located on the proponents development. They are also concerned that culverts in dikes be fitted with control structures.

Disposition

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

Environmental Operations had no comments in regard to this proposed upgrade.

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, 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
May 6, 1996