

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. PETER M. REIMER
PROPOSAL NAME: GLOBAL GRAIN CANADA LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: SEED (BEAN) CLEANING PLANT
CLIENT FILE NO.: 4434:00

OVERVIEW:

On May 18, 1999, the Manitoba Environment received a Proposal dated May 18, 1999, to operate a bean cleaning facility and distribution system located on Lot 1 Plan 2257 MLTO in the NE¼ 2-3-3 WPM in the Village of Plum Coulee. The development consists of a 60' x 252' warehouse (former Feed-Rite feed processing facility) with four hopper bottom storage bins plus elevators located on concrete pads outside the warehouse. The expected hours of operation will be from 8:00 a.m. to 5:00 p.m. with extended hours during harvest (up to 16 hours per day).

Three public complaints/concerns were received in response to the advertisement of this proposal in the Winkler Times published the week of May 24, 1999. The proposal was placed in the Public Registries at the Centennial Public Library, the South Central Regional Library and the Main Environment Library. The proposal was distributed to TAC on May 20, 19969 with the closing date for TAC and Public comments on June 18, 1999.

COMMENTS FROM THE PUBLIC:

Mr. Issac Giesbrecht of 256 Railway Avenue, Plum Coulee complained of dust and odours coming from this plant operation. He requested that the plant shut down until an Environment Licence was issued and then operated under some controls.

Ms. Eva Giesbrecht of 238 Railway Avenue, Plum Coulee stated that this operation was a "real eye sore" and claims it has decreased the value of her home. In addition she has health concerns regarding the dust and the "stench of rotten beans in the air". She requests some sort of control over this operation.

Ms. Teresa Hiebert states she and her young family are deterred from using the local park due to dust in the air from the Global Grain operation. In addition she is concerned about the disrepair of the streets resulting from the heavy truck traffic using this bean facility.

Disposition

The concerns are addressed in the draft licence.

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.

Natural Resources has reviewed the proposal and has no concerns.

Rural Development states the proposed Bean Cleaning Facility is located in the middle of Plum Coulee adjacent to the C.P. Railway. The area is zoned "M" Industrial District in the Village of Plum Coulee Planning Scheme. The "M" Zone allows just about any type of industrial use. However, it is acknowledged that residential development exists immediately south of this facility. They have no land use concerns with this proposal.

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

Environmental Operations concerns are dust, odours and noise emanating from this facility. Due to the close proximity of residents to this operation only excellent housekeeping and equipment maintenance will reduce and /or eliminate the concerns to the neighbourhood.

Disposition

The 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 be assigned to the responsible region.

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

PREPARED BY:

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Pesticide/Fertilizer Approvals
June 24, 1999

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