

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Focus Agronomics Ltd.
PROPOSAL NAME: Focus Agronomics Ltd. – Crop Protection Warehouse – Rural Municipality of Macdonald
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Materials Handling Facility
CLIENT FILE NO.: 5643.00

OVERVIEW:

A Proposal was filed on March 28, 2013 by Kelsen Agritech Inc. on behalf of Focus Agronomics Ltd. for the operation of a Crop Protection Products Warehouse located at NE 29-09-01 WPM in the Rural Municipality of Macdonald, Manitoba. The site will consist of a Crop Protection Products Warehouse.

The Proposal was advertised in the Winnipeg Free Press on Saturday April 27, 2013. Copies of the proposal were placed in the Public Registries at the R.M. of Macdonald Municipal Office, the Millennium Public Library, the Manitoba Eco-Network, and the Legislative Library. The proposal was distributed to the Technical Advisory Committee (TAC) on April 30, 2013. The closing date for TAC and public comments was on May 27, 2013.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Following is a summary of TAC comments received pertaining to the Proposal. Copies of the original comments from TAC are available in the Public Registries.

Manitoba Conservation – Land Programs Branch and Sustainable Resource Policy Management Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation – Air Quality Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation - Parks and Natural Areas Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation - Wildlife and Ecosystem Protection Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation – Compliance and Enforcement Branch – Central Region

Manitoba Conservation and Water Stewardship has reviewed the Environment Act proposal prepared by Kelsen Agritech on behalf of Focus Agronomics and wishes to make the following comment:

- The proposal mentions installation of 1500 gallon holding tank for potable water but there is no mention in the proposal of a septic system for the office space. Please note that if it is the intent of the proponent to install a septic system at the subject site, it must be done in accordance with the *Onsite Wastewater Management System Regulation* M.R. 83/2003.

Disposition:

Comment provided to proponent as information.

Manitoba Infrastructure and Transportation

No concerns.

Disposition:

No action needed.

Manitoba Conservation and Water Stewardship – Water Use Licencing Branch

No concerns.

Disposition:

No action needed.

Manitoba Conservation and Water Stewardship – Water Control Works and Drainage Licencing Branch

The only concern we have on this proposal is that the building will be located adjacent to a waterway. This raises questions as to whether or not the structure will require drainage, or some other form of protection from flooding. If, drainage is required, then the proponent will need to apply for a *Licence to Construct Water Control Works*. Any inquiries in this regard may be directed to the assigned Water Resource Officer, Wayne Henderson, at: 204-461-2425.

Disposition:

Comment provided to proponent as information.

Manitoba Conservation and Water Stewardship – Fisheries Branch

Fisheries Branch has reviewed this proposal *filed by Kelsen Agritech Inc. on behalf of Focus Agronomics Ltd. for the operation of a crop protection products storage warehouse development located at NE ¼ 29-09-01 WPM in the Rural Municipality of Macdonald, Manitoba. The development will consist of a 2,400 square foot (223 square metre) crop protection products warehouse and a 960 square foot (89 square metre) office* (EAP advertisement summary). The warehouse will store and distribute herbicides, fungicides, insecticides, treated and untreated seed. There is an existing ditch on the north side of the property and the area surrounding the warehouse will slope towards this ditch which will have a gated control culvert to contain any accumulations of water (natural or spill). There will be a 6” berm around the building to contain spills and between this primary containment and the secondary containment there is enough capacity to contain inventory and fire fighting water in the event of an emergency.

Given the information provided in the proposal as long as the standard clauses that address adherence to the AWSA, primary and secondary containment and testing accumulated water in the event of a spill prior to discharge are included in the licence fisheries concerns should be addressed.

Disposition:

Concerns addressed in Licence conditions.

Manitoba Conservation and Water Stewardship – Office of Drinking Water

I reviewed the above noted EAP for an agricultural products warehouse to be located in Oak Bluff. The EAP notes the warehouse will be supplied with domestic water from the Macdonald regional water system. The EAP does not specify whether water will supply only the office section of the building or will also be piped to the warehouse. If it is piped to the warehouse section of the complex, backflow prevention devices, as called for in *The Manitoba Plumbing Code*, should be installed to protect the public water system from potential contamination. Apart from this point, Office of Drinking Water has no other concerns with this EAP or the proposed development.

Disposition:

Comment provided to proponent as information.

Local Government – Community and Regional Planning

No comments.

Disposition:

No action needed.

Manitoba Health

No concerns.

Disposition:

No action needed.

PUBLIC HEARING:

A public hearing is not recommended.

CROWN ABORIGINAL CONSULTATION:

The project will be located on privately owned agricultural land leased by the proponent. All surrounding land potentially affected is also privately owned land. The project will not affect resource use on land or water. There are no adjacent or nearby First Nations.

RECOMMENDATION:

The provincial TAC expressed no concerns, or concerns are addressed in the draft licence, regarding the proposal. Therefore, it is recommended that the Development be licensed under *The Environment Act* subject to the limits, terms and conditions as described on the attached draft Environment Act licence. It is further recommended that enforcement of the Licence be assigned to the Central Region.

PREPARED BY:

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June 6, 2013
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