

Appendix I: Public Correspondence Log

Summary Table – Submissions Received
Phase 3 – General (Herring Cove, Spryfield, Kidston Lake)
Phase 3 – Purcell's Cove (C005 and/or C025)
Phase 3 – Purcell's Cove (C025)
Phase 3 – Cole Harbour, Atholea Drive (C047)
Phase 3 – Paper Mill Lake, Bedford (C061-B)
Phase 3 – Goodwood, Exhibition Park (C086)
Phase 3 – Herring Cove / Spryfield (C070A, C071, C074, C333)
New Requests – Fraser Lake, Timberlea (C337)

Resident Comments on Site Specific Requests				
Request #	Contact	Comment	Attach.	Source
Phase 3 – General (Herring Cove)				
C376	Rahul	Dear Officer , We really need Kids parks area at entrance of herring cove. Pls count the population, we always need to take kids so far for play . Pls consider. Regards Rahul	None	Email
C387	Joanne	All Phases: What studies have been done to realize what impact 5000 new homes from the Armdale Rotary to Herring Cove? Road maintenance Sewer and water infrastructure Schools The city services are already not being completed. With 10,000 new people, Spryfield is not prepared for this. Changing zoning is not the answer. Be prepared to fail. Traffic is beyond. Schools are crowded. The house cleaning of developers is disgusting, nothing but garbage. Regards Joanne	None	Email
Phase 3 – Purcell's Cove (C005 and/or C025)				
C042 (3)	Kathleen Hall	I am writing in response to the request for the extension of services put forward by the owners of the above noted property. In short, I am very opposed to this request for several reasons. The notion of the extension of services down the Purcell's Cove Road past Wenlock Grove was put to rest years ago following a lengthy investigation initiated by HRM and carried out by CBCL Engineering. The public spoke loud and clear in overwhelming rejecting the suggestion. Council responded when it accepted the recommendation of CBCL and determined there would be no extension. It was not only the threat of development in the area which was on the minds of the residents. The cost of the extension to be borne by the residents was prohibitive even 10 years ago. The estimated cost in todays dollars would be beyond the reach of many residents who are senior and live on savings and pensions. Another major reason for the rejection of any extension of services is, and was, that it is not necessary. I live on a road next to the subject property and no one is complaining. Half of the residents are 'older' including me but we attend to matters and prepare for power outages. I would suggest the owners of the subject property invest in a propane generator as this would negate the unavailability of water and the property is already serviced by propane. Finally, our area, including the subject property, is the site of the largest and most significant collection of rhododendrons and azaleas east of Quebec. The required unearthing of literally hundreds of these beautiful specimens would be virtually impossible and completely unnecessary. I wish to express my thanks to HRM staff and Council in the consideration of my letter. Sincerely, Kathleen Hall	None	Email
C191 (1)	Hilary Marentette	It has come to my knowledge that the owner of this property has applied for an extension of water service. This is of concern since several years ago there were extensive community meetings deliberating the extension of water and sewer services along Purcells Cove Road and there was very strong community feeling that this would not be a good thing because of the terrain and the cost to individual properties could be prohibitive for many families. Also this area of the city has unique plant and wildlife and further development which would ensue no doubt with the addition of these services, would be greatly impacted. Sincerely, Hilary Marentette	None	Email
C193	Eliz Holly Woodhill	I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests.	None	Email

		Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, Thank you Eliz Holly Woodill		
C239	Peggy Cameron	Please find attached a submission from Friends of Halifax Common for consideration at the upcoming review of rezoning requests in the William's Lake/Backlands area.	Yes	Email
C245	Patricia Manuel	Dear HRM Regional Plan Review Team I am submitting feedback to Phase 3 site specific requests, specifically items C025, and C005 Regarding C025 Lands on Purcells Cove Road (PID 41342080) – This approximately 10 acre property includes a footpath leading from Purcell's Cove Road to a traditional swimming area in a small cove of Williams Lake. People of all ages use the path and have done so for many years, longer than anyone can remember. It is a short walk from many neighbourhoods in the area. It is also within walking distance of bus #25 that provides all day service along Purcell Cove Road to Williams Lake Road. Unfortunately, service for the direct bus #415 was reduced to peak hours only. Regardless, there is still a bus nearby. The path across this property is now the only route to this cove. A recently developed adjacent property now blocks previously available shoreline access from the dam at Lawson's Brook. The new path from Purcells Cove Road to the dam and the Shaw Wilderness Park is no longer an option to access the cove. Subdivision and large lot development appears to be the speculative plan for this property. Access to this traditional swimming cove will be lost for good with development of this second property unless there is a requirement to maintain a public access to the lake at this location, including the path and cove shoreline. Furthermore, lot development will impact the environment of the lake shore and the lake. The north edge of the property is steep and the forest here is mature. It is the last remaining section of mature, naturally wooded shore and slope between the lake and Purcells Cove Road. The road is well back from the lake, but development from subdivision will encroach on the lake like it has along most of the north shoreline. The stress on Williams Lake and its water quality and water levels is already well-documented in many submissions to Council over the years. The Shaw Wilderness Park protects a section of the southern shoreline, but the rest of the watershed and shore remain vulnerable; impacts from the north side accumulate. The fate of the remaining woodland along the shore of Williams Lake needs to be considered in the context of implementing the Green Network Plan and renewed planning for this part of Halifax. Enabling subdivision and development of this property with a zone that would allow for unserved subdivision and development would mean continued incremental loss for Williams Lake, loss of public recreational benefit and traditional use, and loss of ecosystem services. Regarding item C005, 2137 Purcell's Cove Road and the request for an extension of water services – the request is from one property owner for a property in close proximity to the service terminus; it is not an extension to enable a subdivision and seems reasonable on the surface. However, like item C025, it represents incremental change - creep - and potential incremental impact. In this case, it is the incremental extension of city services that adds pressure to extend services further along Purcells Cove Road and potentially enable development at a larger scale. The Shaw Wilderness Park has put to rest development of one part of the Backlands, but other properties remain, land which is the subject of a Phase 4 site specific request (Case number 22257). Service extensions to existing developed single lots without further development potential should not be considered until any possibility of land subdivision that might be enabled by service extension along Purcells Cove Road is extinguished. Thank you for considering my input. Patricia Manuel, PhD MCIP LPP	None	Email
C246 (1)	Katherine Kitching	Hello, I would like to submit feedback on Items C025 and C005 in your regional plan review. I am not in favour of either of these requests- I am concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from the Purcell's Cove rd. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particular close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one.	None	Email

		I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. Regarding item C005, I am concerned generally about any further development on the Backlands-side of the Purcell's Cove road, and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending water service farther along the road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands is not available for future development and subdivision. thank you very much for considering my concerns, Katherine Kitching		
C374	James Kirby	In regards to Mr Maskine's request to redesignate the property on the Purcell's Cove Rd from urban reserve to urban settlement. As noted by Zzap this is the last parcel of urban reserve land yet to be developed in this immediate area adjacent the Shaw Wilderness Park (SWP). As such it is even more important that this property get enveloped into the SWP. This portion of land contains old growth forest, is habitat to many animal's (mammals, reptiles and water fowl) and acts as a buffer/filter to Williams Lake that would be eliminated by stripping the land to build a subdivision. Any mention of "As Of Right" developments on this property should be quashed; past developments of As Of Right properties have proven to be exploitive and flagrant, often flying in the face of the surrounding properties (ie. 116 Purcell's Cove Rd.). HRM and developers should be more concerned with redeveloping areas of the peninsula to boost density rather than contribute to more urban sprawl. It has been proven that Williams Lake has suffered due to developments further upstream in Governors Brook, any development here will only lead to it's further deterioration. Finally, as a sign of integrity and one of good faith this land should be donated to the greater whole of the Shaw Wilderness Park. Kind regards, James Kirby	None	Email
C383 (2)	Julien Delarue	To whom it may concern: I am a resident of the Purcell's Cove area (). I am writing to ask you to reject the request for an extension of water services to her property made by Ms. Gina Stick. There are many efficient ways to gather rain water from one's property that should attempted and encouraged before imposing such heavy work on other residents. It is clear from a survey of residents along Purcell's cove road that the majority is strongly opposed to an extension of municipal water and sewer services beyond their current end point. It would also increase development pressure on this area, which I also strongly oppose. Thanks for considering this request. Sincerely, Julien Delarue, M. Phil.	None	Email
C413	Elizabeth McCarthy	Dear Regional Plan Review, Re: "Quick Adjustments: - Regional Plan Review regionalplan@halifax.ca As a long-time resident of Fergusons Cove and as a supporter of nature, I am writing to you to implore you NOT to allow rezoning of, or permission for, the following items: 1) (Item C025, Case number 22257 re: proposed rezoning of Purcells Cove Backlands) <i>NOT to allow rezoning of</i> (from Urban Reserve Lands to Rural Commuter) OR any further development of these Urban Reserve Lands surrounding and including Oceanview Drive., 2) (Item C025) <i>NOT</i> to allow rezoning of a 10-acre property next to Halls Road (PID 42342080) in order to permit an unserviced subdivision by a Mr. Tony Maskine. 3) (Item C005) <i>NOT</i> to allow extension of city services to the property of a Gina Stick. Regarding #1 — a) Only a few short years ago, extension of water and septic beyond Williams Lake Road was rejected. (When a feasibility study for the potential extension to municipal sewer and water services along the Purcells Cove Road was conducted, the views of the residents were canvassed. It was clear that there was absolutely no appetite for development) 2 b) Automobile traffic from this area into the Armdale Rotary has already reached a critical level and cannot support further demand. c) There is concern that development in this area could affect the woodlands, wildlife and ground and surface water quality. The Backlands have been referred to as the lungs of Halifax—helping to reduce carbon release into the atmosphere. d) I strongly believe that these unique and beautiful Backlands should be preserved in their natural state and should be integrated with the Shaw Wilderness Park. Regarding #2 — Were this development allowed, a traditional access to Williams Lake would likely be obstructed. Further, the effect of such development could be to reduce natural drainage of the wetland area into Williams Lake — already suffering from low water levels. Finally, the need for housing in HRM is not for high-end homes (as are being considered) and not in this area. Regarding #3 — Extension of city services beyond Wenlock Grove has already been rejected. Without support of current residents, would Ms. Stick be willing to pay for such an extension? ... In summary, the larger Purcells Cove Backlands (including the three areas mentioned above), have ecological and recreational values that demand preservation. The properties which would be developed would be only high-end homes well outside central Halifax, and therefore not be helping the current need for housing that HRM has expressed.	None	Email

		In its current state, Halifax Transit provides very limited service to the area of Purcells Cove Road beyond Williams Lake Road—meaning further stress—i.e. increased automobile traffic— would be placed on the access to peninsular Halifax. The Purcells Cove study area is not designated as a growth area within the current HRM Regional Plan. Further, in the 2014 Regional Plan Review, staff estimated that there was sufficient supply of potentially developable lands for at least 28 to 35 years—(now remaining—developable lands for 20 to 27 years)2. Having been a long-time resident of the Purcells Cove/Fergusons Cove area and a lover of the rugged and natural state of the Backlands, much of which is ecologically unique, I urge you to resolve that the whole of the undeveloped Backlands be given zoning of "open space protected status" and to consider its integration with the Shaw Wilderness Park. This area should be preserved not only for current Haligonians, but also for future generations. Please acknowledge receipt of this letter. Sincerely, Elizabeth DuBois McCarthy 1 HRM Planning Staff Report, "<i>Purcells Cove Backlands-Shaw Group and Nature Conservancy of Canada Proposal</i>" (14 September 2016), pp 8-9. 2 From "<i>Planning and Engineering Feasibility Study - Purcell's Cove Road Servicing, Halifax - Final Report</i>"(July 4, 2013) "Chapter 5 - 5,1 Summary "Service Area Analysis"		
C431	Lucie Taussig	to whom it may concerned We understand the need for more housing in HRM however HRM also needs free accessible outdoors for all. Rezoning for individual house is not the solution. This is why I would like to express my disapproval on the points below. 1) item C025 Re: lands on Purcell's Cove Road (PID 41342080 Location of this approximately 10-acre property is next to Halls Road in the location where Haligonians have traditionally parked cars and walked the path down to Williams Lake. Request from ZZap Consulting, on behalf of Tony Maskine, to redesignate the property to permit an unserviced subdivision. —> instead you should make it a nicer public access instead 2) item C005 Re: 2137 Purcell's Cove Road. Request by Gina Stick for an extension of water services to her property. PLEASE NOTE THAT IF THIS PROPOSAL IS APPROVED, IT WILL ADD PRESSURE TO EXTEND FURTHER DEVELOPMENT. Lucie Taussig	None	Email
C436	Catherine McKinnon	To Whom It May Concern, I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, Catherine McKinnon	None	Email
C438	Martha R. Leary	To Whom It May Concern, As I reviewed Phase 3 of the Regional Plan Review: "Quick Adjustments", I found some very disturbing news regarding a large section of the Purcell's Cove Backlands. I am against the rezoning of the lots in the Backlands to Rural Commuter, Urban Settlement or any other non-conservation designation, specifically, items C025, C005 and	None	Email

		C025, Case number 22257. Data collected by Williams Lake Conservation Company and Backlands Coalition from the 2021 migratory and nesting season found 97 species of birds using the area for food, rest and reproduction over the season. The Backlands provide healthy habitat for many common woodland birds and waterfowl as well as some endangered and threatened bird species. The Common Nighthawk (threatened status) was sighted on two separate occasions. In July, two adult Nighthawks were seen in flight above the Backlands with two young fledged Nighthawks. This is very promising. Two endangered species sighted were the Barn Swallow and Chimney Swift. Because of the availability of a varied cross-section of habitat in the Backlands, the possibility still exists for hosting summer breeding for other endangered species such as Rusty Blackbird and Canada Warbler. Every waterfront area in HRM is being developed with high-end luxury developments. This does not solve our housing crisis. In fact, if we expect our population to live in increasing density, we need to preserve large spaces for the common good. We need to be proactive in protecting these areas for the benefit of all. The area immediately adjacent to the Shaw Wilderness Park is a vulnerable part of the Williams Lake watershed, a wildlife corridor and a traditional pathway used by people to access the lake. Further development should be restricted in order to allow the public to continue to access and enjoy this space. I ask that Council show leadership in protecting the Backlands. Please send a clear message that the Backlands are not available for future development and subdivision. There is a growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is a public resource for our growing city. See the webpage for Backlands Coalition for more information on this unique and precious area http://backlandscoalition.ca Thank you for your consideration, Martha R Leary Williams Lake Conservation Company, Director Member of Backlands Coalition		
C439 (1)	Meghan Marentette	To whom it may concern, I am devastated about the proposed rezoning of a large portion of the Purcells Cove backlands into 'rural commuter' properties. This land is made up of quiet, historic trails which are treasured by locals and contribute greatly to our quality of life. It provides habitat for birds, hares, deer, and other wildlife which are increasingly pushed out from the city of Halifax by housing development. There are rare jack pine barrens, wetlands, streams, ponds, lakes and natural, healthy forest here -- more development, population and traffic pollution in this area would devastate this already threatened natural environment. Every day, I walk these trails -- their existence is the reason I live here - it is the reason we <i>all</i> choose to live in the communities that surround the backlands, whether we walk the trails or not. We are close to undeveloped nature, and it is quiet. In Purcell's Cove, Fergusons Cove, and the Williams Lake communities, we felt assured that the backlands area was conserved and protected land -- in fact there are already government signs declaring the land around Purcell's Pond as "Conservation Lands" - though I've noticed one sign has disappeared recently with no explanation. We were told that the developments on the Herring Cove Road side were <i>the last</i> developments that would be allowed anywhere near the backlands. To hear that this land is in fact not protected and could be taken over by a development, however "rural", is absolutely shocking to our communities. We were under the impression that the backlands in their entirety were now protected, not only because of its important lake system, but because our communities, time and time again, have cried out in objection when faced with the threat of further development. Were we not heard? I am also deeply upset that the City of Halifax did not contact and inform every resident along the Purcells Cove Road, John Brackett Drive, and all side roads, that this was being considered - as a democracy, how are we supposed to give feedback when we don't know what is happening? It is negligent of the city planning department to not inform <i>every resident</i> in a constituency where there are proposed changes in zoning. I am disheartened that growing the population of Halifax has become a greater consideration than the importance of conserving nature and the healthy lives of those who already live here. Besides the issues surrounding the conservation of nature, Purcell's Cove Road cannot handle any more traffic - it can't even handle the traffic it already has. We have issues with water drainage, constant speeding vehicles, illegal all-terrain vehicle use on crown land, and illegal garbage dumping which the city continues to ignore, despite many calls our community has made to 311 and letters to councillors to report these issues. These communities, forests, and roads simply cannot handle more population. Enough is enough. We are quiet, historical coastal communities and we want it to stay that way. I strongly object to the rezoning of this area for any development, and instead propose that the entire area of the Backlands become properly protected by the City of Halifax, forever. There is so little nature left inside the city -- we <u>must</u> protect what we have left. Sincerely, Meghan Marentette	None	Email
C441	Sandra Watts Wilson	To Whom It May Concern, I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on	None	Email

