

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. KEITH KILPATRICK  
**PROPOSAL NAME:** MODERN ORGANICS INC.  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING - CROP PRODUCTION  
PRODUCTS WAREHOUSE  
**CLIENT FILE NO.:** 4278:00

### **OVERVIEW:**

On October 22, 1997, Manitoba Environment received a Proposal dated October 17, 1997, to install and operate an organic crop production products warehouse, and distribution facilities to be located on Lot 1, Plan 16235 WLTO in OTM Lot 14, Parish of Headingly, in the Rural Municipality of Headingly. The proponent plans to upgrade an existing 18.3m x 27.6m building to store organic crop production products. In addition they have constructed an office building. The expected hours of operation are 9:00 a.m. to 5:00 p.m. monday to friday with some extensions when necessary.

No public concerns were received in response to the advertisement of this proposal in the Headingly Headliner published on Monday, November 3, 1997. The proposal was placed in the Public Registries at the Centennial Public Library, and the Environment Library (Main) . The proposal was distributed to TAC on October 28, 1997, with the closing date for TAC and Public comments on November 24, 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 construction and operation of this facility should comply with the Crop Protection institute's codes and guidelines.

**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.

**Urban Affairs** has no objections to this proposal.

**Rural Development** advise that the location is designated as General Agricultural area in the Rural Municipality of Headingley Development Plan. The area is zoned "AG" General Agriculture in the municipality's zoning by-law. Headingley Council has granted a Variation Order under Section 57(3)(i) of The Planning Act to allow the storage of organic production products since it considers this kind of warehouse to be "readily identifiable as being similar to uses of land, buildings or structures defined in general terms in the (zoning) by-law for that particular zone".

**Environmental Management** Water Quality have reviewed the proposal and have no concerns regarding surface water quality.

**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, 11, 12, 15, 16, and 17.

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

PREPARED BY:

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