

## **Dey, Asit (CC)**

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**From:** Dey, Asit (CC)  
**Sent:** March 20, 2020 1:48 PM  
**To:** 'Josh Genn'; 'Daniel Burns'  
**Cc:** Burland Ross, Siobhan (CC); Crocker, Peter (SD) (Peter.Crocker@gov.mb.ca); Forrestall, Kristy (CC); 'Ryan Johnston'; 'dsawatsky@sawatskygroup.com'  
**Subject:** 2020-03-20\_TAC comments Notification Meadowbrook Village\_file5890.00  
**Categories:** SEND NOW

Hello Daniel and Josh,

Good afternoon. Please find below several comments from TAC members for your information purposes only. No public comments were received during the public comment period.

### **Respecting Groundwater Management**

- The proposal does not contain information on the hydrogeology of the proposed site such as description of the aquifer system (i.e., aquifer type and expected depth, and type/thickness of soils separating the proposed lagoon and any underlying aquifer) or information on nearby groundwater users (such as the Meadowbrook Village public water supply well or private water wells). This type of information is necessary to assess the potential environmental risk of the proposed lagoon on the local aquifer system and neighbouring groundwater users.
- Manitoba's GWDriI database contains well information reports in the vicinity of the proposed lagoon that may provide valuable soil, aquifer and water well information. A synopsis report titled "Groundwater Resources in the Brandon Area Planning District", March 1981, Manitoba Department of Natural Resources, Water Resources Branch is also available.
- A properly designed and functioning lagoon (as a remoulded clay-lined lagoon with a minimum hydraulic conductivity of  $1 \times 10^{-7}$  cm/s or less) will minimize the infiltration of wastewater into the surrounding environment. However, in the event of a leakage of wastewater from the lagoon, consideration should be given to whether there may be any potential impact on the local groundwater taking into account the type of soils/distance separating the lagoon and local aquifer.
- In regards to the release of any pollutants into the local groundwater, consideration should be given to the potential impact the proposed lagoon may have on human health and safety (e.g., any potential impact on neighbouring groundwater users).

### **Respecting Water Control Works Licensing**

- Any water control works (drains, culverts, dykes, dams, etc.) associated with this project will require licensing under the Water Rights Act. Any inquiries in this regard may be directed to the local Water Resource Officer.

### **Respecting Heritage Resource Act**

- In accordance with Section 12(2) of the Heritage Resources Act, owner/developer is required to conduct at his/her own expense, a Heritage Resource Impact Assessment (HRIA) and mitigation, if necessary, prior to the project's start.
- The developer must contract a qualified archaeological consultant to conduct a Heritage Resources Impact Assessment (HRIA) of the proposed development location, in order to identify and assess any heritage resources that may be negatively impacted by development. If desired, the Branch will work with the developer/land

owners and its consultant to draw up terms of reference for this project. Please contact Historic Resources Branch at 204-945-7259.

### **Respecting Zoning By Law**

- It is required to contact the Brandon and Area Planning District regarding any necessary permits that may be required prior to construction.
- We note that the proposed lagoon expansion is located closer to nearby dwelling units less than the 457.2m setback required under the Rural Municipality of Cornwallis Zoning By-law No. 1664/03/2016. A Variation Order will be required from the Rural Municipality of Cornwallis prior to any development of the site related to the establishment of the new lagoon.

### **Respecting Setback Distance and Discharge Route Issue**

- Per engineering drawing no. C1.1 of the amended Environment Act Proposal dated February 14, 2020, the setback distance from the proposed expansion of the mobile park to the proposed wastewater treatment lagoon is less than the recommended setback distance (i.e., 460 metres) as outlined in the Provincial lagoon design guidelines. The tenants of the park who decide to construct their houses at a setback distance less than our recommended guidelines should be informed in writing before signing their contract with the Park that any odour related concerns will be required to be reported with the owner of the mobile park only. The Environment Officers will only consider attending odour related complaints for the dwelling units located at a setback distance in accordance with the Provincial lagoon design guidelines. The draft Licence will contain a clause in this regard. Based on my discussion with Daniel, it appears that the above requirement will be incorporated into the rental agreement.
- Per Section 2.5.1 of the amended Environment Act Proposal dated February 14, 2020, the treated effluent will be discharged through a natural drain located within a private property. Please note that the draft licence will contain a clause that will require the Licencee to notify the property owner(s) before each effluent discharge event.

If you have any questions concerning the foregoing, please feel free to contact me.

Thanks,

Regards,

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