

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. GERRY CAPLAP  
**PROPOSAL NAME:** MANITOBA POOL ELEVATORS  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** GRAIN ELEVATOR-AGRICULTURE  
**CLIENT FILE NO.:** 3256.10

### **OVERVIEW:**

On May 12, 1998, Manitoba Environment received a Proposal dated May 11, 1998, to construct and operate a steel grain elevator complete with roads, trackage, office, driveway with scale, workhouse and annex bin storage to be located on Lot 1, Plan 27823 NLTO in the SE1/4 10-15-18 WPM in the Town of Minnedosa. The development will consist of a 12,000 metric tonne capacity steel grain elevator and adjacent steel annex bins. Normal hours of operation are to be from 7 a.m. to 6 p.m. with extended hours expected at seeding and harvest.

No public concerns were received in response to the advertisement of this proposal in the Minnedosa Tribune published on Tuesday June 2, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the Western Manitoba Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on May 27, 1998, with the closing date for TAC and Public comments on June 26, 1998.

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

No public responses were received.

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

**Natural Resources - Policy Coordination Branch** has reviewed the proposal and states they have no concerns.

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

**Highways** has reviewed the proposal and have no objections as outlined in the Environmental Act application. They state the proponent should be reminded that a new access permit to PR 355 will be required, as the access was not moved after being approved on November 13, 1990.

**Health** concerns regarding potential health hazards include adequate protection against fires and that the proponent develop an emergency response. In addition concerns include dust emission control and monitoring and the prevention of pollutants or contaminated wastewaters entering sewage disposal and municipal ditch systems.

**Disposition**

The concerns are addressed in the draft licence.

**Rural Development** state the property is zoned "M2" Heavy Industrial District, and "grain storage buildings" are provided for as a permitted use. The proposed development would comply with the zoning requirements of the planning scheme.

**Water Quality Mangement** state they have reviewed the proposal and have no concerns regarding the protection of surface waters.

**Environmental Operations** state their concerns include that air emissions are limited at the property line such that neighbouring properties are not impacted and that noise emissions are limited at the property line. Any spills occurring during the construction and operation phases should be reported per Manitoba Regulation 439/87.

**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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