

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. GERRY CAPLAP  
**PROPOSAL NAME:** MANITOBA POOL ELEVATORS  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION WAREHOUSE  
GRANULAR/LIQUID FERTILIZER -  
ANHYDROUS AMMONIA - RETAIL SEED FACILITY  
**CLIENT FILE NO.:** 4328:00

### **OVERVIEW:**

On April 29, 1998, Manitoba Environment received a Proposal dated April 28, 1998, to install and operate ,a grain seed storage, crop protection products warehouse, bulk granular/liquid fertilizer blending/storage, anhydrous ammonia storage tank, and distribution facilities to be located the N1/2 of the NE1/4 12-15-7 EPM in the Rural Municipality of Brokenhead. The proponent plans to construct a 50' x 40' crop protection products warehouse on this development. The anhydrous ammonia fertilizer facilities will consist of a 30,000 gal. stationary tank, 25 nurse tanks, scale and associated equipment. The dry bulk granular fertilizer will be stored in eight inline bins. Future liquid fertilizer could be established in four 30,000 gallon tanks. The hours of operation are 8:00 am to 5:00 pm with extended hours during the peak agricultural season.

No public concerns were received in response to the advertisement of this proposal in the Beausejour Brokenhead River published on Tuesday, May 12, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the Brokenhead River Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on May 5, 1998, with the closing date for TAC and Public comments on June 5, 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.

**Community Economic Development** state the proposed use is listed as a conditional use by the R.M. of Brokenhead Zoning By-law. Manitoba Pool Elevators will require a conditional use permit from the R.M. of Brokenhead prior to this use being allowed on the site. They also indicate that the northeast corner of the intersection houses' a fast food dinner which operates during the summer months.

**Disposition**

The information has been provided to the proponent to obtain a conditional use permit.

**Environmental Management** Water Quality Management and Terrestrial Quality Management requested further information respecting secondary containment to contain potentially contaminated water on the proponent's property. They recommend the yard surface within the containment area be covered with a reworked clay layer with low permeability to protect from downward movement of any spills or contaminated liquids. The containment should be sloped or bermed to prevent runoff reaching the second order municipal drain that discharges directly into the Brokenhead River less than 0.5 km from the site of the development.

**Disposition**

Addition information was supplied by the proponent. The concerns are addressed in the draft licence.

**Environmental Operation** have reviewed the proposal and have no concerns regarding this development. They state the proponent should be advised that private sewage disposal system should be registered and installed in accordance with Manitoba Environment Act Regulations.

**Disposition**

The information was provided to the proponent.

**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, 14, 15, 19, 20, 21, 22, 23, 24, 25, 26, and 29.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals  
June 9, 1998

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