

# Environment Act Licence Loi sur l'environnement Licence

Manitoba  
Conservation  
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Manitoba



Licence No./Licence n° 2734  
Issue Date/Date de délivrance September 7, 2006

**IN ACCORDANCE WITH THE ENVIRONMENT ACT (C.C.S.M. c. E125)  
THIS LICENCE IS ISSUED PURSUANT TO SECTION 11(1) TO:**

## **CROW WING DEVELOPMENTS INC.: "the Licencee"**

for the construction and operation of the Development, known as The Links at Crow Wing, being an eighteen hole public golf course located on land legally described as E1/2 of 25-7-3 EPM within the Town of Niverville and in accordance with the Proposal filed under The Environment Act, dated June 7, 2006, and subject to the following specifications, limits, terms and conditions:

### **DEFINITIONS**

In this Licence:

**"Director"** means an employee of the department appointed as such by the Minister.

**"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.

### **GENERAL TERMS AND CONDITIONS**

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

**\*\*A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES\*\***

1. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 meters from any waterbody, and operate the fuel storage areas in compliance with the requirements of *Manitoba Regulation 188/2001* respecting *Storage and Handling of Petroleum Products and Allied Products*.
2. The Licencee shall, at all times during the construction of the Development, have materials available at the construction sites to contain and recover spills of fuel and other fluids associated with construction machinery.
3. The Licencee shall ensure that non-reusable construction and demolition debris from the Development is disposed of at a waste disposal ground operating under the authority of a permit pursuant to the *Waste Disposal Ground Regulation*, MR 150/91, or a License pursuant to The Environment Act.
4. The Licencee shall during construction and operation of the Development:
  - a) immediately report any reportable spills to Manitoba Conservation's Accident Reporting Line at (204) 944-4888, and
  - b) at the request of the Director, provide a follow-up report to the Director on a reportable environmental accident.

#### **SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS**

##### **Respecting Pre-Construction**

5. The Licencee shall, prior to construction, provide a copy of this Licence to the contractor and subcontractor(s) involved in the Development.
6. The Licencee shall, not less than two weeks prior to beginning construction of the Development, provide notification to the Environment Officer responsible for the administration of this Licence of the intended starting date of construction and the name of the contractor responsible for the construction.

##### **Respecting Construction**

7. The Licencee shall maintain buffer zones of vegetation between water features and fairways a minimum width of 3 meters.

8. The Licencee shall locate a pesticide storage structure(s):
  - a) in an area on the Development property that is not subject to flooding;
  - b) in a dry, well ventilated separate building enclosed by a security fence;
  - c) 100 meters from property zoned residential;
  - d) 100 meters away from single residences; and
  - e) 100 meters away from waterbodies and wetlands.
9. The Licencee shall construct and maintain the concrete floors and curbs of a pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.
10. The Licencee shall, prior to construction of a clubhouse facility wastewater management system associated with the Development, register the clubhouse wastewater management system in accordance with the provisions under the *Onsite Wastewater Management 83/2003*.

**Respecting Operation**

11. The Licencee shall, prior to operation of the Development, obtain a Water Rights Act Licence for water withdrawal requirements associated with the Development.
12. The Licencee shall, prior to construction of the clubhouse facility, contact the Manitoba Office of Drinking Water to obtain a Certificate of Approval under the Public Health Act for operation of the potable water system and the sewer collection system associated with the Development.
13. The Licencee shall submit a soil fertility sampling program report to the Director prior to applying fertilizer to the land of the Development. Fertilizer shall not be applied to the land of the Development in excess of the recommendations of the laboratory analyzing the soil samples.
14. The Licencee shall, prior to operation of the Development, 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.
15. The Licencee shall no later than 10/31/07 submit for the approval of the Director an Emergency Response Plan. The plan shall include a completed Manitoba Golf Superintendents Association Environmental Self Assessment Checklist.

16. The Licencee shall no later than 10/31/07 submit an Integrated Pest Management Program (IPMP) Report to the Director. The Report shall propose an IPMP for a 5 year period beginning at the opening date of the Development.
17. The Licencee shall, during the operation of the Development, prohibit the use any mercury based fungicides or Diazinon on the Development.
18. The Licencee shall, during the operation of the Development, prohibit application of pesticides and fertilizers.
  - a) within 10 meters of waterbodies within or adjacent to the Development; or
  - b) between 10 and 20 meters from waterbodies within or adjacent to the Development, other than hand spot spraying.
19. The Licencee shall contain and clean up immediately:
  - a) any on-site pesticide spill;
  - b) waste water generated from any response action due to an on-site release of pesticides; and
  - c) contaminated water resulting from the extinguishing of a fire involving pesticides.
20. The Licencee, subject to obtaining approval from an Environment Officer, shall immediately dispose of any contaminated material in accordance with the approval.

#### **Respecting Alterations to the Development**

21. The Licencee shall obtain approval from the Director for any proposed alteration to the Development before proceeding with the alteration.

#### **REVIEW AND REVOCATION**

- A. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.

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- B. If the construction of the Development has not commenced within three years of the date of this Licence, the Licence is revoked.
- C. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.



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**Tracey Braun, M. Sc.**  
**Director**  
**Environment Act**

**Client File No: 5196.00**