



Brandon Hills Estates Mobile Home Park

Brandon Hills Estates Mobile Home Park Environment Act Proposal

Prepared by:

Cumming and Dobbie 204.726.0790 tel.
3000 Victoria Ave. E. 204.727.6075 fax
Brandon Mb.
www.gstrutt@mymts.net

Date:

April 2, 2013

April 2, 2013

Ms. Tracey Braun, M.Sc.
Director, Environmental Assessment & Licensing Branch
Manitoba Conservation and Water Stewardship
123 Main Street, Suite 160
Winnipeg, Manitoba
R3C 1A5

Dear Ms. Braun,

We write to apply for a Class 2 *Environment Act* license for a repair to an already existing septic field for the proper operation of the Brandon Hills Estates Mobile Trailer Park. A cheque for the application fee in the amount of \$5,000.00 is enclosed along with an *Environment Act* Proposal Form and Report (the "Proposal"), Prepared by Cumming and Dobbie on behalf of Worbets Enterprises.

The Brandon Hills Estates Mobile Home Park consists of 35 trailers providing affordable living for 35 families for over 40 years. There are 20 trailers that are serviced from a wastewater disposal and collection system on the west side which was repaired back in October of 2010. The remaining 15 trailers are serviced from a wastewater disposal and collection system on the east side.

The proposed repair of the existing east septic field will be very much like the repair of the existing west septic field in 2010. The repair is outlined in this report along with copy of soil sample.

We provide 2 hard copies and 1 electronic copy on this submission.

We will look forward to hearing from you with your instructions concerning our assessment process and schedule to be followed to make the required repairs.

We would be pleased to provide any other information that you might require. Thank you very much for your kind attention to this application.

Sincerely,

Glen Strutt

Glen Strutt, Superintendent
Cumming and Dobbie

Table of Contents

1. Introduction and BackgroundPAGE 4
2. Description of Proposed RepairPAGE 5
3. Description of Existing EnvironmentPAGE 5
4. Description of Environmental EffectsPAGE 5
5. West side Soil texture ClassificationPAGE 6
6. West side proposed repair of existing system (Drawing)PAGE 7
7. East side Soil Texture ClassificationPAGE 8
8. Proposed Repair of Existing Septic Field #1 (Drawing)PAGE 9
9. Environment Act Proposal FormPAGE 10
10. Google Picture – Layout of Mobile Home ParkPAGE 11
11. Google Picture – Location of Property from BrandonPAGE 12

The Environment Act Proposal (EAP) report contains information described in Manitoba Conservation's Information Bulletin, "Environment Act Proposal Report Guidelines." It has been prepared to assist in the consideration for an Environment Act license for the Brandon Hills Estates Mobile Home Park

The Brandon Hills Estates Mobile Home Park consists of 35 trailers providing affordable living for 35 families for over 40 years. There are 20 trailers that are serviced from a septic field on the west side which was repaired back in October of 2010. The remaining 15 trailers are serviced on the east septic fields.

Introduction and Background

The Brandon Hills Estates Mobile Trailer Park consists of 35 Mobile trailers serviced by 2 separate wastewater disposal and collection systems made up of total area septic fields and a cement trickle tank. The West side services 20 trailers and the East side services 15 trailers.

The West wastewater disposal and collection system supports 20 trailers (2 bedrooms ea) and generates 4400 igpd. The soil texture classification is Silt Loam (see attached Page 6).

The West wastewater disposal and collection system consists of 2 total area septic fields and a 3000 gallon cement trickle tank. Septic field #1 has 14 runs of 4" pipe x 20' long. Septic field #2 has 9 runs of 4" pipe x 20' (See Attached Drawing Page 7).

The septic fields and trickle tank meet all regulatory requirements for distances as set out in Schedule A (Subsection 8(3)).

The West side was repaired in 2010 as the septic field failed due to improper installation and is still working now.

