

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT: MR. ROBERT TKATCHUK**  
**PROPOSAL NAME: AGRI-TEL GRAIN LTD.**  
**CLASS OF DEVELOPMENT: 1**  
**TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION**  
**WAREHOUSE, SEED WAREHOUSE**  
**CLIENT FILE NO.: 4424.00**

### **OVERVIEW:**

On March 12, 1999, Manitoba Environment received a Proposal dated February 26, 1999, to operate a crop protection products warehouse, a seed warehouse and distribution facilities to be located on the NE¼ 6-12-8 EPM in the Rural Municipality of Brokenhead. The portable warehouse will consist of galvanized metal walls and ceiling, and measure approximately 14' x 21'. It will meet building codes and CPI warehouse standards. The hours of operation will be from 7:00 a.m. to 10:00 p.m. with extended hours during the peak spring and fall seasons.

No public concerns were received in response to the advertisement of this proposal in the Beausejour Brokenhead River published on Tuesday March 23, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the Brokenhead River Regional Library, and the Environment Library (Main). The proposal was distributed to TAC on March 15, 1999, with the closing date for TAC and Public comments on April 16, 1999.

### **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** has reviewed the proposal and state that this site is underlain by a surficial sand and gravel deposit, which may form a local aquifer of limited capability. They state the proponent should recognize that a spill or accident at this site could quickly result in localized contamination of the shallow aquifer. The immediate impacts of a spill or accident are unlikely to be severe as this aquifer does not appear to be a significant groundwater source for the area, but a rapid response to clean up this potential aquifer would be needed.

Disposition

The concerns are addressed in the draft licence.

**Rural Development** state that the development is located in an area designated Rural and Agricultural by the Brokenhead River Planning District Development Plan and "A80" Agricultural Zone by the R.M. of Brokenhead Zoning By-law. Conditional Use Order No. C-24-99 has been issued by the Council of The Rural Municipality of Brokenhead.

**Environmental Management Water Quality** has reviewed the proposal and has a concern regarding the proposed surface drainage on the north side of the development. They state that all surface water that is potentially contaminated with pesticides must remain on the proponent's property until proven safe for discharge.

Disposition

Additional information was supplied by the proponent. The concerns are addressed in the draft licence.

**Environmental Operations** state they have no concerns regarding this proposal. They state if a private sewage system is to be installed, it must be registered with the department under MR 95/88R.

**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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Pesticide/Fertilizer Approvals  
April 21, 1999

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