

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DAVID KLASSEN
PROPOSAL NAME: PARRISH & HEIMBECKER
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
CROP PROTECTION WAREHOUSE
CLIENT FILE NO.: 5146.00

OVERVIEW:

On October 26, 2005, Manitoba Conservation received a Proposal dated October 25, 2005, for the operation and construction of a crop protection products warehouse and distribution facilities to be located on Lots 4 and 5 of Plan 2800 DLTO in the NE¼ 4-26-28 WPM in the Rural Municipality of Shell River. The proponent states that Parrish & Heimbecker have leased this property from the owner which is 101028717 Saskatchewan Ltd. The property contains a 100' x 200' warehouse which was previously leased by United Grain Growers to store and distribute crop protection chemicals. The warehouse met all the Agrichemical Warehousing Standards. The normal hours of operation will be from 8:00 am to 5:00 pm, during the week with extensions where customers demand.

No public concerns were received in response to the advertisement of this proposal in the Roblin Review published on Tuesday November 15, 2005. The proposal was placed in the Public Registries at the Winnipeg Public Library, the Manitoba Eco-Network, the R.M. of Shell River (as Registry) and the Environment Library (Main). The proposal was distributed to TAC on November 8, 2005, with the closing date for TAC and Public comments on December 12, 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) of impervious materials 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, proper use of sewage system and municipal ditch systems, and ensuring adequate protection against surface and ground waters.

Disposition:

The concerns are addressed in the draft licence.

Manitoba Transportation & Government Services request that the proponent is informed of the statutory regulations affecting the property adjacent to provincial Trunk Highway (PTH) 5. They state that drainage to

highway ditches must be controlled within a bermed area around the facility equipped with a control valve. They also recommend that the proponent enter into an agreement to cover potential liability issues.

Disposition:

The proponent was provided with the information and concerns are addressed in the draft licence.

Ecological Services-Water Stewardship requested further information regarding potable water sources in the vicinity, source of drinking water for the building, distances to schools, residents, wells, products to be stored at the facility, impacts of the former user on groundwater or surface waters, monitoring methods for surface and groundwater and the proposed drainage methods and discharge destination.

Disposition:

The proponent provided additional information in response to the request. Concerns are addressed in the draft licence.

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 Environmental Assessment & Licensing 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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December 16, 2005

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