The East wastewater disposal and collection system supports 15 trailers (2 bedrooms ea) and generates 3300 igpd. The soil texture classification is sandy clay loam (see attached sheet page 8).

The East wastewater disposal and collection system consists of 2 total area septic fields and a 5000 gallon cement trickle tank. Septic field #1 has 9 runs of 4" pipe x 30' long. Septic field #2 has 9 runs of 4" pipe x 10' long (See Attached Drawing Page 9).

The septic fields and trickle tank meet all regulatory requirements for distances as set out in Schedule A (Subsection 8(3)).

In April, 2012 Cumming and Dobbie did an exploratory dig, with the blessing of Bruce Webb, of the East wastewater disposal and collection system. They excavated Septic field #1. What they had discovered was no distribution box, pipes were improperly connected and no signs of excessive sewage use. It appeared the only septic field in use was *Septic field #2 (see attached drawing Page 9)*.

Description of Proposed Repair

The existing land is used for a residential Mobile Trailer Park with only a repair required with no intent to change the land use. The surrounding area is farm land, mainly hay and grain.

The Proposed repair of the existing east wastewater disposal and collection system is outlined on Drawing – *Proposed Repair of Existing Septic Field #1(page9)*. We propose to reinstall proper piping, clean rock replacement, proper connections, install geotextile cloth and backfill.

We expect the repair to take approximately 3 days once we are able to proceed with direction from your office.

The repair is required immediately when the frost is out of the ground.

Description of Existing Environment

The local area is surrounded by three sides of farm land and the highway on the other side (see attached picture Page 11). The existing environment will not be affected as we are only doing a repair.

Description of Environmental Effects

There will be no environment effects as the repair of the existing septic field will enable the sewage to disperse under the ground as the field is intended.

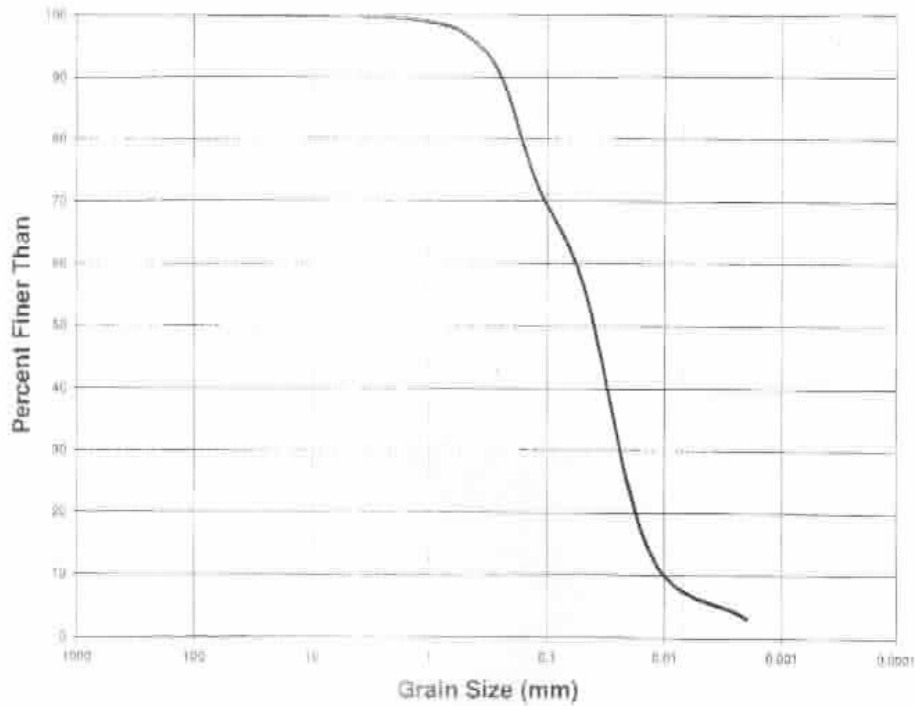


ALS Laboratory Group
 MAJOR CHEMISTRY & TESTING SERVICE
 Environmental Division

Client Name: GLEN STRUTT
Project:
Sample ID: BRANDON HILLS MH PARK
Lab ID: L930996-1

