

Environmental Stewardship Division
Environmental Approvals Branch
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CLIENT FILE NO.: 3183.00

May 12, 2016

Gilles Gauthier, President
Granite Hills Golf Club c/o Crown Utilities Ltd.
1043 Dugald Road
Winnipeg MB R2J 0G8

Dear Mr. Gauthier:

Enclosed is **revised Environment Act Licence No. 1415 RRRR** dated May 12, 2016 issued to **Granite Hills Golf Course** for the construction and operation of the Development, known as the Granite Hills Golf Course, being an eighteen hole public golf course with boat launching and docking facilities located in the Rural Municipality of Lac du Bonnet and in accordance with the Proposal filed under *The Environment Act*.

In addition to the enclosed Licence requirements, please be informed that all other applicable federal, provincial and municipal regulations and by-laws must be complied with. A Notice of Alteration must be filed with the Director for approval prior to any alteration to the Development as licensed.

For further information on the administration and application of the Licence, please feel free to contact Diane Oertel, Environment Officer, at 204-345-1486.

Pursuant to Section 27 of *The Environment Act*, this licensing decision may be appealed by any person who is affected by the issuance of this Licence to the Minister of Sustainable Development within 30 days of the date of the Licence.

Yours truly,

“original signed by”

Tracey Braun, M.Sc.
Director
Environment Act

c: Don Labossiere, Donna Smiley, Diane Oertel, Environmental Compliance and Enforcement Branch
Public Registries

NOTE: Confirmation of Receipt of this Licence No. 1415 RRRR (*by the Licencee only*) is required by the Director of Environmental Approvals. Please acknowledge receipt by signing in the space provided below and faxing a copy (letter only) to the Department by May26, 2016.

On behalf of Granite Hills Golf Course

Date

LICENCE

Licence No. / Licence n°	<u>1415 RRRR</u>
Issue Date / Date de délivrance	<u>October 9, 1990</u>
Revised :	<u>December 19, 1990</u>
Revised :	<u>March 19, 1997</u>
Revised :	<u>February 4, 2003</u>
Revised :	<u>May 12, 2016</u>

In accordance with *The Environment Act* (C.C.S.M. c. E125) /
Conformément à *la Loi sur l'environnement* (C.P.L.M. c. E125)

Pursuant to Section 11(1) and 14(2) / Conformément au Paragraphe 11(1) and 14(2)

THIS LICENCE IS ISSUED TO: / CETTE LICENCE EST DONNÉE À:

4553994 MANITOBA LTD.;
"the Licence"

for the construction and operation of the Development, known as the Granite Hills Golf Course, being an eighteen hole public golf course with boat launching and docking facilities located on 300 acres of land adjacent to Lac du Bonnet and legally described as part of Sections 26 and 27, Township 16, Range 12E in the Rural Municipality of Lac du Bonnet and in accordance with the Proposal filed under *The Environment Act* on May 17, 1990 and additional information dated November 26, 2002 and April 19, 2016 and the Plan submitted on December 9, 2002, and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence,

"**accredited laboratory**" means an analytical facility accredited by the Standard Council of Canada (SCC), or accredited by another accrediting agency recognized by Manitoba Conservation to be equivalent to the SCC, or be able to demonstrate, upon request, that it has the quality assurance/quality control (QA/QC) procedures in place equivalent to

accreditation based on the international standard ISO/IEC 17025, or otherwise approved by the Director;

"approved" means approved by the Director or assigned Environment Officer in writing;

"chemical" includes, but is not limited to petroleum products, fertilizers and pest control products;

"Director" means an employee so designated pursuant to *The Environment Act*;

"Environment Officer" means an employee so designated pursuant to *The Environment Act*;

"high water level" means a line defined by the normal high water mark determined by plant growth and soil conditions observed at and in the vicinity of land adjacent to a waterway;

"pest control product" means any product as defined in the federal *Pest Control Products Act*;

"riprap" means small, broken stones or boulders placed compactly or irregularly on dykes or similar embankments for protection of earthen surfaces against wave action or current;

"Shoreline Preserve" means an area of land adjacent to a natural waterbody wherein development shall not occur; and

"wastewater" means the spent or used water of a community or industry which contains dissolved and suspended matter.

