

Licence No.: 2297

Licence Issued: November 26, 1997

IN ACCORDANCE WITH THE MANITOBA ENVIRONMENT ACT (C.C.S.M. c. E125)
THIS LICENCE IS ISSUED PURSUANT TO SECTION 11(1) TO:

THE RURAL MUNICIPALITY OF THOMPSON; "the Licence"

for the construction and operation of the Development being a public nine hole golf course on a 73 acre parcel of land located as part of the North East quarter of Section 12, Township 5, Range 7 WPM in the Rural Municipality of Thompson and in accordance with the Proposal filed under The Environment Act on September 19, 1997 and subject to the following specifications, limits, terms and conditions:

GENERAL TERMS AND CONDITIONS

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

1. The Licencee shall, during construction, ensure that any fuel storage areas established for the construction of the Development are located a minimum distance of 100 meters away from waterbodies including wetlands and ensure the storage areas comply with the requirements of *Manitoba Regulation 97/88R - Storage and Handling of Gasoline and Associated Products*.
2. The Licencee shall ensure that all used petroleum products and other hazardous wastes generated by the machinery used in the construction and operation of the Development are collected and disposed of in accordance with Manitoba Environment and legislative requirements.
3. The Licencee shall, during the full term of the construction of the Development, cleanup and deposit all debris from the construction site at a Waste Disposal Ground operating under the authority of a permit issued pursuant to *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds*.
4. The Licencee shall, prior to construction, provide a copy of this Licence to the contractor and subcontractor(s) involved in the Development.
5. The Licencee shall, prior to construction startup, instruct the on-site project construction supervisor to arrange a pre-construction meeting with representatives of Manitoba Environment's regional office in Winkler and the Manitoba Department of Natural Resources Office in order to ensure ongoing compliance with the specifications, limits, terms and conditions of this Licence during the term of construction of the Development.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

6. The Licencee shall, prior to construction, arrange an on-site meeting with the Department of Natural Resources Regional staff, to assess the extent of native grassland within the development property and, as required, to reach an agreement on a management plan to protect and enhance the native grassland in order to maximize the benefit to the site and the local ecology.
7. The Licencee shall, during construction, cap the abandoned waste disposal burial sites with a clay layer to a minimum depth of 0.5 meters in accordance with Schedule D of *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds*.
8. The Licencee shall, during construction, line the retention pond(s) with clay to a minimum depth of 0.5 meters to prevent seepage from the retention pond entering the groundwater aquifer.
9. The Licencee shall, during construction, backfill and grout any abandoned wells within the development

property which are not to be used in conjunction with the Development.

10. The Licencee shall, during construction, remove the manure piles located on the northeast corner of the Development. The use of the manure as a soil enhancer and fertilizer on the Development shall be permitted.
11. The Licencee shall ensure that sewage systems associated with the Development are designed by a qualified engineer and comply with the requirements of *Manitoba Regulation 95/88R* respecting *Private Sewage Disposal Systems and Privies*. Plans for sewage disposal systems shall receive the approval of the Director before construction on the systems occurs.
12. The Licencee shall obtain an annual Pesticide Use Permit and comply with the requirements of *Manitoba Regulation 94/88R* respecting the storage, handling and application of pesticides in conjunction with the golf course operation.
13. The Licencee shall not use any mercury based fungicides or Diazinon on the Development.
14. The Licencee shall, for any on-site storage of pesticides on the Development, locate a pesticide storage facility in a dry, well ventilated separate building in an area that shall not flood and shall contain runoff from the complete pesticide storage area. The pesticide storage facility shall be enclosed with a security fence.
15. The Licencee shall, prior to operation of the Development, obtain a Water Rights Act Licence for any water withdrawal requirements associated with the Development.
16. The Licencee shall, prior to operation of the Development, submit a groundwater monitoring plan to the Director for approval. The plan shall specify a minimum number of four monitoring wells to be located in proximity to the abandoned waste disposal ground, the depths of the wells and the parameters to be monitored for each well.
17. The Licencee shall, prior to operation of the Development, install the groundwater monitoring wells as approved by the Director as required in Clause 16.
18. The Licencee shall conduct a groundwater monitoring program on an annual basis for a period of five years commencing with the operation of the Development. The duration of the monitoring period may be varied by the Director if the results, in the opinion of the Director, indicate that a shorter or longer monitoring period is appropriate.
19. The Licencee shall transport the water samples to a certified laboratory for analysis of the parameters approved by the Director as required in Clause 16. The samples shall be stored and transported in accordance with procedures specified by Manitoba Environment to ensure that the samples are suitable for analysis.
20. The Licencee shall, not more than 60 days after the results of each annual analysis are available, submit the results to the Director.

REVIEW AND REVOCATION

- A. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.
- B. If the construction of the Development has not commenced within three years of the date of this Licence, the Licence is revoked.
- C. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.

"original signed by"

Serge Scrafield

Director

Environment Act

Client File No: 4274.00