

**Four Seasons Island  
Resort**

**Wastewater System  
Licensing Review**

Prepared by:  
Sarah Santiago  
Glen Newton, P.Eng.  
G.D. Newton and Associates Inc.

Approved by:  
Glen Newton, P.Eng  
G.D. Newton and Associates Inc.  
727A 10<sup>th</sup> Street  
Brandon, Manitoba  
R7A 4G7  
204-725-1688

Table of Contents

**EXECUTIVE SUMMARY .....2**

**1.0 BACKGROUND.....4**

**2.0 WASTEWATER PRODUCTION .....6**

    2.1 Sources of Wastewater - Existing.....6

    2.2 Average Daily Wastewater Production .....6

    2.3 Peak Daily Wastewater Production.....6

    2.4 Increase of Average Daily Wastewater Production with Proposed Expansion.....6

    2.5 Increase of Peak Daily Wastewater Production with Proposed Expansion .....7

    2.6 Total Annual Production of Wastewater .....7

    2.7 Total Annual Production of Wastewater – Expansion .....8

    2.8 Maximum Daily Organic Production .....8

    2.9 Maximum Daily Organic Production from Expansion .....8

**3.0 WASTEWATER COLLECTION SYSTEM .....9**

    3.1 Existing Wastewater Collection System .....9

    3.2 Proposal for Servicing Existing But Unserviced Lots .....10

    3.3 Proposal for Servicing Proposed New Lots .....11

    3.4 Operation of Collection System .....11

**4.0 METHOD OF DISPOSAL.....12**

**5.0 DESCRIPTION OF PROPOSED DEVELOPMENT AND EXISTING ENVIRONMENT IN THE PROJECT AREA .....14**

**Drawings**

**Appendices**

## EXECUTIVE SUMMARY

The intent of this report is to provide technical and background information that is relevant to licensing the existing wastewater collection system, the existing wastewater disposal system and the proposed wastewater collection system expansion for the Four Seasons Island Resort.

This submission is made under the Environment Act. Based upon The Environment Act – Classes of Development Regulation Wastewater treatment systems are deemed to be Class 2 developments. However, due to the nature of this development being an existing operation and its minimal impact, it is requested by the owner that the application be deemed by the Director to be processed as a Class 1 development.

Four Seasons Island Resort is a campground primarily located in NW 29-8-24 WPM.

Four Seasons Island Resort is comprised of the following items.

- 303 RV lots
- 4 cabins
- 3 Park Model RVs
- Washrooms and showers
- Office
- Laundromat
- Store
- 2 swimming pools and splash park

The existing wastewater collection system consists of:

- Shallow bury underground gravity sewer collection piping
- 13 collection tanks receiving wastewater from the collection system
- Low pressure sewer lines from each collection tank to central holding tanks
- 3 fiberglass central holding tanks
- 12 holding tanks

Currently 63 of the 310 lots are not serviced with the wastewater collection system. A wastewater collection system is proposed to be developed for the unserviced sites. This system will consist of gravity sewer collection piping flowing to two collection tanks and a low pressure conveying the wastewater to the central holding tanks.

A proposed expansion is to include 150 new lots. The wastewater collection system for the proposed expansion will consist of individual 3,400 litre single chamber holding tanks. The lessee for each lot will be responsible for contracting with a wastewater hauler to pump out and dispose of the collected wastewater directly from each tank.

Wastewater from the campground is hauled by truck to the Village of Oak Lake's lagoon. This lagoon is scheduled for replacement. The proposed future lagoon is to be constructed once funding is available and will be a combined lagoon between the R.M. of Sifton and the Village of Oak Lake. Should this lagoon become hydraulically overloaded due to excess precipitation wastewater will be hauled to the R.M. of Whitehead lagoon at Alexander.

Written agreements exist between the R.M. of Sifton as well as the R.M. of Whitehead allowing for the disposal of wastewater in their respective lagoons.

## **1.0 BACKGROUND**

Four Seasons Island Resort is located in the Rural Municipality of Sifton, and is primarily located in NW 29-8-24 WPM. Drawings 1, 2 and 3 illustrate the location of the Campground.

The Campground consists of:

- 303 RV lots
- 4 cabins
- 3 Park Model RVs
- Washrooms and showers
- Office
- Laundromat
- Store
- 2 swimming pools and splash park

The Campground operates between May and early October. It is not in operation from early October to the beginning of May.

Currently, the Campground is operated as numerous “on-site disposal sites.” However, it is required by the Province of Manitoba that the Campground operate as one entity.

The intent of this report is to provide technical and background information that is relevant to licensing the existing wastewater collection system, the existing wastewater disposal system and the proposed wastewater collection system expansion. This document is intended to supplement the process for issuing a single operating license for the wastewater system within this Campground.

Currently 63 of the existing 303 RV lots are unserviced. It is proposed that these lots be serviced with sewer and water.

The Campground desires to expand in the future. Two additional blocks of RV lots are proposed to be developed, totaling 150 new lots.

The Campground is an existing campground that has been in operation for many years. It has operated as required by previous regulations. This process is intended to obtain the appropriate operating licenses for the existing operation and proposed expansion based upon present regulations. Specifically this application is being made based upon the requirements of The Environment Act – Section 10.

Based upon The Environment Act – Classes of Development Regulation wastewater treatment systems are deemed to be Class 2 developments. However, due to the nature of development being an existing operation and its minimal impact it is requested by the owner that the application be deemed by the Director to be processed as a Class 1 development.

## **2.0 WASTEWATER PRODUCTION**

### **2.1 Sources of Wastewater - Existing**

The sources of wastewater production within Four Seasons Island Resort have been identified as being the items listed below.

- 303 RV lots
- 4 cabins
- 3 Park Model RVs
- Washrooms and showers
- Office
- Laundromat
- Store
- 2 swimming pools and splash park

### **2.2 Average Daily Wastewater Production**

The volume of wastewater produced by the Campground is calculated using a per lot wastewater production rate of 180 litres. This is a rate published by Manitoba Conservation. It has also been assumed that any wastewater produced at the central washrooms, showers, laundromat, store and office would be inclusive of this per lot value. It has been assumed that the 303 RV lots, 4 cabins and 3 Park Model RV units will be treated as equally with each being equivalent to an RV lot. Based on these assumptions an average daily production would be 55,800 litres.

### **2.3 Peak Daily Wastewater Production**

For the purposes of determining the peak daily wastewater production rate a peaking factor of 2 has been assumed. This results in a peak daily wastewater production rate of 111,600 litres.

### **2.4 Increase of Average Daily Wastewater Production with Proposed Expansion**

The proposed expansion is to include 150 lots. Based upon the same per lot production rate of 180 litres that was used for the existing lots will result in 27,000 litres.

## **2.5 Increase of Peak Daily Wastewater Production with Proposed Expansion**

It has been assumed that the same peaking factor is applicable for the expansion as was used for the remainder of the park. Therefore the increase in the peak daily wastewater production resulting from the expansion of the Park will be 54,000 litres.

## **2.6 Total Annual Production of Wastewater**

The volume of wastewater produced by the Campground is the total volume of wastewater that is hauled from the site to the lagoon for disposal throughout the camping season. The volume of wastewater hauled from the Park for the 2011 camping season and for the 2012 camping season was provided to the author by the operator of the RV Park. The volume of wastewater produced in 2011 has not been recognized as being indicative of a normal year. The usage of the Park was greatly reduced in 2011 due to the high water levels experienced in southwestern Manitoba. As well, it is reasonable that the degree of occupancy during the periods of usage would also have been reduced for the same reason.

The volumes shown below cannot be correlated with the average daily production of wastewater, as would normally be done for a residential development. In the case of an RV Park the percent occupancy will be substantially reduced for large portions of the summer. The average daily production of 55,800 litres as calculated in Section 2.2 refers to 100% occupancy of the site. The actual occupancy of each site will be substantially less.

The volume of wastewater produced in the 2011 and 2012 camping season is stated below.

2011	991,200 litres
2012	2,154,230 litres



## **2.7 Total Annual Production of Wastewater – Expansion**

It is assumed that the annual production of wastewater, on a per lot basis, will remain the same for the proposed new lots versus as it is for the existing lots. The total wastewater produced in 2012, as stated above is 6,949 litres per lot.

With the increase in number of lots there will be a corresponding increase in total annual wastewater production of 1,042,350 litres.

## **2.8 Maximum Daily Organic Production**

The estimated maximum daily organic loading from the existing portion of the RV Park is calculated below.

$$111,600\text{litres} \times 250\text{mg/litre per day} \times .000001\text{kg/mg} = 27.9\text{kg BOD5/day}$$

## **2.9 Maximum Daily Organic Production from Expansion**

$$54,000\text{litres} \times 250\text{mg/litre per day} \times .000001\text{kg/mg} = 13.5\text{kg BOD5/day}$$

## **3.0 WASTEWATER COLLECTION SYSTEM**

### **3.1 Existing Wastewater Collection System**

For the purposes of this report collection tanks are defined as being the tanks that receive the wastewater from the gravity sewer collection system. These tanks have two chambers and separate the solids from the liquid portion of the wastewater within the tank. A transfer pump is located in each of these tanks. They are used to transfer the liquid portion of the water to the central holding tanks. The solids are removed from each tank annually and hauled to the wastewater disposal facility.

The central holding tanks are the tanks that receive the wastewater from the collection tanks via the low pressure sewer system.

The tanks referred to as holding tanks (not central holding tanks) are tanks that receive wastewater from an individual lot and do not transfer the liquid to the central holding tanks.

The majority of the wastewater collection system for Four Seasons Island Resort consists of shallow underground piping, collection tanks, low pressure sewer transfer piping and central holding tanks. Drawing 6 illustrates the layout of the existing wastewater collection system.

The shallow underground piping is graded piping that conveys the wastewater from each lot to the collection tanks.

The collection tanks are used to separate solids from the wastewater. The liquid is transferred via pump and low pressure sewer transfer piping to central holding tanks. A listing of the tanks is shown in Appendix D. Each of the tanks is less than 10 years old and in good structural and operating condition.

The central holding tanks receive wastewater from the collection tanks. The wastewater is then transferred by truck to the Village of Oak Lake lagoon.

Drawing 7 illustrates a typical layout of a transfer pump in a collection tank.

Lots on 6<sup>th</sup> Street, totaling 12 lots, have been serviced with holding tanks. These tanks are not connected to the wastewater collection system but operate as individual entities. Each individual that leases these lots is responsible for contracting directly with a hauler to transport the wastewater from these tanks to the disposal location servicing Four Seasons Island Resort.

Three of the existing collection tanks are not licensed under the previously existing system. It is understood from the management of Four Seasons Island Resort that these tanks went in with the knowledge of Manitoba Conservation staff at that time. However, they were simply intended to be included as part of an existing permit number but not specifically listed on that permit. This cannot be confirmed by the author of this report. Staff at the local Office of Manitoba Conservation have changed since that time, therefore this cannot be confirmed. The tanks in question are consistent with the remainder of the tanks on this site and are in good condition.

### **3.2 Proposal for Servicing Existing But Unserviced Lots**

Out of the 310 lots within the Campground 63 lots are currently not serviced. See Drawing 4 for an illustration of these lot locations.

A wastewater collection system is proposed to be developed for these unserviced sites. Presently any residents of these lots would either need to use the central washroom facilities or move their trailer to a dumping station on a periodic basis. Servicing these lots will consist of installing shallow gravity sewer collection lines leading to two collection tanks (6,800 litres each). The solids would be separated from the liquid and the liquid pumped via low pressure sewer transfer piping to the central holding tanks.

All work will be conducted in accordance with the 10 States Regulations. Drawing 6 illustrates a conceptual layout of the proposed sewer collection system for these presently unserviced lots.

Generally the construction will include the installation of the items listed below.

- 100mm SDR 35 gravity sewer collection piping
- 38mm low density polyethylene series 75 transfer piping

### **3.3 Proposal for Servicing Proposed New Lots**

The proposed expansion of the Campground will create 150 additional lots that will need to be serviced. See Drawing 5 for an illustration of these lot locations.

Each new lot will be serviced by a 3,400 litre single chamber holding tank. The lessee for each lot will be responsible for hiring a truck to pump out and dispose of the collected wastewater. This wastewater will be hauled to the disposal location servicing Four Seasons Island Resort. There will not be any central collection system for the proposed expansion to the Campground.

