

**Webb, Bruce (CWS)**

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**Subject:** Rocky Mountain Equipment - Sedimentation Pond (Neepawa) File: 5751.00

The attached material can be placed in the public registries for the above proposal:

**Request for additional information:** email, March 11, 2015 from Bruce Webb to Daniel Burns.

**Public Comments:** no public comments received.

**Technical Advisory Committee Comments:** ( 14 pages)

Manitoba Conservation and Water Stewardship - Environmental Compliance and Enforcement Branch, February 3, 2015

Manitoba Conservation and Water Stewardship - Environmental Programs and Strategies Branch, Air Quality Section, February 23, 2015

Manitoba Conservation and Water Stewardship - Lands Branch, February 20, 2015

Manitoba Conservation and Water Stewardship – Water Science and Management Branch, Water Quality Management Section, January 30, 2015

Manitoba Conservation and Water Stewardship – Water Science and Management Branch, Groundwater Management Section, February 6, 2015

Manitoba Conservation and Water Stewardship – Office of Drinking Water, February 20, 2015

Manitoba Conservation and Water Stewardship – Water Use Licensing Section, January 23, 2015

Manitoba Conservation and Water Stewardship – Water Control Works and Drainage Licensing Section, January 26, 2015

Manitoba Infrastructure and Transportation – Highway Planning and Design Branch, Environmental Services Section, February 2, 2015

Manitoba Municipal Government – Community Planning Services Branch, January 28, 2015

Manitoba Agriculture, Food and Rural Development – Crops Branch, February 6, 2015

Manitoba Health – Medical Officer of Health, January 29, 2015

Canadian Environmental Assessment Agency, January 23, 2015

Bruce.

## **Webb, Bruce (CWS)**

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**From:** Webb, Bruce (CWS)  
**Sent:** March-11-15 12:16 PM  
**To:** Daniel Burns  
**Subject:** Rocky Mountain Equipment - Neepawa File: 5751.00  
**Attachments:** Drainage Licence Application.pdf

The preliminary review of the RME Neepawa sedimentation pond proposal has been completed. No public comments were received on the project. Several comments were received from Technical Advisory Committee members. Two of these comments require additional information, and one is provided for your information.

### *Additional Information Required:*

1. What will be done with sludge from the wash bay and with grease and oil removed from the grease trap and oil-water separator?
2. The proposal notes that VOCs may be present in the wastewater. Can these VOCs be identified?

### *For Information:*

- Any water control works associated with the project (drains, culverts, dykes, dams, etc.) will require licensing under the Water Rights Act. An application for works is attached. Enquiries about application or licence requirements may be directed to the local Water Resource Officer. Contact information is available at [http://www.gov.mb.ca/conservation/waterstewardship/licensing/pdf/areas\\_of\\_focus\\_jan\\_23\\_12.pdf](http://www.gov.mb.ca/conservation/waterstewardship/licensing/pdf/areas_of_focus_jan_23_12.pdf)

Bruce.

**Webb, Bruce (CWS)**

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** Hagenson, Kayla (CWS)

**Sent:** February-03-15 2:39 PM

**To:** Webb, Bruce (CWS)

**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

Environmental Compliance and Enforcement Branch has the following comments:

- Section 2.9 of the proposal regards seasonal maintenance. Maintenance must be completed as per Manitoba Conservation & Water Stewardships Lagoon Operation and Maintenance guideline which includes general berm maintenance such as mowing the grass and removing bulrushes, weeds, reeds and trees. This will act to deter burrowing animals and prevent plants and trees with deep root systems from becoming established.
- With regards to the proposed location lagoons should be sited a minimum of 1000 ft from individual residences. Therefore, as per Section 3.6 of the proposal it is important to maintain this minimum separation from the nearest individual residence.
- With regards to sampling requirements prior to discharge, since it is proposed the lagoon will discharge to a water body the lagoon must be sampled for phosphorous and nitrogen as per the Tier 1 *Manitoba Water Quality Standards, Objectives and Guidelines*. TSS should also be sampled for as the lagoon is referred to as a sedimentation pond in the proposal. With regards to the sampling of VOC's this must include BTEX, PHC Fractions F1 through F4 as well as heavy metals.
- The proposal does not indicate how RME plans to deal with sludge generated in the wash bay/grease traps/oil water separator. How does the proponent propose to deal with this material?

