

SUMMARY REPORT

VANDAELE SEEDS LTD. - MEDORA (CLIENT FILE: 4126.00)

Overview:

This application is for the upgrading and operation of a crop protection products warehouse, seed cleaning/storage plant, and distribution facilities to be located on the SW 1/4 33-3-24 WPM in the Rural Municipality of Brenda. The 70' x 110' warehouse will be upgraded to meet the Crop Protection Institute's Phase III requirements. This business is also involved with the growing, purchase, sale, and processing of pedigreed seed. The hours of operation vary according to the demands of the agricultural season but typically would be from 8:00 a.m. to 6:00 p.m. with extended hours during peak periods.

Potential environmental impacts attributable to this type of operation are:

- i. Release of spilled pesticides during warehouse handling or customer pickup.
- ii. Release of toxic fumes resulting from a warehouse fire.
- iii. Release of contaminated water or other fire retardant materials.
- iv. Release of fugitive dust from seed cleaning and/or vehicular traffic on property and access roadways.

Public Objections:

No public concerns were received.

Comments From TAC:

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.

Natural Resources - Policy Coordination Branch state that well logs show that there are 7 to 10 meters of till overlying a fractured shale aquifer. They state that this thickness will provide short to medium term protection to the aquifer in case of a release of contaminants.

Culture, Heritage and Recreation - Historic Resources has no concern with regard to its potential impact on heritage resources.

Highways state the applicant should be informed that the development is located adjacent to Provincial Trunk Highway 3. They note that any new, modified or relocated access (including any change in the use of an existing driveway) to this highway or any construction above or below ground level within 38.1 m (125 feet) or to place any planting within 15.2m (50 feet) from the edge of the right-of-way of PTH 3 requires a permit from the Traffic Board. In addition a permit is required from the Department of Highways and Transportation for any planting within 15.2 m (50 ft.) from the edge of the right-of-way of PTH 3. They request that their Brandon office be contacted prior to any effluent discharge or drainage of accumulated surface water into the highway drainage system.

Health concerns include licence clauses to include site containment, inventory maintenance, emergency response plan, noise and dust control, and prevention of pollutants or contaminated wastewaters from entering sewage disposal and municipal ditches. In addition concerns include distances to residents, schools, etc.

Rural Development states there are no local land-use planning policies or requirements which apply. The nearest residence is about 1/2 mile south of the site. While Provincial Land Use Policies do apply, there are no provisions which would prevent the proposed development from proceeding. Municipal Council should

address question of community preparedness dealing with firefighting capability and emergency evacuations.

Environmental Management concern is to ensure minimal potential for liquids leaching into the deeper soils. They recommend that the containment be reworked with compacted suitable clay. They prefer this area be bermed and fitted with control gates/culverts to retain contaminated material on the development. They have no concerns regarding surface water quality.

Environmental Operations identified no concerns.

TAC concerns are addressed in the proposed licence.

The responsibility for enforcement of the Licence should remain with Approvals Branch until the proponent complies with Clauses 1, 2, 8, 10, 11, 13, 14, and 15.

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

PREPARED BY:

K. Plews
Manager
March 22, 1996