



**Conservation**

Environmental Stewardship Division  
Environmental Assessment and Licensing Branch  
123 Main Street, Suite 160, Winnipeg, Manitoba R3C 1A5  
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[www.gov.mb.ca/conservation/envapprovals](http://www.gov.mb.ca/conservation/envapprovals)

**FAXED**

**CLIENT FILE NO.: 5275.00**

December 4, 2007

Mr. Chad Olafson  
Narrows West Developments Inc.  
General Delivery  
Oakview MB R0C 2K0

Dear Mr. Olafson:

Enclosed is Environment Act **Licence No. 2792** dated December 4, 2007 issued in accordance with The Environment Act to **Narrows West Developments Inc.** for the construction and operation of the Development, known as the Northwind Narrows Golf Club, being an eighteen hole public golf course located on 238 acres of land on the western shore of Lake Manitoba Narrows and 300 meters north of Provincial Trunk Highway 68 within the Rural Municipality of Alonsa and in accordance with the Proposal filed under The Environment Act, dated March 9, 2006.

All other applicable federal, provincial and municipal regulations and by-laws must be complied with in addition to the enclosed licence requirements for the Northwind Narrows Golf Course development. In this regard, I would bring to your attention the following information, provided to us by the Manitoba Conservation Sustainable Resource & Policy Management Branch and Manitoba Infrastructure and Transportation (MIT).

Comments from Manitoba Conservation Sustainable Resource & Policy Management Branch:

The proponent should be aware that killing or harming migratory birds and disturbance, destruction or taking of their nests or eggs is prohibited under the Migratory Birds Convention Act. The proponent is responsible for ensuring that no migratory birds will be harmed and no active nests or migratory birds will be destroyed as a result of the development. If migratory birds or their nests may be harmed by this development, the proponent must contact the Canadian Wildlife Service for further direction.

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Comments from MIT, which will require your direct follow-up with MIT staff:

- Dust should be controlled during construction to avoid the possibility of reduces visibility on PTH 68
- Preliminary traffic generation information is required for the Narrows West Developments Inc. as a whole, as a condition of subdivision approval. The cost of a traffic impact study and any required on-highway improvements would be the developer's responsibility.
- The Proponent must provide appropriate traffic control (signage, detour, flagman, etc.) for access to the highway during construction.
- Any signs off PTH 68 or any changes to the existing signs require a permit from MIT.

For further information on the administration and application of the Licence, please feel free to contact Tim Prawdzik at (204) 622-2123.

Pursuant to Section 27 of The Environment Act, this licencing decision may be appealed by any person who is affected by the issuance of this Licence to the Minister of Conservation within 30 days of the date of the Licence.

Yours truly,



Tracey Braun, M. Sc.  
Director  
Environment Act

Enc.

c: B. Wright, Western Regional Director  
Tim Prawdzik, Environment Officer  
Millennium Public Library/Manitoba Eco-Network/Dauphin Public Library  
R.M. of Alonsa & Siglunes (As Registry) & (Office Copy)  
David B. Grant, Grant Golf (Faxed)

**NOTE:** Confirmation of Receipt of this Licence No. 2792 (*by the Licencee only*) is required by the Director of Environmental Assessment and Licensing. Please acknowledge receipt by signing in the space provided below and faxing (letter only) a copy back to the Department by December 10, 2007.

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On behalf of Narrows West Developments Inc.

Date

**\*\*A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES\*\***

# LICENCE

Licence No. / Licence n° 2792

Issue Date / Date de délivrance December 4, 2007

In accordance with The Environment Act (C.C.S.M. c. E125) /  
Conformément à la Loi sur l'environnement (C.P.L.M. c. E125)

Pursuant to Section 11(1) / Conformément au Paragraphe 11(1)

THIS LICENCE IS ISSUED TO : / CETTE LICENCE EST DONNÉE À :

**NARROWS WEST DEVELOPMENTS INC; "the Licencee"**

for the construction and operation of the Development, known as the Northwind Narrows Golf Club, being an eighteen hole public golf course located on 238 acres of land on the western shore of Lake Manitoba Narrows and 300 meters north of Provincial Trunk Highway 68 within the Rural Municipality of Alonsa and in accordance with the Proposal filed under The Environment Act, dated March 9, 2006, and subject to the following specifications, limits, terms and conditions:

**DEFINITIONS**

In this Licence:

“**Director**” means an employee of the department appointed as such by the Minister.

“**Integrated Pest Management Plan**” (IPMP) means a program designed to achieve stated objectives with respect to Pest Management at the Development, and to promote the optimum environmental and physical condition of the landscape, which includes text, drawings or illustrations describing the program.

