

DATE: August 8, 2025

TO: Public Registry

FROM: Jay Mak, M.Sc., P. Eng.
Senior Environmental Engineer
Land Use, Waste Management,
and Energy Section

SUBJECT: File 6226.00 – Graycan Inc. Irrigation Project – Information for Public Registry

Please find attached the public and TAC correspondence related to the proposed development for distribution to the public registries. The documents included are:

	Public Comment
	No public comments received during the public comment period

No	Technical Advisory Committee Member	Response Provided
1	Environment and Climate Change	
	Environmental Approvals Branch	
	• Air Quality Management	No response
	• Land Use, Waste Management, and Energy	No response
	Environmental Compliance and Enforcement Branch	
	• Regional Office	March 17, 2025
	Office of Drinking Water	February 19, 2025
	Drainage and Water Rights Licensing Branch	
	• Drainage	March 10 and 29, 2025
	• Water Rights	March 21, 2025
	Water Science and Watershed Management Branch	
	• Water Quality Management Section	March 21, 2025
	• Groundwater Management Section	February 21, 2025
	Climate and Green Plan Implementation Office	No response
	Parks and Trails	March 21, 2025
	Aquatic Invasive Species	No response
2	Natural Resources and Indigenous Futures	
	Wildlife and Fisheries Branch (wildlife)	April 2, 2025
	Wildlife and Fisheries Branch (fisheries)	No response
	Forestry and Peatlands Branch	February 20, 2025
	Lands and Planning	March 10, 2025
3	Business, Mining, Trade and Job Creation	
	Mines	March 3, 2025
	Petroleum	March 14, 2025

4	Sport, Culture, Heritage and Tourism - Historic Resources Branch	March 27, 2025
5	Municipal and Northern Relations	
	Community Planning Branch	March 17, 2025
6	Manitoba Agriculture	March 21, 2025
7	Transportation and Infrastructure	
	<ul style="list-style-type: none"> • Highway Regional Operations - Western 	February 20, 2025
	<ul style="list-style-type: none"> • Hydrologic Forecasting & Water Management 	March 28, 2025
8	Health, Seniors and Long-Term Care – Prairie Mountain Health Authority	March 31, 2025
9	Impact Assessment Agency of Canada	No response

From: Bingham, Abbey <Abbey.Bingham@gov.mb.ca>

Sent: March 17, 2025 10:25 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good morning Jay,

I have no concerns at this time with the environment act proposal, however, it should be noted that the proposed location is within RM of Pipestone and not the Municipality of Sifton as the EAP indicates.

Thank you,

Abbey Bingham B.Env.Sc.

Environment Officer

Environmental Compliance and Enforcement

Environment and Climate Change

1129 Queens Avenue

Brandon, MB R7A 1L9

Phone: 431-541-7477

Email: Abbey.Bingham@gov.mb.ca

To report an Environmental Emergency please call the 24 hour Environmental Emergency Response Line at 204-944-4888, or toll free in Manitoba at 1-855-944-4888.

From: +WPG569 - Drinking Water - Approvals <drinkingwater.approvals@gov.mb.ca>

Sent: February 19, 2025 8:43 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

No concerns.

Office of Drinking Water (ODW)

Cory Vitt, P.Eng. M.Eng. CPPA CMMA

(pronouns: they/them; please don't use "Mr. Vitt")

Senior Approvals Engineer

Office of Drinking Water

Cell: 204-806-1363

Email: Cory.Vitt@gov.mb.ca

NEW ADDRESS:

Box 19

14 Fultz Blvd

Winnipeg, MB R3Y 0L6

From: Rothnie, Ingrid <Ingrid.Rothnie@gov.mb.ca>

Sent: March 10, 2025 9:51 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good morning Jay,

On behalf of Drainage and Water Rights Licensing – Drainage Branch, please see concerns noted below:

- The proposed location of the reservoir may be the site of a Class 3 wetland.
- The proposed locations of irrigation are heavily inundated with wetlands and unauthorized drainage (filling, drains and drains that outlet from wetlands, etc.).

Thanks,

Ingrid Rothnie

A/Senior Water Resource Officer

204-841-3862

From: Rothnie, Ingrid <Ingrid.Rothnie@gov.mb.ca>

Sent: March 29, 2025 4:56 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good afternoon Jay,

I have attached a KMZ of the location of the possible Class 3 wetland – its prominent in the 90's, 2010, 2016 and 2019 and 2024.

There are areas of concern (wetlands and unauthorized drains) within the lands that are proposed to be irrigated.

This would really require a site inspection to get further details and confirm the areas of concern.

Please let me know if we need to discuss further.

Thanks,

Ingrid Rothnie

A/Senior Water Resource Officer

204-841-3862

From: Butterfield, Tamara <Tamara.Butterfield@gov.mb.ca>

Sent: March 21, 2025 9:20 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Cc: Wiseman, Kylene <Kylene.Wiseman@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good Morning Jay,

The Drainage and Water Rights Licensing Branch (Water Use Licensing Section) will need further information on the land base and crop rotation to justify the water allocation. We will work with the proponent to gather the required information.