310-5000 Street, Sparksville, ON N7K 6X8

Particle Size Distribution Curve



Summary of Results

Unified Soil Classification System (USCS)

Size Class	Size Range	Wt. (%)
Cobbles	> 3 in	0.00
Gravel	3" - 2 mm	0.00
Sand	2 mm - 75 µm	22.37
Fines	< 75 µm	62.09

Canadian Soil Survey Committee (CSSC)

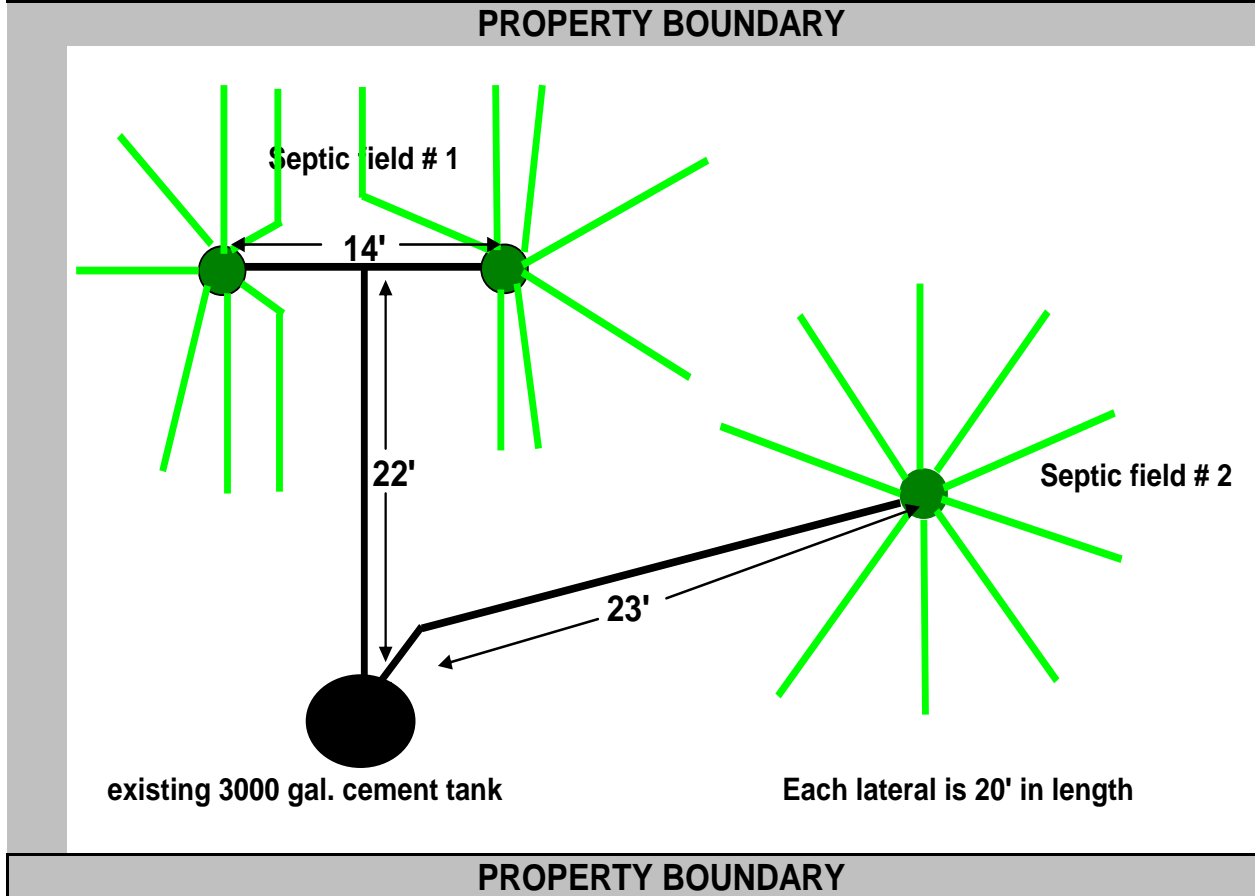
Size Class	Size Range	Wt. (%)
Cobbles	> 2"	0.00
Gravel	3" - 2 mm	0.48
Sand	2.0mm - 50 µm	42.88
Silt	50 µm - 2 µm	53.41
Clay	< 2 µm	3.14

