

## SUMMARY OF COMMENTS/RECOMMENDATIONS

**PROPOSER:** MR. BRETT CHRISTIE  
**PROPOSAL NAME:** UNITED GRAIN GROWERS  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PROTECTION  
WAREHOUSE  
GRANULAR FERTILIZER  
GRAIN TERMINAL  
**CLIENT FILE NO.:** 4437.00

### OVERVIEW:

On June 21, 1999, Manitoba Environment received a Proposal dated April 20, 1999, to construct and operate a crop protection products warehouse, a bulk granular fertilizer blending/storage, a grain terminal, seed storage, and distribution facilities to be located on the NE¼ 8-17-23 WPM in the Rural Municipality of Shoal Lake. The proponent intends to construct a concrete grain terminal with a capacity of 25,000 tonnes, an approximately 3000 square feet crop protection chemical storage warehouse, a concrete/steel 11,000 tonne granular fertilizer plant and a 5000 square feet seed/equipment storage shed. The hours of operation are 7:00 am to 7:00 pm, with variations depending on customer demand.

No public concerns were received in response to the advertisement of this proposal in the The Shoal Lake Star published on Monday June 14, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the Environment Library (Main) and the R.M. of Shoal Lake Municipal Office. The proposal was distributed to TAC on June 7, 1999, with the closing date for TAC and Public comments on July 14, 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 - Policy Coordination Branch have reviewed this proposal and state they have no concerns.

**Rural Development** advise that their office has no concerns with this proposal. This area of the Rural Municipality has been used for industrial development for approximately the past 10years. The R.M. of Shoal Lake has no planning documents at present.

**Health** concerns include licence clauses to address site containment, maintenance of current inventories, availability of emergency response plans, sound 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 and that a 100 metre buffer is maintained from residences.

**Disposition:**

The concerns are addressed in the draft licence.

**Environmental Management** Water Quality has reviewed the proposal and has no surface water quality concerns. Terrestrial Quality Management state that a secondary containment with berms and control culverts should be installed to prevent runoff from the site and site contamination.

**Disposition:**

The concerns are addressed in the draft licence.

**Environmental Operations** state that the licence terms and conditions normally applied to these developments should address their concerns. They note that the development will contain bulk granular fertilizer and that anhydrous ammonia nurse tanks have been stored at this site.

**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, 11, 14, 15, 19, 20, 21, 22, 23, 25, 26, and 29.

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

PREPARED BY:

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