Thanks,

Tamara

Cell 204-918-6273

From: Burton, Andrew <Andrew.Burton@gov.mb.ca>

Sent: March 21, 2025 1:04 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Hi Jay,

On behalf of the Water Quality Management Section, view attached our comments on the Graycan Inc. Irrigation Project. This proposal appears to be only for the reservoir for off stream storage with filling to occur during spring freshet. As a result, Water Quality is providing general comments.

Special thanks to Brian Wiebe (cc'd) for his assistance on this review.

Please let me know if you have any questions, comments, or concerns.

Sincerely,

Andrew

Andrew Burton, M.Sc., P. Ag.

Manager | Water Quality Management

Environment and Climate Change | Government of Manitoba

Box 14, 14 Fultz, Winnipeg, Manitoba, R3Y 0L6

Andrew.Burton@gov.mb.ca | 204-232-7851

DATE:

Jay Mak, M.Sc., P.Eng.

TO:

Senior Environmental Engineer
Land Use, Waste Management, and
Energy Section
Environmental Approvals Branch
Department of Environment and
Climate Change
Box 35, 14 Fultz Blvd, Winnipeg, MB
R3Y 0L6
T: (204) 619-0709 /F: (204) 945-
5229
Email: Jay.Mak@gov.mb.ca

FROM:

Brian Wiebe, Ph.D., P.Ag.

Senior Land-Water Specialist
Water Quality Management Section
Water Science and Watershed
Management Branch
Department of Environment and
Climate Change
Box 14, 14 Fultz Blvd, Winnipeg, MB
R3Y 0L6
204-914-1701

PHONE: 204-945-3785

SUBJECT: TAC comment request for Graycan Inc. Irrigation Project (6226.00)

Thank you for the opportunity to review the Graycan Inc. Irrigation Project proposal. View below a few comments from the Water Quality Management Section in the department of Environment and Climate Change.

Reservoir and Pipeline Construction

- all construction activities need to be performed in a manner that prevents sediment and other contaminants from entering surface water courses.
- reservoir design and capacity need to be adequate to prevent overflow/breaching during exceptionally wet years so that reservoir water does not re-enter surface water courses.

Management of New Irrigated Land

- Nutrient applications are to be in accordance to the Nutrient Management Regulation.
- The licence should state that the Nutrient Management Regulation prohibits the application of nitrogen and phosphorus in the Nutrient Buffer Zones (NBZ) which include roadside ditches and any first or second order drains (also considered to be within NBZ). This needs to be taken special note of when fertigation through irrigation systems is practiced so as to prevent irrigation water from entering the ditch or other ordered drains via endguns or runoff.

From: Wang, Zijian <Zijian.Wang@gov.mb.ca>

Sent: February 21, 2025 2:30 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Hello Jay,

Thanks for the review invitation, please find Groundwater Management Section's comments below,

Groundwater Management is not in support of this project. I cannot agree with the conclusion in the proposal that the residual effects on groundwater quantity are "no meaningful adverse biophysical effects." This assessment lacks sufficient hydrogeological background and understanding, particularly given the sensitivity of the Oak Lake Aquifer. The proposed project site is situated within this unconfined, shallow sand and gravel aquifer, which is primarily recharged by precipitation and through interactions with surface water features, such as Oak Lake and major creeks including Pipestone Creek. Based on the available data and analysis, there are significant concerns regarding the potential impacts of the proposed construction activities on groundwater quantity and aquifer integrity, shown below

The Oak Lake Aquifer is characterized as an unconfined, shallow sand and gravel aquifer with moderate to high permeability, making it highly susceptible to surficial activities. Summarizing information from surrounding well logs and the provincial monitoring well NG069 (construction report attached), the lithology in the project area consists primarily of sandy materials. These materials are particularly sensitive to surface construction (i.e., in case of a spill as mentioned in the proposal) due to their direct hydraulic connection to precipitation and surface water features. The correlation between precipitation and groundwater levels in the aquifer indicates a near-immediate response in groundwater fluctuation and recharge. This suggests a semi-direct connection between the aquifer and the surface. As a result, any major surface disruptions, such as excavation or construction, could have an immediate and adverse impact, such as aquifer exposing, on groundwater levels and flow dynamics.

The proposal's plan to utilize sandy soil materials for retention purposes is fundamentally flawed. Sandy soils are highly permeable and unable to retain water effectively. This permeable nature increases the risk of water infiltration into the aquifer, which could compromise the intended purpose of the retention pond and expose the aquifer to contamination or depletion. In addition, the high permeability of sandy materials would make it challenging to maintain water storage within the retention pond and could lead to unintentional seepage into the aquifer, exacerbating potential environmental impacts.

On Figure 1, The provincial monitoring well NG069, located approximately 1.7 miles (2.8 km) south of the proposed site, provides critical hydrogeological data. Historical monitoring records over the past 40 years show that groundwater levels at this location range from 430.4 m to 432.8 m, with an average of 431.2 m, indicated on Figure 2. The ground surface elevation in this area is 433.28 m, meaning the average groundwater level is only 2 m below the ground surface, and in high-water conditions, it can be just more than 1 foot below the surface.

