

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Gollstar Enterprises Ltd.
PROPOSAL NAME: Western Concrete Products Brandon Ready Mix
Concrete Batch Plant - Permanent Site
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Manufacturing -
CLIENT FILE NO.: 5644.00

OVERVIEW:

Manitoba Conservation and Water Stewardship received a Proposal on April 23, 2013 and additional information on June 19, 2013 for the construction and operation of a concrete batch plant at 1620 and 1700 – 14th Street East in Brandon, Manitoba. The facility will produce ready mix concrete for construction projects at various locations in Brandon and surrounding area.

The Department, on April 29, 2013, placed copies of the Proposal in the Public Registries located at Legislative Library (200 Vaughan Street), the Winnipeg Millennium Public Library, the Manitoba Eco-Network located in Winnipeg and online at <http://www.gov.mb.ca/conservation/eal/registries/5637mapleleaf/index.html>. Copies of the Proposal were also provided to the Technical Advisory Committee (TAC) members. A notice of the Environment Act proposal was also placed in the Brandon Sun on May 4, 2013. The newspaper and TAC notifications invited responses until June 3, 2013.

COMMENTS FROM THE PUBLIC:

No Comments.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency

No Comments.

Manitoba Agriculture – Land Use Branch

No Response.

Manitoba Conservation and Water Stewardship – Sustainable Resource Policy Management Branch

No Concerns.

Manitoba Conservation and Water Stewardship – Enforcement and Compliance Branch

No Response.

Manitoba Conservation and Water Stewardship – Programs and Strategies Branch – Air Quality Section

Air Quality has reviewed the above proposal and have the following comment:

- Provided that the dust collectors on the silos and other pollution control measures (example: Vis-a-load dust shroud) are appropriately operated or maintained, and the MHCA's "Best Management Practice for Redi-Mix Concrete Plants Manual" is followed, it is expected that concerns regarding air pollution will be addressed.

Disposition

Clauses 1, 5, and 10 to 13 of the draft Environment Act Licence address equipment maintenance and adherence to MHCA's "Best Management Practice for Redi-Mix Concrete Plants Manual" and operation of pollution control equipment in compliance with the licence.

Manitoba Conservation and Water Stewardship – Wildlife Branch

No Concerns.

Manitoba Conservation and Water Stewardship – Parks and Natural Areas Branch

No Concerns.

Manitoba Conservation and Water Stewardship – Forestry Branch

No Response.

Manitoba Conservation and Water Stewardship – Aboriginal Relations Branch

No Response.

Manitoba Conservation and Water Stewardship – Lands Branch

No Concerns.

Manitoba Conservation and Water Stewardship – Water Quality Management Section

No Response.

Manitoba Conservation and Water Stewardship – Groundwater Management Section

No Response.

Manitoba Conservation and Water Stewardship– Fisheries Branch

Fisheries Branch has reviewed this request to install and operate a concrete batch plant at 1620 and 1700 – 14th Street East, Richmond Industrial Park in Brandon, MB. The proponent's indicate that the plant will be certified by the Manitoba Ready Mix Concrete Association. Potable water from the City of Brandon will be used for production and washing. There will be a designated washout area for all materials from the truck washout procedures as well as a wash water reclaim area which will be adjacent to the washout area. The site is graded so any storm water that could come into contact with batching materials or operations will be directed to the washout/reclaim areas.

From what has been provided it would appear that Fisheries Branch should have no concerns with this proposal. The Proponents do not indicate what will be done in the event that the washout/reclaim areas are to capacity and water needs to be drained. Would it be possible to include a clause that ensures no release of water from these areas unless tested and the water is then directed to the holding pond that is apparently approved and managed by Industrial Park for the collection of storm water.

Disposition

Clauses from 27 to 31 of the draft Environment Act Licence address issues related to wastewater.

Manitoba Conservation and Water Stewardship – Office of Drinking Water

I reviewed the above noted EAP for a concrete batch plant to be built in Brandon. The EAP noted the Plant will get its water supply from the City of Brandon Municipal water system. A backflow prevention device, as called for in The Manitoba Plumbing Code, should be installed to protect the public water system from cross-contamination from the Plant plumbing system. Apart from this point, Office of drinking Water has no other concerns with this EAP or proposed development.

Disposition

The proponent had been informed to comply with the Manitoba Plumbing Code.