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C445	Jason Coakley	To Whom It May Concern, I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, J. Coakley	None	Email
C446	Theodora Coakley	To Whom It May Concern, I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all.	None	Email

		Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, Theodora Coakley		
C451	Brigid Garvey	To Whom It May Concern, I am writing regarding the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter (or any other non-conservation designation) - specifically Items C025 Case number 22257, and C025 and C005, 'Quick Adjustments' for Phase 3 of the Regional Plan review. All three of these requests cause me grave concern, and I would like to register my objection to these proposals. I am strongly opposed to the request for a zoning change to the William's Lake/Purcells Backlands (Request C025, Case number 22257). If anything, the Backlands should be changed to conservation parkland, and certainly this area of land should not be converted to a 'Rural Commuter' zone. Ongoing commuter congestion issues aside, this area is already a recognized and key component of wildlife corridors of the HRM <i>Green Network Plan</i>. As residents in this area, we witness throughout the year the richness and diversity of forest birds and animals moving through these remaining patchworks of urban wilderness. The establishment of the adjacent Shaw Wilderness Park has been one step toward securing urgently needed protection for this ecologically significant area, but the wider Backlands zone needs this protection as well, if the ecological integrity of this unique area is to be preserved. Such protected areas are not only urgently needed by the existing ecosystems, but, as areas not developed into many individual private properties, the Urban Reserve zones offer huge recreational opportunities to the HRM. Which brings me also to the next point. Access to William's Lake from Purcell's Cove Road is something which Haligonians have been enjoying for many, many, many years – it is one of the pleasures of which define the quality of life in our town, and William's Lake is one of those few swimmable lakes accessible by bus, which is especially significant for the growing population on the peninsula. Another danger of Item C025 is that it would block off the public from access to William's Lake from the Purcell's Cove Road. Public access to beautiful nature spots within the HRM is a social good which our council should be <i>fighting</i> to preserve. Instead of re-zoning and removing restrictions on further development, a public right-of-way should be created to the lake from the Purcell's Cove Road, to preserve this long-standing recreational access for future Haligonians. As for item C005, I understand this is a request to extend water services further along the Purcell's Cove Road. Why object? Because the extension of City Services opens the area - and the Backlands - to increased development pressures. There is already significant development encroaching on the Backlands, particularly from the Spryfield side, and a number of new houses are going up along the Purcell's Cove Road – but thankfully the heart of the Backlands remains wild enough to sustain a diverse forest ecosystem. However, we <i>must defend</i> this area against any further development, and I call on Council to be those defenders, to show the leadership and vision required to protect this area. There have been calls to respond to housing pressures – and we all see new housing developments going up throughout HRM. But the Backlands presents something precious and special which needs to be recognized and defended: an area of relatively wild space, despite the development around it, and within easy access of Halifax's urban centre; a wildlife corridor and a public recreational resource. I would ask that Council send a clear message that the Backlands are not available for subdivision and future development, by rejecting the requests mentioned above. Sincerely, Brigid Garvey	None	Email
C454	Tia Santuccione	To Whom It May Concern, I am the neighbour of [REDACTED] who sent in her comments recently. I am supporting everything outlined in her email and am also strongly against Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). Not only is it going to going to be detrimental to the forest ecology of already established conservation lands but I'd like to add that more urbanization in these areas will add to the ongoing problem of the rising deer and tick populations. It is the trails within these backlands that drew me to this area and played a big part in our decision to purchase a home in Purcell's Cove. I walk to Shaw Wilderness through the backland trails almost daily and know how precious it is to have this in the city. I also see many other people who enjoy these trails and would likely speak up if they knew these rezoning plans were being considered. Sincerely, Tia Santuccione	None	Email
C455	Dan and Colleen McGrath	To Whom It May Concern, I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine	None	Email

		urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, Dan and Colleen McGrath		
C458	Tim Amon	To whom it may concern. I oppose any further urban development or zoning changes short of being declared conserved parklands in the Williams lake and Purcells Cove backlands area. Regards, Tim Amon	None	Email
C459	Donna Nelson	To Whom It May Concern, Re: Items C025, C005 and C025, Case number 22257 (n) I am writing to oppose the rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation. These backlands are used for swimming, hiking, birdwatching, photography, paddling or just sitting in silence. It is an area where families can come to enjoy the outdoors without the constant noise and lights of the city. If the zoning of this area were granted this would undermine the recreational potential and ecological integrity of the Backlands. With an ever increasing population in Halifax we need to be able to provide areas of tranquility for people not just the few affluent people who would benefit from this endeavour. We need to look at the bigger picture of providing spaces for protecting wildlife and for individuals to enjoy the outdoors. As one of my students proclaimed after having a walk through the area, "I can breathe here" Do not take this away. Sincerely, Donna Nelson	None	Email
C465	Jeanette Booth	Hello, We have lived here for 54 years with no water and sewer. That requires a way of life including filling the bathtub when a storm is predicted, having a water cooler for drinking water and purchasing a generator to provide electricity when power is off. Over the years there has been talk of extending the water and sewer service. Each time the answer has been that there are few properties to benefit from such a significant cost, as well as the topography of the land is difficult. The most recent review was when the Shaw companies proposed a subdivision in the area. Again this was turned down and the land has since become the Shaw Wilderness Area, a much better use of the property. It was decided that an extension of water and sewer would need to include the entire area as far as Purcell's Cove. There was great push back from the residents. The council listened to the residents and dropped the project. To accept the request of case C005 would impact a large number of people not only that one property. A decision taken for one needs more of a consensus. The residents of Case C005 have lived here for about 20 years and are making this request due to a health issue. We are not in favour of any extension of water and sewer at this time. Respectfully Greg and Jeanette Booth	None	Email
C469	Francis Dorsey	Dear Madam or sir, please find my letter about proposed rezoning application of Purcells Cove Backlands	Yes	Email
C473	Alex Rhineland	To Whom It May Concern, I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve	None	Email

		designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, Alex Rhinelanders		
C474	Robert McDonald, Alison King	To Whom it May Concern: We are writing you today to express our opposition to the approval of the above noted two development proposals on Purcell's Cove Road; primarily because they set stage for a larger further planned development of the Purcell's Cove Backlands, and it is the next step in extending water services further along the Purcell's Cove Road that the current residents neither want nor have they asked for. Item C025 Re: lands on Purcell's Cove Road (PID 41342080). Location of this approximately 10-acre property is next to Halls Road in the location where Haligonians have traditionally parked cars and walked the path down to Williams Lake. The request is from ZZap Consulting, on behalf of Tony Maskine, to redesignate the property to permit an unserviced subdivision. If this proposal is approved, it is our understanding that Mr. Maskine intends to build five very large homes on the subdivided lots. Our concerns with this development are twofold. Firstly, the proposed development is in complete conflict with protection and preservation of the adjacent Shaw Wilderness Park, which is a valued asset for HRM and Nova Scotia. This makes no sense. Secondly, swimmers will likely not be able to access Williams Lake from the Purcell's Cove Road, which they have been doing for decades...if not centuries. Item C005 Re: 2137 Purcell's Cove Road. This is a request by Gina Stick for an extension of water services to her property. Our concern is that if this proposal is approved, it will add pressure to extend municipal services further along the Purcell's Cove Road, thus enabling further development. Additionally and based on previous experience from the last time an extension services along the Purcell's Cove Road was proposed, the cost to local residents was prohibitive. To give you an idea, the quote for us for the water services alone was nearly \$100,000, This is completely out of reach and unaffordable for most residents, and makes absolutely no sense, given that local residents neither asked for nor wanted these proposed services, and overwhelmingly opposed this. In reviewing both of these proposals, we would draw your attention to the extensive consultations with Purcell's Cove residents that were undertaken in recent years concerning proposed development in the area that threaten the preservation and protection of the Purcell's Cove Backlands, and in particular the August 2022 submission by the Backlands Coalition that very well articulates the concerns of local residents. Purcell's Cove residents were very clear and united in their opposition to the type of development being proposed, and were advised sed that there would be a moratorium on development for 25 years. Robert McDonald Alison King	None	Email
C475	Ingrid Plache	To Whom It May Concern, I would like to express my strong opposition to a number of proposed rezoning proposals: Items C025, C005, and C025, Case number 22257 C025, Case number 22257 (proposed zoning change to the Williams Lake/Purcells Backlands): I think it is a very bad idea to change the current Urban Reserve designation. The lands are next to the new Shaw Wilderness Park, and it defeats the purpose to have new development at the boundary of this ecologically important place. It also eliminates the wildlife corridor and a potential trail to link up from the Shaw Wilderness Park to the McIntosh Run Trails. I am hiking a lot on those trails, and I see many people taking advantage of getting out in nature, watching wildlife, relaxing, and exercising. C025: This rezoning should not happen, because it will cut off access to Williams Lake that has been used for generations. That place is one of the few remaining places where people can easily access the Lake for swimming and relaxing on the shore. More and more places get cut off, and the public is squeezed more and more into fewer places. With an increasing population of the HRM, we need more, not less, access points into nature. I would propose a public right-of-way because I have met a lot of people not just from the neighborhood but also from the Peninsula and other parts of the city using this access point to Williams Lake. C005: I am concerned that any additional services along Purcells Cove Road would add more pressure on Williams Lake and the Backlands, and increase the potential for more and more extensions, and subsequently more and more developments. Sincerely, Ingrid Plache		
C476	Sheila Stevenson	This rezoning proposal is an excellent example of the pro-development bias that is the subject of a recent letter to the Mayor and Councillors from the 60+ volunteer groups in the Our HRM Alliance, identifying the Council's legal obligation to address systemic barriers that marginalize the environment in determining whether land is	None	Email

		developable or not, not just to what degree. There are several reasons why it is irresponsible in 2022 to rezone these Urban Reserve Lands as Rural Commuter : Turning wild lands into 86 housing units and Encouraging yet more car traffic = carbon emissions on Purcells Cove is hard to justify in light of Council's decision to fund the Climate Action Plan. My understanding is that the climate action funding can support the integration of this land and that of the approximately 10-acre property next to Halls Road -- also up for redesignation (PID 41342080) -- with the Shaw Wilderness Park which is hardly capable now of supporting the growing demand for parkland and natural areas close to all those apartment and condo dwellers living densely on the Peninsula. . Also not the time to rezone these areas in light of the potential loss if the Province proceeds with its current no-holds-barred development that will destroy such natural areas as Sandy Lake and the Eisner Wetlands. The request by Gina Stick for an extension of water services to her property - item C005 Re: 2137 Purcell's Cove Road - demonstrates to me that this resident is out of touch with the majority of others living along Purcells Cove Rd who recognize that extending these services only adds to development pressures on what we know is a fragile and important natural environment. Sincerely, -- Sheila Stevenson		
C478	Julie Sims	To Whom It May Concern, Regarding: Items C025, C005 and C025, Case number 22257 (n) I am writing to oppose the rezoning of the William's Lake/Purcell's Cove Backlands. It is very important for these areas to be protected. Halifax is quickly sprawling like many urban areas. The wilderness and nature seems to attract people, yet the city keeps allowing for residential areas to spread out further and further. There used to be so many areas for hiking and swimming, snowshoeing, birdwatching - but they are all being swallowed up by city! I am devastated by how things have been handled around Bayers Lake and Kearney Lake, Larry Uteck and Hammonds Plains. I feel bad for all the wildlife who are displaced and causing problems for residents, even though they have no where else to go! These backlands in particular are a rich source of history. Also offer amazing views of the city. They are close by and accessible for allowing people to experience nature - learn about mushrooms, rare plants, ecosystems. The forests are used by artists, photographers, for school field trips, hiking, mountain biking, RC clubs, geocachers, meditation groups, naturalists. The lakes are used for paddling, swimming, fishing - in the winter, skating, skiing, snowshoeing, kite-skiing. The lakes need to be protected, nesting sites for generations of loons. Snapping turtles have recently returned to the area. Rezoning this area would threaten the ecosystems and also take away a rich resource for the population in terms of history, geology, ecology, biology, recreation. With the population of Halifax increasing, we need to provide citizens with access to nature. In protecting the Purcells Cove Backlands, you would be protecting the environment but also protecting the history of the area. The history of the Purcells Cove quarries are fairly unknown, but echos of the past are found throughout the forests in the area. Reminding us of what our city was built on - stone from the Kings Quarry. Please, protect this!! KEEP HALIFAX WILD! Sincerely, Julie Sims	None	Email
C481	Mary O'Brien	Re: Phase 3 Regional Development Review - C025, C005, Case 22257 I am writing to voice my opposition to the proposed rezoning of the Williams Lake/Purcell's Cove Bucklands to Rural Commuter status or any non-conservation designation. I also oppose the extension of city services along the Purcell's Cove Road. Thank you, Mary O'Brien	None	Email
C486	Kim Velcoff	To Whom It May Concern, I hope that my submission will be considered in spite of having missed the April 18 deadline and would like to emphasize that any extension of City Services along the Purcell's Cove Road would result in extreme financial hardship to me. I wish to submit feedback on Items C025, C005 and C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcell's Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our	None	Email

		population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. Regarding item C005, I am concerned generally about any further development in this section of the Backlands and I believe Council needs to show immediate leadership in taking steps to protect this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. With respect, Kim Velcoff		
Phase 3 – Purcell's Cove (C025)				
C023	Karen McKendry	Hello! Please find attached my comments on change C025, proposed as part of Phase 3 of the Regional Plan Review. I'm sorry I didn't get these to you yesterday. I meant to, but then forgot on that particular date. In future, it would be most helpful if public comment deadlines occurred on a regular business day, as opposed to a holiday. Karen :)	Yes	Email
C042 (1)	Kathleen Hall	This submission concerns the HRM staff recommendation that the Purcells Cove Urban Reserve lands close to Oceanview Drive be rezoned to Rural Commuter (C025). This suggestion must be put in context and then it will become clear that such a recommendation is seriously flawed and we all must return to the original course set for this very special land. Below are two summary points found in an HRM staff report dated September 14, 2016. During the Regional Plan (RP+5) review in 2014, a request was made to redesignate the subject lands along with abutting lands from Urban Reserve to Rural Commuter, which would have allowed development with on-site services, through a conservation design subdivision development. This request was refused by Regional Council. On May 20, 2014, Regional Council directed staff to initiate a public engagement process to examine options and possibilities to bring the subject (and abutting) lands into public ownership. Subsequently, on April 14, 2015, Regional Council deferred any process to consider public acquisition of the lands pending completion of Phase I of the Greenbelting & Public Open Space Priorities Plan.(Halifax Green Network Plan) The first point is self evident. Council already rejected the suggestion that this land be zoned Rural Commuter. There was good reason for the direction Council took as the land had already been identified as having many valuable characteristics. Since the creation of the Shaw Wilderness Park the importance of maintaining the integrity of the land is now essential. The second point is instructive as it is clear the intention was to engage the public in an exercise to examine options and possibilities of bringing these lands into public ownership. However, this intention was put on hold until Phase 1 of the Halifax Green Network Plan was completed. This was accomplished years ago and the public process was never pursued. Much has been written on the value of the land. The Backlands Coalition has already submitted two papers in this process, August, 2020 and July 2021 (see attached). Reference to the latter was found in the What We Heard Report. Staff is urged to revisit and review these reports. In addition, submissions made by Dr David Patriquin and Dr Patricia Manuel provide professional input to underscore the critical importance of the preservation of the land in its natural state. Now that the HGNP has been adopted by Council it is time for it to be put into play. This is a perfect opportunity to act on the protection of this valued green space. This land is very special to all the citizens of Halifax and those who visit our beautiful city. Kathleen Hall - WLCC Director, Co-chair Backlands Coalition Martha Leary - WLCC Director, Member, Backlands Coalition	Yes	Email
C042 (2)	Kathleen Hall	This submission concerns lands located on Williams Lake to the north of the Shaw Wilderness Park (PID 00323139 and portions of PIDs 00271585 and 00323147). Currently these lands are zoned Urban Reserve (100 acres) and Residential Development District (36 acres). In reviewing the What We Heard Report, no mention was made of these lands even though it has become apparent lands zoned Urban Reserve in the Williams Lake area will likely be subject to rezoning along with the Shaw Wilderness Park. It is instructive to note that there was a staff report completed on May 18, 2021 for the Halifax and West Community Council at the request of Shawn Cleary. Additionally, the report and staff recommendations were considered by the Community Council on May 11, 2021, and the staff recommendations were put into two motions which were unanimously approved by Council and appear below. THAT Halifax and West Community Council recommend that Regional Council direct the Chief Administrative Officer to:	Yes	Email

