

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: City of Steinbach
PROPOSAL NAME: Steinbach Water Supply Wellfield
CLASS OF DEVELOPMENT: Two
TYPE OF DEVELOPMENT: Water Development and Control
CLIENT FILE NO.: 5403.10

OVERVIEW

The Proposal was received on December 15, 2015. It was dated December 8, 2015. The advertisement of the Proposal was as follows:

“An Environment Act Proposal has been filed by the City of Steinbach for a supplemental groundwater supply for the City’s water treatment and distribution system. The proposal involves the development of two wells in NW 3-7-6E near Park Road West, a new water treatment facility and pipeline connections to the City’s existing water distribution system. The new wells are proposed to supply up to 1,000 dam³ of water annually, capable of meeting the City’s estimated requirements to 2038 in combination with the City’s existing wellfield at 515 Main Street (K. R. Barkman Park). Construction and operation of the supplemental supply system is proposed for 2017.”

The Proposal was advertised in the Steinbach Carillon on Thursday, January 7, 2016. It was placed in the online, Legislative Library, and Millennium Public Library (Winnipeg) public registries. It was distributed to TAC members on January 6, 2016. The closing date for comments from members of the public and TAC members was February 5, 2016.

COMMENTS FROM THE PUBLIC

No public comments were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE

Manitoba Conservation and Water Stewardship – Environmental Compliance and Enforcement Branch

No concerns.

Manitoba Conservation and Water Stewardship – Climate Change and Air Quality Branch, Air Quality Section

- The proposal is not expected to have any significant impact on air quality.

Manitoba Conservation and Water Stewardship – Lands Branch

No comments.

Manitoba Conservation and Water Stewardship – Lands Branch, Land Management and Planning Section

No comment as no Crown land is impacted.

Manitoba Conservation and Water Stewardship – Parks and Protected Spaces Branch

No comments or concerns to offer as it does not affect any provincial parks, park reserves, ecological reserves, areas of special interest, or proposed protected areas.

Manitoba Conservation and Water Stewardship – Wildlife and Fisheries Branch

No wildlife related concerns.

Manitoba Conservation and Water Stewardship – Office of Drinking Water

ODW's review of the above noted EAP raised the following points:

- The proposed project will require a Permit to Construct or Alter a Public Water System under *The Drinking Water Safety Act*.
- Well water quality data indicated one sample with barium above the maximum acceptable concentration (MAC). This will have to be addressed in the Application for Permit to Construct or Alter a Public Water System.
- Information on file at ODW indicates ammonia is present in the city's existing well system. Ammonia can interfere with the chlorine disinfection reaction. Ammonia results were not given in the EAP and the issue of ammonia will have to be addressed in the Application for Permit to Construct or Alter a Public Water System.
- The area plan indicates the City's wastewater treatment lagoons are located along the same road and to the west of the proposed new wells. The location of the wastewater forcemain to these lagoons and proposed raw water main from the new wells were not shown in the EAP. ODW requires a minimum 3 meter

horizontal separation between wastewater force mains and water supply pipelines. This issue will have to be addressed in the Application for Permit to Construct or Alter a Public Water System.

Apart from the above points, ODW has no other concerns with this EAP or the proposed development.

Disposition:

This information was provided to the proponent's consultant for information and can be addressed through a licence condition.

Manitoba Conservation and Water Stewardship – Water Science and Management Branch, Groundwater Management Section (received February 19, 2016)

The Groundwater Section has reviewed the Steinbach application and provides the following comment:

- The aquifer that serves the City of Steinbach currently does not have a sustainable limit assigned to it. A sustainable limit may be applied at some time in the future after a comprehensive evaluation of the aquifer system using scientifically rigorous methods has been completed.

Disposition:

A sustainable limit would be included in a Water Rights licence for the development issued after the limit was determined. Since the requirement for a Water Rights Licence is a standard requirement for an Environment Act licence for a water supply proposal, this comment can be addressed through a licence condition.

Manitoba Conservation and Water Stewardship – Water Use Licensing Section

No concerns.

Manitoba Conservation and Water Stewardship – Water Control Works and Drainage Licensing Section

No concerns.

Manitoba Municipal Government – Community and Regional Planning Branch

Steinbach Community and Regional Planning reviewed the Environmental Act proposal for the City of Steinbach Water Supply Well Field from land use planning perspectives. The proposal proposes to develop a second well field for two new wells, a new water

treatment facility and pipeline connections to the City's existing water distribution system. The aim of the proposed expansion is to meet the water supply demand for the growing population.

