

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. MARTIN HARDER
PROPOSAL NAME: JORDAN MILLS INC.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: AGRICULTURE - FEED MILL
SEED STORAGE
CLIENT FILE NO.: 4866.00

OVERVIEW:

On November 7, 2002, Manitoba Conservation received a Proposal dated October 21, 2002, to construct and operate a soybean feed mill, a bulk seed storage, and distribution facilities to be located on Parcel A, Plan 38318 MLTO in the SE¼ 12-5-5 WPM in the Rural Municipality of Roland. The proponent intends to construct an approximately 50' x 80' building to house a soybean extruder and press to produce soybean meal and oil for animal feed purposes. The building will also contain an office and washroom. The site will also contain four hopper bottom storage bins and truck loading area. The normal hours of operation will be 24 hours a day 5 days a week.

No public concern was received in response to the advertisement of this proposal in the Carman Valley Leader published on Monday November 18, 2002. The proposal was placed in the Public Registries at the Centennial Public Library, the Manitoba Eco-Network, the South Central Regional Library (Morden) and the Conservation Library (Main). The proposal was distributed to TAC on November 12, 2002, with the closing date for TAC and Public comments on December 16, 2002.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Health has no health concerns with this proposal.

Sustainable Resource Management request further information regarding the distance to the nearest off-site residence or public building. In addition they are concerned about noise from the operation, particularly during the evening and nighttime operation. They question how dust emissions will be handled or controlled and if the project requires a disposal system, it is installed meeting MB Regulation 95/88R.

Disposition:

The information request was provided to the proponent. Response was the plant is located approximately 120 north of the existing grain elevator and that a single

residence is situated approximately 575 feet east of the proposed building. The proponent claims that highway noise will exceed any produced by the plant as the motors used in the operation will be totally indoors. The proponent also states that soybeans produce minimal dust and that roadside dust will be controlled using normal dust control products. The sanitary sewer application has been completed. Concerns are addressed in the draft licence.

Community Planning Services state that the proposal conforms with the intent of the R.M. of Roland Development Plan. The proposed use is within the "AG" Agricultural General Zone, and therefore, a conditional use order will be required to accommodate the proposal. They also state that the surrounding area is characterized primarily by grain farming operations, but there is a single residence immediately to the east of the subject site and an existing grain elevator immediately to the south. The subject site is part of a current application for subdivision and could result in property having no access to a public road and relying on an easement agreement. If the "landlocked" parcel is ultimately approved, the easement agreement for access will have to include provision for emergency vehicle access to the subject site.

Agriculture & Food state they have no concerns with this proposal.

Transportation & Government Services state that this development will utilize an existing access onto PTH 3 in close proximity to the PTH 3 /PTH 23 intersection. They are concerned about additional traffic being generated at the existing location. They state that additional information is required to assess the impact that traffic will have on PTH 3. A traffic impact assessment may be required from a qualified transportation professional at the proponents expense.

Disposition:

The information was provided to the proponent.

Regional Operations state they have no concerns although there is a residence not associated with the development directly east of the proposed site. They state that sewage will be addressed through MR 95/88R.

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 be assigned to the responsible region.

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
December 19, 2002

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