



**ENVIRONMENTAL ASSESSMENT & LICENSING OF  
HARBOUR COLONY HOLDING CO. LTD.  
— (FORMERLY CRYSTAL SPRING COLONY NEW  
DEVELOPMENT) WASTEWATER TREATMENT LAGOON**

**Manitoba Environment and Climate Change**

Clean Environment Commission (CEC) Hearing  
April 21 - 23, 2026

[Manitoba.ca](https://www.manitoba.ca)

**Manitoba** 

# Legislation

- Environmental assessment and licensing activities are regulated by The Environment Act
- Classes of Development Regulation, Licensing Procedures Regulation, Environment Act Fees Regulation
- Class 2 developments for waste treatment and storage (Section 11 of The Environment Act) include wastewater treatment lagoons

# Environment Act Proposal Requirements and Technical Guidelines

- Information Bulletin – Environment Act Proposal Report Guidelines
- Environment Act Proposal Supplementary Guidelines
  - Wastewater Treatment Facilities
  - Wastewater Treatment Lagoon Design Guidelines

# Environment Act Proposal Requirements and Technical Guidelines (cont'd)

- Wastewater treatment lagoons must meet the minimum requirements of provincial guideline document **Information Bulletin – Design Objectives for Wastewater Treatment Lagoons**
- All wastewater treatment facilities must meet all applicable effluent quality requirements as per the Manitoba Water Quality Standards, Objectives and Guidelines regulation under The Water Protection Act
- The department cannot prescribe a treatment option
- Environment Act Licences may be more restrictive than the standards based on the site-specific assessment

# Manitoba Water Quality Standards, Objectives and Guidelines

- The standards are set out in the Manitoba Water Quality Standards, Objectives, and Guidelines Regulation under The Water Protection Act and are supported by existing provincial and federal legislation. Together, these provide the legal basis for controlling pollutants entering Manitoba waters, including municipal and industrial wastewater discharges.

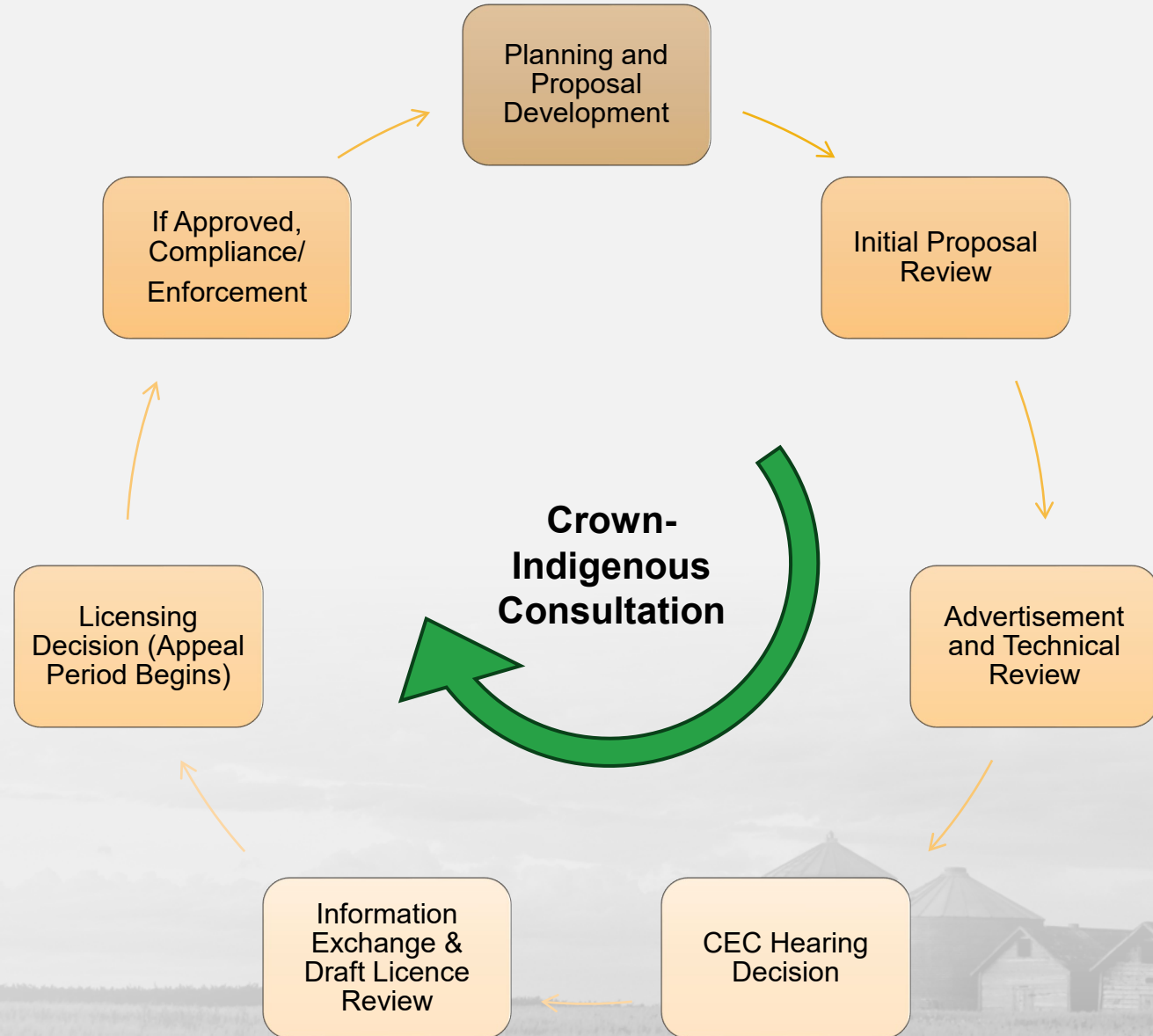
# Municipal Wastewater Effluent Standards

