

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MS. CATHY KOLOSKY
PROPOSAL NAME: A. E. MCKENZIE CO. INC.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PRODUCTION
PRODUCTS WAREHOUSE
CLIENT FILE NO.: 4715.00

OVERVIEW:

On October 16, 2001, Manitoba Conservation received a Proposal dated October 3, 2001, to operate a pesticide products warehouse, and distribution facilities located at 170 - 8th Street North, Brandon on Lot 1, Plan 28167 BLTO in the N½ 23-10-19 WPM, in the City of Brandon. The approximate 30,000 sq ft storage warehouse serves as their Seeds Distribution Centre and a small shelving section of approximately 20' x 10' area is seasonally used to store Domestic/Commercial Class Pesticides. The expected hours of operation are 7:00 a.m. to 4:00 p.m. Monday to Friday.

No public concerns were received in response to the advertisement of this proposal in the Brandon Sun published on Saturday, November 3, 2001. The proposal was placed in the Public Registries at the Centennial Public Library, the Western Manitoba Regional Library and the Conservation Library (Main). The proposal was distributed to TAC on October 29, 2001, with the closing date for TAC and Public comments on November 29, 2001.

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.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound, odour 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.

Disposition:

The concerns are addressed in the draft licence.

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Community Planning state the site is zoned "MR" Industrial Restrictive Zone under the new City of Brandon Zoning By-laws. The intent of this zone is to provide uses that are compatible with nearby residential or commercial uses. Warehousing in the "MR" zone is deemed to be a conditional use. They have no planning concerns provided there is no adverse impact on the nearby residential areas in the event of a disaster to the warehouse.

Transportation & Government Services state as the warehouse is not located on a provincial road or provincial trunk highway, they have no concerns.

Agriculture & Food have reviewed the proposal and have no concerns.

Water Quality Management Water Quality requested further information regarding the warehouse standards, provision of secondary containment in the event of spillage or fire, natural site drainage and the closest surface water to the site of development including natural watercourses and municipal drains.

Disposition:

Questions of concern were sent to the proponent who provided additional information. 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, 13, 14, and 15.

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

PREPARED BY:

K. W. Plews P.Ag

Manager
Pesticide/Fertilizer Approvals
December 4, 2001

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