

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPOSER: MR. CHRIS BENSON (STANTEC)
MR. JACQUES GAGNON (PREMIER)
PROPOSAL NAME: PREMIER HORTICULTURE LTD.
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: BULK HANDLING -
PEAT MOSS PROCESSING FACILITY
CLIENT FILE NO.: 5184.00

OVERVIEW:

On April 28, 2006, Manitoba Conservation received a Proposal dated April 26, 2006, to construct and operate a Peat Moss Processing Facility, storage warehouse and distribution facilities to be located on the SE¼ 20-8-8 EPM in the Rural Municipality of Ste. Anne. Premier Horticulture Ltd. is a business unit of Premier Tech Ltd., a Canadian public company that manages 19 sphagnum peat bogs and 10 screening and bagging plants located mainly across Canada. They manufacture and distribute a complete line of sphagnum peat moss-based growing media and soil amendments that enhance the quality and yield of horticultural productions. The 24.3 hectare facility will be comprised of a peat storage bunker, a bailer/packaging factory, finished product storage and office. The plant will employ approximately 28 permanent staff and the year round hours of operation will be 5 days a week between 6am and 1 am.

No public concerns were received in response to the advertisement of this proposal in the Steinbach Carillon published on Thursday May 4, 2006. The proposal was placed in the Public Registries at the Manitoba Eco-Network, the Jake Epp Public Library (Steinbach), the Winnipeg Public Library and the Conservation Library (Main). The proposal was distributed to TAC on May 1, 2006, with the closing date for TAC and Public comments on May 25, 2006.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Sustainable Resource Management Branch they state they have no concerns regarding this proposal.

Historical Resources Branch state they have no concerns with regard to this project's potential to impact heritage resources.

Intergovernmental Affairs & Trade state that the proposed plant site is in an area designated *Rural Area* in the RM of Ste. Anne Development Plan and in an "AG"

Agricultural General Zone. A conditional use order must be obtained from the RM of Ste. Anne to establish this peat processing plant.

Disposition

The proponent stated they have attained the required conditional use order from the RM of Ste. Anne.

Agriculture, Food and Rural Initiatives have reviewed the proposal and have no comments or concerns related to this development.

Mines Branch have reviewed the proposal and have no comments or concerns

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. Environment Canada was concerned that the proposed sedimentation basin was capable of handling additional flows due to high precipitation and that water monitoring will ensure any discharges from the sedimentation basin are tested prior to discharge. Health Canada concerns include potential particulate matter emissions and measures to mitigate particulates and protection of any wellheads. In addition they are concerned with the effluent quality from the Ecoflo sewage treatment system. They are also concerned about any restrictions in regard to the adjoining Trans Canada Pipeline and the proponents source of vermiculite in regard to worker exposure.

Disposition:

The information was provided to the proponent for information. Concerns are addressed in the Draft licence.

Transportation & Government Services state they have no major objections to this project. They state the proponent is in the process of obtaining the required permits pursuant to the Highways and Transportation Act and will be required to construct highway improvements to accommodate traffic generated by the facility.

Water Stewardship state that water rights licensing is required for any industrial use of water. In addition drainage licensing is required for the construction and operation of all drainage works. They are concerned that the development should not degrade the groundwater and surface water qualities on adjacent properties. Monitoring surface water quality parameters still need to be determined in consultation with Conservation and Water Stewardship. They are concerned with migration of excessive nutrients such as phosphorus and nitrogen. They request the proponent undertake an assessment of unrecorded wells in the area and seal unused wells. Water Stewardship requests further information on “modified groundwater regime” and “modified groundwater flows” during site preparation, construction of the facility, disposing waste and reclaiming. Ground water monitoring should consider chemicals and additives used in the facility if water soluble. Water use by the facility, including source, consumption, and how much waste will be generated has been requested and how the product additives would be stored to minimize environmental exposure. Fisheries want to ensure that future activities do not exacerbate the Seine River aquatic ecosystem.

Disposition

The information, concerns and requests for further clarification have provided to the proponent for response. The proponent supplied additional information and clarification. Concerns are addressed in the Draft licence.

PUBLIC HEARING:

A public hearing is not recommended.

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 2, 2006

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