

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. MURRAY VANDERPONT
PROPOSAL NAME: PIONEER GRAIN COMPANY LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
PRODUCTS WAREHOUSE
GRANULAR/LIQUID FERTILIZER
BLENDER
GRAIN ELEVATOR / SEED STORAGE
CLIENT FILE NO.: 4241:00

OVERVIEW:

On March 10, 1997, Manitoba Environment received a Proposal dated March 7, 1997, to construct and operate a concrete grain elevator, a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, a retail seed storage, and distribution facilities to be located on the SW1/4 and N1/2 11-7-2 WPM in the Rural Municipality of Macdonald. The development will consist of a 16,000 tonne concrete grain elevator, an approximate 30' x 44' crop protection products warehouse built to meet the Crop Protection Institute's warehousing guidelines, an 1800 tonne 70' x 72' flat granular fertilizer storage, and some bulk hopper retail seed storage. In addition there will be a liquid fertilizer tank farm within a bermed area, consisting of six steel tanks with storage capacity of 310,000 imperial gallons. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extensions during the spring and fall peak activity periods.

No public concerns were received in response to the advertisement of this proposal in the Carman News published on March 24, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, and the Manitoba Eco-Network. The proposal was distributed to TAC on March 19, 1997, with the closing date for TAC and Public comments on April 18, 1997.

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 has reviewed the proposal and state they have no concerns.

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

Urban Affairs state they have no comments regarding this proposed development.

Rural Development state the property is designated "Agricultural" in the Macdonald-Ritchot Development Plan, and is zoned "AG" Agricultural in the Rural Municipality of Ritchot Zoning By-law 15/95. This environment proposal is related to Subdivision Application No. 4146-96-3890, which proposes to subdivide 74.15 acres of land from a holding of 212.2 acres. This received Conditional Approval on December 20, 1996. Rural Development has no concerns regarding this proposal.

Health concerns are that there is adequate protection against fires and chemical spills and that the proponent develop an Emergency Response Plan.

Disposition

The concerns are addressed in the Draft licence.

Environmental Management Terrestrial Quality Management states the yard surrounding the crop protection products warehouse should be sloped toward a clay berm for a secondary retention area for potentially contaminated materials. The berm should be fitted with a control gate/culvert to permit normal land drainage.

Disposition

Additional information was provided by the proponent. The proponent stated that a 300 mm clay berm will be constructed with a pumping system in lieu of a control culvert, to remove normal land drainage liquids.

Environmental Operations have reviewed the proposal and have no concerns regarding the submission.

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, 12, 15, 16, 17, 18, 20, and 24.

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

PREPARED BY:

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Manager
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