

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Ski Asessippi Limited

**PROPOSAL NAME:** Asessippi Ski Area and Winter Park Chalet Development

**CLASS OF DEVELOPMENT:** Two

**TYPE OF DEVELOPMENT:** Recreation – Ski Hills

**CLIENT FILE NO.:** 3172.20

### **OVERVIEW:**

The Proposal was received on December 12, 2006. It was dated December 11, 2006. The advertisement of the proposal was as follows:

“A proposal has been filed by Ski Asessippi Limited for the development of chalets adjacent to its downhill ski operation on land currently leased in Asessippi Provincial Park. The development would consist of up to 150 lots in the first phase and up to 65 lots in the second phase. Chalets would be individually owned, pre-built in one of five design packages, and occupy a lot rented from Ski Asessippi. Water would be supplied by pipeline from Inglis, wastewater would be collected in holding tanks and trucked to the Inglis wastewater treatment lagoon, and solid waste would be taken to the Inglis waste disposal ground. Construction of the first phase access roads, waterlines and chalets would begin in the spring of 2007. Construction of the second phase is anticipated to begin in 2009.”

The Proposal was advertised in the Russell Banner and in the Roblin Review on Tuesday, December 26, 2006. It was placed in the Main, Winnipeg Public Library, Eco-Network and Western Manitoba Regional Library (Brandon) public registries, and in the office of the R.M. of Shellmouth-Boulton as a public registry. It was distributed to TAC members on December 19, 2006. The closing date for comments from members of the public and TAC members was January 24, 2007.

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

**William R. Brown** I wish to make representation in favour of the proposed development Ski Asessippi Limited - Asessippi Ski Area and Winter Park - Chalet Development File 3172.20

I further make note that our region has had to deal with an economic downturn in many sectors over the past few years, the proposed development ( along with others proposed for our region ) may just reverse some of the downward spiral that rural Manitoba has

had to combat, and that our region might just benefit year round, with four season visitors, because the Lake of the Prairies ( and area ) is fast becoming a favourite destination for many visitors from all over Manitoba, Canada, USA, and other part's of the world.

I believe this development proposal will be done with minimal environmental impact.

**Bob Ross** In reference to the above mentioned proposal, I would like to go on record as being in favor of this development.

Development of this type will boost the economy of Russell and the surrounding communities. The local business community is working very hard to increase tourist visits to this area. The Chalet Development is a crucial part of this plan.

**Wes Anderson** Please accept this letter in support of the Chalet Development at Aseissippi Ski Area and Winter Park. As a new resident, and business owner in Russell, MB. Developments such as the chalet project are key elements in rural revitalization as they provide job opportunities and small business growth in our communities.

Skiing and Snowboarding have become my most favorable past times and developments such as the chalet project will provide opportunities for more families come out and enjoy what the Aseissippi Parkland has to offer.

Thank you for the opportunity to show my support for this project.

**Scot Paterson** Hello, I just wanted to write a short & sweet email to show my support for the Chalet Development at Aseissippi Ski Area & Winter Park. This will be a very important move for the future sustainability of the hill and for its surrounding communities.

As a new resident and business owner in the area I look foreward to servicing these new clients and living there myself.

**Barry Mulder** Our family has been a long time supporter and investor in the Russell/Roblin area, dating back to the late sixties. During that period we have seen a rural economy that was dominated by agriculture evolve and diversify in many directions.

One of the projects that has brought significant growth to the area is the Aseissippi ski hill.. This development, which was originally planned with one third private funding, ultimately expanded to nearly 70% private funding. We were a proud investor at the start of the project, and remain so today.

The ski hill has provided countless new jobs to the local community, particularly to the young adults in the area, which is an important issue in many parts of rural Manitoba.

The Asessippi Chalet Development would help cement the long term stability of the ski hill and its many economic benefits. By having a chalet ownership structure based on a long term lot lease from Ski Asessippi, the ski hill can control environmental issues related to water supply and sewage/garbage disposal. This would be better than a more ad-hoc development on the out-skirts of the park.

Ski Asessippi has demonstrated a high standard of operations for the past 10 years. It will approach the chalet development with the same energy and commitment. I strongly support this development.

**Rural Municipality of Russell** The Asessippi Ski Area and Winter Park is planning to expand its operation by adding a chalet development at Asessippi and they have applied for an environmental licence.

