

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: Norcraft Canada Corporation
PROPOSAL NAME: Norcraft Cabinetry Winnipeg Facility
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Manufacturing
CLIENT FILE NO.: 5391.00

OVERVIEW:

On February 9, 2009, Manitoba Conservation received a Proposal for the continued operation of a cabinetry manufacturing plant located at 1980 Springfield Road in the Rural Municipality of Springfield. The facility proposes to add an overhead paint line and additional paint booths and will operate 16 hours per day, five days per week

The Department, on March 5, 2009, placed copies of the Proposal in the Public Registries located at 123 Main St. (Union Station), the Winnipeg Public Library, the Manitoba Eco-Network, and the Millennium Public Library. Copies of the Proposal were also provided to the Technical Advisory Committee (TAC) members. A notice of the Environment Act proposal was also placed in the Winnipeg Free Press on March 7, 2009. The newspaper and TAC notifications invited responses until April 6, 2009

COMMENTS FROM THE PUBLIC:

No public responses were received.

Disposition:

No action needed.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency

No concerns.

Disposition:

No action needed.

Manitoba Infrastructure and Transportation (MIT) – Highway Planning and Design Branch

No concerns.

Disposition:

No action needed.

Manitoba Science, Technology, Energy and Mines – Mines Branch

No concerns

Disposition:

No action needed.

Manitoba Intergovernmental Affairs – Community Planning Services

The following comments were provided:

1. Based on the information provided, this office has determined that there is no intention to change the existing designated use of the land. The RM of Springfield Development Plan designates the subject lands for Industrial usage and the proposed development is in conformity with the policies of the plan. The proposed manufacturing use is not a use that is precluded by the Development Agreement registered against the title. Additionally, a similar operation currently exists in proximity to the proposed Norcraft location.
2. To ensure that the proposed development is not incompatible with adjacent land uses, ground level contamination readings should remain within allowable limits, consideration should be given to potential impacts on ground water within the area, and landscape buffers should be provided as part of the development proposal to the satisfaction of the municipality.

Disposition:

The terms, conditions, and requirements of the draft Environment Act Licence provide the necessary environmental protection.

Manitoba Culture, Heritage and Tourism – Historic Resources Branch

The following comment was provided:

1. No concerns with regard to this project's potential to impact heritage resources. If at any time however, significant heritage resources are recorded in association with these lands during development, the Historic Resources Branch may require that an acceptable heritage resource management strategy be implemented by the developer to mitigate the effects of development on the heritage resources.

Disposition:

No action needed.

Manitoba Conservation – Sustainable Resource & Policy Management Branch

No concerns

Disposition

No action needed.

Manitoba Conservation – Parks and Natural Areas Branch

No concerns

Disposition

No action needed.

Manitoba Conservation – Pollution Prevention Branch

The following comments were provided:

1. I have no concerns on the above proposal. Based on the submitted Air Dispersion Modelling (ADM) results, the potential emissions (NO_x, PM, VOCs) using the most conservative scenarios will be well within the prescribed air quality guidelines and objectives.
2. I wanted to note that the maximum concentration from the ADM results for formaldehyde was 45.56% (~61% if we add the maximum background value recorded in 2004 at the Ellen St. ambient air monitoring station) of the guideline value. However, if there are no other significant sources of formaldehyde emissions within the ADM study area, then this is not a concern.

Disposition:

No action needed.

Manitoba Water Stewardship

The following comments were provided:

1. *The Water Rights Act* indicates that no person shall control water or construct, establish or maintain any “water control works” unless he or she holds a valid licence to do so. “Water control works” are defined as any dyke, dam, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge,

culvert borehole or contrivance for carrying or conducting water, that temporarily or permanently alters or may alter the flow or level of water, including but not limited to water in a water body, by any means, including drainage, OR changes or may change the location or direction of flow of water, including but not limited to water in a water body, by any means, including drainage. If a proposal advocates any of the aforementioned activities, an application for a Water Rights Licence to Construct Water Control Works is required. Application forms are available from any office of Manitoba Water Stewardship.

2. The proponent needs to be informed that if the proposal in question advocates any construction activities, erosion and sediment control measures should be implemented until all of the sites have stabilized.
3. The Department may provide comments pertaining to hazard lands at a later date. Currently, the Department's hazard land personnel are seconded to the emergency flood coordination efforts.
4. The plant requires a Water Rights Licence for their fire suppression well. A contact person is Mr. Rob Matthews, Manager, Water Use Licensing, phone: 945-6118.
5. A concern is the containment of chemicals in the event of a fire to ensure no runoff to surface drains via the development and implementation of an emergency response plan.

Disposition:

The proponent was notified of Manitoba Water Stewardship's concerns. Clause 27 of the Draft Environment act Licence requires the submission of an Emergency Response Plan.

PUBLIC HEARING:

A public hearing is not recommended.

RECOMMENDATION:

The Proponent should be issued a Licence for the continued operation of a cabinetry manufacturing facility in accordance with the specifications, terms and conditions of the attached draft Licence. Enforcement of the Licence should be assigned to the Central Region of Manitoba Conservation.

A draft environment act licence is attached for the Director's consideration.

Prepared by:

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