### **3.4 Operation of Collection System**

Four Seasons Island Resort will be required to operate the wastewater collection system described above under the direction of a licensed operator. At this time the existing operator is not licensed for wastewater. The Resort will be pursuing having the existing operator obtain the required certification.

## **4.0 METHOD OF DISPOSAL**

Historically through a verbal agreement with the R.M. of Sifton, the wastewater collected within the Campground has been deposited in the Village of Oak Lake's lagoon. The lagoon is located in SE 15-9-24 W, approximately 3.2 km southwest of the Village of Oak Lake. See Drawing 2 for the location of this lagoon. A written agreement has recently been signed allowing the use of the Village of Oak Lake's lagoon to continue. A copy of the agreement is contained in Appendix C.

The actual condition of this lagoon is not known by the author. It is believed the condition of the existing lagoon has been studied by the Village of Oak Lake. However, the results of this study have not been released to the author of this report. It is known that the existing lagoon reached its hydraulic capacity during the period of excessive precipitation in 2011. The terms of the agreement with the Village of Oak Lake allow for the hauling of wastewater to cease should the lagoon reach its full service level.

Through discussions with the Village of Oak Lake it is understood that there has not been any difficulty treating the wastewater to achieve the levels required for discharge.

A proposed lagoon is to be constructed by the R.M. of Sifton. This lagoon has already received a license through an Environment Act Application. Its license number is 2928. It was issued in August 2010. It is understood that construction of this lagoon is contingent upon receiving funding for the project from either or both the Province of Manitoba and the Government of Canada.

As noted in the summary document the wastewater originating from the Campground has been accounted for in sizing the proposed lagoon.

Previously when the Village of Oak Lake has required Four Seasons Island Resort to stop hauling wastewater they have been able to dispose of the collected wastewater at the R.M. of Whitehead's lagoon. The lagoon is located in NW 7-10-21 W, approximately 1.3 km west of the community of Alexander. See Drawing 8 for the location of this lagoon. A written agreement has recently been signed allowing the continued use of this lagoon when the Village of Oak Lakes lagoon is not available. A copy of this agreement is contained in Appendix C.

See Appendix B for a copy of the following items.

- Summary of the Environment Act Proposal for the Rural Municipality of Sifton lagoon
- License for the proposed Rural Municipality of Sifton Lagoon
- License for the R.M. of Whitehead lagoon

## **5.0 DESCRIPTION OF PROPOSED DEVELOPMENT AND EXISTING ENVIRONMENT IN THE PROJECT AREA**

Land adjoining the Four Seasons Island Resort is used as a golf course and as a housing development. No changes will be made to such land use for the purposes of the Campground's expansion, or will be altered by the continued existence of the Campground. See Drawing 3 for an illustration of the land uses in the immediate vicinity of the Campground.

Construction for the expansion of the Campground is proposed to commence in the spring of 2013. Each year for the next 2 years or more several lots will be serviced annually. The actual number of lots developed and serviced each year is not presently known. However, the total developed will not exceed the 150 lots previously stated in this report.

The Campground is owned and operated entirely as a private entity. It is not funded in any manner by public funding. As well, no public funding will be used for the operation or proposed expansion of the existing Campground.

Shown in Appendix A is a Copy of Land Titles for the property containing the Campground.

The existing water system is a licensed system operating under license PWS-10-458. The expansion of the water system may require approval from the Office of Drinking Water, however, that has not yet been confirmed. Should approval be required, an application to Construct or Alter a Public Water System will be submitted as required.

The land within the existing Campground and in the proposed area for expansion has minimal undulation. The ground surface will have grades in the area of 1% or less. The area is generally covered in mature trees with the majority being mature oak forest. A minimal number of mature trees will be removed to allow for the development.

No water bodies will be impacted by the expansion.

# **Appendix A**



DATE: 2012/10/25  
TIME: 15:25

# MANITOBA

TITLE NO: 2595510/2

## STATUS OF TITLE

PAGE: 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... BRANDON  
REGISTERING OFFICE... BRANDON  
REGISTRATION DATE.... 2012/05/11  
COMPLETION DATE..... 2012/05/23

PRODUCED FOR.. BRAD NEWTON  
ADDRESS.....

CLIENT FILE... NA  
PRODUCED BY... M.HOGGARTH

### LEGAL DESCRIPTION:

OAK LAKE FOUR SEASONS ISLAND RESORT LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND

THE SE 1/4 OF SECTION 29-8-24 WPM AND  
THE S 1/2 OF LS 11 AND 12 OF SAID SECTION 29-8-24 WPM  
EXC FIRSTLY: OUT OF THE SAID SE 1/4 PLAN 52771 BLTO  
SECONDLY: OUT OF LS 1 IN THE SAID SE 1/4 ALL MINES AND MINERALS  
AS RESERVED IN THE ORIGINAL GRANT FROM THE CROWN  
THIRDLY: OUT OF THE BALANCE AN UNDIVIDED 1/2 INTEREST IN  
ALL MINES AND MINERALS AS SET FORTH IN TRANSFER 1162231  
AND FOURTHLY: ALL MINES AND MINERALS NOT PREVIOUSLY RESERVED  
AS SET FORTH IN TRANSFER 1162620

### ACTIVE TITLE CHARGE(S):

1162626/2 ACCEPTED MORTGAGE REG'D: 2005/05/12  
FROM/BY: OAK LAKE FOUR SEASONS ISLAND RESORT LTD  
TO: VIRDEN CREDIT UNION LIMITED  
CONSIDERATION: \$2,418,800.00 NOTES:

#### CHARGES AFFECTING THIS INSTRUMENT:

1201407/2 ACCEPTED AMENDING AGREEMENT  
1241894/2 ACCEPTED AMENDING AGREEMENT INCLUDING LAND

1201407/2 ACCEPTED AMENDING AGREEMENT REG'D: 2007/05/22  
FROM/BY: VIRDEN CREDIT UNION LIMITED  
TO: OAK LAKE FOUR SEASONS ISLAND RESORT LTD.  
CONSIDERATION: NOTES:

1234720/2 ACCEPTED CAVEAT REG'D: 2008/12/22  
DESCRIPTION: EASEMENT AGREEMENT DATED OCT. 21, 2008  
FROM/BY: OAK LAKE FOUR SEASONS ISLAND RESORT LTD.  
TO: RENE MARK MCNEILL, AS AGENT  
CONSIDERATION: NOTES:

1241894/2 ACCEPTED AMENDING AGREEMENT INCLUDING LAND REG'D: 2009/05/05  
FROM/BY: SUNRISE CREDIT UNION LIMITED  
TO: OAK LAKE FOUR SEASONS ISLAND RESORT LTD.  
CONSIDERATION: NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/10/25 OF TITLE NUMBER 2595510/2

\*\*\*\*\* STATUS OF TITLE 2595510/2 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/10/25  
TIME: 15:25

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2595510/2

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	BRAD NEWTON
ORIGINATING OFFICE...	BRANDON	ADDRESS.....	
REGISTERING OFFICE...	BRANDON		
REGISTRATION DATE....	2012/05/11		
COMPLETION DATE.....	2012/05/23		
		CLIENT FILE...	NA
		PRODUCED BY...	M.HOGGARTH

**ACTIVE TITLE CHARGE(S):**

1302428/2	ACCEPTED	CAVEAT	REG'D: 2011/12/15
	DESCRIPTION:	RIGHT-OF-WAY AGREEMENT DATED OCT. 11, 2011	
	FROM/BY:	MTS ALLSTREAM INC.	
	TO:	BRENDA MATTE, AGENT	
	CONSIDERATION:	NOTES: SLY 20M	
1312677/2	ACCEPTED	CAVEAT	REG'D: 2012/05/11
	DESCRIPTION:	EASEMENT AGRT DATED MAY 3 2012	
	FROM/BY:	OAK LAKE FOUR SEASONS ISLAND RESORT LTD.	
	TO:	RENE MARK MCNEILL AS AGENT	
	CONSIDERATION:	NOTES:	

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	OAK LAKE FOUR SEASONS ISLAND RESORT LTD. BOX 1749 VIRDEN MB	ROM 2C0

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1312678/2	ITREQ	2012/05/11	\$0.00	\$0.00
PRESENTED BY:	MCNEILL HARASYMCHUK	MCCONNELL		
FROM:	BLTO			
TO:				

**FROM TITLE NUMBER(S):**

2087310/2 BAL

**LAND INDEX:**

LOT	QUARTER SECTION	SECTION	TOWNSHIP	RANGE
	NW	29	8	24W
NOTE:	S 1/2 OF LS 11 & 12	EXC 1/2 M&M		
	SE	29	8	24W
NOTE:	EXC M&M LS 1, 1/2 M&M OUT OF BALANCE & EXC PL 52771			

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/10/25 OF TITLE NUMBER 2595510/2

DATE: 2012/10/25  
TIME: 15:25

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2595510/2

PAGE: 3

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... BRANDON  
REGISTERING OFFICE... BRANDON  
REGISTRATION DATE.... 2012/05/11  
COMPLETION DATE..... 2012/05/23

PRODUCED FOR.. BRAD NEWTON  
ADDRESS.....

CLIENT FILE... NA  
PRODUCED BY... M.HOGGARTH

---

ACCEPTED THIS 11TH DAY OF MAY, 2012  
BY CRAIG FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF BRANDON.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/10/25 OF TITLE NUMBER 2595510/2.

\*\*\*\*\* END OF STATUS OF TITLE 2595510/2 \*\*\*\*\*

DATE: 2012/10/25  
TIME: 15:24

**MANITOBA**  
**STATUS OF TITLE**

TITLE NO: 2087307/2

PAGE: 1

STATUS OF TITLE..... ACCEPTED  
ORIGINATING OFFICE... BRANDON  
REGISTERING OFFICE... BRANDON  
REGISTRATION DATE.... 2005/05/12  
COMPLETION DATE..... 2005/05/24

PRODUCED FOR.. BRAD NEWTON  
ADDRESS.....  
  
CLIENT FILE... NA  
PRODUCED BY... M.HOGGARTH

**LEGAL DESCRIPTION:**

OAK LAKE FOUR SEASONS ISLAND RESORT LTD.

IS REGISTERED OWNER SUBJECT TO SUCH ENTRIES RECORDED HEREON  
IN THE FOLLOWING DESCRIBED LAND

LSD 13 AND 14 AND THE N 1/2 OF LSD 11 AND 12 IN NW 1/4 29-8-24 WPM EXC  
FIRSTLY: ROAD PLAN 1420 BLTO  
SECONDLY: ALL MINES AND MINERALS AS RESERVED IN THE ORIGINAL GRANT  
FROM THE CROWN

**ACTIVE TITLE CHARGE(S):**

1008216/2 ACCEPTED CAVEAT REG'D: 1996/06/18  
DESCRIPTION: GRANT OF EASEMENT AGREEMENT DATED 1996/04/18  
FROM/BY: THE MANITOBA HYDRO-ELECTRIC BOARD  
TO: KENNETH D. MUNRO AS AGENT  
CONSIDERATION: NOTES: PART

1032171/2 ACCEPTED CAVEAT REG'D: 1997/10/07  
DESCRIPTION: GRANT OF EASEMENT AGREEMENT DATED 1994/03/15  
FROM/BY: THE MANITOBA HYDRO-ELECTRIC BOARD  
TO: W. BRUCE MACFARLANE AS AGENT  
CONSIDERATION: NOTES: PART

1162626/2 ACCEPTED MORTGAGE REG'D: 2005/05/12  
FROM/BY: OAK LAKE FOUR SEASONS ISLAND RESORT LTD  
TO: VIRDEN CREDIT UNION LIMITED  
CONSIDERATION: \$2,418,800.00 NOTES:

**CHARGES AFFECTING THIS INSTRUMENT:**

1201407/2 ACCEPTED AMENDING AGREEMENT  
1241894/2 ACCEPTED AMENDING AGREEMENT INCLUDING LAND

1201407/2 ACCEPTED AMENDING AGREEMENT REG'D: 2007/05/22  
FROM/BY: VIRDEN CREDIT UNION LIMITED  
TO: OAK LAKE FOUR SEASONS ISLAND RESORT LTD.  
CONSIDERATION: NOTES:

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/10/25 OF TITLE NUMBER 2087307/2

