

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Tracy Kibsey and Wendy Mandryk
PROPOSAL NAME: Southside Golf Centre
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 4231.00

OVERVIEW:

The Proposal was dated January 19, 1997 and was received on January 30, 1997. The advertisement of the Proposal read as follows:

"A Proposal filed by Tracy Kibsey and Wendy Mandryk to construct an eighteen hole golf course on an 80 acre parcel of land located on the North 1/2 of NW 1/4 of section 28-9-4 EPM in the Rural Municipality of Ritchot. A Master Plan for the development has been prepared by Golf Green Industries and Associates on behalf of the proponents. Construction is scheduled to begin in the Spring of 1997 with completion targeted for the Summer of 1998."

The Proposal was advertised in the Steinbach Carillon on Monday, February 10, 1997. It was placed in the Manitoba Eco-Network, the Centennial Public Library, and the Steinbach Public Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by March 3, 1997.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Natural Resources Advise that the property is within the Red River Valley Designated Flood Area and may be subject to minor flooding under 100 year flood conditions. The proponents should be advised that a permit will be required from DNR for any structures built in conjunction with the golf course.

Disposition: Requirement can be accommodated as a condition of the licence.

Manitoba Environment - Water Quality Note that the surface drainage runs towards the center of the property and will therefore be contained within the property. Suggest that some clarification is needed on how leaching from the retention ponds will be minimized. Recommend that no mercury based fungicides should be used in the operation of the golf course.

Disposition: The black clay soils on the property will be used to construct the retention ponds and should therefore minimize leaching. The comment on prohibiting the use of mercurial based fungicides can be accommodated as a condition of the licence.

-

Project Review Summary
Southside Golf Centre
Page -2-

Highways No concerns

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

Manitoba Energy and Mines No concerns.

Community Economic Development No concerns

Urban Affairs No comment.

Industry, Trade and Tourism Travel Manitoba does not necessarily agree with the statement made in the Proposal that the current supply of golf courses in Manitoba is insufficient to satisfy local or non-tourist demand. Travel Manitoba has no concern regarding the development related to environmental assessment.

Canadian Environmental Assessment Agency Report that all Federal Department and Agencies with a potential interest in the project reviewed the proposal. Based on responses received from the reviewing Departments and agencies, application of the *Canadian Environmental Assessment Act* with respect to the project will not be required.

PUBLIC HEARING

A public hearing is not recommended for this project as no public concerns were filed in response to the Environment Act advertisement of the Proposal.

RECOMMENDATION:

The TAC comments can be accommodated as conditions of licencing for the project. Therefore, it is recommended that the Development be licenced 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 Environment Winnipeg Region.

PREPARED BY:

Bryan Blunt

Environmental Approvals - Environmental Land Use Approvals

March 7, 1997

Telephone: (204) 945-7085

FAX: (204) 945-5229