

## Appendix E: Table 4

Questions (Q)/Comments (C) and Answers Provided (A) [if applicable] during the Round Table Discussion held at the Follow-up Meeting for residents on July 19, 2007 for the Proposed Southwood Golf Course Development

### COMMENTS/QUESTIONS

#### 1). *Traffic and Roadways*

- C: Trappiste traffic numbers increased on Saturday (July 14, 2007) due to the farmers market.
- Q: Is there any response to the concerns raised regarding traffic flows and speeds?  
A: MMM is reviewing the concept of speed humps although they are generally not allowed on collector roads. City owned access is not a public right-of-way.
- Q: Is there a path easement at the rear of the cul-de-sac?  
A: Do not believe so – MMM is to investigate.
- Q: Are there plans to address speed issues on Trappiste?  
A: MMM provided information on how the City analyzes appropriate speeds.
- C: MMM advised that Southwood Golf and Country Club had made a commitment to have deliveries and construction vehicles from the west only.
- C: Install a pedestrian crossing where the Trappiste sidewalk ends to allow access into the St. Norbert Arts Centres (SNAC) property.
- C: The speed limit change on Trappiste is near the proposed access and should be moved further west.
- C: Trappiste is dusty and should be paved from the cul-de-sac to the access road – MMM advised that this was planned for.
- C: Parked cars on Trappiste creates an issue resulting in one-way traffic that will be worse with the additional golf course traffic.
- C: There is no signage on the south side of Trappiste to restrict parking – MMM to investigate with the City.
- Q: What months is the course busiest? Banquets? Tournaments?  
A: June through August/September. Banquets do create a concentration of cars. Currently there is a maximum of 12 tournaments per year. The Saturday traffic count at Southwood included a wedding.
- C: Some portion of the traffic is likely to use Waverley to access Trappiste.
- C: The existing traffic will double.
- C: Houses only generate 1-2 cars a day; golf course traffic is all day long – MMM clarified that a house generates ten trips per day; the course is the equivalent of about eighty houses at most since the traffic counts included tournament days.
- C: A wider street is needed. MMM advised that a wider street could actually increase speeds.
- Q: Where will golfers park?  
A: Parking is provided in a lot on site and any overflow would easily be accommodated on the access road; the clubhouse is almost one kilometre from Trappiste so there would be no cars parking on Trappiste.
- Q: What happens during a major event with spectators?  
A: This would be handled on a case basis as it would be an anomaly; some courses have provided bussing from satellite parking area.

#### 2) *Proposed Golf Course*

- Q: Are there plans for a public walkway into SNAC?



- C: This proposal is already a done deal and Southwood Golf and Country Club is just meeting to try to appease residents.  
A: The proposal is not a done deal and has to proceed through a public hearing and approval by the Board of Adjustment and an Appeal Hearing if required.
- Q: Issues raised at the first meeting are not being addressed – will Southwood Golf and Country Club help residents with these?  
A: MMM will coordinate with residents and Southwood Golf and Country Club to raise issues and look for solutions with Public Works.
- C: Some of the interests of SNAC may be different from the issues of the residents.  
C: There are already plans for more housing on the north side of Trappiste.



<b>Date:</b>	July 18, 2007	<b>Project:</b>	Southwood Golf Course
<b>Date of meeting:</b>	July 16, 2007	<b>Project Number:</b>	41725.108.710
<b>Location:</b>	City PP&D	<b>Author:</b>	Veronica Hicks
<b>Purpose:</b>	Discuss water intake easement		

<b>Attendees:</b>	<b>Address</b>	<b>Phone</b>	<b>E-mail</b>
Cheryl Heming, City Naturalist			
Donna Beaton, PP&D			
Paul McNeil, MMM Group			
Veronica Hicks, MMM Group			
Dave Grant, Grant Golf			