**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.

**\*\*A COPY OF THE LICENCE MUST BE KEPT ON SITE AT THE DEVELOPMENT AT ALL TIMES\*\***

1. The Licencee shall locate fuel storage and equipment servicing areas established for the construction and operation of the Development a minimum distance of 100 meters from any waterbody, and operate the fuel storage areas in compliance with the requirements of *Manitoba Regulation 188/2001* or any future amendment thereof, respecting *Storage and Handling of Petroleum Products and Allied Products*.
2. The Licencee shall, at all times during the construction of the Development, have materials available at the construction sites to contain and recover spills of fuel and other fluids associated with construction machinery.
3. The Licencee shall ensure that non-reusable demolition and construction debris from the Development is disposed of at a waste disposal ground operating under the authority of a permit pursuant to the *Waste Disposal Ground Regulation, MR 150/91* or any future amendment thereof, or a License pursuant to The Environment Act.
4. The Licencee shall during construction and operation of the Development:
  - a) immediately report any reportable spills to Manitoba Conservation's Accident Reporting Line at (204) 944-4888, in accordance with *Manitoba Regulation 439/87* or any future amendment thereof, respecting *Environmental Accident Reporting*; and
  - b) at the request of the Director, provide a follow-up report to the Director on a reportable environmental accident.

### **SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS**

#### **Respecting Pre-Construction**

5. The Licencee shall, prior to construction, provide a copy of this Licence to the contractor and subcontractor(s) involved in the Development.
6. The Licencee shall, prior to construction, retain a qualified on-site naturalist to conduct a survey of the Development area to determine the presence of any rare and endangered species, ecological communities and species at risk, including snake hibernacula. The presence of rare and endangered species, species at risk and snake hibernacula within the Development area shall be reported immediately to the Biodiversity Conservation Section of the Manitoba Conservation Wildlife and Ecosystem Protection Branch in order to reach an agreement on impact mitigation measures for these species. A report on the results of the survey and proposed mitigation shall be filed with the Director.
7. The Licencee shall, prior to construction start-up, mark nesting sites observed during the inspection to be undertaken in accordance with Clause 6 of this Licence in order to ensure that the areas remain undisturbed during the nesting and brooding season.

#### **Respecting Construction**

8. The Licencee shall locate a pesticide storage structure(s):

- a) in an area on the Development property that is not subject to flooding;
  - b) in a dry, well ventilated separate building enclosed by a security fence;
  - c) 100 meters from property zoned residential;
  - d) 100 meters away from single residences; and
  - e) 100 meters away from waterbodies and wetlands.
9. The Licencee shall construct and maintain the concrete floors and curbs of a pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.
10. The Licencee shall, prior to construction of a clubhouse facility wastewater management system associated with the Development, register the clubhouse wastewater management system in accordance with the provisions under the *Onsite Wastewater Management Systems Regulation 83/2003* or any future amendment thereof.

### **Respecting Operation**

11. The Licencee shall, prior to operation of the Development, obtain a Water Rights Act Licence for water withdrawal requirements associated with the Development.
12. The Licencee shall, prior to operation of the clubhouse facility, contact the Manitoba Office of Drinking Water to obtain a Certificate of Approval under the Public Health Act for the operation a potable water supply associated with the Development.
13. The Licencee shall submit an Integrated Pest Management Program (IPMP) Report to the Director prior to operation of the Development. The Report shall propose an IPMP for a 5 year period beginning at the opening date of the Development.
14. The Licencee shall, prior to operation of the Development, obtain an annual Pesticide Use Permit pursuant to *Manitoba Regulation 94/88R* or any future amendment thereof, for the storage, handling and application of pesticides in conjunction with the golf course operation.
15. The Licencee shall, during the operation of the Development, prohibit the use of any mercury based fungicides or Diazinon on the Development.
16. The Licencee shall, during the operation of the Development, prohibit application of pesticides, nitrogen and phosphorous:
- a) within 10 meters of wetlands and waterbodies adjacent to the Development;
  - b) between 10 and 20 meters from wetlands and waterbodies adjacent to the Development, other than hand spot spraying, and
  - c) in areas with very poorly drained soils classified as 6W, and 7M, and in areas with unimproved organic soils classified as 05WD as described in Figure 1 attached to this Licence.
17. The Licencee shall maintain nutrient buffer zones along the shore of Lake Manitoba within the development area as follows:
- a) 30 meters in areas with permanent vegetation; and
  - b) 35 meters in areas where is no vegetation.


