

**From:** [REDACTED]  
**To:** [+WPG725 - Clean Environment Commission](#)  
**Subject:** Re: Crystal Spring Colony Farms Ltd. – Proposed Domestic Water Lagoon File No.: 6193.00  
**Date:** February 9, 2026 11:06:11 PM  
**Attachments:** [REDACTED]

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Dear Members of the Clean Environment Commission,

I am writing in regards to the proposed Crystal Spring Colony Farms Ltd. domestic water lagoon (File No. 6193.00). This letter is submitted as a statement of serious concern related to public health and safety, environmental protection, procedural fairness, and the long-term impacts of this proposal on surrounding residents and the Willow Creek watershed.

I reside directly across from the proposed lagoon site. As such, my household is uniquely and disproportionately affected by the proposed development. The decisions made in relation to this project will have immediate and lasting consequences for my family's health, safety, finances, our drinking water, our property, and the surrounding environment.

### **Lack of Consultation and Procedural Fairness**

To date, there has been no meaningful consultation with landowners directly affected by the proposed lagoon location. No meetings were held with neighbouring residents, correspondence has gone unanswered, and critical questions remain unresolved. Residents with no association to the colony, facing the lagoon directly, were not given a reasonable opportunity to participate in discussions or planning decisions.

This lack of engagement raises serious concerns regarding transparency, procedural fairness, and the adequacy of the review process for a project of this scale and permanence.

### **Health, Safety, and Environmental Concerns- Flood-prone location of the lagoon.**

My primary concern is the health and safety of my children and family. The proposed lagoon introduces ongoing risks related to odour, insects, potential groundwater contamination, flooding, and exposure to effluent. These risks did not exist prior to approvals and land-use changes permitted or enabled by municipal or provincial authorities. My family utilizes the ditch and creek area all year long.

The proposed lagoon is located in an area prone to seasonal and heavy rainfall flooding. Clay-lined lagoons are known to leak over time. The risk of overflow or leaching during spring melt or extreme rainfall events presents a serious threat to nearby wells, drainage systems, Willow Creek, and downstream waters leading to Lake Winnipeg.

What happens during heavy rain, rapid snow melt, or lagoon failure?  
What happens if in the event there is overland flooding?

Despite the scale of the colony—anticipated to support approximately 250 people—there is insufficient site-specific, long-term environmental data demonstrating that the proposed lagoon design and location are appropriate or safe.

Communication on the matter has not taken place. No clear contingency or compensation plan has been presented.

The proposed drainage changes on the development map introduce **additional water flow toward my yard**. Rightfully so, I should never be put in the potential situation to accept any scenario in which ditch water, lagoon effluent, or redirected runoff is allowed to enter my property. At the very least **Confirmation of whether road elevation will be increased**, when the work will be completed and who pays for it.

If the ditch rises from development modifications, my yard may face longer flooding and possible contamination. I have experienced flooding in my yard, witnessed flooding along road 106, on the corner of road 106 and road 15 as well as flooding north and south of road 106 and road 15.

### **Groundwater, Wells, and Water Supply**

There is a lack of adequate hydrogeological evidence demonstrating that local groundwater systems can sustain the anticipated water demand of the colony without negatively affecting existing residential wells. No clear contingency or compensation framework has been provided should nearby wells become contaminated or experience drawdown.

Affected residents should not be expected to bear the financial, physical, or emotional burden of risks created by approved development.

The Planning Act, ss. 35 and 37, which require developments to be compatible with neighbouring properties and to mitigate adverse impacts;

### **Impacts on Willow Creek and Sensitive Habitat**

Willow Creek is an ecologically significant watershed that supports a walleye, northern pike, sucker fish spawning habitat and a variety of aquatic turtles, snakes, birds and diverse wildlife of terrestrial species.

The potential impacts of effluent discharge, habitat disruption, and disease transmission have not been adequately studied or disclosed.

There appears to be no comprehensive plan for baseline ecological monitoring, post-development assessment, or public notification in the event of environmental exceedances or failures.

Disruptions may violate: **The Water Protection Act, The Environment Act, Fisheries Act (federal)** — which prohibits harmful alteration of fish habitat.

## **Loss of Natural Buffers and Increased Exposure**

Despite assurances that no vegetation would be disturbed, my treeline was altered when the Natural Gas line was installed. **The loss of this treeline represents more than a cosmetic change. It has eliminated long-standing environmental protections that were integral to the character and livability of my property. The use of the side of the road is now a danger.**

This natural buffer previously provided wind protection, dust control, noise reduction, privacy, and property security. Its loss has significantly increased exposure to construction impacts and will compound odour, dust, and noise effects associated with the proposed lagoon and colony operations.

## **Request for Clean Environment Commission Action**

Given the cumulative and long-term impacts of this proposal, I respectfully request that the Clean Environment Commission exercise its authority to ensure that this proposal complies with environmental protection standards, public safety obligations, and principles of procedural fairness.