**DISTRIBUTION:** Internal

Item	Details	Action
1.0	<ul style="list-style-type: none"> <li>General concept of the golf course was presented</li> <li>Options for water intake locations presented</li> </ul>	
2.0	<ul style="list-style-type: none"> <li>Cheryl Heming indicated that Option A would be acceptable provided a directional bore was used through the treed area</li> <li>Cheryl proposed meeting on-site to review the intake location; VH to arrange</li> <li>Cheryl to provide information on native species to incorporate into the golf course</li> </ul>	VH CH
3.0	<ul style="list-style-type: none"> <li>Donna Beaton to circulate proposal to other staff for comment and to advise of formal process to obtain easement</li> <li>VH to provide paragraph summary of proposal along with sketches of intake location</li> </ul>	DB VH
4.0	<ul style="list-style-type: none"> <li>Cheryl advised that bank stability should be investigated re: water intake location</li> </ul>	MMM

P:\41700 - 41799\41725 Southwood Golf & Country Club\Project Management\41725 City (Jul 16-07) intake easement  
VH notes.doc

Any omissions or errors in these notes should be forwarded to the author immediately.

Suite 111, 93 Lombard Avenue, Winnipeg, MB R3B 3B1 | t: 204-943-3178 | f: 204-943-4948 | w: www.mmm.ca



<b>Date:</b>	June 29, 2007	<b>Project:</b>	Southwood Golf Course
<b>Date of meeting:</b>	June 27, 2007	<b>Project Number:</b>	41725.108.710
<b>Location:</b>	St. Norbert Arts Centre Gallery	<b>Author:</b>	Veronica Hicks
<b>Purpose:</b>	Meeting with SNAC & Heritage		

<b>Attendees:</b>	<b>Address</b>	<b>Phone</b>	<b>E-mail</b>
Ian Shaw & Mike Kenney Southwood Golf + Country Club SNAC Heritage St. Norbert			
Paul McNeil, MMM Group		943-3178	<a href="mailto:mcneilp@mmm.ca">mcneilp@mmm.ca</a>
Veronica Hicks, MMM Group		272-2017	<a href="mailto:hicksv@mmm.ca">hicksv@mmm.ca</a>
Kelly Van Camp, MMM Group		272-2042	<a href="mailto:vancampk@mmm.ca">vancampk@mmm.ca</a>

**DISTRIBUTION:** All Attendees and the following:

Item	Details	Action
1.0	Presentation by Ian on background	
2.0	PowerPoint presentation by SNAC <ul style="list-style-type: none"> <li>▪ History of monks and monastery site</li> <li>▪ SNAC Gardens / agriculture – no pesticide use etc. “permaculture”</li> <li>▪ Peace Pagoda-established by a Burmese monk – built here in centre of Canada as part of a world-wide endeavour– spiritual past</li> <li>▪ Ruins are now part of Provincial Park</li> <li>▪ Guest house built 1912 – Heritage designation</li> <li>▪ 1996 complete renovation was undertaken</li> <li>▪ Future plans to upgrade building efficiency</li> <li>▪ St. Norbert Métis Heritage Group</li> <li>▪ History of site stewardship <ul style="list-style-type: none"> <li>○ Municipal and Provincial Heritage designation – Federal in designation progress forest preservation and enhancement</li> </ul> </li> <li>▪ 2006 AGM proposed 40-acre offer to purchase including oak stand barn ruins etc., including forest on Rue des Trappistés and roadway buffer</li> <li>▪ Solar straw-bale greenhouse – Phase 1</li> <li>▪ Interest in establishing a Living Machine for waste management</li> </ul>	

Any omissions or errors in these notes should be forwarded to the author immediately.



