

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: 10125512 Manitoba Ltd. o/a Future Transfer Co. Inc.
PROPOSAL NAME: 10125512 Manitoba Ltd. o/a Future Transfer Co. Inc.
– Bulk Material Handling Facility
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Material Handling Facility
CLIENT FILE NO.: 6156.00

OVERVIEW

The Proposal was received on September 29, 2022. It was dated September 29, 2022. The advertisement of the Proposal was as follows:

An Environment Act Proposal has been filed by 10125512 Manitoba Ltd. operating as Future Transfer Co., Inc. for the construction and operation of a bulk material handling facility located at 1 Warman Road in the City of Winnipeg. Future Transfer Co., Inc. seeks to warehouse agricultural pesticide products and transfer product from highway tanker trailers to bulk tanks, totes, and jugs.

Anyone likely to be affected by the above operation and who wishes to comment on the proposal should contact Krystal Penner, Pesticide and Agricultural Program Specialist, in writing or by email at Krystal.Penner@gov.mb.ca not later than December 5, 2022. Further information is available from the Online Public Registry: www.gov.mb.ca/sd/eal/registries

The Proposal was advertised in the Winnipeg Free Press on Saturday November 5, 2022. It was placed in the Public Registry as follows:

- Online: <https://www.gov.mb.ca/sd/eal/registries/6156/index.html>

The Proposal was distributed to Technical Advisory Committee (TAC) members on October 31, 2022.

The closing date for comments from members of the public and TAC members was December 5, 2022.

COMMENTS FROM THE PUBLIC

One public comment was provided during the review period. A copy of all the comments can be reviewed at the following link: <https://www.gov.mb.ca/sd/eal/registries/6156/index.html>

Shell is interested in learning more about the above noted project.

The Shell Winnipeg Distribution Terminal is located at 212 Panet Road, west of the proposed Future Transfer Co. Inc. facility at 1 Warman Road in Winnipeg, Manitoba (see attached drawing).

We have the following information requests:

- (1) Can Future Transfer provide a site plan of the proposed facility including the secondary containment facilities and retention pond?
- (2) Can Future Transfer provide more information on their stormwater management plan?
- (3) Can Future Transfer provide more information on the handling of products as they enter/leave the facility and what mitigations are in place to reduce the risk of an accidental release to the environment (air, groundwater, surface water, etc)?
- (4) Future Transfer indicates that there are no impacts, however, they do not provide rationale on how they came to this conclusion. Is there more background information that they can provide regarding the current environmental conditions at the site and how Future Transfer will interact (or limit their interactions) with the environment?

Disposition:

The proponent provided the following additional information.

- (1) A site plan was provided showing the secondary containment plan. There will be one valve to hold back any potential outdoor release in the loading dock area. There will be another valve placed just before the land drainage system discharge to the retention pond, allowing the land drainage system to act as additional containment in the event of an outdoor release.
- (2) The land drainage system will remain the same as it was before the purchase of the property by Future Transfer Co. Inc., with the exception of the installation of 2 valves to mitigate any releases from the building. The attached drawing shows the drainage system.
- (3) Products will arrive in van trailers and tanker trailers. Van trailers will be unloaded at the loading docks by licensed forklift operators. Tanker trailers will be unloaded by trained Future Transfer employees. All of our sites have dedicated spill teams that go through training programs to quickly and safely respond to any spills on site. We have spill kits located throughout the site to allow for quick response to any spills. Any release inside the building will be contained by the curbing surrounding the perimeter of the building. In the event of a release at the loading docks or outside, the valves will be closed to ensure any product released, does not leave Future Transfer property and does not affect the environment.
- (4) Future Transfer will have multiple controls in place to prevent any impact to the environment. Below is a list of controls that will be in place:
 - i. Licensed forklift operators
 - ii. Containment for all large storage vessels (at least 110% of the largest storage vessel)
 - iii. Curbing surrounding the perimeter of the building to contain any release within the building
 - iv. Secondary securement at the loading docks to prevent any release of product from making its way into the municipal system and/or the environment
 - v. Secondary securement at the discharge point to the retention pond to prevent any release of product from making its way into the municipal system and/or the environment
 - vi. Spill kits on site which will include absorbent pads/socks, absorbent granular material, shovels, gloves, clear bags, containment drums, etc.
 - vii. Employees trained in spill response to mitigate releases on site
 - viii. Emergency Response company, contracted to perform clean-ups of any release that is beyond our teams capabilities

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE

Technical Advisory Committee (TAC) responses are summarized in Table 1 below. Substantive comments and their dispositions follow the table. TAC comments are provided in full in the public registries.