Kayla Hagenson, *B.Env.Sc.*

Environment Officer

Conservation and Water Stewardship

Environmental Compliance and Enforcement, Western Region

27-2nd Ave SW

Dauphin, MB R7N 3E5

(204) 622-2316

DATE: 23 February, 2014

TO: Bruce Webb  
Environmental Approvals  
Conservation and Water  
Stewardship  
160-123 Main Street, Winnipeg

FROM: Muntaseer Ibn Azkar  
Air Quality–Environmental Programs  
& Strategies  
Conservation and Water Stewardship  
1007 Century Street, Winnipeg

**SUBJECT: Rocky Mountain Equipment Dealerships Inc. – Sedimentation Pond  
(Neepawa) (File 5751.00)**

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Air Quality Section has reviewed the above proposal and provides the following comments:

- The proposal is not expected to have a significant impact on air quality.
- The odour clause is suggested to be included in the License.

**Webb, Bruce (CWS)**

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** +WPG1212 - Conservation\_Circulars (CWS)

**Sent:** February-20-15 11:31 AM

**To:** Webb, Bruce (CWS)

**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

Hi Bruce,

Good morning.

Lands branch has no comment/concern with EAP Rocky Mtn. Equipment Lagoon File: 5751.00 as no Crown lands are impacted by the proposal.

Thank you kindly

**Winifred Frias**

Crown Land Programs Administrator

Lands Branch

Manitoba Conservation and Water Stewardship

200 Sauiteaux Crescent, Box 25

Winnipeg, Manitoba R3J 3W3 CANADA

Phone: (204) 945-4524

Facsimile: (204) 948-2197

**DATE:** January 30, 2015

## **Memorandum**

**TO:** Bruce Webb  
Environmental Approvals Branch  
160-123 Main Street, Winnipeg,  
MB  
R3C 1A5

**FROM:** Joy Kennedy  
Water Quality Management Section  
Water Science and Management Branch  
160-123 Main Street, Winnipeg, MB  
R3C 1A5

**Cc** David Hay

**TELEPHONE:** 945-7908  
**FACSIMILE:** 948-2357  
**EMAIL:** joy.kennedy@gov.mb.ca

**SUBJECT:** ***ENVIRONMENT ACT PROPOSAL FILE: 5751.00 ROCKY MOUNTAIN  
EQUIPMENT LAGOON***

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- The following effluent standards should be in place for the Rocky Mountain Equipment Lagoon wastewater treatment lagoon upgrade as per the *Manitoba Water Quality Standards, Objectives and Guidelines Regulation (196/2011)*.
  - cBOD 25 mg/L,
  - Glycols, Ethylene glycol <192 mg/L,
  - Glycols, Propylene glycol <500 mg/L.
- On page 5 of the proposal, the Proponent describes that the water will only be discharged between April 30 and October 1. Water Quality Management Section recommends a discharge period between June 15 and November 1.
- Can the proponent please identify the Volatile Organic Compounds that will be contained within the wastewater?
- The Water Quality Management Section is concerned with any discharges that have the potential to impact the aquatic environment and/or restrict present and future uses of the water. Therefore it is recommended that the license require the proponent to actively participate in any future watershed based management study, plan/or nutrient reduction program, approved by the Director.

Joy Kennedy



## Webb, Bruce (CWS)

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** Frost, Laurie (CWS)  
**Sent:** February-06-15 12:44 PM  
**To:** Webb, Bruce (CWS)  
**Cc:** Phipps, Graham (CWS)  
**Subject:** RE: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

In response to your request for comments on the EA Proposal - Rocky Mountain Equipment Dealerships Inc. - Sedimentation Pond (Neepawa), the Groundwater Management Section is pleased to provide the following:

- The proposed development will be located on a shallow, unconfined sand aquifer. The unconfined nature of the sandy soils and high water table (about 1.5 to 2.0 metres below ground surface) make it highly vulnerable to groundwater contamination from sources such as wastewater.
- Section 2.5.2. Hydraulic Loading states: "However, the wastewater source could potentially be contaminated with hydrocarbons, glycol and cleaning solvents and not the microbial contamination and other nutrients normally associated with domestic wastewater lagoons. As a side note, we advise that the wastewater will pass through an oil and grease interceptor before being discharged to the lagoon, so we anticipate contamination would be minimal".

Section 4.2.3. Contaminants states: "Potential contaminants that may enter the sedimentation pond include hydrocarbons, glycol (antifreeze), and cleaning solvents. We stress that washbay wastewater enters an oil and grease interceptor before being discharged to the lagoon, so we do not anticipate that tests will show excessive contamination. Prior to discharge the effluent will be tested for VOCs and glycols by an accredited laboratory licensed to practice in the Province of Manitoba, and results will be evaluated according to the standards set out in the Manitoba Water Quality Standards, Objectives and Guidelines document. In the event that any of the tests fail, water will be re-tested according to the procedure set out in Section 2.8 Facility Operation".

