

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Southwood Golf and Country Club  
**PROPOSAL NAME:** New Southwood Golf Course  
**CLASS OF DEVELOPMENT:** 2  
**TYPE OF DEVELOPMENT:** Recreation  
**CLIENT FILE NO.:** 5290.00

### **OVERVIEW:**

The Proposal was received on August 28, 2007. The advertisement of the Proposal read as follows:

“A Proposal has been filed by the Southwood Golf and Country Club to construct an eighteen hole Championship golf course on approximately 285 acres of land located south of rue des Trappistes and west of the La Salle River in the St. Norbert area of the city of Winnipeg. A preliminary golf course concept design for the development has been developed by Thomas McBroom Associates Ltd. Target opening date is spring of 2010.”

The Proposal was advertised in the Winnipeg Free Press and the Winnipeg Lance on September 15 and September 17, 2007, respectively. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, and the Millennium Public Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by October 17, 2007.

### **COMMENTS FROM THE PUBLIC:**

In response to the advertisement, a letter was received on October 29, 2007 from:

Charles Framingham

Comment as follows: The new development will have a positive effect due to reduced traffic problems on University Crescent, increased city green space, on campus expansion of the University of Manitoba, the development of an aesthetically pleasing neighbouring property to the adjoining parkland and historical site, and the golf course is committed to environmentally sound practices.

## **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**Manitoba Conservation (Sustainable Resource & Policy Management Branch)** The following comments have been received:

- The licence should require the proponent to enter into discussions with the Parks and Natural Areas Branch during the detailed design and planning phase of the project to examine various aspects of mutual interest. These aspects include working with the architect and the golf course designer to: incorporate and link, as much as possible, the park's history and culture into the design of the golf course and its facilities for the benefit of both Southwood Golf Course and the many Manitobans who use, visit and cherish Trappist Monastery Provincial Park.
- The name of the park is incorrectly cited throughout the text. The proper name is Trappist Monastery Provincial Park.
- The caption under the top photo on Page 33 is confusing. It is labelled both "St. Norbert Arts Centre" and "Log Home in St. Norbert Provincial Heritage Park".
- Section 2.2.4 Fuel/Lubricant use and Storage: If hazardous waste is expected to be generated at the site during the construction phase, the proponent should be registered as a hazardous waste generator prior to work commencing at the site. This will require information on waste types, quantities and licenced carrier and receiver.
- Section 5.3.2 Fuel, Lubricant and Hazardous Material Storage and Spills: What are the specifications of the re-fuelling depot? Fuel storage must comply with Manitoba Regulation 188/2001.
- Servicing of vehicles during construction activities should be restricted to a single designated area equipped with suitable spill control and hazardous waste storage. This site should be accessible to licenced carrier to facilitate removal of waste from the site but also reasonably protected against possible tampering or vandalism. More information on the vehicle servicing areas should be provided to the department for review.
- Section 5.4.1.2 Groundwater and Surface Waste - Sewage Systems: If applicable, installation of on-site wastewater management systems (including holding tanks) are regulated under Manitoba Regulation 83/2003.
- The proposal addresses wastewater management and solid waste disposal during construction but not during the operation phase. It is recommended that the proponent be asked to provide how wastewater management and solid waste disposal will be addressed during the operation phase of the golf course.

Disposition: The first 4 comments will be forwarded to the proponent for information. The remaining comments can be accommodated in the Licence.

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

- This project requires a Water Rights Licence. The proponent and their consultant have submitted an application for a Water Rights Licence.