Table 1 10125512 Manitoba Ltd. o/a Future Transfer Co. Inc.
Technical Advisory Committee Comments

No	Technical Advisory Committee Member	Response Provided
1	Manitoba Environment, Climate and Parks	
	Environmental Approvals:	
	Water Power Act Licensing	
	Air Quality Management	
	Environmental Compliance and Enforcement Branch	December 5, 2022
	Onsite Wastewater Management Program	
	Environmental Programs and Remediation	No comments.
	Office of Drinking Water	No concerns.
	Drainage and Water Use Licensing Branch:	
	Water Use Licensing Section	
	Water Control Works and Drainage Licensing Section	
	Water Science and Watershed Management Branch:	
	Water Quality Management Section	
	Groundwater Management Section	
	Climate Change and Clean Technology	
	Parks and Protected Spaces Branch	
2	Manitoba Agriculture – Land Use and Ecosystem Resilience	
3	Manitoba Natural Resources and Northern Development	
	Wildlife and Fisheries Branch (wildlife)	No concerns.
	Wildlife and Fisheries Branch (fisheries)	
	Forestry Branch	
	Regional Land Specialist / Integrated Resource Management Team	
	Mines	
	Petroleum	
4	Manitoba Sport, Culture, and Heritage – Historic Resources Branch	
5	Manitoba Municipal Relations - Community Planning Branch	
6	Manitoba Labour, Consumer Protection and Gov't Services – Inspection and Technical Services Branch	November 22, 2022
7	Manitoba Transportation and Infrastructure – Environmental Services Branch	
8	Regional Health Authority	December 1, 2022
9	Impact Assessment Agency of Canada	

TAC COMMENTS

Environmental Compliance and Enforcement Branch

Environmental Compliance and Enforcement has reviewed the above noted Environment Act Proposal (EAP). We can provide the following comments:

- It is noted that a site plan is not provided with the EAP. One should be submitted for the file;
- It is noted that the secondary containment for the facility is an existing stormwater retention pond. Discharge from said pond may be regulated by City of Winnipeg by-laws.

Disposition: Proponent provided the requested site map and was provided the comments regarding discharge of pond as information.

Labour, Consumer Protection and Government Services – Inspection and Technical Services

Obtain all required building, plumbing, and occupancy permits from the authority having jurisdiction for any design, construction and occupancy of all new buildings.

Disposition: Information provided to the proponent.

Winnipeg Regional Health Authority

No specific concerns with this proposal as it pertains to human health impacts. It was noted that the location of this proposed industry is in the Mission Industrial area, so any potential impacts would be cumulative with impacts from other local industries.

I just wanted to confirm that the pesticide products are not fire/explosive hazards? And I wondered if the proponent could quantify the increase in local traffic due to their operations? And anything they plan to do to mitigate this to decrease noise, GHG emissions and potential injuries related to the increased traffic?

Disposition: Proponent provided the additional information detailed below.

- The finished pesticides that we will warehouse and ship out of our building are not flammable or explosive. There are some flammable additives that are used to blend the product in-house. However, they are minimal at this time and will be stored in compliance with the Manitoba Fire Code.
- It is anticipated that the largest volume of inbound/outbound vehicles will be 20 per day.
- This volume of traffic is typical for an industrial zoned facility. At this time, we do not have any plans for noise reduction of inbound/outbound trucks/trailers. Employees, contractors and visitors working outside will be minimal, however they will be required to wear high visibility apparel when working outside. We have loading/unloading procedures to ensure the safety of employees, contractors and drivers on the property.

ADDITIONAL INFORMATION

Two additional information requests were provided by the proponent as detailed below.

Clarification on setbacks to residential areas.

Disposition: Proponent clarified development was at least 100 m from any single residence.

Clarification on material specifications of secondary containment system.

Disposition: Proponent clarified PVC pipes to concrete manholes.

PUBLIC HEARING

As no requests were received for a public hearing, a public hearing is not recommended.

CROWN-INDIGENOUS CONSULTATION

The Government of Manitoba recognizes it has a duty to consult in a meaningful way with Indigenous communities when any proposed provincial law, regulation, decision or action may infringe upon or adversely affect the exercise of the Indigenous rights of that community.

The proposal is to be sited on private land in an industrial business area. As resource use would not be affected, Crown-Indigenous consultation would not be required for the project.

RECOMMENDATION

Comments received have been addressed through additional information, by providing information to the proponent and through licence conditions. It is recommended that the Development be licensed under The Environment Act subject to the limits, terms and conditions as described on the attached Draft Environment Act Licence. Administration of the Licence should be assigned to the Winnipeg Region of the Environmental Compliance and Enforcement Branch.

Prepared by:

Krystal Penner
Pesticide and Agricultural Program Specialist

December 9, 2022

Telephone: 204-945-7107

E-mail: Krystal.Penner@gov.mb.ca