

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Crow Wing Developments Inc.
PROPOSAL NAME: The Links at Crow Wing
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 5196.00

OVERVIEW:

The Proposal was dated June 7, 2006 and was received on June 14, 2006. The advertisement of the Proposal read as follows:

“A Proposal has been filed by Crow Wing Developments Inc. to construct an eighteen hole golf course located on land legally described as the East ½ of Section 25-7-3E within the Town of Niverville, south of P.R. 311. A Master Plan for the development has been prepared by Cooke-Carleton International. Construction is scheduled to begin in the fall of 2006. Target date for full operation of the facility is summer of 2008.”

The Proposal was advertised in the Steinbach Carillon on June 29, 2006. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Winnipeg Public Library and the Jake Epp Public Library (Steinbach). It was also distributed to the "Recreation" TAC members for comment. All comments were requested by July 24, 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 Water Stewardship (Ecological Services Division)

The following comments were submitted for consideration:

1. Conditions of approval include:
 - (a) There must be no net increase in nutrients (nitrogen and phosphorus) or pesticides to watercourses after the construction of the golf course.

- (b) Any newly constructed potholes should be constructed as shallow depressions and minimal removal of vegetation and soil should be observed during their construction.
 - (c) A strip of vegetation of at least 1 metre should be maintained along the edge of the potholes as well as all surface drains. This will reduce erosion and aid in nutrient removal.
 - (d) When necessary the proponent must re-vegetate exposed areas along the edge of the potholes.
2. The proponent must obtain an annual Pesticide Use Permit pursuant to Manitoba Regulation 94/88R for the storage, handling and application of pesticides. Mercury based fungicides are not to be used on the golf course.
 3. Approval from the Office of Drinking Water for the potable water and sewer collection systems is required prior to construction.
 4. Monitoring of nitrates in groundwater is important to protect the quality of potable water.
 5. It is not clear how the proponent will address emergency response procedures, and fuel/chemical storage methods etc.
 6. The potable and non-potable (irrigation) water should use separate piping systems.
 7. The proposed activities should not degrade the groundwater and surface water qualities on adjacent properties and make these unsuitable for use as drinking water sources.
 8. It appears that unless there is a no spray zone near the catch basins, in the event of a rain event shortly after application of pesticides and/or fertilizers, these could be transported into the basins to the ponds through the drainage pipes.

Disposition: The comments can be accommodated as licensing conditions. The Licence will require that the Licencee obtain an 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. Approval for the potable water system and the sewer collection system from the Manitoba Office of Drinking Water, prior to construction, will be required. The Licencee must comply with the requirements of *Manitoba Regulation 188/2001 respecting Storage and Handling of Petroleum Products and Allied Products*. A soil fertility sampling program will be required prior to applying fertilizer to the land of the Development. The Environment Act Proposal notes that surface deposits at the site consists of between 60 to 80 feet of lacustrine clay which will minimize the risk of surface water seepage into groundwater. The Licence will require that the application of pesticides and fertilizers is prohibited within a buffer strip adjacent to water bodies within the Development. Buffer zones of vegetation, a minimum of 3 meters wide, will be required between water features and fairways. The comment

regarding the construction of potholes as shallow depressions has no technical basis for comment.

Conservation (Sustainable Resource & Policy Management Branch) No comments/concerns.

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

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

Mines Branch No concerns.

Transportation and Government Services No concerns.

Canadian Environmental Assessment Agency Application of the Canadian Environmental Assessment Act is not likely to be required.

Environment Canada (Environmental Protection Branch) comments as follows:

1. The limited information provided in the written report of the proposal is insufficient to determine those species of migratory birds or species at risk which may be affected by this development.
2. The potential for impacting federal legislation prohibiting the disturbance to migratory birds must be considered under the Migratory Birds Regulation.
3. In relation to Pesticide and fertilizer Handling and Storage, it is not clear how the run offs collected in the various ponds will be monitored or managed to ensure that no deleterious substance is deposited in a water body inhabited by fish.

The proponents should be made aware of the general prohibitions of Fisheries Act section 36(3).

Disposition: The land has been entirely cleared for agriculture for over one hundred years. There are no existing natural waterbodies or streams on the property or within several miles. Therefore, the comment regarding the affect of the development on migratory birds or species at risk lacks a technical basis. The remaining comments can be accommodated as licensing conditions. The Licence will require that the Licencee obtain an 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. The Licence will require that the application of pesticides and fertilizers is prohibited within a buffer strip adjacent to water bodies within the Development.

The Department of Fisheries and Oceans provided a Letter of Advice directly to the proponent indicating that the proposed works will not likely result in the harmful alteration, disruption or destruction of fish habitat, provided that the mitigation measures, outlined in the letter, are implemented.

RECOMMENDATION:

A public hearing is not recommended. The TAC comments can be accommodated as conditions of licensing for the project. It is recommended that the Development be licensed under The Environment Act subject to the limits terms and conditions as described in the attached Draft Environment Act Licence. It is further recommended that enforcement of the Licence be assigned to the Manitoba Conservation Red River Region.

PREPARED BY:

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