

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Rob Denolf
PROPOSAL NAME: Four Seasons Island Resort Golf Course
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 5128.00

OVERVIEW:

The Proposal was received on August 8, 2005. Additional information was requested and received on August 16, 2005. The advertisement of the Proposal read as follows:

“A Proposal filed by Rob Denolf to construct an eighteen hole public golf course located on 132 Government Road at Oak Lake Beach, Oak Lake within the Rural Municipality of Sifton. A Master Plan for the development has been developed by the Four Seasons Island Resort in conjunction with Golf Design Services of Canmore, Alberta. Construction is scheduled to begin in the fall of 2005. Target opening date is 2006.”

The Proposal was advertised in the Virden Empire Advance on September 3, 2005. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the St. James-Assiniboia Public Library and the Border Regional Library in Virden. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by October 3, 2005.

COMMENTS FROM THE PUBLIC:

e- mail from Shirley Thompson
Sec./Treasurer of the Oak lake Cottage Owners' Association
Sent September 28, 2005

Request that Oak lake Cottage Owners' Association go on record as supporting development the proposed golf course which is viewed by the Association as an asset to the community and an enhancement to the existing Oak lake Resort.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Conservation (Sustainable Resource Management Branch)

Recommends:

- the proponent inspect the site for the presence of any rare and endangered species 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.
- the proponent prepare a plan to manage waterfowl, in particular geese that may cause damage to vegetation by grazing on the golf course greens.

Disposition: The comments can be accommodated in the License.

Water Stewardship (Water Quality Management Section)

Recommends:

- A strip of vegetation should be maintained along the edge of Oak Lake.
- Surface drainage should be shallow to avoid interface with the water table.
- Holding ponds or wetlands should be constructed as surface water drainage collection areas to filter nutrients and compensate for any loss of wetland habitat.
- The proponent obtain an annual pesticide use permit
- Mercury based fungicides should not be used.
- A Water Rights License must be obtained.
- The West Souris River Conservation District be notified of the proposal.

Disposition: The golf course is not located near the shoreline of Oak Lake and therefore a natural vegetated buffer between the lake and the golf course will be maintained. The West Souris River Conservation District has provided comment on the proposal. The remaining comments can be accommodated as licensing conditions.

Intergovernmental Affairs

Note that the area is designated as a Rural Policy Area according to the Development Plan for the Dennis County Planning District and is zoned as an Agricultural General Zone according to the R.M. of Sifton Zoning By-law. Recreation facilities such as golf courses are provided for as a conditional use according to the by-law. Because the land is not considered to be high quality agricultural land, and given the nature of the property and the surrounding area, the proposed recreational use is an acceptable land use.

Disposition: Comments accepted as information. No follow required.

Agriculture, Food and Rural Initiatives No concerns

Health Recommend that:

- Waste disposal and gasoline storage is managed in accordance with existing regulations
- 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.

Transportation and Government Services Note the following:

- Statutory regulations under The Highways Protection Act apply to PR 254, requiring permits for new access points and any structures (buildings, signs, fences, etc.) within the 125' control zone parallel to PR 254 edge of right-of-way.
- A golf cart underpass crossing of PR 254 would be allowed provided it is designed and constructed to MT&GS standards.
- MT&GS should be contacted regarding the proposed drainage plan for the development and is responsible for any impacts on the PR 254 drainage system
- List 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 MT&GS.

West Souris River Conservation District (WSRCD) Note the following:

- WSRCD not opposed to the development of the golf course.
- WSRCD and the Oak Lake Aquifer Management Board would appreciate receiving annual information on water withdrawal rates.
- Application rates of chemicals should be monitored to reduce any threat to water quality through pesticide use.

Disposition: The License will require that the proponent report annual water use to the WSRCD and the Oak Lake Aquifer Management Board. The License will require that the Licensee obtain a annual Pesticide Use Permit and prepare an Integrated Pest Management Plan (IPMP) for the development for the purpose of managing pests by means other than strictly chemical use.

Canadian Environmental Assessment Agency (CEAA) Application of the Canadian Environmental Assessment Act with respect to the project may not be required. DFO has requested the following additional information:

- Confirmation that the project will not have impacts on fish or fish habitat and plans for water withdrawal for irrigation
- Confirmation that construction will not occur west of PR 254.

Disposition: Environmental Assessment and Licensing Branch provided confirmation to CEAA that:

- The project will not impact fish or fish habitat as it is not located on Oak Lake
- Groundwater will be the irrigation water source, and
- Construction is not proposed west of PR 254.

CEAA has forwarded this information to the appropriate federal contacts.

Environment Canada

Recommend that the proponent determine whether the following species at risk migratory birds (Sprague's Pipit, Piping Plover and the Least Bittern) are present at the development property. Note that the disturbance to migratory birds is prohibited under federal legislation.

Disposition: Recommendation to undertake a survey to determine species at risk can be accommodated as a condition of licensing. The License will contain a clause restricting construction in wetland areas during spring migration.

RECOMMENDATION

One response in support of the proposal was filed as a result of the Environment Act advertisement of the Proposal. As no other responses were filed, 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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