The Council of the Rural Municipality of Russell hereby supports, in principal, the Asessippi Ski Area and Winter Park Board of Directors in their endeavour of expanding the development by adding a chalet development to the Park. The Asessippi Ski Area and Winter Park has been a great boost to the economy of our area, as a whole, with many tourists coming here. This ski resort has also boosted the economy of the area with jobs for the local residents, the infrastructure expansion at the ski hill has boosted the construction industry and the proposed chalet development will also enhance the economy of the local tradespeople. All around this new proposed development will boost the economy.

The R. M. of Russell is located within the Asessippi Parkland Economic Development area as is the Asessippi Ski Area and Winter Park. This type of development benefits the whole area. We feel this type of expansion is very favourable.

**William Dayson** As a citizen of Shell River municipality and board member of Ski Asessippi, please accept this e-mail as my support for the construction of chalets at Asessippi. This project will enhance tourism in our area and help our town of Roblin.

**Robert Wrublowsky** I am writing in support of the proposed Ski Chalets to be located in Asessippi Ski winter park. My family looks forward to our annual ski vacation to Asessippi and we have been finding it increasingly more difficult to attend the park due to no available occupancies within a reasonable drive of the hill.

Asessippi has introduced my family to skiing and snowboarding which I can attest would not have otherwise happened living in the prairies. Our ski trip is a highlight of our winter and we now have to book one full year in advance to ensure a room.

If the Ski Chalets would result in additional rooms being available without detriment to the winter park then I support this initiative.

**Gary and Cindy Kochanowski** As Manitoba residents and owners of farmland, thus ratepayers, in the R.M. of Shellmouth-Boulton, we are strongly opposed to the proposed Chalet Development within the Asessippi Provincial Park. One of our concerns is infrastructure – roads, water sewage, etc. We are here year-round and therefore use and support infrastructure in the area and care about the condition and maintenance of roads, bridges, neighbouring farmland, etc. We feel that cottage owners who are renting lots and using the area for vacation purposes will not be as protective of their surroundings as full-time permanent residents and farmers who derive their living from the area. We are also concerned that such development would not conform to the proposed Nutrient Management Regulation for Water Quality Management Zones.

As rural residents, we feel that this entire park as well as all parks should be for the quiet peaceful enjoyment of all rather than being subdivided and rented out to those who can afford it for private use. We did not realize that this or any other park property was for sale. We also want to ensure that the same rules apply to all activities throughout Manitoba. We find it difficult to believe that the same government who would shut down the hog industry to protect Lake Winnipeg would allow major development and inhabitation so near the Shellmouth Reservoir also known as Lake of the Prairies. We are not against progress, however, do not want to see our quiet park become a small city, bringing with it a higher possibility of noise, pollution and crime.

We thank you for giving us an opportunity to voice our concerns and trust you will take them into consideration when making your decision about this proposal.

(Second letter) Further to our letter of January 9, 2007, we would like to request that public hearings be held with respect to this proposal in order that all those concerned have a chance to voice their opinions. We look forward to hearing from you in this regard.

**Disposition:**

Comments concerning regulatory requirements for nutrient management are also addressed in comments from Manitoba Water Stewardship. Comments concerning park land use issues will be forwarded to the Parks and Natural Areas Branch for consideration.

**Jake Haas** As a former landowner in the RM of Shellmouth-Boulton and as one who has been very heavily involved in the environmental health of that municipality, in particular the Lake of the Prairie reservoir and Assiniboine River and valley, and as a

major player in the *Upper Assiniboine River Basin Study*, I wish to state that I am against this proposed cottage development.

This proposed development will change what Assinippi Provincial Park is used for and will have the potential to change what all Park lands in Manitoba are used for in the future. It is my understanding that the lands within the park that will be needed for this development is classified as back country. Cottages will change that description.

If Assinippi wishes to develop cottages, they should do it on private land or on the abundance of crown land that exists along Lake of the Prairies. Assinippi Provincial Park is a very small park and more land should not be taken away from the people for private use. I fear that this development will just lead to more and more encroaching on park land in the future. With over 90,000 people coming to the ski hill in 2006, building 215 cottages will not go far enough to satisfy the appetite for cottages. This shall lead to more demands for more lots within the park. Please stop it before it happens and the precedent is set.

