

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. R. G. SCHAPPERT P.ENG.
PROPOSAL NAME: AGPRO GRAIN MANAGEMENT SERVICES LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE
GRANULAR/LIQUID FERTILIZER -
ANHYDROUS AMMONIA - GRAIN ELEVATOR
CLIENT FILE NO.: 4298:00

OVERVIEW:

On February 3, 1998, Manitoba Environment received a Proposal dated January 30, 1998, to install and operate a grain elevator and annex storage, grain seed storage, crop protection products warehouse, bulk granular/liquid fertilizer blending/storage, anhydrous ammonia storage tank, and distribution facilities to be located the SW & SE 1/4's 22-3-20 WPM in the Rural Municipality of Morton. The proponent plans to construct grain elevator facilities capable of handling 300,000 to 350,000 tonnes. The specifications for the crop protection products warehouse, bulk fertilizer storage and anhydrous ammonia storage have not been determined yet. The expected hours of operation are 24 hours a day in the peak farming seasons (spring & fall). Other times of the year they expect to be in operation in the 10 to 14 hour range per week day. There may be 8 hour shifts during the weekends in the off peak periods.

No public concerns were received in response to the advertisement of this proposal in the Boissevain Recorder published on Wednesday, February 18, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the Lakeland Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on February 10, 1998, with the closing date for TAC and Public comments on March 10, 1998.

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 have reviewed this proposal and state they have no concerns regarding this proposal.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound, odour and particulate matter, proper use of sewage system and municipal ditch systems (specifically protection of Cherry Creek along existing drainage paths), and ensuring adequate protection against surface and ground waters. In addition concerns include following anhydrous ammonia regulations and ensuring there is a 100 metre buffer to residents.

Disposition

The concerns are addressed in the draft licence.

Community Economic Development state the property is designated AGRICULTURAL-GENERAL AREA according to the Morton-Boissevain Planning District Plan which allows for this type of development. The property is also classified as "AG" Agriculture General Zone according to the R.M. of Morton Zoning By-law. Council has issued a Conditional Use Order and Variation order. They state access currently is from a municipal road which is not all weather. Truck access from the north on P.R. 348 will be limited unless a bridge is constructed to replace a spillway on Cherry Creek. Concerns includes designing this project to offer protection to Cherry Creek to avoid sending pollutants into the Whitewater Lake area which serves as a staging area for migrating geese on the North American flyway as well as nesting grounds for ducks. They also state that Natural Resources has requested a study be undertaken to determine the degree of flood threat at the proposed site relative to the 100 year flood levels.

Disposition

The concerns are addressed in the draft licence.

Environmental Management Terrestrial Quality Management stated that some type of secondary collection containment fitted with control gates/culverts is required to prevent runoff directly into the creek. Water Quality also stated they had concerns with site containment particularly regarding the 3rd order drain (Cherry Creek) that meanders through the development site. They requested further information from the proponent regarding the proposal to alter the path of Cherry Creek (Water Resouces permit may be required). Concerns also include the construction phase which could cause significant siltation and habitat destruction along the creek.

Disposition

Addition information was supplied by the proponent. They have applied to Water Resouces for the alteration to Cherry Creek, pursuant to The Water Rights Act. The south sideslopes of the proposed access road will be protected by riprap in the areas of the proposed Cherry Creek diversion to prevent any erosion of the access road during high water levels. The proposed haul road across Cherry Creek will not be constructed. The concerns are addressed in the draft licence.

Environmental Operation state that air emissions should be limited at the property line such that neighboring residences are not impacted. In addition noise emissions are limited at the property line and appropriate set backs are required for the anhydrous ammonia tank. They also are concerned that construction and operations are carried out such that contaminants are prevented from entering Cherry Creek.

Disposition

The 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, 11, 12, 13, 14, 15, 18, 19, 23, 24, 25, 26, 27, 29, 30. and 33.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
March 16, 1998

Telephone: (204) 945-7067
Fax: (204) 945-5229
E-mail Address: ken_plews@environment.gov.mb.ca