

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Greg Sauder
PROPOSAL NAME: Swan River Golf & Country Club
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 5348.00

OVERVIEW:

The Proposal was dated January 29, 2008 and was received on June 2, 2008. The advertisement of the Proposal read as follows:

“An Environment Act Proposal filed by Greg Sauder to expand the existing nine hole Swan River Golf & Country Club to eighteen holes. Four new holes are planned for adjacent lands to the east of the existing facility. Five holes will be constructed within the existing property. A conceptual plan for the development has been prepared by Grant Golf on behalf of the Swan River Golf & Country Club. Construction is scheduled to begin in the summer of 2008, with opening of the second nine holes targeted for the spring of 2010.”

The Proposal was advertised in the Swan River Star & Times on June 17, 2008. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Millennium Public Library, and the North West Regional; Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by July 7, 2008.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Water Stewardship (Water Quality Management Section)

The Department provided the following comments for consideration:

- *The Water Rights Act* indicates that no person shall control water or construct, establish or maintain any “water control works” unless he or she holds a valid licence to do so. “Water control works” are defined as any dyke, dam, surface or subsurface drain, drainage, improved natural waterway, canal, tunnel, bridge, culvert borehole or contrivance for carrying or conducting water, that temporarily

or permanently alters or may alter the flow or level of water, including but not limited to water in a water body, by any means, including drainage, OR changes or may change the location or direction of flow of water, including but not limited to water in a water body, by any means, including drainage. If the proposal in question advocates any of these activities, application for a Water Rights Licence to Construct Water Control Works is required.

- Pursuant to the Nutrient Management Regulation 62/2008 under *The Water Protection Act*, the golf course will be required to submit a Nutrient Management Plan on an annual basis effective January 1, 2009. Nutrient Management Plan templates will be available from the Water Quality Management Section, Manitoba Water Stewardship, prior to 2009, at the following website:
 - (<http://www.gov.mb.ca/waterstewardship/wqmz/index.html>) prior to 2009.
- When soil sampling for the purposes of preparing a Nutrient Management Plan, a minimum of 20 soil samples, each at a depth of 15 cm (6”), must be taken from turf areas prior to fertilizer application to determine nutrient requirements. In areas characterized as tees and greens, these soil cores need only be to a depth of 7.5 cm (3”). Soil analyses must be performed by accredited laboratory recognized and approved by Manitoba Water Stewardship. Required analyses include water soluble nitrate–nitrogen, and an assessment of plant available phosphorus using the Olsen (sodium bicarbonate) extraction method.
- Where the land adjacent to the irrigation retention pond is covered by permanent vegetation, a 3 m Nutrient Buffer Zone is required to be maintained along the edge of the surface water. If this area is not vegetated, the required buffer width increases to 8 m. Within this Nutrient Buffer Zone, the application of any substance containing nitrogen or phosphorus is prohibited.
- The proponent must employ materials approved for golf course use by Manitoba Conservation and is required to obtain an annual Pesticide Use Permit pursuant to Manitoba Regulation 94/88R for the storage, handling and application of pesticides. The use of mercury-based pesticides and fungicides should be prohibited on the golf course.
- The expansion does not appear to be located adjacent to the river. However, if the expansion is located adjacent to the river, the Department recommends the following:
 - Establish and maintain a public reserve of 30 metres, with undisturbed native vegetation, from the high water mark adjacent to the Swan River:
 - A purpose of a public reserve is to establish a functioning riparian area of undisturbed native vegetation which helps stabilize banks, provides aquatic and wildlife habitat and protects water quality. In circumstances where native vegetation is limited or absent, re-

establishment of this vegetation should occur through natural succession or assisted through planting of vegetation native to the area;

- Alteration within this public reserve is limited to a maximum of 25 % of the shoreline length (for example: 25 metres per 100 metres of shoreline length) of each lot for a boat house, path, dock, etc.; and,
 - Alteration within this public reserve (including the removal of near shore or stream aquatic habitat) shall not occur unless an activity conforms to a Department of Fisheries and Oceans Canada Operational Statement or an activity is reviewed by the Department of Fisheries and Oceans Canada.
- The Department recommends to include the following information in an *Environment Act* licence:
 - The Licencee is required to apply for a Water Rights Licence under *The Water Rights Act*, in order to divert water from the Swan River for irrigation purposes.

Disposition: Comments regarding a requirement for a Nutrient Management Plan can be accommodated as conditions of licensing. The recommendations regarding a public reserve are not applicable as the golf course is not located adjacent to the Swan River.

Manitoba Conservation

(Sustainable Resource & Policy Management Branch) No concerns.

(Environmental Services Branch)

Recommend that the management of fertilizers and pesticides be addressed.

(Parks Branch) No comments.

Disposition: Nutrient management will be accommodated in the licence in accordance with comments provided by Water Stewardship.

Mines Branch No concerns.

Manitoba Infrastructure and Transportation No concerns

Canadian Environmental Assessment Agency (CEAA) Based on responses to the federal survey, CEAA is unable to determine if application of the Canadian Environmental Assessment Act will be required for the project.

Disposition: Federal comments were forwarded to the project proponent for follow-up, as appropriate, and in accordance with the requirements of the Canada – Manitoba Agreement on Environmental Assessment Cooperation.

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 Development be licenced under The Environment Act subject to the terms and conditions described in the attached draft Environment Act Licence. It is further recommended that enforcement of the Licence be assigned to the Manitoba Conservation Western Region.

PREPARED BY:

Bryan Blunt
Environmental Assessment and Licensing
Land Use Section
July 10, 2008
Telephone: (204) 945-7085
Fax: (204) 945-5229
e-mail: bryan.blunt@gov.mb.ca