

# SUMMARY REPORT

## TERRANOVA AGRICULTURAL SERVICE - STONEWALL (CLIENT FILE: 4123.00)

### Overview:

This application is for the construction of a crop protection products warehouse, and distribution facilities to be located on the NW 1/4 21-13-1 EPM in the Rural Municipality of Rockwood. The proposed 64' x 40' warehouse will be constructed to meet Phase III CPI standards. The adjoining site (same quarter section) has an existing Licence # 2111 issued to Imperial Oil Limited on September 13, 1995 for the storage, sale and distributon of anhydrous ammonia, bulk granular fertilizer and petroleum products. The complex hours of operation are from 8:00 a.m. to 4:30 p.m. with extended hours as required.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from vehicular traffic on property and accessroadways.

### Public Objections:

No public concerns were received.

### Comments From TAC:

**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.

**Natural Resources - Policy Coordination Branch** states that well logs indicate that the site could be underlain by 6 to 11 metres of clay and till. As overburden thickness can vary significantly over short distances, and considering the importance of the underlying aquifer, they recommend that a test hole be drilled on site to verify site conditions.

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

**Manitoba Health and Wellness** have reviewed the proposal and report no human health concerns.

**Urban Affairs** have no comments to provide regarding this proposal.

**Highways** state that due to the close proximity to PTH 67 ditch they recommend contact with their department in regard to a liability agreement associated with potential run-off or discharge into nearby highways ditch. They also request the applicant be informed that the proposed development is located adjacent to PTH 67 which is a limited highway under the jurisdiction of the Highway Traffic Board. Any new, modified or relocated access connection onto this highway requires a permit from Highways. In addition a permit is required for any construction above or below ground level within 38.1 m (125 feet) or to place any planting within 15.2m (50 feet) from the edge of the right-of-way.

**Environmental Management** concerns include the lack of soil profile information to properly evaluate the potential impacts on ground water. In addition concerns were expressed regarding contaminated surface water leaving the site and flowing eastward toward the Grassmere Drain. They recommend the site be prepared with compacted clay with low permeability, bermed and fitted with culvert/gate to control runoff.

**Environmental Operations** had no concerns regarding this proposed development.

No other comments from TAC were received.

The proponent supplied additional information including a spill containment plan in response to concerns expressed by Environmental Management. Other TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 8, 9, 12, 13, 14, and 17.

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

PREPARED BY:

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Manager  
Pesticide/Fertilizer Approvals  
March 6, 1996