

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. DARYL CASE  
**PROPOSAL NAME:** CASE AVIATION  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION  
WAREHOUSE  
**CLIENT FILE NO.:** 4277:00

### **OVERVIEW:**

On October 22, 1997, Manitoba Environment received a Proposal dated October 14, 1997, to install and operate a crop protection products warehouse, and distribution facilities to be located the SW1/4 6-11-5 WPM in the Rural Municipality of Portage la Prairie. The proponent plans to install a 15' x 25' metal crop protection products storage warehouse. The expected hours of operation are 8:00 a.m. to 8:00 p.m. with some extensions during the spring and fall.

No public concerns were received in response to the advertisement of this proposal in the Portage Herald published on Tuesday, November 4, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, the Portage Plains Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on October 28, 1997, with the closing date for TAC and Public comments on November 24, 1997.

### **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.

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

**Natural Resources - Policy Coordination Branch** state that the construction and operation of the facility should comply with the CPI codes and guidelines. The site should be ring dyked to contain firefighting water in the event of a fire. They express concerns that if the proponent disposed of spilled chemical on his property he may negatively affect wildlife. They also state that some limited test drilling be done at the proposed site to determine if a sand and gravel aquifer reported in the area extends under the proposed building.

### Disposition

Further information was provided by the proponent. He plans to haul 45 cm of impervious clay to the site where the warehouse will be located and in the secondary containment areas. Other concerns are addressed in the draft licence.

**Health** concerns include adequate protection against chemical spills and fire and the development of an emergency response plan

### Disposition

The concerns are addressed in the draft licence.

**Rural Development** advise that the location is designated as Agricultural area in the Rural Municipality of Portage la Prairie Development Plan. It is zoned "A80" General Agriculture in the municipality's zoning by-law. Both documents allow for this activity at the specific location. They have no concerns regarding this proposal.

**Environmental Management** Terrestrial Quality Management have concerns regarding the lack of information on soil types, permeability, drainage patterns, containment, and land disposal. They also state that the steel building should be placed on a proper structurally sound foundation to prevent damaged to welded joints and that the floor be raised above the ground to prevent corrosion or rusting. Land disposal of spilled chemical should not be acceptable. Water Quality also stated they have concerns regarding secondary containment of potentially contaminated water leaving the proponents property entering a first order drainage ditch flowing parallel to PTH # 338 on the west side, which eventually flows to the Elm Creek.

### Disposition

Additional information was supplied by the proponent. Concerns are addressed in the draft licence.

### **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, 12, 13, 16, 17, 18, 19, and 20.

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

PREPARED BY:

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