		1. Initiate a process to consider site-specific amendments to the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law for PID 00323139, and portions of PIDs 00271585 and 00323147 zoned Residential Development District (RDD), in order to better protect the environmentally-sensitive features identified on Maps 3a and 3b of the Mainland South SPS; and follow the public participation program for municipal planning strategy amendments as approved by Regional Council on February 27, 1997; and 2. Consider amendments to the Regional Municipal Planning Strategy, the Halifax Secondary Municipal Planning Strategy and Halifax Mainland Land Use By-law for lands currently designated and zoned Urban Reserve in the Purcell's Cove Backlands area (as shown on Map 1 of this report), through the ongoing Regional Plan Review (Case 22257) in order to protect environmentally-significant features in the area, consistent with the policy directions outlined in this report. MOTION PUT AND PASSED. Information regarding the process referred to in these motions is being sought; specifically, when and how the process will be initiated. It is patently obvious that this land is of significant ecological value and critical to the maintenance of the health of Williams Lake. Kathleen Hall – WLCC Member and Co-chair, Backlands Coalition Martha Leary – WLCC Member and Member, Backlands Coalition		
C042 (4)	Kathleen Hall	I am writing to request a meeting with HRM staff and Zzap Consulting to discuss the above noted property. This parcel of land is unique. It lies on the shores of Williams Lake and possesses many attributes which have appealed to many over the centuries. There is little doubt that Indigenous People occupied the land as it rests between the ocean and the lake where constant traversing of the land would have taken place. In later years the well known Nova Scotian, Joseph Howe would paddle across the Northwest Arm, walk through the woods and swim to 'Howe Rock' which is now found in the Shaw Wilderness Park. The beautiful forest found on the property is old growth and consists of hemlock which can barely be found in the area following the clear cut of the Boscobel lands a few years ago. This forest is home to many animals and countless birds including a family of Barred owls. The forest floor is marked with many outgrowths of moss as there are ponds, vernal pools, fens and small streams in abundance. This precious assortment of water features are particularly noteworthy given the proximity to the shore of Williams Lake. It has recently been established that the lake has reached a tipping point and that any further development close to the lake is completely contraindicated. The use of the land to access the lake is not to be viewed only in an historical context. Today people drive, bus, bike or walk to a path situated below the mailboxes on the property. The path takes the users of the lake to ' Turtle Bay', 'Initial Rock' and ' The Wedge' to enjoy sunbathing, swimming, fishing and other recreational endeavours. The path down to the water and the lands is necessary for the common good. The existence of the Shaw Wilderness Park is a testament to the value of the land and the necessity of its preservation. The foresight shared by The Shaw Group, HRM, the Nature Conservancy of Canada and the community should be used in extending the same treatment to this unique property. I have lived 65 years on the shore of Williams Lake [REDACTED] I was very involved in the creation of the Shaw Wilderness Park from its inception. I know the land better than the back of my hand. My neighbours and fellow Directors of the Williams Lake Conservation Company share my understanding and passion for the land. Again, I am requesting a meeting to discuss the property. I very much look forward to hearing from you in the near future. Sincerely, Kathleen Hall Williams Lake Conservation Company, Director Backlands Coalition, Co Chair	None	Email
C056	Chpta Trails	To Whom it May Concern: As a member of the Cole Harbour Parks & Trails Association I am writing in support of Catherine McKinnon of Purcells Cove feedback e-mailed to you on April 16th and agree with her feedback. I am opposed to any development on these lands due to the ecological damage any development would cause and further erosion of wildlife territory. If the current pandemic has done nothing else it has proven the importance to people of our natural habitat and how it has fostered better emotional, physical, mental and spiritual health. These areas are accessible to people without their own transportation and believe these areas need to be accessible to all and development would ruin this accessibility. Regards, Janice Bishop Chair Cole Harbour Parks and Trails Association	None	Email
C187 (1)	Jen Powley	I am the co-founder of our HRM alliance, in the minds of all Haligonians this would devastate the area values.	None	Email
C191 (2)	Hilary Marentette	I have been informed of the application for the development of this 10 acre parcel of land with the intention of subdividing it into 5 very large lots. I'm greatly concerned about further development around Williams Lake as this location has been a traditional trail for swimmers accessing the lake. Furthermore this is very close to Shaw Wilderness Park which has been deemed by the Nature conservancy as an important site for both unique plants and animals. The Backlands are currently being assaulted on all sides and this kind of scrubland only maintains its biome integrity in sufficiently large tracts.	None	Email

		Our city needs to preserve its green spaces for both future generations and the health of the planet. Sincerely Hilary Marentette		
C191 (3)	Hilary Marentette	I am horrified to see almost half of the Purcells Cove backlands are being considered for rezoning from Urban Reserve Lands to Rural Commuter. What is the logic in this? The city has recently created the Shaw Wilderness Park with Nature Conservancy, there is now an extensive and well used complex of trails throughout this area for hikers and bikers and more importantly the whole area will only work as a functional and vibrant wilderness reserve in its entirety. Also through the middle of this parcel of land is a lot which has already been donated to the NS Nature Trust by a local family hoping that this would ensure protection of this area. This is no area of land suitable for housing development, as even well spaced, they would inevitably ruin the natural environment. This land has recently been nibbled away and attacked in all directions. It is time to halt all further development and change its status to <i>protected open space</i>. The city has committed to doing what it can to mitigate climate change. This is one opportunity to do this at no cost!! Sincerely, Hilary Marentette	None	Email
C207	Richmond Campbell	To Whom It May Concern, I am commenting on Phase 3 of the Regional Plan Review: “Quick Adjustments”. I am strongly against a zoning change to the William’s Lake/Purcells Backlands that would replace the Urban Reserve designation with anything other than conserved parkland. Any other change would undermine the ecological integrity and recreational value of the Backlands as a whole, affecting, for example, the existing wildlife corridors which have already been identified and acknowledged by HRM’s Green Network Plan. I am also against blocking Haligonian’s longstanding access to William’s Lake from Purcell’s Cove Road. There should be a public right-of-way created to the lake in this area. The marginal value that HRM would get by adding a few luxury homes fails to justify loss of the incredible value that many people from all levels of income get from being able to access this waterfront space. HRM needs to be proactive in protecting areas that are for the benefit of everyone. Thirdly, I am against extending City Services further along Purcell’s Cove Road. Council needs to send a clear message to developers that the Backlands are not for future development and subdivision. There is a growing need and desire for publicly accessible green space/wild space within easy access of the urban centre. What would justify ignoring that public need and desire when turning a blind eye also undermines our collective commitment to fight climate change? I congratulate Council for committing to spending what it takes to implement HaliFACT, Halifax’s climate action plan. But note, giving with this hand cannot justify decisions in the opposite direction that jeopardize or even remove the remaining wild and natural spaces that serve to inhibit climate change. Giving with one hand and taking away with the other defeats HaliFACT. Why do that? Just for the sake of the developers and the wealthy? Why would we collectively do such an irrational, self-defeating thing? I urge Council to honour the Green Network Plan that we have collectively committed to honour and to take actions that are consistent with it and that do not defeat what we have already agreed to do. Richmond Campbell	None	Email
C364	Joanne Light	TO WHOM IT MAY CONCERN WE are in a climate emergency and mass extinction. Scientists, climatologists, ecologists, economists agree that we must reduce carbon and rewild, not destroy more carbon-sink wilderness areas. When will the powers that be in this province wake up and do some reading on the importance of NO development in wilderness areas! If you haven't noticed, the man who thought he would be premier was soundly defeated largely because his major role in the the Owl's Head nightmare of destroying an intact ecological site. The same will happen to the Mayor and council of HRM if they don't start realizing that this is no longer a game of profit for the few. It's a matter of survival for all species, including our own. Sincerely, Joanne Light	None	Email
C365	Judy Robertson	Concerning reference C025, Case number 22257 re: proposed rezoning of Purcell's Cove Backlands I am writing as a concerned citizen of the Purcells' Cove Road community. HRM has the ability to maintain the incredible integrity of the Backlands off the Purcell's Cove Road. If future development is permitted this urban retreat will be lost forever. If HRM permits it, the City is very short-sighted. Imagine if New York City had developed the area that is today Central Park or if Point Pleasant Park had not be protected? Of course, it would add a tax base for the City but the lack of healthy space for all to use would be lost for future generations. I am a long time former board member of the Nova Scotia Nature Trust and appreciate what HRM has done to support the NSNT. The purchase/acquisition of lands in the 100 Wild Islands took massive effort from a large group of people and today we stand on the edge of a decision that in many ways negates the positive actions and values of so many. As we all know, we have spent the last 2 years in a pandemic and Nova Scotians have so learned the value of what we have in natural beauty surrounding us and it would be very sad for a small group of people to take that away from the entire community. The idea of the greater good should rest behind our decisions, whether it be at work or at play. It took citizens and loud voices to make sure the Oval remained. It was not	None	Email

		driven by HRM but by citizens who cared about their community. This is a similar situation. As Carly Simon sang, Don't it always seem to go That you don't know what you've got till it's gone They paved paradise, put up a parking lot Please listen to your citizens and don't be driven by what will benefit a small group. Sincerely, Judy Robertson		
C367	Terri-Lyn Tran	Please accept this email as my clear opposition to rezoning the Urban Reserve Lands surrounding and including Oceanview Drive as Rural Commuter. It is of great importance that we make all efforts to conserve this land and its integration with the Shaw Wilderness Park. Thank you, Terri-Lynn Tran	None	Email
C371	Joanna Bull	Hello Regional Plan Reviewers, I am writing to add my voice in strong opposition to the proposed rezoning of Purcell's Cove Backlands to be classified as Urban Commuter. This is in reference to C025, Case number 22257 re: proposed rezoning of Purcell's Cove Backlands. The Backlands is a jewel. It provides untold ecosystem services to the area. It serves as an important source of connection to nature for many, many residents. It's a tourist attraction, bringing in mountain bikers from across the country to experience the world-class biking trails. It's a source of recreation, health, and inspiration for many. I go there often. It's incredible how close it is to the city, and yet how wild and untouched it still is. It's a balm for mental and physical health. And that's just the humans! This area also provides critical habitat for many species that we share this land with. In a time of accelerating climate crisis and biodiversity loss, we simply cannot afford to lose another inch of wild land to urban sprawl. And the thing is, we really don't need to. I know we need more housing, and desperately so. However, there are plenty of places that have already been developed where there could be further infill and density. Not to mention the number of vacant apartments due to their incredible skyrocketing cost, and the unregulated use of good housing for short-term rentals. We must be more creative in how we solve the housing crisis. Our approach cannot be to simply raze yet another precious wilderness area to create more suburban sprawl. Doing so would be a tragedy. Please reconsider, and instead rezone the area to be permanently protected open wilderness space. Thank you, Joanna	None	Email
C373	Chris Garner Mausi Reinbold	Reference C-025 Case 22257 Please accept this e-mail as our strongest objection to the Regional Plan to utilize this area for development in the new updated Regional Plan. Sincerely, Chris Garner Mausi Reinbold	None	Email
C377	Merial Fitzgerald	To whom it may concern, My name is Merial Fitzgerald, and I have been a community member of HRM, and Purcell's cove area my entire life. As a young person in this district, I must strongly urge you to reconsider the Regional Plan Review, which has proposed that the Urban Reserve Lands surrounding and including Oceanview Drive be rezoned as Rural Commuter (reference C025, Case number 22257 re: proposed rezoning of Purcell's Cove Backlands) and to instead have no further development of this area. Conservation of this area is critical for the health of not only the wildlife in the area, but for the people who live in the entirety of HRM. As a young medical student at Dalhousie it is my hope to practice medicine and serve my community in the future. The proposed area of development is one of the largest accessible green spaces for citizens in the downtown core to access, as it sits on a direct bus route. Current research shows that the health benefits of being in nature include decrease in stress, reduction of heart disease, high blood pressure and diabetes. Furthermore, youth who spend time in nature experience less anxiety, depression, lower rates of asthma, and better academic concentration. To remove this accessible green space, is too purposefully and negatively impact the health of the community. Beyond the direct human health impacts, as a watershed area, with documented at risk species, the development of this area goes directly against the Provincial governments The Environmental Goals and Climate Change Reduction Act. More specifically as outlined in the Halifax Green Network Plan, passed by HRM council in which Action #66 states recognize recent land acquisition (pending) within the Purcell's Cove Backlands as Regional Park and consider open space planning for the remainder of this area. In the face of climate change, action must be taken, I urge you to let that time be now, for the decisions you make today will leave long lasting impacts on the community long after we are gone.	None	Email

		Overall the approval of this rezoning, is not only detrimental to the environment, but to the health and wellness of our community. Maintaining green space is recorded as one of the cheapest ways to ensure the health of the generations to come. As I plan on being personally responsible for the health of this community, I plead with you to halt development and deny the proposal to rezone. I thank you for your time, and I look forward to the reply to confirm that you have received this message. Sincerely, Meriel Fitzgerald		
C379	Sue Molloy	Hello Filling in this region w houses causes two problems - adds HUGE congestion to the rotary that has no viable solution and kills a really important driver to get support in the south end for any kind of bridge to the help alleviate that traffic. If we were to build a pedestrian bridge from the Dingle to Oakland we will be creating an urban community that has access to real nature with true wilderness a cycle ride from downtown - walking distance for many on the peninsula - that is a phenomenal thing to offer our community and could be a world leading attribute of our city. We have wilderness in this region that is being crowded out. If covid taught us anything it is that we need nature for community to thrive. We need spaces to walk and hike, we need the air in our city to be healthy so we all have a fighting chance against disease. This is an extraordinary beauty that our city can claim. It is unique and special and it is very close to downtown. I've lived in Toronto and there is so much pride in the Don Valley being nature in the city and it's a pale comparison to what we have here. We need to see the value that land like this offers. Squeezing this within city limits nature out ruins the reason people want to live here. thanks Sue Sue Molloy, Ph.D., P.Eng. President/CEO www.glasoceanelectric.com	None	Email
C381	Julia Steeves	To whom it may concern , We are writing to lend our voices for concern about the following : reference C025, Case number 22257 re: proposed rezoning of Purcell's Cove Backlands. Beyond the ecological pressure and damage this development will place on the vegetation and wildlife, we have concerns around the following: Heavy Traffic from new developments all along herring cove road is already putting pressure on the narrow artery that leads into the rotary . On the other end , the rotary is often backed up due to the heavy traffic. Based on school boundaries I believe any children would be assigned to exile John w Macleod school which is already over populated with a couple of portables already in place. What will this do to the number of classes and class sizes required . Obviously the Ecology of the area is of the utmost importance. Thank you, Julia and darren steeves	None	Email
C383 (1)	Julien Delarue	To whom may concern : I am writing to express concerns regarding the proposed rezoning of the Purcell's Cove Backlands. It is my opinion that there must be NO FURTHER DEVELOPMENT of any untouched area of the Backlands. HRM should continue the work started with the acquisition and creation of the Shaw Wilderness and further protect land that may be developed in the future. I am a resident of the Purcell's Cove area (). It is clear that there is strong support from residents of this area against any further development, as demonstrated by our rejection of water and sewer services. The Backlands hold strong ecological value and are invaluable more beneficial to the HRM community as a natural recreation area, close to the downtown core, than as a low-density residential area that will ultimately benefit only a very small minority of residents. I therefore urge you to consider this request and ask that the whole of the undeveloped Backlands be given zoning of open space protected status. Sincerely, Julien Delarue, M. Phil. Project Scientist - Bioacoustics	None	Email
C404	Robin Johnston	To the Regional Planning Committee It is my understanding that the city is considering a proposal to develop an area on Purcells Cove Road next to Halls Road. It appears if this development is approved that public access to swim at Williams Lake from Purcells Cove will no longer be possible. This route to the lake is something that has been used for generations. My 90 year old neighbour told me stories of how she and her friends used the same path to swim in William's Lake,	None	Email

