

# Environment Act Licence

Manitoba  
Environment



Licence No. 1355  
Issue Date APRIL 17, 1990

In accordance with the Manitoba Environment Act (C.C.S.M. c. E125)

THIS LICENCE IS ISSUED TO:

**HIGHWAY GARDENS LTD; APPLICANT**

The following limits, terms, and conditions shall be complied with in connection with the operation of a wastewater collection system and a wastewater treatment lagoon located in part of the south half of River Lot 78, Parish of St. Andrews, within the Rural Municipality of St. Andrews, with effluent discharge via a drainage ditch to the Red River:

1. The Applicant shall ensure that all sewage generated within the mobile home park is directed towards the wastewater treatment lagoon via the piped wastewater collection system.
2. The Applicant shall prior to the discharge of effluent from the wastewater treatment lagoon take one set of representative samples from the wastewater to be discharged and have the samples analysed for biochemical oxygen demand (BOD<sub>5</sub>) and both fecal and total coliform content by the MPN method.
3. The Applicant shall notify the designated Environment Officer a minimum of 48 hours prior to the release of effluent from the wastewater treatment lagoon and shall make available the results of the wastewater analyses as required by Clause 2.
4. The Applicant 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 first day of November in any year and the fifteenth day of May in the following year, and between the fifteenth day of June and the fifteenth day of September in any one year.

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5. The Applicant shall operate and maintain the wastewater treatment lagoon in such a manner that:
  - (a) the release of offensive odours is minimized;
  - (b) the organic loading on the primary cell of the sewage lagoon system, as indicated by the five day biochemical oxygen demand, is not in excess of 56 kilograms per hectare per day;
  - (c) the depth of sewage in the primary cell does not exceed 1.5 metres.
6. The Applicant 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;
  - (d) complete the repairs in accordance with the written instructions of the Director.
7. The Applicant shall ensure that not more than 100 mobile home units in addition to the ancillary service buildings are located within the mobile home park and/or connected to the wastewater collection system.
8. The Applicant shall regulate the growth of vegetation on the dykes of the lagoon and the immediate area so that the height of the vegetation does not exceed 15 centimetres from the ground surface. This requirement does not apply to shrubs and ornamental plants.
9. The Applicant shall install and maintain a chain link fence around the wastewater treatment lagoon to limit access. The fence shall have a minimum height of 1.8 metres.
10. The Applicant shall undertake a geotechnical engineering investigation acceptable to the Director to determine the rate of seepage from the facility and the environmental impact of the seepage on the surrounding properties.
11. The Applicant shall prior to August 1, 1990, complete the regrading and seeding of dykes from cells 1 and 2 of the wastewater treatment lagoon in a manner acceptable to the designated Environment Officer.

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12. The Applicant shall, on or before September 1, 1990 provide to the Director current "as constructed" drawings of the wastewater treatment lagoon.
13. This Licence replaces Licence No. 391 which is hereby rescinded.



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**N.B. Brandon**  
**Director**  
**Environmental Management Section**

**FILE NO: 93.20**

**HIGHWAY GARDENS LTD**

The recommendations of the Manitoba Clean Environment Commission have been incorporated into the Licence with the following exceptions:

**CEC Recommendation**

"The Clean Environment Commission recommends that the number of mobile home units on the Highway Gardens Ltd. site should be reduced to 100 units within 1 year of the date of issuance of the varied Licence."

has been changed to the following Clause:

"The Applicant shall ensure that not more than 100 mobile home units in addition to the ancillary service buildings are located within the mobile home park and/or connected to the wastewater collection system."

**Justification**

The number of mobile home units was restricted to 100 units in Licence 391 which was issued in 1974. The owner had exceeded the limit and an enforcement action had commenced. This action was held in abeyance until the owner's request for a variation to the Licence had been considered. A reasonable amount of time can be provided for in the enforcement process, however, a one year period is not necessary.

**CEC Recommendation 2**

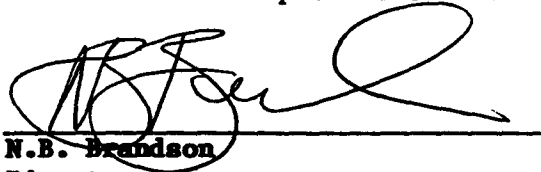
"The Applicant shall undertake an investigation, approved by the Department, that demonstrates that the rate of seepage to surrounding property from the lagoon is acceptable. In the event that the seepage rate is considered to be excessive the Applicant shall propose a remediation plan to the Department."

has been changed to the following Clause:

"10 The Applicant shall undertake a geotechnical engineering investigation acceptable to the Director to determine the rate of seepage from the facility and the environmental impact of the seepage on the surrounding properties."

**Justification**

An acceptable seepage rate cannot be determined before the geotechnical engineering study is completed and the environmental impact determined.

  
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**N.B. Brandon**  
**Director**  
**Environmental Management Services**