

**Subject:** Wild Oaks Campground - Onsite Wastewater System File: 5904.00

The attached information can be placed in the public registries for the above project:

***Public Comments on Environment Act Proposal:*** no public comments received.

***Technical Advisory Committee Comments on Environment Act Proposal:*** (10 pages)

Manitoba Sustainable Development: Environmental Approvals Branch Onsite Wastewater Mgmt. Program, October 10, 2017

Manitoba Sustainable Development: Environmental Compliance and Enforcement Branch, August 30, 2017

Manitoba Sustainable Development: Parks and Protected Spaces Branch, August 4, 2017

Manitoba Sustainable Development: Lands Branch, September 5, 2017

Manitoba Sustainable Development: Office of Drinking Water, September 1, 2017

Manitoba Sport, Culture and Heritage: Historic Resources Branch, August 1, 2017

Manitoba Growth, Enterprise and Trade: Office of the Fire Commissioner, August 17, 2017

Manitoba Infrastructure: Highway Planning and Design Branch, Environmental Services Section, August 25, 2017

Manitoba Municipal Relations: Community and Regional Planning Branch, August 15, 2017

Bruce.

**From:** Smith, Derek (SD)  
**To:** Sagan, Barsha (SD)  
**Cc:** Burland Ross, Siobhan (SD)  
**Subject:** Wild Oaks Campground - EA Proposal Review (File # 5904.00)  
**Date:** October-10-17 4:26:35 PM

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#### Section 2.5.4 (Wastewater Production)

The peak daily sewage flow has been calculated using holding tank pump out records. This is not a standard method as peak daily sewage flows are calculated using either (1) flow monitoring data (sewage or water) or (2) using tables in the OWMS regulation (Supplementary Information Manual), USEPA 2002 Onsite Wastewater Treatment Systems Manual, or other acceptable standards. It is unclear how accurate the holding tank pump out records are. Further, I am unclear on other calculations provided in the report. For example, the engineers have used an "estimated" peak flow of 100 L/campsite/day as opposed to the 470 L/day recommended in the USEPA Manual and the OWMS regulation (Supplementary Information). As well, they have used 3 people/campsite to determine the peak flow when there can be up to 6 people/campsite. I believe the peak daily sewage flow of 17,470 L/day may have been underestimated and should be reviewed carefully. This may be why the peat biofiltration system has failed.

Another example of improper flow calculation is for the 4 bedroom residence which, as per the OWMS regulation (supplementary information), has an estimated daily sewage flow of 2,000 L/day, not 1,200 as indicated in 2.5.4.3.

#### Section 2.5.5.1 and 2.5.5.2

There is insufficient soil information to support the design of this system. Soil test pits or auger boreholes need to be used to determine the soil texture classification and the depth to restrictive soil layers (bedrock, clay, cemented soils) and groundwater table. The use well drillers logs and topographical surveys is unacceptable as this method is highly inaccurate. The soil test pits or boreholes need to be excavated to a depth that demonstrates there is at least 1.0 metre of unsaturated permeable soil below the disposal field system. Lastly, soil samples need to be sent to a lab for particle size analysis to obtain the soil texture classification.

The proponent should be required to conduct and document a proper assessment of the soil and groundwater conditions. Soil samples need to be submitted to a lab for soil texture classification as this is used to determine the soil application rate used to size the Enviro-Septic system.

Note: the schematic drawings provided by DBO in Appendix C indicate the Soil Type is to be determined.

### Other Observations

There is other important information missing in the report:

- The report indicates the septic and holding tank volumes range from 1,800 L to 6,300 L but there are no calculations or information provided to know if these are adequately sized for the new system. At the very least, these tank sizes need to meet the minimum requirements in the OWMS regulation.
- There is no information provided on how the Enviro-Septic disposal field system was sized (i.e., the soil application rate, sizing calculations).