		What kind of community do we want to live in? One that is gated and only allows certain privileged people to use our natural resources, or one that allows free and equal access to everyone. The ability for the public to access the provinces lakes and rivers is one of the reasons why people choose to live in Nova Scotia. Protecting these critical natural assets is so very important. Please do not let this new development prevent access to something that generations of Nova Scotians have enjoyed, and allow future generations to benefit. Sincerely, Robin Johnston		
C406	Paula Musial	Good afternoon. As you well know this case is being revisited to amend what was a well thought out and highly contested parcel of land here in Purcells Cove and access from Spryfield if you can find it. We fought hard to keep our wilderness a W-I-L-L-D-E-R-N-E-S-S ! Thousands of people have told you that we want an Urban Wilderness . People come from all over to hike / bike / swim / sunbathe and lovingly observe what is left of NATURE around here. BULL DOZERS ARE NOT WELCOME ! Regards Paula Musial	None	Email
C408	Derek King	Good Day All Just like to make my comments on the Purcell Cove Backlands proposal.It would be a great shame to develop these lands so close to the city.There are wonderful hiking trails and wild life abounds.These lands are a jewel to be saved and enjoyed by all residents.The increased traffic and noise and pollution we don't need.I implore city council to reject any development of the backlands and save this pristine area for all to enjoy. Brgds Capt Derek King	None	Email
C410	Richard Peisinger	<u>Re: Proposed Rezoning of Purcell's Cove Backlands, Reference C025, Case number 22257</u> Greetings: The Purcell's Cove Backlands are a beautiful forested area that over many decades with family and friends I have enjoyed hiking, swimming and relaxing in the wonderment of nature. What a joy that the Shaw Wilderness Park came to being in recent years through concerted efforts, generosity and wise civic views of HRM, NS Nature Trust, the Shaw Family and many Halifax citizens. To have such a wilderness resource within bus commuting distance in HRM is amazing and should not be taken for granted. Therefore, it is with head scratching dismay that it has come to my attention that of a proposal that the Urban Reserve Lands surrounding and including Oceanview Drive be rezoned as Rural Commuter, which would allow limited development- perhaps as many as 84 housing units. There must be NO FURTHER DEVELOPMENT of this area of the Backlands. I strongly enjoin you to firmly REJECT THIS ZONING CHANGE, and, then, assure the conservation of this beautiful area through its integration with the Shaw Wilderness Park. Yours in the beauty of Nova Scotia, Richard Peisinger	None	Email
C412	Angela Day	Hello, Concerning C025, Case number 22257 re: proposed rezoning of Purcell's Cove Backlands: I am well aware of the need for more housing supply in Nova Scotia, but to see an area proposed for development that is one of the few wild places in close proximity to the city, well-used by the public, accessible by public transit and active transportation, is very concerning. Additionally, luxury homes along that stretch of road do not increase the housing stock in meaningful ways for those who need it. I expect our municipality to find solutions to the housing crisis that do not undermine our environment and one of the main reasons why people are drawn to the HRM in the first place, such as access to nature and lakes. Developing this area would be such a loss to our community, and we can never get it back once it's gone. Thank you, Angela	None	Email
C415	Anne Jackman, Ronald Bulmer	Dear Leah, We were advised by our neighbours that there is a request to have this 9.5 acre parcel designated Urban Settlement from its current status as Urban Reserve. Our property [REDACTED] abuts the Maskine property and we were not advised of this request for a change in zoning. Is there not a mechanism for contacting neighbours when such drastic changes are being requested? This neighbourhood has a long-standing position opposing high-density development as the very reason we live here is due to the beauty and quiet of the surrounding natural habitat. This low-density neighbourhood of single family dwellings refused the city's invitation years ago to have services extended along Purcells Cove Road beyond Wenlock Grove because it was feared that services would lead to higher density at the cost of our natural surroundings and green spaces. If you look to the future of our community, wouldn't you want your decisions now to reflect a guardianship of our natural spaces? We understand the increased pressure to develop more housing in urban areas. Increasing density in those places that are already dense and closer to central goods and services seems a more sensible option to us from a planning perspective than to impose big structures and more density into low density, residential areas. Certainly the many citizens visiting the neighbouring Shaw Wilderness Park wouldn't want to see a huge complex looming immediately next to the park. In fact as time goes on, citizens will find increasing value in their access to green spaces they can use for recreation, peace of mind and connection to nature. It is now that these spaces need to be safeguarded as once they are gone, they are	None	Email

		gone forever. We are hoping that planners will preserve our current low-density and residential neighbourhood and available nearby green spaces for all citizens' future benefit. It is our hope that you will see the merits of keeping this land parcel zoned as Urban Reserve. Thank you for your consideration of our concerns. Anne Jackman and Ronald Bulmer		
C416	Murray Coolican	Dear Ms Perrin, I am writing on behalf of the Williams Lake Conservation Company to oppose the proposal made to Council to change the zoning of lands located behind Halls Road PID 41342080 fronting on Purcells Cove Road by Zzap Consulting. We also oppose the proposal to extend city services, sewer and water, to these lands. This property is currently forest covered and slopes steeply down to the shore of Williams Lake. Maintaining this non-disturbed buffer is important for the health of the lake and the wildlife that depend on the woodlands around the lake. The change in zoning would result in its loss. This land is complementary to the Shaw Wilderness Park zoned as it is now. This land has for many years provided access to the public to Williams Lake which a 20 unit development would take away. Generations of Haligonians, especially students and young families from the Peninsula, have accessed the swimming area by the dam via this route, enjoying also the walk through the woods as they went there. So the loss of this treasured route would be felt widely. This development would also be inconsistent with single family dwellings in the surrounding area. Finally, the size of this development would also exacerbate the traffic issues on Purcells Cove Road especially approaching the access to Herring Cove Road and the Armdale Rotary. Yours sincerely, Murray Coolican President, Williams Lake Conservation Company	None	Email
C419	Deborah Hall	I am writing with regard to the proposal by Zzap Consulting Inc. on behalf of Tony Maskine submitted as part of the <i>What We Heard Report</i> coming out of the Regional Plan Review. This is identified as proposal C025 and requests a re-designation of PID 41342080 on the Purcells Cove Road to Urban Settlement to permit a large lot subdivision and development with on-site services. I only very recently learned that this proposal, initially made in April 2021, was revised in February of this year. The property consists of beautifully forested land which is home to wildlife, and is located almost adjacent to Shaw Wilderness Park. I played in these woods as a child; they are magical. They provide a natural extension and connectivity to the park. The land also provides - and has provided for the almost 70 years that my memory goes back - an access for the public to Williams Lake for both swimming in the summer months and skating during the winter. This access is particularly important as another point of access to a popular swimming spot located just a little further south along the Purcells Cove Road was lost to the public several years ago with the development of the one property between this land and Shaw Wilderness Park. I am a member of the Williams Lake Conservation Company (WLCC), an organization whose mandate is to provide stewardship to Williams Lake and its watershed. The shoreline of this property is within the watershed. WLCC's position is that development in the watershed has had a severe effect on the lake, and that a tipping point has been reached. Any further development would likely push the lake past its capacity to survive. (WLCC Report on Water Flow in the Williams Lake Watershed by Dr. Melanie Dobson – November 25, 2020) The subject property is located where Purcells Cove Road descends an incline as it approaches the entrance to Shaw Wilderness Park and the Royal Nova Scotia Yacht Squadron. At the top of the hill is a bend in the road. There is no sidewalk and, although the posted speed limit is 50 km/hr, many drivers pay no attention to this limit. Residents of Halls Road have inquired about extending the sidewalk; they have also asked about a flashing sign to indicate the speed of passing drivers. To no avail. This is an already dangerous section of the road onto which traffic from any development on the land will need to enter and exit. The records will show that this property has been included in a number of past municipal considerations. • In January of 2012, Council considered the extension of services further south on the Purcells Cove Road. The October 7, 2013 meeting of Halifax and West Community Council resulted in no further action to this request. • A request in the Regional Plan+5 Review in 2014 resulted in no change of the (now) Shaw and other abutting lands from Urban Reserve to Rural Commuter. • On May 20, 2014, Council requested staff to undertake a public engagement process to examine the options and possibilities to bring the (now) Shaw Wilderness Park and abutting lands into public ownership. On April 14, 2015, Regional Council deferred any process to consider public acquisition of these lands pending completion of the Halifax Green Network Plan. Where is the public engagement process concerning this property? What has happened to a process to consider public acquisition of these lands? Suffice to say, these various decisions reflect the critical importance of this property. I strongly urge HRM planning staff to recognize its importance, and to ensure that no development takes place on these lands. Thank you for the opportunity to comment on the contents of the <i>What We Heard Report</i>. I look forward to a favourable response to my submission. Yours truly, Deborah Hall	None	Email
C430	Wendy Krkosek	Dear Ms. Perrin, Please find attached a letter regarding proposed zoning changes to PID 41342080. Thank you,	Yes	Email

		Wendy Krkosek		
C439 (2)	Meghan Marentette	To whom it may concern, Specifically replying to : <i>1) item C025 Re: lands on Purcell's Cove Road (PID 41342080 Location of this approximately 10-acre property is next to Halls Road in the location where Haligonians have traditionally parked cars and walked the path down to Williams Lake. Request from ZZap Consulting, on behalf of Tony Maskine, to redesignate the property to permit an unserviced subdivision.</i> I strongly object to ZZap Consulting being able to redesignate this property to develop five large homes, as is my understanding the applicant plans to do. Not only will we lose historically available access by the public to our community lakes and nature areas, but the natural environment cannot sustain more development around any lakes which are part of the backlands water system - including Williams Lake, Colpitt Lake, Flat Lake, Purcell's Pond, East and West Plne Island Lakes. We must preserve this water system and stop building more houses here. The current residents are losing their quality and way of life due to pressure on our natural lands. <i>2) item C005 Re: 2137 Purcell's Cove Road. Request by Gina Stick for an extension of water services to her property.</i> I strongly object to city water services being extended up the Purcells Cove Road. We have access to clean drilled well water. The applicant can do what the rest of us do - - drill a well and build septic waste system, as per city codes. We do not want urban or suburban-type development along Purcells Cove Road. This is a rural community. If she wants city water, she can move further into the city. Sincerely, Meghan Marentette	None	Email
C440	Karen Lyle	To whom it may concern I have read the following email sent to you [REDACTED] regarding Purcell's Cove Backlands. She has said everything I wanted to say. However, I would like to express my concerns as well in my own words? I have lived on the Halifax peninsula my entire life. I have seen the city grow and change over many years and agree that we need to keep in pace with housing needs for our growing population. From what I see that is indeed happening with all the construction that is taking place. However, on the flip side, there has to be a balance in an urban setting. Nature is what provides this balance. To have such natural beauty accessible within city limits is unmeasurably a rare gift. Large cities are creating green spaces for the health and enjoyment of its citizens and Halifax already has this gem. Thank you Karen Lyle	None	Email
C442	Gordon Check	To Whom It May Concern, I wish to submit feedback on Items C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands, Urban Reserve to Rural Commuter or any other non-conservation designation). I am against this proposed rezoning. The area indicated in the online ArcGIS Map 22257 Purcells Cove Urban Reserve is a huge area and the implications of re-zoning are of similarly huge (and mainly negative) magnitude. I am strongly against changing the Backlands Urban Reserve designation to anything other than Conserved Parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. I am also concerned generally about any further development in areas of the Backlands from Williams Lake to the Shaw Wilderness Park Lands to beyond Purcell's Pond where the Capt. Arnell Conservation Lands of the Nova Scotia Nature Trust are present. I believe Council needs to show immediate leadership in taking steps to protect all of this area. I feel that extending City Services farther along the Purcell's Cove Road is taking things in the wrong direction. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Finally, from what we all know about access and traffic issues along the Purcell's Cove Road, the Herring Cove Road and the Armdale Roundabout, it makes no sense to add further and further to a transportation and traffic congestion issue. HRM has not shown it can adequately manage the additional traffic/transportation issues from any increased development of the Purcell's Cove Road and surrounding area. Sincerely, Gordon Check	None	Email
C447	Johanna Lunn	To Whom It May Concern, I wish to submit feedback on Items C025, Case number 22257 (the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation).	None	Email

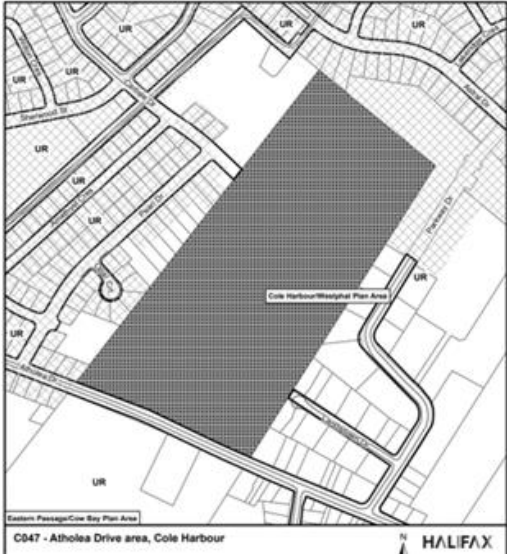
		I am strongly against all three of these requests. Regarding C025, Case number 22257, the request for a zoning change to the William's Lake/Purcells Backlands, I am strongly against changing its Urban Reserve designation to anything other than conserved parkland which would complement and augment the adjacent Shaw Wilderness Park. If the zoning of this unique, pristine urban wilderness were granted, this would seriously undermine the ecological integrity and recreational potential of the Backlands as a whole. It would also affect existing wildlife corridors which have already been identified and acknowledged by HRM's Green Network Plan. Re: C025, I am very concerned that the C025 request will block Haligonians' longstanding enjoyment of accessing William's Lake from Purcell's Cove Road. As our population grows, I believe we need as much public access to beautiful wild spaces as possible - particularly close-to-home access for the rapidly-expanding population on the peninsula, and areas accessible by bus like this one. I believe that there should be a public right-of-way created to the lake in this area, and I believe further development should be restricted in order to allow the public to continue to access and enjoy this space, which is already fairly heavily developed for a largely natural area. I also think the marginal value that HRM as a whole would get, by adding a few luxury homes, is minimal compared to the incredible value that a huge number of people from all walks of life get, from being able to access this beautiful waterfront space. As I am sure you are aware, every waterfront area in HRM is becoming increasingly crowded as more people move here and as more people come to love and appreciate the outdoors. I believe we need to be proactive in protecting these areas for the benefit of all. I would like to see Council send a clear message to developers that the Backlands are not available for future development and subdivision, for the same reasons I have cited above: there is a huge and growing need and desire for publicly accessible green space/wild space within easy access of the urban centre, and the Backlands is an incredible jewel and precious public resource for our growing city. Sincerely, Johanna Lunn		
C448	Burkhard Plache	To Whom It May Concern, This is to comment on Items C025, C005 and C025, Case number 22257 (regarding the rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter or any other non-conservation designation). I want to voice my opposition to the proposed changes. (1) C025, Case number 22257, (change of zoning change to the William's Lake/Purcells Backlands) - Any rezoning there would prevent a larger scale view of the protection of the whole of the lands between Williams Lake and Hering Cove. While I am not against some development in those areas, I think before any changes to the zoning, which would lead to piecemeal building here and there, a proper plan needs to be put in place, to establish nature connectivity, human recreational use, and access to those. Any developer driven development will be a slash and burn approach, where nature and people are left struggling. (2) C025 - this parcel of land has a long history of local (100+ years) and beyond local (25+ years) use for access to Williams Lake, Change of the designation here will likely remove another point where people can access the outdoors. With an ever growing and more health conscious population, the loss of such easily reachable places of rest will further diminish life quality in HRM. (3) C005 - It is my view that any service extension along Purcells Cove will open the door to more development pressure. I also do not see that there is a substantial benefit in this extension. Sincerely, Burkhard Plache	None	Email
C456	David Patriquin	Please accept the attached document.	Yes	Email
C461	Wendy Cornwall	To regionalplan@halifax.ca, ref C025, Case number 22257 re: proposed rezoning of Purcell's Cove Backlands. I am opposed to this proposal The area under consideration for rezoning is currently undergoing a period of renewal following a forest / brush fire. The sparse vegetation is gradually growing, and supporting wildlife as it always has. Having seen the speed with which the destruction occurred, and this destruction included houses and their contents, I would suggest that this area is unfit for housing. However its ability to recover makes it a valuable asset. This allows all manner of wildlife to reassert itself and become a valuable resource for Nova Scotians and visitors alike. There will be forest fires in the future, but this ability to recover will still exist if the area is left alone. To use it for housing would be futile experiment. I urge you to reject this proposal. Sincerely, Wendy Cornwall	None	Email
C463	Sally Ravindra	To whom it may concern: I understand that a developer, Mr. Maskin, wishes to use the lands he purchased on Williams Lake, 10 acres, for an “unserviced subdivision”. This would mean as many as up to 10 single family houses, clearly of the luxury category—so not adding meaningfully to the desperate requirement for housing in Halifax.	None	Email

