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**Marine Drive, Valley &
Canal Community Council
July 5, 2004**

TO: Marine Drive, Valley & Canal Community Council

SUBMITTED BY: _____
Dr. Wayne T. Stobo, Chair, Halifax Watershed Advisory Board

DATE: June 10, 2004

SUBJECT: **Recommendations from HWAB RE: Amendments to Halifax Golf and Country Club (Ashburn), Fall River Course Development Agreement (REVISED)**

INFORMATION REPORT

ORIGIN:

At the March 17, 2004, Board meeting, Mr. Richard Harvey, HRM Planner, presented a proposal from the Halifax Golf and Country Club to have four changes to the existing development agreement to develop 18 new holes. The existing development agreement was approved in 1998 but no work was undertaken. In 1997 the Halifax County Watershed Advisory Board met and prepared recommendations concerning the proposed development. (see attached recommendations)

The Club is now interested in proceeding with the development but as priorities have changed in ways not keeping with the requirements of the original development agreements. Specifically it would like to :

1. Establish a completely new Clubhouse while retaining the old one for alternative uses.
2. Establish recreational features such as swimming and a boathouse and launch at Kinsac Lake.
3. Forgo the enlargement of a wetland that was to be a treatment feature of the Club's sewage treatment plant and a receptor of runoff from a parking lot.
4. Develop only a few golf holes at a time and as a result, limit many environmental studies and protection measures that are required by the current development agreements to areas where construction will occur as opposed to over the entire areas characterized as "Phase 1" and "Phase 2".

RECOMMENDATIONS:

1. **New Club house proposal:** This is proposed to be located to the west of the existing parking lot in the area where the present pro shop is located. The Board recommends that the domestic sewage from this will be treated in the existing, or an upgraded sewage treatment plant. The Board was informed that NSDE&L has approved the existing plant. During the construction period, a proper storm water management plan for this site is to be implemented, as specified in the existing development agreement, to prevent any excessive siltation-runoff into the surrounding area.

2. **New Kinsac Lake Recreation Facilities:** Any developments of this area are 'as of right development' and are not covered by the existing development agreement. The proponent provided no details related to the recreation facilities, thus only general recommendations can be made. Assuming the development will occur on the small peninsula area that is adjacent to the existing golf course (on the east side of the railroad tracks), the Board makes the following recommendations:
 - a. Any construction involving clearing and or excavation on this area should be designed to ensure at least 20 meter buffer zones are instituted between the lake shore and or wetlands in the area from the Spring high water levels.
 - b. If any toilet facilities were to be proposed for the area it should be designed as a compost type or temporary (such as Portable toilets as used at construction sites etc).
 - c. If there are to be any piers considered for the boating facilities they should be of the floating type or other temporary types that would minimize the impact on the lake shore, bottom and water circulation.
 - d. If and when a proposed design for these facilities are received, the HWAB would like to review and comment on them before permission is given to carry out any of the proposed clearing and/or construction.

3. **Wetland Enlargement:** This proposed change has several aspects to it as follows.
 - a. The proponent would prefer to not enlarge the wetland area into which the sewage effluent from the existing plant is to be passed before entering Kinsac Lake. Instead they are proposing that a recirculating sand filter be used to treat the effluent from the existing treatment plant. The Board continues to recommend an engineered wetland to be used as recirculating sand filters are not as effective in removing phosphorus from sewage effluent.
 - b. If an engineered wetland is required in the amended development agreement, the design should be approved by HRM and the Board would like to participate in the

review of the design features. This concept has been used in many places in North America successfully and requires little maintenance.

- c. Alternatively, if a recirculating sand filter system is approved, the effluent exiting the sand filter could be collected and pumped back onto the golf course as a means of irrigation and 'effluent polishing'. As well, a long term maintenance plan for the sand filter system, conducted by a certified licensed sewage plant operator should be required in the development agreement.
- d. Samples from the STP outflow going into Kinsac Lake should be routinely collected (at least quarterly) and analyzed with copies of the report being provided to HRM and the Board for review. This sampling could be conducted at the railroad culvert.
- e. It is recommended that the stormwater from the existing parking lot, the runoff from the new second parking lot and the new club house should be directed so that it will go down the north side of the Golf Course Road through a series of grass swales, contoured to reduce surface flow rates, past the entrance gate and into the existing open ditch which will carry the stormwater east to the 36 inch culvert under the railroad line and hence into Kinsac Lake. Other stormwater from the site on the south side of the Golf Club Road passes through an 18 inch culvert below the entrance gate and into the same open ditch on the north side. In this ditch, methods such as surge rock or barriers need to be constructed to continue to reduce water velocity before the water reaches the railroad culvert to prevent excessive siltation entering Kinsac Lake.

4. Environmental Studies and Protection Measures

- a. It is recommended that prior to any future development, a general environmental survey be conducted over the whole proposed 18-hole addition to the golf course to determine if acid shale exists in any areas where excavation may occur.
- b. If identified in the area, safe guards, as specified in the existing development agreement must be followed as development proceeds. It is recommended that new baseline water testing be carried out prior to any construction since the original testing protocols were not sufficiently precise in measuring phosphorus levels. The sampling should be the same as those previously conducted for the existing development agreement. This additional testing will also allow for comparison of the original baseline information against the potential impact that development of the Capilano Estates may have had in the intervening period.
- c. It is recommended that the size of the culvert under the Golf Club Road be re-assessed for its capacity to handle peak runoff flows and be replaced by a larger size culvert if required.

Additional copies of this report, and information on its status, can be obtained by contacting Sheilagh Edmonds, Legislative Assistant at 490-6520.

c.c: Richard Harvey, Planner II
Halifax Golf and Country Club