Item	Details	Action
	<ul style="list-style-type: none"> <li>▪ Barn ruins are a significant historical feature</li> </ul>	
3.0	Points of Discussion <ul style="list-style-type: none"> <li>▪ Design Concepts</li> <li>▪ Shared Eco-system</li> <li>▪ Infrastructure</li> <li>▪ Process of Decision-making</li> <li>▪ Support for SNAC</li> </ul>	
4.0	Design <ul style="list-style-type: none"> <li>▪ Buffer related to ruins – space not necessarily landscaped</li> <li>▪ River walkway connection here to La Barriere</li> <li>▪ Cheryl Heming working with landowners to protect buffer area</li> <li>▪ City's Ecological Land Management Strategy                             <ul style="list-style-type: none"> <li>○ Tax break for providing conservation areas</li> <li>○ Eco gift program</li> <li>○ Land reserve through conditional use application process is possible</li> </ul> </li> </ul>	
5.0	Shared Eco-System <ul style="list-style-type: none"> <li>▪ Conservation agreement                             <ul style="list-style-type: none"> <li>○ Video of Clear Lake Golf Course management practices</li> <li>○ Interview with superintendent on pesticides, composting toilets, recycling of grass clippings and restaurant waste for fertilizer</li> <li>○ Chemical use limited</li> <li>○ Wildlife Management Plan</li> <li>○ Conservation agreement is for interest between City + SGCC included these items including chemical use, wildlife management and water use</li> <li>○ Water use plan</li> <li>○ Types of landscaping</li> </ul> </li> </ul>	
6.0	Infrastructure <ul style="list-style-type: none"> <li>▪ Roadway collaboration to achieve transit (upgraded road to accommodate turnaround and NINS)</li> <li>▪ Shared sewage ⇒ Living Machine                             <ul style="list-style-type: none"> <li>○ 10,000 people coming to site in summer</li> <li>○ Priced out living system \$500,000</li> </ul> </li> </ul>	

Any omissions or errors in these notes should be forwarded to the author immediately.



Item	Details	Action
	<ul style="list-style-type: none"><li>○ Full water to site – City system</li><li>○ LEED buildings desired</li><li>○ Site lines to ruins should be considered</li><li>○ Art commission concept should be considered</li><li>○ Hydro service upgrading for theatre is needed</li><li>○ Gas service is here</li></ul>	
7.0	<b>Community Decision Making</b> <ul style="list-style-type: none"><li>▪ Formal communication process should be established</li><li>▪ City / Provincial approvals<ul style="list-style-type: none"><li>○ 3500 people to Heritage site/summer want to continue to promote as a tourism site while maintaining pedestrian-friendly atmosphere on Trappisle</li><li>○ MLA – strong community sentiment of site</li><li>○ 'Formal' i.e. - when, what kind of input, design input</li><li>○ Outside funding for elements i.e. – Living Machine</li></ul></li></ul>	

P:\41725 Southwood Golf & Country Club\Consultation\41725 (June 27-07) Minutes from Meeting VH.doc

Any omissions or errors in these notes should be forwarded to the author immediately.

Suite 111, 93 Lombard Avenue, Winnipeg, MB R3B 3B1 | t: 204-943-3178 | f: 204-943-4948 | w: www.mmm.ca



<b>Date:</b>	July 18, 2007	<b>Project:</b>	Southwood Golf Course
<b>Date of meeting:</b>	July 16, 2007	<b>Project Number:</b>	41725.112.710
<b>Location:</b>	St. Norbert Arts Centre	<b>Author:</b>	Veronica Hicks
<b>Purpose:</b>	Meeting with SNAC		

<b>Attendees:</b>	<b>Address</b>	<b>Phone</b>	<b>E-mail</b>
Louise May, SNAC Gerry, SNAC Bruce, SNAC Kurt, SNAC Paul McNeil, MMM Group Veronica Hicks, MMM Group Kelly Van Camp, MMM Group			

**DISTRIBUTION:** Internal

Item	Details	Action
1.0	Presentation by Tom on the course layout and philosophy including entry road with shared access; preservation of the apiary in the oak grove; parking area buffered and setback to maintain integrity of the entry sequence and privacy for both users; vista of the old Farm Road maintained to preserve heritage; preservation of the ruins by maintaining ruins within the course design but not allowing public access (avoid trampling); desire to have clubhouse design reflect French dairy barns; water intake location and drainage system; desire to maintain openness along river and avoid fencing but recognize need for a barrier or boundary; liability for walkers and canoeists considered in hole orientation and design as well as future walking path location; need for distinct demarcation at hole #9 or the general public will wander onto course from the ruins	
2.0	SNAC commented on several items: <ul style="list-style-type: none"> <li>• preference for the space around hole #9 to stay public to retain the view and allow access to the ruins</li> <li>• like the road location and would like to see the area to the east remain open</li> <li>• opportunity to move the access road to the east to create a barrier between the ruins and the course</li> <li>• would like to see the old road become a walking path and the new access be shared between SNAC and SGCC</li> <li>• advised that the current road would eventually need to be moved west due to stability issues</li> <li>• road currently ploughed after several days by the City</li> </ul>	

Any omissions or errors in these notes should be forwarded to the author immediately.



