

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT: MR. ED R. ELIAS**  
**PROPOSAL NAME: ESSEN ENTERPRISES LTD.**  
**CLASS OF DEVELOPMENT: 1**  
**TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE**

**CLIENT FILE NO.: 4574.00**

### **OVERVIEW:**

On November 21, 2000, Manitoba Conservation received a Proposal dated November 16, 2000, to upgrade and operate a crop protection products warehouse and distribution facilities to be located on Lot 1, Block 2, Plan 38281 MLTO in the NW¼ 34-2-4 WPM in the Town of Winkler. The development will consist of a 80' x 50' chemical storage warehouse meeting all the Agrochemical Warehousing Standards. The regular hours of operation are 8:00 am to 5:00 pm Monday to Friday, and on Saturday from 8:00 am until noon.

No public concerns were received in response to the advertisement of this proposal in the Winkler Times published on Monday December 4, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the South-Central Library and the Environment Library (Main). The proposal was distributed to TAC on November 24, 2000, with the closing date for TAC and Public comments on January 3, 2001.

### **COMMENTS FROM THE PUBLIC:**

No public responses were received.

### **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**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

**Regional Health Authority** stated their concerns include adequate protection against chemical spills and fire and that the proponent maintains a current emergency response plan.

Disposition

Concerns are addressed in the draft licence.

**Community Planning Services** state the site is zoned "MH" Industrial Heavy Zone. This zoning allows for chemical storage, sales, etc. They have no land use concerns with this proposal.

**Highways & Government Services** state the proposal is located away from provincial highways and they have no objections.

**Environmental Management** Water Quality Management has reviewed the proposal and has no surface water quality concerns. Terrestrial Quality Management has concerns regarding secondary containment outside the warehouse, which should provide an impermeable barrier to reduce the risk of downward movement of any contaminants in the event of a fire or spill.

Disposition

Concerns are addresses in the draft licence.

**Environmental Operations** state they have no concerns regarding this proposal.

**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, and 21.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals  
January 4, 2001

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