- This golf course would have to comply with the proposed *Nutrient Management Regulation* under the *Water Protection Act*;
  - A nutrient buffer zone of 15 m should be maintained along the bank of the La Salle River if the applicable area is covered with permanent vegetation or 20 m if there is no vegetation (Section 3(3)).
  - A nutrient buffer zone of 3 m should be maintained along the shores of any drainage channels or retention ponds if the applicable area is covered with permanent vegetation or 8 m if there is no vegetation (Section 3(3)).
  - The golf course will have to submit a nutrient management plan by 2009. (Section 13(1)).
- There must be no net increase in nutrients (nitrogen and phosphorus) and sediment to the La Salle River as a result of the placement of the intake pipe for irrigation.
  - Removal of vegetation and soil should be kept to a minimum during placement of the intake pipe.
  - If any vegetation is removed during the placement of the intake pipe, the proponent should revegetate the exposed areas.
- 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.
- The proponent proposes to withdraw approximately 35 million US gallons/year from the La Salle. They do not indicate in the proposal how often they will need to withdraw to fill the reservoir and what time of year. As the La Salle River, particularly at the lower reach, provides spawning, nursery and feeding habitat for a number of fish species, we would request that they withdraw outside of the spring timing window of April 1<sup>st</sup> - June 15<sup>th</sup>.
- In the 2006 North/South report “La Salle River Watershed Assessment Survey-2005”, the review of historical water quality studies indicate this system is stressed and indicative of a river in a eutrophic state, primarily due to point; non-point anthropogenic inputs. These inputs have increased substantially over the last 25 years. The proposal has a number of ponds that will be part of the golf course drainage system. Ponds in the southern portion of the golf course appear to drain to the La Salle River.

Disposition: Comments can be accommodated as conditions of licensing. Details regarding the nutrient management plan will be forwarded to the proponent for information.

**Mines Branch** No concerns.

**Historic Resource Branch** Appendix E of the application contains Branch correspondence (22 March 2007) indicating low potential for heritage resources to be impacted. This assessment was based on available documentary evidence at that time, without knowing the details of the proposed development. This summer, an on-site

inspection was conducted and a possible bison rubbing stone, located in the area of the apiary related to the former Trappist Monastery, known as the Oak Grove, was identified.

In reviewing development design for a golf course provided in the August 2007 Environmental Licence application, the Oak Grove area does not appear to be negatively affected. The development proponent is requested to submit a detailed plan to Historic Resources Branch indicating proposed construction activities (eg. landscaping, utility and waterline installations, tree clearing etc.) for review and clearance prior to project start up.

Additionally, in the event that heritage resources are uncovered during any phase of development activity, the Historic Resources Branch should be notified immediately.

Disposition: Comments can be accommodated as conditions of licensing.

**Intergovernmental Affairs** No concerns

**Manitoba Infrastructure and Transportation** The following comments have been received:

The Department has no major concerns. However, MIT is currently studying a possible future relocation of PTH 75 (Pembina Highway) to by-pass the community of St. Norbert and connect to a possible future extension/relocation of Kenaston Boulevard at the Perimeter Highway. Although one of the alternatives under consideration could impact the proposed golf course development, it is felt at this time that the advantages offered by the alternative are so minor that MIT may decide to drop this alternative from further consideration. The other alternatives are located some distance away and most likely will have minimum direct impact on the proposed development. Lastly, please note that Pembina Highway in the project's vicinity is under the jurisdiction of the City of Winnipeg. Please ensure that this development is reviewed by the City's Public Works Department, particularly regarding the impact of additional traffic on existing streets and intersections.

Disposition: The comments will be forwarded to the proponent for information.

**Canadian Environmental Assessment Agency (CEAA)** CEAA has determined that application of the CEA Act will not be required. Environment Canada has provided specialist advice and Transport Canada is willing to provide specialist advice upon request. DFO had provided specialist advice directly to the proponent.

Disposition: Comments have been provided to the proponent for consideration and follow-up as appropriate.

## **RECOMMENDATION**

A public hearing is not recommended for this project on the basis that only one letter in support of the proposal was received in response to the Environment Act

advertisement of the Proposal. 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 the Environmental Assessment and Licensing Branch maintain enforcement responsibility of the licence during construction.

**PREPARED BY:**

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