We have several questions regarding these statements,

- What does "minimal" and "excessive contamination" mean?
- Are there minimum concentration levels that should be met before discharge of these potential contaminants into the lagoon?
- Is the proposed testing (VOCs and glycols) sufficient for detection of the all cleaning solvents used in the washbay?
- Prior to discharging the effluent from the lagoon, in the event that any of the proposed water quality tests fail a re-test, what mitigation measures are in place to deal with the potentially contaminated effluent?

Regards,

Laurie Frost, M.Sc., P.Eng.  
Hydrogeologist  
Groundwater Management Section  
Box 18, 200 Sauliteaux Cresc.  
Winnipeg, Manitoba R3J 3W3  
P(204) 945-3737 F(204) 945-7419  
e-mail [Laurie.Frost@gov.mb.ca](mailto:Laurie.Frost@gov.mb.ca)

**Manitoba**   
Conservation and Water Stewardship

**Webb, Bruce (CWS)**

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**From:** Stibbard, James (CWS)  
**Sent:** February-20-15 9:23 AM  
**To:** Webb, Bruce (CWS)  
**Cc:** Robertson, Glen (CWS)  
**Subject:** Re: 5751.00 Rocky Mountain Equipment EAP Review.

Hello, Bruce,

I reviewed the above noted EAP and observed, to my surprise, that the consultant contacted the Drinking Water Officer to determine whether there are any domestic water systems downstream of the proposed lagoon discharge point. They're learning! The issue of downstream users would be my main concern with a proposal such as this and the point has been addressed so Office of Drinking Water has no further concerns with this EAP or the proposed development.

If you have any questions, please call.

Regards,

**James Stibbard P. Eng.**  
Approvals Engineer  
Office of Drinking Water  
1007 Century Street  
Winnipeg MB R3H 0W4  
phone: (204) 945-5949  
fax: (204) 945-1365  
email: [James.Stibbard@gov.mb.ca](mailto:James.Stibbard@gov.mb.ca)  
website: [www.manitoba.ca/drinkingwater](http://www.manitoba.ca/drinkingwater)

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**Webb, Bruce (CWS)**

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** Matthews, Rob (CWS)

**Sent:** January-23-15 2:06 PM

**To:** Webb, Bruce (CWS)

**Cc:** Nachtigall, Scott (CWS); Thibert, Lorraine (CWS)

**Subject:** RE: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

Bruce,

No concerns.

Rob Matthews, WULS, CWS.

## Webb, Bruce (CWS)

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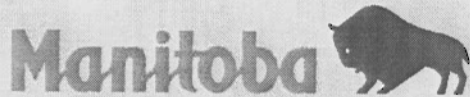
**From:** Roberts, Dan (CWS)  
**Sent:** January-26-15 1:58 PM  
**To:** Webb, Bruce (CWS)  
**Subject:** Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00  
**Attachments:** Drainage Licence Application.pdf

Any water control works (drains, culverts, dykes, dams, etc.) associated with this project will require licensing under the *Water Rights Act* – an application is attached for the proponent's convenience. Any inquiries in this regard may be directed to the local *Water Resource Officer*. Their contact information may be found at:

[http://www.gov.mb.ca/conservation/waterstewardship/licensing/pdf/areas\\_of\\_focus\\_jan\\_23\\_12.pdf](http://www.gov.mb.ca/conservation/waterstewardship/licensing/pdf/areas_of_focus_jan_23_12.pdf)

Sincerely,

**Dan Roberts**  
Water Resource Officer  
Water Control Works and Drainage Licensing Section  
Conservation and Water Stewardship  
Box 6000, Building #1180, 75 - 7th Avenue,  
Gimli, MB R0C 1B0  
Cell: (204) 641-1331



**Infrastructure and Transportation**

Highway Planning and Design Branch  
Environmental Services Section  
1420 - 215 Garry St., Winnipeg, MB R3C 3P3  
T (204) 619-4359 F (204) 946-0583

February 2, 2015

Tracey Braun, M. Sc.  
Director, Environmental Approvals Branch  
Manitoba Conservation and Water Stewardship  
123 Main St., Suite 160  
Winnipeg, MB R3C 1A5

RE: Rocky Mountain Equipment Dealerships Inc. - Sedimentation Pond (Neepawa)  
Client File No. 5751.00

Dear Ms. Braun:

MIT has reviewed the proposal under the Environment Act noted above and we do not have any concern.