\*\*\*\*\* STATUS OF TITLE 2087307/2 CONTINUED ON NEXT PAGE \*\*\*\*\*

DATE: 2012/10/25  
TIME: 15:24

**MANITOBA**

TITLE NO: 2087307/2

**STATUS OF TITLE**

PAGE: 2

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	BRAD NEWTON
ORIGINATING OFFICE...	BRANDON	ADDRESS.....	
REGISTERING OFFICE...	BRANDON		
REGISTRATION DATE....	2005/05/12		
COMPLETION DATE.....	2005/05/24		
		CLIENT FILE...	NA
		PRODUCED BY...	M.HOGGARTH

**ACTIVE TITLE CHARGE(S):**

1234720/2	ACCEPTED	CAVEAT	REG'D: 2008/12/22
	DESCRIPTION:	EASEMENT AGREEMENT DATED OCT. 21, 2008	
	FROM/BY:	OAK LAKE FOUR SEASONS ISLAND RESORT LTD.	
	TO:	RENE MARK MCNEILL, AS AGENT	
	CONSIDERATION:		NOTES: DOMINANT
1241894/2	ACCEPTED	AMENDING AGREEMENT INCLUDING LAND	REG'D: 2009/05/05
	FROM/BY:	SUNRISE CREDIT UNION LIMITED	
	TO:	OAK LAKE FOUR SEASONS ISLAND RESORT LTD.	
	CONSIDERATION:		NOTES:

**ADDRESS(ES) FOR SERVICE:**

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	OAK LAKE FOUR SEASONS ISLAND RESORT LTD. BOX 1749 VIRDEN MB	ROM 2C0

**ORIGINATING INSTRUMENT(S):**

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
1162620/2	T	2005/05/12	\$400,000.00	\$400,000.00
	PRESENTED BY:	MCNEILL HARASYMCHUK MCCONNELL		
	FROM:	ELAINE CAROL HENDERSON AND HUGH JIM HENDERSON		
	TO:	OAK LAKE FOUR SEASONS ISLAND RESORT LTD		

**FROM TITLE NUMBER(S):**

2084928/2 ALL

**LAND INDEX:**

LOT	QUARTER SECTION	SECTION	TOWNSHIP	RANGE
	NW	29	8	24W

NOTE: LSD 13,14 & N 1/2 OF LSD 11 & 12 EX RD PL 1420 & M&M

ACCEPTED THIS 12TH DAY OF MAY, 2005  
BY K.GRAINGER FOR THE DISTRICT REGISTRAR OF  
THE LAND TITLES DISTRICT OF BRANDON.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA  
STORAGE SYSTEM ON 2012/10/25 OF TITLE NUMBER 2087307/2.

\*\*\*\*\* END OF STATUS OF TITLE 2087307/2 \*\*\*\*\*

## **Appendix B**

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Town of Oak Lake and Rural Municipality of Sifton  
**NAME OF DEVELOPMENT:** Town of Oak Lake – R.M. of Sifton Wastewater Treatment Lagoon  
**CLASS OF DEVELOPMENT:** Two  
**TYPE OF DEVELOPMENT:** Wastewater Treatment Lagoon  
**CLIENT FILE NO.:** 5434.00

### **OVERVIEW:**

The Proposal was received on December 24, 2009. It was dated December 23, 2009. The advertisement of the proposal was as follows:

“A Proposal has been filed by GENIVAR on behalf of the Town of Oak Lake and the Rural Municipality of Sifton for the construction and operation of a wastewater treatment lagoon in SE 15-9-24W, two miles southwest of the Town of Oak Lake. The project involves the construction of a new wastewater treatment lagoon with a synthetic liner and a truck dumping station, and a new forcemain connecting the new facility with the Town’s existing wastewater collection system. The facility would treat wastewater from the Town, as well as truck hauled wastewater from the Rural Municipality, including recreational developments on Oak Lake. Treated effluent from the facility would be discharged to Flat Creek, which is a tributary of the Assiniboine River. Discharges would occur during the period June 15 to October 31. Construction of the facility is planned for 2010. The existing Town of Oak Lake lagoon would be decommissioned following construction of the new facility.”

The Proposal was advertised in the Brandon Sun on Saturday, January 9, 2010 and in the Virden Empire-Advance on Wednesday, January 13, 2010. It was placed in the Main, Millennium Public Library (Winnipeg), Eco-Network and Western Manitoba Regional Library (Brandon) public registries and in the Town of Oak Lake office as a public registry location. The Proposal was distributed to TAC members on January 6, 2010. The closing date for comments from members of the public and TAC members was February 15, 2010.

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

No public comments were received.

### **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE (TAC)**

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

Flat Creek, the proposed discharge route for treated effluent from the facility, flows through the Upper Assiniboine River Wildlife Management Area (WMA), Runnymede Unit (S½ 19-09-23WPM) on its way to the Assiniboine River. This WMA is protected

from hydro-electric development; logging or commercial forest harvesting; quarry mineral exploration and extraction; and any other activity that significantly and adversely affects habitat under The Wildlife Act Use of Wildlife Lands regulation.

Any discharges from the facility, including but not limited to the proposed discharge period of June 15 to October 31, must not adversely affect the habitat values protected on these designated lands.

The license, if issued, for this facility and its operation should include appropriate operation and monitoring measures to ensure the habitat in this WMA remains intact.

Disposition:

These comments can be addressed through licence conditions.

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

No comments.

**Manitoba Conservation – Wildlife and Ecosystem Protection Branch**

*Species at Risk*

The CDC conducted a search of its database for an initial review of this site by the proponent November 25, 2009, and found 6 known occurrences of species of conservation concern for the area outlined in the R.M. of Sifton – Oak Lake Wastewater Treatment Lagoon, SE 15-9-24W1.

Information on these six known occurrences appears in this report provided for review. However, the report does not include information on the status of two species found in the area that are protected under Manitoba's Endangered Species Act, and/or Canada's Species at Risk Act (SARA), or the protection afforded these species.

- Sprague's Pipit (*Anthus spragueii*) is listed as Threatened under Manitoba's Endangered Species Act and Schedule 1 of SARA.
- Baird's Sparrow (*Ammodramus bairdii*) is listed as Endangered under Manitoba's Endangered Species Act.

The Endangered Species Act states that:

10(1) No person shall

- (a) kill, injure, possess, disturb or interfere with an endangered species, a threatened species, or an extirpated species that has been reintroduced;
- (b) destroy, disturb or interfere with the habitat of an endangered species, a threatened species or an extirpated species that has been reintroduced; or
- (c) damage, destroy, obstruct or remove a natural resource on which an endangered species, a threatened species or an extirpated species that has been reintroduced depends for its life and propagation.



Because species at risk have been documented in the area including the proposed site of the lagoon, we would ask that prior to a license being issued, a complete survey of the area be completed by qualified personnel, to verify the presence or absence of species at risk in the area. This survey should document the presence of flora and fauna on the site and be conducted at the optimal time to maximize results. These results should then be provided to the Wildlife and Ecosystem Protection Branch for verification.

If any species listed under the Manitoba Endangered Species Act are found on the site the following options are available to the proponent before proceeding with construction:

- an application can be made to the Minister of Conservation to acquire a license to destroy the species and or the resources upon which it depends;
- alternatively, if the effects of the development can be mitigated, then the proponent must develop a mitigation plan to the satisfaction of Manitoba Conservation.

Aside from listed species, re-siting the lagoon to an area without native grassland is preferred.

The proponent should also be made aware that a Federal permit may be required under SARA to destroy or harm any individuals of listed species at risk.

*Other comments*

On page 2 of the report, reference is made to a section 6.5 on Vegetation Communities. This section does not appear to be included in the report, but would be useful in describing the habitat, particularly if it consists of native grassland. We would be interested in reviewing information on this subject if it is available.

The information provided in this letter is based on existing data known to the Manitoba CDC of the Wildlife and Ecosystem Protection Branch at the time of the request. These data are dependent on the research and observations of our scientists and reflects our current state of knowledge. An absence of data does not confirm the absence of any rare or endangered species. Many areas of the province have never been thoroughly surveyed, therefore the absence of data in any particular geographic area does not necessarily mean that species or ecological communities of concern are not present. The information should not be regarded as a final statement on the occurrence of any species of concern, nor should it substitute for on-site surveys for species or environmental assessments. Also, because the Biotics database is continually updated and because information requests are evaluated by type of action, any given response is only appropriate for its respective request.

Please contact the Manitoba CDC for an update on this natural heritage information if more than six months passes before it is utilised.

**Disposition:**

Additional information was requested to address these comments. Several of the comments can be addressed as licence conditions.

### **Manitoba Conservation – Environmental Services Branch**

Environmental Services offers the following comments:

- Recommend ensuring that a minimum of 1 meter of separation exists between the seasonal groundwater table and the base of the cell.
- Suggest including in the final construction details that the surface below the liner should not contain sharp objects and stones. Recommend sand or geotextile layer under PVC.
- Recommend that the final construction drawings show the joint seal where pipe line penetrates through the liner.
- Recommend that the assumptions used for the cottage development wastewater generation reflect the recommended industry standard used to design wastewater volume.
- Recommend that the design shows monitoring well installations.
- Suggest that a decommissioning plan for the existing lagoon be provided and handled separately.
- Recommend that a concrete pad or equivalent is installed at the discharge location and at all pipe penetrations.

Disposition:

Additional information was requested to address some of these comments. Several can be addressed as licence conditions.

### **Manitoba Water Stewardship**

Manitoba Water Stewardship has reviewed the referenced file, forwarded for comment on January 6, 2010. 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.
- A contact person is Mr. Ed MacKay, C.E.T., Senior Water Resource Officer, Water Control Works and Drainage Licensing, Manitoba Water Stewardship, 1129 Queens Avenue, Brandon, Manitoba R7A 1L9, telephone: (204) 726-6226, email: ed.mackay@gov.mb.ca.

- 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 proposed lagoons overlie the Oak Lake aquifer which is an unconfined sand aquifer. The aquifer is vulnerable to contamination as there is no overlying aquitard and the water table is close to surface.
  - Although the proposal calls for a 30 mil plastic liner, some defects may exist that will allow a small rate of seepage through the liner or a tear in the liner may develop in the future.
  - Monitoring to detect groundwater impacts may be very difficult, particularly if it is desired to monitor for leakage from a specific potential tear. Groundwater monitoring wells may not be an appropriate monitoring technique but EM surveys, repeated every few years, may be more appropriate.
- The Lake Winnipeg Stewardship Board has recommended that all small wastewater treatment facilities, should meet a phosphorus limit of 1.0 mg/L. The proposed phosphorus limit of 1.0 mg/L is consistent with efforts underway across Manitoba and in upstream jurisdictions to reduce nutrient loads to Lake Winnipeg and its watershed. In the Lake Winnipeg Stewardship Board's December 2006 report to the Minister of Water Stewardship, the Board provides several strategies on how nutrient reduction could be achieved for small wastewater treatment facilities (see recommendations 14-20) including trickle discharge.
- The proponent is requested to provide the purpose of a proposed dam and potential water quality impacts from the lagoon discharges?
- The Department recommends an *Environment Act* Licence to include the following requirements:
  - The discharge period is a minimum of two (2) weeks to maximize nutrient uptake in the drainage path.
  - The proponent shall monitor for the following:
    - Total phosphorous, ammonia, pH, temperature, TKN, and nitrite-nitrate during the discharge period(s) daily for the first year of operation.
    - The location of the monitoring sites would be in the wastewater effluent stream (A), flat creek just prior (B) and after (C) swale confluence with the Whitemouth (B).
    - The proponent shall provide a water quality monitoring report to Manitoba Water Stewardship's Water Quality Management Section, at the end of the program.

- The secondary cell of the existing lagoon appears to have been leaking into the aquifer for the past 45 years. There will be a plume of contaminated groundwater extending out from this lagoon. The zone of contaminated water should be investigated and mapped to display where contaminated groundwater occurs within a known area and the impacts on groundwater quality are documented. This mapping should be carried out by a qualified hydrogeologist.
- The *Environment Act* Proposal proposes to discharge effluent into an unlined ditch which will travel to Flat Creek. There is a significant potential for leakage of discharge water into the aquifer along this flow path because the aquifer occurs at the surface and the water table is shallow. This was not addressed in the *Environment Act* Proposal, the proponent needs to address this problem.

Disposition:

Additional information was requested to address the infiltration of treated effluent into the Oak Lake Aquifer. Several of the other comments may be addressed as licence conditions.

