

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. TONY HOESS
PROPOSAL NAME: MARIAPOLIS CONSUMERS CO-OPERATIVE LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE - GRANULAR FERTILIZER -
ANHYDROUS AMMONIA STORAGE TANKS
CLIENT FILE NO.: 455500

OVERVIEW:

On September 25, 2000, Manitoba Conservation received a Proposal dated September 12, 2000, to continue operation of a crop protection products warehouse, a bulk granular fertilizer blending/storage, anhydrous ammonia storage tanks, and distribution facilities located on the NE ¼ 33-6-14 WPM in the Rural Municipality of Argyle. The development consists of a permanent 40' x 32' chemical storage warehouse meeting all the Agrochemical Warehousing Standards. In addition there is a granular fertilizer blending facility consisting of 5 hopper storage bins with an 8 ton outload. The site also contains a 60 tonne anhydrous ammonia storage vessel and 30 x 2 tonne nurse wagons. The regular hours of operation are 8:30 am to 5:30 pm Monday to Friday, 9:00 am to noon Saturdays with extended hours during the peak periods.

No public concerns were received in response to the advertisement of this proposal in the Glenboro Gazette published on Tuesday September 26, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the R. M. of Argyle Municipal Office and the Environment Library (Main). The proposal was distributed to TAC on September 18, 2000, with the closing date for TAC and Public comments on October 23, 2000.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Labour has no concern with regard to 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, and ensuring adequate protection against surface and ground waters. In addition concerns

include following gasoline and diesel regulations and ensuring there is a 100 metre buffer to residents.

Disposition:

The concerns are addressed in the draft licence.

Intergovernmental Affairs state the site is classified as "A" RURAL DISTRICT according to the Pelican-Rock Lake Planning Scheme 1971 - By-law No. 12/71 of the R.M. of Argyle. The "A" classification allows for "Fertilizer Sales and Storage areas" as conditional uses. They have no concerns with this location.

Environmental Management Water Quality has reviewed the proposal and has no surface water quality concerns.

Environmental Operations stated that Mariapolis Coop's Emergency Response Plan should reflect the fact that Young's Septic Service of Holland is not a licenced hazardous waste disposal company.

Disposition:

The Licencee will be notified.

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, 16, 17, 18, 19, 20, 21, and 24.

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

PREPARED BY:

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October 26, 2000

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