



Conservation and Water Stewardship

Environmental Stewardship Division
Environmental Approvals Branch
123 Main Street, Suite 160, Winnipeg, Manitoba R3C 1A5
T 204 945-8321 F 204 945-5229
www.gov.mb.ca/conservation/eal

CLIENT FILE NO.: 5588.00

February 18, 2016

Randy Boulton
Oak Lake Four Seasons Island Resort Ltd.
Box 1749
Virden MB R0M 2C0

Dear Mr. Boulton:

Enclosed is **Environment Act Licence No. 3168** dated February 18, 2016 issued to **Oak Lake Four Seasons Island Resort Ltd.** for the construction, operation and maintenance of the Development being an expanded wastewater collection and holding tank system that is located in NW 29-08-24 WPM in the Rural Municipality of Sifton and with transfer of wastewater from the wastewater holding tank system of the Development by licensed haulers to a wastewater treatment facility operating under an Environment Act Licence, in accordance with the proposal filed under *The Environment Act* on April 25th, 2013.

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.

For further information on the administration and application of the Licence, please feel free to contact Barsha Sagan, Environmental Engineer at 204-945-5234.

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 Conservation and Water Stewardship within 30 days of the date of the Licence.

Yours truly,

“original signed by”

Tracey Braun, M.Sc.
Director
Environment Act

c: Don Labossiere, Tim Prawdzik, Environmental Compliance and Enforcement
Glen Newton, P.Eng
Public Registries

NOTE: Confirmation of Receipt of this Licence No. 3168 (by the Licensee only) is required by the Director of Environmental Approvals. Please acknowledge receipt by signing in the space below and provide a copy (letter only) to the Department by March 3, 2016.

On behalf of Oak Lake Four Seasons Island Resort Ltd.

Date

LICENCE

Licence No. / Licence n°

3168

Issue Date / Date de délivrance

February 18, 2016

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 À:

OAK LAKE FOUR SEASONS ISLAND RESORT LTD.;

"the Licencee"

for the construction, operation and maintenance of the Development being an expanded wastewater collection and holding tank system that is located in NW 29-08-24 WPM in the Rural Municipality of Sifton and with transfer of wastewater from the wastewater holding tank system of the Development by licensed haulers to a wastewater treatment facility operating under an Environment Act Licence, in accordance with the proposal filed under *The Environment Act* on April 25th, 2013 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 Conservation and Water Stewardship 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;

"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;

"record drawings" means engineering drawings complete with all dimensions which indicate all features of the wastewater collection and holding tank system as it has actually been built;

"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 effluent" means wastewater after it has undergone at least one form of physical, chemical or biological treatment.

GENERAL SPECIFICATIONS

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 Four Seasons Island Resort toward the wastewater collection and holding tank system or other approved wastewater treatment facilities.
2. In addition to any of the limits, terms and conditions specified in this Licence, the Licencee shall, upon the request of the Director:
 - a) sample, monitor, analyze and/or investigate specific areas of concern regarding any segment, component or aspect of pollutant storage, containment, treatment, handling, disposal or emission systems, for such pollutants or ambient quality, aquatic toxicity, leachate characteristics and discharge or emission rates, for such duration and at such frequencies as may be specified;
 - b) determine the environmental impact associated with the release of any pollutant(s) from the Development; or
 - c) provide the Director, within such time as may be specified, with such reports, drawings, specifications, analytical data, descriptions of sampling and analytical procedures being used, bioassay data, flow rate measurements and such other information as may from time to time be requested.
3. The Licencee shall submit all information required to be provided to the Director or Environment Officer under this Licence, in written and electronic format, 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.
4. The Licencee shall, prior to commencing use 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 this Development at an off-site wastewater treatment facility operating under the authority of a Licence issued under *The Environment Act*.
 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.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

Respecting Construction - General

6. The Licencee shall notify the assigned Environment Officer not less than two weeks prior to beginning construction of the Development. The notification shall include the intended starting date of construction and the name of the Licencee's contact person at the construction site.
7. The Licencee shall arrange with the designated Environment Officer a mutually acceptable time and date for any required inspections between the 1st day of May and the 15th day of October of any year, unless otherwise approved by the Environment Officer.
8. The Licencee shall, during construction 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.
9. The Licencee shall not cover the various components of the wastewater holding tank system of the Development in a manner that obscures them from view or interferes with inspection of the holding tanks until receiving approval from the assigned Environment Officer.
10. The Licencee shall:
 - a) conduct all ditch related work activities during no flow or dry conditions and not during the April 1 to June 15 fish spawning and incubation period;
 - b) not construct the Development during periods of heavy rain;
 - c) place and/or isolate all dredged and construction material where it will not erode into any watercourse;

- d) implement effective long-term sediment and erosion control measures to prevent soil-laden runoff, and/or silt from entering any watercourse during construction and until vegetation is established;
 - e) routinely inspect all erosion and sediment control structures and immediately complete any necessary maintenance or repair;
 - f) revegetate soil exposed during the construction of the Development with native or introduced grasses or legumes. Native species shall be used to revegetate areas where native species existed prior to construction; and
 - g) use rock that is free of silt and clay for riprap.
11. The Licencee shall locate all 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.

Respecting Operation

12. 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.
13. 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.
14. The Licencee shall operate and maintain the Development in such a manner that the maximum daily flow rate is not in excess of 165,600 litres per day over any 24-hour period.
15. 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.
16. The Licencee shall install, operate and maintain the Development such that freezing of wastewater in the system is prevented.
17. The Licencee shall not spill, or allow to be spilled, wastewater in the areas around the Development.

18. 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.
19. 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 that access to the holding tanks is not required for normal operation or servicing of the holding tank components of the Development.
20. 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.
21. The Licencee shall construct and maintain an all-weather access road to the wastewater holding tank system.

MONITORING AND REPORTING SPECIFICATIONS

22. The Licencee shall, if or when necessary:
 - 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) have analytical determinations undertaken by an accredited laboratory; and
 - c) 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.
23. The Licencee shall monitor the following parameters, and make the records of such monitoring available to the Director as may be requested:
 - a) total flow rate(s) into and out of the Development; and
 - b) other process parameters approved or required by the Director.
24. 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.
25. 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.
26. The Licencee shall, following the reporting of an event pursuant to Clause 25,
- 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
 - d) submit a report to the Director about the causes of breakdown and measures taken, within one week of the repairs being done.
27. The Licencee shall during each year maintain the following records and retain them for a minimum period of five calendar years:
- a) reports of visual inspections conducted at a minimum of once per month during each operating season;
 - b) any wastewater sample dates;
 - c) original copies of any laboratory analytical results of the sampled wastewater and water;
 - d) a summary of any laboratory analytical results;
 - e) estimated wastewater pump out volumes for each operating seasons;
 - f) maintenance and repairs; and
 - g) a summary of any sanitary sewer overflows.
28. The licencee shall submit an annual report to the Environment Officer by February 28 of the following year including all records required by clause 27 of this licence.
29. The Licencee shall:
- a) prepare "record drawings" for the Development and shall label the drawings "record drawings"; and
 - b) provide to the Director, within four months of approved commissioning of the Development, two sets of "record drawings" of the Development.

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 10 of *The Environment Act*.

“original signed by”

Tracey Braun, M.Sc.
Director
Environment Act

Client File No.: 5588.00