The proposed retention pond design includes a bottom elevation of 429.0 m, which is significantly below the aquifer's average groundwater level. This design will (likely) expose the aquifer to the surface, creating a direct hydraulic connection between the retention pond and the aquifer. While the monitoring well is located 1.7 miles away, groundwater levels at the project site are expected to be similar, given the mild gradient in both topography and groundwater flow.

The proposed design of the retention pond raises significant concerns:

- **Aquifer Exposure:** With the retention pond's bottom elevation at 429.0 m, it will likely intersect the aquifer, exposing it directly to surface water. This increases the risk of contamination and alters the natural recharge-discharge dynamics of the aquifer.
- **Dewatering Challenges:** Excavation to the proposed depth would require dewatering efforts, which would essentially deplete the aquifer. This not only creates practical challenges for construction but also poses long-term risks to groundwater availability in the area.

- **Infeasibility of Liners:** Installing a liner at the proposed depth would be challenging due to the high groundwater levels, making it difficult to achieve the target elevation for construction. Furthermore, without an effective liner, the retention pond could become a significant source of groundwater depletion or contamination.

The proposed retention pond inadvertently shifts the project's approach from managing surface water to utilizing groundwater. By intersecting the aquifer and creating a direct connection, the project would no longer function as a surface water retention system but as a system that interacts with and potentially depletes the groundwater resource. This is a significant deviation from the project's stated goals and could lead to unintended consequences for the aquifer and surrounding ecosystems.

Conclusion and Recommendations

Based on the above analysis, the proposal underestimates the potential adverse effects on groundwater quantity and aquifer integrity. The lack of a thorough hydrogeological assessment raises serious concerns about the feasibility and environmental impact of the proposed retention pond.

