



Sustainable Development

Environmental Stewardship Division
Environmental Approvals Branch
1007 Century Street, Winnipeg, Manitoba R3H 0W4
T 204 945-8321 F 204 945-5229

CLIENT FILE NO.: 6023.00

September 27, 2019

Bruce Dalman
Netley Creek Golf and Country Club
P. O. Box 54
Petersfield, MB R0C 2L0
reservations@netleycreekgolf.mb.ca

Dear Mr. Dalman:

Enclosed is **Environment Act Licence No. 3298**, issued to **Netley Creek Golf and Country Club** for the construction and operation of the Development being the Stay & Play RV Park/Campground located in NW 28-15-4E in the Rural Municipality of St. Andrews, in accordance with the Proposal filed under The Environment Act.

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. A Notice of Alteration must be filed with the Director for approval prior to any alteration to the Development as licensed.

If you have any questions on this matter, please contact Tyler Kneeshaw, Environment Officer, at 204-239-3608 or Tyler.Kneeshaw@gov.mb.ca.

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 Sustainable Development within 30 days of the date of the Licence.

Yours sincerely,

Siobhan Burland Ross, M. Eng., P. Eng.
Director
Environment Act

c: S. Kohler/Y. Hawryliuk/T. Kneeshaw: Environmental Compliance and Enforcement
Jessica Manness: JME World Consultants
Bruce Webb: Environmental Approvals
Public Registries

NOTE: Confirmation of receipt of this Licence No. 3298 (by the Licencee only) is required by the Director of Environmental Approvals. Please acknowledge receipt by signing in the space below and email a copy of this letter to Bruce.Webb@gov.mb.ca by October 11, 2019.

On behalf of Netley Creek Golf and Country Club

Date

LICENCE

Licence No. / Licence n°: 3298

Issue Date / Date de délivrance: September 27, 2019

**In accordance with The Environment Act (C.C.S.M. c. E125) /
Conformément à la Loi sur l'environnement (C.P.L.M. c. E125)**

Pursuant to Section 10(1) / Conformément au Paragraphe 10(1)

THIS LICENCE IS ISSUED TO: / CETTE LICENCE EST DONNÉE

**NETLEY CREEK GOLF AND COUNTRY CLUB;
"the Licencee"**

for the construction and operation of the Development being a wastewater collection and holding tank system serving the Stay & Play RV Park/Campground consisting of 117 serviced sites and associated facilities located in NW 28-15-4E in the Rural Municipality of St. Andrews, in accordance with the Proposal filed pursuant to The Environment Act dated April 15, 2019, and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence,

"accredited laboratory" means an analytical facility accredited by the Standards Council of Canada (SCC), or accredited by another accrediting agency recognized by Manitoba Sustainable Development to be equivalent to the SCC, or 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;

"affected area" means a geographical area, excluding the property of the development;

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

"bioassay" means a method of determining toxic effects of industrial wastes and other wastewaters by using viable organisms;

"**day**" means any 24-hour period;

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

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

"**greywater**" means liquid waste from a dwelling or other building produced by bathing, laundering, or food preparation activities or from drainage associated with these sources and specifically excluding wastewater and septage;

"**holding tank**" means a watertight receptacle, conforming to the requirements of the latest edition of Canadian Standards Association (Association) Standard B66-10, *Prefabricated Septic Tanks and Sewage Holding Tanks*, and bearing a valid stamp or mark indicating certification by the Association, designed to retain wastewater, greywater or wastewater effluent;

"**odour nuisance**" means a continuous or repeated odour, smell or aroma, in an affected area, which is offensive, obnoxious, troublesome, annoying, unpleasant or disagreeable to a person:

- a) residing in an affected area;
- b) working in an affected area; or
- c) present at a location in an affected area which is normally open to members of the public; if the odour, smell or aroma
- d) is the subject of at least 5 written complaints, received by the Director in a form satisfactory to the Director and within a 90-day period, from 5 different persons falling within clauses a), b) or c), who do not live in the same household; or
- e) is the subject of at least one written complaint, received by the Director in a form satisfactory to the Director, from a person falling within clauses a), b) or c) and the Director is of the opinion that if the odour, smell or aroma had occurred in a more densely populated area there would have been at least 5 written complaints received within a 90-day period, from 5 different persons who do not live in the same household;

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

"**service agreement**" means an agreement to discharge wastewater to municipal wastewater treatment facilities;

"**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;

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

"wastewater collection system" means the sewer and pumping system used for the collection and conveyance of domestic, commercial and industrial wastewater.

