

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: William & Carmen Schon
PROPOSAL NAME: Manipogo Golf & Country Club
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 4195.00

OVERVIEW:

The Proposal was received on August 7, 1996. The Proposal was dated August 6, 1996. The advertisement of the Proposal read as follows:

"A Proposal filed by William and Carmen Schon to construct an eighteen hole golf course and associated clubhouse located NW 1/4 of 2-16-4W in the R.M. of St. Laurent. A Master Plan for the development has been prepared by McGowan Design Group Inc. on behalf of William and Carmen Schon. Construction is scheduled to begin in the fall of 1996. The completion date of construction is the late summer of 1997."

The Proposal was advertised in the Gimli/Arborg Spectator on Monday, August 19, 1996. It was placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library, and the Portage Plains Regional Library. It was also distributed to the "Recreation" TAC members for comment by September 17, 1996.

COMMENTS FROM THE PUBLIC:

No public responses to the advertisement were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Natural Resources Mention that the proposed site is adjacent to an area containing small white lady slippers which are on Manitoba's endangered species list. Suggest that the proponent conduct an inventory of the proposed development site at an appropriate time during the spring of 1997 to determine if these flowers are present. The DNR Wildlife Branch can provide guidelines for such an inventory. If the species is found management options to protect and enhance the species can be provided by DNR.

Mention that the location of the proposed development is also adjacent to a flowing well area. All test holes should be backfilled and grouted. All permanent wells should have the casing cemented in. A Water Rights Act Licence is required for the irrigation wells.

Disposition:

It is recommended that as a condition of licencing the development, the proponent be required to arrange a meeting with DNR Regional staff to determine if the species is present and agree on a mitigation plan to minimize any impact on the flowers from construction. The comments related to the flowing well area can be accommodated as a condition(s) of the licencing.

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Manitoba Environment - Water Quality Mention that clarification be provided with respect to the type of overburden material and its thickness, the water bearing formations and the number and diameter of well(s) and location. Information should also be provided with respect to the size, location and disposal method from the holding tank. Recommend that no mercury based fungicides should be used in the operation of the golf course.

Disposition: Information related to the water requirements for the development will be provided to Water Resources Branch for consideration prior to issuing a Water Rights Act licence for the development. Information related to the sewage disposal aspects of the development can be accommodated as a condition of licencing under the Environment Act by requiring compliance with *MR 95/88R* respecting *Private Sewage Disposal Systems and Privies* and by requiring Director's approval of the plans for the sewage disposal system. Prohibiting the use of mercury based fungicides are included as a standard licence condition.

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Manitoba Environment - Eastern-Interlake Region No objections or suggested requirements to the development as proposed.

Highways No concerns.

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

Manitoba Energy and Mines No concerns.

Community Economic Development Mention that on August 28, 1995 the R.M. of St. Laurent approved the Conditional Use of the property to allow recreational use of land for purposes of a golf course.

Canadian Environmental Assessment Agency Report that all Federal Department and Agencies with a potential interest in the project reviewed the proposal. Based on responses received from the reviewing Departments and agencies, application of the *Canadian Environmental Assessment Act* with respect to the project will not be required.

PUBLIC HEARING

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

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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:

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September 23, 1996
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