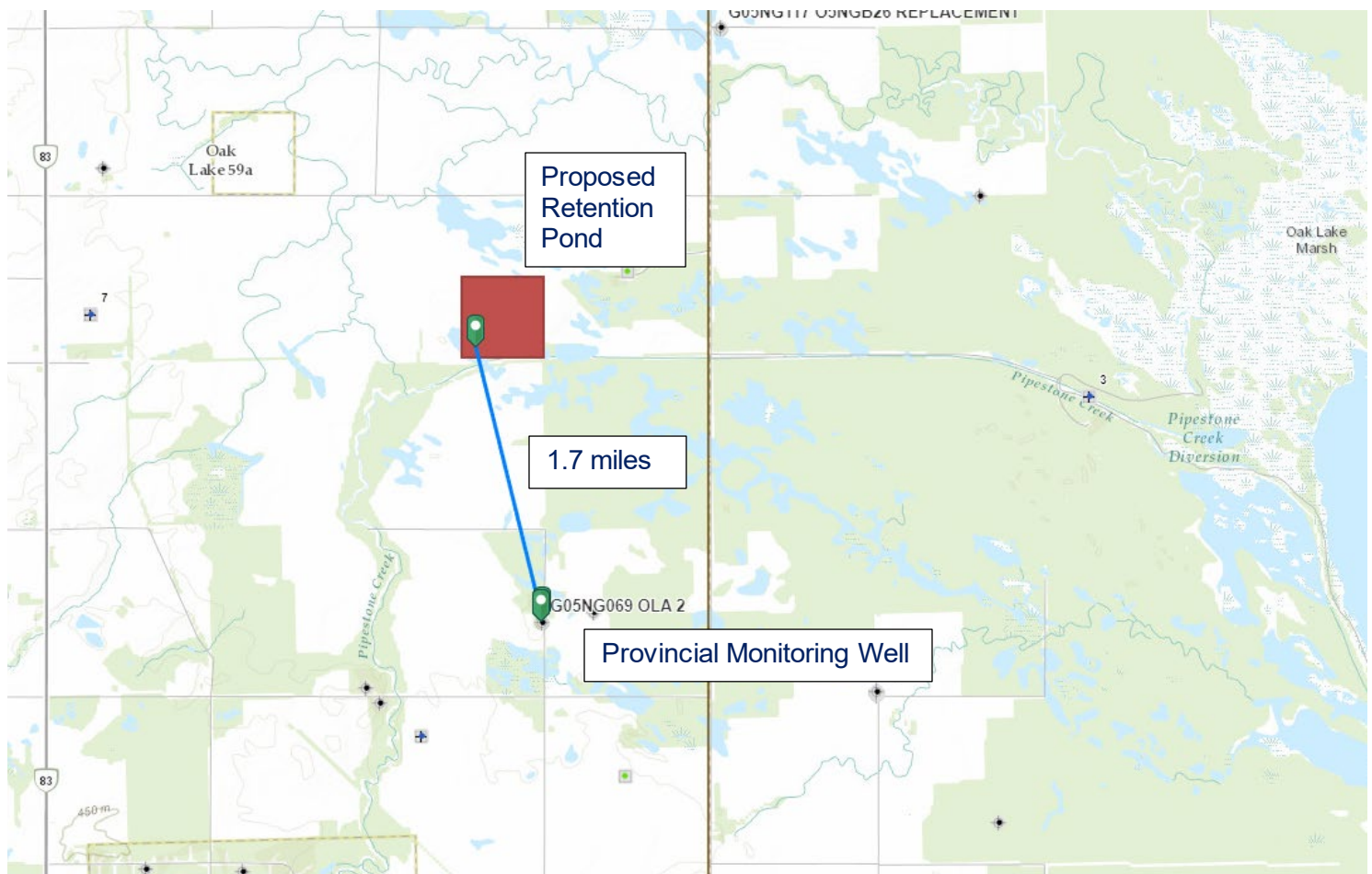


Figure 1.

G05NG069 OLA 2 SE14-08-26W
GROUND LEVEL ELEVATION 433.283 METRES (1421.53 FEET)

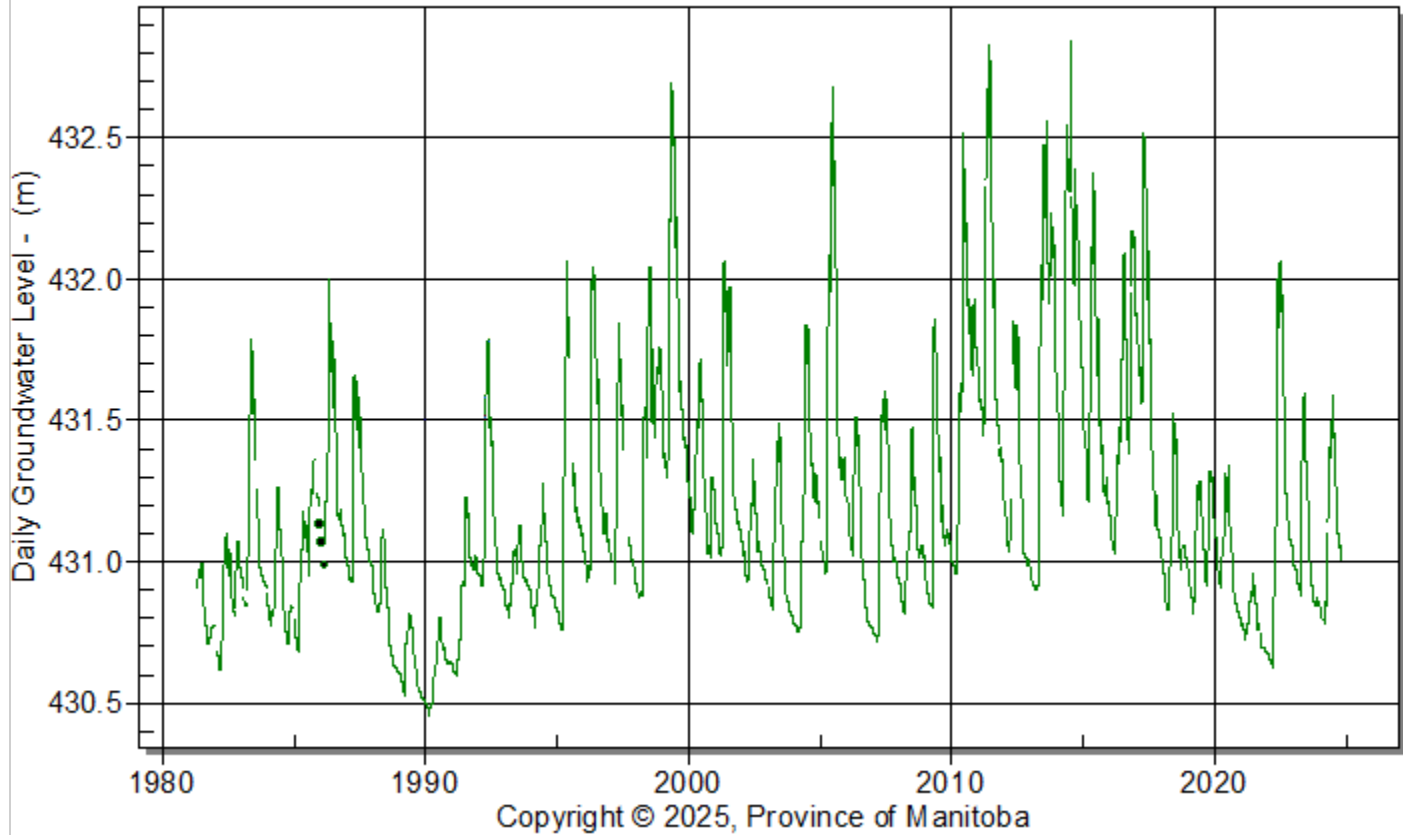


Figure 2.