**Manitoba Culture, Heritage and Tourism - Historic Resources Branch**

The Historic Resources Branch has no concerns with regard to this project's potential to impact heritage resources.

If at any time however, significant heritage resources are recorded in association with these lands during development, the Historic Resources Branch may require that an acceptable heritage resource management strategy be implemented by the developer to mitigate the affects of development on the heritage resources.

Disposition:

This information was provided to the proponent's consultant.

**Manitoba Innovation, Energy and Mines - Mines Branch**

No concerns.

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

No concerns.

**Manitoba Local Government – Community Planning Services Branch**

- In regards to the site selected for the proposed wastewater lagoon @ Pt. S.E. 15-9-24WPM in the RM of Sifton, as the proposed facility shall be setback a minimum of 300m from all adjacent single residences in accordance with Manitoba Conservation's "1985 Design Objectives for Standard Sewage Lagoons", our office has no concerns with the siting of the proposed new two cell wastewater treatment facility.
- In regards to PART 4 of the Environment Act Proposal which details existing and anticipated sources of wastewater which the proposed lagoon has been designed to handle, please be advised that "Aspen Grove Campground" development identified in Section 4.1.5 of the Environment Act Proposal does not anticipate any additional effluent being generated by this development during the 20 year design life of the proposed lagoon. Please be advised that in August 2009, the owners of the Aspen Grove Campground filed an application with the R.M. of Sifton for a conditional use permit to allow for the expansion of the campground in the "Agricultural General" Zone by adding an additional 100 campsites to the existing development. This conditional use application was denied by Council after it was determined the owners of the Aspen Grove Campground were proposing to re-develop and expand their development as some type of Recreation Vehicle condominium or multi-lot seasonal recreation or rural residential development. The developer was advised that this type of development is one which not supported in an area which is designated and zoned for general agricultural land uses. Further, the developer was advised by the Dennis County Planning District Board that any proposal to re-designate and re-zone the subject lands for a seasonal recreation or multi-lot rural residential development would not be entertained by the Board until after the planning district had adopted its new district development Plan - likely sometime in 2010.

Bottom line, the Environment Act Proposal for the new Town of Oak Lake - RM of Sifton Wastewater Treatment lagoon does not include any provision for the expansion of the existing Aspen Grove Campground (as a campground) nor does it make any provision for additional effluent generation which will likely result from the re-development and expansion of the Aspen Grove campground as some type of designated and zoned multi-lot seasonal recreation or rural residential area. I recommend the Environment Act Proposal be revised to reflect this anticipated growth in the amount of effluent that will be generated during the 20 year design life of the proposed wastewater treatment lagoon.

Disposition:

This information was provided to the proponent's consultant for consideration.

**Canadian Environmental Assessment Agency**

I have completed a survey of federal departments with respect to determining interest in the project noted above. I can confirm that the project information that was provided has been reviewed by all federal departments with a potential interest. I am enclosing copies of the relevant responses for your file. Based on the responses to the survey the application of the Canadian Environmental Assessment Act (the Act) by a federal authority will not be required for this project.

Health Canada (HC) has provided a letter stating areas of expertise that they can contribute to a provincial review. A request for specific information needs to be made in writing to HC. Please see their attached letter.

The Department of Fisheries and Oceans would like to participate in the provincial review process. They will provide comments to the provincial Guidelines.

A list of the appropriate federal contacts is attached. Please note that the project information was also reviewed by the Department of Indian and Northern Affairs, Transport Canada and Environment Canada as part of the federal coordination process.

**Disposition:**

This information was provided directly to the proponent's consultant by the Agency.

**ADDITIONAL INFORMATION:**

Additional information was requested on March 23, 2010 to address TAC comments. The requested additional information was received on April 28, 2010. On the basis of this information, additional licence conditions can be used to address several items. In particular, since the site is currently pastured, a further vegetation and wildlife survey of the site will not be requested, and licence conditions respecting rare and endangered species and species at risk can be used to address vegetation and habitat matters. A detailed decommissioning plan will be required for approval as a licence condition prior to the decommissioning of the existing Town facility. The outlet drain connecting the proposed facility to Flat Creek will be constructed at a depth that will maintain normal groundwater levels below the elevation of the liner of the facility.

**PUBLIC HEARING:**

As no requests for a public hearing were made, a public hearing is not recommended.

**RECOMMENDATION:**

All comments received on the Proposal have been addressed through additional information, by providing information to the proponent's consultants, or can be addressed through licence requirements. 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 retained by the Environmental Assessment and Licensing Branch until construction of the wastewater treatment lagoon is completed. Enforcement of the licence then should be assigned to the Western Region.

Prepared by:

---

Bruce Webb, P. Eng.  
Environmental Assessment and Licensing - Land Use Section  
(for Municipal, Industrial and Hazardous Waste Section)

March 23, 2010 Updated July 15, 2010

Telephone: (204) 945-7021

Fax: (204) 945-5229

E-mail: [bruce.webb@gov.mb.ca](mailto:bruce.webb@gov.mb.ca)



**Conservation**

Climate Change and Environmental Protection Division  
Environmental Assessment and Licensing Branch  
123 Main Street, Suite 160, Winnipeg, Manitoba R3C 1A5  
T 204 945-7100 F 204 945-5229  
[www.gov.mb.ca/conservation/eal](http://www.gov.mb.ca/conservation/eal)

**CLIENT FILE NO.: 5434.00**

August 4, 2010

Mary Smith, C.A.O.  
R.M. of Sifton / Town of Oak Lake  
293 - 2nd Avenue West  
Box 100  
Oak Lake MB R0M 1P0

Dear Ms. Smith

Enclosed is **Environment Act Licence No. 2928** dated August 4, 2010 issued in accordance with The Environment Act to the **Rural Municipality of Sifton and the Town of Oak Lake** for the construction and operation of the Development being a wastewater collection system and wastewater treatment lagoon located in SE 15-9-24 WPM in the Rural Municipality of Sifton, with discharge of treated effluent into Flat Creek, in accordance with the Proposal filed under The Environment Act dated December 23, 2009 and additional information dated April 28, 2010.

In addition to the enclosed Licence requirements, please be informed that all other applicable federal, provincial and municipal regulations and by-laws must be complied with.

For further information on the administration and application of the Licence, please feel free to contact Bruce Webb, Environmental Engineer at 204-945-7021.

Pursuant to Section 27 of The Environment Act, this licensing decision may be appealed by any person who is affected by the issuance of this Licence to the Minister of Conservation within 30 days of the date of the Licence.

Yours truly,

Tracey Braun, M. Sc.  
Director  
Environment Act

Enc.

c: Don Labossiere, Director, Environmental Operations  
P. Crocker, Environment Officer, Brandon  
Public Registries

**NOTE:** Confirmation of Receipt of this Licence No. 2928 (*by the Licencee only*) is required by the Director of Environmental Assessment and Licensing. Please acknowledge receipt by signing in the space provided below and faxing a copy (letter only) to the Department by August 18, 2010.

\_\_\_\_\_  
On behalf of the R.M. of Sifton and the Town of Oak Lake

\_\_\_\_\_  
Date

**\*\* A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES\*\***



Licence No. / Licence n° 2928

Issue Date / Date de délivrance August 4, 2010

In accordance with The Manitoba Environment Act (C.C.S.M. c. E125)  
Conformément à la Loi sur l'environnement (C.P.L.M. c. E125)  
Pursuant to Section 11(1)

THIS LICENCE IS ISSUED TO: / CETTE LICENCE EST DONNÉE À:

**The Town of Oak Lake and the Rural Municipality of Sifton; "the Licencee"**

for the construction and operation of the Development being a wastewater collection system and wastewater treatment lagoon located in SE 15-9-24 WPM in the Rural Municipality of Sifton, with discharge of treated effluent into Flat Creek, in accordance with the Proposal filed under The Environment Act dated December 23, 2009 and additional information dated April 28, 2010, and subject to the following specifications, limits, terms and conditions:

**DEFINITIONS**

In this Licence,

"access road" means a road that leads from a Provincial Trunk Highway, Provincial Road, or a municipal road;

"accredited laboratory" means an analytical facility accredited by the Standard Council of Canada (SCC), or accredited by another accrediting agency recognized by Manitoba Conservation to be equivalent to the SCC, or be able to demonstrate, upon request, that it has the quality assurance/quality control (QA/QC) procedures in place equivalent to accreditation based on the international standard ISO/IEC 17025, or otherwise approved by the Director;

"approved" means approved by the Director or the Environment Officer in writing;

"as constructed drawings" means engineering drawings complete with all dimensions which indicate all features of the Development as it has actually been built;

"ASAE" means the American Society of Agricultural Engineers;

"ASTM" means the American Society for Testing and Materials;

"Director" means an employee so designated pursuant to The Environment Act;

"effluent" means treated wastewater flowing or pumped out of the wastewater treatment lagoon;

**"Environment Officer"** means an employee so designated pursuant to The Environment Act;

**"fecal coliform"** means aerobic and facultative, Gram-negative, nonspore-forming, rod-shaped bacteria capable of growth at 44.5°C, and associated with fecal matter of warm-blooded animals;

**"five-day biochemical oxygen demand"** means that part of the oxygen demand usually associated with biochemical oxidation of organic matter within five days at a temperature of 20°C;

**"five-day carbonaceous biochemical oxygen demand"** means that part of the oxygen demand usually associated with biochemical oxidation of carbonaceous organic matter within five days at a temperature of 20°C, excluding the oxygen demand usually associated with the biochemical oxidation of nitrogenous organic matter;

**"grab sample"** means a quantity of wastewater taken at a given place and time;

**"high water mark"** means the line on the interior surface of the primary and secondary cells which is normally reached when the cell is at the maximum allowable liquid level;

**"hydraulic conductivity"** means the quantity of water that will flow through a unit cross-sectional area of a porous material per unit of time under a hydraulic gradient of 1.0;

**"low water mark"** means the line on the interior surface of the primary and secondary cells which is normally reached when the cell is discharged;

**"mil"** means one-thousandth of an inch;

**"MPN Index"** means the most probable number of coliform organisms in a given volume of wastewater which, in accordance with statistical theory, would yield the observed test result with the greatest frequency;

**"primary cell"** means the first in a series of cells of the wastewater treatment lagoon system and which is the cell that receives the untreated wastewater;

**"PVC"** means polyvinyl chloride;

**"riprap"** means small, broken stones or boulders placed compactly or irregularly on dykes or similar embankments for protection of earthen surfaces against the wave action or current;

**"secondary cell"** means a cell of the wastewater treatment lagoon system which is the cell that receives partially treated wastewater from the primary cell;

**"septage"** means the sludge produced in individual on-site wastewater disposal systems such as septic tanks;

**"sewage"** means household and commercial wastewater that contains human waste;

**"sludge"** means accumulated solid material containing large amounts of entrained water, which has separated from wastewater during processing;

**"Standard Methods for the Examination of Water and Wastewater"** means the most recent edition of Standard Methods for the Examination of Water and Wastewater published jointly by the American Public Health Association, the American Waterworks Association and the Water Environment Federation;

**"total coliform"** means a group of aerobic and facultative anaerobic, Gram-negative, nonspore-forming, rod-shaped bacteria, that ferment lactose with gas and acid formation within 48 hours at 35°C, and inhabit predominantly the intestines of man or animals, but are occasionally found elsewhere and include the sub-group of fecal coliform bacteria;

**"wastewater"** means the spent or used water of a community or industry which contains dissolved and suspended matter; and

**"wastewater treatment lagoon"** means the component of this development which consists of an impoundment into which wastewater is discharged for storage and treatment by natural oxidation.

### GENERAL TERMS AND CONDITIONS

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

1. In addition to any of the following specifications, limits, terms and conditions specified in this Licence, the Licencee shall, upon the request of the Director:
  - a) sample, monitor, analyze or investigate specific areas of concern regarding any segment, component or aspect of pollutant storage, containment, treatment, handling, disposal or emission systems, for such pollutants, ambient quality, aquatic toxicity, leachate characteristics and discharge or emission rates, and for such duration and at such frequencies as may be specified;
  - b) determine the environmental impact associated with the release of any pollutant from the Development; or
  - c) provide the Director, within such time as may be specified, with such reports, drawings, specifications, analytical data, descriptions of sampling and analytical procedures being used, bioassay data, flow rate measurements and such other information as may from time to time be requested.
2. The Licencee shall submit all information required to be provided to the Director under this Licence, in writing, in such form (including number of copies) and of such content as may be required by the Director.

