

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. THOMAS BAILEY
PROPOSAL NAME: BAILEY SEED PLANT LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE SEED STORAGE
CLIENT FILE NO.: 4275:00

OVERVIEW:

On October 2, 1997, Manitoba Environment received a Proposal dated September 30, 1997, to install and operate a crop protection products warehouse, seed storage, and distribution facilities to be located the SE1/4 16-13-8 WPM in the Rural Municipality of Portage la Prairie. The proponent plans to install a 16' x 24' metal crop protection products warehouse, to add to the existing seed storage warehouse. The expected hours of operation are 8:00 a.m. to 8:00 p.m. with some extensions during the spring and fall.

No public concerns were received in response to the advertisement of this proposal in the Portage Herald published on Tuesday, October 14, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, the Portage Plains Regional Library, and the Environment Library (Main) . The proposal was distributed to TAC on October 7, 1997, with the closing date for TAC and Public comments on November 3, 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 no details were provided regarding the building meeting CPI standards. The proponent did not address land drainage at the warehouse site or measures to control offsite drainage. They state that measures to deal with

chemical spills or fire must be in place to ensure the prevention of contamination of the adjacent old slough. They also stated that spilt material should not be disposed on the proponents land.

Disposition

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

Health concerns include adequate protection against chemical spills and fire and the development of an emergency response plan

Disposition

The concerns are addressed in the draft licence.

Rural Development advise that the location is designated as Agricultural area in the Rural Municipality of Portage la Prairie Development Plan. It is zoned "A80" General Agriculture in the municipality's zoning by-law. Both documents allow for this activity at the specific location. They have no concerns regarding this proposal.

Environmental Management Terrestrial Quality Management have concerns regarding the lack of information on soil types, permeability, drainage patterns, containment, land disposal, and the proponents "dead slough". Water Quality also stated they have concerns regarding secondary containment and the protection of surface water quality particularly that of the Rat Creek.

Disposition

Additional information was supplied by the proponent. Concerns are addressed in the draft licence.

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, 19, and 20.

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

PREPARED BY:

K. W. Plews P.Ag

Manager
Pesticide/Fertilizer Approvals
December 2, 1997

Telephone: (204) 945-7067
Fax: (204) 945-5229
E-mail Address: ken_plews@environment.gov.mb.ca