Regards,

Zijian Wang, M.Sc., P.Eng (He/Him)
Manager
Groundwater Management
Water Science and Watershed Management
Environment and Climate Change, Government of Manitoba
Box18 –14 Fultz Blvd
Winnipeg, MB, R3Y 0L6
Work (431) 374-4243

2025 Feb 21

WELL INFORMATION REPORT



Well PID: 41135

Location: SE14-8-26W

UTMX:363228.3 UTM Y:5502253.3 XY Accuracy:1 EXACT [<5M] [GPS]

UTMZ:433.283 Z Accuracy:1 EXACT <10CM

Owner: WRB

Driller: P.F.R.A.

Well Name: G05NG069 OLA 2

Date Completed: 1980 Oct 28

Well Use: OBSERVATION

Well Status: ACTIVE

Aquifer: SAND AND GRAVEL

REMARKS:

OAK LAKE AQUIFER

WELL LOG (Imperial units)

From	To(ft.)	Log
0.0	4	SAND-FINE, DARK GREY
4.0	5	SAND-FINE, YELLOW
5.0	13	SAND-FINE, GREYISH YELLOW
13.0	13.5	SAND-FINE-COARSE, BROWN
13.5	14.5	SAND-FINE-COARSE GRAVELLY
14.5	24	SAND-FINE-GREY
24.0	26	SAND-FINE-GREY
26.0	32.8	SAND-FINE-GREY, WET, THIN SILT LAYERS
32.8	34	SAND-FINE-COARSE
34.0	42	SAND-VERY FINE, GREY

WELL CONSTRUCTION

From	To(ft)	Const.Method	Inside Dia.(in)	Outside Dia.(in)	Slot Size(in)	Type	Material
0.0	30.0	casing	6.0			WELDED	BLACK IRON
30.0	35.0	perforations	4.0		0.015	WIRE WOUND	S. S.
Top of Casing:		3.4 ft above ground					

From: +WPG137 - Parks Circulars <ParksCirculars@gov.mb.ca>

Sent: March 21, 2025 2:13 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Hello Jay Mak,

Parks Branch has reviewed Graycan Inc. Irrigation Project (6226.00) sourcing water from Pipestone Creek, a tributary of Oak Lake and finds the information provided to be incomplete. The purpose of Oak Lake Provincial Park, situated along the shore of Oak Lake includes the following: maintain recreational use of the sand beach and provide bird watching opportunities. To better assess the potential impacts of Graycan Inc.'s Irrigation Project (6226.00) on Oak Lake Provincial Park, please provide the expected changes in water levels and potential impacts on bird populations in Oak Lake, if any.

Sincerely,

Jessica Lagimodiere

Park Ecologist

Parks Branch | Environment and Climate Change

258 Portage Ave, 4th Floor, Box 50, Wpg MB, R3C 0B6

Jessica.Lagimodiere@gov.mb.ca | pronouns: she/her

204-619-8646

ManitobaParks.com

From: Fuchs, Brent <Brent.Fuchs@gov.mb.ca>

Sent: April 2, 2025 2:31 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Western region wildlife does not support this planned development of a retention pond for irrigation of 400 acres of land. As stated right in the proposal “the SAR [Species at Risk] in the southwest region continue to be affected by historic grassland habitat loss, in addition to the negative effects of a changing climate, as many species in this area are at the northern and/or eastern extent of their range.” When it comes to reducing the habitat and carrying capacity of the local environment for these species, we cannot agree to that.

Also, there is no mention of several other wildlife factors in the area. If a retention pond is created, how are migratory birds being mitigated? What about the increase for the potential of avian flu to appear in the area as ducks and geese may be utilizing the retention pond? Would the creation of a retention pond draw more big game to the area and increase the spread of CWD? When this proposal addresses mitigating concerns, wildlife isn't even mentioned on page 26. So no mitigation of SAR. No mitigation for birds. No mitigation for terrestrial wildlife. Basically everything mentioned and quantified in the proposal and information portion of the proposal is ignored.

BF

From: Tower, Matthew <Matthew.Tower@gov.mb.ca>

Sent: April 2, 2025 3:08 PM

To: Fuchs, Brent <Brent.Fuchs@gov.mb.ca>; Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Thanks Brent – I'll add that this proposal would permanently alter a class 2 wetland which provides habitat for wildlife, potentially some species at risk that use the area.

Also, the water diverted from the pipestone creek could compromise water supply into oak lake and the plum lakes wildlife refuge, potentially resulting in an altered wetland ecosystem that many migratory birds rely on heavily. This is one of the most diverse and densely populated marsh ecosystems in SW MB. Due to drought conditions in recent years, we have seen abnormally low water in the lake and marshes, resulting in large die offs of birds which is due to warmer water temperatures that promote toxic algae growth. The warmer water is largely due to the lower water levels. This has killed many birds and has resulted in recent water advisory notices in Oak Lake.

If it was deemed that the amount of water being used to fill this reservoir would not impact the water levels in Oak Lake and surrounding marshes, we would like to apply our standard comment regarding bird and amphibian surveys to be completed prior to any work to ensure no destruction of migratory bird nest or other species at risk. We would also recommend that work be completed outside of the breeding bird window (May to August).