***Derek Smith, B.Sc., Tech. Dipl., C.P.H.I.***

Onsite Wastewater Management Specialist

Environmental Approvals Branch

Manitoba Sustainable Development

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Ph: (204) 794 - 1176 Fax: (204) 948 - 2338

Email: [derek.smith@gov.mb.ca](mailto:derek.smith@gov.mb.ca)

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***Toll Free in Manitoba 1-855-944-4888***

DATE: August 30, 2017

TO: Barsha Sagan  
Environmental Approvals  
Sustainable Development  
123 Main Street, Suite 160  
Winnipeg MB R3C 1A5

FROM: Environmental Compliance and Enforcement  
Sustainable Development  
Unit B – 284 Reimer Ave  
Steinbach MB R5G 0R5

**SUBJECT: Wild Oaks Campground Environment Act Proposal for a Wastewater Treatment and Disposal System (Client File 5904.00)**

The Environmental Compliance and Enforcement Branch (ECE) submits the following comments for the above Environment Act proposal:

1. Section 2.5.7 of the proposal indicates that the existing forcemain and service piping will continue to be utilized. ECE requests the proponent to confirm if an assessment of this infrastructure was conducted as part of the site investigation, and if so, if any upgrades/repairs are required.
2. Section 2.5.4.5 of the proposal discusses wastewater production from the existing laundromat. ECE requests information on the proposed management of the wastewater from this source.
3. Section 1.3 of the proposal references the existence of a greywater pit but does not identify the greywater source. ECE requests clarification regarding the source and the proposed management of the greywater.

**From:** +WPG1212 - Parks Circulars (SD)  
**To:** Sagan, Barsha (SD)  
**Subject:** RE: Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00  
**Date:** August-04-17 12:27:19 PM

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No comments or concerns

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**From:** Steele, Tania (SD)

**Sent:** July-31-17 11:40 AM

**To:** Wilson, Brian (AGR) <Brian.Wilson@gov.mb.ca>; +WPG1212 - Conservation\_Circulars (SD) <ConCirculars@gov.mb.ca>; Labossiere, Don (SD) <Don.Labossiere@gov.mb.ca>; Molod, Rommel (SD) <Rommel.Molod@gov.mb.ca>; Kiss, Brian (SD) <Brian.Kiss@gov.mb.ca>; Janusz, Laureen R (SD) <Laureen.Janusz@gov.mb.ca>; Keenan, Phil (SD) <Phil.Keenan@gov.mb.ca>; Missyabit, Ron (SD) <Ron.Missyabit@gov.mb.ca>; Page, Elaine (SD) <Elaine.Page@gov.mb.ca>; Drimes, Daniel (SD) <Daniel.Drimes@gov.mb.ca>; Stonehouse, Perry (SD) <Perry.Stonehouse@gov.mb.ca>; +WPG574 - HRB Archaeology (SCH) <HRB.archaeology@gov.mb.ca>; +WPG1212 - Parks Circulars (SD) <ParksCirculars@gov.mb.ca>; Cunningham, Neil (SD) <Neil.Cunningham@gov.mb.ca>; Roberecki, Susan (HSAL) <Susan.Roberecki@gov.mb.ca>; Browne, Helen (HSAL) <Helen.Browne@gov.mb.ca>; +WPG969 - MIT Environmental Services Section (MI) <MITEnviServices@gov.mb.ca>; Smiley, Donna (SD) <Donna.Smiley@gov.mb.ca>; Prawdzik, Tim (SD) <Tim.Prawdzik@gov.mb.ca>; Schafer, Dave (OFC) <Dave.Schafer@gov.mb.ca>; Kubish, Cheryl (OFC) <Cheryl.Kubish@gov.mb.ca>; +STE1000 - Steinbach CRP (IMR) <SteinbachCRP@gov.mb.ca>; Kowalchuk, Sheldon (SD) <Sheldon.Kowalchuk@gov.mb.ca>; Shabaga, Greg (SD) <Greg.Shabaga@gov.mb.ca>

**Cc:** Sagan, Barsha (SD) <Barsha.Sagan@gov.mb.ca>

**Subject:** Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00

Your review and comments would be appreciated for the attached Proposal submitted pursuant to *The Environment Act*.

