

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Abe and Mary Epp
PROPOSAL NAME: Epp's Golf Course
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 4215.00

OVERVIEW:

The Proposal was dated June 14, 1996 and was received on November 27, 1996. The advertisement of the Proposal read as follows:

"A Proposal filed by Abe and Mary Epp to construct a nine hole par three golf course, an eight lane lawn bowling range and eighteen hole miniature golf course located on approximately 24 acres of land on part of SE 3-3-4W and Lot 2 and Lot 3, subdivision, Town of Winkler. A conditional use permit approving the use of the properties for the proposed facilities has been granted by the Town of Winkler. Construction of the development is targeted for 1997."

The Proposal was advertised in the Winkler Times on Monday, December 9, 1996. It was placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library, and the South Central Regional Library. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by January 6, 1997.

COMMENTS FROM THE PUBLIC:

The Town of Winkler advised Approvals Branch in writing on January 23, 1997 that the Conditional Use Order for the golf course approved on August 24, 1993 remains in effect. No public responses to the advertisement were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Natural Resources Note that a Water Rights Licence will be required if the proponent intends to use irrigation. The proponent should provide an exact legal description of the property and a detailed map showing the natural drainage.

Disposition:

The proponent advised Approvals Branch that he has contacted the Water Resources Branch directly concerning their requirements for a Water Rights Act Licence and has provided them with a drainage map of the property. At the request of Approvals Branch the proponent confirmed that the legal description of the property as indicated in the Environment Act Proposal is accurate.

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Manitoba Environment - Water Quality Mercury based fungicides should not be permitted. A buffer of vegetation between any waterbodies on the site is recommended to prevent direct access of run-off water containing pesticides and fertilizers. Note that the source water for irrigation is not mentioned in the proposal. Any receiving streams for off site drainage should be mentioned.

Disposition: Prohibiting the use of mercury based fungicides can be included as a standard licence condition. The proponent has advised Approvals Branch that irrigation will be provided from natural run-off on the property and directed to retention ponds. The existing drainage ditch running in a west to east direction through the property will be maintained. It is anticipated that some run-off from the golf course property will occur during spring melt and large precipitation events. In order to minimize the impact from pesticides and fertilizers, a licence condition will be included requiring that the drainage be retained on site, where it is practical to do so, and that the retention ponds are clay lined to prevent seepage into the groundwater aquifer.

Manitoba Environment - South-Central Region No objections or suggested requirements to the development as proposed.

Highways No concerns.

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

Manitoba Energy and Mines No concerns.

Rural Development No land use concerns.

Health No health related concerns.

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 identified.

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RECOMMENDATION:

The comments and concerns identified by the TAC 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 South - Central Region.

PREPARED BY:

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January 30, 1997
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