Method Reference: Can. Soc. Soil Sci. (1992) Method 47.2

Cumming & Dobbie OWMS Regulation Site Plan

Site plan must include: location of (septic tank, holding tank, aerobic treatment unit, disposal field, grey water field, ejector, etc.) & distances to any of the following: building(s), well(s), property boundaries, water courses.

Applicant's name: Roy Worbets	N ↑	Legal description:
Number of infiltrators: N/A	Soil classification:	Pressure dose required: no
Rural Municipality: Oakland	Date: Oct. 05, 2010	Septic tank: 3000 gallons (concrete)



West side proposed repair of existing system

Septic field # 1: The distribution box was collapsed on the west side of distribution pipe. All the rock is still clean.

We would like to excavate the fill over the pipes, replace old distribution box with 2 new ones and replace the piping. Install 6" of ¾" washed rock over pipe and cover rock with geo-tech cloth to keep the rock clean.

Septic field # 2: Still looks new. We would like to cut out the 4" wye and core a new 4" hole into the existing tank.

Run a new solid 4" pipe into the distribution box. We also need to cut all the pipes flush in the distribution box.

We will clean the existing pipes out with a 3" hose on a vac truck and place 6" of ¾" washed rock over exposed pipe and cover rock with geo-tech cloth.



ALS Laboratory Group
ANALYTICAL CHEMISTRY & TESTING SERVICES
Environmental Division

Client Name: GLEN SCOTT

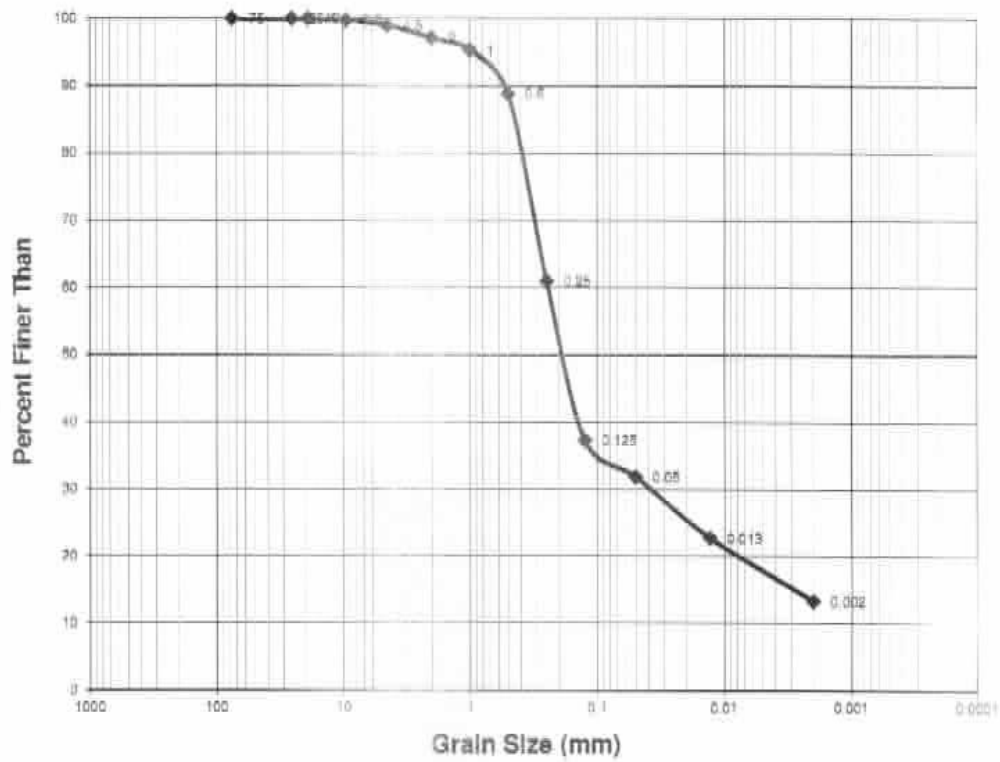
Project:

Sample ID: GLEN SCOTT - EXISTING EAST SEPTIC FIELD (3 FT DEEP)

Lab ID: L1131507-1

9-59th Street, Saskatoon, SK S7K 6X5

Particle Size Distribution Curve



Summary of Results

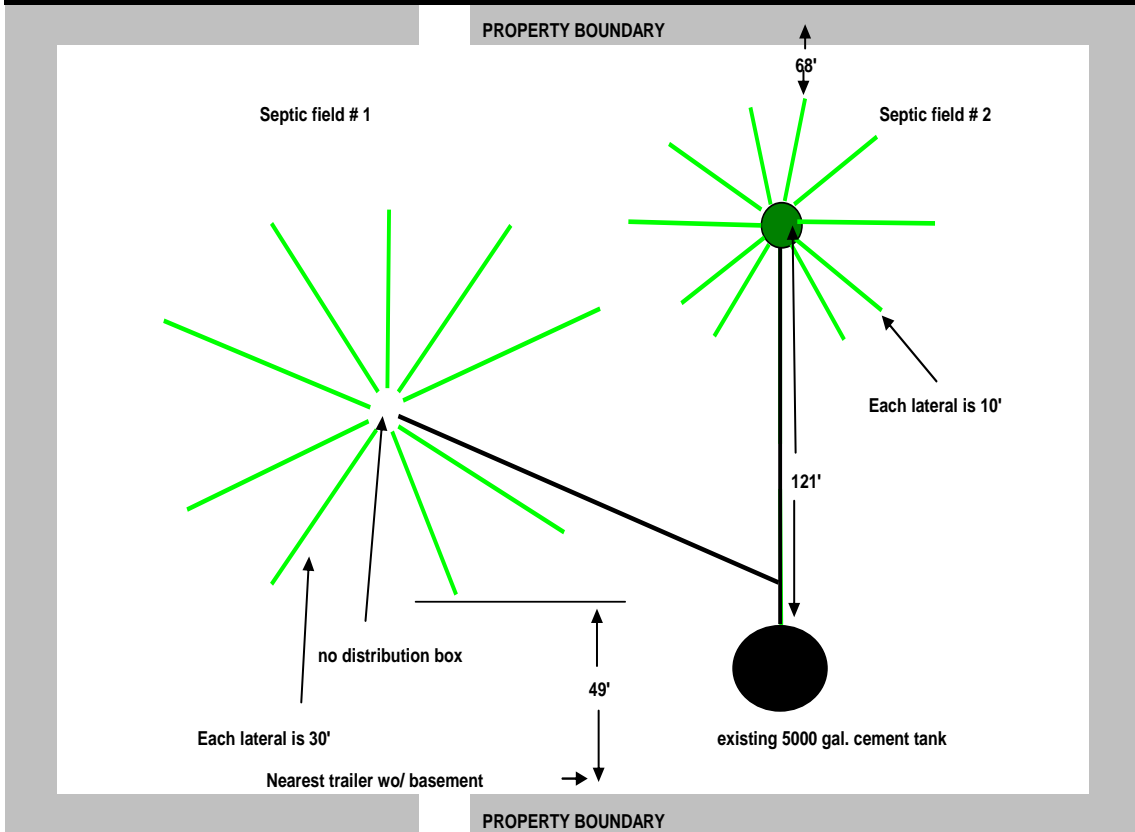
ASTM D422-63 Classification

Size Class	Size Range	Wt. (%)
Gravel	4.75mm - 3"	0
Sand	0.074mm - 4.75mm	50
Silt	0.005mm - 0.074mm	18
Clay	< 0.005mm	18

