

SUMMARY REPORT

PROPONENT:

MR. DAVID KLASSEN

PROPOSAL NAME:

UNITED GRAIN GROWERS - CROP PROTECTION WAREHOUSE - OAKVILLE

CLASS OF DEVELOPMENT:

One

TYPE OF DEVELOPMENT:

MANUFACTURING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.:

4147.00

OVERVIEW:

On March 19, 1996, the Manitoba Environment received a Proposal dated March 18, 1996, to upgrade and operate a crop protection warehouse, grain elevator, seed storage, and distribution facilities located on land leased from the Canadian National Railway on the NW 1/4 18-11-4 WPM in the Rural Municipality of Portage la Prairie. The existing 36' x 40' crop protection warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during the peak activity months.

No public concerns were received in response to the advertisement of this proposal in the Portage Herald Leader Post published on Tuesday April 2, 1996. The proposal was placed in the Public Registries at Main & Centennial Public Libraries and the Portage Plains Regional Library (Portage la Prairie). The proposal was distributed to TAC on March 26, 1996 with the closing date for TAC and Public comments on April 25, 1996.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

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 determined that the warehouse is located in an area of fine shallow sands which form an important local aquifer. They state that contamination of the shallow sand aquifer could occur quickly in case of a fire or chemical release. They recommend site engineering take these facts into consideration.

Disposition

The comments were forwarded to the proponent for his information and response.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential

impact on heritage resources.

Rural Development state the subject property is designated "Industrial" in the Rural Municipality of Portage la Prairie Development Plan. The property is zoned "MG" General Industrial, and the proposed use is a conditional use within that zone. They have no concerns at this time.

Health concerns are that there is adequate protection against fires and chemical spills, that an Emergency Response Plan is developed, and that consent is given from residents living within the 100 metre buffer.

Disposition

The comments/concerns are addressed in the draft licence.

Environmental Management state that site specific soils information re: permeability of the soils near the surface should be provided. Well logs indicate the presence of sand at or near the surface which are water bearing. They recommend the secondary containment area be topped with compacted clay which also extends below the proposed berms. They commend the proponents intention to berm and install control culverts/gates. They have no concerns regarding surface water quality.

Disposition

The concerns are addressed in the draft licence.

Environmental Operations note there are several residences located north of this development within the 100 metre zone, but these have signed waivers indicating no objections.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

The proponent is prepared to add additional compacted clay for the base and containment area as required.

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

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

PREPARED BY:

K. W. Plews P.Ag
Manager
Pesticide/Fertilizer Approvals
April 26, 1996