3. The Licencee shall direct all wastewater generated within the Town of Oak Lake and the Rural Municipality of Sifton toward the wastewater treatment lagoon or other approved sewage treatment facilities.
4. The Licencee shall actively participate in any future watershed based nutrient reduction program, approved by the Director, for Flat Creek and/or the Assiniboine River, and associated waterways and watersheds.
5. The Licencee shall operate and maintain the wastewater treatment lagoon and wastewater collection system in such a manner that the release of offensive odours is minimized.

### **SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS**

#### **Respecting Construction - General**

6. The Licencee shall notify the assigned Environment Officer not less than two weeks prior to beginning construction of the Development. The notification shall include the intended starting date of construction and the name of the contractor responsible for construction.
7. The Licencee shall not, during construction of the Development, remove, destroy or disturb species listed as rare or endangered, or their habitats. Rare and endangered species are listed in *Manitoba Regulation 25/98* respecting *Threatened, Endangered and Extirpated Species*, and amendments thereof, and in the federal Species at Risk Act.
8. The Licencee shall dispose of non-reusable construction debris from the Development at a waste disposal ground operating under the authority of a permit issued pursuant to *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds*, or any future amendment thereof, or a Licence issued pursuant to The Environment Act.
9. The Licencee shall, during construction and operation of the Development:
  - a) immediately report any reportable spills to Manitoba Conservation's Accident Reporting Line at (204) 944-4888; and
  - b) provide a follow-up report to the Director on a reportable environmental accident outlining the cause(s) and proposing corrective action to prevent reoccurrence.
10. The Licencee shall:
  - a) not construct the wastewater treatment lagoon during periods of heavy rain;
  - b) place and/or isolate all dredged and construction material where it will not erode into any watercourse;
  - c) implement effective long-term sediment and erosion control measures to prevent soil-laden runoff, and/or silt from entering any watercourse during construction and until vegetation is established;
  - d) routinely inspect all erosion and sediment control structures and immediately complete any necessary maintenance or repair; and
  - e) use rock that is free of silt and clay for riprap.

11. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 metres from any waterbody, and shall comply with the requirements of *Manitoba Regulation 188/2001* respecting *Storage and Handling of Petroleum Products and Allied Products* or any future amendment thereof.
12. The Licencee shall, at all times during the construction of the Development, maintain materials to contain and recover spills of fuel and other fluids associated with construction machinery at construction sites.
13. The Licencee shall construct and maintain an all-weather access road to the wastewater treatment lagoon.
14. The Licencee shall construct a truck dumping station for truck hauled wastewater. The truck dumping facility shall have a surface splash ramp with a smooth hard surface that can be easily washed free of solids.
15. The Licencee shall install and maintain a fence around the wastewater treatment lagoon to limit access. The fence shall be a minimum of 1.2 metres high and have a locking gate, which shall be locked at all times except to allow access to the wastewater treatment lagoon.
16. The Licencee shall:
  - a) prepare "as constructed drawings" for the Development and shall label the drawings "As Constructed"; and
  - b) provide to the Director, within four months of the assigned Environment Officer's approval of the report required by sub-Clause 18 f) of this Licence, two copies of the "as constructed drawings" of the wastewater treatment lagoon.

**Respecting Construction – Liner**

17. The Licencee shall, prior to the construction of the cells for the wastewater treatment lagoon, remove all organic topsoil from the area where the cells will be constructed.
18. The Licencee shall construct and maintain a continuous liner underlying all cells of the wastewater treatment lagoon, such that:
  - a) the liner is constructed from PVC geomembrane that has been manufactured in accordance with ASTM Standard D 7176-06;
  - b) the liner has a minimum thickness of 30 mils;
  - c) the liner is installed in accordance with ASAE Standard EP340.2 for the Installation of Flexible Membrane Linings;
  - d) the liner is installed to a minimum elevation of 2.5 metres above the base of both the primary and original secondary cells;
  - e) the liner is free of holes and has a hydraulic conductivity not exceeding  $3.0 \times 10^{-9}$  centimetres per second over the entire surface area of the liner;
  - f) the liner is tested for the integrity of all field seams by the air lance or ultrasonic pulse echo test method, in accordance with ASTM Standard D 4437-99, and a testing report is prepared and submitted to the Environment Officer for approval; and

- g) the liner is covered with sand or other granular cover material to a minimum depth of 0.30 metre measured perpendicular to the surface of the liner.
19. The Licencee shall construct and maintain a gas relief system under the liner for all cells of the wastewater treatment lagoon.
  20. The Licencee shall notify the assigned Environment Officer one week prior to commencing the installation of the liner and the gas relief system.
  21. The Licencee shall not cover the liner or use the wastewater treatment lagoon until receiving the approval of the assigned Environment Officer of the report submitted pursuant to sub-Clause 18 f) of this Licence.
  22. The Licencee shall complete the installation of the liner of the wastewater treatment lagoon between the 15<sup>th</sup> day of May and the 15<sup>th</sup> day of October of any year.

**Respecting Operation:**

23. The Licencee shall obtain and maintain classification of the Development pursuant to *Manitoba Regulation 77/2003* respecting *Water and Wastewater Facility Operators* or any future amendment thereof and maintain compliance with all requirements of the regulation including, but not limited to, the preparation and maintenance of a Table of Organization, Emergency Response Plan and Standard Operating Procedures.
24. The Licencee shall carry out the operation of the Development with individuals properly certified to do so pursuant to *Manitoba Regulation 77/2003* respecting *Water and Wastewater Facility Operators* or any future amendment thereof.
25. The Licencee shall operate the wastewater treatment lagoon such that the wastewater load does not exceed the design capacities as follows:
  - a) the organic loading on the primary cell, as indicated by the five-day biochemical oxygen demand, is not in excess of 56 kilograms per hectare per day; and
  - b) the depth of liquid in all primary and secondary cells does not exceed 1.5 metres.
26. The Licencee shall not discharge septage into the wastewater treatment lagoon between the 15th day of October of any year and the 1st day of June of the following year.
27. The Licencee shall not discharge effluent from the wastewater treatment lagoon:
  - a) where the organic content of the effluent, as indicated by the five-day biochemical oxygen demand, is in excess of 25 milligrams per litre;
  - b) where the total suspended solids content of the effluent is in excess of 25 milligrams per litre, unless the exceedance is caused by algae;
  - c) where the fecal coliform content of the effluent, as indicated by the MPN index, is in excess of 200 per 100 millilitres of sample;
  - d) where the total coliform content of the effluent, as indicated by the MPN index, is in excess of 1500 per 100 millilitres of sample; and

- e) between the 1<sup>st</sup> day of November of any year and the 15<sup>th</sup> day of June of the following year.
28. The Licencee shall, when discharging effluent from the wastewater treatment lagoon, limit the rate of discharge to approximately one half of the maximum discharge capacity of the outlet. A higher rate of discharge may be used if the depth of liquid in the primary cell of the wastewater treatment lagoon reaches 1.5 metres during the discharge period, or during a discharge after October 15 of any year.
29. The Licencee shall, in case of physical or mechanical breakdown of the wastewater collection and/or treatment system:
- a) notify the Director immediately;
  - b) identify the repairs required to the wastewater collection and/or treatment system; and
  - c) complete the repairs in accordance with the written instructions of the Director.

**Respecting Maintenance:**

30. The Licencee shall provide and maintain a grass cover on the dykes of the wastewater treatment lagoon and shall regulate the growth of the vegetation so that the height of the vegetation does not exceed 0.3 metres on all dykes.
31. The Licencee shall annually remove by mechanical methods all reeds, rushes and trees located above the low water mark in every cell of the wastewater treatment lagoon.
32. The Licencee shall implement an ongoing program to ensure that burrowing animals are removed from the site of the wastewater treatment lagoon.

**Respecting the Decommissioning of the Existing Wastewater Treatment Lagoon in SE 26-9-24W**

33. The Licencee shall, prior to beginning construction of the Development:
- a) prepare for the approval of the Director, a plan for the decommissioning of the existing wastewater treatment lagoon in SE 26-9-24W, addressing the volume of sludge to be removed, the method of sludge removal, the method of transport of sludge to the new lagoon in SE 15-9-24W, activities to restore the site of the existing lagoon, a program of study and assessment to determine the effects of seepage from the existing lagoon, mitigation measures to address current and potential future impacts caused by seepage from the existing lagoon, and the timeframe for decommissioning activities; and
  - b) implement the approved decommissioning plan.

**MONITORING AND REPORTING SPECIFICATIONS**

34. The Licencee shall, unless otherwise specified in this Licence:
- a) carry out all preservations and analyses on liquid samples in accordance with the methods prescribed in the Standard Methods for the Examination of Water and Wastewater, or in accordance with equivalent preservation and analytical methodologies approved by the Director;

- b) ensure that all analytical determinations are undertaken by an accredited laboratory; and
  - c) report the results to the Director, in writing and in an electronic format acceptable to the Director, within 60 days of the samples being taken.
35. The Licencee shall, prior to each effluent discharge campaign obtain grab samples of the treated wastewater and have them analyzed for:
- a) the organic content as indicated by the five-day biochemical oxygen demand and expressed as milligrams per litre;
  - b) the organic content as indicated by the five-day carbonaceous biochemical oxygen demand and expressed as milligrams per litre;
  - c) the total suspended solids content expressed as milligrams per litre;
  - d) the fecal coliform content as indicated by the MPN index and expressed as MPN per 100 millilitres per sample; and
  - e) the total coliform content as indicated by the MPN index and expressed as MPN per 100 millilitres per sample.
36. The Licencee shall:
- a) during each year maintain records of:
    - i) wastewater sample dates;
    - ii) original copies of laboratory analytical results of the sampled wastewater; and
    - iii) effluent discharge dates;
  - b) make the records being maintained pursuant to sub-Clause 36 a) of this Licence available to an Environment Officer upon request; and
  - c) keep the maintained records of any one calendar year available for inspection for a period of three years following the respective calendar year in which they were recorded.
37. The Licencee shall, during the first year of operation of the Development, obtain two representative grab samples of the effluent during each effluent discharge campaign. The grab samples shall be obtained near the start of each discharge and near the end of each discharge, and shall be analysed and reported in accordance with Schedule "A" attached to this Licence.



**REVIEW AND REVOCATION**

- A. Environment Act Licence No. 1151 is hereby rescinded upon commissioning of the wastewater treatment lagoon in SE 15-9-24W.
- B. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.
- C. If the Licencee has not commenced construction of the Development within three years of the date of this Licence, the Licence is revoked.
- D. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.



