

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. BRIAN DOWNIE
PROPOSAL NAME: SHUR-GRO FARM SERVICES LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE
GRANULAR FERTILIZER
ANHYDROUS AMMONIA
CLIENT FILE NO.: 5304.00

OVERVIEW:

On November 28, 2007, Manitoba Conservation received a Proposal dated November 26, 2007, to construct/install/upgrade and operate a crop protection products warehouse, a bulk granular fertilizer blending plant and storage, a bulk anhydrous ammonia storage tank and distribution facilities located on the NE¼ 14-7-17 WPM in the Rural Municipality of Oakland. The proponent intends to construct/install a new 1000 tonne bulk granular fertilizer storage/blender operation consisting of 6 metal bins located on a concrete base. The site already contains an approximate 80' x 40' crop protection warehouse, a 90' bulk anhydrous ammonia storage tank and office facilities. The normal hours of operation are from 8:00 am to 5:00 pm, Monday through Friday increasing during the peak spring/fall periods.

No public concern was received in response to the advertisement of this proposal in the Baldur Glenboro Gazette, published on Tuesday December 11, 2007. The proposal was placed in the Public Registries at the Manitoba Eco-Network, the Western Manitoba Regional Library, the Millennium Public Library and the Conservation Library (Main). The proposal was distributed to TAC on December 3, 2007, with the closing date for TAC and Public comments on January 4, 2008.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Historic Resources Branch has reviewed the proposal and has no concerns with regard to this project's potential to impact 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. Environment Canada provided specialist advice advising of their Environmental Emergency Regulations.

Regional Health Authority health concerns include adequate protection from chemical spills(containment measures), maintenance of inventory lists and development of an emergency response plan. In addition concerns include prevention of contaminants entering sewage disposal or municipal ditches, controlling odour and noise and protecting surface and ground water from chemicals including gasoline and anhydrous ammonia.

Disposition

The concerns are addressed in the draft licence.

Community Planning Services state the facility is located within an area designated as RCI-“Rural Commercial-Industrial Area” and the proposed use is consistent with the goals, objectives and policies with this designation. They also state that the RM of Oakland Zoning By-law sets out distance restrictions for the storage location of Hazardous Materials including crop protection warehouses. It appears the applicant will require a variation order from the RM of Oakland Council to meet the setback requirement to PTH No. 2 right-of-way.

Disposition

The information has been provided to the proponent and a variation order applied for.

Sustainable Resource Management stated that the loading area should be 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. They also state the soil at the site should be protected with a surface layer of impervious material to prevent leaching of contaminated liquids. The warehouse should have a secondary containment to prevent contaminated liquids leaving the site. Contaminated liquids should be disposed at an approved waste disposal facility.

Disposition:

The concerns were provided to the proponent for response. The proponent provided additional information. The concerns are addressed in the draft licence.

Infrastructure & Transportation has identified no major concerns. They noted that surface runoff drain into the road ditches and requested a detailed drainage plan.

Disposition:

The proponent contacted and provided a drainage plan as requested. Concerns are addressed in the draft licence.

Water Quality Management state that the crop protection warehouse is located within 60 metres of a second order drain which flows into the Souris River. Their concerns are that there is sufficient containment to prohibit contaminants entering the tributary that drains into the Souris River. In addition sewage must be directed to an approved onsite wastewater management system. Secondary containment should be installed outside the warehouse, to ensure that no potentially contaminated product or fire retardant leave the development site. The containment should be of sufficient capacity and the berm made impervious in order to hold all contaminated liquids on the proponents property. The containment should be fitted with a control culvert which should remain closed except for release of rain water or snow melt.

Disposition:

Concerns were provided to the proponent. Proponent 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, 17, 18, 19, 20, 21, 22 and 23.

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

PREPARED BY:

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