The proponents should publicly declare what their full and future intentions are for development in and around the ski hill development. How much more park land will be lost to development and thus removed from public accessibility.

Shellmouth-Boulton and surrounding area is experiencing a boom in popularity as a holiday destination and as a place to live. With more people living in the area, there will be more demands on Assinippi Provincial Park (already the campgrounds are constantly full during the summer.) Removing more lands from the park and making it private by way of lease to the cottage owners will be unfair to those who wish to use the park for recreational holidays.

The economic benefit to the RM of Shellmouth- Boulton is questionable, as there is no legal way of collecting taxes on park land.

It has been argued that there already is development within the park by way of the ski hill. However, what is there now is open to the general public for all to enjoy. Taking park land and giving a long term lease for cabin lots will remove park land from the general public. With more and more people coming to live in the RM and area, we need more land to be available for the public, not less.

Cottage development will destroy trees and reshape the hillside. I fear that this will lead to erosion and possible sliding on the hillside. The area is already prone to water seepage and erosion. I refer to all the work required and gravel that has been hauled in to the ski hill area in the last five years.

Park is to be a relatively safe haven for wildlife. Cottages will lead to full time human occupancy and this will have a negative effect on wildlife, in particular during the reproduction cycle.

If there are sewage leaks within the development, who will be responsible for the cleanup? This could become a legal nightmare, with it taking years to decide who will be

responsible. In the meantime, the RM would be made to look bad with all the publicity that would follow.

Increased water levels on Lake of the Prairies by way of leaf gates on the spillway of the Shellmouth Dam are still very much a possibility. This will increase shoreline erosion and will place in jeopardy any cabins closer to the waterline. I fear that this could lead to an economic mess that the RM of Shellmouth-Boulton would have to bear and that this could aggravate any sewer tanks within the area. Moving tanks tend to leak.

I am of the opinion that the RM is not prepared to accept extra waste water and sewage and that it may take several years before the RM is able to expand their lagoon facilities. Their lagoon water empties into Bear Creek which feeds directly into the Shell River one mile above the proposed development. I am not satisfied that this will not have a negative effect to the groundwater because of this. Runoff will also send the pollutants into the lake in the spring.

With 215 cottages, there will be increased pressure for a marina to be built for access to the lake. The channel narrows considerably at the proposed development site and the shoreline will suffer severe erosion due to all the boat activity.

The existing agricultural drainage has had a negative impact on the erosion along the Lake of the Prairies shore line. As uncontrolled drainage continues, there will be more erosion and this has the potential to encroach on the cottage development site.

Thank you for giving me the opportunity to express my concerns.

(Second letter) A follow up of my letter that was advertised in the Russell Banner. I am asking for public hearing on this matter. This is very important. Does the public know they have to ask for this or it will not be done? If the public does not know this, then hold off until they do. This is very important – no sweeping under the carpet.

Disposition:

Comments respecting erosion and slope stability and wildlife habitat are addressed in the proposal. Erosion and slope stability concerns can be addressed through licence conditions. Responsibility for wastewater spills and leakage can be defined in lease and sublease agreements. With respect to lake shoreline erosion having an impact on the project, the proposed area of development is well above the range of lake levels. Additional information was requested to address wastewater treatment issues. Future development will have to be addressed as a major or minor alteration to the operation pursuant to the requirements of the Environment Act. Comments relating to park land use issues will be forwarded to the Parks and Natural Areas Branch for consideration.

**Lance McLean** I would like to take this opportunity to voice my support for the proposed chalet development at Asessippi. I'm a lot owner in the area as well my family enjoys the Asessippi Winter Park a great deal. I strongly feel that small rural communities must re-invent themselves with today's changing economy and I feel the chalet development does just that. I think the development will create jobs and income

during it's development as well as a long-term source of income with the influx of chalet owners spending time in the area. I believe the environmental impact would be minimal and done properly following government guidelines would provide a cohesive blending of the two.

With today's hectic lifestyles I believe this development would provide a fun and healthy way to spend your downtime in a rural setting.

Thank you for the opportunity to voice my support

**Rural Municipality of Shellmouth-Boulton** The Council of the Rural Municipality of Shellmouth-Boulton is providing the following letter of support for the proposed Assissippi Ski Hill Chalet Development.