Item	Details	Action
3.0	<ul style="list-style-type: none"><li>• SNAC to provide a copy of the road easement agreement</li></ul> <p>Paul McNeil provided an overview of the servicing research and progress including City sewer and water, hydro upgrading, and road access</p> <ul style="list-style-type: none"><li>• Concerns related to the Living Machine were expressed including ongoing operating costs and responsibilities, meeting new Provincial phosphorous standards, however, intent to continue researching this idea for the long term was indicated although conventional servicing is assumed at this point</li><li>• SNAC indicated that the creator of the machine offers an operators course – coordination with Provincial operators licensing would be required. Resume provided to Paul – may be an opportunity for a presentation on the machine's operation</li><li>• Ongoing operation of the machine would require a full time position through SNAC and/or the Province</li><li>• Research on the hydro requirements is in process</li><li>• Is there an opportunity to share the cost of a new road with the City and Province since this is a Provincial Park?</li></ul>	
4.0	Ongoing discussions will be coordinated with SNAC	

P:\41700 - 41799\41725 Southwood Golf & Country Club\Consultation\41725 (July 16-07) Minutes from SNAC Meeting 2.doc

Any omissions or errors in these notes should be forwarded to the author immediately.

Suite 111, 93 Lombard Avenue, Winnipeg, MB R3B 3B1 | t: 204-943-3178 | f: 204-943-4948 | w: www.mmm.ca



**Date:** July 20, 2007  
**Date of meeting:** July 20, 2007  
**Location:** On site  
**Purpose:** Site visit with residents

**Project:** Southwood Golf Course  
**Project Number:** 41725.112  
**Author:** Veronica Hicks

**Attendees:** Mike Kenney, SGCC  
 Residents  
 Don Reece  
**DISTRIBUTION:** Internal

Item	Details	Action
1.0	Mike Kenney met residents on-site to discuss concerns. <ul style="list-style-type: none"> <li>• MMM to discuss usefulness of conducting a weekday traffic count on a non-tournament day this week</li> <li>• MMM to follow up with Public Works on parking signage; raised crosswalks; speed limit signage location</li> <li>• Some issues raised by the residents do not pertain to this development i.e. visibility issues backing out of driveways</li> <li>• Most interest from residents in a safe crossing and a walking path adjacent to the access road up to where it branches off into the golf course. MMM to investigate cost – this may be a cost-share opportunity with SNAC, City and Province</li> </ul>	 MMM MMM MMM

Any omissions or errors in these notes should be forwarded to the author immediately.

Suite 111, 93 Lombard Avenue, Winnipeg, MB R3B 3B1 | t: 204-943-3178 | f: 204-943-4948 | w: www.mmm.ca





Paul McNeil  
MMM Group  
111 - 93 Lombard Avenue  
Winnipeg, Manitoba R3B 3B1

File 41725-710

---

The City of Winnipeg  
**CONDITIONAL USE ORDER**  
BOARD OF ADJUSTMENT

DCU 136380/2007C

Before: Board of Adjustment  
Mr. Bill Evans, Chairperson  
Mr. Ken Desrochers  
Mr. Ron Turner

Hearing: August 1, 2007  
Council Chamber  
Council Building, 510 Main Street

Applicant: MMM Group (Veronica Hicks)

Premises Affected: 0 Des Trappistes Street (south side of Des Trappistes Street  
between Ruines du Monastere Street and Waverley Streets)

Legal Description: SP Lots 6, 7, 8, Plan 26397, Pels C, D, E, F, G and H, Plan  
31578; Pel A, Plan 35968, hereinafter called "the land"

Property Zoned: "A" Agricultural District

Zoning Atlas Sheet: AR23 (MH)

Nature of Application: For a Conditional Use under The Winnipeg Zoning By-law  
No. 6-400/94 to permit the establishment of a Golf Course  
use

It is the opinion of the Board of Adjustment that subject to conditions listed below, if any, this Order meets the statutory criteria of The City of Winnipeg Charter in that it:

- (a) is consistent with Plan Winnipeg, and any applicable secondary plan;
- (b) does not create a substantial adverse effect on the amenities, use, safety and convenience of the adjoining property and adjacent area, including an area separated from the property by a street or waterway;
- (d) is compatible with the area in which the property to be affected is situated.