**Tracey Braun, M. Sc.**  
**Director**  
**Environment Act**

**Client File No.: 5434.00**

# Environment Act Licence Loi sur l'environnement Licence

Manitoba  
Conservation  
Conservation  
Manitoba



Licence No./Licence n° 2604 R

Issue Date/Date de délivrance June 10, 2003

Revised: December 29, 2005

IN ACCORDANCE WITH THE MANITOBA ENVIRONMENT ACT (C.C.S.M. c. E125)  
THIS LICENCE IS ISSUED PURSUANT TO SECTION 11(1) AND SECTION 14(2) TO:

THE RURAL MUNICIPALITY OF WHITEHEAD; "the Licencee"

for the construction and operation of the Development being a wastewater treatment lagoon located in NW 7-10-21 WPM and SW 18-10-21 WPM for the Community of Alexander in the Rural Municipality of Whitehead, with discharge of treated effluent into the Alexander-Griswold Marsh, in accordance with the Proposal filed under The Environment Act dated November 1, 2002, a letter and attached plan dated May 28, 2003, and letters and attached plans of October 18, 2005 and October 27, 2005, and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence,

"access road" means a road that leads from a Provincial Trunk/Highway, Provincial Road, or a municipal road;

"accredited laboratory" means an analytical facility accredited by the Standard Council of Canada (SCC), or accredited by another accrediting agency recognized by Manitoba Conservation to be equivalent to the SCC, or be able to demonstrate, upon request, that it has the quality assurance/quality control (QA/QC) procedures in place equivalent to accreditation based on the international standard ISO/IEC 17025, or otherwise approved by the Director;

"approved" means approved by the Director in writing;

"as constructed drawings" means engineering drawings complete with all dimensions which indicate all features of the Development as it has actually been built;

"ASTM" means the American Society for Testing and Materials;

"Director" means an employee so designated pursuant to The Environment Act;

**\*\*A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES\*\***

"**effluent**" means treated wastewater flowing or pumped out of the wastewater treatment lagoon;

"**fecal coliform**" means aerobic and facultative, Gram-negative, nonspore-forming, rod-shaped bacteria capable of growth at 44.5°C, and associated with fecal matter of warm-blooded animals;

"**five-day biochemical oxygen demand**" means that part of the oxygen demand usually associated with biochemical oxidation of organic matter within five days at a temperature of 20°C;

"**grab sample**" means a quantity of wastewater taken at a given place and time;

"**HDPE**" means high density polyethylene;

"**high water mark**" means the line on the interior surface of the primary and secondary cells which is normally reached when the cell is at the maximum allowable liquid level;

"**hydraulic conductivity**" means the quantity of water that will flow through a unit cross-sectional area of a porous material per unit of time under a hydraulic gradient of 1.0;

"**low water mark**" means the line on the interior surface of the primary and secondary cells which is normally reached when the cell is discharged;

"**mil**" means one-thousandth of an inch;

"**MPN Index**" means the most probable number of coliform organisms in a given volume of wastewater which, in accordance with statistical theory, would yield the observed test result with the greatest frequency;

"**primary cell**" means the first in a series of cells of the wastewater treatment lagoon system and which is the cell that receives the untreated wastewater;

"**riprap**" means small, broken stones or boulders placed compactly or irregularly on dykes or similar embankments for protection of earthen surfaces against the wave action or current;

"**secondary cell**" means a cell of the wastewater treatment lagoon system which is the cell that receives partially treated wastewater from the primary cell;

"**septage**" means the sludge produced in individual on-site wastewater disposal systems such as septic tanks;

"**sewage**" means household and commercial wastewater that contains human waste;

**"Standard Methods for the Examination of Water and Wastewater"** means the most recent edition of Standard Methods for the Examination of Water and Wastewater published jointly by the American Public Health Association, the American Waterworks Association and the Water Environment Federation;

**"total coliform"** means a group of aerobic and facultative anaerobic, Gram-negative, nonspore-forming, rod-shaped bacteria, that ferment lactose with gas and acid formation within 48 hours at 35°C, and inhabit predominantly the intestines of man or animals, but are occasionally found elsewhere and include the sub-group of fecal coliform bacteria;

**"wastewater"** means the spent or used water of a community or industry which contains dissolved and suspended matter; and

**"wastewater treatment lagoon"** means the component of this development which consists of an impoundment into which wastewater is discharged for storage and treatment by natural oxidation.

### GENERAL TERMS AND CONDITIONS

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

1. In addition to any of the following specifications, limits, terms and conditions specified in this Licence, the Licencee shall, upon the request of the Director:
  - a) sample, monitor, analyze or investigate specific areas of concern regarding any segment, component or aspect of pollutant storage, containment, treatment, handling, disposal or emission systems, for such pollutants, ambient quality, aquatic toxicity, leachate characteristics and discharge or emission rates, and for such duration and at such frequencies as may be specified;
  - b) determine the environmental impact associated with the release of any pollutant from the Development; or
  - c) provide the Director, within such time as may be specified, with such reports, drawings, specifications, analytical data, descriptions of sampling and analytical procedures being used, bioassay data, flow rate measurements and such other information as may from time to time be requested.
2. The Licencee shall submit all information required to be provided to the Director under this Licence, in writing, in such form (including number of copies) and of such content as may be required by the Director.
3. The Licencee shall direct all wastewater generated within the Community of Alexander toward the wastewater treatment lagoon or other approved sewage treatment facilities.

4. The Licencee shall construct and maintain an all-weather access road to the wastewater treatment lagoon.
5. The Licencee shall construct a truck dumping station for truck hauled wastewater. The truck dumping facility shall have a surface splash ramp with a smooth hard surface that can be easily washed free of solids.
6. The Licencee shall actively participate in any future watershed based nutrient reduction program, approved by the Director, for the Assiniboine River, Alexander-Griswold Marsh and associated waterways and watersheds.
7. The Licencee shall ensure that the operation of the Development is carried out by individuals properly trained or qualified to do so.
8. The Licencee shall operate and maintain the wastewater treatment lagoon and wastewater collection system in such a manner that the release of offensive odours is minimized.

#### **SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS**

##### **Respecting Construction:**

9. The Licencee shall notify the assigned Environment Officer not less than two weeks prior to beginning construction of the Development. The notification shall include the intended starting date of construction.
10. The Licencee shall dispose of non-reusable construction debris from the Development at a waste disposal ground operating under the authority of a permit issued pursuant to *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds*, or any future amendment thereof, or a Licence issued pursuant to The Environment Act.
11. The Licencee shall construct and maintain a continuous liner underlying the primary and secondary cells of the wastewater treatment lagoon, such that:
  - a) the liner is constructed from HDPE geomembrane;
  - b) the liner has a minimum thickness of 60 mils;
  - c) all sections of the liner are joined by double channel fusion seaming;
  - d) the liner is installed to a minimum elevation of 2.0 metres above the base of both the primary and secondary cells;
  - e) in accordance with ASTM Standard D-4437, the integrity of all field seams are tested by non-destructive test methods, a testing report is prepared and submitted to the Director within 30 days of commencing the installation of the liner; and
  - f) the liner is secured to prevent lifting of the liner.

12. The Licencee shall construct and maintain a gas relief system under the liner for all cells of the wastewater treatment lagoon.
13. The Licencee shall notify the Director one week prior to commencing the installation of the liner and the gas relief system.
14. The Licencee shall not cover the liner or use the wastewater treatment lagoon until receiving the approval of the Director of the report submitted pursuant to sub-Clause 11 e) of this Licence.
15. The Licencee shall install and maintain a fence around the wastewater treatment lagoon to limit access. The fence shall be a minimum of 1.2 metres high and have a locking gate, which shall be locked at all times except to allow access to the wastewater treatment lagoon.
16. The Licencee shall:
  - a) prepare "as constructed drawings" for the Development and shall label the drawings "As Constructed"; and
  - b) provide to the Director, on or before the 1st day of October, 2006, two copies of the "as constructed drawings" of the wastewater treatment lagoon.
17. The Licencee shall, during construction and operation of the Development, report spills of fuels or other contaminants to an Environment Officer in accordance with the requirements of *Manitoba Regulation 439/87* respecting *Environmental Accident Reporting*.
18. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 metres from any waterbody, and shall comply with the requirements of *Manitoba Regulation 188/2001* respecting *Storage and Handling of Petroleum Products and Allied Products*.

**Respecting Operation:**

19. The Licencee shall operate the wastewater treatment lagoon such that the wastewater load does not exceed the design capacities as follows:
  - a) the organic loading on the primary cell, as indicated by the five-day biochemical oxygen demand, is not in excess of 56 kilograms per hectare per day; and
  - b) the depth of liquid in all primary and secondary cells does not exceed 1.5 metres.
20. The Licencee shall not discharge septage into the wastewater treatment lagoon between the 15th day of October of any year and the 1st day of June of the following year.

21. The Licencee shall not discharge effluent from the wastewater treatment lagoon:
  - a) where the organic content of the effluent, as indicated by the five-day biochemical oxygen demand, is in excess of 30 milligrams per litre;
  - b) where the fecal coliform content of the effluent, as indicated by the MPN index, is in excess of 200 per 100 millilitres of sample;
  - c) where the total coliform content of the effluent, as indicated by the MPN index, is in excess of 1500 per 100 millilitres of sample;
  - d) between the 1st day of November of any year and the 15th day of June of the following year;
  
22. The Licencee shall, in case of physical or mechanical breakdown of the wastewater collection and/or treatment system:
  - a) notify the Director immediately;
  - b) identify the repairs required to the wastewater collection and/or treatment system; and
  - c) complete the repairs in accordance with the written instructions of the Director.

**Respecting Maintenance:**

23. The Licencee shall, if in the opinion of the Director, significant erosion of the interior surfaces of the dykes occurs, place riprap on the interior dyke surfaces from 0.6 metres above the high water mark to at least 0.6 metres below the low water mark to protect the dykes from wave action.
  
24. The Licencee shall provide and maintain a grass cover on the dykes of the wastewater treatment lagoon and shall regulate the growth of the vegetation so that the height of the vegetation does not exceed 0.3 metres on all dykes.
  
25. The Licencee shall annually remove by mechanical methods all reeds, rushes and trees located above the low water mark in every cell of the wastewater treatment lagoon.
  
26. The Licencee shall implement an ongoing program to ensure that burrowing animals are removed from the site of the wastewater treatment lagoon.
  
27. The Licencee shall take action to maintain the HDPE liner on the bottom of the cells of the Development. If the liner becomes displaced from its design position, the Licencee shall immediately report the displacement to the Director, and take any measures required by the Director to restore the liner to its design position.

### MONITORING AND REPORTING SPECIFICATIONS

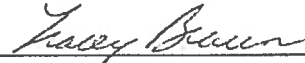
28. The Licencee shall, unless otherwise specified in this Licence:
- a) carry out all preservations and analyses on liquid samples in accordance with the methods prescribed in the Standard Methods for the Examination of Water and Wastewater, or in accordance with equivalent preservation and analytical methodologies approved by the Director;
  - b) ensure that all analytical determinations are undertaken by an accredited laboratory; and
  - c) report the results to the Director, in writing and in an electronic format acceptable to the Director, within 60 days of the samples being taken.
29. The Licencee shall prior to each effluent discharge campaign obtain grab samples of the treated wastewater and have them analyzed for:
- a) the organic content as indicated by the five day biochemical oxygen demand and expressed as milligrams per litre;
  - b) the fecal coliform content as indicated by the MPN index and expressed as MPN per 100 millilitres per sample; and
  - c) the total coliform content as indicated by the MPN index and expressed as MPN per 100 millilitres per sample.
30. The Licencee shall:
- a) during each year maintain records of:
    - i) wastewater sample dates;
    - ii) original copies of laboratory analytical results of the sampled wastewater; and
    - iii) effluent discharge dates;
  - b) make the records being maintained pursuant to Clause 29 a) of this Licence available to an Environment Officer upon request; and
  - c) keep the maintained records of any one calendar year available for inspection for a period of three years following the respective calendar year in which they were recorded.

### REVIEW AND REVOCATION

- A. Environment Act Licence No. 2604 is hereby rescinded.
- B. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.
- C. If the Licencee has not commenced construction of the Development within three years of the date of this Licence, the Licence is revoked.



- D. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.



---

Tracey Braun, M. Sc.  
Director  
Environment Act

Client File No.: 4887.00

## **Appendix C**

# TOWN OF OAK LAKE

Chief Administrative Officer, Mary Smith

Mayor, Jeff Sigurdson

Box 100 Oak Lake, Manitoba R0M 1P0

Phone 855-2423 Fax 855-2836 E-Mail: [cao\\_sifton@mymts.net](mailto:cao_sifton@mymts.net)

Sent via Email: [Randy@rfnw.com](mailto:Randy@rfnw.com)

March 21, 2013

Oak Lake Four Seasons  
Island Resort Ltd.  
c/o Randy Boulton  
Box 1749  
Virden, Man R0M 2C0

Dear Sir:

**Re: Oak Island Campground Sewage disposal**

This letter is in reference to your email of January 21, 2013. On March 13, 2013 Council again reviewed this email which advised that the average quantity of septic hauled from the Oak Island campground to the Oak Lake Lagoon would be 15,445 litres per day based on a 154 day season. Council will allow this quantity of septic to be hauled to the Town of Oak Lake's lagoon with the following condition:

- In the event the lagoon cell(s) are in danger of overflowing (i.e. rain event) the Town of Oak Lake would contact you to advise that hauling must cease immediately. The lagoon facility would be closed to all outside use. You would be advised when the situation was under control and hauling could then resume.

Yours truly,



Mary Smith, CMMA  
Chief Administrative Officer

Wayne D. Dobbie  
Reeve



Cindy Izzard, CMMA  
Chief Administrative Officer

**RURAL MUNICIPALITY OF WHITEHEAD**

P.O. BOX 107 ♦ ALEXANDER, MB. R0K 0A0  
Phone 204-752-2281 ♦ Fax 204-752-2122  
e-mail [rmwhitehead@rmvmts.net](mailto:rmwhitehead@rmvmts.net)

March 21, 2013

Mr. Randy Boulton  
Oak Island Resort

Dear Mr. Boulton:

Further to our conversation and your email on Monday, January 21, 2013, please be advised that the Rural Municipality of Whitehead will accept sewage hauled from Oak Island Resort on an emergency basis, with a maximum daily limit not to exceed 45,000 litres.

