

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: MR. DAVID KLASSEN
PROPOSAL NAME: PARRISH AND HEIMBECKER LIMITED
CLASS OF DEVELOPMENT: 1
TYPE OF DEVELOPMENT: Bulk Materials Handling Facility
Crop Protection Products Warehouse
CLIENT FILE NO.: 5424.00

OVERVIEW:

A Proposal has been filed by Parrish & Heimbecker for the construction, installation, and operation of the Development being a crop protection products warehouse to be located on Lot 3, Block 1, Plan 2554; located on the south end of the Town of Swan River.

No public concerns were received in response to the advertisement of this proposal in the Swan River Star and Times published on Tuesday September 1, 2009. The proposal was placed in the Public Registries at the Millennium Public Library, the Manitoba Eco-Network, the Environment Library (Main) and the North-West Regional Library. The proposal was distributed to TAC on August 26, 2009, with the closing date for TAC and Public comments on October 6, 2009.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Canadian Environmental Assessment Agency has reviewed the proposal and informed that the project does not trigger the need for a federal EA under the *Canadian Environmental Assessment Act*.

Conservation (Parks and Natural Areas Branch)

No comments.

Conservation (Pollution Prevention Branch)

No comments.

Conservation (Sustainable Resource and Policy Management Branch)

No concerns.

Manitoba Infrastructure and Transportation

No concerns.

Science, Technology, Energy and Mines

No comments or concerns.

Water Stewardship reviewed the submitted proposal. The Department has the following comments:

- *The Water Rights Act* indicates that no person shall control water or construct, establish or maintain any “water control works” unless he or she holds a valid licence to do so. “Water control works” are defined as any dyke, dam, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge, culvert borehole or contrivance for carrying or conducting water, that temporarily or permanently alters or may alter the flow or level of water, including but not limited to water in a water body, by any means, including drainage, OR changes or may change the location or direction of flow of water, including but not limited to water in a water body, by any means, including drainage. If a proposal advocates any of the aforementioned activities, an application for a Water Rights Licence to Construct Water Control Works is required. Application forms are available from any office of Manitoba Water Stewardship.
- The proponent needs to be informed that if the proposal in question advocates any construction activities, erosion and sediment control measures should be implemented until all of the sites have stabilized.
- The *Environment Act* Proposal notes that the building will be served by domestic water and sewer services from the Town of Swan River’s water and sewer systems.
 - Manitoba Water Stewardship recommends that an *Environment Act* Licence shall include the following requirement:
 - The building’s water supply is required to install back flow prevention devices to protect the potable water supply as per the provincial plumbing code and CSA B64. 10-01, *Manual for the selection and Installation of Backflow Prevention Devices*.

Manitoba Water Stewardship recommends that an *Environment Act* Licence shall include the following requirement:

- The proponent must ensure that the operational warehouse meets or exceeds the guidelines of the Agrichemical Warehousing Standards Association (AWSA) for certification.
- The proposed warehouse will have a secondary containment with a gated control mechanism. This gated control mechanism must remain in the closed position unless authorized by Manitoba Conservation. No potentially contaminated water must leave the proponent’s property unless authorized by Manitoba Conservation. Where there is a concern that accumulated water is contaminated, the liquid should be sampled prior to release.
- Potentially contaminated water cannot be released until such time as Manitoba Conservation receives and reviews water sample results from a laboratory accredited by the Canadian Association for Laboratory Accreditation Inc. (CALA). Water samples must be taken from any source

on the Proponent's property, or adjacent properties that might have been contaminated by fire fighting efforts or spillage.

- The proponent must develop and implement an Emergency Response Plan.

Disposition:

Comments were forwarded to the proponent for information and can be addressed via licence conditions.

PUBLIC HEARING:

No public hearing will be conducted.

RECOMMENDATION:

All provincial comments received on the Proposal can be addressed as licence conditions, or have been forwarded to the Applicant's representative for information. Therefore, it is recommended that the Development be licensed under The Environment Act subject to the limits, terms and conditions as described on the attached Draft Environment Act Licence. It is further recommended that enforcement of the Licence be assigned to the Western Region.

PREPARED BY:

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October 8, 2009

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