

**Webb, Bruce (CWS)**

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**To:** Steele, Tania (CWS)  
**Subject:** SOM' Beach Marina File: 5700.00

The attached material can be placed in the public registries for the above project:

**Additional Information Request:** No additional information was requested.

**Public Comments:** No public comments were received.

**Technical Advisory Committee Comments:** (9 pages)

Manitoba Conservation and Water Stewardship – Environmental Programs and Strategies Branch, Air Quality Section, March 31, 2014

Manitoba Conservation and Water Stewardship – Lands Branch, April 14, 2014

Manitoba Conservation and Water Stewardship – Lands Branch, Land Management and Planning Section, March 14, 2014

Manitoba Conservation and Water Stewardship – Parks and Protected Spaces Branch, March 31, 2014

Manitoba Conservation and Water Stewardship – Wildlife Branch, April 14, 2014

Manitoba Conservation and Water Stewardship – Office of Drinking Water, April 11, 2014

Manitoba Infrastructure and Transportation – Highway Planning and Design Branch, Environmental Services Section, March 18, 2014

Manitoba Infrastructure and Transportation – Hydrologic Forecasting Branch, April 2, 2014

Manitoba Municipal Government – Community and Regional Planning Branch, April 17, 2014

Bruce.

**Webb, Bruce (CWS)**

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**Subject:** FW: EAP for review/comments - SOM' Beach - File: 5700.00

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**From:** Molod, Rommel (CWS)  
**Sent:** March-31-14 10:09 AM  
**To:** Webb, Bruce (CWS) *BW*  
**Cc:** Ibn Azkar, Muntaseer (CWS); Streich, Laurie (CWS)  
**Subject:** FW: EAP for review/comments - SOM' Beach - File: 5700.00

Hello Bruce, Air Quality has reviewed the above proposal and have no comment. The proposal has no significant impact on air quality.

Thank you for the opportunity to review.  
Rommel

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**From:** Ibn Azkar, Muntaseer (CWS)  
**Sent:** March-27-14 12:39 PM  
**To:** Molod, Rommel (CWS)  
**Subject:** RE: EAP for review/comments - SOM' Beach - File: 5700.00

I think there is no concern about air quality for this proposal.

Thanks,  
Muntaseer

**Webb, Bruce (CWS)**

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**From:** Kaita, Adara (CWS) on behalf of +WPG1212 - Conservation\_Circulars (CWS)  
**Sent:** April-14-14 11:45 AM  
**To:** Webb, Bruce (CWS) BW  
**Subject:** EA Proposal - SOM' Beach - Marina - File: 5700.00

Hello Bruce,

The Lands Branch has no concerns with the EA proposal.

Thank you for the opportunity to review.

**Adara Kaita**  
Crown Land Programs and Policy Manager  
Conservation and Water Stewardship  
Box 25, 200 Saulteaux Crescent  
Winnipeg, MB R3J 3W3  
Cell: (204) 945-6301  
F: (204) 948-2197

**Webb, Bruce (CWS)**

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**Subject:** FW: EAP for review/comments - SOM' Beach - File: 5700.00

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**From:** Sobkowich, Dale (CWS)  
**Sent:** March-14-14 10:59 AM  
**To:** Webb, Bruce (CWS) BW  
**Cc:** Misanchuk, Lorne (CWS)  
**Subject:** RE: EAP for review/comments - SOM' Beach - File: 5700.00

Land Management & Planning Section has no comment as the subject land is under private land tenure.

Lorne: As acting Regional Lands Manger for the Interlake Region you may want to review and provide comment back to Bruce.

Dale Sobkowich  
Lands Branch

**Webb, Bruce (CWS)**

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**Subject:** FW: EAP for review/comments - SOM' Beach - File: 5700.00

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**From:** Kelly, Jason (CWS)  
**Sent:** March-31-14 9:10 AM BW  
**To:** Webb, Bruce (CWS)  
**Cc:** Harms, Jenny (CWS)  
**Subject:** RE: EAP for review/comments - SOM' Beach - File: 5700.00

Parks and Protected Spaces Branch has reviewed the proposal filed pursuant to the *Environment Act* for EAP for review/comments - SOM' Beach - File: 5700.00. The Branch has no comments or concerns to offer as it does not affect any provincial parks, park reserves, ecological reserves, areas of special interest, or proposed protected areas.

Jason Kelly, M.N.R.M.  
Ecological Reserves and Protected Areas Specialist  
Parks and Protected Spaces Branch  
Conservation and Water Stewardship  
Box 53, 200 Saulteaux Cres  
Winnipeg, MB R3J 3W3

Phone: 204-945-4148  
Cell:  
Fax: 204-945-0012

Email: [Jason.Kelly@gov.mb.ca](mailto:Jason.Kelly@gov.mb.ca)

**Webb, Bruce (CWS)**

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**From:** Boissonneault, Caroline (CWS)  
**Sent:** April-14-14 11:05 AM  
**To:** Webb, Bruce (CWS) BW  
**Subject:** EA proposal 5700 - Som Beach Marina

Hello,

Wildlife Branch has no concerns with the development of a marina associated with the Som Beach cottage sub-division. However, the proponents should be advised that the proposed development will attract Canada Geese and that any problems caused by increased goose use will not be actioned by the region's enforcement staff.

Thank you.