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

Sincerely,

Ryan Coultter, M. Sc., P. Eng.  
Manager of Environmental Services



**Municipal Government**

Community Planning Services Branch  
P.O. Box 22147 2010 Currie Boulevard  
Brandon, Manitoba, Canada R7A 6Y9  
T 204-726-6267 F 204-726-7499

OUR FILE: 14-3-155-2015-0077

January 28, 2015

**Bruce Webb, Environmental Engineer**  
Water Development and Control Assessment Officer  
Environmental Approvals Branch  
Manitoba Conservation and Water Stewardship  
Government of Manitoba, Canada

Dear Mr. Webb:

**RE: Environment Act Proposal File: 5751.00 – Wastewater lagoon proposal for SE ¼  
SEC 34, TWP 14, RGE 15 WPM (Town of Neepawa – Province of Manitoba ).**

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I have reviewed the above referenced proposal and note the following information for your review and consideration concerning the proposed wastewater lagoon. The location of the proposed wastewater lagoon in the Town of Neepawa, which is a member of the Neepawa and Area Planning District, dictates that all development is therefore subject to the policies of the district development plan in effect and may be further regulated in the Town of Neepawa Zoning By-law.

**NEEPAWA AND AREA PLANNING DISTRICT DEVELOPMENT PLAN BY-LAW NO. 78**

According to the Neepawa and Area Planning District Development Plan, the lands on which the wastewater lagoon will reside are designated as "Highway Commercial."

**TOWN OF NEEPAWA, ZONING BY-LAW NO. 2650**

According to the Town of Neepawa Zoning By-law, lands on which the wastewater lagoon will reside are zoned "CH" – "Commercial Highway Zone." Farm Implements, sales and distribution as well as service and repair, as it seems the use that Rocky Mountain Equipment proposes is a permitted use in this zone.

**CONCLUDING REMARKS:**

I have no concerns with the proposed development as it is generally consistent with the policies of the Neepawa and Area Planning District Development Plan and the proposed use would appear to be one that is a permitted use in the Neepawa Zoning By-law No. 2650.

Should you have any questions regarding my comments, please call.

Regards,

Please consider this a signed original copy – sent via e-mail

Devin Dietrich MCP  
Community Planner.  
(204) 726-6757  
[devin.dietrich@gov.mb.ca](mailto:devin.dietrich@gov.mb.ca)

**Webb, Bruce (CWS)**

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** Wilson, Brian (MAFRD)  
**Sent:** February-06-15 9:35 AM  
**To:** Webb, Bruce (CWS)  
**Subject:** RE: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

No concerns.

Brian Wilson  
[Brian.Wilson@gov.mb.ca](mailto:Brian.Wilson@gov.mb.ca)  
Soils Suitability Specialist  
Crops Branch  
Manitoba Agriculture, Food and Rural Development  
Box 1149 #65 - 3rd Avenue NE  
Carman, Manitoba R0G 0J0  
(204) 750-3180  
FAX (204) 745-5690



**Webb, Bruce (CWS)**

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** Frykoda, Amy (HHLS)  
**Sent:** January-29-15 9:26 AM  
**To:** Webb, Bruce (CWS)  
**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

Hello Bruce

I do not have further comments to add,

Dr. Amy Frykoda, MD, CCFP, MSc

Medical Officer of Health

Manitoba Health

P.O. Box 960

Minnedosa, Manitoba R0J 1E0

ph: (204) 867-8730

fax: (204) 867-2239

email: [amy.frykoda@gov.mb.ca](mailto:amy.frykoda@gov.mb.ca)

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**Webb, Bruce (CWS)**

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**Subject:** FW: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

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**From:** Sigurdson,Shauna [CEAA] [<mailto:Shauna.Sigurdson@ceaa-acee.gc.ca>]  
**Sent:** January-23-15 1:43 PM  
**To:** Webb, Bruce (CWS)  
**Subject:** RE: Request for review/comment - EAP Rocky Mtn. Equipment Lagoon File: 5751.00

Hello Bruce

This is not a designated project under CEAA 2012. The Agency will not be involved in the review of the project.

Shauna Sigurdson

Regional Director, Prairie and Northern Region  
Canadian Environmental Assessment Agency / Government of Canada  
[shauna.sigurdson@ceaa-acee.gc.ca](mailto:shauna.sigurdson@ceaa-acee.gc.ca) / Tel: 780-495-2236 / Canada Place, Suite 1145-9700 Jasper Avenue, Edmonton  
Alberta, T5J 4C3

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[shauna.sigurdson@ceaa-acee.gc.ca](mailto:shauna.sigurdson@ceaa-acee.gc.ca) / Tel: 780-495-2236 / Place du Canada, pièce 1145 9700 avenue Jasper, Edmonton  
(Alberta) T5J 4C3