- Effluent quality requirements are determined by the discharge regime (intermittent vs. continuous), not by the treatment system
- Wastewater lagoons are not always intermittent discharge systems, and wastewater treatment plants are not always continuous discharge systems
- Manitoba applies the same effluent discharge standards to both wastewater lagoons and wastewater treatment plants when they have comparable discharge characteristics

# Municipal Wastewater Effluent Standards (Cont'd)

- 200 fecal coliform organisms / 100 mL or 200 Escherichia coli organisms / 100 mL
- 25 mg/L Carbonaceous Biochemical Oxygen Demand (if the facility has an ammonia and/or total nitrogen limit)
- 25 mg/L Biochemical Oxygen Demand (if the facility does not have an ammonia and/or total nitrogen limit)
- 25 mg/L Total Suspended Solids (excluding growing algae)
- 1 mg/L total phosphorus or demonstrated nutrient reduction strategy for specified facilities
- 15 mg/L total nitrogen for specified facilities
- Unionized ammonia <1.25 mg/L
- Site-specific total ammonia limits for continuously discharging facilities

# Manitoba's Environmental Assessment & Licensing Process



OVERVIEW OF:

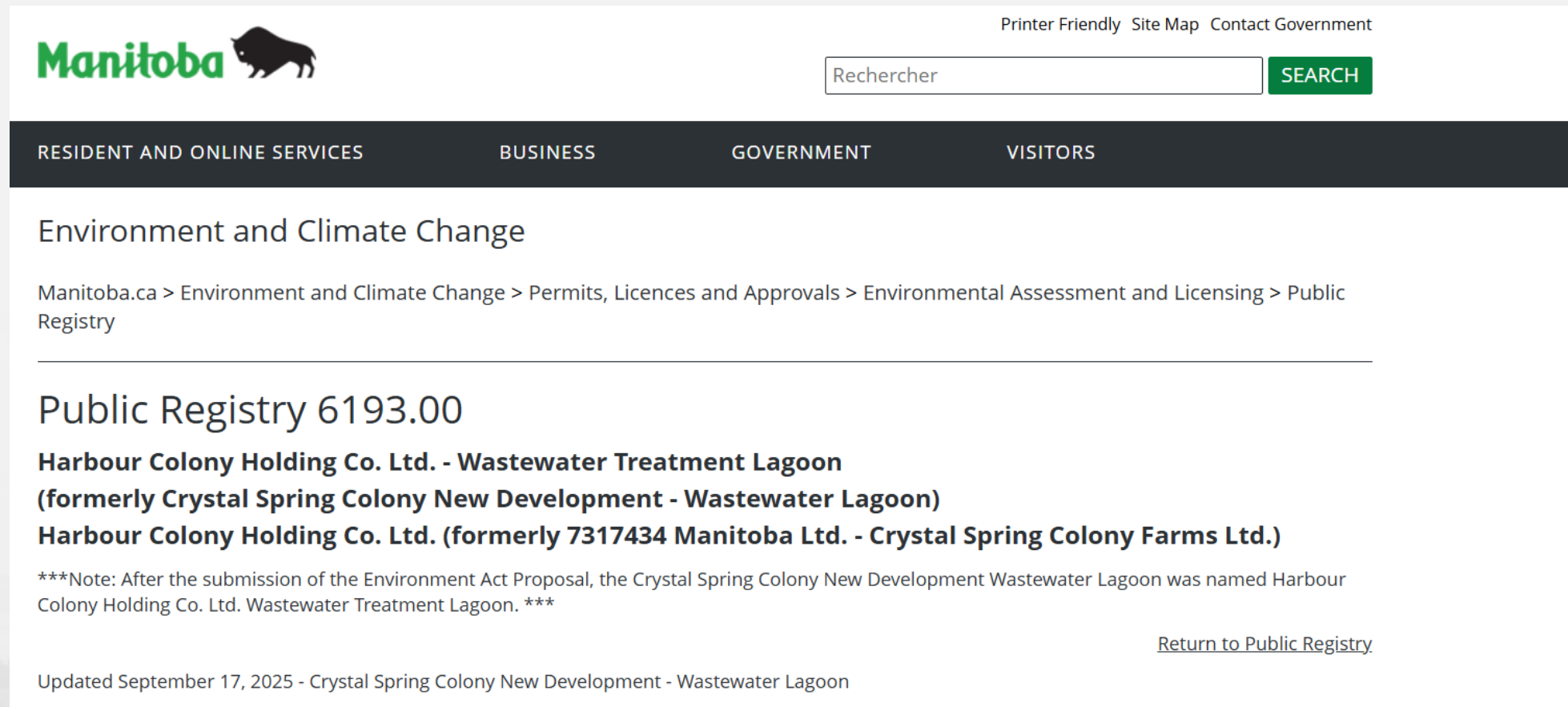
**ENVIRONMENTAL ASSESSMENT AND LICENSING OF  
HARBOUR COLONY HOLDING CO. LTD.  
WASTEWATER TREATMENT LAGOON**

# Environmental Assessment and Licensing Process

- 7317434 Manitoba Ltd. - Crystal Spring Colony Farms Ltd. filed an Environment Act Proposal (EAP) on August 17, 2023, to build and operate a new domestic wastewater treatment lagoon at SE 28-18-03 EPM in the Rural Municipality of Armstrong
- Initially the proponent had not selected a name for the new colony development
