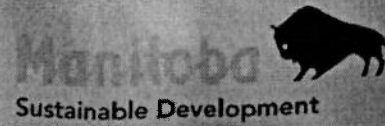


Webb, Bruce (CC)

From: henbrent@mymts.net
Sent: June-10-20 12:56 PM
To: Webb, Bruce (CC)
Subject: Relax Ridge Enviro Alteration
Attachments: Overview environment.docx; Expansion Plan.docx; Campground survey Layout1.pdf; land trans.jpg; enviro alt.jpg; Enviro Cover 2020.docx

Hello Bruce,
Attached are all the documents I think I need for the alteration to my environment licence.
Please let me know if I need anything else.
Thank you Brent

Notice of Alteration Form



Client File No. : 4904.00	Environment Act Licence No. : 2607R
Legal name of the Licencee: RELAX RIDGE INC.	
Name of the development: RELAX RIDGE SEASONAL PARK.	
Category and Type of development per Classes of Development Regulation: <SELECT> <SELECT>	
Licencee Contact Person: BRENT HENSCHL	
Mailing address of the Licencee:	
City: PINAWA	Province: MB
Phone Number: 204 753-2358	Postal Code: ROE ILO
Fax:	Email: RELAX RIDGE SEASONAL PARK@GMAIL.COM
Name of proponent contact person for purposes of the environmental assessment (e.g. consultant):	
Phone:	Mailing address:
Fax:	
Email address:	
Short Description of Alteration (max 90 characters):	
Alteration fee attached: Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
If No, please explain:	
Date: JUNE 1 2020	Signature:
	Printed name: BRENT HENSCHL
<p>A complete Notice of Alteration (NoA) consists of the following components:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Cover letter <input checked="" type="checkbox"/> Notice of Alteration Form <input checked="" type="checkbox"/> 2 hard copies and 1 electronic copy of the NoA detailed report (see ") <input checked="" type="checkbox"/> \$500 Application fee, if applicable (Cheque, payable to the Minister of Finance) 	
<p>Submit the complete NoA to:</p> <p>Director Environmental Approvals Branch Manitoba Sustainable Development 1007 Century Street Winnipeg, Manitoba R3H 0W4</p> <p>For more information: Phone: (204) 945-8321 Fax: (204) 945-5229</p>	
<p>Note: Per Section 14(3) of the Environment Act, Major Notices of Alteration must be filed through submission of an (see ")</p>	

Reset

Print

Relax Ridge Alteration to Environment Licence



Licence # 2607R

Brent Henschell

Owner of Relax Ridge Seasonal Park

Overview

The current environmental license is for 95 seasonal sites. I am applying to change this license to accommodate 95 seasonal sites, 24 overnights and a possible 40 sites to include seasonal, yurts, tenting sites.

Impacts

- **Historic** - Thus far there has been no evidence of historic findings.
- **Zoning** - No change would be required to the zoning as it is currently zoned parks and recreation and would remain so.
- **Wildlife** - I believe there will be less impact on wildlife, compared to the original license application, as there will be significantly less bush cleared. I design the sites with nature in mind, carving the driveways out of the wilderness and not allowing any unnecessary clearing of any trees or shrubbery. I also continue to plant native trees and shrubbery in the park. Any work of clearing of trees is done in the off season of nesting birds and do not affect occupied nests.
- **Water** – Water for the overnight sites will be supplied from a fill station from an approve tank. Any additional requirements by Manitoba Conservation will be adhered to.
- **Sewage and Grey Water** - All sewage and grey water will be stored in CSA approved holding tanks and hauled to the Pinawa Lagoon by a contracted septic hauling firm. Each seasonal site will have their own approved tank and the tanks are checked by the site holder each time they dump and by staff once a week. Overnight sites will use a dump station which will be located in the park. We have an agreement with the LGD of Pinawa for the disposal of sewage and grey water. All Manitoba Conservation and Water Stewardship regulations will be adhered to.
- **Buffer Zone** - No impact on the buffer zone as all of the new development is at least 500m from the buffer zone.
- **Site Prep** – After the site is cleared the power is brought to each site, and the access road and sites are leveled with gravel. After the site is finished the location of the approved septic tank is applied for.
- **Site Manager**- I personally supervise Relax Ridge and I am on call 24/7. Relax Ridge is a quiet 50+ campground. No issues have ever happened in its 10 year existence.