<http://www.gov.mb.ca/sd/eal/registries/5904wildoaks/index.html>

The contact person assigned to co-ordinate review and assessment of the Proposal is:

**Barsha Sagan**

Please indicate to the contact person if you are unable to review the proposal. A non-reply will be considered as indicating your department has reviewed the proposal and has no concerns.

Any comments you have on the Proposal should be emailed by **Sept. 5, 2017**.

**\*\*No hard copies will be provided\*\***

Thank you.

**From:** +WPG1212 - Conservation Circulars (SD)  
**To:** Sagan, Barsha (SD)  
**Subject:** RE: Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00  
**Date:** September-05-17 8:53:18 AM

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Good morning Barsha

Please note the comment below from Forestry and Peat Land Management SD:

- Ensure no impacts to adjacent stand of timber within SE 29-08-08 that is coded as 7a/D.

Thank you for the opportunity to review

**Winifred Frias**  
Crown Land Programs Administrator  
Lands Branch  
Department of Sustainable Development  
Facsimile: (204) 948-2197



Please consider the environment before printing this e-mail

**From:** [Drimes, Daniel \(SD\)](#)  
**To:** [Sagan, Barsha \(SD\)](#)  
**Subject:** RE: Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00  
**Date:** September-01-17 1:53:07 PM

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Hi Barsha,

The ODW has no concerns with the above-noted EAP with regard to drinking water safety.

However, the licence should reflect that the proposed expansion of the Wild Oaks Campground would require a permit under the Drinking Water Safety Act and must include engineered drawings. Failure to have a permit for the expansion could result in enforcement action being taken as drinking water safety could be compromised if sufficient water treatment and storage requirements are not met.

Thank you,

Daniel Drimes, C.E.T.  
Approvals Technologist, Office of Drinking Water  
Department of Sustainable Development  
1007 Century St.  
Winnipeg, MB, R3H 0W4  
Cell: 204-945-8315  
Fax: 204-945-1365

**From:** +WPG574 - HRB Archaeology (SCH)  
**To:** Sagan, Barsha (SD)  
**Subject:** RE: Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00  
**Date:** August-01-17 1:32:21 PM

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Dear Barsha,

The Historic Resources Branch has no concerns with this proposal as the client has provided a mitigation plan should heritage resources be accidentally encountered.

Sincerely,  
Suyoko

Suyoko Anne Tsukamoto  
*Impact Assessment Archaeologist*  
**Historic Resources Branch**  
Manitoba Sport, Culture, and Heritage

Main Floor, 213 Notre Dame Avenue  
Winnipeg, MB  
R3B 1N3  
**T:** (204) 945-3893  
**F:** (204) 945-2384  
**e:** suyoko.tsukamoto@gov.mb.ca

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**From:** Nimetz, Debby (OFC)  
**To:** Sagan, Barsha (SD)  
**Subject:** RE: Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00  
**Date:** August-17-17 1:13:56 PM

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Hello Barsha,

The OFC has no comments or concerns. Waste Water Treatment Systems (pipings, holding tanks, etc.) are not regulated under The Building and Mobile Homes Act.