Caroline Boissonneault  
Conservation and Water Stewardship  
Wildlife Branch  
Tel.: 204-945-6810  
[Caroline.boissonneault@gov.mb.ca](mailto:Caroline.boissonneault@gov.mb.ca)

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[Caroline.boissonneault@gov.mb.ca](mailto:Caroline.boissonneault@gov.mb.ca)

**Webb, Bruce (CWS)**

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**From:** Stibbard, James (CWS)  
**Sent:** April-11-14 9:03 AM  
**To:** Webb, Bruce (CWS) BW  
**Subject:** Re: 5700.00 SOM' Beach Marina EAP

Bruce,

I read over the above noted EAP. It notes that water supply to the cottages would be individual wells at each cottage and wastewater disposal by individual pump-out tanks. Based upon this, ODW would have no concerns with this EAP or the proposed development.

If you have any questions, please call.

Regards,

**James Stibbard P. Eng.**  
Approvals Engineer  
Office of Drinking Water  
1007 Century Street  
Winnipeg MB R3H 0W4  
phone: (204) 945-5949  
fax: (204) 945-1365  
email: [James.Stibbard@gov.mb.ca](mailto:James.Stibbard@gov.mb.ca)  
website: [www.manitoba.ca/drinkingwater](http://www.manitoba.ca/drinkingwater)

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Infrastructure and Transportation  
Highway Planning and Design Branch  
Environmental Services Section  
1420 - 215 Garry St., Winnipeg, MB R3C 3P3  
T (204) 619-4359 F (204) 945-0593

March 18, 2014

*BW*  
Tracey Braun, M. Sc.  
Director, Environmental Approvals Branch  
Manitoba Conservation and Water Stewardship  
123 Main St., Suite 160  
Winnipeg, MB R3C 1A5

RE: Som' Beach Ltd. - Som' Beach Marina  
Client File No. 5700.00

Dear Ms. Braun:

MIT has reviewed the proposal under the Environment Act noted above and we do not have any concern.

Thank you very much for providing us the opportunity to review the proposal.

Sincerely,

Ryan Coulter, M. Sc., P. Eng.  
Manager of Environmental Services





DATE: April 02, 2014

TO: Bruce Webb *BW*  
Water Development and  
Assessments Officer  
Environmental Approvals Branch  
Manitoba Conservation and Water  
Stewardship  
Box 80 160-123 Main Street  
Winnipeg MB R3C 1A5

FROM: Brad Allum  
Development Review Officer  
Hydrologic Forecasting  
Manitoba Infrastructure and Transportation  
Box 14 – 200 Saulteaux Crescent  
Winnipeg MB R3J 3W3

PHONE NO: (204) 945-2121  
FAX NO: (204) 945-7419  
E-MAIL: brad.allum@gov.mb.ca  
FILE NO: 80.4.2 R.M. of Siglunes

SUBJECT: EAP SOM Beach Marina  
RM of Siglunes  
File 5700.00

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Hydrologic Forecasting has reviewed the subject Environmental Act Proposal (EAP) and has the following comment:

The proposed marina is located adjacent to Lake Manitoba. Aerial photographs (attached) captured during the 2011 flood event indicate that the location was completely inundated during that flood event.

The natural ground elevation of the proposed is approximately 248.1 m (814 ft) G. S. of Datum and is therefore subject to the high water of Lake Manitoba. The corresponding Flood Protection Level at this location is approximately 249.6 meters (818.8 feet) G. S. of C. Datum.

Hydrologic Forecasting has no objections to the EAP for the purposes indicated. However, current and future owners should be made aware of the potential flood hazard, and provide flood protection for all permanent structures associated with the marina. Any permanent structures should be constructed to a minimum elevation of the Flood Protection Level of 249.6 meters (818.8 feet) G. S. of C. Datum.

ORIGINAL SIGNED BY  
Brad Allum

MM

**Webb, Bruce (CWS)**

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**Subject:** FW: EAP for review/comments - SOM' Beach - File: 5700.00

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**From:** Murray, Otilie (MMG)  
**Sent:** April-17-14 10:40 AM BW  
**To:** Webb, Bruce (CWS)  
**Subject:** FW: EAP for review/comments - SOM' Beach - File: 5700.00

Community and Regional Planning has reviewed the SOM Beach Ltd. proposal for a marina to be constructed in 2014 at NW ¼ 6-26-8 WPM approximately 10 miles NW of Ashern in the RM of Siglunes. The proposed marina is to be used primarily by lot owners of an adjacent proposed 21 lot cottage subdivision at Moosehorn Bay on Lake Manitoba.

The affected property is designated *Agriculture Rural* in the Western Interlake Planning District Development Plan By-law No. 2/04 and zoned "AG" *Agricultural General* in the RM of Siglunes Zoning By-law No.6/05. Amendment to the Development Plan would be required for both the marina and the proposed subdivision.


WIPD By-law 1-13 proposed to re-designate the subject property from Agricultural Rural Area to Recreation Area to accommodate seasonal residential development along the shore of Lake Manitoba. However, the Hydrological Forecasting Branch of Manitoba Infrastructure and Transportation advises that the land involved in the proposed redesignation were entirely inundated by floodwaters during the high water events that occurred around Lake Manitoba in 2011.

Accordingly, the Minister of Municipal Government "is not prepared to consider the by-law until a geotechnical analysis is completed by a qualified professional that confirms that the subject lands, and any resulting development can be safely protected from future high water events and that any long-term impacts of wave action and erosion can be suitably mitigated." Consequently, our office cannot support the EAP proposal for a marina at this site at this time.

Thank you.

Otilie Murray  
Regional Manager  
Community and Regional Planning Branch  
Department of Municipal Government  
Phone: (204) 785-5130 Fax: (204) 785-5155

Manitoba 

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