

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. DAVID KLASSEN
PROPOSAL NAME: N. M. PATERSON & SONS LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION
WAREHOUSE, GRANULAR FERTILIZER CLIENT FILE NO.: 4271:00

OVERVIEW:

On September 8, 1997, Manitoba Environment received a Proposal dated September 4, 1997, to install and operate a crop protection products warehouse, a bulk granular/liquid fertilizer blending/storage, grain elevator, and distribution facilities to be located on RL 321 and RL 323, Parish of Ste. Agathe, in the Town of Morris. The proponent plans to construct a 50' x 100' crop protection product warehouse on the property for the storage of agricultural chemicals. In addition to the existing grain elevator, they will be constructing a 71' x 71' warehouse capable of holding 2000 metric tonnes of granular fertilizer. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extensions during the spring and fall peak activity periods.

No public concerns were received in response to the advertisement of this proposal in the Altona Red River Valley Echo published on Monday, September 22, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library, and the Environment Library (Main). The proposal was distributed to TAC on September 16, 1997, with the closing date for TAC and Public comments on October 20, 1997.

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 state that the control culvert controlling surface runoff should be kept closed at all times. Release of surface runoff should only be done with approval from Manitoba Environment.

Disposition

Concerns are addressed in the draft licence.

Rural Development state that the proposed site is serviced by the Town of Morris and has an inland grain terminal recently constructed on the site. The site is zoned "M2" Heavy Industrial. The current Zoning By-law is not completely clear on the use but it does allow heavy manufacturing, storage facilities and similar uses like bulk fuel storage. The draft planning scheme permits the sale, storage and distribution of Bulk Fuel and Chemical (excluding anhydrous ammonia). This By-law is not yet adopted but when adopted the proposed use will conform to the By-law. They have no land use concerns with the proposal provided no anhydrous ammonia is included now or in the future.

Disposition

Concerns are addressed in the draft licence.

Health concerns include adequate protection against chemical spills and fires and that the proponent develop an emergency response plan.

Disposition

The concerns are addressed in the draft licence.

Environmental Quality Branch no concerns were received.

Environmental Operations have reviewed the proposal and have no concerns with the proposed development.

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, 15, 16, 17, 18, 20, 21, and 22.

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

PREPARED BY:

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Manager

Pesticide/Fertilizer Approvals
October 20, 1997

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