Please be aware that you will be charged a fee of \$40.00 per load.

This agreement will be in effect from today, March 21, 2013 until December 31, 2013 at which time we will discuss the possibility of extending the agreement.

If these terms are agreeable, please sign and return one copy of this agreement.

Yours truly,

Cindy Izzard, CMMA  
Chief Administrative Officer

Cindy Izzard, CAO  
Rural Municipality of Whitehead

Randy Boulton  
Oak Island Resort

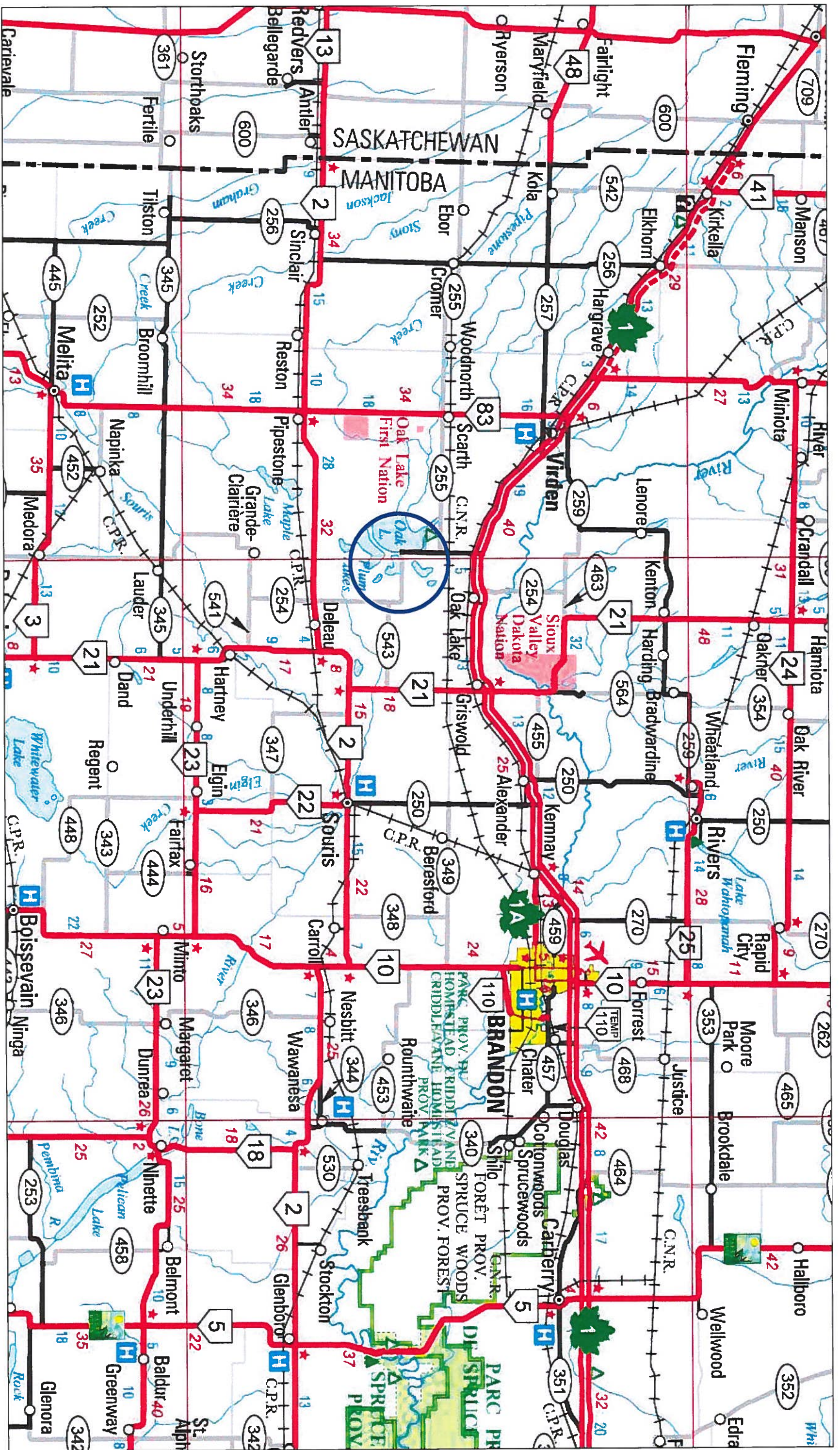
## **Appendix D**

**Four Seasons Oak Island Resort  
Campground Collection and Retention Tanks  
Existing Permit Numbers**

Tank #	Permit #	year installed	size	unit of measure	location
1	01-B05-150	2005	3 X	3500 gallons	Central Holding Tank
2	01-B05-151	2005	1500	gallons	Behind Mini Golf
3	01-B05-152	2005	1500	gallons	First Street
4	01-B05-153	2005	1500	gallons	Third Street
5	01-B05-154	2005	1500	gallons	Fourth Street (2)
6	01-B05-155	2005	1500	gallons	Fourth Street (2)
7	01-B05-156	2005	1500	gallons	Fifth Street West (1)
8	01-B05-157	2005	1500	gallons	Fifth Street West (2)
9	04-B08-210	2008	1500	gallons	South Meadow
10	04-B08-211	2008	1500	gallons	Fifth Street East
11	04-B11-082	2011	1500	gallons	North West Meadow
12	04-B12-039	2012	750	gallons	Sixth Street
13	04-B12-040	2012	750	gallons	Sixth Street
14	04-B12-041	2012	750	gallons	Sixth Street
15	04-B12-042	2012	750	gallons	Sixth Street
16	04-B12-043	2012	750	gallons	Sixth Street
17	04-B12-044	2012	750	gallons	Sixth Street
18	04-B12-045	2012	750	gallons	Sixth Street
19	04-B12-046	2012	750	gallons	Sixth Street
20	04-B12-047	2012	750	gallons	Sixth Street
21	04-B12-048	2012	750	gallons	Sixth Street
22	04-B12-049	2012	750	gallons	Sixth Street
23	04-B12-050	2012	750	gallons	Sixth Street

# Drawings



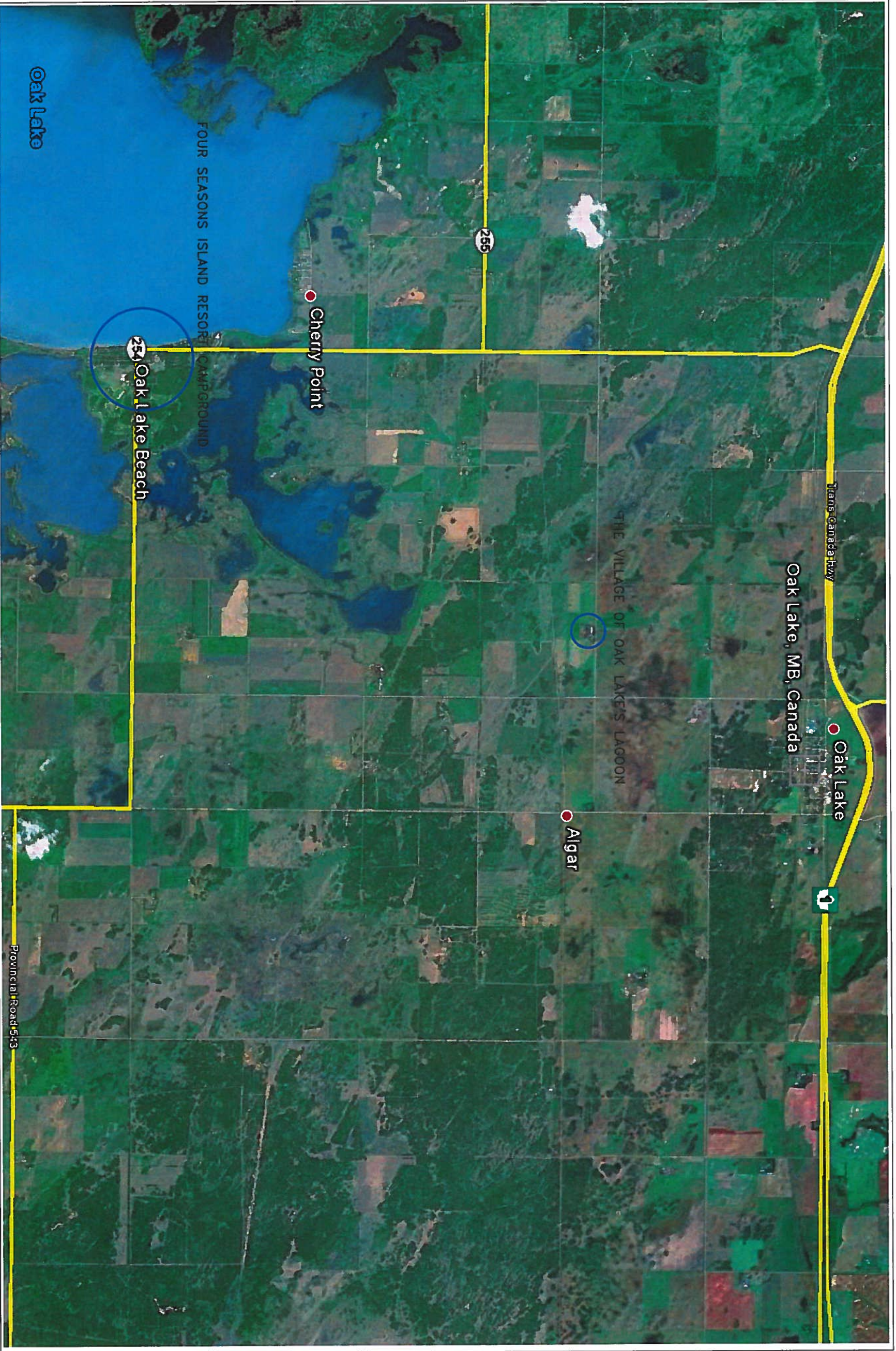


G.D. NEWTON AND ASSOCIATES INC.  
 727A, 10TH STREET  
 BRANDON, MANITOBA  
 R7A 4G7

DRAWING 1 DATE: APRIL 2013

FOUR SEASONS ISLAND RESORT CAMPGROUND  
 ROAD MAP OF SURROUNDING AREA





G.D. NEWTON AND ASSOCIATES INC.  
727A 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

DRAWING 2      DATE: APRIL 2013

FOUR SEASONS ISLAND RESORT CAMPGROUND  
AERIAL PHOTO





PRIVATE LOTS

OAK LAKE

MARINA

PROVINCIAL  
PARK

OUTLINE OF  
CAMPGROUND

COURSE

GOLF

G.D. NEWTON AND ASSOCIATES INC.  
727A 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

