

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT: MR. CHRIS ERICKSON**  
**PROPOSAL NAME: CWS LOGISTICS LTD.**  
**CLASS OF DEVELOPMENT: 1**  
**TYPE OF DEVELOPMENT: BULK HANDLING -**  
**CROP PROTECTION WAREHOUSE -**  
**CLIENT FILE NO.: 5371.00**

### **OVERVIEW:**

On November 4, 2008, Manitoba Conservation received a Proposal dated October 22, 2008, for the construction, installation and operation of a crop protection products warehouse and distribution facilities to be located at Unit C, 1500 Clarence Avenue, on SP Lot 6 Plan 23076 WLTO in RL 23 and 29 to 33 Parish of St. Vital, in the City of Winnipeg. The proponent intends to renovate an approximate 200' x 200' existing warehouse to the current Agricultural Warehouse Standards. The proposal states there will be internal containment and external secondary containment to provide spill and firewater containment for the chemical storage. The normal hours of operation will be from 8:00 am to 4:30 pm five days a week.

No public concerns were received in response to the advertisement of this proposal in the Winnipeg Free Press published on Saturday November 8, 2008. The proposal was placed in the Public Registries at the Millennium Public Library, the Manitoba Eco-Network and the Environment Library (Main). The proposal was distributed to TAC on November 8, 2008, with the closing date for TAC and Public comments on December 8, 2008.

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

No public responses were received.

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

**Historic Resources Branch** has no concern with regard to its potential impact on heritage resources. If significant heritage resources are recorded in association with this development a strategy by the developer to mitigate affects would have to be established.

**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.

**Water Stewardship**-concerns include meeting Agrichemical Warehousing Standards including building curbing, secondary site containment with gated culverts preventing potential contaminants entering the municipal sewer system., sampling for contamination, and during construction preventing erosion and implementing sediment control measures.

Disposition:

The concerns are addressed in the draft licence.

**Sustainable Resource & Policy Management Branch** has reviewed this proposal and have no concerns regarding the proposal.

Disposition:

The concerns are addressed in the draft licence.

**Wildlife & Ecosystem Protection**-state that the loading area should have a slight curb to contain potential spills along with a sump to clean up spills. They suggest roofing over the loading pad to reduce the amount of runoff requiring treatment if it becomes contaminated. Secondary containment should be installed outside the warehouse equipped with control culverts to prevent contaminated liquids entering the municipal sewer. Contaminated liquids should be testing prior to any release and properly disposed of. Site should be protected with a layer of impervious material to prevent downward leaching.

Disposition:

The proponent provided additional information. The concerns are addressed in the draft licence.

**Provincial Planning Services** concerns are that the associated hazards of this development are anticipated, prevented and mitigated.

**Winnipeg Fire Department** state that the provisions for firefighting including the design, location of emergency access routes and water supply requirements conform to the Manitoba Building Code. In addition the storage and handling of dangerous goods conform to the Manitoba Fire Code. The proponent must have a fire plan that conforms to the current edition of the Manitoba Fire Code, Section 2.8., named Emergency Planning.

Disposition:

The proponent stated they have now received the Fire prevention Branch's "Preparation Guidelines for Fire Safety Plans" and will incorporate them into their Emergency Response Plan.

**Manitoba Agriculture, Food and Rural Initiatives** have reviewed the proposal and stated the proposed development has no agricultural/agricultural land use planning concerns.

Disposition:

The concerns have been provided to the proponent for response. The concerns are addressed in the draft licence.

**Manitoba Infrastructure & Transportation** has reviewed the proposal and has no concerns with the development.

**Parks and Natural Areas Branch** has reviewed the application and have no comments to offer.

**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 be assigned to the responsible region.

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

PREPARED BY:

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