Installation of Underground Services in advance of completing Odour Control Works at the North End Water Pollution Control Centre

File WS-7 (Vol. 5)
[c/r DASZ 19/98, DASZ 20/98]

2. The Standing Policy Committee on Property and Development has been advised that the Novamet Development Corporation has made a request to install underground services in their lands north and south of Murray Avenue, which if approved, would require an amendment to a directive made by Council on January 29, 1997.

On January 29, 1997, Council approved that subdivision and rezoning applications within the one kilometre odour control zones of the North End Water Pollution Control Centre and the South End Water Pollution Control Centre be processed in advance of completion of the odour control works subject to:

A. The registering of caveats on all lots created, advising of the presence of the water pollution control centre and the possibility of occasional nuisance odours, and
B. The wording of the caveat being approved by the City Solicitor/Manager of Legal Services, and
C. The prohibition of the installation of municipal services in the lands affected until the odour control works at the respective Water Pollution Control Centres have been completed and that satisfactory performance has been verified.

On April 26, 2000, Council adopted the recommendations of its Standing Policy Committee on Property and Development for the subdivision and rezoning of land north and south of Murray Avenue (refer to Files DASZ 19/98 and DASZ 20/98).

On December 11, 2001, the Novamet Development Corporation asked the Water and Waste Department if they could proceed to install underground services in their lands north and south of Murray Avenue in advance of the installation of odour control works at the North End Water Pollution Control Centre.

The Council approval of the Novamet Development Corporation application contained the following:

"The subject property is located within the one kilometre development control line which surrounds the treatment facility (as established in August 1985). The City has embarked on an odour control mitigation program for the treatment facility with completion scheduled for 2001. Consistent with Plan Winnipeg (Policy 5C-19, Control Odour), until such time as odour control works are constructed and performance verified, construction of municipal services associated with the proposed subdivision cannot commence. In addition, caveats shall be placed on all lots advising of the presence of the treatment facility and the potential for odour emissions on an occasional basis".

Status of Odour Control Works

The odour control works were originally planned for completion at the North End Water Pollution Control Centre in 2001. However, the introduction of new, promising and economical technologies led to additional pilot testing and monitoring. This has pushed the implementation schedule back by approximately two years.

In 2000, a new odour control technology was tested at the South End Water Pollution Control Centre with positive results. Design drawings and specifications for the permanent installation at the South End Water Pollution Control Centre are currently in process. Construction is scheduled to commence in May 2002.

At the North End Water Pollution Control Centre, two major sources of odour have been identified through previous odour assessments, namely the Biosolids Dewatering Building and the Grit Removal Building. In early 2002, a pilot study will be initiated to investigate the feasibility of installing odour control technology into the Biosolids Dewatering Building similar to the equipment that was tested at the South End Water Pollution Control Centre. Depending on the results of the testing, permanent installation of the odour control works would begin in 2003. At the Grit Removal Building, a one-year pilot project is scheduled to begin in mid 2002. Again depending on the success of the testing, permanent facilities could be installed and operational in 2004. The Department is able to proceed with these pilot testing programs because $100,000 of the $250,000 cost is funded by the Green Municipal Enabling Fund administered by the Federation of Canadian Municipalities.

Odour Complaints

In 1993, the City hired a Consultant to undertake a study to determine whether odour emanating from the pollution control centres is a major nuisance to the general public. In that year, information brochures were delivered to homes surrounding the pollution control centres and newspaper ads were placed encouraging the public to call in their complaints. There were 126 complaints received from people around the North End Water Pollution Control Centre in 1993. Since then, the number of complaints has generally decreased with a total of only 32 complaints received over the last five years and none recorded in 2001.

Proposed Development

The proposed development under applications DASZ 19/98 and DASZ 20/98 contain lands both within and outside of the one kilometre odour control zone around the North End Water Pollution Control Centre. (Refer to Attachment A)

The Developer's plan is to begin developing and selling the lots which are actually outside of the odour control zone at the north limit of the development area, and to work his way south and east such that the lands closest to the North End Water Pollution Control Centre would be developed last. The first phase of housing development will be outside of the odour control zone, and thus complies with Plan Winnipeg. However underground services must be brought in through the odour control zone to fully service those lands and all future phases at considerable expense to the Developer. The Developer is seeking Council assurance at this time that they may continue to progressively service and develop future phases in advance of the odour control works so he can recover his high front-end development costs in a timely manner.

The Water and Waste Department supports the Developer's request to install underground services within the odour control zone considering the following:

1. There have been no odour complaints in the past year at the North End Water Pollution Control Centre.
2. Based on the results of Pilot Testing at the South End Water Pollution Control Centre, the Department is confident that sufficient odour control works can be installed and operational at the North End Water Pollution Control Centre before the larger stages of development to take place.
3. Caveats will be registered on all lots created, advising of the presence of the water pollution control centre and the possibility of occasional nuisance odours.
4. The Future Chief Peguis Trail Transportation Corridor acts as an additional buffer zone between the North End Water Pollution Control Centre and the proposed development.