The Assissippi Ski Hill project has been a huge initiative for the region. The financial impact of millions of dollars worth of capital construction combined with over 100,000 ski visits expected for the 2006-2007 season is enormous. The creation of over 200 jobs is vital to rural families providing off farm income to assist with improving their way of life. What makes all of this economic activity even more exciting is that the Assissippi Ski Hill project is but the tip of the iceberg with spin off benefits from the hill potentially being of greater impact than the main project.

The Inglis Water Treatment Plant was recently upgraded. In order to use the plant to capacity, it was suggested by Manitoba Water Services Board that considerably more users are required to cover the costs of this upgrade. Water from Inglis is piped to the Assissippi Ski Hill facility. The proposed chalet development would be connected and definitely help to fulfill this requirement.

In our region tourism is a key to our area's growth. The Ski Hill has become the cornerstone of winter tourism and recreation for the region and has supported and improved the financial opportunity available to both new and existing businesses in the area. This chalet development is also an opportunity for middle income families to purchase a vacation property.

The financial benefit of the three levels of government has been phenomenal since the ski hill has been developed – far exceeding expectations. Supporting this project will fulfill some more of the promises made from the governments when the Lake of the Prairies and the Assissippi Provincial Park were developed.

The Council of the R. M. of Shellmouth-Boulton is in full support of this proposed chalet development.

**Jim McFeetors** I fully support the proposed chalet development by Ski Assissippi and would anticipate many benefits for the communities nearby.

**Dorothy McFeetors** The chalet development proposed for the Asessippi ski area sounds like a very good idea. I was very impressed by their presentation.

**Allen Krueger** I am an owner of The Business Boardshop in Russell MB. This email is in regards to the proposed chalet development at the Asessippi Ski Area. I want to express my support for the development and feel the chalets will be a huge asset to the area. I believe they will go a long way in preserving the viability of the community. With the goal of making Russell and area a tourist destination, these chalets will only attract more people to area increasing the economy for everyone. As a business owner and member of the community, not only will the chalets provide a more permanent residence for myself but also the opportunity to expand my business. These are just a few of my thoughts. Thank you for taking the time to read my email and I look forward to seeing the development go ahead.

**Roblin and District Chamber of Commerce** With regards to the proposal by Ski Asessippi to further develop the already successful ski hill, by building a total of 215 chalets which are to be affordable to middle income families, is strongly supported by the Roblin and District Chamber of Commerce.

A development of this scale will have a tremendous impact on the surrounding communities by not only creating jobs at the time of construction but also ongoing jobs in the service industries. There will also be growth in the tourist based businesses as these chalets are going to be used all year round. Bringing more people to this part of Manitoba is a good thing as the agricultural sector which was once the mainstay of our local economies is ever changing, with few farmers and farm workers.

We at the Roblin and District Chamber of Commerce therefore strongly support this project and are confident that it can be brought about within the guide lines of any conservation codes.

**Lois Wilson** I am the Events Coordinator for Wings Over Russell Birdwatching Festival and a resident of Russell. Wings Over Russell provides tours and educational programs for all ages. I am in favor of the Chalet Development at Asessippi as it would bring more people to our area to enjoy the natural habitat and give them an opportunity to learn more about the birds in the area.

This is also a great opportunity for the communities in the area to become a tourist destination instead of a pass through.

The Chalet Development gets my vote.



**Town of Roblin** Please accept this letter in support of the proposal filed by Ski Asessippi Limited for the development of chalets adjacent to its downhill ski operation on land currently leased in Asessippi Provincial Park.

The Town of Roblin has already experienced some economic spin-off as a result of the ski hill and is confident that it will continue to grow as a result of the chalet development.

Roblin Town Council supports the Asessippi Chalet Development initiative and is hopeful the proposal will receive a favorable response.

**Marcel Kirouac** For the last ten years, I have been doing business in the western part of the province including the Russell, and Roblin area. In the last year, and mostly in the last few months, the Asessippi project: Asessippi Ski Area and Winter Park – Chalets Development (File: 3172.20) has been brought to my attention. Not only has the project triggered off my interest, I am also strongly supporting it.

I feel that the western part of the province needs similar projects to attract tourist or tax payers to invest in that area. The eastern part of the province has the advantage of many lakes and the Whiteshell Provincial Park. According to the Notice of Environmental Act Proposal, the project has no environmental liability or impact as all sewage will be transported away to other sewage plants leaving no residues in the ground therefore removing any risks of contamination. The existing land is not being used for agriculture and would create income for the surrounding areas and the province.