Manitoba Conservation and Water Stewardship– Water Use Licensing Section

No Concerns

Manitoba Conservation and Water Stewardship – Water Control Works Licensing Section

No Concerns

Manitoba Conservation and Water Stewardship– Climate Green Initiative Branch

No Response.

Manitoba Conservation and Water Stewardship– Regional Services Branch

My feedback is more questions than comments. This development appears to be proposed for a low area in the upper reaches of a seasonal watercourse that runs south-easterly. There doesn't appear to be any mention of site design to accommodate or divert these seasonal flows.

Assuming that the site development will include building up of the low area to prevent flooding:

- How will the proponent ensure that natural water flows that exist through the site are re-routed and how will site runoff be designed?
- If runoff from the site is envisioned to flow into the natural watercourse, will the surface water quality of that watercourse be examined both for baseline and intermittently following project construction to insure that there are no significant impacts to surface water quality?

Disposition

The proponent provided additional information to address site design, seasonal water flow, site runoff drainage and surface water quality monitoring. The additional information was reviewed by Regional Services Branch and indicated that it has no further comments. . In addition clauses from 27 to 31 of the draft Environment Act Licence address issues related to surface water drainage and wastewater from the development.

Manitoba Culture, Heritage and Tourism – Heritage Branch

No Response.

Manitoba Innovation Energy and Mines – Energy Development Branch

No Response.

Manitoba Innovation Energy and Mines – Petroleum Branch

No Response.

Manitoba Infrastructure and Transportation – Flood Forecasting Branch

No Response.

Manitoba Infrastructure and Transportation – Highway Planning and Design Branch

No Concerns.

Manitoba Intergovernmental Affairs

No Response.

Manitoba Health – Environmental Health Unit

The proposal has encompassed all anticipated areas of concern that I would have regarding risk to environment and human health, and I am pleased to see the plan for response to emergency situations that may arise. It is also encouraging to see the industry has guideline documents to assist planners in developing facilities. While I am confident that all anticipated impacts have been considered, I have some feedback:

Under Section 9. Other – it is noted that developers foresee no potential impacts on the environment including air pollutants, ground water runoff, noise, fisheries, wildlife, or any other concerns.

What ongoing monitoring, and subsequent documentation, is planned to ensure adequate tracking of public- or industry-identified concerns to ensure ongoing quality improvement, such as logging public complaints of noise or dust nuisance?

Disposition

The proponent provided additional information that the facility operation is continuously monitored and documented for the purpose of ongoing improvements and to address public complaints. The response was reviewed by Manitoba Health and indicated that it has no further comment. In addition clauses from 10, 12 and 18 to 24 of the draft Environment Act Licence address issues related to noise, dust, Monitoring and documentation.

Manitoba Labour – Office of Fire Commissioner

The OFC recommends that the license requirement stipulate that the applicant obtain the required building and occupancy permits from the City of Brandon Planning and Building Safety Department, as the AHJ, and that an Emergency response / fire safety plan be filed and approved by the Brandon Fire Department prior to Occupancy in accordance with section 2.8 of the Manitoba Fire Code (MFC).

The OFC has no other concerns at this time.

Disposition

The recommendation is forwarded to the proponent to obtain the Building and Occupancy Permits and to comply with Manitoba Fire Code..

Manitoba Labour – Work Place Safety & Health

No Response

PUBLIC HEARING:

A public hearing is not recommended.

CROWN-ABORIGINAL CONSULTATION:

The Government of Manitoba recognizes that it has a duty to consult in a meaningful way with First Nations, Métis communities and other Aboriginal communities when any proposed provincial law, regulation, decision or action may infringe upon or adversely affect the exercise of a treaty or Aboriginal right of that First Nation, Métis community or other Aboriginal community.

This project is located on a private land currently zoned industrial in the city of Brandon and there would be no infringement of aboriginal or treaty rights under Section 35 of the Constitution Act, 1982. Therefore, it is concluded that Crown-Aboriginal consultation is not required for the project.

RECOMMENDATION:

The Proponent should be issued a Licence for the site to be used as a permanent location for the installation and operation of a concrete batch plant in accordance with the specifications, terms and conditions of the attached draft Licence. Enforcement of the Licence should be assigned to the Environmental Compliance and Enforcement Branch of Manitoba Conservation and Water Stewardship.

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

Prepared by:

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