

SUMMARY REPORT

REDFERN FARM SERVICES - NEEPAWA (CLIENT FILE: 4144.00)

Overview:

This application is for the construction and operation of a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, a petroleum storage, and distribution facilities located on land leased from Imperial Oil Limited on the NW1/4 25-14-16 WPM in the Rural Municipality of Langford. The crop protection product warehouse will be constructed to meet the Crop Protection Institute's Phase III requirements. There are several gasoline storage tanks existing on the site which are registered with the department and diked pursuant to provincial regulation. The hours of operation for this facility would typically be from 8:00 a.m. to 5:00 p.m. with extended hours during peak periods.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides, fertilizers, gasoline during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from fertilizer handling or vehicular traffic on property and access roadways.
- v. Noise

Public Objections:

No public concerns were received.

Comments From TAC:

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.

Natural Resources - Policy Coordination Branch state the site is located in an area where shallow sand and gravel aquifers may be present. They recommend site assessment to determine what aquifer are present, and the application of appropriate groundwater protection. They are also concerned with the potential of contamination of the Irwin Reservoir and the Whitemud River and recommend the completion of the warehouse dike to ensure containment of contaminated materials.

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

Highways recommend the applicant be informed that, in accordance with Section 8(3)(f) of the Highways and Transportation Act, "...no person shall...discharge water or other liquid material into a highway ditch on a departmental road or any part thereof in accordance with this Act, or the regulations or with the written permission of the Minister." Highways request notification if discharge is into the PTH 16 ditch.

Health concerns include licence clauses to include site containment, inventory maintenance, emergency response plan, noise and dust control, and prevention of pollutants or contaminated wastewaters from entering sewage disposal and municipal ditches. In addition concerns include adequate gated culverts and protection of Neepawa Creek.

Environmental Management state that site specific soils information re: permeability of the soils near the surface should be provided to ensure there is minimal potential for leaching into the deeper soils. If permeability of the existing soils is high, then some of the surface soils should be removed and replaced

with a packed layer of clay. They concur with the proponents intention to berm the site and provide gated culverts. They have no concerns regarding surface water quality.

Environmental Operations concerns are that the gasoline storage comply with Manitoba Regulation 97/88R, that fertilizer spills are cleaned up immediately, and that particulate matter emissions are limited.

The proponent provided additional onsite soil information supplied by Independent Test-Lab Limited which Natural Resources feel should be sufficient for containment.

Other TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 12, 14, 15, 19, 20, 21, 22, 24, and 28.

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

PREPARED BY:

K. Plews
Manager
Pesticide Approvals
April 19, 1996