Thanks!

Matt

From: +WPG569 - Forestry and Peatlands Circulars <FPB.circulars@gov.mb.ca>

Sent: February 20, 2025 8:52 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Forestry and Peatlands has no concerns.

Jane Epp

From: +WPG569 - Conservation_Circulars <ConCirculars@gov.mb.ca>

Sent: March 10, 2025 3:59 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good afternoon Jay,

Lands and Planning have no concerns on the EAP for Graycan Inc. Irrigation Project (6226.00).

Thank you.

Oladipo Akinpelumi

Resource Planning Specialist

Lands and Planning Branch

Natural Resource Stewardship Division

Department of Natural Resources and Indigenous Futures

Box 25 – 14 Fultz Boulevard | Winnipeg MB R3Y 0L6

Cell: 204-583-0355

From: +WPG1195 - Mines Regulatory <MinesBr_Regulatory@gov.mb.ca>

Sent: March 3, 2025 7:31 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good morning,

No concerns from Mines.

Regards,

Vicky Fu, M.Eng

GIS Specialist

Mining, Oil and Gas

Business, Mining, Trade and Job Creation

360-1395 Ellice Avenue, Winnipeg, MB R3G 3P2

Vicky.Fu@gov.mb.ca / 204-583-7199

From: Leonen, Leonardo <Leonardo.Leonen@gov.mb.ca>

Sent: March 14, 2025 3:26 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Petroleum Branch has no concerns

Leo

Memorandum

DATE: 2025-03-21

TO: Jay Mak, M.Sc., P.Eng.
Senior Environmental Engineer
Land Use, Waste Management, and Energy
Section
Environmental Approvals Branch
Department of Environment and Climate
Change

FROM: Archaeological Assessment Services Unit
Historic Resources Branch
Manitoba Sport, Culture, Heritage and Tourism
Main Floor – 213 Notre Dame Avenue
Winnipeg, MB
R3B 1N3

T: (204) 945-2118 F: (204) 948-2384
e: HRB.archaeology@gov.mb.ca

SUBJECT: EAP- 6226.00
AAS File AAS-24-23117
RM- Pipestone, SE-26-08-26-WPM

Concerns

Further to your e-mail regarding the above noted application, the Manitoba Historic Resources Branch (HRB) has examined the locations in conjunction with Branch records for areas of potential concern. Notably, the development footprint is located near a waterbodies and tributaries, dune fields and known archaeological sites. These factors, although not exclusive to the analysis, indicate a reason to believe that any future planned ground disturbance, activity, and/or development within the area has the potential to impact heritage resources, therefore, the Historic Resources Branch has concerns.

Legislation

Under Section 12(2) of [The Heritage Resources Act](#) (the Act), if there is reason to believe that heritage resources or human remains upon or within or beneath lands are likely to be damaged or destroyed by any work, activity, development or project, then the Minister may require a proponent to apply for a heritage permit and conduct at his/her own expense, a heritage resource impact assessment (HRIA) and mitigation, prior to the project's start. As per sections 46 and 51 of the Act, there is an obligation to report any heritage resources and a prohibition on destruction, damage or alteration of said resources.

A Heritage Resource Impact Assessment (HRIA) is an assessment showing the impact that proposed work is likely to have upon heritage resources or human remains. HRIAs must be conducted by a qualified archaeological consultant under a heritage permit. Please find attached a flow chart outlining the general process of an HRIA.

HRIA Expectations

The Branch will work with the proponent/land owners and its consultant to draw up terms of reference for this project. Please allow for HRIA timelines in your planning as HRIAs are conducted in snow and frost-free conditions. Any exceptions require planning and consultation with the HRB.

Please find attached an archaeological consultants' list for reference. Due diligence should be conducted in order to assess quotes, services, and timelines.

If you have any questions, please contact as above for proper assignment and queuing.

*Historic Resources Branch
Archaeological Assessment Services Unit*

From: +BRA993 - Brandon CRP <BrandonCRP@gov.mb.ca>

Sent: March 17, 2025 2:02 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Hi Jay,

I hope this email finds you well. We have completed the review of the Irrigation application in line development plan and zoning bylaw, and we are pleased to report that the proposed project does not appear to conflict with the relevant planning policies.

However, it is important that the applicant meet with the Rural Municipality of Pipestone to ensure that all the conditions in the Zoning By-law are met as stated in the attached document. Additionally, the proponent must ensure that the underground water is protected from any potential pollution risks associated with the irrigation activity.

