

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DAVE KLASSEN
PROPOSAL NAME: PEMBINA AIR (1999) LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING - CROP PROTECTION WAREHOUSE

CLIENT FILE NO.: 4557.00

OVERVIEW:

On September 20, 2000, Manitoba Conservation received a Proposal dated September 19, 2000, to construct and operate a crop protection products warehouse and distribution facilities to be located on the S½ 15-3-5 WPM in the Rural Municipality of Stanley. The development will consist of a 45' x 32' chemical storage warehouse meeting all the Agrochemical Warehousing Standards. In addition the site contains an airplane hanger, paved mixing pad, water tanks and aviation fuel storage. The regular hours of operation are 8:00 am to 5:00 pm Monday to Friday, with extended hours during the peak periods.

No public concerns were received in response to the advertisement of this proposal in the Morden Times published on Monday October 2, 2000. The proposal was placed in the Public Registries at the Centennial Public Library, the South-Central Library and the Environment Library (Main). The proposal was distributed to TAC on September 25, 2000, with the closing date for TAC and Public comments on October 30, 2000.

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 Tourism - Historic Resources has no concern with regard to its potential impact on heritage resources.

Natural Resources - Policy Coordination Branch have reviewed this proposal and state the geology of the site likely consists of sand and silt to 10 to 30 feet underlain by clay to 100 feet and then shale bedrock. There is potential that the shallow sand and silt forms a freshwater aquifer of very poor yield. Although the impact on groundwater users is very slight should a spill occur they recommend a test hole to determine the geology.

Disposition

The proponent stated they will ensure the site contains a minimum 45 cm of compacted clay under the warehouse and containment area. Concerns are addressed in the draft licence.

Regional Health Authority stated their concerns include adequate protection against chemical spills and fire and that the proponent maintains a current emergency response plan.

Disposition

Concerns are addressed in the draft licence.

Community Planning Services state the site is owned by the Town of Morden, but is located within the Rural Municipality of Stanley. The site is zoned "AG" Agricultural General under the Stanley Zoning By-law (1996). Under this classification Agricultural Crop Protection Chemical Warehouse is listed as a conditional use. Provided the conditional use order is obtained, they have no land use concerns.

Environmental Management Water Quality Management has reviewed the proposal and has no surface water quality concerns.

Environmental Operations concerns are that the native soils in the area are known to be silty in nature and that proper protection is attained by the applicant.

Disposition

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 21.

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

PREPARED BY:

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November 2, 2000

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