18. The Licencee shall comply with the requirements of regulations pursuant to the Water Protection Act with respect to nutrient management plans.
19. The Licencee shall contain and clean up immediately:
  - a) any on-site pesticide spill;
  - b) waste water generated from any response action due to an on-site release of pesticides; and
  - c) contaminated water resulting from the extinguishing of a fire involving pesticides.
20. The Licencee, subject to obtaining approval from an Environment Officer, shall immediately dispose of any contaminated material in accordance with the approval.

**Respecting Alterations to the Development**

21. The Licencee shall obtain approval from the Director for any proposed alteration to the Development before proceeding with the alteration.

**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.

  
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Tracey Braun, M. Sc.  
Director  
Environment Act

Client File No: 5275.00

FIGURE 1 TO ENVIRONMENTAL LICENCE NO. 177M

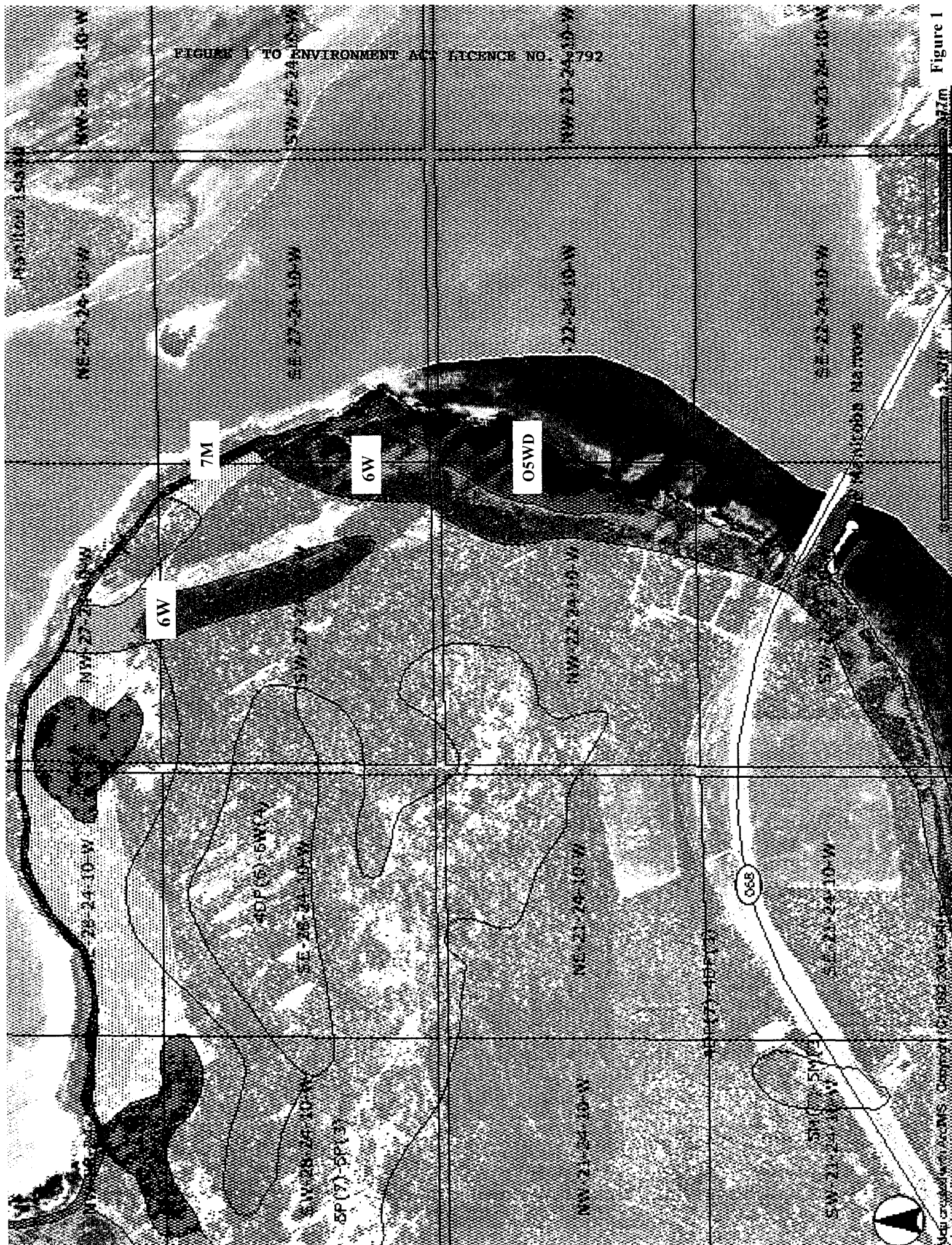


Figure 1