		I am against this proposal. If, unfortunately, his request is granted, then it is absolutely essential that a portion of this land which is of convenient and possible access for swimmers, be a condition of granting his request. Sally Ravindra		
C464	Derek Reilly	Hi, full disclosure: I'm a Purcell's Cove resident — but I'm not against rezoning the backlands because I live here — I've lived in urban and suburban neighbourhoods for much of my life (and have enjoyed living in those neighbourhoods), and I can appreciate that pragmatic urban planning decisions must be made for a growing city like Halifax. I'm against rezoning specifically due to the unique nature of the backlands. I've hiked in dozens of parks and wilderness areas nationally and internationally, and the backlands really are a special and sublime place that should be preserved for the enjoyment of all Haligonians present and future. Others have argued for preservation on grounds of nature conservancy and wildlife corridors and while I agree with their arguments and have reviewed their evidence I won't repeat these here. Developing on these lands would be a clear loss for HRM. We have an incredible opportunity for Halifax to grow into a model sustainable city that is the envy of others worldwide — preserving and embracing the backlands should be a crucial part of any informed urban plan. Regards, Derek	None	Email
C471	Peter Buzek	Good day, I am writing to you today as a resident ██████████ to oppose the proposal by ZZap Consulting, representing Mr. Tony Maskine, dated February 14, 2022, to change the zoning of PID 41342080 from Urban Reserve to Urban Settlement and “permit large lot subdivision and development with on-site services” There are several reasons that I (and all my neighbours, I might add) are opposed. This land is within the Williams Lake watershed and the quality of the water in Williams Lake is under constant threat. The lake has seen a deterioration in water quality and as recently as the summer of 2021 there were several toxic cyanobacteria blooms. This is due to several factors, including run off of toxins and urbanization along the shores of the lake. Further development on land that abuts the lake will only exacerbate this situation. This is a serious concern, not only because HRM should generally be concerned about the water quality of our lakes, but especially because Williams Lake is now part of the Shaw Wilderness Park, in which the municipality recently made a substantial investment. Also, HRM is investing in a significant lake monitoring program that starts this year. Williams Lake is one of the lakes designated for monitoring, and it would be prudent not to allow for any development that will further degrade the water quality of the lake. Additionally, the area under discussion, which is forested land, has for many generations been a primary access point for swimmers (and in winter for skaters) to Williams Lake, as well as to just enjoy a peaceful day by the lake. Previous community access to the lake via the adjoining property ██████████ has already been lost. Private development of the site in question, PID 41342080 will further prevent this traditional access, which would be real shame. I would like to suggest that HRM purchase this land, an indeed make it an adjunct to the Shaw Wilderness Park, with proper trails for public access. This land, as noted, is part of the Williams Lake watershed and is therefore environmentally sensitive. This land must be considered as part of the Halifax Green Network Plan review and also should, like all environmentally sensitive areas be subject to public hearings. In the unfortunate event that HRM were to agree to a change in zoning to Urban Reserve, as requested by ZZap Consulting, although I am totally opposed to this happening, I appreciate that Mr Maskine has made an initial investment in this property and is looking for a return on that investment. If there were to be a development proposal it would have to be consistent with ALL existing LUB requirements, which includes a strict application of the riparian buffer. Too many times, even around Williams Lake we have seen this buffer completely disregarded and many trees cut down. Not only is this in violation of the law, it endangers the natural habitat of the flora and fauna in these precious lands. If the developer's application for a change in zoning were to be approved, he should be required to donate to HRM a 10 metre corridor on the western edge of the site, from Purcells Cove Road down to the lake at “Turtle Bay” and including the small peninsula that is adjacent. This peninsula is small enough that all of it is within the riparian buffer and therefore cannot be developed. This will allow for the historic public access to the lake to be preserved and is for the common good. Sincerely, Peter Buzek,	None	Email
C472	Melanie Dobson	I am writing to provide input on the proposed rezoning of the William's Lake/Purcell's Cove Backlands to Rural Commuter in the Halifax Regional Plan Review. I am strongly against the proposed rezoning. Allowing further development in the Backlands adjacent to the newly established Shaw Wilderness Park risks permanent damage to the Williams Lake watershed. The privately-held lands along Oceanview Drive are particularly critical to protect as they are a major source of water that feeds into both Colpitt and Williams Lake in the Shaw Wilderness Park. Development in this part of the Backlands would also compromise the wildlife corridors that currently exist as shown in Halifax's Green Network Plan. I am particularly dismayed that this proposed rezoning seems to be driven by what developers want and not by the wishes of the residents of the area and of greater Halifax. Ten years ago I served as a member of the Community Steering Committee (CSC) established by HRM to look at the feasibility of extending sewer and water services to Purcell's Cove. As part of the study, the CSC collected the opinions of all property owners in an unbiased manner by means of a mailed-out survey with the responses collected and analyzed by HRM staff. All members of the CSC helped design the questions and approved the final survey. Importantly all agreed that with a sufficient return rate, the results would provide us with an accurate representation of the views of the property owners in Purcell's Cove and those living between Purcell's Cove and the service boundary (Wenlock Grove), free from the potential bias and non-representation that had been used to cast doubt on results of earlier citizen-initiated petitions. Our return rates were high enough to give a greater than 95% confidence that the results were representative of property owners opinions in both areas. The results were clear-cut; the majority of property-owners did not want central services. They also expressed their wishes that the Backlands would remain a wilderness area offering outdoor recreational activities as it has done in past. It is worth making again a point that was made at the time that there is no right to make a profit on land. The Council is under no moral or legal requirement to consider	None	Email

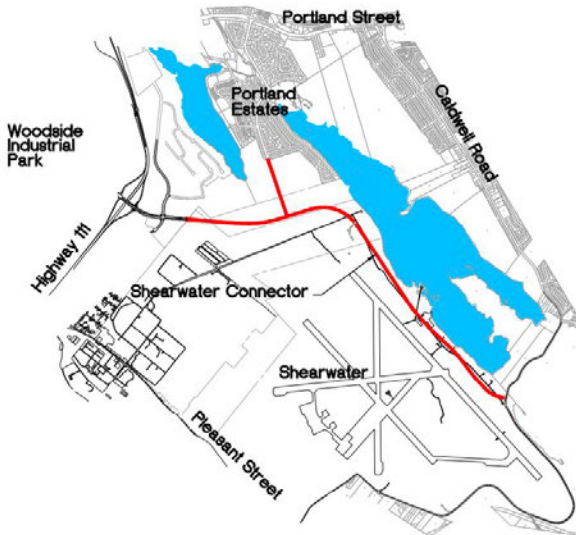
		what a developer or property owner speculated they might be able to do with Urban Reserve land if it were to be serviced. The decision by Council to not extend central services along Purcell's Cove Road was the right one then and the reasons not to do so still hold. The costs of hooking up to the services was going to be prohibitive for existing residents added to which they would see loss of the wilderness on their doorstep. The main issue raised by this current request for rezoning is the same as it was back in 2013: Who gets to decide what Halifax will look like 100 years from now? The Regional Planning Process, with input from the public and many other groups is the mechanism for planning the future look of Halifax. The public have contributed their input and have put forward a vision for the Backlands as a protected wilderness and recreational destination for locals and visitors alike. This should not be outweighed by the views of a few who might have profited if their land was available for development. In conclusion, I ask you in your role as the representatives of the public, to refuse the request to have rezoning of the requested properties in the Purcell's Cove Backlands included in this next version of the Regional Plan. Thank you for your consideration of these points. Yours sincerely Melanie Dobson		
C477	Harriet King	ReferenceCO25Casenumber 22257 Today was a lovely day ,the Shaw Wilderness Park parking lot was filled and the overflow of cars were parked along the Purcells Cove Rd. Hundred of people have come to explore and enjoy the Park since it opened. I don't think that will be the case if this Proposed Rezoning of Purcell's Cove. Backland is approved. This PARK is a GEM HRM is one of the few cities in Canada to have a WILDERNESS PARK in its central core. A housing development close to the Park Should not be allowed. Houses and a Wilderness Park don't go together Thank you. Harriet King	None	Email
C479	Paul and Draha Krkosek	Good morning Ms. Perrin, As residents of [REDACTED], we have heard of the proposed potential developments on the PID 41342080 parcel of land. Please receive and take into account our inputs concerning this matter. We would also appreciate an acknowledgement of your receipt of this email. Thank you, Sincerely, Paul and Draha Krkosek,	Yes	Email
C480	Cathy Vaughan	To: Ms. Perrin, Principal Planner, Regional Planning From: Cathy Vaughan, Home Owner, Jollimore, Purcell's Cove Road Re: PID 41342080 - Purcells Cove Road Date: 16 April, 2022 I am opposed to: 1. The rezoning of this privately owned property on the Purcells Cove Road. 2. The extension of city water and sewer to service this property. Water and Sewer. The surrounding community, from Armdale to Herring Cove have already said a collective and resounding "NO" to extending the water&sewer when Clayton Park Development asked for a rezoning of their property. Why are we rehashing this topic? These discussions are public records if you need to check the tenure of the community. Say NO to extending water and sewer. Regional Plan. Huge amounts of thoughtful time consulting with organizations, communities, conservation advocates and experts resulted in a big-picture plan. The property in question was zoned according to the themes, guidelines and will of the community. Please stick with the plan and do not tamper with the rezoning of this beautiful, wooded, lake-side property. One home on one regulation-sized lot. Dedicate green space for the generations of families to continue to access Williams Lake. Private Property. The owner can build a home, with septic and well just like the other new builds in the area. Huge, luxury home crowded onto that lot is not keeping with the local communities' wishes, the infrastructure capacity or the aesthetics of our community. Infrastructure. The local roads, schools, recreation facilities, services are already stretched with the influx of folks from all the new housing developments in our area. The developer should provide sidewalks on both sides of Purcells Cove Road, require homes to use solar panels for hot water, a rain collection system for grey water and gardens, installs charge up-stations for electric cars, maintain the surrounding forested area, provide for a public park for access to the lake and build effective riparian zones on the lake. The Dam. Developer should be required to contribute to fixing the dam so that it holds the lake waters to a healthy level. Why would you build homes on a lake-side property when the lake disappears in the summer and you are dealing with mudflats and inaccessible shorelines. Williams Lake. Our lake is already in a fragile state because the leaky dam does not hold the lake levels to seasonal or even healthy levels. A group of large homes on this small lot, plus driveways, stripped natural wood land and large concrete foot-prints would decrease the permeability area for rain/snow waters to percolate to help top up the lake. Run off of chemicals from the general use of the large units would negatively impact the existing fragile ecosystem. Riparian zones can not be effective in filtering out pollutants to the lake with a large population of people trampling through them. Do not rezone this property. We love our community and want you to help us to keep it healthy. Stick to the plans we have already constructed through public meetings with us. Controlled, environmentally thoughtful, builds are part of the solution to conserve our community, lakes, forests and reduce the stress on our natural resources in our community.	None	Email

		Cathy Vaughan, Home owner		
C484	Sjan Kuper	Dear Sir/Madam: I am writing in regard to the proposed re-zoning of the Purcell's Cove Backlands. Specifically: Reference C025, Case # 22257. As a long-time area resident (Purcell's Cove), I have seen the growth in popularity in this area due to it's mix of traditional settlement, nature, and recreational resources. Many people now come to the area either by car, bicycle or on foot in order to sight-see, bicycle, hike, swim, and explore nature, right near downtown Halifax. I am very worried that the proposed zoning change, and the building of 86 houses in the Oceanview Drive area will have deleterious effects on the area. My concerns are as follows: 1. The backlands provide a wonderful recreational and nature resource right next to Peninsular Halifax. They provide an area for swimming, cycling, hiking, and nature, right near the city centre. 2. The proposed re-zoning and development would split the backlands in two. If the development goes ahead, the Shaw Wilderness area would be almost completely disconnected from the HRM Protected Area Lands, the Nova Scotia Nature Trust Lands, and the Crown Lands which lie further to the South-East (towards Herring Cove). 3. Traffic. The traffic on Purcell's Cove Road and the Armdale Rotary has become much heavier. Building a residential area in this location would add significant traffic to an already overloaded Rotary. 4. This area retains some of the nice old character of Halifax. A more traditional form of settlement, mixed with a wonderful nature and recreational resource for the city as a whole. It has no strip-malls and no ugly cookie-cutter sub-divisions. It therefore adds value to the city and should be retained. Not just for the current and future residents, but for the city as a whole. One can see that people from Peninsular Halifax value this area as a recreational and nature resource, and also as an area that retains some of the character and attributes that have frankly been destroyed in some other areas of Halifax (and really in all North-American cities). It would be nice to see a Halifax of the future that has preserved recreation and nature in areas where it makes sense, and has put housing developments in other areas where that development more appropriately fits. I do not know whether the re-zoning proposal means that there would also be a plan for services (water etc.) to be brought to Purcell's Cove. But I would like to note that I would not be in favour of such a plan. The area has narrow roads and laneways and a traditional form of development. Installation of services would mean much disruption to the character of the area (widening of roads, blasting through rock, etc.) which would change the nature of the neighbourhood. Thank you for taking my submission into consideration. Yours Truly, Sjan Kuper	None	Email
C487	Cassie Kent	Hello at HRM, I am writing to express my strong objection to development of the Purcell's Cove backlands area shown in yellow in the Phase 4 draft regional plan. This ecologically sensitive and important area should not be lost to development. In Halifax, we need to focus on infill and densification of brownfield sites and stop destroying habitat, wildlife, biodiversity and ecologies. This wild area is also enjoyed respectfully by many HRM residents and visited for youth environmental education by outstanding groups such as the Young Naturalists Club, the NS Sea School and HRM's own Adventure Earth Centre. Sincerely, Cassie Kent Halifax	None	Email

		 10:50 PM 81% Regional Plan: Sit... hrm.maps.arcgis.c...  Legend PHASE Phase 3: Quick Adjustments Phase 4: Draft Regional Plan Phase 5: Future Capacity		
C488	Wendy and Guy Harfouche	Good morning, Re: C025, case 22257 I am a resident of Fergusons Cove and recently heard about the proposed development/re-zoning of a very large nature reserve in my area. I believe that rezoning and potentially developing this area or even part of it, would be a huge loss for HRM, the surrounding community, and even bigger loss of the ecosystems and wildlife within. The rich backlands in this area provide a number of rustic hiking/ biking trails and lakes which are enjoyed by many people in Halifax and beyond. Green space and time in nature provide a natural mood boost and exercise that improve the health of communities. These natural spaces need to be protected. If these lands are developed there would be a devastating loss of wild life habitat. Additionally of concern would be the overall environmental impact, including water drainage/flooding and erosion. While this parcel of land is not water front, it is very near coastline and water drainage and erosion could lead to substantial effects on the coastline. The Purcells Cove Road already has a number of areas of damage from water draining towards the ocean from the backlands. Without trees and plants there will be more flooding, erosion and water damage to roads and properties already existing. Of course, you must also consider the loss of trees and plants reducing air quality. The development will ultimately lead to more pollution. This at a critical time to consider all environmental impacts and their contribution to global warming. While an argument may be made that Halifax needs additional housing, my rebuttal is that this area is/should be a protected green space which includes several lakes, trails and parks frequented by many. Planning or development should be looking to areas that are not existing parks/trails/protected green space. Why not promote additional high density housing on the peninsula which also takes into account the difficulties with access to downtown and traffic congestion. As well, what Halifax needs is affordable housing or subsidized housing for people and families with low socioeconomic status, not another crowed subdivision selling urban homes for over 600k. Please deny any proposals to develop these lands. Respectfully, Wendy and Guy Harfouche	None	Email
Phase 3 - Cole Harbour, Atholea Dr (C047)				