Should you have any questions, please do not hesitate to call 204-726-6267 or email brandoncrp@gov.mb.ca

Isaac Omonaiye

Community Planner

Brandon Community Planning

Municipal and Northern Relations

Government of Manitoba

Isaac.Omonaiye@gov.mb.ca / Office: 431-542-2552

Unit 1B, 2010 Currie Blvd., Brandon, MB R7B 4E7

Community Planning Branch Comments

Applicable Development Plan and Zoning Bylaw Information

Development Plan

According to **Dennis County Planning District Development Plan By-law No 12**, the proposed activity is located within an area designated as **Rural Policy Areas**. Policies regarding the activities are contained within Part 2.3.6 (.4), 3.3.1 (.2), and 3.3.2 (.5) of the development plan, which reads in part as follows:

2.3.6 Water & Shoreland

.4 In the case of development proposals which require drainage of wetlands or significant volumes of surface water and/or groundwater, including irrigation projects, the proponent will be required to investigate the need for a Provincial Water Rights License. Development approval may be withheld until such time as a license is issued.

3.3.1 General Policies

.2 New development in rural areas should be located so as to be compatible with other existing or proposed uses.

3.3.2 Agriculture

.5 Irrigation operations are considered to be a potential threat to the groundwater in the Planning District, due to permeable soils and a high risk of leaching of agricultural chemicals. Proposals to establish or expand irrigation operations within sensitive groundwater areas shall be considered as a conditional use, subject to Council review and approval, in the municipal zoning by-laws.

Zoning By-Law

The **RM of Pipestone** zoning by-law No 2001/05 zones the area of activity as **Agricultural General zones**, where Agricultural Irrigation Operations is a conditional use.

Description	Zone	Minimum Requirements	Proposed Site Area	Proposed Site Width	Action Required (Variance, Conditional Use)
Proposed Project (Irrigation)	"AG"	Area – 80 acres Width – 1000 feet	147.53 acres	Adequate	Conditional Use required for the Irrigation Project.

Rules for Specific Uses in the RM of Pipestone Zoning By-law No 2001/05

5.5 AGRICULTURAL IRRIGATION OPERATIONS

5.5.1 *The establishment of agricultural irrigation operations shall be deemed to be a conditional use where the proposed location is in a groundwater sensitivity area as indicated on Zoning Map 1.*

5.5.2 *A proposal to establish an agricultural irrigation operation as a conditional use shall identify the following:*

- (a) *the specific location of the irrigation source;*
- (b) *the location of all fields to be irrigated from the source;*
- (c) *estimated daily water consumption.*

5.5.3 *In considering a proposal to establish an agricultural irrigation operation as a conditional use, Council may require information to be supplied by the owner and may specify conditions of approval with regard to the following matters:*

- (a) *an engineering and hydro-geological assessment of soils, surface and groundwater site features and capacity to sustain use;*
- (b) *a description of mitigative measures, as may be appropriate, to be undertaken to minimize the risk of soil and groundwater pollution;*
- (c) *the regular monitoring of soil and groundwater conditions on irrigated fields; and*
- (d) *evidence that the proponent has obtained all necessary permits, approvals and licenses required by the provincial authorities having jurisdiction prior to the commencement of development.*

From: +WPG112 - AGRLandUse <AGRLandUse@gov.mb.ca>

Sent: March 21, 2025 11:01 AM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Our office has reviewed the proposed Graycan Inc. Irrigation Project proposal on behalf of Manitoba Agriculture. We offer the following comments for consideration.

- Project Location and Site Access p5 – identifies the project location as the RM of Sifton. The project is located to the west, in the RM of Pipestone.
- Environmental Licensing p5 – Consideration must be given to any requirements of the municipal development plan and zoning by-law with regards to the permitted and conditional uses in the area. We note the following under the Dennis County Planning District Development Plan By-law No. 12 and the RM of Pipestone Zoning By-law No 2001/05:

Dennis County Planning District Development Plan By-law No 12, the proposed activity is located within an area designated as Rural Policy Areas. Policies regarding the activities are contained within Part 2.3.6 (.4), 3.3.1 (.2), and 3.3.2 (.5) of the development plan, which reads in part as follows:

2.3.6 Water & Shoreland

2.3.6.4 In the case of development proposals which require drainage of wetlands or significant volumes of surface water and/or groundwater, including irrigation projects, the proponent will be required to investigate the need for a Provincial Water Rights License. Development approval may be withheld until such time as a license is issued.

3.3.1 General Policies

3.3.1.2 New development in rural areas should be located so as to be compatible with other existing or proposed uses.

3.3.2 Agriculture

3.3.2.5 Irrigation operations are considered to be a potential threat to the groundwater in the Planning District, due to permeable soils and a high risk of leaching of agricultural chemicals. Proposals to establish or expand irrigation operations within sensitive groundwater areas shall be considered as a conditional use, subject to Council review and approval, in the municipal zoning by-laws.

The RM of Pipestone zoning by-law No 2001/05 zones the proposed project area as Agricultural General Zone and within the Groundwater Sensitivity Area identified on Map One, where Agricultural Irrigation Operations is a conditional use and must comply with the use specific standards identified under section 5.5.

