



Photo 11: Looking south along a natural drainage channel on the proposed project site (at the northern end of the property).



Photo 12: Looking west from Trappist Monastery Site to subject property.





Photo 13: Looking west to the Trappist Monastery along an access trail on the subject site (note concrete foundation at lower right of photo).



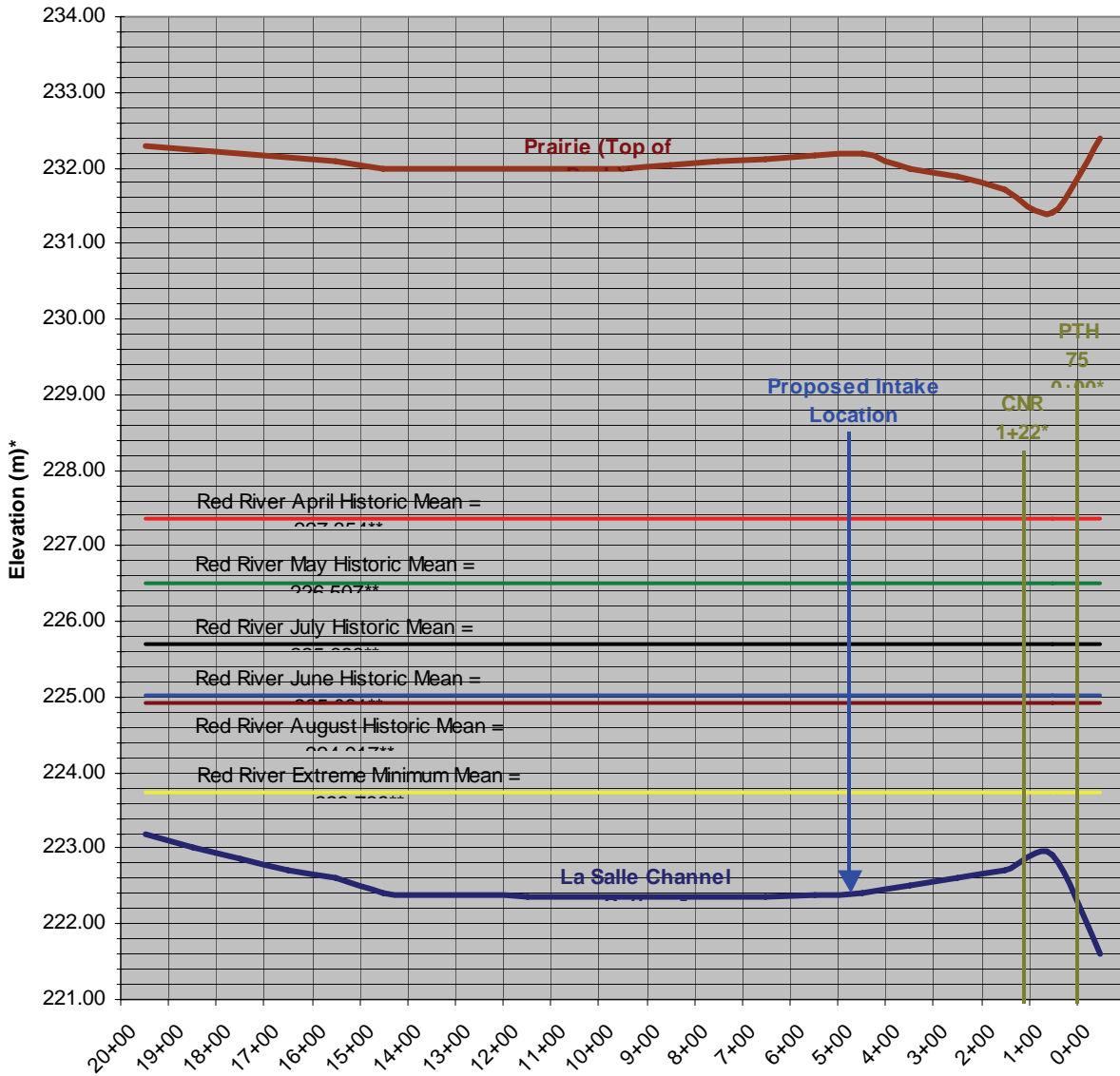
Photo 14: Remains of Trappist Monastery at Provincial Heritage Site (east of proposed project site).



APPENDIX D

CHANNEL PROFILE OF THE
LA SALLE RIVER





**Red River Historic Means obtained from Water Survey of Canada Station 050C020 located below Floodway Control Structure near confluence with La Salle River. Data corresponds to 28 year record from January 1970 to December 2006.

Station*

*Source: "La Salle River Backwater Study" prepared by Morley Smith, Water Conservation & Development Section, Water Resources Branch, 1984.



APPENDIX E

HISTORIC RESOURCES BRANCH
CORRESPONDENCE



DATE: March 22, 2007

TO: Bill Krawchuk
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FROM: Gordon Hill
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SUBJECT: HERITAGE RESOURCES

CLIENT FILE: 41725.104

UNIDENTIFIED PROJECT
ST. NORBERT

In response to your memo regarding the above-noted proposed project, I have examined Branch records for areas of potential concern. The potential to impact significant heritage resources is low, and, therefore, the Historic Resources Branch has no concerns with the project.