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. In addition to any of the limits, terms and conditions specified in this Licence, the Licencee shall, upon the request of the Director:
 - a) sample, monitor, analyze or investigate specific areas of concern regarding any segment, component or aspect of pollutant storage, containment, treatment, handling, disposal or emission systems, for such pollutants, ambient quality, aquatic toxicity, leachate characteristics and discharge or emission rates, and for such duration and at such frequencies as may be specified;
 - b) determine the environmental impact associated with the release of any pollutant from the Development;

- c) conduct specific investigations in response to the data gathered during environmental monitoring programs; or
 - d) provide the Director, within such time as may be specified, with such reports, drawings, specifications, analytical data, descriptions of sampling and analytical procedures being used, bioassay data, flow rate measurements and such other information as may from time to time be requested.
2. The Licencee shall submit all information required to be provided to the Director or Environment Officer under this Licence, in written and electronic format, in such form (including number of copies) and of such content as may be required by the Director or Environment Officer, and each submission shall be clearly labeled with the Licence Number and Client File Number associated with this Licence.
3. The Licencee shall direct all wastewater generated within the Development toward the Development's approved wastewater treatment facility or other approved wastewater treatment facilities.
4. The Licencee shall actively participate in any future watershed-based management study, plan and/or nutrient reduction program, approved by the Director, for the Winnipeg River and associated waterways and watersheds.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

Construction - General

5. The Licencee shall notify the assigned Environment Officer not less than two weeks prior to beginning construction of any components of the Development. The notification shall include the intended starting date of construction and the name of the contractor responsible for the construction.
6. The Licencee shall:
 - a) conduct all in and near water construction activities during no flow or dry conditions and not during the April 1 to June 15 fish spawning and incubation period;
 - b) not conduct in and near water construction during periods of heavy rain;
 - c) place and/or isolate all excavated material where it will not erode into any waterbody;
 - d) implement effective long-term sediment and erosion control measures to prevent soil-laden runoff, and/or silt from entering any waterbody during construction and until vegetation is established;
 - e) routinely inspect all erosion and sediment control structures and immediately complete any necessary maintenance or repair;
 - f) revegetate soil exposed during the construction of the Development with native or introduced grasses or legumes. Native species shall be used to revegetate areas where native species existed prior to construction;
 - g) use rock that is free of silt and clay for riprap; and

- h) not remove existing rock, cobble and natural woody material in the water and along the shoreline of Lac du Bonnet.
- 7. The Licencee shall dispose of non-reusable construction debris from the Development at a waste disposal ground operating under the authority of a permit issued pursuant to *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds*, or after July 1, 2016, issued pursuant to *Manitoba Regulation 37/2016* respecting *Waste Management Facilities*, or any future amendment thereof, or a Licence issued pursuant to *The Environment Act*.
- 8. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 metres from any waterbody, and shall comply with the requirements of *Manitoba Regulation 188/2001* respecting *Storage and Handling of Petroleum Products and Allied Products* or any future amendment thereof.
- 9. The Licencee shall, during construction and operation of the Development, operate, maintain and store all materials and equipment in a manner that prevents any deleterious substances (fuel, oil, grease, hydraulic fluids, coolant, paint, uncured concrete and concrete wash water, etc.) from entering waterbodies, and have an emergency spill kit for in-water use available on site during construction.
- 10. The Licencee shall, in the case of physical or mechanical equipment breakdown or process upset where such breakdown or process upset results or may result in the release of a pollutant in an amount or concentration, or at a level or rate of release, that causes or may cause a significant adverse effect, immediately report the event by calling the 24-hour environmental accident reporting line at 204-944-4888 (toll-free 1-855-944-4888). The report shall indicate the nature of the event, the time and estimated duration of the event and the reason for the event.
- 11. The Licencee shall, following the reporting of an event pursuant to Clause 10,
 - a) identify the repairs required to the mechanical equipment;
 - b) undertake all repairs to minimize unauthorized discharges of a pollutant;
 - c) complete the repairs in accordance with any written instructions of the Director and/or the Environment Officer; and
 - d) submit a report to the Director about the causes of breakdown and measures taken, within one week of the repairs being done.
- 12. The Licencee shall, during construction and maintenance of the Development, prevent the introduction and spread of foreign aquatic and terrestrial biota by cleaning equipment prior to its delivery to the site of the Development.
- 13. The Licencee shall construct the breakwater at the entrance of the boat launching and docking facilities of the Development in accordance with the design approved by the Canadian Department of Fisheries and Oceans, using clean rock and land-based construction equipment.