**Convene a Clean Environment Commission hearing** prior to any final approval, licensing, or operation of the proposed lagoon; in recognition of:

The scale and precedent-setting nature of the development;

The proximity of the lagoon to existing residential properties; location must be moved farther away from existing residence;

The potential for significant environmental, health, and socio-economic impacts;

The lack of meaningful consultation with affected residents.

That the proponent **Require independent, third-party environmental and hydrogeological studies** and the cumulative effects on Lake Winnipeg.

Including but not limited to:

A comprehensive **hydrogeological assessment** evaluating groundwater vulnerability, well interference, drawdown risks, and contaminant migration;

A **surface water impact assessment** addressing Willow Creek, downstream watersheds, and cumulative impacts on Lake Winnipeg;

A **flood risk and climate resilience assessment**, accounting for spring melt, extreme

precipitation events, and long-term climate variability;

A **baseline and ongoing environmental monitoring plan**, including pre-construction data collection and post-construction verification.

**Require a thorough evaluation of reasonable alternatives.**

That the Commission require a **comparative analysis of reasonable alternatives**, including:

Advanced or modern wastewater treatment systems;

Alternative lagoon designs with enhanced containment and odour control; I do not smell anything now, I should not be exposed to smell anything in the future.

Relocation of the lagoon to a site farther from existing residences; located no where on the south half of 18. Out of sight for any and all existing residents.

Potential hook up to GImli treatment plant.

**Technologies and operational controls must be implemented to prevent odour, insect issues, and any environmental risk. My family should never be exposed to odour under any circumstances.**

During the presentation at Fraserwood Hall, it was clearly stated that odour would be an issue. The expectation that nearby residents must tolerate persistent odour, or be unable to fully use and enjoy their property from June 15 through November, is unacceptable.

No family should be placed in a situation where they are subjected to ongoing odour-related stress or a diminished quality of life due to an approved operation. Adequate controls must be required to ensure that odour impacts do not extend beyond the facility boundary and do not affect surrounding residences.

The analysis should demonstrate why the proposed lagoon represents the least harmful feasible option.

**Impose enforceable conditions** related to setbacks, vegetative buffers, odour and air-quality, and vector-control plans, insect mitigation, and construction controls;

**Mosquito, disease, and contamination risk.**

What mitigation plans exist for vector control? What steps will be taken to control any and all potential risks, concerns and issues in the future?

**Establish Clear Monitoring, Enforcement, and Public Notification Protocols**

That the approval, if granted with the location moved, include:

Continuous **groundwater and surface water monitoring**, with publicly available results;  
Clearly defined **thresholds for non-compliance** and mandatory corrective actions;  
Immediate **notification requirements** for affected landowners in the event of exceedances, failures, or incidents;  
Independent compliance audits at regular intervals.

**Traffic and dust assessments.** Dust control applied yearly on road 106. Paid by the colony. Ensuring developers and contractors restore roads damaged by their projects.

**Establish mandatory monitoring, enforcement, and public notification protocols**, with transparent reporting of results; Consultation records with affected landowners.  
documentation of:

Baseline water-quality testing **Under The Drinking Water Safety Act**

The municipality must ensure that developments do not compromise private well water or potable water sources.

Environmental monitoring plans.

Disease transmission studies.

**Require financial assurances and compensation mechanisms** to protect affected landowners from contamination, flooding, well failure, or property damage;

That the proponent be required to provide **financial security** sufficient to:

Remediate environmental contamination;

Replace or deepen contaminated or depleted residential wells;

Repair flood damage, infrastructure damage, or property impacts;

Address long-term environmental liabilities.

I request information on Compensation mechanisms for affected residents.

**Ensure protection of Willow Creek and sensitive habitat**, including restrictions during spawning periods protection plans and ongoing ecological monitoring. Nutrient loading and effluent impact analysis.

No final approval, licence issuance, or operation be permitted unless and until:

All requested studies are completed and reviewed by the Commission;

Identified risks are demonstrably mitigated;

Affected residents are meaningfully consulted;

The affected residents along with the Commission are satisfied that the proposal will not result in unacceptable environmental or human health impacts.

## **Closing**

This proposal has the potential to permanently alter the environment, water quality, and quality of life for my family, neighbouring residents, and downstream ecosystems. Once constructed, the lagoon and associated infrastructure will remain for generations.

I respectfully request that the Clean Environment Commission apply the precautionary principle, require rigorous evidence, and ensure that development proceeds only where risks are fully understood, transparently addressed, and equitably mitigated.

Once constructed, this lagoon and associated infrastructure will remain for generations. The decisions made now will permanently affect residents, water quality, and ecosystems well beyond the immediate area. I respectfully request that the Commission apply the precautionary principle and ensure that development proceeds only where risks are fully understood, transparently addressed, and equitably mitigated.

I am prepared to participate in any hearing or process and look forward to a fair and thorough review. I intend to work collaboratively with anyone who takes their responsibility to public safety, environmental protection, and statutory compliance seriously. However, I will also take necessary steps to ensure that my family's rights, property, health and safety are protected. I am not ok with the solution to pollution being dilution.

Respectfully submitted,

*Tanya Mishtak*



*February 9, 2026*