C.W. Charter Section 254 and Subsection 247 (3)

.../2



ORDER:

The Board of Adjustment orders that the establishment of a Golf Course use is approved on "the land", subject to the following conditions, which the Board of Adjustment considers necessary to ensure compliance with criteria (a), (b) and (d) above, namely:

1. That if the development approved by the Order is not established within two (2) years of the date thereof, the Conditional Use granted by the Order shall terminate.
2. That final building and parking details including building profiles, floor plans and details relative to the specific square footage of the various primary and/or accessory uses (pro-shop, cart storage areas, locker-rooms, dining areas etc.) be submitted to and approved by the Director of Planning, Property and Development prior to the issuance of any building or development permits.
3. That the final site layout and grading plans which incorporate the requested consideration of increased buffering between the course and the ESNL/Park lands be submitted to and approved by the Director of Planning, Property and Development prior to the issuance of any building or development permits.
4. That during the construction phase of the subject golf course, all heavy vehicle traffic be required to access the site via Waverley Street.
5. That no easements be granted through the designated Environmentally Sensitive Lands lying adjacent to the La Salle River without the expressed approval of and in accordance with guidelines established by the appropriate City authority i.e. the Parks Strategic Planner.
6. That an environmental management plan be prepared to the satisfaction of the Director of Planning, Property and Development.
7. That when and if a dining area is established in the new facility, that it be designed to seat a maximum of two hundred (200) people at any given time, that would be consistent with the current seating plan in the existing facility.

THIS ORDER IS SUBJECT TO ALL BUILDING, HEALTH OR OTHER REGULATIONS PERTAINING TO THE LAND HEREIN REFERRED TO.

DATE OF ORDER: August 3, 2007

CERTIFIED BY:



Carlos Gameiro  
Acting Secretary to the Board

.../3



### HOW TO APPEAL

You may appeal against either the whole of this order or part(s) of it by filing a letter of appeal.

That letter must be submitted in writing, be signed by the appellant, show the printed name of the appellant, contain the mailing address of the appellant, contain the contact telephone number of the appellant, and

- (a) be addressed as set out below,
- (b) be received at that office not later than 4:30 p.m. on August 22, 2007, [IF RECEIVED LATE YOUR APPEAL CANNOT BE HEARD.]
- (c) refer to Conditional Use Order No. DCU 136380/2007C, give brief reasons for the appeal and must describe whether you appeal the whole order or only part(s) of it.

Any appeal letters not containing all of the above elements will be rejected by the City Clerk as invalid appeals and will not be heard at an appeal hearing.

You can attend the appeal hearing and speak on issues raised in someone else's appeal, but the appeal committee can only rule on issues raised in appeals filed. If you are not sure what others have appealed you should file your own appeal.

Address: City Clerk, City of Winnipeg  
c/o Appeal Committee  
510 Main Street  
Winnipeg, MB R3B 1B9  
Fax 947-3452  
Email clk-appeals@winnipeg.ca

### THE FOLLOWING PERSONS MADE REPRESENTATIONS AND ARE ENTITLED TO APPEAL:

#### In Support:

Florence Albi	Don R. Corner	Lawrence and Brenda
Ron Amann	Tom Crease	French
Richard Andrysiak	Wesley Crymble	Gordon Goodridge
Clare W. Baum	Ruth R. Daun	Tony and Janet Gudel
Menno and Dorothy	Dorothy Deal	Dianne M. Hall
Bergman	Michael A. Drebot	Patrick Hamilton
Len Bowes	Bernice Drennan	Darlene Hildebrand
David N. Burton	Fred Drewe	Peggy Hobson, Principal,
Pierre Campeau	Robert R. Foster	Dalhousie School
Dr. Daniel V. Chenier	Charles and Karen	Gordon Hudson
Shirley Clubine	Framingham	.../4