- The proponent has since notified the department that the Crystal Spring Colony New Development Wastewater Treatment Lagoon was named Harbour Colony Holding Co. Ltd. Wastewater Treatment Lagoon

# Environmental Assessment and Licensing Process

## Public Registry For The Environment Act Proposal



The screenshot shows the Manitoba government website interface. At the top left is the Manitoba logo with a bison. To the right are links for 'Printer Friendly', 'Site Map', and 'Contact Government'. Below these is a search bar with the placeholder text 'Rechercher' and a green 'SEARCH' button. A dark navigation bar contains the following menu items: 'RESIDENT AND ONLINE SERVICES', 'BUSINESS', 'GOVERNMENT', and 'VISITORS'. The main content area is titled 'Environment and Climate Change' and includes a breadcrumb trail: 'Manitoba.ca > Environment and Climate Change > Permits, Licences and Approvals > Environmental Assessment and Licensing > Public Registry'. The main heading is 'Public Registry 6193.00'. Below this are two bolded entries: 'Harbour Colony Holding Co. Ltd. - Wastewater Treatment Lagoon (formerly Crystal Spring Colony New Development - Wastewater Lagoon)' and 'Harbour Colony Holding Co. Ltd. (formerly 7317434 Manitoba Ltd. - Crystal Spring Colony Farms Ltd.)'. A note follows: '\*\*\*Note: After the submission of the Environment Act Proposal, the Crystal Spring Colony New Development Wastewater Lagoon was named Harbour Colony Holding Co. Ltd. Wastewater Treatment Lagoon. \*\*\*'. At the bottom right is a link 'Return to Public Registry'. At the bottom left is the text 'Updated September 17, 2025 - Crystal Spring Colony New Development - Wastewater Lagoon'.

