

# Environment Act Licence

Manitoba  
Environment



Licence No. 1643  
Issue Date MARCH 15, 1993

In accordance with the Manitoba Environment Act (C.C.S.M. c. E125)

THIS LICENCE IS ISSUED TO:

## Bullet Development Ltd. "The Licencee"

for the construction and operation of the Development being the Green Acres Golf Course located on Part of river lots 42,43,44,45, and 46 of the Parish of St. Norbert and subject to the following specifications, limits, terms and conditions:

### DEFINITIONS

In this Licence:

"Integrated Pest Management Plan" (IPMP) means a program designed to achieve stated objectives with respect to Pest Management at the Development, and to promote the optimum environmental and physical condition of the landscape, which includes text, drawings or illustrations describing the program.

"Riverbank Preserve" means an area of land adjacent to a natural stream wherein development shall not occur.

### SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

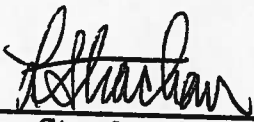
- 1) The Licencee shall construct the Development in accordance with the Green Acres Golf and Country Club Concept Plan prepared by Hilderman Witty Crosby Hanna & Associates filed as part of the Environment Act Proposal, dated November 13, 1992, except all portions of the Development adjacent to the Red River where the Licencee shall provide for a Riverbank Preserve. The Preserve shall be a strip of land a minimum distance of 30 meters in width from the normal summer water level of the Red River within the Development area. Riverbank vegetation shall not be cleared except in the river access areas as shown on the Green Acres Golf and Country Club Concept Plan prepared by Hilderman Witty Crosby Hanna & Associates filed as part of the Environment Act Proposal, dated November 13, 1992.

- 2) The Licencee shall submit a Riverbank Stabilization Plan to the Director and receive the Director's approval of the Plan prior to beginning construction of the Development. The Plan shall recommend specific bank stabilization measures to be incorporated into the final design of the Development for the river access areas as shown on the Green Acres Golf and Country Club Concept Plan prepared by Hilderman Witty Crosby Hanna & Associates filed as part of the Environment Act Proposal, dated November 13, 1992.
- 3) The Licencee shall submit a Drainage Plan to the Director and receive the Director's approval of the Plan prior to beginning construction of the Development.
- 4) The Licencee shall submit an Engineering Report respecting the matters referred to in sub-clauses (a) and (b), and receive the Director's approval of the Report, prior to beginning construction of the Clubhouse Sewage Treatment Facility and Domestic Water Supply Reservoir. The Engineering Report shall contain:
  - a) a detailed design of the proposed Clubhouse Sewage Treatment Facility; and the Domestic Water Supply Reservoir; and
  - b) approval of the detailed design of the proposed Clubhouse Sewage Treatment Facility and the Domestic Water Supply Reservoir by a Design Engineer.
- 5) The Licencee shall submit a letter to the Director upon completion of construction of the Clubhouse Sewage Treatment Facility and the Domestic Water Supply Reservoir, certifying that, to the satisfaction of the Design Engineer responsible for supervising the construction, the Facility and Reservoir were constructed in compliance with the detailed design and specifications as contained in the Engineering Report.
- 6) The Licencee shall submit an Integrated Pest Management Program (IPMP) Report to the Director and receive the Director's approval of the Report prior to operation of the Development. The Report shall propose an IPMP for a 5 year period beginning at the opening date of the Development.
- 7) The Licencee shall obtain an annual Pesticide Use Permit pursuant to Manitoba Regulation 94/88R for the storage, handling and application of pesticides in conjunction with the golf course operation.
- 8) The Licencee shall not use any mercury based fungicides and Diazinon on the Development.
- 9) The Licencee shall 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.

- 10) The Licencee shall ensure that the Red River water intake is screened at all times when the intake structure is in the stream flow in accordance with the procedures described in " A Fish Screening Guide for Water Intakes " published by Fisheries and Oceans Canada.
- 11) The Licencee shall prohibit the use of snowmobiles on the Development property.
- 12) The Licencee shall, prior to the construction of the Development, consult with the Historic Resources Branch, Manitoba Department of Culture, Heritage and Citizenship to arrange for a Heritage Resource Impact Assessment of the Development property.

#### **REVOCAION**

If in the opinion of the Director, the Licencee has exceeded or is exceeding the limits, or has not or is not complying with the specifications, terms or conditions set out herein, the Director may revoke, temporarily or permanently, this Licence.

  
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Larry Strachan, P. Eng.  
Director, Environment Act

**FILE NO: 3542.00**