


Environment Act Proposal Form



Name of the development: SOM' BEACH	
Type of development per Classes of Development Regulation (Manitoba Regulation 164/88): CLASS 2 (MARINA)	
Legal name of the proponent of the development: SOM' BEACH LTD.	
Location (street address, city, town, municipality, legal description) of the development: R.M OF Sighlines NE 1/4 SECTION 6-26-8WPM.	
Name of proponent contact person for purposes of the environmental assessment: William (Bill) Pollock.	
Phone: 204-889-6429	Mailing address: 338 COUNTRY CLUB BLVD WINNIPEG, MB. R3K-1X6
Fax:	
Email address: bhpol@mymts.net	
Webpage address:	
Date: FEB 19TH, 2014	Signature of proponent, or corporate principal of corporate proponent: 
	Printed name: WILLIAM ROSS POLLOCK

A complete **Environment Act Proposal (EAP)** consists of the following components:

- **Cover letter**
- **Environment Act Proposal Form**
- **Reports/plans supporting the EAP** (see "Information Bulletin - Environment Act Proposal Report Guidelines" for required information and number of copies)
- **Application fee** (Cheque, payable to Minister of Finance, for the appropriate fee)

Submit the complete EAP to:

Director
Environmental Approvals Branch
Manitoba Conservation and Water Stewardship
Suite 160, 123 Main Street
Winnipeg, Manitoba R3C 1A5

For more information:

Phone: (204) 945-8321
Fax: (204) 945-5229
<http://www.gov.mb.ca/conservation/eal>

Per Environment Act Fees Regulation (Manitoba Regulation 168/96):	
Class 1 Developments	\$500
Class 2 Developments	\$5,000
Class 3 Developments:	
Transportation and Transmission Lines	\$5,000
Water Developments	\$50,000
Energy and Mining	\$100,000



CLEMENSON ROAD

ROAD

ALLOWANCE

ROAD

(CLOSED)

GOVERNMENT

N.E. 1/4 SECTION 6 - 26 - 8 WPM

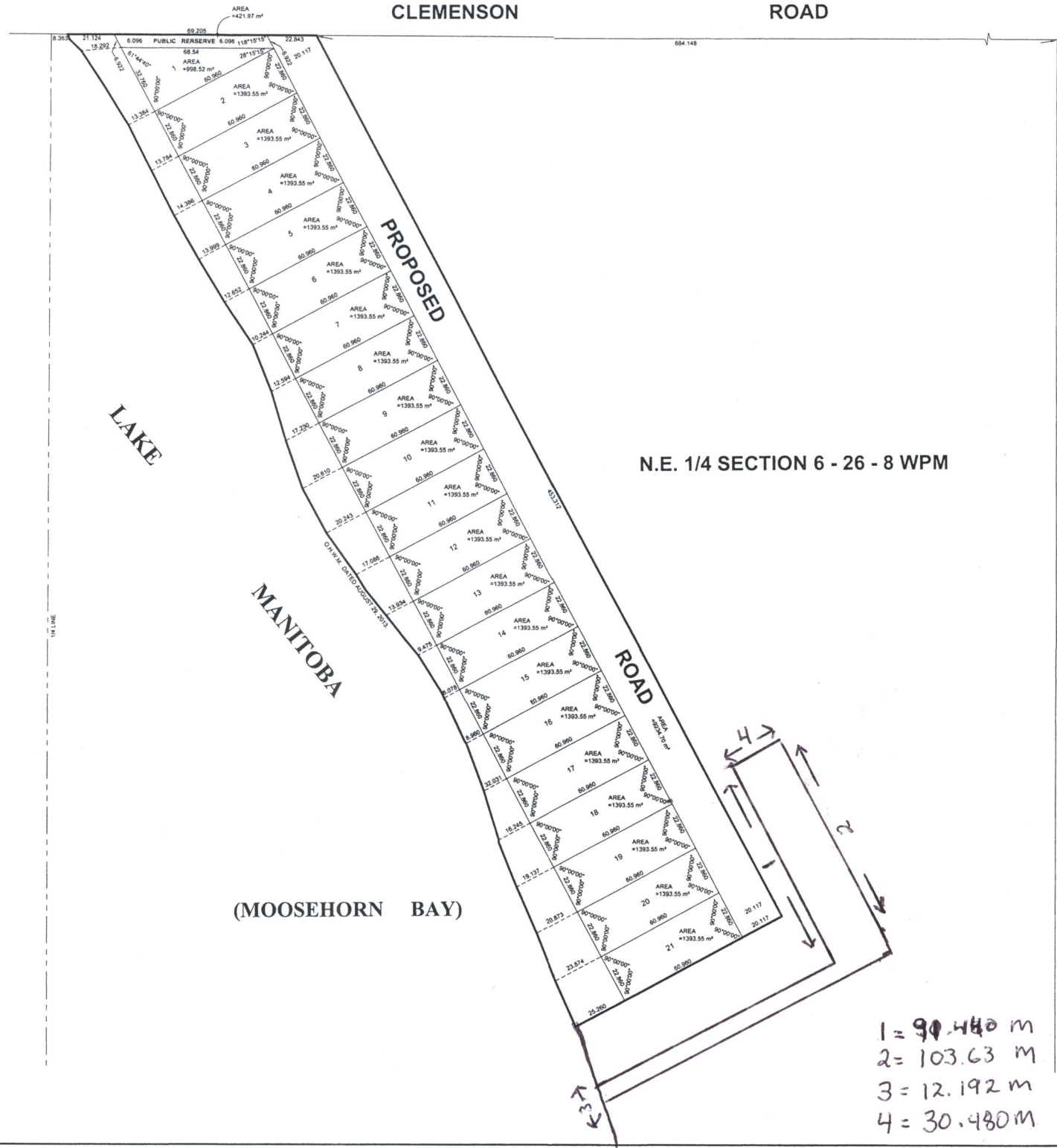
(MOOSEHORN BAY)