C409	Scott Conrad	Dear HR, CO47 Application and existing Parkway Drive onsite septic systems. Parkway has always been zoned R1 for over 60 years. The change to UR was not consulted with the landowners on Atholea, Landsdown, Beaver Crescent or Parkway Drive. When did the land zoning change and why? The residents of this area were NOT informed or consulted with by HRM or the city councillor? Please explain. Most of the residents on Parkway Drive are NOT on municipal sewer. Most of the residents of Parkway Drive are on <u>Onsite Septic</u> systems. The local residents asked for municipal sewer services on Parkway Drive for over the past 60 years and denied. The residents in 2010/2011 asked during the development of Colby South and HRM denied because the sewage treatment plant in Shearwater/Eastern Passage was not able to accommodate the Parkway residents, but it did accommodate the new development of Colby South. The sewage treatment plant was upgraded in 2014 and HRM did not return to the residents of Parkway Drive with respect to municipal sewer inclusion based on their concerns raised in 2010/2011 about Colby South. Now, HRM is considering a massive development CO47 (Atholea Drive and Parkway Dr area) and have not included the residents of Parkway Drive with respect to municipal sewer. Development in the area of Atholea and Parkway Drive is a concern for the local residents and they should be informed by mail and consulted in person, not by finding out by Facebook. Development plan CO47 is very clear with respect to onsite sewage systems contaminate groundwater (section 4 presented below) as a rational for small serviced lots within their plan. The multi tenant buildings southwest of Atholea are also planned for municipal sewer and are in very close proximity to Cow Bay Run. Cow Bay run is a well documented valued ecosystem for fish such as smelt, sea trout, gaspereau, that migrate between the Atlantic and Morris Lake for spring and summer breeding. Juvenile fish summer in Morris Lake and return to the Atlantic Ocean in the fall. Below is CO47 area site plan, segment of their application report with respect to municipal sewage requirements and the conceptual plan with respect to lot size, roads, access to Atholea Drive and multiple unit buildings near Cow Bay Run.  3. Based on previous discussions with Halifax Water, there is capacity in the Eastern Passage Sewage Treatment to accommodate sanitary service generated from these parcels. When the plant was upgraded in 2014 capacity was built in for future growth in the Eastern Passage / Cole Harbour area. 4. There are several Sections of the Regional Plan in Chapter 8: Municipal Water Services, Utilities and Solid Waste that is also supportive of inclusion in a Municipal sewer service boundary: Under Section 8.1 Objectives #2 "manage growth to make the use of existing water, wastewater and stormwater infrastructure and avoid un-necessary or premature expenditures" Regarding item # 2: as mentioned previous, Atholea Drive splits these land parcels (see Figure 1) and currently has water and sanitary mains installed in the street which are being under-utilized. By allowing development to connect into the sanitary infrastructure it will allow for a more compact form of serviced development that fits in with all the development patterns surrounding the properties. Without being placed in the municipal sewer boundary, development must take place on municipal water and on-site septic fields. On page 98, Section 8.5.1 Water Service Areas, the pre amble is quite clear that the Water Resource Management Study prepared by Dillon Consulting for HRM identifies the concern of having development with Municipal water and onsite sanitary disposal systems as there is potential concern of ground water contamination in the event of failing on site sewages systems. Both the properties included in this request are in the Cow Bay River watershed. With the ability to connect and utilize the piped Municipal Sanitary system the environmental risk of ground water contamination would be eliminated. 	None	Email
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		Again, when did my property get rezoned from R1 to UR? How does this impact me and my neighbours? And will HRM connect the residents of Parkway Drive to the municipal sewage system or consulting with the residents about if they want to be connected to the municipal sewage system as part of this massive development plan CO47 or the larger Morris Lake Development Plan which will extend to Cow Bay? I look forward to your response. Scott Conrod [REDACTED]		
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C409 (2)	Scott Conrad	Hello Shilo, Please add me to the email list for developments near my home. 3. Glad to know there is capacity in the municipal sewer for the proposed development and the surrounding area. 1. How much would it cost to connect my home to the municipal system? 4. I'm fine with the proposed development(s) in the area with a few considerations listed below. 1. Caldwell Road. 1. I'm not sure if Caldwell Road could handle added traffic volume from the new development(s) in the area? 2. I do feel the long awaited Caldwell Road connector to Mount Hope (image below) would alleviate much of the traffic issues along Caldwell Road between Atholea Drive and Portland Street. 3. Improved emergency response access to the residents of Caldwell Road, Colby Village, Astral Drive, Cow Bay with the construction of the Caldwell Road connector to Mount Hope.  2. I do have concerns are about Cow Bay Run (River) with respect to proposed development plans near the river: 1. Please make sure appropriate setbacks and safe guards are in place along or near Cow Bay Run (River) for all proposed developments in the area. 2. Cow Bay River is the primary discharge point for Morris Lake and an important ecosystem. 3. Cow Bay River is an important river because fish migrate from the Atlantic Ocean into the river then to Morris Lake. Smelt, eel, gaspereau and sea trout are well known to migrated this river and some species find there way to Morris Lake. 4. Recreational and Commercial Fishers have traditionally fished this river. 1. Commercial fishers catch gaspereau (source of bait) either at the mouth of the river in Cow Bay or just south of the culvert at Caldwell Road. 5. Brook trout and mudsuckers migrate the river. 6. Impacts to the river (water quality, water flow and volume, habitat, silt) could be detrimental to juvenile fish species traveling or living in this ecosystem 7. Five proposed buildings within the Cow Bay River catchment could be a concern (Image below)		
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		 Scott		
C443	Tara Gillis	To whom this may concern, I wanted to provide my thoughts about the C047 development project being proposed for the Cole Harbour, atholea and Pearl st area. I think it's a great idea and there is a need for more homes. I do think that adding another 305 units will overflow Astral elementary which is already over crowded. So potentially may need to build another elementary school close by. With this addition as well as the proposed plan for more development off Caldwell near Morris lake, we will need another grocery store, pharmacy, gas station, etc. thank you for taking our thoughts into consideration Tara Gillis	None	Email
Phase 3 – Bedford (C061-B)				
C351	Josh Hagle	Hello Shilo, Thanks for your response to my two questions I sent to you on March 28, 2022. Although my questions were answered, it leads me to additional questions that I will not be able to submit as the deadline has come. I did not think that it would take nearly three weeks to receive a response. I am somewhat puzzled as to why Staff from Current Planning, Regional Planning, and Strategic Transportation Planning had to meet internally in order to respond to my questions. Should this not have been discussed prior to accepting the developer's formal request to have the RCDD and CCDD lands considered under the Regional Plan? The RCDD lands have been under an approved development agreement since 1995. Although I understand why the Regional Plan Team would like to separate Case 20507 and C061-B, it is easier said than done. For the past six years, HRM have asked for public feedback on developing additional units on the south lands prior to the construction of Nine Mile Dr from Hammonds Plains Rd to Moirs Mill Rd. This connection, as per the phasing provision in the development agreement, would connect the north and south lands which would provide a third major access point to the Paper Mill Lake subdivision. On March 31, 2021, NWPAC were asked to make a recommendation for Case 20507 based on the: ▪ Phasing of the approved DA ▪ Changes to the traffic circulation in the area ▪ <u>Allowing more development on the site prior to constructing the road connection from Moirs Mill Rd. to Hammonds Plains Rd.</u> The recommendation was: “THAT the North West Planning Advisory Committee has reviewed the application for case 20507 and recommends approval of the application with consideration given to ensuring protections are in place for the construction of the bridge on the connector road between Hammonds Plains Road and Moirs Mill Road, and to ensuring that the connector road between Hammonds Plains Road and Moirs Mill Road is made after the additional 214 units are developed.” Case 20507 has not yet been presented to NWCC so I do not understand how the RCDD lands can be re-zoned when it is tied to an existing amendment. Clearly Staff will not be supporting the recommendation which really calls into question the public consultation process. Mayor Savage and Deputy Mayor Lovelace recently spoke in the Provincial Legislature regarding Bill 137 and the importance of the community voice and transparency. To read the letter from the Sunrose Consultant to re-zone the RCDD and CCDD lands dated August 9, 2021, some four months after NWPAC made its recommendation, is concerning. At no point has any of the communication received from the developer or HRM stated that the RCDD lands were going to be re-zoned. NWPAC members were told that only the CCDD lands were being considered under the Regional Plan Review. Had I not taken the initiative to read the Regional Plan Review, I would have no idea that the RCDD lands are now part of the review and HRM can offer no assurance that the north and south lands will be connected going forward. The HRM Planning & Application webpage shows a time stamp of February 23, 2021, as the last update for Case 20507 which still shows the former Planner's contact information. The comments Councillor Outhit offered in the March 31, 2021, NWPAC meeting was clear. The reason Nine Mile Dr was not constructed from Hammonds Plains Rd to Moirs Mill Rd was because of the cost to construct the bridge(s) required to connect the north and south lands. The Sunrose Consultant's letter identifies Kearney Run as a "divide" between the north and south lands, which to me, indicates that these lands will not be connected. Had NWPAC and the community been told that the residents of Paper Mill Lake may lose a third major access point, I am confident that NWPAC would have made a different recommendation. NWPAC wanted a guarantee that the road would be connected after the 214 units were constructed in Case 20507. As the 100th unit was constructed in 1999, I believe it is a significant safety concern to remove an	None	Email

		access point after construction has commenced. Further, one of the two access points we have today connects to the Bedford Highway. It is often several minutes to leave the subdivision due to the congestion on the Bedford Highway. The Crestview and Bedford Village Developments were designed to have three access points. Had the intent been to not connect the north and south lands in the 1990's when these developments were designed, the street layout would have been designed accordingly or perhaps the developments would have never been considered given the lack of access points available. Councillor Outhit also pointed out in the NWPAC meeting that because Nine Mile Dr was never constructed, Oceanview Dr, which was part of the Crestview Development, was considered "not safe." I have lived on Oceanview Dr since 2010. Oceanview Dr was designed and constructed as a local street which now operates with over 3,200 vehicles per day. As the Paper Mill Lake subdivision only had one access point, the decision was made to connect Nine Mile Dr to Larry Uteck Blvd in 2014 under MPS policy MS-7. Oceanview Dr is the only street that vehicles can use to navigate to this access point as the two collector roads, Moirs Mill Rd and Nine Mile Dr do not connect and are dead-end streets. As a direct result of this connection, my street has seen an increase of over 1000 vehicles per day. It has been devastating for all who live on Oceanview Dr. C061-B are the only lands in Phase 3 that are under an approved development agreement. To jeopardize losing a third major access point after construction has commenced in a subdivision that will have approximately 2,000 units on the south lands is a safety concern. Although the MPS identifies Nine Mile Dr from Hammonds Plains Rd. today, that can be altered through the MPS amendment process. HRM needs to force policy here. When the last amendment, Case 00753, was rejected for 345 units on the south lands in 2006, Staff's testimony was clear. HRM's evidence in NSUAR Case 173 (M03497) was overwhelming. The intent of the DA was to construct Nine Mile Dr from Hammonds Plains Rd to Moirs Mill Rd. from both a safety and effective transportation planning perspective. I have no doubt that there may be engineering challenges to build the infrastructure required but if a bridge can be built from Nova Scotia to PEI, a bridge can be constructed over Kearney Run. The developer just does not want to pay for what was agreed to some thirty years ago and because there is no expiry date or additional timelines in the development agreement, HRM cannot force anything and are looking for any opportunity to have this development move forward now that United Gulf has re-acquired both parcels of land. I am genuinely concerned and ask that the Regional Plan Review Team consider my feedback. Thank you, Josh		
C385	Katie Kawulka	Good evening The proposal for fast tracking development in Bedford including but not limited to papermill lake and sandy lake is very frustrating as a resident of Bedford. The population in Bedford has grown but not supporting infrastructure. Where is the money and plan for much needed infrastructure before any fast track development? Main concerns: - schools are overcrowded already - accessible playground and waking areas - protecting our water and forest spaces - transit - transportation routes - recreation facilities including a library, pool, public basketball courts, skateboard park and skating rink There is so much need for infrastructure in Bedford for the community. We need housing in HRM but what use is the housing at the expense of the environment and community. Children and families and seniors and need school space and outdoor space and recreation space. Please reassess the plan to include better ideas for the environment and our community. Katie Kawulka	None	Email
C386	Nick Matheson	Quite simply, any proposal to develop land on Paper Mill Lake must be stopped. This is old growth forest which should be protected at all costs. It is also a crucial watershed draining lakes from Blue Mountain and Kearney Lake into Bedford Basin. This area provides an important buffer from the highway, a corridor for wildlife, scenic beauty, and wilderness recreation opportunities. This is also a rapidly growing community that is stressing current infrastructure to its limits. Please protect this land and this community. Sincerely, Nick Matheson	None	Email
Phase 3 – Herring Cove / Spryfield / Kidston Lake (C070-A, C071, C074, and or C333)				
C024	Wendy McDonald	Hello, I am writing about the proposed plans for Kidston Lake area with projections of development for a potential of 4000 new residents. The existing infrastructure cannot sustain this growth. We talk about Complete Communities where we can Live, Work, Play & Learn. Take a second look at the area and hold off until the proposed area might be supported by amenities and infrastructure. This is many years down the road. It is premature to develop this woodland which is a popular playground for many local & city residents and the local wildlife. Halifax is growing too fast and the public is not getting a proper look at the plans. I do not think there has been a vision plan, with local and other community engagement on this suggested area. Other municipalities have grown but plan ahead for roads, water and sewer long before land is sold, Where will transit go? Where will the parks be developed? What is the walkability plan? This whole process should be reviewed, not by a few planners or land owners but citizens of tomorrow.	None	Email

		This is an issue for not just here at this suggested growth area but in general for HRM. We are witnessing proposed and current development that will not be able to sustain families for schools. Split shifts will not be popular but that will be the norm soon for schooling in District 10! Look at the proposed Seton Ridge SW Development...7000 residents and no school...a marketing tool that would have drawn young families in. The local schools are all too crowded now. Don't let this happen once more. It's laughable that this was allowed to happen. The HRM Planners must alert the province when large development is happening. It's on their backs that this was not done for the Motherhouse lands 10 years ago! Keep the density on the peninsula. Schools, and places of work can be within walking distance of growth nodes. But remember to add green spaces where residents of all ages can recreate. Keeping the large What We Heard Document hidden away online does not serve your public. We requested copies for the local Libraries...still waiting. If you want dialogue, it must be done in a more inclusive manner. And don't blame it on Covid...these decisions are too important to be made behind closed doors. In the meantime, take Kidston Lake off the drawing board for this Review period and perhaps reconsider the area the next time round when traffic issues, including Transit, in Mainland South have been resolved. Thank you, W McDonald		
C074	Stephen Adams	Good morning, Leah: Please find attached a submission requesting rezoning of the lands in and around Kidston Lake. A signed copy will follow. Thank you, Leah, Stephen	Yes	Email
C246 (2)	Katherine Kitching	hi Leah, thank you for the additional information - I was able to follow the links you suggested and learn more about the requests for large subdivisions on the lands surrounding and southeast of Kidston Lake. I am also copying the three most urban Councillors here (including my own, Councillor Smith) because I feel that this is not just an issue for the nearby residents of Kidston Lake, but very much an issue for those of us who live in the most-dense/urban parts of Halifax. The Kidston Lake area is an incredible resource for central Halifax - it is one of the closest wild/natural areas to the peninsula - it's a 15 minute drive and 30-minute bike ride. It has the potential to be easily reached by transit (right now the service isn't great but I'm sure it will improve as that area densifies). At the moment, I would say that (apart from the beach in summer) it is perhaps not as heavily-used as other nearby areas like Long Lake - but I would credit that to it being less well known, and trails less well-developed. That said, I can assure you it IS loved and used by a lot of people -- and it has *huge* potential -- if it were to be protected and better developed/promoted, I know that it would become a super popular hiking and recreation area. <i>(I don't personally want it to be overrun with hikers because I love its quiet wild-ness - but I would prefer that to it being bulldozed!)</i>. Many forward-thinking organizations are calling for a Greenbelt around Halifax - and if the lands surrounding Kidston Lake were subdivided, there would be a gaping hole in that belt. The lands are beautiful - a mix of forest and barrens and sensitive boglands, full of berries and other native plant species. The lands are teeming with wildlife - I have seen many species of warblers there which I have not seen elsewhere, and also had close encounters with deer and coyotes. If any of you would like to take a tour of the area and see the beauty for yourself, I would be very happy to guide you - just get in touch :) The growing population of Halifax is putting a lot of pressure on existing natural areas within easy access of the City. I'm sure you've heard of previously loved hiking areas that have now been blocked off by private land-owners due to the frustrations of too many people tromping over their land (e.g. the Blue Mountain summit). Many places (e.g. Long Lake's Bay road access, Duncan's Cove, Chocolate Lake) are now impossible to park at due to the crowds. There are many areas that I and my friends used to love visiting, that we won't go to any more, because they are too crowded (e.g. BMBC Collins Rd access). I would say HRM is already suffering from a shortage of quality wilderness access. The irony is, people are attracted to this city because it has beautiful natural areas surrounding it in all directions, within easy access - and yet as more people come, we are allowing these natural areas to be filled in with houses and putting even more pressure on the ones that remain -- and/or compelling residents to drive farther to access nature, which is at odds with all our goals of building complete communities and fighting climate change. I think it's also important to remember that there's a great diversity of need in natural areas, and not all those needs are compatible. Some residents want: - a place to walk their dogs - but others don't like dogs - a place to go hang with friends and play music - but others like quiet - a place to stroll in the sun with other people - but others like solitude - a place to go ride ATVs - but others don't like the noise - a place to go hunting - but others want to avoid being shot at :D - a place to go swimming - but a beach can only accommodate a small number of people - a place to go with your kids that has easy trails - but others want more challenging trails - a place to go to observe nature quietly - but that will be interrupted if too many people, dogs etc. - a place to go picking wild berries - but you can't do that in an area with too much dog poop - a place to go camping - but that can't happen where you'll be in the way of day-users.	None	Email

