

## **SUMMARY OF COMMENTS/RECOMMENDATIONS**

**PROPONENT:** Peter Ewert  
**PROPOSAL NAME:** The Meadows at East St. Paul Golf Course  
**CLASS OF DEVELOPMENT:** 2  
**TYPE OF DEVELOPMENT:** Recreation  
**CLIENT FILE NO.:** 4728.00

### **OVERVIEW:**

The Proposal was dated November 27, 2001 and was received on January 4, 2002. The advertisement of the Proposal read as follows:

“A Proposal has been filed by Peter Ewert to construct an eighteen hole public golf course on land legally described as part of RL 113, OTM Parish of East St. Paul and located on PTH 59, north of the Perimeter Highway in the R.M. of East St. Paul. A Conceptual Plan for the development has been prepared by Grant Golf on behalf of the proponent. Construction is scheduled to begin in the spring of 2002 with completion and opening projected for the spring of 2004.”

The Proposal was advertised in the Winnipeg Free Press on January 12, 2002 and in the Selkirk Journal on January 14, 2002. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library and the Selkirk & St. Andrews Regional Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by February 11, 2002.

### **COMMENTS FROM THE PUBLIC:**

Ed Pogorzelec  
30 Elkhart Lane  
East St. Paul MB R2E 1A6

- e-mail sent January 14, 2002.
- supports a public golf in East. St. Paul. Concerned with the water supply requirements for the project in terms of water source, water quality given current problems with E- coli in the East St. Paul wellwater system. Inquired with respect to physical location of the golf course and access point.

Follow-up to above public response:

- e-mail sent January 14, 2002 in response to concerns.
- Mr. Pogorzelec responded January 15, 2002 indicating the information provided addressed his questions.

Neil Maffenbeier  
663 Pasadena Ave  
Winnipeg MB R3T 2T2

- e-mail sent January 2002-02-21.

- concerned about the effect of the development on groundwater and whether procedures are in place to ensure that the development is constructed in an environmentally friendly manner.

...2

- 2 -

Follow-up to the above public response:

- e-mail sent January 22, 2002 in response to concerns.
- Mr. Maffenbeier responded January 23, 2002 by e-mail indicating that the information provided addressed his concerns.

### **COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:**

**Conservation (Policy Coordination)** - Prior to the application of pesticides, the Licencee must obtain a pesticide use permit. The pesticide applicator must hold a applicator's licence. Recommend that an assessment of the capacity of the municipal sewage system should be done to determine if the system can handle the additional load.

Disposition: Comments regarding the requirement for a pesticide use permit and sewage disposal can be accommodated as conditions of the licence.

**Transportation and Government Services** - Request that the developer provide a security fence between the golf course property and the MTGS maintenance yard located adjacent to the golf course. MTGS strongly recommends that access to the golf course be via Wenzel Street. MTGS also recommend that the existing accesses located at the west end of the property be removed/relocated. Permits are required from the Highway Traffic Board for:

- Change in land use,
- Placing , removing, relocating or changing use or accesses,
- Placing of structures on, under or above ground within the controlled area adjacent to PTH 50 and PTH 101.

The developer will be responsible for costs of any on-highway upgrading and drainage works required to accommodate the development. Projected increases in traffic volumes and changes to the existing drainage pattern should be provided to MTGS for review. Water discharge into provincial highway ditches requires MTGS approval.

Disposition: The preceding comments are under Development are within MTGS jurisdiction and will be conveyed to the Licencee within the Environment Act Licence letter of transmittal.

**Intergovernmental Affairs** - Community Planning Services Branch has advised East St. Paul that they do not have planning concerns on the zoning by-law amendment for the proposed land use. Note that Manitoba Transportation has advised them of a concern regarding the proposed access from PTH 59 and recommend that the development gain access from Wenzel Street.

Disposition: The matter of access to the Development is under Manitoba Transportation jurisdiction and will be conveyed to the Licencee within the Environment Act Licence letter of transmittal.

**Agriculture** - No concerns from an agricultural perspective.

**Historic Resources** - No concerns with regard to the project's potential to impact heritage resources.

...3

- 3 -

**Mines Branch** - No concerns.

**Canadian Environmental Assessment Agency** - Based on the responses submitted on the Proposal from federal reviewing departments, application of the Canadian Environmental Assessment Act will not be required.

**PUBLIC HEARING:**

A public hearing is not recommended.

**RECOMMENDATION:**

A public hearing is not recommended. The TAC comments can be accommodated as conditions of licencing for the project. 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 Conservation Red River Region.

**PREPARED BY:**

Bryan Blunt  
Environmental Approvals  
Environmental Land Use Approvals  
February 27, 2002  
Telephone: (204) 945-7085  
Fax: (204) 945-5229