

Licence No.: 2425

Licence Issued: October 19, 1999

**IN ACCORDANCE WITH THE MANITOBA ENVIRONMENT ACT (C.C.S.M. c. E125)
THIS LICENCE IS ISSUED PURSUANT TO SECTION 11(1) TO:**

NEEPAWA GOLF AND COUNTRY CLUB INC. "the Licencee"

for the construction and operation of the Development being a nine hole expansion to the existing nine hole golf course located to the east and south of the existing facility in the Town of Neepawa and in accordance with the Proposal filed under The Environment Act dated August 10, 1999 and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence,

"high water level" means a line defined by the normal high water mark determined by plant growth and soil conditions observed at and in the vicinity of land adjacent to a waterway; and

"Riverbank Preserve" means an area of land adjacent to a natural stream wherein development shall not occur.

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.

1. The Licencee shall, during construction, ensure that any fuel storage areas established for the construction of the Development are located a minimum distance of 100 meters away from waterbodies including wetlands and ensure the storage areas comply with the requirements of *Manitoba Regulation 97/88R - Storage and Handling of Gasoline and Associated Products*.
2. The Licencee shall ensure that all used petroleum products and other hazardous wastes generated by the machinery used in the construction and operation of the Development are collected and disposed of in accordance with Manitoba Conservation and legislative requirements.
3. The Licencee shall, prior to construction, provide a copy of this Licence to the contractor and subcontractor(s) involved in the Development.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

4. The Licencee shall, prior to construction, instruct the on-site project construction supervisor to arrange a meeting with representatives of the Environmental Operations Regional Office in Brandon, the Natural Resources Brandon Office and the Whitemud Watershed Conservation District and reach an agreement regarding:
 - a. the design and placement of any riffle structures and bridges to be constructed within the Development area;
 - b. the location, design and screening of the water intake on the Whitemud River;
 - c. the site selection, design and implementation of stabilization and restoration work of the riverbank and upland areas within the Development; and
 - d. the types and locations of plantings of native species or their cultivars within disturbed areas of the Development in order to maximize the benefit to the site and the local ecology.
5. The Licencee shall provide for a Riverbank Preserve along the Whitemud River. The Preserve shall be a strip of

land a minimum distance of 20 meters in width from the high water level along each bank of the Whitemud River within the Development area. Existing riverbank vegetation shall not be cleared within the Riverbank Preserve except in the areas as shown on the Neepawa Golf and Country Club Concept Drawing prepared by Grant Golf and filed on September 30, 1999, as additional information to the Environment Act Proposal, dated August 10, 1999. The limits of clearing shall be surveyed and marked prior to construction.

6. The Licencee shall, from spring breakup to June 15 of each year during construction, cease all construction activities that may impact upon the Whitemud River stream channel and which may affect fish mobility and fish habitat.
7. The Licencee shall ensure that the Whitemud River water intake is screened at all times when the intake structure is in the stream flow in accordance with the procedures described in "*A Fish Screening Guide for Water Intakes*" published by Fisheries and Oceans Canada.
8. The Licencee shall, prior to operation of the Development, obtain a Water Rights Act Licence for any additional water withdrawal requirements associated with the Development.
9. The Licencee shall, prior to the use of wastewater effluent from Town of Neepawa sewage lagoon for irrigation on the Development, ensure that the use has received authorization from Manitoba Conservation.
10. The Licencee shall obtain an annual Pesticide Use Permit pursuant to Manitoba Regulation 94/88R for the storage, handling and application of pesticides in conjunction with the golf course operation.
11. The Licencee shall not use any mercury based fungicides or Diazinon on the Development.
12. The Licencee shall not:
 - a. apply pesticides within 5 meters of the high water level of the Whitemud River; or
 - b. apply pesticides between 5 and 20 meters of the high water level of the Whitemud River, other than hand spot spraying.
13. The Licencee shall locate a pesticide storage facility in a dry, well ventilated separate building in an area that shall not flood and shall contain runoff from the complete pesticide storage area. The pesticide storage facility shall be enclosed with a security fence.
14. The Licencee shall, during the full term of the construction of the Development, cleanup and deposit all debris from the construction site at a Waste Disposal Ground operating under the authority of a permit issued pursuant to *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds*.

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.

"original signed by"
Larry Strachan, P. Eng.

**Director
Environment Act**

Client File No.: 4468.00