

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Jachian Enterprises Ltd.
PROPOSAL NAME: Poplar Ridge Golf Course
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 5180.00

OVERVIEW:

The Proposal was dated and received on March 9, 2006. The advertisement of the Proposal read as follows:

“A Proposal has been filed by Jachian Enterprises Ltd. to construct an eighteen hole public golf course on land legally described as SE ¼ and S ½ of NE ¼ of 13-19-19 WPM within the Rural Municipality of Park. The proposed golf course property is located west of PTH #10. The property borders Smokey Hollow Road in the Town of Onanole to the east and PR 354 to the south. The western and northern edges are adjacent to agricultural land. A Conceptual Plan for the development has been developed by Jachian Enterprises Ltd. Construction is scheduled to begin in the spring of 2006. Target date for full operation of the facility is May 2008.”

The Proposal was advertised in the Minnedosa Tribune on Monday, March 20, 2006. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Winnipeg Public Library, the Dauphin Public Library and with the R. M. of Park. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by April 18, 2006.

COMMENTS FROM THE PUBLIC:

No comments were received in response to the Environment Act advertisement of the Proposal.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Conservation (Sustainable Resource Management Branch)

No concerns

(Western Region)

The following comments were submitted for consideration:

- No major concerns from a wildlife perspective
- A rodent control program should be implemented to avoid displacing the existing rat population from the dump site on the development property to surrounding areas. Manitoba Conservation should not be expected to be responsible for damage to a future development caused by wildlife.

Disposition: Recommendation to implement a rodent control program can be accommodated as condition of the licence. The other comments accepted as information.

Water Stewardship (Water Quality Management Section)

The following comments were submitted for consideration:

- Irrigation supply well(s) require a water rights licence under The Water Rights Act.
- The proponent will be required to retain a hydrologist registered with APEGM to conduct well and aquifer yield tests. Additional testing for bacteriological and chemical parameters should be conducted.
- Potable and non potable water should use separate piping systems.
- Mercury based pesticides should be prohibited.
- Over application of nutrients, especially phosphorus should be avoided. Soil testing should be incorporated as part of a regular maintenance plan to regulate nutrient uptake.
- Buffer widths of 3m or more should be maintained between water features and fairways.
- Exposed areas along the edge of sloughs and potholes should be vegetated.
- Baseline groundwater quality data should be collected.
- Septic field systems will be required to meet requirements of the Onsite Wastewater Management Systems Regulation (83/2003).
- The Office of Drinking Water should be contacted for the approval process for the potable water supply.

Disposition: 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. Comments respecting irrigation supply water from wells and potable water supply for the residential

component will be addressed through the Water Rights Act and the Office of Drinking Water approval processes, respectively.

Intergovernmental Affairs

The proponent has applied to have the land use designation changed to accommodate the golf course and residential subdivision. No objections have been reported. The location of well(s) on the property should be confirmed in order to protect quality of the potable water supply. Note that the proposed method of sewage disposal may have implications for the size of the residential lots.

Disposition: Comments accepted as information. No follow required.

Agriculture, Food and Rural Initiatives No concerns

Mines Branch 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.
- Drinking water source and proposed disinfection methods for the clubhouse are not identified.

Disposition: The comments regarding waste disposal and gasoline storage can be accommodated in the License by referencing the appropriate regulations. Sewage will be contained in holding tanks for off site disposal at the municipal lagoon. Approval of the potable water supply will be handled by the Office of Drinking Water.

Historic Resources Branch No concerns.

Transportation and Government Services Note the following:

- A Functional Design Study for PTH 10 through Onanole (Dillon Consulting 1993) designates Smoky Hollow Road as an access road in the future when PTH 10 is upgraded to a 4-lane divided highway with limited access points
- Additional right-of-way along PR 354 may be required to accommodate future upgrading.
- Permits are required from T&GS for changes to access, structures, signs and plantings within the 38.1m control area of PR 354.

- T&GS will require information on the anticipated traffic generation from the project. A traffic generation study may be required. Any on-highway improvements would be the responsibility of the developer.
- A drainage plan for the project will be required to determine any impacts to the highway 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.

Canadian Environmental Assessment Agency (CEAA) Application of the Canadian Environmental Assessment Act with respect to the project is not required.

Parks Canada comments as follows:

- Proposed fertilizer practices should be explained.
- The proposal should confirm whether or not residential septic tanks are to be operated as holding tanks or septic tank/leach fields.
- Suggest that an Integrated Pest Management approach be used to reduce dependence on synthetic chemicals.
- Suggest that a buffer of native habitat be left around ponds on the property.

Disposition: The comments can be accommodated as licensing conditions. 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. On April 27, 2006 Environmental Assessment & Licensing Branch contacted the proponent and obtained the following additional information:

- Confirmation that holding tanks with provision for pump out are to be used for residential component and an eventual golf course clubhouse. The present plan is to pipe sewage from residences to a centrally located area holding tank area for transport to the Municipal lagoon. This method is preferred by the Manitoba Conservation Western region and by the R.M. of Park. A longer range plan is to pipe directly to the Municipal lagoon in Onanole once more residences are completed and the clubhouse is built.

Note: The residential component of the development is not subject to the Environment Act review process of the golf course. It will require separate approvals by applicable local government by-laws and provincial regulations.

- An existing well located near the driving range on the plan is the only well on the property which pump tests indicate has sufficient capacity to meet potable water needs of the entire development. The proponent will by contacting the Office of Drinking Water to obtain approvals. No other wells are presently located on the property.

- Irrigation water will be provided from an existing reservoir on the property which is spring fed. The large slough (lake) shown on the plan is Crown land and not part of the proposal. It will not be used for irrigation.

RECOMMENDATION

As no responses were received 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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May 1, 2006
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