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. The Licencee shall direct all wastewater generated within the Stay & Play RV Park/Campground toward the wastewater collection and holding tank system or other approved wastewater treatment facilities.
2. The Licencee shall at all times maintain a copy of this licence at the Development or at the premises from which the Development's operations are managed.
3. 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, handling, treatment and disposal systems, for such pollutants, ambient quality, aquatic toxicity, seepage characteristics and discharge rates and for such duration and frequencies as may be specified;
 - b) determine the environmental impact associated with the release of any pollutant from the Development;
 - c) conduct specific investigations in response to the data gathered during environmental monitoring programs; or
 - d) provide the director within such time as may be specified, with such reports, drawings, specifications, analytical data, bioassay data, flow rate measurements and such other information as may from time to time be requested.
4. The Licencee shall submit all information required to be provided to the Director or Environment Officer under this Licence, in writing, in such form (including number of copies), and of such content as may be required by the Director or Environment Officer, and each submission shall be clearly labelled with the Licence Number and Client File Number associated with this Licence.

5. The Licencee shall not cause or permit an odour nuisance to be created as a result of the construction, operation or alteration of the Development, and shall take such steps as the Director may require to eliminate or mitigate an odour nuisance.
6. The Licencee shall collect and dispose of all used oil products and other regulated hazardous wastes generated by the machinery used in the construction and operation of the Development in accordance with applicable Manitoba Sustainable Development and legislation requirements.
7. The Licencee shall actively participate in any future watershed-based management study, plan or nutrient reduction program, approved by the Director, for Netley Creek and associated waterways and watersheds.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

Construction - General

8. The Licencee shall notify the assigned Environment Officer prior to beginning construction of the Development. The notification shall include the intended starting date of construction and the name of the contactor responsible for construction.
9. The Licencee shall install the holding tanks of the Development in accordance with manufacturers' instructions and the requirements of Manitoba Regulation 83/2003 respecting Onsite Wastewater Management Systems, or any future amendment thereof.
10. The Licencee shall dispose of non-reusable construction debris from the Development at a waste disposal facility operating under the authority of a permit issued pursuant to Manitoba Regulation 37/2016 respecting Waste Management Facilities, or any future amendment thereof, or a Licence issued pursuant to The Environment Act.
11. The Licencee shall comply with the requirements of The Heritage Resources Act, and suspend construction and immediately notify the Historic Resources Branch if heritage resources are encountered during the construction of the Development.
12. 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.
13. The Licencee shall, during construction and maintenance of the Development, operate, maintain and store all materials and equipment in a manner that prevents any deleterious substances (fuel, oil, grease, hydraulic fluids, coolant, paint, uncured concrete and concrete

wash water, etc.) from entering the wastewater collection and holding tank system and watercourses, and have an emergency spill kit for in-water use available on site during construction.

14. The Licencee shall, during construction and maintenance of the Development, prevent the introduction and spread of foreign aquatic and terrestrial biota by cleaning equipment prior to its delivery to the site of the Development and complying with the requirements of Manitoba Regulation 173/2015 respecting Aquatic Invasive Species, or any future amendment thereof.

