

SUMMARY OF COMMENTS/RECOMMENDATIONS

PROPONENT: Minnedosa Country Club
PROPOSAL NAME: Minnedosa Country Club Inc.
Golf Course Expansion
CLASS OF DEVELOPMENT: 2
TYPE OF DEVELOPMENT: Recreation
CLIENT FILE NO.: 4541.00

OVERVIEW:

The Proposal was dated July 17, 2000 and was received on July 20, 2000. The advertisement of the Proposal read as follows:

“A Proposal filed by the Minnedosa Country Club to construct a nine hole expansion to their existing nine hole golf course. The nine hole expansion is located on adjacent lands to the south of the existing golf course. A Conceptual Plan for the development has been prepared by Grant Golf on behalf of the Minnedosa Country Club. Construction is scheduled to begin in the Fall of 2000 with opening of the second nine holes targeted for the spring of 2002.”

The Proposal was advertised in the Minnedosa Tribune on Monday July 31, 2000. Copies of the Proposal were placed in the Main Registry, the Manitoba Eco-Network, the Centennial Public Library, and the Town of Minnedosa Municipal Office. It was also distributed to the "Recreation" TAC members for comment. All comments were requested by August 21, 2000.

COMMENTS FROM THE PUBLIC:

No public responses were received.

COMMENTS FROM THE TECHNICAL ADVISORY COMMITTEE:

Manitoba Conservation (Policy Coordination Branch) - Measures should be taken to prevent chemicals used on the golf course from leaching into the Little Saskatchewan River. The rate of water withdrawal from the river should not exceed 10% of the instantaneous flow of the river. The river intake should be screened according to DFO guidelines. Recommend that the proponent adopt a no feeding policy for Canada geese on the golf course. Shrub and tree plantings should not attract deer to the area.

Disposition:

- The concept plan provided with the proposal notes that the existing nine hole layout along the Little Saskatchewan River will remain intact including the existing treed buffer zones. The new loop of nine holes is designed to run south of the existing layout further away from the Little Saskatchewan River. With the

existing treed buffer left intact along the river residual chemical leaching from the expansion will not be significant, and therefore does not need to be reflected in the Licence.

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- The Environment Act Licence will require that the proponent obtain a Water Rights Act Licence for any irrigation withdrawals from the Little Saskatchewan River in order to ensure that the 10% of instantaneous flow requirement is met.
- The requirement to screen the water intake according to DFO guidelines can be accommodated as a condition of the Licence.
- The recommendation that a no feeding policy for Canada geese can be accommodated as a condition of the Licence.
- The Licence can require that the Department of Conservation Regional Wildlife staff be consulted during construction to reach an agreement on the types and location of shrub and tree plantings in order to maximize the benefit to the site and the local ecology.

Manitoba Conservation (Water Quality Branch) - Water Quality Management's concerns have been addressed in the Proposal. Since the expansion area is away from the established golf course which abuts the Little Saskatchewan River, it is not expected to pose any concerns with respect to erosion and water quality. Note that the proponent has identified the use of culvert crossings and silt traps, as required. Recommend that Water Resources address the use of additional river water for irrigation purposes.

Disposition:

Based on the above comments licence conditions to address Water Quality issues are not required. The Environment Act Licence will require that the proponent obtain a Water Rights Act Licence for any irrigation withdrawals from the Little Saskatchewan River as per the comments provided by the Policy Coordination Branch.

Mines Branch - No concerns.

Historic Resources Branch - No concerns.

Highways and Government Services - No concerns.

Intergovernmental Affairs - Note that the land is privately owned, however, the Town of Minnedosa has made an offer to purchase the property. A subdivision application to establish a parcel for the proposed expansion is pending. Note that the current zoning of the land for the proposed golf course is "A" Rural District which does not provide for golf courses as a permitted use. Intergovernmental Affairs advises that in conjunction with the subdivision application they will be recommending to the community that an amendment be made to the Minnedosa Planning Scheme to accommodate the Proposal. Recommend that dense tree planting areas be established along the east side of the 13th fairway and

along the south side of the 14th fairway to provide some buffering for future residential development in these areas.

Disposition:

It is recommended that issuance of the licence be held in abeyance pending confirmation that the zoning amendment permitting the use of the land for a golf course has been completed. The recommendation for the treed buffer can be accommodated as a condition of the Licence.

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Health - Recommend that waste disposal and gasoline storage comply with existing regulations. Dust, noise, gaseous and particulate emissions should be minimized. Pollutants or contaminated wastewaters should not enter sewage disposal and municipal ditch systems.

Disposition:

Comments can be accommodated through compliance with applicable regulation and/or as conditions of licencing.

Canadian Environmental Assessment Agency (CEAA) - Application of the Canadian Environmental Assessment Act with respect to the project will not be required. Health Canada, Fisheries and Oceans, Environment Canada and Natural Resources Canada would be able to provide specialist advice.

Disposition:

The applicant has been advised of the comment provided as a result of the Federal review of the Proposal by the Regional CEAA office.

RECOMMENDATION

As no responses were filed by the public in response to the Environment Act advertisement of the Proposal, a public hearing is not recommended. On the basis of the technical review of the Proposal a draft Environment Act Licence has been prepared and can be circulated to the TAC for comment. However, it is recommended that a decision with respect to the issuance of a final Environment Act Licence be held in abeyance pending confirmation that the zoning amendment permitting the use of the land for the golf course expansion has been completed. The Director of Approvals advised the applicant of this requirement in writing on August 30, 2000.

PREPARED BY:

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August 24, 2000

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