

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Marcel Laurin - Laurin Investments Ltd.  
**PROPOSAL NAME:** Beaver Creek Golf Course  
**CLASS OF DEVELOPMENT:** 2  
**TYPE OF DEVELOPMENT:** Recreation  
**CLIENT FILE NO.:** 3625.00

### **OVERVIEW:**

The Proposal was received on April 30, 1996. The Proposal was dated April 23, 1996. The advertisement of the Proposal read as follows:

"A Proposal filed by Marcel Laurin on behalf of Laurin Investments Ltd. to construct a public 9-hole golf course located 9.1 km. east of Richer adjacent to PTH #1 on the NE 1/4 17-8-9E and E1/2 NW 1/4 17-8-9E in the LGD of Reynolds. The Development will consist of nine golf holes, including tees, greens, fairways, golf hazards, an automated irrigation system, a clubhouse, and overnight camp site. Construction of the golf course is scheduled to begin during the Fall of 1993. Completion date of construction is targeted for 1994."

The Proposal was advertised in the Steinbach Carillon on May 15, 1996. It was placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library, and the Steinbach Public Library. It was also distributed to the "Recreation" TAC members for comment by June 7, 1996.

### **COMMENTS FROM THE PUBLIC:**

No public responses to the advertisement were received.

### **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**Manitoba Natural Resources** Recommend that an appropriate engineering design and stabilizing material be used along areas of the creek that may be disturbed during construction of the development. Landscaping within thirty meters of the creek is not recommended during the spring run-off. Disturbed areas should be stabilized as soon as possible. Care should be taken in the selection of herbicides or fungicides etc., that are least toxic to fish. Drainage upgrades to the golf course should be kept away from the creek and directed through the retention pond where possible.

Disposition:

The comments can be accommodated as conditions of licencing.

**Manitoba Environment - Water Quality** Request that a copy of the data from the soil sample tests be provided for review. Note that if the campground is part of the present development, further detail would be required. Otherwise, Water Quality has no further concerns.

Disposition:

The proponent has reported that he has lost his copy results of the soil samples tests. He will attempt to obtain another copy from the U. of M. soil testing lab.

The proponent has confirmed that 5 or 6 overnight camping sites are planned in a bush area located near the parking lot. Water will be obtained from the existing well. A holding tank facility is planned. The campground will comply with existing regulations under the MB. Environment Act.

**Manitoba Environment - Eastern-Interlake Region** Recommend that the sewage disposal facility servicing the clubhouse, the overnight camping area and the staff quarters should be designed by a qualified engineer and submitted to the Regional Office for review and approval prior to construction. Note that the actual construction and continued operation of the sewage disposal facility will have to comply with MR 95/88R and the storage and handling of gasoline and associated products will have to comply with MR 97/88R. Recommend that the pesticide facility should be located in a separate, dry, flood-free, well ventilated and secure building.

Disposition - Comments can be accommodated as conditions of licencing.

**Historic Resources** No concerns with regard to the project's impact on heritage resources.

**Manitoba Energy and Mines** No concerns. Note that a portion of the development is located on a low quality aggregate deposit consisting predominantly of sand with little economic potential.

**Rural Development** Note that the proposal is situated in a groundwater pollution hazard area. Recommend that there should be assurance that the chemicals used on the golf course will not contaminate the groundwater requirements of residents located near the development.

Disposition: Comments can be accommodated as conditions of licencing as follows:

MB. Environment has licenced golf courses in groundwater sensitive areas. In these cases the concern regarding contamination of the groundwater aquifer has been managed by the following means:

a) Water Rights Act

A licence under the Water Rights Act to take groundwater will have to be obtained by the proponent. In processing the application the Water Resources Branch routinely assesses:

- effect on the aquifer (sustainability)
- effect on other users of groundwater ( wells in the area)
- legal right to the land.

b) Pesticide Use Permitting System

Environment annually inventories the amount of chemicals applied to golf courses in the Province. Golf course operators must apply for and receive a Pesticide Use Permit which sets out terms and conditions for specific chemicals used to control weeds, insects and disease. The terms and conditions on the permit regulate methods of storage , application, and disposal of chemicals. Golf course operators must also file a Post Seasonal Report with Environment in which the type and quantity of chemical used, and the area treated is described. If necessary, the permitting system can provide a means through which to alter chemical use. MB. Environment records indicate that golf courses are relatively low users of chemicals compared to agricultural operations because the managed areas of golf courses are, on average, a small percentage of the total area.

It is recommended that the licence contain a clause requiring that the Licencee obtain an annual Pesticide Use Permit pursuant to MR 94/88R.

c) Clay lined retention ponds

To further prevent contamination of the aquifer it is recommended that as a condition of licencing clay lined retention ponds on site will be used to contain and store runoff.

d) Pesticide storage facility

It is recommended that the licence require that any pesticide storage facility associated with the development be located in an area that will not flood, will contain runoff from the complete pesticide storage area and shall be enclosed with a security fence.

**Highways** Recommend that the Proposal be licenced with the conditions that the existing access onto PTH #1 be removed and that access to the proposed golf course be provided via existing median crossings, using local roads or internal service roads.

Request that the proponent be made aware of the following statutory regulations:

- under the Highways Protection Act permits are required from the Highway Traffic Board for:
  - any new, modified or relocated access to PTH #1 (including the change in use of a driveway), and;
  - any change in land use and placing any structures (including advertising signs, wells septic fields etc.) on, under or above ground within 76.2 m (250 ft.) of the edge of the right-of-way of PTH #1.
- under the Highways and Transportation Act permits are required from MHT for:
  - any new, modified or relocated access to Dawson Road;
  - any structures ( including advertising signs, wells, septic fields etc.) on, under or above ground within 38.1 m. (125 ft.) of the edge of the right-of-way of Dawson Road;
  - discharging of water or other liquid materials into a ditch on PTH #1 or Dawson Road;
  - placing any trees or plantings within 15.2 m (50 ft.) of the edge of PTH #1 or Dawson Road right-of-way.

Recommend that the proponent contact Mr. L. Vigfusson, P.Eng., Regional Technical Engineer at (204) 326-4434 in Steinbach.

Disposition: Recommendation to provide alternate access onto PTH #1 can be accommodated as a condition of Licencing. It is recommended that the Licencee be made aware of the general requirements under the Highways Protection Act and the Highways and Transportation Act in the Licence letter of transmittal.

**Canadian Coast Guard** Note that more information is required to determine if approval will be a Work Assessment or a Formal Assessment

Disposition:

Approval under the NWPA, as required, will be handled independently through the Coast Guard.

**PUBLIC HEARING**

A public hearing is not recommended for this project as no public concerns were identified.

**RECOMMENDATION:**

The comments and concerns identified by the TAC can be accommodated as conditions of licencing for the project. Therefore, it is recommended that the Development be licenced under The Environment Act subject to the limits terms and conditions as described in the attached Draft Environment Act Licence. It is further recommended that enforcement of the Licence be assigned to the Manitoba Environment Eastern-Interlake Region.

**PREPARED BY:**

Bryan Blunt  
Environmental Approvals - Environmental Land Use Approvals  
June 20, 1996

Telephone: (204) 945-7085  
FAX: (204) 945-5229