		- a place to go mountain-biking or trail running - but that can't happen where there are too many walkers and so on and so forth. I spend a lot of time on the trails around Halifax and so I see all these uses and more. It's wonderful and amazing to see how many people are getting outside these days!! But I also see that more often than before, these uses are coming into conflict with each other. Yes- Halifax is growing and we need places for folks to live - but we don't want to house them at the expense of destroying the things that attracted people here in the first place and make them want to stay. We've been lucky that for decades, a lack of population pressure has allowed many forested areas to be enjoyed without protection. But things are quickly changing, and now is the time to be forward-thinking and preserve as many of the intact wild lands as we can, within easy reach of the urban core. Kidston Lake is such an obvious choice in this regard. I would like to see the Regional Plan focus on new development in a hub and spoke model - with the hub being the still-compact urban centre of Halifax (we are so lucky it has remained so compact so far!!), and the spokes being the existing roads that fan out in all directions. In between those spokes we are SO fortunate to have large tracts of green space - wedges of green that reach inwards, wonderfully close to the centre of our city, compared to most other urban centres in Canada. It's a really cool structure-- because it means you can drive in any direction out of the hub and find wilderness. And for those who already live on one of the spokes, they have a wild space in their backyard. I am afraid that Halifax is moving towards more of a "blob" model- where our urban centre grows outwards in the shape of a giant blob, and as it grows it covers over green space in all directions.... like an amoeba :). As the blob grows, those at the centre have to drive farther and farther to access a lake to swim in, a trail to hike on, or a berry patch to pick in. And those who used to have wilderness in their backyard now also have to drive to find some. If we focused instead on densifying the spokes, while leaving the green wedges between them intact, then the character of our city would remain intact, even as we add more people. In the case of the requests for Kidston, this could include: - "thickening" the spokes slightly - i.e. have some more houses built behind and beside the existing ones on Leiblin and on Herring Cove - but not allowing the whole area to be blanketed over with housing... - densifying the spokes - including more midrise developments and other denser forms of development on the existing corridors, rather than allowing single family homes to sprawl over the entire area between the already-developed neighbourhoods. One last thing I'd like to add - there seems to be a lack of discussion in all these planning exercises, about a well-thought out and consensus-based vision for Halifax's future, in terms of its size. We seem to just wring our hands and say, "Halifax is growing so we need to build more housing!" But is it possible in this era of sustainability-focused thinking, to think about what sort of a population for Halifax is actually desirable, and sustainable? I have talked to a lot of people about this, and nobody I've spoken to is happy about Halifax's continued growth at this point. For a while it was exciting to see the city growing and getting a bigger tax base for major projects, and more jobs coming. But now the feeling that I and everyone else I know have is - "ok - we have grown some and that is nice -but--- now it feels like we are at a tipping point - if we grow much more we will start to see a lot of disadvantages (bad traffic, less of a small-town-community feel, more urban sprawl) that offset the advantages." There are ways to limit growth. We can stop providing water service to new and under-developed areas. We can limit the types of new housing available (we don't *have* to provide single family homes for everyone who wants one). I know it's not a super easy discussion to have, nor are there super easy solutions - but --could we at least talk about it? I think that all the people who live here now (and yes, I mean everyone, even the ones who just got here yesterday), deserve to have a say in what their city looks like and what they want it to be. If we just blindly gallop along with the sentiment that growth is inevitable and we have to keep building and sprawling to accommodate it, I do not feel convinced that we will be building the Halifax that existing Haligonians want. And I think our opinions are just as important (if not more so!) than those who are contemplating moving here from somewhere else in Canada. thanks very much for considering my additional feedback on development of the Kidston Lake lands and other green spaces in HRM, Katherine Kitching		
C421	Elizabeth Spence	Dear Kathleen, and all members of the regional development team, Thank you for taking the time to read people's thoughts and questions about the phase 3 of the Regional Plan. I have some thoughts and questions I would like to share and ask. Specifically, I would like to focus on the Herring Cove Holding Zone, Spryfield sections (C070-A, Clifton Heights; C071 near Kidston Lake; C074, lands southwest of Herring Cove Road, and C333, new request). First, some questions:	None	Email

		- There is a great amount of forest being removed for these developments. Are there plans to protect lands in other areas to replace this loss? Will any lands in these developments be retained as forest and green space? - Will Kidston Lake and the park land surrounding the lake be impacted? How? The development boundary request appears to run directly through the Lake and park lands. - Will the Lake and park land be protected? How? What would the buffer zone be between the waterways and the development and how do we ensure it is being met? - The waterways that feed Kidston Lake (e.g. behind Feldspar Crescent), the lake itself, and any waterways that flow out of the lake would be negatively impacted by clear cutting, infilling, and development. Are there plans to test the waterways before, during, and after, if the development goes ahead? - Will the park lands, and support for the park, be increased if the development continues and the community greatly expands? There would be increased usage of the park requiring bathrooms, change rooms, trash and recycling, etc. - It appears that there could be upwards of 4,021 units developed (C070 and C074, and more when including the other requests). What are the plans to increase/off Halifax Transit in this area? Can the local schools support a substantial increase in student population? - What are the plans to mitigate traffic in this area? Traveling out of Spryfield via Herring Cove Road for Monday-Friday morning commutes is a challenge (pre-Covid and likely to return to these levels) and residential development continues to add to this traffic. - What will the development mean for residents and schools in terms of noise, trash, blasting, and loss of green space? Are there plans to mitigate these disruptions? Are there plans to replace the green space that is being lost? Even if all the lands were not officially designated as green space, they are currently being used by the community for hiking, biking, nature observations, and connection to nature, and those uses will be lost. To share some thoughts: I feel lucky to live in Spryfield. This community within Halifax is diverse, friendly, and there is great access to nature. These are among the main reasons I wanted to live in this area, and I can see the appeal from developers to create more homes here. However, sprawling development is not the answer to housing issues in Halifax, and it flies in the face of putting the well-being of people and the planet first. Urban sprawl hurts our ecosystem and climate through loss of forest, especially wetlands, increased traffic emissions, and more. Building within existing development, and the downtown core of an area, creating taller buildings for housing, means that we are able to house more people in areas closer to where we shop, eat, work, and catch transit, while also saving green spaces and undeveloped lands for wildlife, plants, as well as opportunities human recreation and connection with nature for mental health. The desire and need for access to nature shown by residents during the Covid-19 pandemic demonstrates our strong need to be within nature for our health, be it physical, mental or emotional. There are so many developments in this area already and while I understand the need for more housing and the appeal to developers for the financial success, it is worrying and sad to see the continued loss of nature. Clear cuts, infilling, waterways being diverted or damaged, wildlife being pushed into smaller areas of land and subsequently coming into contact/conflict with humans, and wild spaces becoming small lawns with little to no connection to the land they've just replaced, is heartbreaking and not sustainable. I would like to also take this time to thank the regional development team and council for the protection of the Purcell's Cove Urban Reserve (Case 22257). If I am understanding the phase 4 proposal correctly (and please correct me if I am mistaken), this land is to be protected and zoned as a Regional Park. I think it is an excellent decision to protect this area from development and have it as a Regional Park space. It is a beautiful area and one that deserves protection, as well as being a place where people can connect with nature. I implore you to consider extending this urban reserve designation and protection to reach the waterways of the McIntosh Run. Currently, this land is undeveloped from roughly Alabaster Way to the new McIntosh Estates development, behind Princeton Avenue, and behind Holly Drive (with green space connections through the McIntosh Regional Park and the ballfield). So much development has already impacted the McIntosh Run and its wildlife (including snapping turtles, listed as Vulnerable in Nova Scotia and of Special Concern by COSEWIC and SARA), as well as negatively impact the forest wetlands in this area. This protection would provide greater habitat for Nova Scotian flora and fauna. As well, it would allow for greater connections with the McIntosh Regional Park and very successful McIntosh Run Watershed Association hiking and biking trails, thus allowing for more green space in our community and greater access to that green space. Please consider protecting these lands adjacent to the McIntosh Run. I understand that a lot of this is private land, but there must be a way to do this. Please take this into consideration. Thank you again for taking the time to accept comments and read questions. I appreciate you taking the time and am hopeful for the response, Elizabeth		
C427	Phyllis Cox	please do not develop precious area kidston lake spryfield. you destroy good habitat for wildlife and walks near the city . shame on you . C070 C074 C 333 C071 phyllis cox i wonder if you ever pay attention to what citizens want doesn't seem like it patti cutell sean cleary and lindel smith councillors listen to us	None	Email
C428	Gwen Davies	Hello to you working with the Regional Plan, Someone just alerted me that there's been a request to rezone the lands around and beyond Kidston Lake in Spryfield to allow for several large subdivisions. The property references are C070A, C071, C074 and C333. I am one of many friends who consider this a regular and wonderful place to hike, take the grandkids, and go for a short time or a long time. There are always people there. You and I both know that it is well used, a major place to restore balance and sanity by hiking, swimming, enjoy nature and ATVing. It is also a gem for being totally wild and undeveloped, and yet so accessible for people in the city.	None	Email

		Beyond that, it is beautiful, a rich area for wildlife, birds, and native plants. Many people rely on this as their access to waterfront, recreation and nature. We know the trouble that grows when people overpopulate an area. Our population is growing. Planning must include these wild places as well are areas of high population. I believe that this area should be zoned as parkland for the enjoyment of all. Please balance development with the preservation of natural habitat. This resource is essential, right here where it needs to be. Thank you Gwen Davies		
C429	Elizabeth Milton	Hello Regional Plan folks, Someone just alerted me that there's been a request for rezoning of the lands around and beyond Kidston Lake in Spryfield to allow for several large subdivisions. The property references are C070A, C071, C074 and C333. As I presume you are aware, these lands are extremely well used and loved by locals and peninsula-dwellers for hiking, swimming, nature enjoyment and ATVing. They are also a gem for being totally wild and undeveloped, and yet incredibly close to the city (only a 15 minute drive from the peninsula and a 30 minute bike ride!). It's a beautiful area teeming with wildlife, birdlife, and native plants. I would hate to see it developed - and I think doing so would reduce waterfront, recreation and nature access for a great number of people at a time when the population is growing and increased access to natural areas is desired. I believe that this area should be zoned as parkland for the enjoyment of all, and the preservation of natural habitat. Thank you very much Elizabeth Milton	None	Email
C432	Talan Iscan	Dear Counsellors: I am writing with regards to request to rezone a large track of land that encompasses the Kidston Lake recreation area and surrounding wilderness area- to open it for a large subdivision (case numbers: C070A, C071, C074 and C333). I would like the municipality to reject this request. I am an advocate of affordable housing and am acutely aware of the challenges we are facing in addressing low vacancy rates in rental units and lack of affordable housing. The root causes of these disturbing trends are poorly understood. However, the most effective way to address both problems is by increasing density and affordable housing in our urban cores, where services and infrastructure are most readily available. Urban sprawl is not a sustainable way to grow and will not help address our ongoing concerns. People living in the urban core will only continue to accept, in fact encourage, increasing density in their neighborhoods if natural green areas, woods, and lakes that are near to the urban core and easy to access for all residents are maintained and grow. I live in the urban core and frequently hike, swim, and relax in the areas that will be negatively impacted by these proposed buildings. HRM should not only continue to preserve such areas but expand them. Else all of us living in the city will quickly find Halifax an unbearable or unattractive city to live. Thank you in advance for considering my submission, Talan Iscan	None	Email
C437	Julie Vandervoort	Kidston Lake and the nearby hiking area are an urban treasure that can't withstand a large development. It is places like these that make HRM such a great place to live. Please protect it, as the Kidston family intended. Thank you. Julie Vandervoort	None	Email
C449	Nancy McKinnell	Hello, My name is Nancy McKinnell and I am a faithful user of the Kidston Lake area, which is an incredible resource for central Halifax - it is one of the closest wild/natural areas to the peninsula - it's a 15 minute drive from the north end of Halifax where I live, and 30-minute bike ride. Unfortunately, our transit system doesn't provide very good service out there, but I live in hope that that will improve. We are so lucky to have access to amazing green space and wilderness areas so readily - it's one of the many magical aspects of living in Halifax. I am extremely distressed to hear of the plans to potentially develop this gorgeous and precious space, and urge you to consider what will be lost if these plans happen. While I completely agree that we are in the midst of an urgent housing crisis, developing spaces like the Kidston Lake area feels like a knee-jerk reaction to finding solutions to that very real problem. And while the Kidston Lake area is kind of a "best kept secret," it is well-loved and used by a lot of people - for swimming, hiking and simply just enjoying the surrounding forest and woodlands. I personally swim there every single morning from mid-May through to the end of October - it is an integral part of my day that I begin looking forward to immediately once my "last" swim of the season has happened. I fully understand that Halifax is growing and we need housing to accommodate that growth. I agree that development is essential to the health of a city. However; part of the reason for the growth we are experiencing here is the strong desire to have what most cities in Canada don't have - easy access to lakes and beaches and multi-use trails. I don't believe that this is an either/or situation, but rather a both/and. ██████████ another passionate user of the Kidston Lake area, has also written at length to HRM with recommendations and suggestions about how HRM could have both - solutions to the housing crisis AND retention of our precious green spaces - in particular a suggestion for a "hub and spoke" model for development. She describes this model as "the hub being the still-compact urban centre of Halifax (we are so lucky it has remained so compact!!), and the spokes being the existing roads that fan out in all directions.In between those spokes we are SO fortunate to have large tracts of green space - wedges of green that reach inwards, wonderfully close to the centre of our city, compared to most other urban centres in Canada. It's a really cool structure-- because it means you can drive in any direction out of the hub and find wilderness. And for those who already live on one of the spokes, they have a wild space in their	None	Email

		backyard." I think this is an amazing idea! I urge you to not rush into this plan to develop this most loved of lakelands/barrens/forest area in Halifax. Talk more with residents of HRM and consider what will be lost if that development goes ahead in the way in which it is planned. Think outside the box and re-imagine ways to "have it all." I appreciate you reading my letter, and trust you will take to heart my plea for saving Kidston Lake and surrounds. Nancy McKinnell (she/her)		
C450	Miranda Buchanan	I want to express my complete opposition to any plan to develop any area near Kidston Lake in Spryfield, N.S. These plans go against HRM's recently approved strategy for the well-being of people and the planet first These developments: - would destroy urban wilderness and urban wildlife - would remove and compromise green spaces for this community - would further strain natural resources and city resources - There are already developed areas that can be re-imagined and used to their full potential for multi-unit dwellings nearer to already available bus routes and stores and with access and support for the infrastructure needed such as; roads, water, sewer, emergency services etc. – <u>why are these poorly planned areas not being used to their full capacity long before the destruction of a natural oasis is approved?</u> Why are areas that already have already major roadways not being modified to house more people? I have already experienced what developments do to a neighborhood first hand. I used to live in front of Roach's pond where the beautiful landscape and trails behind the pond allowed for community members to experience green space within a quiet and serene wooded area which supported mental health and overall wellbeing. The area was completely decimated by the development of multi-dwelling buildings. Many of the trails were completely torn down and wildlife was impacted. To this day, the area behind Roach's pond has never been restored to even a fraction of what it once was. The animals that used to visit my property never returned. The added traffic to the area also rendered living in my home unsafe. The roads in Spryfield cannot handle the ever-increasing traffic, speeding and littering that gets worse by the day. I cannot stand by while the same course of action is set to happen to an even more special area that is the pristine environment around Kidston Lake. I have never walked in a quieter area anywhere in Nova Scotia. The area is unmatched for its beauty, trails, wildlife and pristine views. The destruction of trees and wildlife in the area is totally and completely unnecessary. There are so many other areas in Halifax and even within Spryfield that can be re-developed to maximize the number of homes and to line the pockets of developers. There will never be an undisturbed area like Kidston Lake ever again. It is the heart of Spryfield - all of the neighborhoods connect through the trails around it. How is it possible to develop in an area with streams all throughout it? I meet neighbors and friends along the paths every day who cannot stomach the idea that anyone would want to destroy and take away the experiences that they have while they walk through the woods and along the multiple waterways. HRM should be fighting to protect this area with every resource they have. THIS AREA IS WORTH PROTECTING – <u>I implore you to come take a walk with me around the trails and lake area that will be impacted.</u> I can be reached by [REDACTED] I would also like to know that everything possible has been accounted for and continue to ask why anyone could approve the destruction of anything in this area. Have/has there been: a) environmental impact assessments b) traffic impact assessments c) an updated secondary plan for Spryfield d) a plan to protect the sensitive environments in the area e) species at risk studies for flora and fauna in the area I sincerely wish this plan is not approved. I have been in contact with my MLA, city counsellor, Ducks Unlimited, Ecology Action Center, Wildlife Division of the Department of Natural Resources and Renewables, Environment and Climate Change Canada ATIP division, local community groups and more. I will continue to rally against this development. Miranda Buchanan	None	Email
C457	Linda Davis	Dear Councillors: I am writing with regards to a request to rezone a large tract of land that encompasses the Kidston Lake recreation area and surrounding wilderness area- to open it for a large subdivision (case numbers: C070A, C071, C074 and C333). I would like the municipality to reject this request. I am an advocate of affordable housing and am aware of the challenges we are facing in addressing low vacancy rates in rental units and lack of affordable housing. The most effective way to address both problems is by increasing density and affordable housing in our urban cores, where services and infrastructure are most readily available. Urban sprawl is not a sustainable way to grow and will not help address our ongoing concerns. People living in the urban core will only continue to accept, in fact encourage, increasing density in their neighborhoods if natural green areas, woods, and lakes that are near to the urban core and easy to access for all residents are maintained and grown. I live in the urban core and frequently hike, swim, and relax in the areas that will be negatively impacted by these proposed buildings. HRM should not only continue to preserve such areas but expand them. If we do not have these green areas surrounding our city, Halifax could become an unattractive city to live in. Thank you in advance for considering my submission,	None	Email