# Environmental Assessment and Licensing Process

## Advertisement and Technical Review

- The Proposal was advertised in the Stonewall Teulon Tribune on Thursday, October 26, 2023, and Express Weekly News on Thursday, November 16, 2023.
- The closing date for comments from members of the public was November 30, 2023.
- In response to a request, an additional one-week extension was provided to submit public comments.

# Environmental Assessment and Licensing Process

## Advertisement and Technical Review

- The Proposal was distributed to Technical Advisory Committee (TAC) members on October 23, 2023. The closing date for comments from members of the TAC was November 27, 2023.
- To address Technical Advisory Committee and public comments, the proponent submitted additional information on April 15, 2024, October 22, 2024, December 10, 2024, and December 20, 2024.
- The notice of alteration request on April 16, 2024, was for revisions to the design as a result of these comments.

# Environmental Assessment and Licensing Process

## Overview of the Proposal

- To build and operate a domestic wastewater treatment lagoon in the Rural Municipality of Armstrong
- Main sources of wastewater
  - Domestic wastewater
  - Truck wash runoff
  - Abattoir wastewater (excluding blood) for colony use only
- The treated effluent to be discharged into the Road 15E drain and travelling north prior to discharging to Willow Creek, then flow approximately 15 km east into Lake Winnipeg

# Environmental Assessment and Licensing Process

## Design Criteria Proposed

- The wastewater treatment lagoon berm is designed above the Flood Protection Level, based on a 1-in-200-year flood event.
- 1.0 m freeboard
- Designed for a maximum of 250 people, with hydraulic and organic loading adjusted to include wastewater from the abattoir
- Plastic lined (a 60-mil textured High Density Polyethylene) with gas relief and leak detection system

# Environmental Assessment and Licensing Process

## Notice of Alteration Request

- The proponent submitted a Notice of Alteration request to increase the volume of the primary cell for the proposed wastewater lagoon to accommodate inflows during the extended trickle discharge period.
- The proponent also proposed to plant additional trees to improve the sight lines around the lagoon.

# Environmental Assessment and Licensing Process

## Review Summary

- The proposed engineering design met the minimum requirements for The Information Bulletin – Design Objectives for Wastewater Treatment Lagoons and the Technical Advisory Committee has no further concerns
- Wastewater lagoon effluent discharge will occur between June 15 and November 1 of any year
- The lagoon effluent will be discharged via a trickle discharge, after the secondary cell has been tested and meets effluent quality requirements
- Flood protection with a 200-year level
- Biosolids removal is not expected for 10-20 years; any future biosolids land application would require separate site-specific licensing

# Environmental Assessment and Licensing Process

- The Director of Environmental Approvals Branch did not recommend a Clean Environment Commission public hearing because the potential environmental impacts are well understood and can be effectively managed through licence conditions.
- The decision was communicated to the proponent and commenting public on March 10, 2025, and was appealable to the Minister of Environment and Climate Change.

# Community Learning Session

- Under section 6(5) of The Environment Act, the Minister of Environment and Climate Change requested the Clean Environment Commission to facilitate a public community learning session
- The Department of Environment and Climate Change hosted a Community Learning Session on June 4, 2025, which was facilitated by the Clean Environment Commission
- Department staff presented information on the environmental assessment and licensing process for the Environment Act Proposal and responded to public inquiries

# Clean Environment Commission

- The Minister of Environment and Climate Change received appeals of the Director's decision not to recommend a Clean Environment Commission public hearing.
- On September 12, 2025, the Minister of Environment and Climate Change, directed the Clean Environment Commission to conduct a public hearing under section 6(5) of The Environment Act in accordance with the issued Terms of Reference
- The Clean Environment Commission will submit a final report with recommendations to the Minister under section 7(3) of The Environment Act.

# Material Available for the Hearing

The Environment Act proposal and all other relevant documents associated with the environmental assessment and licensing process can be reviewed on the public registry:

<https://www.gov.mb.ca/sd/eal/registries/6193/index.html>

**Thank You**

