

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. DENNIS GWILLIAM
PROPOSAL NAME: CONAGRA LIMITED c/o UNITED
AGRI PRODUCTS - CROPMATE -
WESTMAN STORE
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE - GRANULAR/LIQUID
FERTILIZER - GRAIN ELEVATOR
CLIENT FILE NO.: 4433.00

OVERVIEW:

On May 10, 1999, Manitoba Environment received a Proposal dated January 13, 1999, to construct and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, a concrete grain elevator, and distribution facilities to be located on the SW & SE ¼'s 25-7-19 WPM in the Rural Municipality of Oakland. The proponent intends to construct a 80' x 75' chemical storage warehouse and office, meeting all the Agrochemical Warehousing Standards. The granular fertilizer storage and blending facility will consist of 4 hopper bottom steel bins with a capacity of 600 MT's. Liquid fertilizer tanks may be installed in the future. In addition a concrete grain elevator has been constructed on the development. The hours of operation are 8:00 am to 5:00 pm Monday to Friday. During the months of April through July, the warehouse will operate from 6:30 am to 9:00 pm.

No public concerns were received in response to the advertisement of this proposal in the Souris Plaindealer published the week of May 24, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the Western Manitoba Regional library. The proposal was distributed to TAC on May 19, 1999, with the closing date for TAC and Public comments on June 18, 1999.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

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.

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

Natural Resources - Policy Coordination Branch have reviewed this proposal and state they have no concerns.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound and particulate matter, proper use of sewage system and municipal ditch systems and ensuring adequate protection against surface and ground waters. In addition concerns include following gasoline and diesel regulations and that a 100 metre buffer is maintained from residences.

Disposition:

The concerns are addressed in the draft licence.

Environmental Management Water Quality has reviewed the proposal and requested additional information. Terrestrial Quality Management also requested further information and clarification.

Disposition:

Further information was provided by the proponent and the concerns are addressed in the draft licence.

Environmental Operations reviewed the proposal and suggested that air emissions be limited at the property line and that a general house keeping clause ensures that all wastes are disposed of in an appropriate manner.

Disposition:

The concerns are addressed in the draft licence.

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, 12, 13, 16, 17, 18, 19, 20, 21, 22 and 25.

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

PREPARED BY:

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October 1, 1999

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