

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: David W. Keating
PROPOSAL NAME: Prairie Lake Lodges Golf Course
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 5097.00

OVERVIEW:

The Proposal was received on May 4, 2005. The advertisement of the Proposal read as follows:

“A Proposal has been filed by Lake of the Prairie Lodges Ltd. to construct an eighteen hole public golf course on land legally described as part of the fraction of the Northwest ¼ of Section 7-24-28W within the Rural Municipality of Shellmouth-Boulton. The proposed golf course is situated immediately north of the Prairie lake Lodges cottage subdivision with road access to the property from Provincial Road 83 and Case Road. A Conceptual Plan for the development has been developed by Prairie Lake Lodges in conjunction with Grant Golf of Winnipeg, Manitoba. Construction is scheduled to begin in spring/summer of 2005. Target opening date for the first nine holes is July 1, 2006.”

The Proposal was advertised in the Roblin Review and the Russell Banner on May 17, 2005. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the St. James-Assiniboia Public Library, the Dauphin Public Library and the R.M. of Shellmouth-Boulton Municipal Office. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by June 14, 2005.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Conservation (Sustainable Resource Management Branch)

The following comments have been received:

- Fisheries Branch recommends that a 40m buffer be maintained between the lakeshore and the golf course to control erosion and absorb fertilizer and chemical run-off. Erosion and sediment control measures be implemented including silt fencing along the golf course access road and boat launch. Note that if the water

levels in Lake of the Prairies are raised it could effect the amount of vegetated buffer.

- Recommend that the proponent inspect the site for the presence of any rare and endangered species or ecological communities of concern prior to and during construction. If species of concern are present, the proponent is required to contact the Biodiversity Conservation Section of the Wildlife and Ecosystem Protection Branch to discuss possible mitigation options.

Disposition: The comments can be accommodated in the License. The comment regarding the potential increase in lake water levels can be included the license letter of transmittal.

Water Stewardship (Water Quality Management Section) Recommend that vegetative buffers between the lake and the golf course be maintained and that mercury based fungicides not be allowed.

Disposition: The comments can be accommodated in the License.

Health Recommend that:

- Waste disposal is managed in accordance with existing regulations
- Dust, noise, gaseous and particulate emissions do not become a concern during construction
- Gasoline storage complies with existing regulation.
- Contaminated wastewaters are prevented from entering the sewage disposal and municipal ditch system.

Disposition: The comments can be accommodated in the License.

Historic Resources Branch No concerns.

Mines Branch No concerns

Transportation and Government Services No major concerns but notes the following:

- No advertising signs for the development will be permitted on PTH 83 right-of-way.
- A permit will be required from the Highway Traffic Board for the construction of any structures (including signage) within the control area 38m from the edge of PTH 83 right-of-way.
- provide a list of MT&GS staff to be contacted with regard to MT&GS requirements.

Disposition: This information will be forwarded to the proponent for direct followup with MTGS.

Canadian Environmental Assessment Agency (CEAA) Application of the Canadian Environmental Assessment Act with respect to the project may be required. DFO has requested the following additional information:

- clarification regarding whether the cottage lot subdivision is included as part of the golf course
- detailed plan views
- confirmation that the only water source planned for the golf course is well water.

Disposition: Environmental Assessment and Licensing Branch contacted the proponent on June 28, 2005 to request the additional information. The information was provided on June 29, 2005 and forwarded to the appropriate federal contacts.

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. It is recommended that the Development be licensed under The Environment Act subject to the terms and conditions described in the attached draft Environment Act License. It is further recommended that enforcement of the License be assigned to the Manitoba Conservation Western Region.

PREPARED BY:

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