

# SUMMARY REPORT

## UNITED GRAIN GROWERS - GRISWOLD (CLIENT FILE: 4133.00)

### Overview:

This application is for the installation of a crop protection products warehouse, a grain elevator, and distribution facilities to be located on land leased from the Canadian Pacific Railway on the SE 1/4 25-9-23 WPM in the Rural Municipality of Sifton. The Thomas built portable 24' x 40' warehouse will be constructed to meet Phase III CPI standards. The development consists of an existing grain elevator. The complex hours of operation are from 8:00 a.m. to 6:00 p.m. with extended hours during the spring and fall seasons.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from grain handling and/or vehicular traffic on property and access roadways.

### Public Objections:

No public concerns were received.

### Comments From TAC:

**Canadian Environmental Assessment Agency** state that an environmental assessment under the *Canadian Environmental Assessment Act* will be conducted by federal officials with respect to this proposal.

**Natural Resources - Policy Coordination Branch** states that well logs indicate that shallow sand and gravel aquifers are present in this area. They recommend that appropriate site protection be provided or use an alternative site.

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

**Highways** state the applicant should be informed that the development is located adjacent to North Railway Street that is a Declared Provincial road. They note that any new, modified or relocated access connection onto this road requires a permit from the Department of Highways and Transportation. In addition a permit is required from the Department of Highways and Transportation for any planting within 15.2 m (50 ft.) from the edge of the right-of-way of this road. They request that their Brandon office be contacted prior to any effluent discharge or drainage of accumulated surface water into the highway drainage system.

**Health** concerns include licence clauses to include site containment, inventory maintenance, emergency response plan, noise and dust control, and prevention of pollutants or contaminated wastewaters from entering sewage disposal and municipal ditches. In addition concerns include adequate groundwater protection.

**Rural Development** state there are no zoning by-laws at this location. They are concerned with the proximity to residents, but have no objection to the proposal.

**Environmental Management** state that site specific soils information is needed before the proposal can be evaluated. They recommend that a layer of impermeable clay be installed at the surface to minimize surface penetration in case of a spill. The site should have some containment with a control gate/culvert. They have no concerns regarding surface water quality.

**Environmental Operations** had no objections or concerns regarding this proposed development.

In response to Environmental Management concerns, the proponent informed us that all well logs in the surrounding areas indicate silty and/or sandy soil conditions and therefore does not see the value in performing any drilling activities. They request consideration of internal economic considerations in that they propose to operate at this location for a period up to six months under a temporary licence and then if economics warrant, prepare the site with sufficient impermeable clay base complete with berming and drain with control gates. Based on past performance of no incidents and improved warehouse design UGG does not expect any insults to the environment.

Other TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 8, 9, 12, 13, 14, and 17.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals  
March 22, 1996