



Conservation

Environmental Stewardship Division
Environmental Assessment and Licensing Branch
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FAXED

CLIENT FILE NO.: 5290.00

December 5, 2007

Mr. Ron Amman, President
Southwood Golf and Country Club
101 Markham Road
Winnipeg MB R3T 5V2

Dear Mr. Amman:

Enclosed is Environment Act **Licence No. 2795** dated December 5, 2007 issued in accordance with The Environment Act to **Southwood Golf and Country Club** for the construction and operation of the Development, known as the New Southwood Golf Course, being an eighteen hole golf course located south of Rue des Trappistes and west of the La Salle River in the St. Norbert area of the city of Winnipeg and in accordance with the Proposal filed under The Environment Act, dated August 27, 2007.

All other applicable federal, provincial and municipal regulations and by-laws must be complied with in addition to the enclosed licence requirements for the golf course development. In this regard, I would bring to your attention the following information from the Manitoba Conservation Sustainable Resource & Policy Branch, Manitoba Water Stewardship, and Manitoba Infrastructure and Transportation.

Comments from the Manitoba Conservation Sustainable Resource & Policy Management Branch:

- The proponent should enter into discussions with the Parks and Natural Areas Branch during the detailed design and planning phase of the project to examine various aspects of mutual interest. These aspects include working with the architect and the golf course designer to: incorporate and link, as much as possible, the park's history and culture into the design of the golf course and its facilities for the benefit of both Southwood Golf Course and the many Manitobans who use, visit and cherish Trappist Monastery Provincial Park.
- The name of the park is incorrectly cited throughout the text. The proper name is Trappist Monastery Provincial Park.
- The caption under the top photo on Page 33 is confusing. It is labelled both "St. Norbert Arts Centre" and "Log Home in St. Norbert Provincial Heritage Park".
- Section 2.2.4 Fuel/Lubricant use and Storage: If hazardous waste is expected to be generated at the site during the construction phase, the proponent should be registered as a hazardous waste generator prior to work commencing at the site. This will require information on waste types, quantities and licenced carrier and receiver.

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Comments from Manitoba Water Stewardship:

This golf course would have to comply with the proposed *Nutrient Management Regulation* under the *Water Protection Act*. Accordingly, the golf course would have to submit a nutrient management plan by 2009 (Section 13(1)).

Comments from Manitoba Infrastructure and Transportation:

MIT is currently studying a possible future relocation of PTH 75 (Pembina Highway) to by-pass the community of St. Norbert and connect to a possible future extension/relocation of Kenaston Boulevard at the Perimeter Highway. Although one of the alternatives under consideration could impact the proposed golf course development, it is felt at this time that the advantages offered by the alternative are so minor that MIT may decide to drop this alternative from further consideration. The other alternatives are located some distance away and most likely will have minimum direct impact on the proposed development. Lastly, please note that Pembina Highway in the project's vicinity is under the jurisdiction of the City of Winnipeg. Please ensure that this development is reviewed by the City's Public Works Department, particularly regarding the impact of additional traffic on existing streets and intersections.

For further information on the administration and application of the Licence, please feel free to contact Elise Dagdick at (204) 945-8173.

Pursuant to Section 27 of The Environment Act, this licencing decision may be appealed by any person who is affected by the issuance of this Licence to the Minister of Conservation within 30 days of the date of the Licence.

Yours truly,



Tracey Braun, M. Sc.
Director
Environment Act

Enc.

- c: B. Gillespie, Central Regional Director
Millennium Public Library/Manitoba Eco-Network
Paul McNeil, MMM Group (Faxed)
City of Winnipeg Community Committee

NOTE: Confirmation of Receipt of this Licence No. 2795 (*by the Licencee only*) is required by the Director of Environmental Assessment and Licensing. Please acknowledge receipt by signing in the space provided below and faxing (letter only) a copy back to the Department by December 11, 2007.

On behalf of Southwood Golf & Country Club

Date

****A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES****

LICENCE

Licence No. / Licence n° 2795

Issue Date / Date de délivrance December 5, 2007

In accordance with The Environment Act (C.C.S.M. c. E125) /
Conformément à la Loi sur l'environnement (C.P.L.M. c. E125)

Pursuant to Section 11(1) / Conformément au Paragraphe (1)

THIS LICENCE IS ISSUED TO : / CETTE LICENCE EST DONNÉE À :

SOUTHWOOD GOLF AND COUNTRY CLUB; "the Licencee"

for the construction and operation of the Development, known as the New Southwood Golf Course, being an eighteen hole golf course located south of Rue des Trappistes and west of the La Salle River in the St. Norbert area of the city of Winnipeg and in accordance with the Proposal filed under The Environment Act, dated August 27, 2007, and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence:

“**Director**” means an employee of the department appointed as such by the Minister.

“**Integrated Pest Management Plan**” (IPMP) means a program designed to achieve stated objectives with respect to Pest Management at the Development, and to promote the optimum environmental and physical condition of the landscape, which includes text, drawings or illustrations describing the program.

GENERAL TERMS AND CONDITIONS

This Section of the Licence contains requirements intended to provide guidance to the Licencee in implementing practices to ensure that the environment is maintained in such a manner as to sustain a high quality of life, including social and economic development, recreation and leisure for present and future Manitobans.

