

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Maple Leaf Construction Ltd.  
**PROPOSAL NAME:** Concrete Batch Plant - Permanent Site  
**CLASS OF DEVELOPMENT:** 1  
**TYPE OF DEVELOPMENT:** Manufacturing -  
**CLIENT FILE NO.:** 5637.00

### **OVERVIEW:**

Manitoba Conservation and Water Stewardship received a Proposal on February 15, 2013 and additional information on March 6, 2013 and May 7, 2013 to use a yard site located at 2245 Brookside Boulevard in Winnipeg, Manitoba as a permanent location for the installation and operation of a portable concrete batch plant. The facility will produce redi mix concrete for construction projects at various locations in Winnipeg and surrounding area.

The Department, on March 26, 2013, placed copies of the Proposal in the Public Registries located at Legislative Library (200 Vaughan Street), the Winnipeg Millennium Public Library, the Manitoba Eco-Network located in Winnipeg and online at <http://www.gov.mb.ca/conservation/eal/registries/5637mapleleaf/index.html> Copies of the Proposal were also provided to the Technical Advisory Committee (TAC) members. A notice of the Environment Act proposal was also placed in the Winnipeg Free Press on March 30, 2013. The newspaper and TAC notifications invited responses until May 3, 2013.

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

No Comments.

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

#### **Canadian Environmental Assessment Agency**

No Comments.

#### **Manitoba Agriculture – Land Use Branch**

No Response.

#### **Manitoba Conservation and Water Stewardship – Sustainable Resource Policy Management Branch**

No Concerns.

**Manitoba Conservation and Water Stewardship – Enforcement and Compliance Branch**

No Concern.

**Manitoba Conservation and Water Stewardship – Programs and Strategies Branch – Air Quality Section**

Air Quality has reviewed the above proposal and have the following comments:

- Provided that the dust collectors on the silos and other pollution control measures (example: watering) are appropriately operated or maintained, and the MHCA's "Best Management Practice for Redi-Mix Concrete Plants Manual" is followed, it is expected that concerns regarding air pollution will be addressed.
- It is suggested that the EA Clause regarding noise nuisance be included.

Is the existing asphalt plant covered by a valid EA License? Or it is the portable asphalt plant licensed to Mulder Construction?

**Disposition**

Clauses 1, 5, 10, and 15 of the draft Environment Act Licence address equipment maintenance, noise issues, adherence to MHCA's "Best Management Practice for Redi-Mix Concrete Plants Manual" and operation of pollution control equipment in compliance with the licence. The existing asphalt plant operates under Environment Act Licence No 2417.

**Manitoba Conservation and Water Stewardship – Wildlife Branch**

No Response.

**Manitoba Conservation and Water Stewardship – Parks and Natural Areas Branch**

No Comments.

**Manitoba Conservation and Water Stewardship – Forestry Branch**

No Response.

**Manitoba Conservation and Water Stewardship – Aboriginal Relations Branch**

No Response.

**Manitoba Conservation and Water Stewardship – Lands Branch**

No Concerns.

**Manitoba Conservation and Water Stewardship – Water Quality Management Section**

No Comments.

### **Manitoba Conservation and Water Stewardship– Fisheries Branch**

Fisheries Branch has reviewed this proposal to construct and operate a permanent concrete batch plant at 2245 Brookside Boulevard in Winnipeg. The plant will produce ready mix concrete required at construction projects. There is very little information provided in the proposal to determine what if any effects there may be. We understand that this site is licensed as a portable concrete plant so perhaps information regarding water source, water quantity, efforts to recycle water, wash out areas and where that water is discharged to were discussed and have been addressed through that licensing process. Still that type of information would be useful. They do indicate adhering to Best Management Practices. Typically, at least for portable batch plants, Fisheries Branch has recommended the following standard conditions be included as part of the licence.:

1. Concrete batch plant is to be located 100 m away from any surface water and at a minimum a 30 m buffer of natural vegetation is maintained between the perimeter of the site and any surface water.
2. Runoff from the cement batch plant is minimized so as not to cause siltation, contamination of a water body and/or contamination of the surrounding area and water from the wash out containment area is not to be discharged into any surface water or a waterway that leads to one.

#### Disposition

The proponent indicated that wastewater from washout will be reused in the facility for dust control. In addition clauses from 27 to 30 of the draft Environment Act Licence address issues related to wastewater.

### **Manitoba Conservation and Water Stewardship – Office of Drinking Water**

No Response.

### **Manitoba Conservation and Water Stewardship– Water Use Licensing Section**

The question that I have, is where they will get the water for the process?  
Will it come from the City of Winnipeg water system or will it come from a well?

#### Disposition

The proponent responded that water required for the operation of the concrete batch plant will be obtained from a well. The process to obtain a water use licence is already initiated.

**Manitoba Conservation and Water Stewardship– Climate Green Initiative Branch**

No Response.

**Manitoba Conservation and Water Stewardship– Regional Services Branch**

No Response.

**Manitoba Culture, Heritage and Tourism – Heritage Branch**

No Response.

**Manitoba Innovation Energy and Mines – Energy Development Branch**

No Response.

**Manitoba Innovation Energy and Mines – Petroleum Branch**

No Response.

**Manitoba Infrastructure and Transportation – Flood Forecasting Branch**

No Response.

**Manitoba Infrastructure and Transportation – Highway Planning and Design Branch**

No Concerns.

**Manitoba Intergovernmental Affairs**

No Response.

**Manitoba Health – Environmental Health Unit**

No Response

**Manitoba Labour – Office of Fire Commissioner**

No Response

**Manitoba Labour – Work Place Safety & Health**

No Response

**PUBLIC HEARING:**

A public hearing is not recommended.

**CROWN-ABORIGINAL CONSULTATION:**

The Government of Manitoba recognizes that it has a duty to consult in a meaningful way with First Nations, Métis communities and other Aboriginal communities when any proposed provincial law, regulation, decision or action may infringe upon or adversely affect the exercise of a treaty or Aboriginal right of that First Nation, Métis community or other Aboriginal community.

This project is located on a private land currently used for the operation of an asphalt plant and there would be no infringement of aboriginal or treaty rights under Section 35 of the Constitution Act, 1982. Therefore, it is concluded that Crown-Aboriginal consultation is not required for the project.

**RECOMMENDATION:**

The Proponent should be issued a Licence for the site to be used as a permanent location for the installation and operation of a concrete batch plant in accordance with the specifications, terms and conditions of the attached draft Licence. Enforcement of the Licence should be assigned to the Environmental Compliance and Enforcement Branch of Manitoba Conservation and Water Stewardship.

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

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May 8, 2013

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