

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Target Products Ltd.
PROPOSAL NAME: Target Product Winnipeg Bagging Plant
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Concrete Batch Plant
CLIENT FILE NO.: 5596.00

OVERVIEW:

Manitoba Conservation and Water Stewardship received a Proposal on May 10, 2011 with amendments on June 29, 2012 for the manufacturing of bagged concrete products at 400 Pandora Avenue West in the City of Winnipeg. The facility packages dry mix cement based products for retail and commercial sale.

The Department, on July 31, 2012, placed copies of the Proposal in the Public Registries located at 123 Main St. (Union Station), the Winnipeg Public Library and the Manitoba Eco-Network located in Winnipeg. Copies of the Proposal were also provided to the Technical Advisory Committee (TAC) members. A notice of the Environment Act proposal was also placed in the Winnipeg Free Press on August 04, 2012. The newspaper and TAC notifications invited responses until September 04, 2012.

COMMENTS FROM THE PUBLIC:

The following comments/ concerns were provided by the public

1. John Vander Kooy
 - Due to the proximity of the new cement mixing plant to new residential development of 72 town home condo complex at Madeline and Pandora Ave W proper filters and other measures are taken to minimize the potential harmful effect of this plant on the surrounding neighborhood.
2. Gene & Trudy Smith
 - Thank you for the information regarding the bagging plant. We noticed that the bulk sand and gravel are stored outside, supposedly delivered with a moisture content. What happens to the moisture content in the sand and gravel when the temperature outside is high? Does this moisture content evaporate and therefore the dust can be blown around by the wind into the neighborhood? Is the plant operating seven days a week? and if not how is the moisture content maintained in these piles so the dust does not become airborne?
 - We do not wish to make representation against the operation of this bagging plant but we do have some major concerns. Transcona has enough companies polluting the air and we are concerned that this could be another one. Because Target is blending sand, gravel and cement, what safeguards are being put in place to stop these particulates from being

dispersed into the air? Are these ingredients being stored in containers and being protected from the wind? Does the cement have lime in it? If it does, is the lime going to be in the air? Lime can be detrimental to health, paint on cars and on buildings close to the area where the product is being blended. Could you please check to see if these safeguards are in place, before the plant becomes operational and prevent air contamination before it begins. We would appreciate being informed regarding these safeguards.

Disposition:

The proposed facility is located in an industrial zoned part of the city. Clauses 8 – 23 of the draft Environment Act Licence address air emissions/pollution/monitoring and clause 11 addresses aggregate materials handling and transportation.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency

No Comments.

Manitoba Conservation and Water Stewardship – Air Quality Section

The following comments were provided:

- The potential sources of air pollution (generally particulate matter emission) from the different storage areas and processes are adequately addressed in the proposal. It is expected that air quality concern will be minimal provided that (1) the design and operational controls as mentioned in the proposal are implemented and maintained (aggregate moisture content, negative pressure on equipment, the integrity of the seals and enclosures, etc.) and (2) the burners and pollution control devices (ex. baghouse) are properly operated and maintained. An operation and maintenance manual may be required for this proposal.
- Dust emissions from transport (bulk carriers, vehicles etc) are not addressed or discussed in the proposal.
- Noise is not expected to be a concern as the facility is located in an area zoned as heavy industrial.

Disposition

Clauses 12 to 16 of the draft Environment Act Licence address air pollution control equipment, clause 13 requires a standard operating procedural manual and a maintenance schedule, clause 9 addresses noise, and clause 11 addresses particulate matter emission from vehicle traffic.

Manitoba Conservation and Water Stewardship – Wildlife Branch

No concerns.

Manitoba Conservation and Water Stewardship – Office of Drinking Water

No concerns.

Manitoba Conservation and Water Stewardship – Parks and Natural Areas Branch

No concerns.

Manitoba Conservation and Water Stewardship– Fisheries Branch

No concerns.

Manitoba Infrastructure and Transportation – Highway Planning and Design Branch

No concerns.

RECOMMENDATION:

The Proponent should be issued a Licence for the manufacturing of bagged concrete products in accordance with the specifications, terms and conditions of the attached draft Licence. Enforcement of the Licence should be assigned to the Environmental Compliance and Enforcement Branch of Manitoba Conservation and Water Stewardship.

A draft environment act licence is attached for the Director's consideration.

Prepared by:

Eshetu Beshada, Ph.D., P. Eng.
Environmental Engineer
Mines and Wastewater Section
Sept 11, 2012

Telephone: (204) 945-7023

Fax: (204) 945-5229

E-mail Address: Eshetu.Beshada@gov.mb.ca