Conclusion

I believe that the environmental impact of this proposed expansion is insignificant. I suggest this for many reasons. Fewer trees will be removed from the park with selective cutting. We have been operating and expanding our business for over 10 years and we have an abundance of wildlife in our campground. I also firmly believe that this proposed expansion will have a significant economic benefit to the local economy and community while causing very little environmental impact to its surroundings.

1.0 Executive Summary

Introduction

The long-term goal of Relax Ridge Overnight Camping is to provide temporary tent lodging and an RV Park by creating a differentiated experience capitalizing on personal service, the abundance of natural activities of Pinawa, and its unique location in one of the most attractive parts of the area. We plan to be more than a great Overnight and Seasonal Park. We plan to create an environment of pampered comfort and outdoor luxury that surpasses the standard fare. Expanding our exposure via the Internet and introducing the Pinawa area to people that have not yet discovered it.

Location

Relax Ridge Overnight Park would be located just outside the townsite of Pinawa. It would be located just off Hwy 211, on Alice Chambers Way. This new campground would be directly across the road from where Relax Ridge Seasonal Park is located now. I believe this is the best suited spot for an overnight campground, close to the walking and biking trails, close to the Pinawa Channel for canoeing and tubing, and still close enough to the town to enjoy everything Pinawa has to offer.



Management/Ownership

Relax Ridge Overnight Park would be owned and managed by the current owners of Relax Ridge Inc., Brent And Rhonda Henschell. We have owned and operated Relax Ridge Seasonal Park for over 10 years now and have a great understanding of the camping business and a great knowledge of the tourism business in and around Pinawa. We both understand the need for an overnight campground, and the economic advantage this would have for the other businesses in Pinawa.

1.1 Objectives

The objectives of Relax Ridge Overnight Park for the first three years of operation include:

- Obtaining all the necessary permits and environment licences.
- Clearing and building 24 overnight camping sites.
- Building an Office, Washroom/Shower building, and a sewer dumping station.
- Increase exposure and market using Internet technology and direct advertising.
- Through incentives and exposure on the Internet, we hope to get a 20% occupancy the first year the sites are in operation.

1.2 Mission

The mission of Relax Ridge Overnight Park is to become the best choice in Manitoba for temporary lodging by expanding our exposure via the Internet (with multiple networks and links), and introducing the area to market segments that have not yet discovered this camper's dream. We plan to be more than a great RV Park. We plan to create an environment of conveniences that surpasses the standard RV park. The overnight guests will have every need met to ensure his/her comfort. We are going to cater to the handicap community through continuing to upgrade our facilities to be 100% accessible. As owners, we intend to see that attention to detail and service will be followed up by a staff dedicated to each guest.

1.3 Keys to Success

The primary keys to success for Relax Ridge Overnight Park will be based on the following factors:

- Provide a facility that is first class with attention to detail.
- Give each guest a sense that he or she is our top priority.
- Provide quality service.
- Retain our guests to ensure repeat bookings and referrals.
- Ensure that all guests are informed of all that the Pinawa area has to offer.