MANITOBA

LAKE

PROPOSED

ROAD



1 = 90.440 m
 2 = 103.63 m
 3 = 12.192 m
 4 = 30.480 m

TO WHOM IT MAY CONCERN

AN INFORMAL INTRODUCTION TO SOM' BEACH LTD. AND ITS APPLICATION TO BUILD A MARINA ON SAID PROPERTY. SOM' BEACH LTD, IS JOINTLY OWNED BY BILL & HEATHER POLLOCK, GERALD AND PHYLLIS FALK, GEORGE KANSKY AND LORETTA FRASER. OUR INTENTION IS TO DEVELOPE A SMALL PORTION OF THE QUATER SECTION OF LAND INTO COTTAGE LOTS WHICH WOULD BE AVAILABE FOR PURCHASE BY THE GENERAL PUBLIC. THE MARINA WOULD BE PART AND PARCEL OF THE DEVELOPEMENT. WE ARE CURRENTLY ENVOLED WITH VARIOUS GOV'T DEPARTMENTS SEEKING APPROVALS TO DO SAME. ROAD AND DRAINAGE APPROVALS HAVE ALREADY BEEN APPROVED. APPLICATION TO CHANGE LAND STATUS FROM FARMLAND TO RECREATIONAL LAND IS ALSO IN THE HANDS OF THE MINISTER. WE HAVE ALSO MADE APPLICATION FOR FUTURE SUBDIVISION. WE HAVE HAD A LEGAL SURVEY DONE ON THE PROPERTY SO AS PRESENTATION OF THE SUBDIVISION CAN BE PRESENTED IN A PROFESSIONAL AND LEGAL MANNER. HOPE OUR APPLICATION FOR THE MARINA IS TO YOUR SATISFACTION.

ENCLOSED IS THE TITLE TO THE LAND, MINERAL RIGHTS AS STATED. LEGAL DESCRIPTION AS FOLLOWS NE 1/4 6-26-8 WPM. ABOVE LAND IS OWNED BY SOM' BEACH LTD, 338 COUNTRY CLUB BLVD, WINNIPEG MB, R3K 1X6. THE EXISTING LAND IS CURRENTLY AGRICULTURAL BUT APPLICATION TO CHANGE TO RECREATIONAL COTTAGE IS IN THE HANDS OF THE MINISTER. A CERTAIN AMOUNT OF THE LAND, APPROXIMATELY 40% IS BEING CULTIVATED TO HAY, OTHER PORTIONS INCLUDE SWAMP, TREED, AND PARTIAL SWAMP LAND. THE PORTION OF LAND IN THE NW CORNER ADJOINING THE LAKE IS THE PROPOSED COTTAGE SUBDIVISION

AND MARINA. NOTE. THIS PORTION OF LAND IS A DRY MEADOW. THE MARINA ITSELF WILL BE BUILT ON THE SOUTH END OF THE DEVELOPEMENT AND WILL BE FLOOD PROTECTED BY THE ACCESS ROAD AND BURN.

IF APPROVED CONSTRUCTION OF THE MARINA WOULD PROBABLY START DURING THE WINTER MONTHS, AS WE HAVE BEEN ADVISED ITS THE BEST SEASON TO COMPLETE THIS TYPE OF PROSECT. AS FAR AS FUNDING, THERE ARE NO FEDERAL, PROVINCIAL OR MUNICIPAL GRANTS OF FUNDING IN PLACE, AND NONE WILL BE ASKED FOR.