DRAWING 3      DATE: APRIL 2013

FOUR SEASONS ISLAND RESORT CAMPGROUND  
AERIAL PHOTO





**LEGEND**

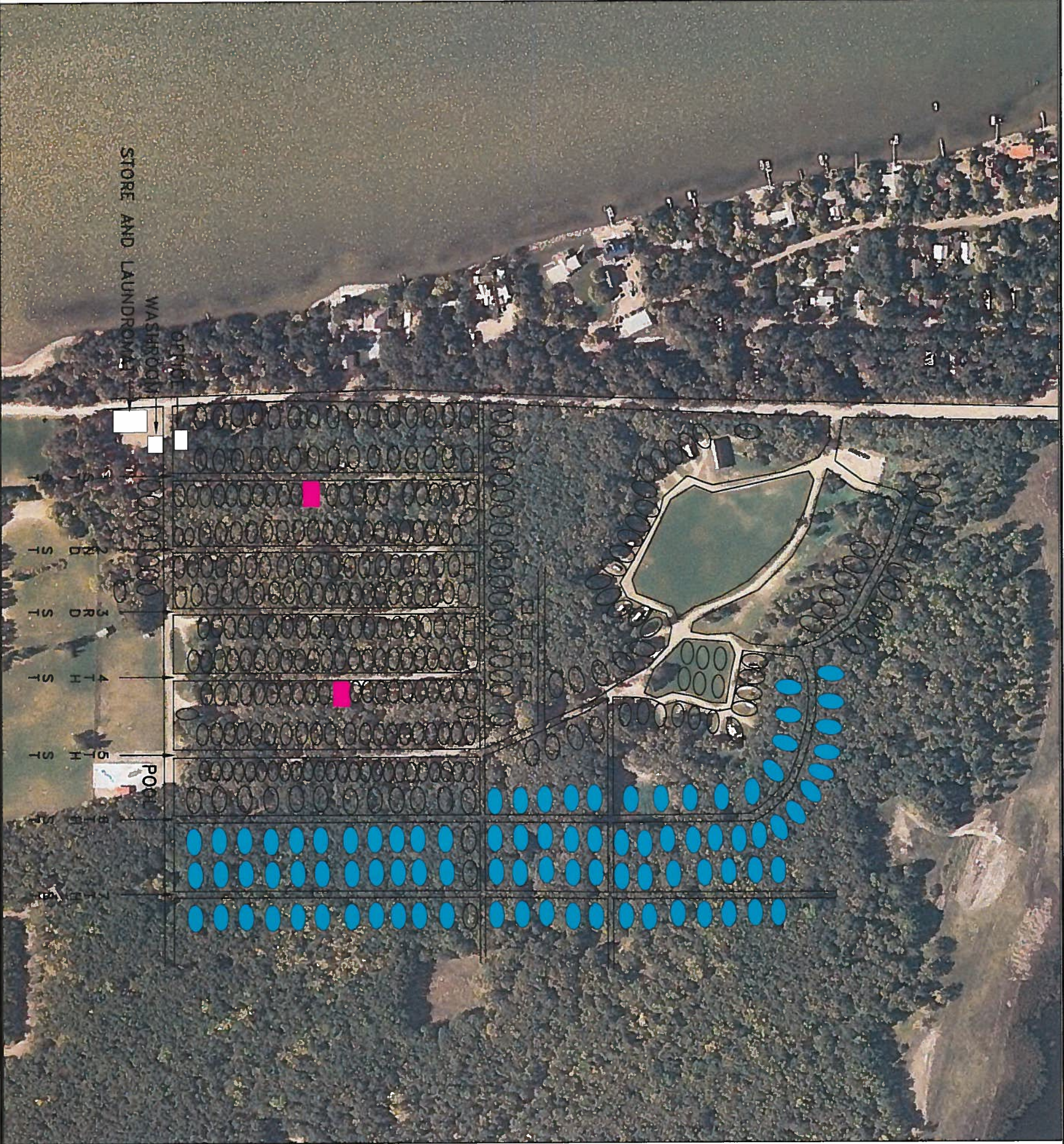
- SERVICED
- NOT SERVICED
- WASHROOM AND SHOWER WATER TANK PROPOSED
- FLUSHING TANK
- WATER SERVICE

G.D. NEWTON AND ASSOCIATES INC.  
 772A 10TH STREET  
 BRANDON, MANITOBA  
 R7A 4G7

**FOUR SEASONS ISLAND RESORT CAMPGROUND  
 FOUR SERVICED AND UNSERVICED LOTS**

DRAWING 4      DATE: APRIL 2013





NUMBER OF LOTS IN AREA  
ILLUSTRATING NEW LOTS  
WILL TOTAL 150.  
FOR SIMPLICITY NOT ALL  
LOTS SHOWN ON DRAWING.

**LEGEND**

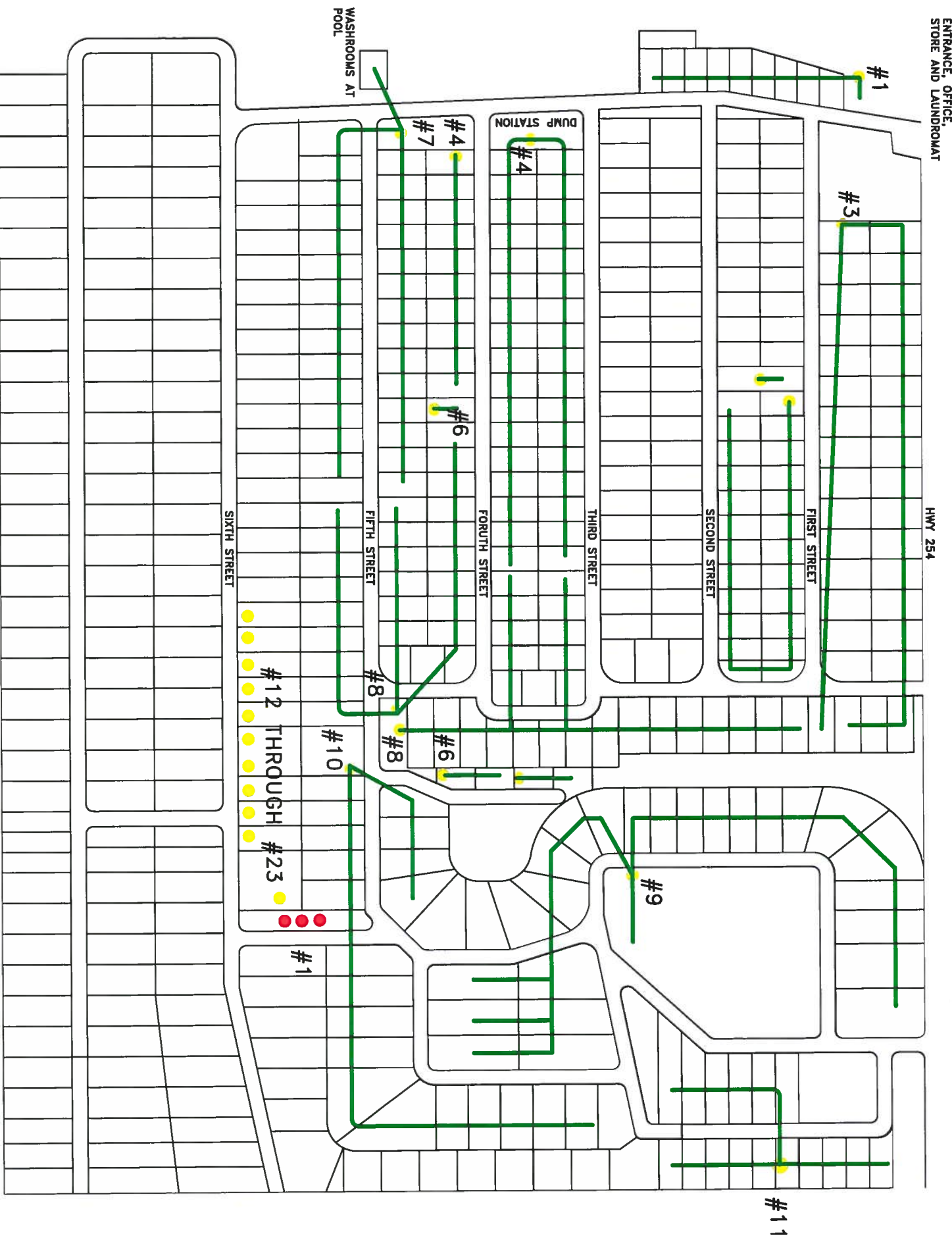
- PROPOSED LOTS
- WASHROOM AND SHOWER

G.D. NEWTON AND ASSOCIATES INC.  
772A 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

DRAWING 5      DATE: APRIL 2013

**FOUR SEASONS ISLAND RESORT CAMPGROUND  
PROPOSED LOTS**



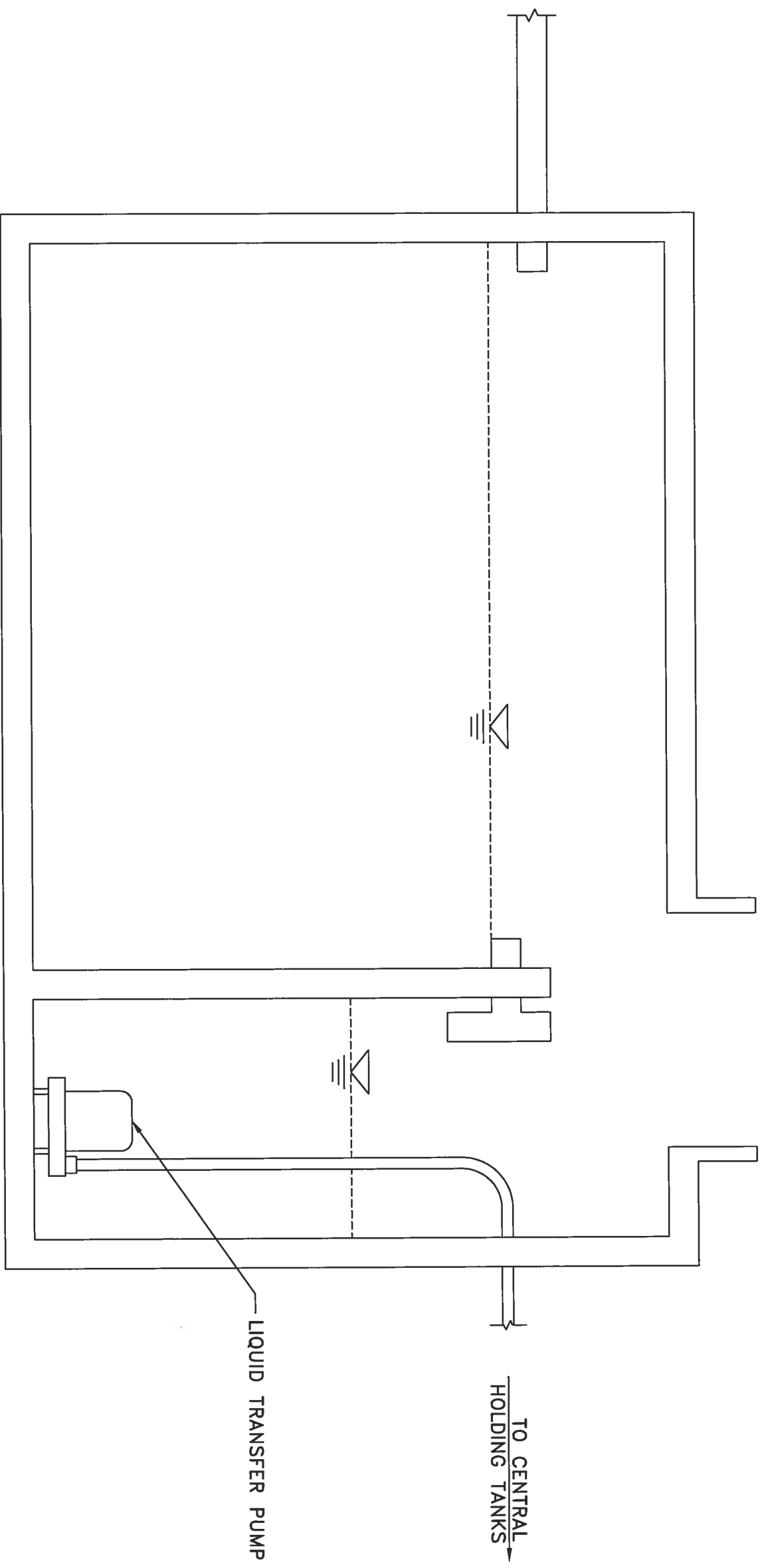


SEE LISTING OF TANKS AND THEIR ASSOCIATED PERMIT NUMBERS IN APPENDIX D

G.D. NEWTON AND ASSOCIATES INC.  
 777A 10TH STREET  
 BRANDON, MANITOBA  
 R7A 4G7

FOUR SEASONS ISLAND RESORT CAMPGROUND  
 EXISTING WASTEWATER COLLECTION SYSTEM  
 GRAVITY SEWER LINES  
 COLLECTION AND RETENTION TANKS

DRAWING 6 | DATE: APRIL 2013



LIQUID TRANSFER PUMP

TO CENTRAL  
HOLDING TANKS

G.D. NEWTON AND ASSOCIATES INC.  
727A, 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

FOUR SEASONS ISLAND RESORT CAMPGROUND  
COLLECTION TANK LAYOUT

DRAWING 7

DATE: APRIL 2013





R.M. OF  
WHITEHEAD  
LAGOON

G.D. NEWTON AND ASSOCIATES INC.

727A, 10TH STREET  
BRANDON, MANITOBA  
R7A 4G7

R.M. OF WHITEHEAD  
WASTEWATER TREATMENT LAGOON  
AERIAL PHOTO

DRAWING 8

DATE: APRIL 2013