In Support: (continued)

Cynthia Hyrich	Patricia G. MacKichan	Ian Robert Shaw
Karen Jamer	Tom McBroom	Blair Short
Kathryn Johnston	Paul McNeil	Alan Simms
Betty Johnstone	Les McLaughlin	Nick Simms
Darey Jones	Ronald Mitchell	William Simms
Rick Jones	Doreen Mork	Les Slotin
Roger Kane	Harvey Muth	Tim Smith
Jason Kehler	Don Oakley	Noreen Stewart
Mike Kenney	Thomas Paquin	Edith Stewart
Brent Kerlake	Hazel Paton	Bob Stroh
Rob Koltek	Don Pavelick	Richard Tabinka
Dane Koga	Dean Pedrick	Jack Turner
Kay Koga	Barbara and Paul Perreault	Colin Turner
John Koschuk	Rick Pinchin	Stirling and Cynthia Walkes
David Kressock	Scott Powell	Jeff Warren
Patrick La Monica	Russ Rankin	Richard Whidden
Isabelle Law	John Reid	Gail Wood
Murray Leppky	Jason Robinson	Douglas G. Wright
V.G. Loewen, Offspring Farms Ltd.	Jim Robinson	Joerg Zimmermann
Nora Losey	Ann Roll	
	Sita and Len Schultz	

In Opposition:

Tommy Allen	Val Huffman
Gerry Atwell	Jessie Klassen
Bruce Berry	Professor Tang G. Lee, Building Science and Environmental Health, University of Calgary
Chad Carnell	Janice Lukes, Winnipeg Trails Association
Russ Dickenson	Louise May, St. Norbert Arts Centre
Kurt G. Dorward, Vice-Chair, Board of Directors, St. Norbert Arts Centre	Joel Ralph
Aganetha Dyck	Len Van Rom
Alex Espinosa	Shirley Thompson
Marilyn Firth	
Les and Doreen Girling	

For Information:

Kathy Baskerville	Michael Pancoe, Manitoba Vipassana Meditation Society
Corinne Beyak	Don Reece
Edwin E. Clark	Teresa Sala
Donna Dansereau	Ryan Wakshinski, Scatliff+Miller+Murray
Albert Fraser	Vince Zettler
Diana Justl	

For the City:

Mr. M. Robinson, Planner, Planning, Property and Development Department



# APPENDIX G

## TRAFFIC ANALYSIS



### Traffic Counts & Forecasts

#### Southwood Golf & Country Club Approach

24-hour Traffic	Total	Peak Hour	
		PM	AM
Average weekday	825	67	50
Saturday	795	68	50
Sunday	650		

#### Rue des Trappistes between Pembina Highway & Villeneuve Boulevard

24-hour Traffic	Total	Total with Southwood traffic		Peak Hour			
		Total	Southwood traffic	PM	AM	PM with Southwood traffic	AM with Southwood traffic
Average weekday	1200	2025		114	58	181	108
Saturday	1675	2470		107	37	175	87
Sunday	1060	1710					

#### Rue des Trappistes between Villeneuve Boulevard & Rue du Monastere

24-hour Traffic	Total	Total with Southwood traffic		Peak Hour			
		Total	Southwood traffic	PM	AM	PM with Southwood traffic	AM with Southwood traffic
Average weekday	780	1610		67	43	134	93
Saturday	855	1650		60	23	128	73
Sunday	650	1300					

#### Rue des Trappistes between Rue du Monastere & Monastary Access

24-hour Traffic	Total	Total with Southwood traffic		Peak Hour			
		Total	Southwood traffic	PM	AM	PM with Southwood traffic	AM with Southwood traffic
Average weekday	280	1105		24	15	91	65
Saturday	355	1150		25	10	93	60
Sunday	150	800					

Note: based on data from City of Winnipeg counts, July 11 - 16, 2007.

Created by: rst

Date: July 17/07

Modified by: rst

Date: Aug. 1, 2007

41725.110