****A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT
AT ALL TIMES****

1. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 meters from any waterbody, and operate the fuel storage areas in compliance with the requirements of *Manitoba Regulation 188/2001* or any future amendment thereof, respecting *Storage and Handling of Petroleum Products and Allied Products*.
2. The Licencee shall, at all times during the construction of the Development, have materials available at the construction sites to contain and recover spills of fuel and other fluids associated with construction machinery.
3. The Licencee shall ensure that non-reusable demolition and construction debris from the Development is disposed of at a waste disposal ground operating under the authority of a permit pursuant to the *Waste Disposal Ground Regulation, MR 150/91* or any future amendment thereof, or a Licence pursuant to The Environment Act.
4. The Licencee shall during construction and operation of the Development:
 - a) immediately report any reportable spills to Manitoba Conservation's Accident Reporting Line at (204) 944-4888, in accordance with *Manitoba Regulation 439/87* or any future amendment thereof, respecting *Environmental Accident Reporting*; and
 - b) at the request of the Director, provide a follow-up report to the Director on a reportable environmental accident.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

Respecting Pre-Construction

5. The Licencee shall, prior to construction, provide a copy of this Licence to the contractor and subcontractor(s) involved in the Development.
6. The Licencee shall, prior to construction, submit final design plans of the development to the Historic Resources Branch for approval.
7. The Licencee shall notify the Department of Fisheries and Oceans not less than one week prior to undertaking any work associated with installation of the water intake.

Respecting Construction

8. The Licencee shall, during construction of the Development, ensure that no construction activities occur within 30 metres of the high water elevation at bank-full conditions of the La Salle River with the exception of the water intake location.

9. The Licencee shall, during construction of water intake works in connection with the Development, minimize the extent of clearing of riparian vegetation adjacent to the La Salle River and revegetate exposed areas to protect against soil erosion.
10. The Licencee shall locate a pesticide storage structure(s):
 - a) in an area on the Development property that is not subject to flooding;
 - b) in a dry, well ventilated separate building enclosed by a security fence;
 - c) 100 meters from property zoned residential;
 - d) 100 meters away from single residences; and
 - e) 100 meters away from waterbodies and wetlands.
11. The Licencee shall construct and maintain the concrete floors and curbs of a pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.

Respecting Operation

12. The Licencee shall, prior to operation of the Development, obtain a Water Rights Act Licence for water withdrawal requirements associated with the Development.
13. The Licencee shall, prior to operation of the clubhouse facility, contact the Manitoba Office of Drinking Water to obtain a Certificate of Approval under the Public Health Act for the operation of any potable water supply associated with the Development.
14. The Licencee shall screen the water intake pipe in accordance with the Department of Fisheries and Oceans (DFO) publication "Freshwater Intake End-of-Pipe Fish Screen Guideline" (March, 1995) and DFO's August 14, 2007 Letter of Advice regarding the Development.
15. The Licencee shall alter the screens on the water intake pipe associated with the Development to comply with any future amendment to the Department of Fisheries and Oceans intake screen design criteria.
16. The Licencee shall submit an Integrated Pest Management Program (IPMP) Report to the Director prior to operation of the Development. The Report shall propose an IPMP for a 5 year period beginning at the opening date of the Development.
17. The Licencee shall, prior to operation of the Development, obtain an annual Pesticide Use Permit pursuant to *Manitoba Regulation 94/88R* or any future amendment thereof, for the storage, handling and application of pesticides in conjunction with the golf course operation.
18. The Licencee shall, during the operation of the Development, prohibit the use of Diazinon and any mercury based fungicides or pesticides on the Development.

19. The Licencee shall, during the operation of the Development, prohibit application of pesticides:
 - a) within 30 meters of the high water elevation at bank-full conditions of the La Salle River;
 - b) within 10 meters of the edge of wetlands, waterbodies and drainage channels; and
 - c) between 10 and 20 meters from the edge of wetlands, waterbodies and drainage channels, other than hand spot spraying.
20. The Licencee shall maintain nutrient buffer zones within the development area as follows:
 - a) 30 meters along the high water elevation at bank-full conditions of the La Salle River;
 - b) 3 meters along the edge of any drainage channels or retention ponds in areas with permanent vegetation; and
 - c) 8 meters along the edge of any drainage channels or retention ponds in areas where there is no vegetation.
21. The Licencee shall comply with the requirements of regulations pursuant to the Water Protection Act with respect to nutrient management plans.
22. The Licencee shall contain and clean up immediately:
 - a) any on-site pesticide spill;
 - b) waste water generated from any response action due to an on-site release of pesticides; and
 - c) contaminated water resulting from the extinguishing of a fire involving pesticides.
23. The Licencee, subject to obtaining approval from an Environment Officer, shall immediately dispose of any contaminated material in accordance with the approval.

Respecting Post-Construction

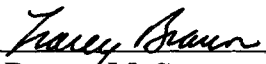
24. The Licencee shall:
 - (a) prepare "As Constructed" drawings for the Development and shall label the drawings "As Constructed"; and
 - (b) provide to the Director, within three months of the completion of construction of the Development, two sets of "As Constructed" drawings.

Respecting Alterations to the Development

25. The Licencee shall obtain approval from the Director for any proposed alteration to the Development before proceeding with the alteration.

REVIEW AND REVOCATION

- A. If, in the opinion of the Director, the Licencee has exceeded or is exceeding or has or is failing to meet the specifications, limits, terms, or conditions set out in this Licence, the Director may, temporarily or permanently, revoke this Licence.
- B. If the construction of the Development has not commenced within three years of the date of this Licence, the Licence is revoked.
- C. If, in the opinion of the Director, new evidence warrants a change in the specifications, limits, terms or conditions of this Licence, the Director may require the filing of a new proposal pursuant to Section 11 of The Environment Act.



Tracey Braun, M. Sc.
Director
Environment Act

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