Breakdown or Process Upset Reporting

15. The Licencee shall, in the case of physical or mechanical equipment breakdown or process upset where such breakdown or process upset results or may result in the release of a pollutant in an amount or concentration, or at a level or rate of release, that causes or may cause a significant adverse effect, immediately report the event by calling the 24-hour environmental accident reporting line at 204-944-4888 (toll-free 1-855-944-4888). The report shall indicate the nature of the event, the time and estimated duration of the event and the reason for the event.
16. The Licencee shall, following the reporting of an event pursuant to Clause 15:
 - a) identify the repairs required to the mechanical equipment;
 - b) undertake all repairs to minimize unauthorized discharges of a pollutant;
 - c) complete the repairs in accordance with any written instructions of the Director and/or the Environment Officer; and
 - d) submit a report to the Director about the causes of breakdown and measures taken, within one week of the repairs being done.

Operation – General

17. 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.
18. 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.
19. The Licencee shall construct and operate the water supply, treatment and distribution system associated with the Development in accordance with Manitoba Regulations under The Public Health Act, The Drinking Water Safety Act, and all operating requirements as recommended by the Office of Drinking Water of Manitoba Sustainable Development.

20. The Licence shall operate the water supply system in accordance with a Water Rights Licence issued under the Water Rights Act for the facility.
21. The Licencee shall dispose of solid waste from the facility served by the Development in accordance with Clause 10 of this Licence.

Operation - Wastewater Management

22. The Licencee shall, prior to commencing operation of the Development, enter into a service agreement(s) with a service provider(s) for receiving and providing treatment of the wastewater from the holding tanks of the Development at an off-site wastewater treatment facility operating under the authority of a Licence issued under The Environment Act.
23. The Licencee shall have wastewater pumped and hauled from the Development by haulers registered, or who are employed by haulers registered, in accordance with Schedule G of Manitoba Regulation 83/2003 respecting Onsite Wastewater Management Systems, or any future amendment thereof.
24. The Licencee shall operate and maintain the Development in such a manner that the maximum daily flow rate is not in excess of 20.0 cubic metres over any 24-hour period, based on 11.0 cubic metres from the facilities building and 9.0 cubic metres from campsite holding tanks over any 24-hour period.
25. The Licencee shall operate and maintain the Development such that:
 - a) septage is not discharged into the Development; and
 - b) it effectively provides the service for which it was designed.
26. The Licencee shall not spill, or allow to be spilled, wastewater in the areas around the Development.
27. The Licencee shall collect and dispose of all greywater from the Development in accordance with Manitoba Sustainable Development requirements.
28. The Licencee shall use only holding tanks approved by the Canadian Standards Association (Standard CSA B66) for the collection and storage of wastewater from the Development, unless otherwise approved by the Director.
29. The Licencee shall install and maintain lockable access covers for child proof lids and hose accesses for the holding tanks that shall remain locked at all times when access to the holding tanks is not required for normal operation or servicing of the holding tank components of the Development.
30. The Licencee shall undertake a regular program of maintenance for the Development that includes inspections to assess the integrity of the wastewater collection system and to determine if the holding tank components are watertight and structurally sound.

MONITORING AND REPORTING SPECIFICATIONS

31. The Licencee shall, unless otherwise specified in this Licence:
- a) carry out all preservations and analyses of 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) carry out all sampling of, and preservation and analyses on, soil, compost, and air samples in accordance with methodologies approved by the Director;
 - c) have all analytical determinations undertaken by an accredited laboratory; and
 - d) 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.
32. The Licencee shall maintain a record of all wastewater pumped out and hauled from the holding tank system, including the number of loads on a daily and weekly basis, the volume of each load, the name of the hauler, and the name and location of the licenced wastewater treatment facility to which the wastewater was transferred for treatment. The Licencee shall make such records available to the Director or Environment Officer upon request.

Alterations

33. The Licencee shall notify the Director and receive the approval of the Director for any alterations to the Development as licensed, prior to proceeding with such alterations.

REVIEW AND REVOCATION

- A. 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.
- B. If the Licencee has not commenced construction of the Development within three years of the date of this Licence, the Licence is revoked.
- C. 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.



Siobhan Burland Ross, M. Eng., P. Eng.
Director
The Environment Act