

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. TED SCHMIDT
PROPOSAL NAME: FRONTIER FARM SUPPLY LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE -
GRANULAR/LIQUID FERTILIZER -
SEED STORAGE
CLIENT FILE NO.: 4739.00

OVERVIEW:

On February 7, 2002, Manitoba Conservation received a Proposal dated January 31, 2002, to construct and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, and distribution facilities to be located on the SE¼ 20-2-1 WPM in the Rural Municipality of Rhineland. The proponent intends to construct an approximately 50' x 80' chemical storage warehouse meeting all the Agrichemical Warehousing Standards. In addition the site will have bulk granular fertilizer storage shed with a 7000 metric tonne capacity. The site will also contain six bulk liquid fertilizer tanks with a total capacity of 2000 tonnes surrounded by a dike containment system. The site will contain an office building with attached machine shop and seed storage. The normal hours of operation will be from 8:00 am to 5:00 pm, increasing during the peak spring and fall seasons.

No public concern was received in response to the advertisement of this proposal in the Altona Red River Valley Echo published on Monday February 23, 2002. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library (Morden) and the Conservation Library (Main). The proposal was distributed to TAC on February 19, 2002, with the closing date for TAC and Public comments on March 20, 2002.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

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

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.

Health concerns with this proposal are adequate protection against spills and fire hazards and the development of an emergency response plan.

Disposition: The concerns are addressed in the draft licence.

Sustainable Resource Management requested further information regarding the capacity of the diked areas around the warehouse and liquid fertilizer facilities. In addition they questioned the installation of control culverts and stated that contaminated liquids should not be disposed of through the sanitary septic system.

Disposition: Additional information was provided by the proponent. Concerns are addressed in the draft licence.

Manitoba Transportation & Government Services state that Provincial Trunk Highway (PTH) 30 is a Limited Access Highway and required a permit from the Highway Traffic Board to connect, relocate, or modify access. They also state that an agreement with the Department is required to place a waterline or pipeline adjacent to this highway. They would recommend the removal of access to the property via the municipal road.

Disposition: The information has been provided to the proponent.

Agriculture & Food state they have reviewed the proposal and identified no concerns.

Planning Services state the site is zoned "AC" Agricultural Village in the RM of Rhineland Zoning By-law. Agricultural Crop Protection Warehouses are listed as a permitted use in the "AC" zone. They note the applicant indicates a front yard setback of less than the required 50' minimum, which will require a variation to the zoning by-law. They advise that Municipal Council should address questions of community preparedness dealing with fire fighting capability and emergency evacuations.

Disposition: The concerns has been provided to the proponent who states that the variation has been discussed with Council. 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, 12, 13, 16, 17, 18, 19, 20, 21, 22, and 25.

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

PREPARED BY:

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April 2, 2002

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