If necessary, I will be prepared to voice my opinion and support at any hearings if required. If anybody needs to contact me, please give me a call at 204-612-1733 or 204-878-9678.

**Rural Municipality of Silver Creek** (copy of letter to Ski Asessippi) The Reeve and Council Members for the Rural Municipality of Silver Creek are pleased to provide this letter of support for the proposal of the Asessippi Chalet Development.

Tourism has sparked an interest within the local business communities and the future development proposed for the Asessippi Ski and Winter Park will be a great benefit for the local area. Spin-off benefits would focus on new Bed & Breakfast /Guest house, new businesses and business expansions and upgrades, employment needs, to year round cottage developments and golf course developments.

Best of luck on your proposed development!

**Town of Russell** (copy of letter to Ski Asessippi) The Council of the Town of Russell is providing the following letter to express its support for the proposed Asessippi Chalet Development within Asessippi Provincial Park.

Rural Manitoba has faced many challenges in recent years, stemming from the continued fluctuation in agricultural commodity prices and their impact on the overall agricultural economy. This variability combined with the lasting effects of depopulation has been devastating to the commercial, service and social fabric of rural communities.

Economic opportunity, community transformation and local investment are all needed if communities and regions are to survive in rural Manitoba for the long term. The Chalet Development being proposed by Asessippi Ski Area & Winter Park is just such an opportunity. It is an economic catalyst that expands the economic base of the region through development of the tourism economy.

The Development along with other present and proposed tourism based initiatives are providing the much needed synergy required for a greater transmutation of our community through the revitalization of the Town of Russell Main Street. The Main Street Revitalization Project is a multi-million dollar investment initiative that will see the repositioning of the commercial core of Russell to take advantage of a new and growing tourism economy.

Finally the Development demonstrates the ability, desire and commitment of rural Manitoba to help itself. The level of investment, provided by private individuals in the Chalet Development demonstrates their willingness to be part of the solution facing rural communities in Manitoba. What is needed now is a strong Provincial Government that understands the issue, recognizes the commitment and demonstrates the vision to make decisions the vision to make decisions that will assist projects like the Asessippi Ski Area & Winter Park Chalet Development.

If you should have any questions regarding this letter, please do not hesitate to contact the writer.

**Chris Iverson** (Late comment) I am writing to express my support for the Challet development at the Asessippi ski area and winter park. As a tourism business owner in Birtle MB we expect to see the benefits of this development reach us 60 miles away. We see this benefiting our community by attracting more business and services to our rural Manitoba communities.

**Travis Dreger** (Late comment) (Twin Valley Co-op Ltd.) Please accept this email as our Co-ops support for the Ski Asessippi - Chalet Development project. Twin Valley Co-op has a very large business presence in the community of Russell and the surrounding area. We support Ski Asessippi in their endeavors to make this project a reality. The economic activity that it will create during the construction period will be very significant. The chalet owners will return to the area again and again to enjoy the area and its many benefits, creating long term activity in rural Manitoba. I have personally attended the information meetings in Winnipeg and at the ski hill in support of this development. We look forward to Ski Asessippi receiving the necessary approvals and construction for 2007.

**COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**Manitoba Conservation – Sustainable Resource and Policy Management**

1. The report relies upon data that was collected at the time of the original ski hill proposal 13 years ago. The original species list should have been included in this report to verify the statements about the lack of rare species.
2. The area had been considered an important spot for neotropical birds but that has not been referenced in this report.
3. As stated in the Manitoba Conservation Data Centre response to the request for a list of rare and endangered species in the area, green needle grass (*Stipa viridula* Trin.) is the only species of conservation concern. It is rated as S3S4; uncommon to abundant and apparently secure throughout its range but under an element of long-term concern. Green needle grass will likely be found in drier open areas rather than under a tree canopy.
4. The proponent states on page 21 that there will be requirement for each lessee to plant three trees per year. A list of the approved tree species should be provided to provide assurance that invasive species such as buckthorn (*Rhamnus cathartica* L.) or caragana (*Caragana arborescens* Lam.) will not be planted.

Disposition:

Additional information was requested to address these comments.