The financial impact statement for this project was prepared in accordance with the Council directive of December 13, 2000. There is no financial impact.

On March 5, 2002, the Standing Policy Committee on Public Works concurred in the recommendations contained in the report dated February 18, 2002, from the Director of Water and Waste, in this connection.

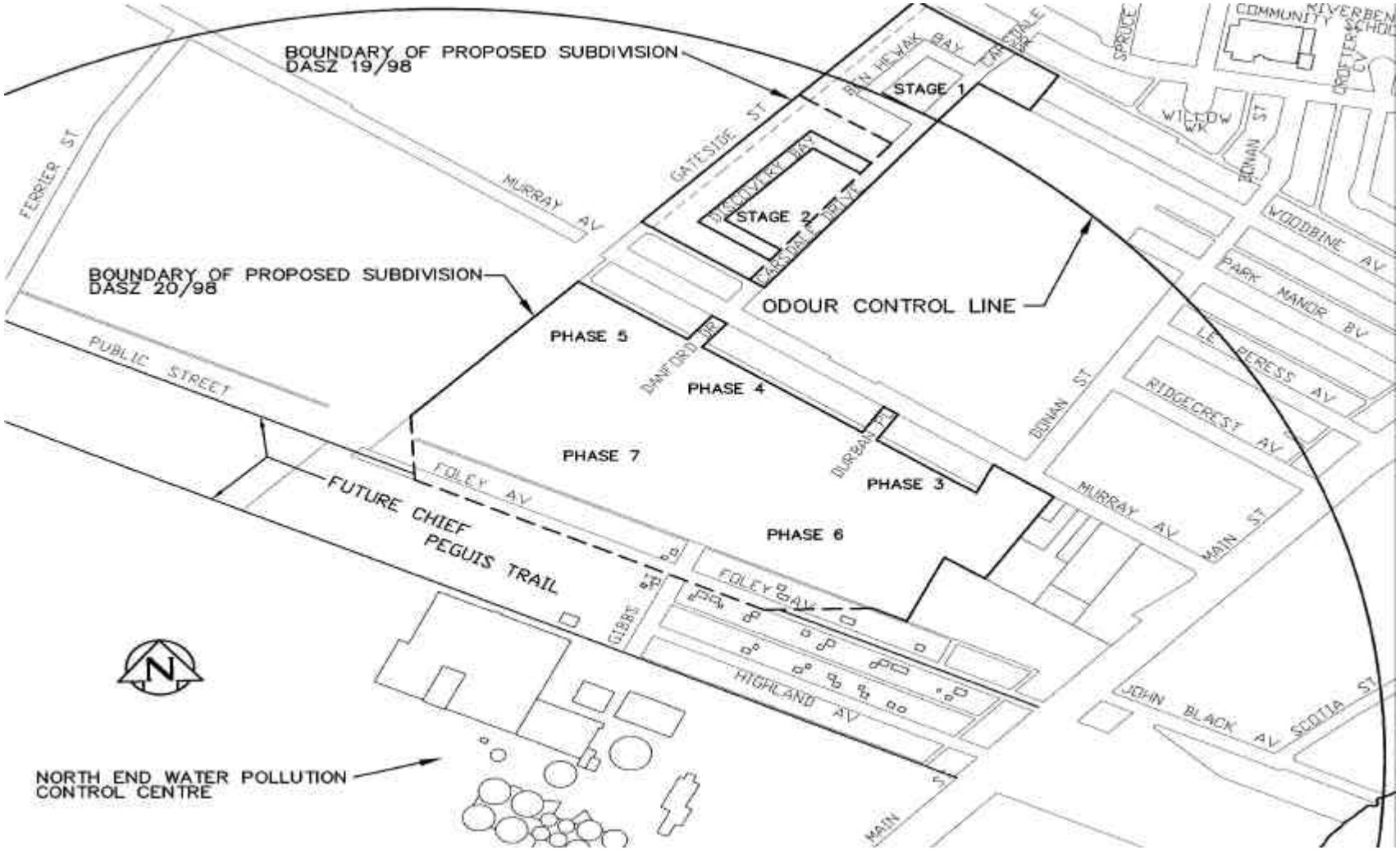
The Standing Policy Committee on Property and Development recommends:

I. That Council amend its January 29, 1997, directive in order to allow developers to install services and develop lots within the one kilometre (1 km) development control line in advance of the completion of odour control works at the North End Water Pollution Control Centre.

II. That the Developer register caveats on all lots created, advising of the presence of the water pollution control centre and the possibility of occasional nuisance odours, as required by the January 1997 directive.

III. That the Proper Officers of the City be authorized to do all things necessary to implement the intent of the foregoing, including the execution of any documents related thereto.

Attachment “A” referred to in clause 2 of the Report of the Standing Policy Committee on Property and Development dated March 11, 2002



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