2.1 The Plan

The plan



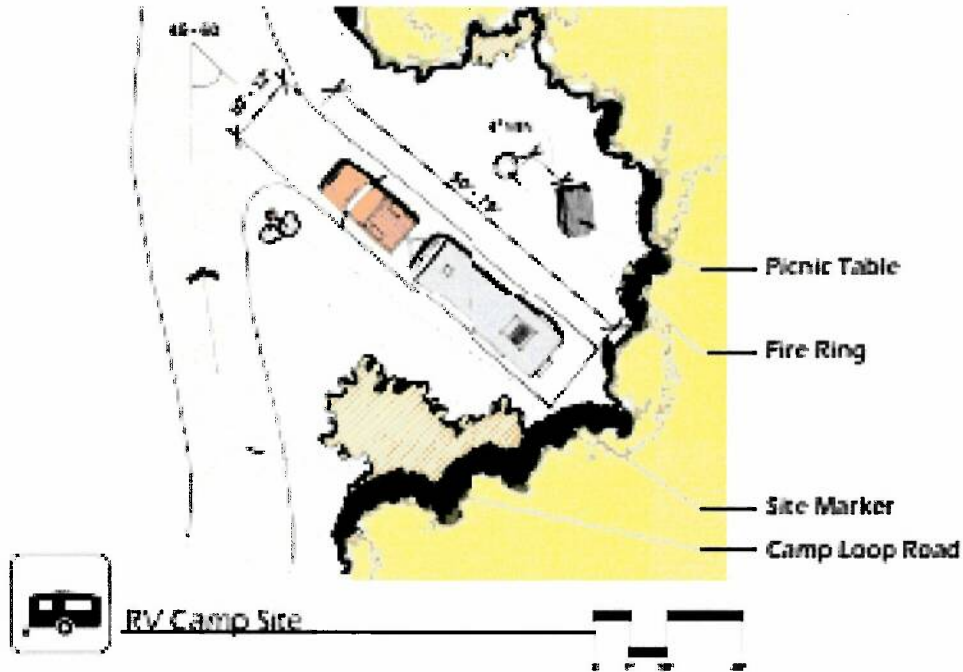
The vision for Relax Ridge Overnight Campground is to “provide a high-quality camping and outdoor recreational experience, along with providing a convenient place to stay for residents, regional visitors and tourists visiting Pinawa and surrounding region.”

- Creating a “park-like” camping atmosphere and experience, not an “RV park”.
- Providing a minimum of 24 and preferably up to 50 high quality campsites.
- Ensuring that a full range of camper types are accommodated – RVers, tenters, group users, and those bike touring.
- Providing better spaced (more private) and larger sites to accommodate modern campers.
- Improving services, including providing electrical and possibly water service to each site.
- Providing the opportunity for group camping.
- Providing up to six, 4 seasons yurts to provide accommodations for people without camping gear and provide accommodations for the winter activities that happen in this area as well.
- Providing Wi-Fi service.
- Leaving open the potential for some seasonal sites if we cannot fill the overnight sites we have built.

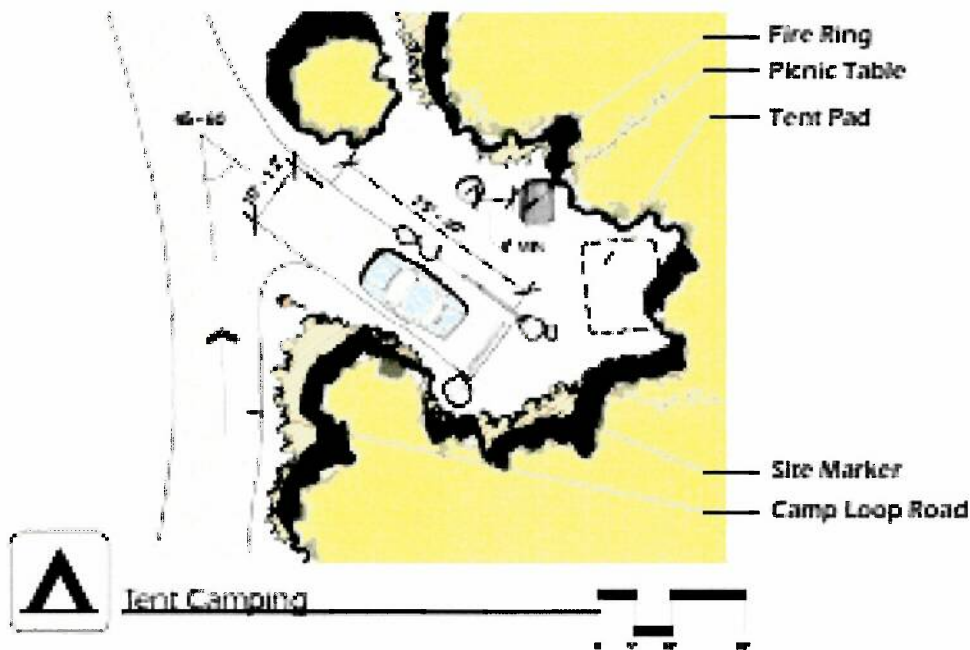
- Promoting of the walking, hiking, and bicycle trails in the area and the activities available on the Pinawa Channel.
- Providing a modern bath house/sanitation building and dump station.
- Providing support amenities like picnic shelters, trails, and open play space.
- Promoting the boat launch and swimming beach area.
- Implementing an advanced reservation system to make reserving a site more convenient.

