

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Teresa and Dolf Fandych  
**PROPOSAL NAME:** Heritage Golf Course  
**CLASS OF DEVELOPMENT:** 2  
**TYPE OF DEVELOPMENT:** Recreation  
**CLIENT FILE NO.:** 4615.00

### **OVERVIEW:**

The Proposal was dated April 10, 2001 and was received on April 12, 2001. The advertisement of the Proposal read as follows:

“A Proposal filed by Teresa and Dolf Fandych to construct a nine hole par 3 golf course on land legally described as R.L.’s 170, 171, 172 and 173 and Pt. Pcl. A, Plan 33494, Parish of St. Andrews and located at Henderson Highway and Highway 202, in the R.M. of St. Clements. A Conditional Order under the St. Clements zoning By-Law #2370 allowing the golf course on the land as described was approved by the R.M. of St. Clements on July 25, 2000. Construction is scheduled to begin in the spring of 2001 with completion projected for the fall of 2001.”

The Proposal was advertised in the Selkirk Journal on Monday, April 23, 2001. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library and the Selkirk Community Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by May 17, 2001.

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

No comments were received in response to the Environment Act advertisement of the Proposal.

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

**Conservation (Policy Coordination)** - Request that information on the proposed width of the buffer strip, the source of irrigation water and how excess runoff from the retention pond and the parking lot will be handled to ensure that there is an opportunity for runoff filtration through vegetation prior to entering waterways. The Water Branch should be contacted with regard to possible Water Rights licensing requirements.

#### Disposition:

Approvals staff contacted the applicant with regard to the comments provided by Policy Coordination. It was determined that a buffer strip of natural vegetation a minimum of 20 meters in width would be left along each bank of Gunn’s Creek within the Development area. The Applicant confirmed that irrigation water would be provided from two existing wells on the property and stored in the retention pond. The Environment Act Licence will require that the Applicant contact the Water

Branch to determine licencing requirements for any irrigation withdrawals. The Applicant advised that excess runoff from the retention pond and parking lot will be directed towards the highways drainage ditch at a point approximately 500 feet away from Gunn's Creek. Approvals staff has determined that this distance along

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with the buffer along Gunn's Creek will be sufficient to prevent residual chemical leaching from the development. In addition, the Applicant will be required as a condition of the licence, to use the heavy clay soils on the property to line the retention ponds to minimize leaching.

**Conservation (Eastern Region)** - No concerns. Note that the applicant has addressed matters related to petroleum storage, sewage disposal, water source, drainage and chemical handling within the application.

**Conservation (Water Quality)** - No concerns. Note that the applicant has addressed water quality concerns by proposing to leave stream bank vegetation intact which should minimize erosion or the addition of fertilizers and other potential contaminants into the creek and by vegetating any area disturbed by the bridge crossing.

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

**Mines Branch** - No concerns.

**Highways** - No concerns. Application encloses a Highways permit for access from the development onto the highway right-of-way.

**Canadian Environmental Assessment Agency** - Based on the responses submitted on the Proposal from federal reviewing departments, application of the Canadian Environmental Assessment Act will not be required. DFO will not be a Responsible Authority for this project, and has no specialist advice to provide.

### **RECOMMENDATION:**

As no responses were filed by the public in response to the Environment Act advertisement of the Proposal, a public hearing is not recommended. The TAC comments can be accommodated as conditions of licencing for the project. 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 Conservation Central Region.

PREPARED BY:

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May 24, 2001  
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