

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. CHRIS RADFORD
PROPOSAL NAME: TWIN VALLEY CO-OP LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE -
GRANULAR/LIQUID FERTILIZER -
ANHYDROUS AMMONIA STORAGE TANK
CLIENT FILE NO.: 5120.00

OVERVIEW:

On July 11, 2005, Manitoba Conservation received a Proposal dated July 7, 2005, for the continued operation and construction of a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, an anhydrous ammonia storage tank, petroleum products storage and distribution facilities to be located on Lots 1 and 2 of Plan 22067 in the NW¼ 34-20-28 WPM in the Rural Municipality of Russell. The proponent purchased an existing operation previously known as Clement Farm Supply Ltd., which consisted of bulk liquid/granular fertilizer and anhydrous ammonia storage tank. The proponent claims the sale and storage of anhydrous ammonia had been previously Licenced. In addition to the fertilizer, Twin Valley Co-op intends to construct a crop protection chemical warehouse and a petroleum products storage warehouse. The proponent intends to construct a new 50' x 80'. chemical storage warehouse meeting all the Agrichemical Warehousing Standards. In addition there will be a 100' x 75' bulk petroleum storage warehouse constructed sometime in the future. All existing fertilizer facilities will remain in operation. The normal hours of operation will be from 8:00 am to 6:00 pm, six days a week with extensions where customers demand.

No public concerns were received in response to the advertisement of this proposal in the Russell Banner published on Tuesday July 26, 2005. The proposal was placed in the Public Registries at the St. James-Assiniboia Public Library, the Manitoba Eco-Network, the R.M. of Russell Municipal Office (as Registry) and the Environment Library (Main). The proposal was distributed to TAC on July 18, 2005, with the closing date for TAC and Public comments on August 22, 2005.

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.

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.

Sustainable Resource Management Branch have reviewed this proposal and state that the loading area should be a concrete pad to contain potential spills. They suggest roofing over the loading area. In addition they request a secondary containment area (diking) to contain potential fire fighting materials. Potentially contaminated liquids should be tested prior to release.

Disposition:

The concerns are addressed in the draft licence.

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 petroleum and anhydrous ammonia applicable guidelines.

Disposition:

The concerns are addressed in the draft licence.

Manitoba Transportation & Government Services they state they have reviewed the proposal and have identified no concerns.

Industry, Trade & Mines - Petroleum Branch states they have no comments regarding this proposal.

Petroleum Branch advises they have no comments or concerns regarding Twin Valley Co-op proposal.

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, 11, 14, 15, 18, 19, 20, 21, 23, 24, and 28.

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

PREPARED BY:

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August 29, 2005

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