

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DAVID KLASSEN
PROPOSAL NAME: 4492210 MANITOBA LTD. (J & J AGRO)
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE -
GRANULAR/LIQUID FERTILIZER
CLIENT FILE NO.: 4723.00

OVERVIEW:

On December 7, 2001, Manitoba Conservation received a Proposal dated December 5, 2001, to construct and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, and distribution facilities to be located on Lot 2, Plan 35907 MLTO on the SW¼ 18-1-2 WPM in the Rural Municipality of Rhineland. The proponent intends to renovate an old school building, using the northern portion of the building, approximately 54' x 40' as a chemical storage warehouse meeting all the Agrichemical Warehousing Standards. In addition the south side of the building of approximately 2700 sq. ft. will be converted into a bulk granular fertilizer storage. The site will also contain three bulk liquid fertilizer tanks with a total capacity of 20,000 gallons surrounded by a dike containment system. The normal hours of operation will be from 8:00 am to 5:00 pm, during the week with extensions where customers demand.

A letter of concern was received from Abe and Cathy Kehler in response to the advertisement of this proposal in the Altona Red River Valley Echo published on Monday December 17, 2001. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library (Morden) and the Environment Library (Main). The proposal was distributed to TAC on December 15, 2001, with the closing date for TAC and Public comments on January 15, 2002.

COMMENTS FROM THE PUBLIC:

A letter was received on January 4, 2002 from Abe and Cathy Kehler opposing the licencing of this development. They are concerned about potential contamination of their shallow well and the current zoning of the site.

Disposition:

A reply letter has been sent to the Kehler's. Their concerns are addressed in the draft licence.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

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

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.

Health concerns with this proposal are adequate protection against spills and fire hazards and the development of an emergency response plan.

Disposition:

The concerns are addressed in the draft licence.

Sustainable Resource Management state the intended use of the vacant residence should be known as it will affect warehouse buffer distances. In addition measures should be taken to ensure protection of local aquifer and any on-site sewage disposal system must be registered with Solid waste department. Agricultural Warehouse Standards should be adhered to.

Disposition:

The concerns are addressed in the draft licence.

Manitoba Transportation & Government Services state they have no concerns regarding this proposal

Agriculture & Food state they have reviewed the proposal and identified no concerns.

Planning Services state the site is zoned "AV" Agricultural Village in the RM of Rhineland Zoning By-law. Agricultural Crop Protection Warehouses are listed as a conditional use in the "AV" zone requiring an order from the Council. They note the existence of a residence on the site plan, which may require setback distances. They advise that Municipal Council should address questions of community preparedness dealing with fire fighting capability and emergency evacuations.

Disposition:

A conditional use-permit has been issued and the residence mentioned above has been purchased by the proponent. Concerns are addressed in the draft licence.

Water Quality Management state they have reviewed the proposal and have no surface water quality concerns.

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, 10, 11, 12, 13, 17, 18, 21, 22, 24, 26, 27, and 30.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals

January 21, 2002

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