14. The Licencee shall construct the boat launching facility of the Development by completing excavation and ramp construction before connecting the facility to the remainder of the excavated bay. The connection with the excavated bay shall not occur between April 1 and June 15 of any year.
15. The Licencee shall construct the boat docking facilities of the Development using floating docks anchored at the shoreline of the excavated bay.
16. The Licencee shall notify the assigned Environment Officer not less than two weeks prior to beginning operation of the boat launching and docking facilities of the Development, and shall not begin operation of these facilities without an inspection by and the approval of the Environment Officer.

Operation – Shoreline Protection

17. The Licencee shall maintain a Shoreline Preserve along the shore of Lac du Bonnet. The Preserve shall be a strip of land a minimum distance of 10 meters in width from the high water level or stabilized areas along the shoreline within the Development area. Vegetation, including grasses, trees and shrubs, shall be maintained within the Shoreline Preserve.
18. The Licencee shall comply with the requirements of *Manitoba Regulation 62/2008* respecting *Nutrient Management*, or any future amendment thereof.
19. The Licencee shall not apply nutrients within a Nutrient Buffer Zone, being land extending 30 metres from the high water level of Lac du Bonnet.

Operation – Water Management

20. The Licencee shall maintain clay liners with a minimum depth of 0.5 m in water retention ponds associated with the Development to prevent seepage from the retention pond entering the groundwater aquifer.
21. The Licencee shall screen the pump intake(s) associated with the Development in accordance with the Department of Fisheries and Oceans publication "Freshwater Intake End-of-Pipe Fish Screen Guideline" (March, 1995).
22. The Licencee shall alter the screen(s) on the pump intake(s) associated with the Development if future research indicates that different design criteria are appropriate with respect to water withdrawals prior to July 1 of any year.
23. The Licencee shall divert water into the Development as specified in a Water Rights Licence issued for the Development by Manitoba Conservation and Water Stewardship.

24. The Licencee shall not undertake in-water maintenance activities associated with the boat launching and docking facilities of the Development between April 1 and June 15 of any year.

Operation – Pesticide Storage and Use

25. The Licencee shall store pesticides in a pesticide storage structure(s):
- a) in an area on the Development property that is not subject to flooding;
 - b) in a dry, well ventilated separate building enclosed by a security fence;
 - c) 100 metres from property zoned residential;
 - d) 100 metres away from single residences; and
 - e) 300 metres away from the shoreline of Lac du Bonnet.
26. The Licencee shall maintain the concrete floors and curbs of a pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.
27. The Licencee shall maintain a Pesticide Use Permit pursuant to *Manitoba Regulation 94/88R* respecting *Pesticides*, or any future amendment thereof, for the storage, handling and application of pesticides in conjunction with the golf course component of the Development.
28. The Licencee shall store and apply only pest control products registered under the federal *Pest Control Products Act* at the Development.
29. The Licencee shall not mix pest control products or fill or re-fill pest control product containers at the Development.
30. The Licencee shall not use any mercury based fungicides and Diazinon on the Development property.
31. The Licencee shall not apply pesticides:
- a) within 5 metres of the high water level of Lac du Bonnet; or
 - b) between 5 and 20 metres of the high water level of Lac du Bonnet, other than hand spot spraying.
32. The Licencee shall, in a manner approved by the Director or the Environment Officer, contain and clean up immediately any pest control product or chemical spills in order to prevent soil, surface water or groundwater contamination.
33. The Licencee shall remediate, within a time frame stipulated by the Director, all on and off-site environmental impacts as a result of any release of a chemical.

Alterations to the Development

34. The Licencee shall obtain approval from the Director for any proposed alteration to the Development before proceeding with the alteration.

REVIEW AND REVOCATION

- A. Environment Act Licence No. 1415 RRR is hereby rescinded.
- B. 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.
- 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”

Tracey Braun, M.Sc.
Director
Environment Act

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