2.0 Site Set-up

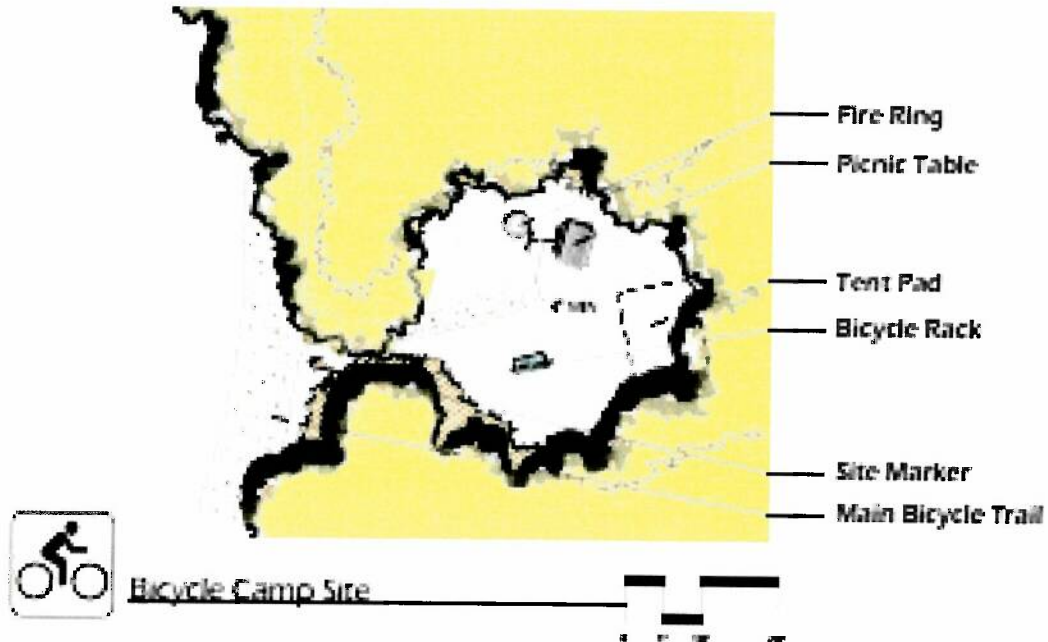
1- RV Site with 30 amp Power



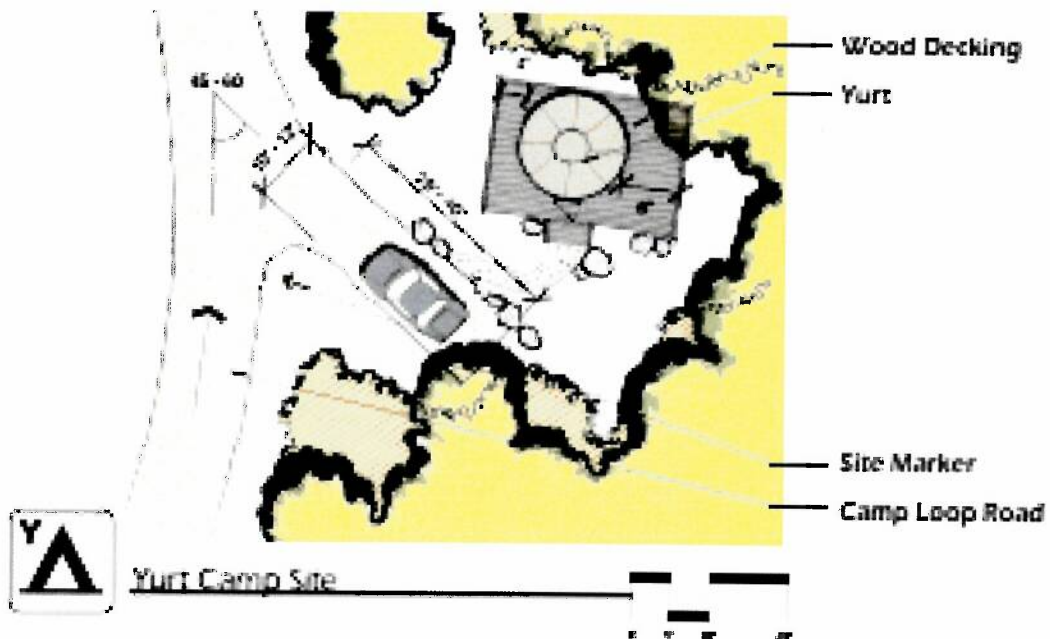
2- Tenting Site



3- Bicycle Camp Site



4- Yurt 4 Seasons Camping

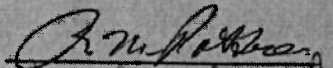


THE LOCAL GOVERNMENT DISTRICT OF PINAWA
RESOLUTION

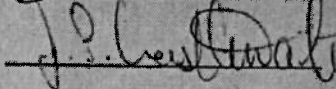
5859-11-19

November 19, 2019

Moved By:



Seconded By:



Whereas the following land was acquired by the Local Government District of Pinawa pursuant to Section 254 (1) of *The Municipal Act (Manitoba)* and dedicated to municipal use for public purpose works:

TITLE NUMBER 3027876/1

PARCEL "A" WORKS PLAN 65623 WLTO

EXC ALL MINES AND MINERALS OTHER THAN GRAVEL

IN SW 1/4 9-14-12 EPM

(the "Land");

And Whereas Council has determined that it is in the best interests of the Local Government District of Pinawa that upon completion of all public purpose works on the Land, that the Land be made available for use to encourage economic development;

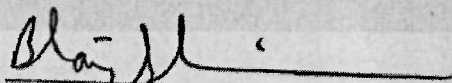
And Whereas all public purpose works on the Land have now been completed;

And Whereas the Land is free and clear of all encumbrances;

And Whereas Council has considered and accepted a proposal from Relax Ridge Inc. (the "Developer") to develop the Land by constructing a transient campground, including office and shower buildings, conditional upon the Developer entering into a development agreement with the Local Government District of Pinawa with respect to the Land;

Now Therefore Be It Resolved That:

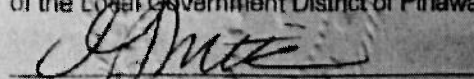
1. The Land shall hereby no longer be dedicated to municipal use for public purpose works and that the Land shall hereby be made available for use to encourage economic development;
2. It is in the best interests of the Local Government District of Pinawa to transfer title to the Land to the Developer for the purpose of constructing a transient campground, including office and shower buildings, conditional upon the Developer entering into a development agreement with the Local Government District of Pinawa with respect to the Land;



Mayor
LGD of Pinawa

CARRIED.

I hereby certify this to be a true and correct copy of Resolution No. 5859-11-19 of the Local Government District of Pinawa


Resident Administrator