

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Rural Municipality of Thompson
PROPOSAL NAME: Miami Golf Course
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 4274.00

OVERVIEW:

The Proposal was dated and received on September 19, 1997. The advertisement of the Proposal read as follows:

"A Proposal filed by Rural Municipality of Thompson to construct a nine hole golf course on a 73 acre parcel of land located as part of the North East quarter of Section 12, Township 5, Range 7 WPM in the Rural Municipality of Thompson. A Conceptual Plan for the development has been prepared by Grant Golf on behalf of the Miami Golf and Country Club Inc. Construction is scheduled to begin in the Fall of 1997 with completion projected during 1998."

The Proposal was advertised in the Carman Valley Leader on Monday, October 6, 1997. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library, and the South Central Public Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by October 27, 1997.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Rural Development Note that the development property is zoned for recreation uses including golf courses and therefore RD does not have any planning concerns with the proposal.

Historic Resources No concerns with regard to the project's potential to impact heritage resources.

Industry, Trade and Tourism Tourism supports the R.M. of Thompson regarding their application to construct the golf course.

Mines Branch No concerns.

Health No health related concerns.

.../2

Project Review Summary

Page -2-

Environment (Water Quality) Note that an ejection system for sewage disposal would not be permitted. Suggest that the proponent contact the Water Resources Branch to determine if approval is required for the design of the retention ponds in the stream bed. Recommend that mercurial based compounds not be permitted. Recommend that a vegetation buffer zone along the banks of the creek running through the property should be encouraged to reduce erosion and maintain a natural habitat.

Disposition: The comments on the method of sewage disposal and mercurial based compounds can be accommodated as conditions of licencing. Comments from Natural Resources do not reflect the suggestion that Water Resources Branch be contacted with regard to the design of the retention ponds. The creek bed running through the property is dry for most of year with the exception of spring run-off and large rainfall events. The Master Plan for the golf course shows that many of the fairways have been designed to cross the creek bed. On the basis of the design it therefore not practical to require that a vegetation buffer zone be maintained along the creek bed throughout the development. The Master Plan indicates that a treed buffer zone will be maintained where possible between fairways along the creek bed.

Environment (South Central Region) Recommend that the following clauses be incorporated into the Licence:

1. Burial sites of the abandoned waste disposal sites on the property be capped with clay.
2. The location of monitoring wells to track any leachate flows be approved prior to installation.
3. Sampling of the monitoring wells be carried out on a yearly basis for parameters as specified by the Director.
4. Manure piles located in the NE corner of the property should be removed and used as a soil enhancer and fertilizer.
5. The abandoned well located in the NE corner of the property which was part of the feedlot operation should be either closed as per requirements or refurbished for use in the maintenance center which is located in the vicinity of the abandoned well.

Disposition: Comments can be accommodated as conditions of licencing.

Natural Resources Suggest that proponents contact DNR staff to provide details on native grassland boundaries, the amount of native grassland that will be impacted and possible ways to reduce impacts. Recommend that native sod should be stripped and replaced on the waste disposal site to reduce the amount of native grassland lost due to development. Recommend that native grassland seed be ordered well in advance of anticipated seeding to ensure an adequate supply. Require more detailed plans of the water retention ponds to assess benefit to waterfowl.

.../3

Project Review Summary
Page -3-

Disposition: The requirement to have the proponents contact DNR prior to construction to develop a plan to identify and mitigate the loss of native grassland on the property and to assess the benefits of the water retention ponds to waterfowl can be accommodated as a condition of the licence. Other comments respecting salvaging native sod for use on the abandoned waste disposal ground and procurement of native seed can also be accommodated as conditions of the licence.

Canadian Environmental Assessment Agency Based on the responses submitted on the Proposal from federal reviewing departments, application of the Canadian Environmental Assessment Act will not be required.

RECOMMENDATION

As no responses were filed by the public in response to the Environment Act advertisement of the Proposal, a public hearing is not recommended. It is recommended that the Proposal be licenced pursuant to the Manitoba Environment Act in accordance with the terms and conditions described in the attached draft Environment Act Licence.