**Manitoba Conservation - Western Region**

The following are my comments for the above-noted EA Proposal. There may be a more comprehensive reply from the region following the IRMT meeting on January 23 and 24 (so we will require a slight extension. I will let you know if there are no further comments). My comments revolve as much around what isn't in the proposal as what is.

- 1) Wastewater Management-this has been and continues to be my major concern. As you are aware, I recently attended a meeting with the RM of Shellmouth –Boulton where they were attempting to solicit money from the provincial government (specifically from the provincial cottaging program) to cover the costs for lagoon expansion. While this deficiency in lagoon capacity is not solely the fault/concern of the Assesippi development, I am apprehensive about this development proceeding without an indication from the RM that they can indeed handle, in the long term, the wastewater generated by the development (in conjunction with the provincial cottaging initiative and other private developments also being proposed), notwithstanding any short-term arrangements that have been made with the town of Russell.
- 2) Number of Lots and Distribution-the number of lots, and specifically their location in the development, may be limited in terms of the topography and hydrogeology of the area that they are situated. For instance, there are a number of areas where lots are to be located that may prohibit a chalet, or a chalet-holding tank combination, being situated on said lot. Has it been verified that the lots

- proposed in Figure 1 will each adequately support a chalet-tank combination? There is a history of slumpage in that particular area, (including along PTH 83) that may contribute to some of these lots being susceptible to this slope instability. Notwithstanding the info provided by KGS, has that been considered (with the caveat that I'm sure that similar work would have been done in the area that's slumping around Hwy 83)? I am also concerned that the limited size of the lots will not adequately support storage and parking of the road vehicles, snowmobiles, and boats, etc., that will undoubtedly be an expectation of any lot holders to have.
- 3) Future Incremental Development-following the thought process from the previous point, there are consequential activities that the chalet development will undoubtedly beget, just as the ski-hill has given rise to this chalet proposal. I think it would be naive to assume that 215 chalet occupiers will not soon expect services such as a store and other conveniences, and increased recreational options as well, so I am concerned that, while in isolation, this proposal has limited environmental impacts, that we will get into a series of incremental additions that may cumulatively have an adverse environmental affect, specifically since this is still a provincial park.
  - 4) Another concern I have is the dynamics of the lease agreement for this development. As this is essentially a 'sub-lease' situation, I am concerned in areas where we (MB CON) have to take action that such action be the responsibility of the primary leaseholder. Such circumstances where I see this may be an issue is with the holding tanks, wastewater management, noise, complaints regarding unsightly lots, water wells, etc., and while the proposal does address this peripherally, this should be very clearly established in the license. I am also concerned that the Province should be indemnified from any liability by the primary leaseholder for any tort or other claims that may arise within the development area, or from any of the lot holder activities throughout the rest of the park. Thirdly, there should be some type of security posted by the proponent (perhaps insurance with MB CON being the beneficiary would be prudent in this circumstance) in the event of the primary leaseholder either defaults or walks away from the lease, so that the government has the financial ability to resolve any outstanding issues, decommission the development, or be able to accomplish any activities necessary in such an event. I'm not sure that the EA license is the best venue for these concerns (as opposed to one of the Parks regs or any other agreements that may be part of the lease), but they are concerns nonetheless.

Follow up comments: I have reviewed the above subject Environment Act proposal for a Chalet development for the year round accommodation community living and associated ski area winter park. I offer the following comments respecting this proposal.

The proposal indicates solid waste to be disposed of at the Inglis Waste Disposal Grounds which operates under the authority of permit 3011.37, as a Class 3 facility. The increase in capacity of this development and other cottage developments in the area, will advance this site to a Class 2 designation. The RM of Shellmouth- Boulton will need to submit a proposal for re-licensing this facility. Pursuant to Schedule C of Manitoba Regulation 150/91, monthly compaction and cover of the active area is a requirement. As

such costs of operation will increase to which the municipality should be aware of and perhaps should be addressed in the development agreement.

Additionally, wastewater disposal is a concern with the added developments in this area. The interim agreement for wastewater to be disposed of at the Russell facility until such time as the Inglis facility is expanded may be optional, provided the Russell expansion is completed in time to accommodate the increased capacity.

Disposition:

Additional information was requested to address most of these comments. The comments concerning lease arrangements were provided to the Parks and Natural Areas Branch for consideration. The comments concerning the Inglis waste disposal ground were provided to the proponent and the RM of Shellmouth-Boulton for information.