Regards,

Debby Nimetz

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**From:** Steele, Tania (SD)  
**Sent:** July-31-17 11:40 AM  
**To:** Wilson, Brian (AGR) <Brian.Wilson@gov.mb.ca>; +WPG1212 - Conservation\_Circulars (SD) <ConCirculars@gov.mb.ca>; Labossiere, Don (SD) <Don.Labossiere@gov.mb.ca>; Molod, Rommel (SD) <Rommel.Molod@gov.mb.ca>; Kiss, Brian (SD) <Brian.Kiss@gov.mb.ca>; Janusz, Laureen R (SD) <Laureen.Janusz@gov.mb.ca>; Keenan, Phil (SD) <Phil.Keenan@gov.mb.ca>; Missyabit, Ron (SD) <Ron.Missyabit@gov.mb.ca>; Page, Elaine (SD) <Elaine.Page@gov.mb.ca>; Drimes, Daniel (SD) <Daniel.Drimes@gov.mb.ca>; Stonehouse, Perry (SD) <Perry.Stonehouse@gov.mb.ca>; +WPG574 - HRB Archaeology (SCH) <HRB.archaeology@gov.mb.ca>; +WPG1212 - Parks Circulars (SD) <ParksCirculars@gov.mb.ca>; Cunningham, Neil (SD) <Neil.Cunningham@gov.mb.ca>; Roberecki, Susan (HSAL) <Susan.Roberecki@gov.mb.ca>; Browne, Helen (HSAL) <Helen.Browne@gov.mb.ca>; +WPG969 - MIT Environmental Services Section (MI) <MITEnviServices@gov.mb.ca>; Smiley, Donna (SD) <Donna.Smiley@gov.mb.ca>; Prawdzik, Tim (SD) <Tim.Prawdzik@gov.mb.ca>; Schafer, Dave (OFC) <Dave.Schafer@gov.mb.ca>; Kubish, Cheryl (OFC) <Cheryl.Kubish@gov.mb.ca>; +STE1000 - Steinbach CRP (IMR) <SteinbachCRP@gov.mb.ca>; Kowalchuk, Sheldon (SD) <Sheldon.Kowalchuk@gov.mb.ca>; Shabaga, Greg (SD) <Greg.Shabaga@gov.mb.ca>  
**Cc:** Sagan, Barsha (SD) <Barsha.Sagan@gov.mb.ca>  
**Subject:** Request for review/comment - Wild Oaks Campground OWMS - File: 5904.00

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**Barsha Sagan**

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Any comments you have on the Proposal should be emailed by **Sept. 5, 2017**.

**Manitoba**



**Infrastructure**

Highway Planning and Design Branch  
Environmental Services Section  
1420 - 215 Garry St., Winnipeg, MB R3C 3P3  
T (204) 771-4941 F (204) 945-0593

August 25, 2017

Tracey Braun, M. Sc.  
Director, Environmental Approvals Branch  
Manitoba Sustainable Development  
123 Main St., Suite 160  
Winnipeg, MB R3C 1A5

RE: Wild Oaks Campground Onsite Wastewater System  
Client File No. 5904.00

Dear Ms. Braun:

MI has reviewed the proposal under the *Environment Act* noted above and we do not have any concern with the proposed development.

Thank you very much for providing us the opportunity to review the proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KOsiowy', written over a faint circular stamp.

Kimber Osiowy, M. Sc., P. Eng.  
Manager of Environmental Services

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spirited energy



## Memorandum

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**DATE:** August 15, 2017

**TO:** Barsha Sagan  
Environmental Approvals  
Sustainable Development

**FROM:** Breanne Jack  
Community Planning Services  
Indigenous and Municipal  
Government  
240-323 Main St.  
Steinbach, MB R5G 1Z2

**PHONE:** 204-346-6240

**FAX:** 204-346-7305

**SUBJECT:** Wild Oaks Campground Environmental Act Proposal

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Wild Oaks Campground wishes to replace the existing wastewater treatment and disposal system with a new wastewater treatment and disposal system that allows for future expansion of the campground.

The proposed site is governed by the RM of Ste. Anne Development Plan By-law 13-2007. The subject land is designated as Rural Mixed Use Area. An objective of this designation is to provide for the development of industrial and commercial activities, particularly those not well suited to being located in an urban setting. A campground generally meets the objective of the Rural Mixed Use area.

The proposed site is within the Commercial Recreation Resort zone as per the RM of Ste. Anne Zoning By-law 10-2010. A campground is a conditional use within this zone. The site meets the minimum site area and site width requirements for a campground within the Commercial Recreation Resort zone.

Community and Regional Planning has no concerns with the proposed wastewater treatment and disposal system at Wild Oaks Campground.

Thank you for the opportunity to comment.

**Sent by email**

**Breanne Jack**