

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPOSER:** MR. KYU JAE YOU  
**PROPOSAL NAME:** AGRI-BIO CANADA LIMITED  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** BULK HANDLING -  
LIQUID FERTILIZER  
**CLIENT FILE NO.:** 5323.00

### **OVERVIEW:**

On February 6, 2008, Manitoba Conservation received a Proposal dated February 5, 2008, to construct, install and operate a bulk liquid fertilizer blending, storage and distribution facilities located on the SE¼ 29-8-7 EPM in the Rural Municipality of Ste. Anne. The proponent intends to construct/upgrade an approximate 80' x 40' concrete building (former abattoir) which will house an office, raw product storage, mixer and blending production area and the finished product warehousing area. The fertilizer products to be produced are small size containers for the horticulture, floriculture, green house and rooting promoter of starter plants. The hours of operation will be normal working hours as required, involving only one or two persons.

The Proposal was advertised in the Steinbach Carillon on Thursday February 14, 2008. The proposal was placed in the Public Registries at the Millennium Public Library, Manitoba Eco-Network, Jake Epp Public Library (Steinbach) and the Conservation Library (Main). The proposal was distributed to TAC on February 11, 2008, with the closing date for TAC and Public comments on March 14, 2008.

### **COMMENTS FROM THE PUBLIC:**

No public responses were received.

### **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**Manitoba Infrastructure and Transportation** state the proposed development is located adjacent to Provincial Trunk Highway 1 which is a Limited Access Highway under the jurisdiction of the Highway Traffic Act. They requested some preliminary traffic projections and expressed concerns regarding containment and drainage into the PTH 1 drainage system.

#### **Disposition:**

The information was provided to the proponent for response. The proponent provided additional information as requested. The concerns are addressed in the attached draft licence.

**Historic Resources Branch** has reviewed the proposal and has no concerns with regard to this project's potential to impact heritage resources.

**Sustainable Resource Management** state that the loading pad should be provided with some type of containment. They suggest the loading areas should be covered and that the warehouse have secondary containment for fire fighting water containment. All potentially contaminated liquids should be analyzed prior to release. They are also concerned that the septic tank and associated disposal be registered with the department.

Disposition:

The concerns were provided to the proponent for response. Additional information was provided by the proponent. The concerns are addressed in the attached draft licence.

**Water Stewardship** state that the project may require a Water Rights licence. Concerns include site containment and site drainage and that any potential contaminated material be analyzed prior to release and results submitted to their attention.

Disposition:

The concerns were provided to the proponent for response. The proponent provided the additional information as requested.

**Conservation - Regional Operations** state their concerns include the structural integrity of the building floor, surrounding litter on the propose development, decommissioning the existing lagoon, adequate emergency road access, and waste disposal.

Disposition:

The concerns were provided to the proponent for response. Additional information was provided by the proponent. The concerns are addressed in the attached draft licence.

**Manitoba Agriculture, Food, and Rural Initiatives** state they have reviewed the proposal and have no objections or concerns regarding this proposal.

**Canadian Environmental Assessment Agency** state that based on their Environment Canada and Health Canada survey responses, application of the *Canadian Environmental Assessment Act* with respect to this proposal is not required. Environmental Protection has concerns regarding site containment and wastewater cleanup disposal.

Disposition:

The concerns are addressed in the attached 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 be assigned to the responsible region. A draft Environment Act Licence is attached for the Director's consideration.

PREPARED BY:

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December 4, 2009

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