**Manitoba Water Stewardship**

Manitoba Water Stewardship has reviewed the above noted file and submit the following comments for your consideration:

- The proposal indicates that the water supply for the proposed cottage development would be a pipeline from the Inglis water treatment facility, which is of no concern. However, for your information, the water rights licence for the Village of Inglis (69-9) has expired, and the village is in the process of re-applying.
- Water Quality Management Section is concerned about the impacts of the release of inadequately treated wastewater on the aquatic environment and as such is concerned about the long-term options for treating wastewater generated by the proposed development. While the Town of Russell has agreed to provide interim treatment, according to Appendix E a formal agreement and fee arrangement has not been reached. The proponent should provide a long-term plan for wastewater treatment that does not depend on a hypothetical expansion at Inglis. What other long-term options are available to the proponent in the event that Inglis is unable to expand their wastewater treatment lagoon?
- The proposed development on the NW1/4 32-22-28 along the roadway and a portion of SW ¼ 4-23-28W contains land with a Canadian Land Inventory soil classification of Class 6T. These are unproductive lands that present a significant risk of nutrient loss to surface or ground water due to their slope and therefore, no nitrogen or phosphorus application should be allowed in this area. These lands will be classified as Zone N4 under the proposed Nutrient Management Regulation under the *Water Protection Act*. The application of nutrients to Zone N4 lands will be prohibited. While specifics regarding the application of cosmetic fertilizers to lawns in Zone N4 have not yet been defined and are pending further public consultation, it is anticipated that restrictions will be placed on application in these types of sensitive areas. The Land Lease Agreement and Rules and Regulation would need to be modified to reflect the proposed regulation. Also, while it is understood that holding tanks are planned for this development, the proponent should be advised that septic fields will not be permitted in Zone N4 under the proposed Nutrient Management Regulation.
- Appropriate erosion control measures should be employed in the development area to mitigate potential impacts to the Shell River.

- Given the closest work is 120 m from the Shell River, there is a riparian buffer in place along the river, there will be retention of mature vegetation during the chalet development as well as a clause for owners to retain vegetation, sediment and erosion control measures will be utilized and water requirements are being met through a pipeline from the Town of Inglis water supply, Fisheries Branch has no concerns with this proposal.
- Fisheries Branch would like to reiterate the importance of retaining mature vegetation and buffered areas as well as effectively managing nutrient runoff from lawn maintenance. Lake of the Prairies is a valued sport fishery and currently has nutrient loading issues so implementing and ensuring these activities are enforced through some form of agreement is critical. Furthermore it might be relevant in the cottage owner agreement that they be required to submit annually records of their septic tank cleanouts. This is one way of flagging potential leakage.
- We had some discussion regarding the stability of the slope where development is proposed given regional experience with road failures in the area however, the EAP indicates that through test hole drilling slope stability was determined to not be an environmental concern. Regional Fisheries staff has seen the slope stability tests from around the chalet and with the new ski runs and they look alright on paper; solid bases, good clay levels, etc. But the ski hill has often experienced slumping and sloping. With the recent washout of the Assessippi Provincial Park road (off PR 482 - first corner when you drive into the Park) there are some questions as to what is going to provide stability. We may want to include a clause for road failures and that if they occur a weeping system may need to be installed or a subterranean system like that used on the roadway of the provincial park.
- As stated in the proposal, 'the proposed chalet development and road construction will result in modification to the surface water drainage pattern'. Therefore Water Stewardship must make comment that; *a permit from Manitoba Water Stewardship is required for any drainage works undertaken on any lands where it is proposed to alter or divert the natural course of a watercourse.*
- According to sections 2.6 and 3.3, a water-main will be installed in the proposed area. As per the Public Health Act, Regulation 331/88R (waterworks, sewerage and sewage disposal regulation) water distribution line extensions (more than 300m) and sewer line extensions require certificate of approvals prior to construction. Please contact the Office of Drinking Water.

Disposition:

Several of these comments can be addressed through licence conditions. Additional information was requested respecting wastewater disposal. The need for other regulatory approvals was forwarded to the proponent and consultant.

**Historic Resources Branch**

No concerns.

**Mines Branch**

No concerns.

