

# SUMMARY REPORT

## PROPONENT:

Blake Fitzpatrick

## PROPOSAL NAME:

Maple Leaf Construction Ltd.

## CLASS OF DEVELOPMENT:

One

## TYPE OF DEVELOPMENT:

Transportation - Permanent Asphalt Plant

## CLIENT FILE NO:

4449.00

## OVERVIEW:

A proposal was filed by Mr. Blake Fitzpatrick on behalf of Maple Leaf Construction Ltd. for the construction and operation of a permanent asphalt plant to manufacture asphalt paving materials and to be located at the south east corner of Jefferson and Brookside in the City of Winnipeg. The Proposal is to operate between the hours 6:00 a.m. and 8:00 p.m. Monday through Friday with occasional extended hours and weekends.

The Department provided the Technical Advisory Committee with information on the Proposal and made public notification in Canadian Publishers -The Times. The following summarizes the responses:

## COMMENTS FROM THE PUBLIC:

One comment was received from the public opposing the Development because:

- it will have a negative impact on the residents of the surrounding area

*Only one negative response to the Development has been received. It would appear that the majority of the community is not concerned.*

- the location is not appropriate as there are four schools within close proximity, residential housing, and Little Mountain Park

*The Development is located in an appropriately zoned area. The closest school is Prairie Rose Elementary School which is over 2 km from the Development. The closest concentration of residential housing is approximately 2 km from the Development. Little Mountain Park is slightly less than 1 km from the Development. There should be no impact to these areas from this Development.*

- any emissions from the process of mixing asphalt are harmful and unwanted

*No evidence has been presented and no concerns have been raised concerning specific harmful emissions (excepting potential particulate emissions) by TAC members. Pollution*

*control equipment is being applied to address potential particulate emissions. Other conditions in the Licence address any potential unwanted emissions.*

**COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**Manitoba Culture, Heritage & Citizenship - Historical Resources Branch** - No concerns. No response necessary.

**Manitoba Environment - Management Division - Air Quality Management Branch** recommend that the odour nuisance and fugitive emission clauses be included in the Licence.

*These clauses have been included in the Licence.*

**Environment Canada - Canadian Environment Review Agency** state that the application of the Canadian Environmental Assessment Act with respect to this project will not be required. No response necessary.

**Manitoba Natural Resources - Policy Coordination Branch** - Has no concerns. No response necessary.

**Manitoba Energy & Mines - Mines Branch** - Has no concerns. No response necessary.

**Manitoba Environment - Operations Division - Winnipeg Region** - Has the following comments:

- is this the same plant relocated from 1241 St. James St.

*No. That plant is being decommissioned and sold as scrap.*

- particulate emissions must meet 0.23 grams per dry standard cubic metre.

*This is the emission limit in the Licence.*

- there must be fugitive dust control conditions in the Licence.

*There are fugitive dust control conditions in the Licence.*

- bag house performance may be shortened and maintenance frequency will increase. Additional odours will be created.

*The Licence requires the proponent to properly maintain and keep records of maintenance of the air pollution control equipment. Odours are dealt with in the Licence.*

**Manitoba Agriculture - Soils and Crops - Soil Resource Section** - Did not respond. No response necessary.

**Manitoba Highways & Transportation - Highway Planning & Design** - Did not respond. No response necessary.

**Manitoba Industry Trade & Tourism** - Did not respond. No response necessary.

**Manitoba Health - Public Health - Environmental Unit** - Did not respond. No response necessary.

**Manitoba Labour - Workplace Safety & Health Division** - Did not respond. No response necessary.

**PUBLIC HEARING:**

Public hearings were not requested nor convened.

**RECOMMENDATIONS:**

A Licence considering the above relevant concerns as well as those of the Approvals Branch be prepared and issued. Responsibility for enforcement of the Licence may be transferred to the Region.

**PREPARED BY:**

Richard Johns  
Municipal & Industrial Approvals  
September 7, 1999