

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DAVID KLASSEN
PROPOSAL NAME: N.A.HOLDINGS LTD./EAGLE ARGO SERVICE
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE
CLIENT FILE NO.: 4389.00

OVERVIEW:

On October 26, 1998, Manitoba Environment received a Proposal dated October 16, 1998, to operate a crop protection products warehouse and distribution facilities to be located on the SW¼ 26-15-15 WPM in the Rural Municipality of Rosedale. The warehouse will consist of wood construction and measure approximately 32' x 32'. It will meet building codes and CPI warehouse standards. The hours of operation are 8:00 am to 5:00 pm Monday to Friday with extended hours during the peak agricultural season.

No public concerns were received in response to the advertisement of this proposal in the Neepawa Press published on Monday November 2, 1998. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the Rural Municipality of Rosedale. The proposal was distributed to TAC on October 28, 1998, with the closing date for TAC and Public comments on November 27, 1998.

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.

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

Natural Resources state that the site is situated over a shallow sand aquifer which is a locally important source of groundwater supply. It is subject to contamination from spilled chemicals. They state the compacted clay liner will afford short term protection from spills which may occur in the immediate vicinity of the crop protection products warehouse.

Disposition

The concerns are addressed in the draft licence.

Rural Development advise that this use is a conditional use in the AG80 Agricultural General Zone of the R.M. of Rosedale Zoning By-law. They have no land use planning concerns with the proposal.

Health concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound, odour and particulate matter, proper use of sewage system and municipal ditch systems and ensuring adequate protection against surface and ground waters. In addition concerns include following gasoline and diesel regulations.

Disposition

The concerns are addressed in the draft licence.

Environmental Management Water Quality has reviewed the proposal and has no surface water quality concerns.

Environmental Operations state they have concerns in that the facility is maintained in a high standard of operating condition, that air and noise emissions are limited at the property line and that any spills during the construction and operation phases are reported as per Manitoba Regulation 439/87.

Disposition

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 Approvals Branch until the proponent complies with Clauses 1, 2, 12, 13, 16, 17, 18, 19 and 21.

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

PREPARED BY:

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December 1, 1998

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