

Environment Act Licence

Loi sur l'environnement Licence

Manitoba
Conservation
Conservation
Manitoba



Licence No./Licence n° 1240 R

Issue Date/Date de délivrance November 28, 1988

Revised: October 9, 2003

LORETTE GOLF COURSE LTD.; the Licencee"

for the construction and operation of the Development, known as the Lorette Golf Course, being a eighteen hole public golf course located on land legally described as part of River Lots 48, 49 and 50 in the Parish of Lorette in the Rural Municipality of Tache and subject to the following specifications, limits, terms and conditions:

DEFINITIONS

In this Licence:

- "high water level" means a line defined by the normal high water mark determined by plant growth and soil conditions observed at and in the vicinity of land adjacent to a waterway; and
- "Shoreline Preserve" means an area of land adjacent to a natural waterbody wherein development shall not occur.

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.

1. The Licencee shall, during operation of the development, participate in the Manitoba Golf Superintendent Association (MGSA) Environmental Program and undertake an environmental review of the development in accordance with the MGSA Environmental Self Assessment Checklist, September, 1999.
2. 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* respecting *Storage and Handling of Petroleum Products and Allied Products*.

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

3. 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.
4. The Licencee shall, during the full term of the construction of the Development, cleanup and deposit all debris from the construction sites at a Waste Disposal Ground operating under the authority of a permit issued pursuant to *Manitoba Regulation 150/91* respecting *Waste Disposal Grounds* or a Licence issued pursuant to The Environment Act.
5. The Licencee shall, during construction, dispose of all sewage and septage from on-site sanitary facilities in accordance with *Manitoba Regulation 95/88R* respecting *Private Sewage Disposal System and Privies*.
6. The Licencee shall, during construction and operation of the Development, report spills of fuels or other contaminants to an Environment Officer in accordance with the requirements of *Manitoba Regulation 439/87* respecting *Environmental Accident Reporting*. Any reportable spills shall be reported immediately to Manitoba Conservation's Environmental Accident Reporting Line at 204-944-4888.

SPECIFICATIONS, LIMITS, TERMS AND CONDITIONS

Respecting Pre-Construction

7. The Licencee shall, prior to construction, provide a copy of this Licence to the contractor and subcontractor(s) involved in the Development.
8. The Licencee shall provide for a Shoreline Preserve along the shore of the Seine River. The Preserve shall be a strip of land a minimum distance of 10 meters in width from the high water mark or stabilized areas along the shoreline within the Development area. Vegetation, including grasses, trees and shrubs, shall be maintained within the Shoreline Preserve. The limits of the Shoreline Preserve shall be surveyed and marked prior to grading of adjacent fairways.

Respecting Construction

9. The Licencee shall:
 - a) prevent the removal of existing rock, cobble and natural woody material in the water and along the shoreline of the Seine River;
 - b) place excavated material above the high water line and in a location where the material will not erode into any watercourse; and
 - c) apply and maintain effective short and long term erosion control measures until vegetation is established.

10. The Licencee shall, during construction of water retention pond(s), line the pond(s) with clay to a minimum depth of 0.5 meters to prevent seepage from the retention pond entering the groundwater aquifer.
11. The Licencee shall, from April 1 to June 15 of each year during construction, cease all construction activities that may impact the Seine River and which may affect fish mobility and fish habitat.
12. The Licencee shall ensure that the irrigation water intake is screened at all times when the intake structure is in the stream flow in accordance with the procedures described in " *A Fish Screening Guide for Water Intakes* " published by Fisheries and Oceans Canada.
13. 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) 300 meters away from the shoreline of the Seine River.
14. The Licencee shall construct and maintain the concrete floors and curbs of the pesticide storage structure(s) so as to prevent spilled liquids from leaking into the soil.

Respecting Operation

15. The Licencee shall manage sewage generated from the Development by the use of holding tanks or by connecting to the municipal sewage system. An assessment of the additional load from the Development on the municipal system shall be carried out prior to operation of the Development.
16. The Licencee shall, prior to operation of the Development, obtain an amended Water Rights Act Licence for any additional water withdrawal requirements associated with the Development.
17. The Licencee shall, prior to each year of operation of the Development, obtain an annual Pesticide Use Permit pursuant to Manitoba Regulation 94/88R, or future amendment of, for the storage, handling and application of pesticides in conjunction with the golf course operation.
18. The Licencee shall, during the operation of the Development, prohibit the use any mercury based fungicides and Diazinon on the Development.
19. The Licencee shall, during the operation of the Development, prohibit application of pesticides:
 - a) within 10 meters of the high water level of the Seine River; or
 - b) between 10 and 20 meters of the high water level of the Seine River, other than spot spraying by hand.

20. 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.
21. 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

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

REVIEW AND REVOCATION

- A. Environment Act Licence No. 1240 is hereby rescinded.
- B. 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.
- C. If the construction of the Development has not commenced within three years of the date of this Licence, the Licence is revoked.
- D. 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.



Larry Strachan
Director
Environment Act