Cumming & Dobbie OWMS Regulation Site Plan

Site plan must include: location of (septic tank, holding tank, aerobic treatment unit, disposal field, grey water field, ejector, etc.) & distances to any of the following: building(s), well(s), property boundaries, water courses.

Applicant's name: Roy Worbets	N ↑	Legal description: Sec. 14-8-19 NW R.M. of Oakland
Number of infiltrators: N/A	Soil classification:	Pressure dose required: no
Rural Municipality: Oakland	Date: Apr.11, 2012	Septic tank: 5000 gallons (concrete)




PROPOSED REPAIR OF EXISTING SYSTEM

Septic field # 1: The distribution box was not there. The main pipe from tank was perforated pipe. The rock we exposed was a little dirty. 75% of the field looks as though it hasn't seen any sewage. Pipes are plugged with dirt. We would like to run new solid 4" pipe from tank to new distribution box. Reconnect the existing piping after we water wash and suck out pipe. Would like to expose more piping as works proceeds, replace any dirty rock with clean 3/4" washed rock (2' below pipe and 6" above pipe.), cover with geotextile cloth and backfill.

Septic field # 2: Needs fill brought in and leveled around existing ground so water will not pool. Otherwise it appears to work fine.

Environment Act Proposal Form

Name of the development: Brandon Hills Estates Mobile Home Park	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): Class 2 Development	
Legal name of the proponent of the development: Brandon Hills Estates Mobile Home Park	Mailing address:
Location (street address, city, town, municipality, legal description) of the development: Section 14-8-19 NW R.M. of Oakland	
Name of proponent contact person for purposes of the environmental assessment: Glen Strutt - Cumming and Bobbie	
Phone: 204.726.0790 Fax: 204.727.6075	Mailing address: 3000 Victoria Ave. E. Brandon Mb. R7A 7L2
Email address: gstrutt@mymts.net	
Webpage address:	
Date: April 02, 2013	Signature of proponent, or corporate principal of corporate proponent:  Printed name: Glen Strutt

A complete **Environment Act Proposal (EAP)** consists of the following components:

- **Cover letter**
- **Environment Act Proposal Form**
- **Reports/plans supporting the EAP** (see "Information Bulletin - Environment Act Proposal Report Guidelines" for required information and number of copies)
- **Application fee** (Cheque, payable to Minister of Finance, for the appropriate fee)

Per Environment Act Fees Regulation (Manitoba Regulation 168/96):	
Class 1 Developments	\$500
Class 2 Developments	\$5,000
Class 3 Developments	
Transportation and Transmission Lines	\$5,000
Water Developments	\$50,000
Energy and Mining	\$100,000

Submit the complete EAP to:



Director
Environmental Assessment and Licensing Branch
Manitoba Conservation
Suite 160, 123 Main Street
Winnipeg, Manitoba R3C 1A5





For more information:

Phone: (204) 945-7100
Fax: (204) 945-5229
Toll Free: 1-800-282-8065, ext. 7100
<http://www.gov.mb.ca/conservation/eal>

Google Picture – Layout of Mobile Home Park



Get directions My places  

A Unknown road

B Brandon, MB

Add Destination - Show options

GET DIRECTIONS

▼ Suggested routes

MB-10 N	22.1 km, 19 mins
----------------	-------------------------

Driving directions to Brandon, MB

A Unknown road

1. Head **south** toward **MB-10 N** 99 m
2. Turn right onto **MB-10 N** 21.2 km
3. Turn right onto **Rosser Ave** 850 m

B Brandon, MB

[Save to My Maps](#)