The land in question is located on the southeast corner of Park Road West and Keating Road in the NW 3-7-6, owned by the City of Steinbach (Roll 842). The dominant land uses in the surrounding area are agricultural, residential, light industrial and commercial. The proposal will be subject to the City of Steinbach Official Community Plan By-law No. 2038 and the City of Steinbach Zoning By-law No. 2055.

City of Steinbach Development Plan (OCP) By-law No. 2038

The land is currently designated as "Industrial Policy Area" in the City of Steinbach Development Plan (Official Community Plan). The Official Community Plan is the long term vision for how the land is to be developed and used. Objectives and Policies set out for Municipal Services and Utilities in the Development Plan are as follows:

11.0 Municipal Services and Utilities Policies

The municipal services considered in this section include the wastewater collection systems, water supply systems, land drainage and solid waste management. Policies to provide and maintain a high level of municipal services are required to protect the health of residents and to ensure orderly development in an economic manner. The protection of the health of the residents of Steinbach is of primary importance in this Plan.

11.1 Objective

- (d) The municipal services system should be maintained at a capacity which can readily accommodate new development.

11.2 Policies

The following policies are established for the development of *infrastructure* systems:

11.2.2. Water Supply System

Plan, develop, operate and maintain the water supply system in accordance with City of Steinbach Standards and Provincial Guidelines and Licence requirements.

11.2.3 Groundwater Protection

Activities that may cause pollution under normal operating conditions or that pose a high risk of accidental contamination shall not be permitted within the City limits unless it can be demonstrated by adequate field investigation and analysis that the proposed activities will not cause pollution of existing or potential groundwater supply in the area.

Adequate and efficient municipal services and infrastructures are considered vital to ensure orderly growth of the community. The proposed water system expansion complies with the objectives and policies of the City of Steinbach Development Plan.

City of Steinbach Zoning By-law No. 2055

The subject land is zoned "M1" Industrial Light in the City of Steinbach Zoning By-law. This use falls within the category of conditional uses listed in the Use Table 3-1.

Minimum site area requirement in the Industrial Light zone is 7,500 sq. ft with a minimum site width of 75 feet. The proposed use meets the minimum zoning requirements but requires a Conditional Use Order.

Analysis and Recommendation

There are a number of residential properties and agricultural lands in close proximity to the proposed well field. Our office recommends that appropriate measures should be taken to mitigate any substantial noise and dust generated by the construction of the wells and treatment facility.

Community and Regional Planning recommends that City of Steinbach obtains a Conditional Use Order required by the Zoning By-law for the proposed use. A public hearing is also required for a Conditional Use order. *The Planning Act* sets out the timing and place that the public hearing is to be advertised. An important part of this process is that notice must be sent to the owner of the property and owners of land within 100m of the property, at least 14 days before the public hearing.

Following the public hearing Steinbach Council would make a resolution based on the proposal and any comments received at the public hearing. After conditional use is approved the applicant has 12 months to act on it or the conditional use order becomes void.

Thank you for the opportunity to comment.

Disposition:

These comments were provided to the proponent for information.

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

No concern.

Southern Regional Health Authority – Medical Officer of Health

No concerns.

Canadian Environmental Assessment Agency

Given that the proposed project is not a designated activity under CEAA 2012, the Agency will not be participating further in this review.

ADDITIONAL INFORMATION

No additional information is required to address Technical Advisory Committee comments on the project.

PUBLIC HEARING

No requests were received for a public hearing. Accordingly, a public hearing is not recommended.

CROWN-INDIGENOUS CONSULTATION

The Government of Manitoba recognizes it has a duty to consult in a meaningful way with Indigenous communities when any proposed provincial law, regulation, decision or action may infringe upon or adversely affect the exercise of the Indigenous rights of that community.

The proposal involves the expansion of an existing groundwater supply system for municipal purposes in an agricultural area. Significant drawdown is not anticipated to affect other area groundwater users. Since resource use is not affected by the project, it is concluded that Crown-Indigenous consultation is not required for the project.

RECOMMENDATION

All comments received have been addressed through the provision of additional information to the proponent's consultant or through licence conditions. It is recommended that the Development be licensed under *The Environment Act* subject to the limits, terms and conditions as described on the attached Draft Environment Act Licence. It is further recommended that enforcement of the Licence be assigned to the Eastern Region of the Environmental Compliance and Enforcement Branch.

PREPARED BY:

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