THE PROPOSED DEVELOPEMENT IS ON A QUATER SECTION OF LAND, ADJACENT TO LAKE MANITOBA, WITH ABOUT $3/4$ OF A MILE OF LAKEFRONT. THE SHORELINE IS A COMBINATION OF GRAVEL AND FIST SIZED ROCKS. THERE IS NO SANDY BEACH. THERE IS A RIDGE ALONG THE SHORELINE THAT VARIES FROM ABOUT 5 TO 6 FEET IN HEIGHT. BEHIND THE RIDGE IS A MEADOW WHICH IS FLAT AND GRASSY. TYPICAL MANITOBA SUMMER CONDITIONS EXIST WITH PREVAILING NORTHWEST WINDS. AT PRESENT THERE ARE NO EXISTING WELLS, FIELDS OR HOLDING TANKS. AT SUCH TIME AS A SUBDIVISION IS APPROVED ALL GUIDELINES AS PERSEIBED BY THE MUNICIPALITY WILL BE ADHEARED TO. FISH RESOURCES ALONG THE SHORELINE SEEM TO BE VERY LIMITED, TELLS AN INLAND MARINA SHOULD HAVE NO EFFECT ON FISH HABITAT. NORMAL INTERLAKE HABITAT IS PREVAILANT AROUND THE PROPERTY, BUT WITH THE LIMITED AMOUNT OF LAND REQUIRED FOR THE MARINA, IT SHOULD NOT AFFECT THE HABITAT ON THE PROPERTY AT ALL. THE ONLY BIRD THAT SEEMS TO BE A BIT OF A RARITY IS THE BALD EAGLE, BUT THERE NESTING AREA IS NOT ON SAID PROPERTY. THE AREA IS MOSTLY AGRICULTURE ORIENTATED WITH

ONE OTHER COTTAGE DEVELOPEMENT DOWN THE WAY, COMMONLY KNOWN AS SILVER BAY, OTHER THAN THIS IS NO INDUSTRIAL, FORESTRY, OR MINING ACTIVITIES IN THE AREA. NO HISTORIC SITES OR FIRST NATION COMMUNITYS.

CONCERNING THE ENVIROMENTAL AND HUMAN EFFECTS OF THE PROPOSED MARINA. THE EFFECTS ON WILDLIFE, FISHERIES, SURFACE WATER, GROUND WATER AND FORESTRY WOULD BE MINIMAL. WATER TO THE COTTAGES WOULD BE SUPPLIED BY INDIVIDUAL WELLS, AND HOLDING TANKS WOULD BE USED FOR HUMAN WASTE AND GREY WATER. ALL TANKS WOULD CONFORM TO MUNICIPAL GUIDELINES. ALL TANKS WOULD BE PUMPED OUT AND BEPOSED OF IN THE MUNICIPAL LAGOON. THERE WOULD BE NO STORAGE OF GASOLINE OR ASSOCIATED PRODUCTS. AS FAR AS SOCIA-ECONOMIC IMPACT IT WOULD PROBABLY BE NONE TO SPEAK OFF. POLLUTANTS TOWARDS HUMAN HEALTH WOULD BE NIL.

IN CONCLUSION THE ENVIROMENTAL IMPACT ON THE AREA IN QUESTION WOULD BE MINIMAL. THE ECONOMIC IMPACT ON THE AREA WOULD HAVE MORE IMPACT, AS IT WOULD PROVIDE THE MUNICIPALITY OF SIGLINES WITH A MUCH NEEDED INCREASE IN THERE TAX BASE. MOST OF THE MARINA USAGE WOULD BE BY LOCAL RESIDENTS OF THE MUNICIPALITY.

William R. Pollock
338 COUNTRY CLUB BLVD
WINNIPEG, MANITOBA R3K 1X6
PHONE 204-889-6429



DATE: 2013/03/21
TIME: 22:50

MANITOBA

TITLE NO: 2651147/1

PSST

STATUS OF TITLE

PAGE: 1

STATUS OF TITLE.....	ACCEPTED	PRODUCED FOR..	HOOK & SMITH
ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	201-3111 PORTAGE AVE.
REGISTERING OFFICE...	WINNIPEG		WINNIPEG MB R3K OW4
REGISTRATION DATE....	2013/03/13	LTO BOX NO....	194
COMPLETION DATE.....	2013/03/21	CLIENT FILE...	POLLOCK 13731S/J
		PRODUCED BY...	SYSTEM for Series: 4334195/1

LEGAL DESCRIPTION:

WILLIAM ROSS POLLOCK AND HEATHER MARIE POLLOCK
BOTH OF WINNIPEG, MANITOBA
ARE REGISTERED OWNERS OF AN UNDIVIDED 1/3 INTEREST, AS JOINT TENANTS
AND