**Manitoba Agriculture, Food and Rural Initiatives** No concerns from an agricultural perspective.

**Medical Officer of Health – Assiniboine and Brandon Regional Health Authorities**

I have reviewed the proposal and have the following comments:

1. Please ensure appropriate waste disposal as per existing environment regulations.
2. Dust, noise, gaseous and particulate emissions during construction may be a concern as may be the handling of gasoline products.
3. Please minimize the risk of surface or ground water contamination by fuel or chemical spills during construction.

Disposition:

These comments can be addressed through licence conditions.

**Canadian Environmental Assessment Agency** I have undertaken a survey of federal departments with respect to determining interest in the project noted above. I can confirm that the project information provided has been distributed to all federal departments with a potential interest. I am enclosing copies of the relevant responses for your file.

Based on the responses to the federal survey, I have not yet been able to determine whether the application of the Canadian Environmental Assessment Act will be required for this project. Fisheries and Oceans Canada (DFO) is still in the process of determining whether an environmental assessment (EA) under the CEAA will be required. Health Canada is prepared to provide specialist advice upon request and wishes to participate in the provincial review.

Natural Resources Canada (NRCan) has provided a letter which lists areas of expertise on which it is prepared to provide specialist advice on request (copy attached).

**Manitoba Infrastructure and Transportation – Highway Planning and Design Branch** (late comment) No signs are permitted off Provincial Trunk Highway (PTH 83) for the chalet development. Any signs off Provincial Road (PR) 482, or changes to the existing signs, require a permit from this Department. The proponent is asked to provide estimates for traffic generation resulting from construction and operation of the chalet development. This is to assess adequacy of PR 482 and the intersection at PTH 83 for access to the Asessippi winter park area.

Disposition:

These comments were provided to the proponent's consultant for information.

**Health Canada** (late comment) Emergency Response Plan and Risk Management Plan with defined roles and responsibilities should be implemented prior to the start of the project.

Construction Phase:

- Site security - The need for site security (e.g. lighting, fences, signage) should be discussed regarding the health and safety of employees, trespassers, visitors, and local traffic during the construction.
- Occupational health and safety of the workers – Hazards associated with the operation of heavy equipment on a construction site constitute a physical hazard to workers. Implement health and safety measures to protect workers. All safety items should be written into contractor and sub-contractor contracts. Provincial Acts, Regulations and Codes should be followed.
- Public Safety – Secure construction products that could pose a chemical hazard such as fuels and adhesives after hours. Secure heavy equipment to prevent tampering after hours.
- Domestic wastewater – Untreated wastewater produced by construction workers may induce bacterial contamination of surface and underground waters. Provide for the collection and disposal of wastewater in compliance with legislation/regulations/bylaw/code of practice.
- Heritage Resources – The area was historically inhabited by native groups. If archeological sites are discovered during excavations then the excavations should be stopped immediately and the appropriate authorities notified. The authorities have the expertise to recommend appropriate mitigation.

Operational Phase:

- Environment – Reduce, Reuse and Recycle.
- Reduce the impact on the environment by promoting the use of environmentally friendly pesticides and herbicides.
- Reduce the amount of sewage going to the holding tanks by promoting the installation of low flow taps and toilets. This in turn reduces the amount of water usage.

Disposition:

A number of these comments can be addressed through licence conditions. Some comments reflect good construction and operational practices that were addressed in the Proposal or will be addressed in tender specifications.

**ADDITIONAL INFORMATION:**

Additional information to address public and TAC comments on environmental matters was requested on January 26, 2007. A response was provided on January 30,



2007. Responses to address Manitoba Conservation comments involving plants and birds were provided to the Wildlife and Ecosystem Protection Branch for review.

**PUBLIC HEARING:**

Two requests for a public hearing were received. As the items of concern involve park policy that is outside the scope of the Environment Act and matters that can be addressed through additional information, a public hearing is not recommended for this project.

**RECOMMENDATION:**

All comments received on the Proposal have been addressed through additional information or as licence conditions. Therefore, it is recommended that the Development be licensed under The Environment Act subject to the limits, terms and conditions as described on the attached Draft Environment Act Licence. This draft licence is an update of the Licence issued for the ski portion of the operation in October, 2007. It is further recommended that enforcement of the Licence be assigned to the Western Region once the construction of the ski expansion is substantially completed.

PREPARED BY:

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