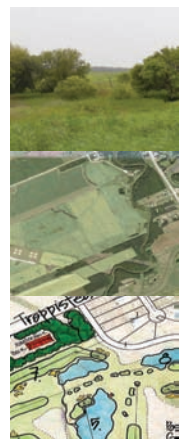
If you have any questions or comments, please contact me at 945-7730.

C. Gordon Hill



APPENDIX F

PUBLIC CONSULTATION MATERIALS



Southwood Golf & Country Club

INVITATION

The Southwood Golf and Country Club is proposing to relocate their club and redevelop a new 18-hole golf course and club house in an area located west of the La Salle River south of rue Des Trappistes.

We invite you to an open house to learn more about our proposal and to have an opportunity to ask questions and have a discussion with our representatives from the club and our golf course designers.

This invitation is being extended to the residents of rue Des Trappistes and rue Du Monastere.

When

Date: Wednesday, June 27th, 2007

Time: 7:00 p.m. to 9:00 p.m.

Location: Astoria Hotel

2935 Pembina Highway

**For more
information please
contact:**

Veronica Hicks

MMM Group

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Proposed Site



Appendix E: Table 3

Questions (Q)/Comments (C) and Answers Provided (A) [if applicable] during the Community Open House held for residents on Jun27, 2007 for the Proposed Southwood Golf Course Development

COMMENTS/QUESTIONS

1). *Traffic and Roadways*

- Q: Why have the entrance off Trappistes Road?
C: Concerns about the volume of traffic.
C: Road not made for the high traffic.
C: Highway 75 or Waverley preferred
A: Rail and water crossings are very expensive
C: Very against increased traffic; Waverley already busy.
Q: Do you know if Waverley will be upgraded
A: City has no future plans.
Q: Whose responsibility is it to upgrade the street?
A: Street upgrades are not local improvements unless you add services such as sewer and water.
C: Concerns about Trappistes, hidden driveway makes it difficult to get in and out especially if traffic increases.
C: Don't want to create another access off Trappistes.
Q: Will there be walking paths for residents and signs regulating speed on the street?
C: Concerns about construction traffic. In 1997 heavy equipment hurt the road and left cracks in neighbourhood houses. What can be done?
A: Heavy equipment can be brought in from Waverley.
C: Residents want the solutions to traffic. What will be done to mitigate traffic?
Q: How will traffic probably be solved?

2). *Club Membership*

- Q: What is Southwood's current membership?
A: 650 golfers; Southwood has 398 shareholders; not for profit; only holds 3-4 events per Month.
Q: What are the current plans on membership growth?
A: To shrink by 50 members; no plans to grow membership

3). *Proposed Golf Course*

- C: Not two 18 hole golf courses but one 18 hole with the ability to upgrade to a 27 hole course in the future.
Q: Can you flip the land and turn it into residential?
A: No, it can only be developed as a golf course.
Q: Where will the clubhouse be?
A: The clubhouse will be in the middle of the property.
Q: What will happen to the rest of the property that is not on the golf course?
A: It will probably be residential.
Q: How long will the new facility be open?
A: Twelve months of the year.
C: Residents worried about the golf balls.
A: Not a problem – there are tree buffers; the course is designed to be safe, however it is the person who hits the ball who is responsible.



4). *Noise*

Q: What are you going to do about noise?

5). *Feed back from St. Norbert Arts and Council (SNAC)*

C: Residents want to hear about SNAC's concerns

C: SNAC produced a list of concerns that include:

- A buffer for gentle transition; city bus service;
- Make sure course is environmental and respectful
- Want city bus service to SNAC site
- Currently they don't have a sewer system
- Living green machine (treat sewer)
- Want respect for the historical elements
- Very positive meeting

6). *Environmental*

C: Land drainage will be on the course

C: Want more information on environmental impact, herbicides and pesticides.

C: Old River Bottom Forest? Chemicals flowing into river system is a concern.

A: The golf course is not near the river. Chemicals are completely regulated by the province to insure 'No Net' impact. Less fertilizer used than the local farmer.

7). *Other*

Q: Is there any other issues we haven't mentioned?

A: Traffic, sewer (lift station) and level of operation

Q: Will there be security from the Bush parties?

Q: Could there be cross-country skiing in the winter?

A: Hasn't been thought about yet.

Q: Are there any plans to create pathways for the community?

A: Not the focus of the golf course, but Southwood has agreed it would support SNAC in initiatives toward safety issues.

Q: What kind of taxes would you pay?

A: Southwood would pay more taxes than the current Agricultural use but not the same as a residential use.

C: Northwest wind from the dump stinks.

A: Only 3-4 complaints per year

Q: When do you see construction starting?

A: Spring 2008, it will take 2 years to construct, one year to grow which is three years total.

Q: Are you planning to get the Manitoba Open there?

A: That would increase traffic temporarily but Southwood would love the opportunity.

Q: Will the golf course signage be made clear so golfers don't get lost on Rue des Monastere when looking for the course.

