

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Narrows West Developments Inc.
PROPOSAL NAME: Northwind Narrows Golf Club
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 5275.00

OVERVIEW:

The Proposal was received on July 9, 2007. The advertisement of the Proposal read as follows:

“A Proposal has been filed by Narrows West Developments Inc. to construct an eighteen hole public golf course on approximately 238 acres of land located in the R.M. of Alonsa on the western shore of Lake Manitoba at the Lake Manitoba Narrows and 300 meters north of Provincial Trunk Highway 68. A Conceptual Plan for the development has been developed for Narrows West Developments Inc. by Grant Golf of Winnipeg, Manitoba. Construction is scheduled to begin in September of 2007. Target opening date is July 1, 2009.”

The Proposal was advertised in the Dauphin Herald and the Interlake Spectator on July 17 and July 20, 2007, respectively. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Millennium Public Library, the Dauphin Public Library and the R.M.'s of Alonsa and Siglunes Municipal Offices. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by August 13, 2007.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Conservation (Sustainable Resource & Policy Management Branch)

The following comments have been received:

- The management of fertilizers and wastes should be addressed in light of the proposed Nutrient Management Regulation under *The Water Protection Act*.
- Information is required on the method of water, wastewater and solid waste management.

- The proponent is responsible to determine the location of known snake hibernaculum and identify any others that may be present within the proposed development area. If snake hibernacula are present, the proponent is required to contact the Biodiversity Conservation Section of the Wildlife and Ecosystem Protection Branch to discuss possible mitigation options.
- 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. Any species with a Manitoba Conservation Data Centre ranking of S1, S2 or S3 requires mitigation to conserve. Any S1, S2 or S3 ranked species or if other 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.
- In accordance with provisions under The Migratory Birds Convention Act the proponent is responsible for ensuring that no migratory birds will be harmed and no active nests of migratory birds will be destroyed as a result of the development.

Disposition: Regarding the comment on waste management, on August 28, 2007 the applicant provided a copy of a Resolution from the RM of Siglunes stating that the RM will accept wastewater from the proposed Northwind Narrows development until June 28, 2008. Also on August 28, 2007 the RM of Alonsa provided a letter to the EA&LB confirming that the RM of Alonsa has an interim agreement with the RM of Siglunes to accept wastewater and that the Terms of Reference for the RM Alonsa Lagoon Project have been completed and the project is moving forward. The comment concerning the federal Migratory Birds Convention Act will be forwarded to the proponent for information. The remaining comments can be accommodated in the Licence.

Water Stewardship (Water Quality Management Section)

Manitoba Water Stewardship has reviewed the above noted proposal and submits the following comments for your consideration:

This golf course would have to comply with the proposed *Nutrient Management Regulation* under the *Water Protection Act*;

- A nutrient buffer zone of 30 m should be maintained along the shores of Lake Manitoba if the applicable area is covered with permanent vegetation or 35 m if there is no vegetation. (*Section 3(3)*).
- No nitrogen or phosphorus can be applied to golf course land within a nutrient management zone N4. (*Section 9 (1)*). Based on reconnaissance-level soil survey information, application of nitrogen and phosphorus would not be allowed on part of the land identified for the golf course. Section SW 27-24-10 W contains lands that have a soil capability classification of Class 6W (very poorly drained) and 7M, section NW 22-24-10W contains lands that have a soil capability classification of Class 6W (very poorly drained) and O5WD (unimproved organics) and section SW 22-24-10 W contains lands with a soil capability classification of Class 6W (very poorly drained). These are unproductive lands that present a significant risk of nutrient loss to surface or ground water and will be classified as Zone N4 under the

proposed *Nutrient Management Regulation*. The application of nitrogen and phosphorus from any source is prohibited in Zone N4.

- The golf course will have to submit a nutrient management plan by 2009. (*Section 13(1)*).
- The proponent must use materials approved for golf course use by Manitoba Conservation and will have to obtain an annual Pesticide Use Permit pursuant to Manitoba Regulation 94/88R for the storage, handling and application of pesticides. The use of mercury based pesticides and fungicides should be prohibited on the golf course.

Disposition: Comments can be accommodated as conditions of licensing. A soil capability classification map of the development site, which identifies the sensitive areas, will be included as an appendix to the Licence.

Mines Branch No concerns.

Historic Resource Branch Note that A Fur Trade Period heritage site is recorded on the Subject property and that because the developer has indicated that the historic landmark will be avoided Historic Resource Branch concerns are satisfied.

Manitoba Infrastructure and Transportation The following comments have been received:

- Drainage patterns are not shown in the proposal information. Some concerns have been expressed about liabilities associated with fertilizer laden run-off from the golf course entering the lake via the PTH 68 north drainage ditch.
- Dust should be controlled during construction to avoid the possibility of reduces visibility on PTH 68
- Preliminary traffic generation information is required for the Narrows West Developments Inc. as a whole, as a condition of subdivision approval. The cost of a traffic impact study and any required on-highway improvements would be the developer's responsibility.
- The Proponent must provide appropriate traffic control (signage, detour, flagman, etc.) for access to the highway during construction.
- Any signs off PTH 68 or any changes to the existing signs require a permit from MIT.

Disposition: In accordance with comments by Water Stewardship, the licence will include a clause which prohibits the application of nitrogen and phosphorous on unproductive poorly drained lands. The remaining comments will be forwarded to the proponent for information.

Canadian Environmental Assessment Agency (CEAA) Based on responses to the federal survey, application of the Canadian Environmental Assessment Act will be required for the project.

Disposition: The EA&LB has forwarded Federal comments to the project proponent for follow-up, as appropriate, and in accordance with the requirements of the Canada – Manitoba Agreement on Environmental Assessment Cooperation.

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

PREPARED BY:

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