GEORGE KANSKI AND LORETTA FRASER
BOTH OF ASHERN, MANITOBA
ARE REGISTERED OWNERS OF AN UNDIVIDED 1/3 INTEREST, AS JOINT TENANTS
AND

GERALD FALK AND PHYLLIS FALK
BOTH OF ASHERN, MANITOBA
ARE REGISTERED OWNERS OF THE REMAINING UNDIVIDED 1/3 INTEREST,
AS JOINT TENANTS

SUBJECT TO SUCH ENTRIES RECORDED HEREON, IN THE FOLLOWING DESCRIBED
LAND:

THE NORTH HALF OF LEGAL SUBDIVISION 8, LEGAL SUBDIVISION 9,
THE NORTH HALF AND THE EAST HALF OF THE SOUTH HALF OF
LEGAL SUBDIVISION 10, AND LEGAL SUBDIVISIONS 15 AND 16 OF
SECTION 6-26-8 WPM,
EXC OUT OF LEGAL SUBDIVISIONS 8, 10 AND 15, ALL THOSE PORTIONS THEREOF
COVERED BY THE WATERS OF MOOSEHORN BAY, LAKE MANITOBA, AT THE TIME OF
THE SURVEY OF SAID BAY, AS SHOWN ON A MAP OR PLAN OF SURVEY OF SAID
TOWNSHIP, APPROVED AND CONFIRMED AT OTTAWA ON THE 2ND DAY OF DECEMBER,
1920, BY EDOUARD DEVILLE, SURVEYOR GENERAL OF DOMINION LANDS, AND ALSO
EXC OUT OF ALL THE ABOVE DESCRIBED LAND, ALL MINES AND MINERALS AS SET
FORTH IN THE ORIGINAL GRANT FROM THE CROWN.

ACTIVE TITLE CHARGE(S):

NO ACTIVE TITLE CHARGES EXIST ON THIS TITLE

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	WILLIAM POLLOCK 338 COUNTRY CLUB BLVD. WINNIPEG, MB.	R3K 1X6
ACTIVE	HEATHER POLLOCK 338 COUNTRY CLUB BLVD. WINNIPEG, MB.	R3K 1X6

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/03/21 OF TITLE NUMBER 2651147/1

***** STATUS OF TITLE 2651147/1 CONTINUED ON NEXT PAGE *****

DATE: 2013/03/21
TIME: 22:50
PSST

MANITOBA

STATUS OF TITLE

TITLE NO: 2651147/1
PAGE: 2

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ORIGINATING OFFICE...	WINNIPEG	ADDRESS.....	201-3111 PORTAGE AVE.
REGISTERING OFFICE...	WINNIPEG		WINNIPEG MB R3K OW4
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COMPLETION DATE.....	2013/03/21	CLIENT FILE...	POLLOCK 13731S/J
		PRODUCED BY...	SYSTEM for Series: 4334195/1

ADDRESS(ES) FOR SERVICE:

EFFECT	NAME AND ADDRESS	POSTAL CODE
ACTIVE	GEORGE KANSKI BOX 526 ASHERN, MB.	ROC OEO
ACTIVE	LORETTA FRASER BOX 526 ASHERN, MB.	ROC OEO
ACTIVE	GERALD FALK BOX 505 ASHERN, MB.	ROC OEO
ACTIVE	PHYLLIS FALK BOX 505 ASHERN, MB.	ROC OEO

ORIGINATING INSTRUMENT(S):

REGISTRATION NUMBER	TYPE	REG. DATE	CONSIDERATION	SWORN VALUE
4334195/1	T	2013/03/13	\$1.00	\$100,000.00

PRESENTED BY: HOOK & SMITH
FROM: WILLIAM ROSS POLLOCK AND HEATHER MARIE POLLOCK
TO: WILLIAM ROSS POLLOCK AND HEATHER MARIE POLLOCK, ETAL

FROM TITLE NUMBER(S):

2643536/1 ALL

LAND INDEX:

LOT	QUARTER SECTION	SECTION	TOWNSHIP	RANGE
NOTE:	NE	6	26	8W
	LS 9, 15 & 16 & PART LS 10, EXC PT OF LAKE MB. & RES			
NOTE:	SE	6	26	8W
	N 1/2 OF LS 8, EXC PART OF LAKE MB. AND RES			

ACCEPTED THIS 13TH DAY OF MARCH, 2013
BY G.BILODEAU FOR THE DISTRICT REGISTRAR OF
THE LAND TITLES DISTRICT OF WINNIPEG.

CERTIFIED TRUE EXTRACT PRODUCED FROM THE LAND TITLES DATA
STORAGE SYSTEM ON 2013/03/21 OF TITLE NUMBER 2651147/1.

***** END OF STATUS OF TITLE 2651147/1 *****