

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DWIGHT A. OSIOWY
PROPOSAL NAME: ACROPOLIS WAREHOUSING INC.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE
CLIENT FILE NO.: 4537.00

OVERVIEW:

On July 13, 2000, Manitoba Conservation received a Proposal dated July 10, 2000, to construct and operate a crop protection products warehouse and distribution facility to be located on Lot 2, Block 3, Plan No. 38009 BLTO (in the NW¼ 9-10-18 WPM) in the City of Brandon. The proponent intends to construct a 250' x 160' chemical storage warehouse of non-combustible materials meeting all the Agrochemical Warehousing Standards. In addition the warehouse will contain a water sprinkler fire suppression system throughout. The proposed site is to be surrounded with a minimum 12" berm complete with gated culverts. The hours of operation are 7:00 am to 6:00 pm Monday to Friday with seasonal operations for May and June including Saturdays from 7:00 am until noon..

No public concerns were received in response to the advertisement of this proposal in the Brandon Sun published on Saturday July 22, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the Western Manitoba Regional Library and the Environment Library (Main). The proposal was distributed to TAC on July 17, 2000, with the closing date for TAC and Public comments on August 21, 2000.

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 Tourism - 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.

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 and ensuring there is a 100 metre buffer to residents.

Disposition

The concerns are addressed in the draft licence.

Intergovernmental Affairs - Community Planning stated according to the Brandon and Area District Development Plan, the proposed development is located within an area designated for industrial development. Although the chemical warehouse is unlikely to product noxious emissions or excessive vibration, the proposed use is generally consistent with the range of uses proposed for this eland designation. According to the City of Brandon Zoning By-law, the proposed site is zoned "M3' Heavy Industrial district. The purpose is to provide a wide range where certain levels of nuisance factors are accepted for use. Additional information was requested from the proponent regarding drainage, storm water management, and external spill containment. In addition security, traffic, signage, landscaping, lighting, refuse collection, truck routes, and operational hours information was requested.

Disposition

The proponent provided additional information regarding planning concerns. The concerns are addressed in the draft licence.

Highways & Government Services state they have no concerns regarding this proposal as the development is not near any provincial highways or roads.

Environmental Management Water Quality has reviewed the proposal and stress the need to have the secondary containment constructed of impervious compacted clay and equipped with closed mechanical culverts in order to retain potentially contaminated liquids on site as the Assinboine River is approximately 1500 metres from the site. Terrestrial Quality Management also had concerns regarding the surface soils and secondary containment.

Disposition

Additional information was provided by the proponent and the concerns are addressed in the draft licence.

Environmental Operations have reviewed the proposal and stated that the standards terms and conditions applicable to this type of development should address their concerns.

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, and 21.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals
August 24, 2000

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