- Construction and Operation Methods p7 – For information, the reservoir site and the associated lands expected to receive irrigation (SE26-8-26W, NE26-8-26W and SE35-8-26W) are located on soils identified as clayey lacustrine and alluvial deposits by reconnaissance soil data (Soils Report 6: Rossburn-Virden Area 1:126,720; 1956). The soils are translated to the Pipestone and Cromer soils series with Agricultural Capability rating of Class 5W and Class 3N, respectively. This is based on generalized soil survey that is not suited to site-specific management decisions but is the best available information. We also note that the NE 26-8-26W & SE 35-8-26W appear to have been modified to improve drainage.
- Existing Environment p11 – Identifies that no public consultation will be required. As noted above, consideration must be given to the municipal zoning by-law and any public hearing requirements that may be needed as a part of municipal approvals.

Regards,

Michelle

Michelle Erb

Agricultural Planning Specialist
Sustainable Land Management
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From: +BRA323 - MI Utilities Western <MI.Utilities.Western@gov.mb.ca>

Sent: February 20, 2025 12:03 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

Subject: RE: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Good morning Jay,

The Western Region has reviewed the proposed TAC File No. 6226.00 Graycan Inc. Irrigation Project and none of MTI's Highway Infrastructure is affected by the proposal. The proposed irrigation retention pond is approximately 4.1km east of PTH 83 and 4.7km south of PR 255.

Please note, within the "Socia-Economic Environment" there is no reference that an Indigenous Consultation was completed. It is noted that there are no First Nations Lands or traditional land use in the area, however, Oak Lake Reserve No. 59A is 3.2km northwest and Canupawakpa Dakota First Nation No. 59 is 5.0km southwest of the proposal.

Thank you,

Caitlin Hayden

Planning Support Technician

Manitoba Transportation & Infrastructure

Transportation Operations Division

Highway Regional Operations | Western Region

PH: (204)-821-5361

DATE: March 28, 2025

TO: Jay Mak
Senior Environmental Engineer
Manitoba Environment and Climate
Change
Box 35, 14 Fultz Blvd
Winnipeg MB R3Y 0L6

FROM: Angela Howells
Senior Flood Protection Planning
Officer
Water Management, Planning and
Standards
Manitoba Transportation and
Infrastructure
Second Floor – 280 Broadway
Winnipeg MB R3C 0R8

PHONE NO: 204-915-7295

FAX NO: 204-948-4764

E-MAIL: Angela.Howells@gov.mb.ca

SUBJECT: Environment Act Proposal
SE ¼ Sec. 26-8-26W
File #6226.00

The land being reviewed under File #6226.00 is located near Oak Lake Dam & Reservoir and is adjacent to Pipestone Creek.

Hydrologic Forecasting and Water Management has concerns regarding the proposed retention pond in SE 26-8-26W. Pipestone Creek is designated provincial water infrastructure which runs along the southern portion of the parcel. To ensure the retention pond does not interfere with construction and maintenance of Pipestone Creek, we recommend that it be located at a minimum distance of 70 metres from the top of banks of Pipestone Creek or on their side of the property line, whichever is a greater distance.

Designated provincial water infrastructure are subject to section 15.2(1) of the Water Resources Administration Act which states:

Unless the minister has issued a permit for the activity, a person must not do any of the following:

- a. construct, or otherwise place or establish, any works or structures on, over, under, through or across provincial water infrastructure;*
- b. place material on, or remove material from, provincial water infrastructure;*
- c. perform any activity on or near provincial water infrastructure, or use the provincial water infrastructure in a manner, that*
 - i. affects or has the potential to affect its structural integrity,*
 - ii. degrades or has the potential to degrade its vegetation cover or any other covering material intended to limit erosion, or*

iii. has the potential to impair its function.

A Provincial Water Infrastructure Permit **must** be obtained prior to the commencement of any construction or activity along provincial water infrastructure, unless the activity is exempt under the Provincial Water Infrastructure Permit Exemptions Regulation.

Provincial Water Infrastructure Permit Exemptions Regulation 2(1) b states:

No permit required for certain activities

2(1) If the activity is on, over or across provincial water infrastructure, a person is not required to obtain a permit for the following:

(b) installing operating and maintaining a temporary irrigation or water supply line, if the person has the right to use the water being transported;

This means that no permit would be required for the temporary pumping, provided a water rights license is obtained. Also, if the retention pond is built at the distance we recommended above, no permit would be required for that activity.

Should there be a need for a Provincial Water Infrastructure Permit, it can be applied for at: <https://forms.gov.mb.ca/pww/>.

ORIGINAL SIGNED BY

Angela Howells

From: Johnston, Anna <Anna.Johnston@gov.mb.ca>

Sent: March 31, 2025 5:09 PM

To: Mak, Jay <Jay.Mak@gov.mb.ca>

[REDACTED]

Subject: FW: TAC comment request for Graycan Inc. Irrigation Project (6226.00) by Mar 23, 2025

Hi Jay,

[REDACTED]

I've now had a chance to review the EAP and have no concerns from a human health perspective. I'm hoping that you might still be able to incorporate my feedback, but understand if that's not possible.

Thank you,

Anna

Dr. Anna Johnston, BSc, MD, MPH

Medical Officer of Health

Manitoba Health/Prairie Mountain Health

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