		Linda Davis		
C460	Elna Siebring	Dear municipals leaders and folks at the regional plan, I am writing concerning cases C070-A, C071,C074, C333 for development that surrounds the Kidston Lake area. I know that we need housing for our city growth. More important we need protected green park and wilderness space within our city. Have any of you gone to this area? The kidston Lake is an incredible natural gem for the city of Halifax. I discovered it on my bike. It would be very narrow sighted to develop this natural wilderness in our city! I can bike there, still be in the city however feel like I have travelled to a beautiful wilderness. Has this pandemic not taught us something? City dwellers need accessible parklands for our mental health? It would be a tragic loss for our future generations to lose this to a subdivision. There are lots of other areas around the city that can be used for development. Thanks for listening, Elna Siebring	None	Email
C462	Mitchell Wells	To whom it may concern, I have concerns with aspects of the Case C071 development proposal, in particular the lands around Kidston lake. The land around the lake is a pristine wilderness area and is crossed with well used walking trails- this is an area that has been enjoyed by residents for many years. Given the natural beauty, the unique topographical features, the wildlife that utilize the lake, and the history of residents enjoying the trails and natural landscape, this area would be better utilized as parkland- with this being a great opportunity the expand upon the Kidston lake beach recreational area. An additional concern is the natural movement of water from the lake down through the McIntosh Run watershed. The property west of Feldspar Crescent and south of Beachstone Dr and Gemstone Ct has multiple watercourses running down into the watershed. This would not be an appropriate area to commence with further housing development as it would encroach upon vital waterways and damage their ecological necessity. Thank you, Mitchell Wells	None	Email
C466	Kim Fry	I am writing regarding the Regional Plan which is currently under review in order to accommodate the need for more housing. I am understanding that you are looking at some adjustments by request of property owners & developers and that this includes requests to rezone a huge tract of of land that encompasses the Kidston Lake recreation area and surrounding wilderness area- to open it for subdivision - to accommodate well over 4,000 homes. I am a new Haligonian who has enjoyed Kidston Lake on several occasions and shared this gem with many friends visiting from Ontario while trying to entice them to move to HRM. This might seem like a paradox, I am contributing to the population growth and I am writing to you about limiting growth when I well know that there is a serious housing shortage in Halifax. What I would like to offer from my experience of living in Toronto for more than 25 years is that the GTA failed to protect many of the parks and green spaces in the city while developing. PLease don't make the mistakes of other areas and please protect beloved natural space such as Kidston Lake. A much better housing strategy is to green light more densification on the Peninsula (like at the corner of Robie and Lady Hammond) and in suburban areas but on main arteries. Please don't plop down the broken suburban large single family home model that has destroyed Ontario. Be a smart city with smart growth. Thank you Kim	None	Email
C467	Alice Morgan Kaarin Tae	Hello, We are writing to express grave concern about requests C070-A, C071, C074 and C333. These are all requests to remove the Holding designation from lands that are of great ecological importance, in an area that is already seeing very rapid land transformation for development. It is impossible to develop these barren lands without blasting the bedrock and completely transforming the landscape and intricate ground water networks. The bog-and-barrens landscape channels rainfall into groundwater that filters slowly to rivers and lakes, providing cool water influx during the hot summers that is essential for maintaining conditions that are suitable for aquatic life. The granite barrens, wetlands and forests provide habitat for diverse wildlife and plants. The wetlands and forests are also long-term carbon sinks. Destroying them for development releases the centuries-old carbon held within and eliminates them from future potential for capturing and storing carbon dioxide. The McIntosh Run is a river that flows from Long Lake to Herring Cove. The river and it's watershed provide homes to brook trout, American eels, bald eagles, osprey, great blue heron, river otters and a diversity of other wildlife and plants. The river crosses Spryfield where it has been squashed between new residential developments, and is experiencing lower water flows in summer with warmer temperatures, jeopardizing the capacity of the river to sustain life. All of these rezoning requests would impact the surface and groundwater flows that are essential for maintaining life in this river. The speed at which development is already occurring in the watershed means that we may be very near the tipping point beyond which the river can no longer support life. HRM and the Province need to slow down and take stock of the “ecological services” that are provided by these landscapes before we destroy too much and are unable to turn back. Sincerely, Alice Morgan (President), Kaarin Tae (Vice President) McIntosh Run Watershed Association	None	Email

C468	Patricia Brennan-Alpert	Hello Regional Plan folks, I was just alerted that there's been a request for rezoning of the lands around and beyond Kidston Lake in Spryfield to allow for several large subdivisions. The property references are C070A, C071, C074 and C333. I would like to double Kat Kitching's feelings on this possibility. These lands are extremely well used and loved by locals and peninsula-dwellers for hiking, swimming, nature enjoyment and ATVing. They are also a gem for being totally wild and undeveloped, and yet incredibly close to the city. It's a beautiful area teeming with wildlife, birdlife, and native plants. I would hate to see it developed - and I think doing so would reduce waterfront, recreation and nature access for a great number of people at a time when the population is growing and increased access to natural areas is desired. I believe that this area should be zoned as parkland for the enjoyment of all, and the preservation of natural habitat. Thank you very much Patricia Brennan-Alpert (she/her)	None	Email
C470	Lawrence Plug	Hello, I'm writing with regards to requests C070-A, C071, C074 and C333. C070 and C074 would include lands into the Urban Service Area, permitting a total of approximately 4,000 units. C333 would rezone several Holding Zone properties to R-2. I respectfully request that these requests be denied. These lands hold a mix of pine and lichen barrens, mixed forests, wetlands, and streams, the ecological value of which has not been assessed. These lands are part of the watershed of the McIntosh Run river, which already has a rapidly urbanized watershed which has produced changes in water temperature, loss of riparian vegetation, declining fish populations (including extirpation of atlantic salmon). These lands also occupy the area which serves as an important wildlife link between Long Lake Provincial Park and Crown lands to the south east. This process is far too rushed and does not consider the ecological significance of these lands, nor how the eventual development would be accommodated within current limited transportation and infrastructure. Thank you for your consideration. Lawrence Plug	None	Email
Phase 3 – Goodwood, Exhibition Park (C086)				
C358	Adam Purcell	Good Morning, I am writing as a District 11 resident, I am writing in favour of the proposed development for Exhibition Park C086. This proposed development is an under-utilized location for residential development. With its vicinity to the city, highways, parks, and shopping districts, I believe it is a great location for further residential development. Additional residential development as well as other development along Highway 333 is welcomed as there is ample space and will bring investment into the local communities. Thank you, Adam	None	Email
C382	Theresa Myra	Is there a plan for alternate routes and transportation into the city if 1000+ residential units are added to Exhibition Park? Currently only Prospect Road and pretty busy and congested now during rush hour. Theresa Myra Resident of Hatchet Lake	None	Email
C384 (1)	Maureen Yeadon	April 4, 2022 Attn: Kate Greene, HRM Planning Good morning Kate, Thank you for taking the time to discuss the above matter with me this morning. To recap our discussion, our Prospect Road communities are very concerned about the proposed residential development for Exhibition Park which would increase the residential population by 4,300 people. A community this size is larger than any one of the existing communities along the Prospect Road. This development shows access via Highway 333, a secondary highway that is already oversubscribed. In fact, the proposed location is on the busiest section of Highway 333 where there is heavy commercial traffic already flowing from the Goodwood industrial area. This section of highway is well known for large potholes resulting from this commercial traffic and is constantly under repair.	None	Email

		In addition to this residential and commercial activity, Highway 333 is the route to the largest tourist destination in Nova Scotia, Peggy's Cove. There has been Facebook community discussion on this proposal signifying considerable concern. We are happy to learn that Councillor Patty Cuttell has already initiated discussion with you. We are requesting direct community meetings to discuss this proposal. In addition, we do not feel that this proposal can be addressed in isolation of other developments in our planning district 4. Ragged Lake Industrial Park is being further developed and there are implications for Western Common. It is our belief that, before any developments move forward, the plan for District 4 must go through a comprehensive review and update. None of these development proposals should move forward in isolation without a clear understanding of the total impact on District 4. For your information, on matters of significant importance locally, our communities in the past have used an organization known as Prospect Region for a Better Environment (PROBE). It is once again time for the community to revitalize this organization to provide coherent feedback to HRM on the matters outlined above. The purpose of this email is to provide written notice that there is significant concern in our communities about Case 086 in addition to the proposed expansion of Ragged Lake Industrial Park and it's impact on existing communities. While we are not anti development, we believe the best way forward to conduct a comprehensive review of the plan for District 4 which is outdated. We look forward to working with your planning department and Councillor Cuttell on this matter. We will keep you advised on the status of PROBE. I am going to be out of Province for the next week. If you require a connection locally during that time, please reach out to Barb Allen ([REDACTED]). Regards, Maureen Yeadon		
C384 (2)	Maureen Yeadon	April 5, 2022 Patty Cuttell I am writing to you today, as a resident of the Prospect Communities, to discuss Case 086, the proposed development of Halifax Exhibition Center (HEC) of which I have only recently become aware. This property is located on Highway 333, The Prospect Road. To be clear, I am not opposed to the development outlined in Case 086. Like others, I appreciate the impact of the housing crisis and I also appreciate that HRM leads the country in growth and that newcomers need a place to live. I am, however, in favour of development that is well researched with its impact on the total district understood. I am firmly of the belief that the cornerstone of good development is proper planning. I ask that you, as Councillor for District 11, request that there be a moratorium on the extension of the urban service boundary proposed for the development of the Halifax Exhibition Center property until there is a full understanding of the long term impact of this decision. HEC started out as the home of the Atlantic Winter Fair, an agricultural site. Over time, it was transferred to The Trade Center and eventually sold to Banc as a host site for large scale events in HRM. At the time of sale to Banc, there was no approval of this property for use as a residential development. Move forward several years after the sale to Banc and approval was given to Banc for the construction of a service station coffee shop at the entrance to HEC. This approval signalled the incremental creep of water and sewage services to the property for the service station. Move forward another couple of years and we now have a proposal for the development of a residential community that is at least twice the size of any community located along Highway 333, Prospect Road. And why is this being considered now? Many suggest it is because the property has water and sewage that was extended not for a residential development, but for the construction of a service station. References to the history of the water and sewage extension to this property are not disclosed in Case 086 but it is clear that these services have increased the value of this property and made this site an opportunity for a residential development. It appears that this development is fast tracked as requests for comments have only recently been posted and responses are required by April 18, 2022. Why should we put this proposal on a fast track and move at a pace that makes it impossible to do the proper research and assess the impact of this development? There are a number of reasons why a moratorium is an appropriate course of action. The Prospect Road is part of Planning District 4. The plan for this District is out of date and does not reflect the growth already experienced in our communities. The Plan for District 4 calls for a rural planning designation. Highway 333 is oversubscribed from a capacity perspective. This in fact has been a reason that no major residential development has been approved for this area. There is already significant industrial traffic flowing from the beginning of the Prospect Road to Mills Drive in Goodwood. This stretch of the road is under constant pressure from heavy commercial vehicles and residential traffic and potholes are continuously being repaired because of the heavy traffic. To add an additional 4,300 people flowing onto the Prospect Road on a daily basis would entirely overwhelm this highway. Options other than the Prospect Road must be considered as a traffic outlet for this development. There is only one way in and one way out of the Prospect Communities and that is via Highway 333. We know from meeting with EMO officials that this is a serious	None	Email

		concern in the event of a natural disaster. Adding another 4300 residents to this load is a large burden not only in everyday traffic but in emergency evacuation situations. Highway 333 is the route to the largest tourist attraction in the Province of Nova Scotia, Peggy’s Cove. For seven months of the year, we have constant bus tours, cyclers, residents and tourists commuting on this road. Traffic studies done by HRM in the early 2000’s demonstrate that this road has been at capacity for years. The schools in our District are over 50 years old and aging. It is time they are replaced. They are not equipped to handle a huge influx of students. The Prospect Road is home to numerous lakes and rivers that feed from the watershed area at Ragged Lake Industrial Park and flow down through lakes and rivers into the Prospect River water system in Whites Lake. Our communities are surrounded by the protected areas of Western Common Wilderness Area, Terence Bay Wilderness Area and Long Lake Provincial Park. Why would we hasten to develop areas without first understanding the impact on our valuable natural resources? To do so would be pure folly. Ragged Lake Industrial Park is on the table for increased development. This huge industrial park will impact District 4 in a major way and there is no mention of this in considering the Banc Proposal. Also, Western Common Wilderness area is still being developed and is located across the street from the Banc Property and adjacent to Ragged Lake Industrial Park. It would be irresponsible to consider the Banc residential proposal without understanding its impact on the entire District. We need to do the proper research to fully appreciate the impact this proposed development has on infrastructure, on oversubscribed transportation corridors and on our beautiful lakes and rivers which is why many have settled here in the first place. In conclusion, I am requesting that you, as Councillor for District 11, make a motion that HRM place a moratorium on extension of the urban service boundary to develop HEC as set out in Case 086. We have an opportunity to properly update the plan for District 4, to do the work required to understand the impact of such development and then to move forward armed with this information. Respectfully submitted, Maureen Yeadon Brookside, NS		
C389	Nicole Fulford	Hello, I would like to provide feedback on the Exhibition Park development, Case 086. Prospect Road is an already oversubscribed secondary highway. This development is much larger than any community along the Prospect Road. We need a comprehensive review of planning for District 4 to replace the outdated plan, considering this development and the one at Ragged lake. Thank you for your time, Nicole Fulford NP	None	Email
C392	Whitney Cant	Hello, My name is Whitney Cant, and I am contacting you as a resident of one of the communities along Prospect Rd, regarding the planned development of the Exhibition Park site. While I am well aware that housing is urgently needed, and this development could provide housing options, I have a few concerns. First: traffic, road use, and asphalt deterioration. This is a very busy road, regardless of time of day. It's the only road going in and out of Prospect, with one lane each way, and is heavily populated by car traffic going to the communities and truck traffic going to the dump. Our road is a mess, especially this year as there have been more potholes than a road to drive on. The idea that this development would be served by buses is laughable. Don't the developers know that an attempt to bring Metro Transit out to Exhibition Park a few years ago failed, and was replaced by a gas station? That tells you how much this community relies on cars to get themselves from place to place. It's just not a transit-friendly area. Second: following up on my previous point, the need for alternate routes in and out of Prospect. We have been needing alternate routes to and from our communities for years, but with a development like this on the horizon, it's more important than ever. I can already imagine how awful getting in and out of my community will be when there are dozens of trucks and heavy machinery working on a construction site at the end of Prospect Rd. And a build like this will take years! That's years of construction traffic, noise and disturbance. Adding a huge development at the end of Prospect Rd with thousands of residents and their vehicles would vastly increase the amount of traffic on this road. This would cause delays and headaches for drivers like myself coming from further back on Prospect Rd into the city, because it would turn the end of the road into a bottleneck. On top of that, it would add more strain on an already tired road that can't handle the amount of traffic already on it. Third: the plan's proposal to make Prospect Rd more walkable, including the claim that this development "will create enormous walking potential" to Bayer's Lake. Have the developers of this proposal ever been to Prospect Rd? This road is extremely busy regardless of time of day, with very narrow shoulders, and no sidewalks at all. On top of that, to get to Bayer's Lake from Exhibition Park, you have to cross multiple lanes of heavy traffic without crosswalks and without sidewalks. If I were caught walking on this road, I'd be caught dead because it's SO unsafe for walking. And Bayer's Lake isn't even pedestrian-friendly! Fourth: the environmental impact on Long Lake Provincial Park. You cannot tell me that this construction site won't negatively affect Long Lake and its beautiful surrounding wilderness. It's too close to the park not to have a detrimental effect. Deforestation, blasting, digging, dust. All of these things will negatively impact the wildlife, air quality, and ability to enjoy this protected wilderness space in the city. The development will destroy wildlife habitats, take away the quiet serenity of the trails, and reduce the amount of trees and plants in the area. Planting a few sickly little decorative trees in the median of a loop road is pittance compared to the luscious and healthy trees that are already in the area.	None	Email

		Fifth: affordable housing. We are in a housing crisis right now, but big developments like this aren't here to help marginalized, unhoused people, they are here to make money. The plan states that only 5% of units will be designated for affordable housing, and we can bet those will only be in the mutli-storey units (not the townhouses or duplexes), which aim to create 1800 units, meaning 5% of those 1800 equals 90 units. The rest of the 1710 units and the 76 townhouses and 68 duplexes will be luxury, overpriced housing units few can comfortably afford. Even though it's not perfect, I love my community, and I don't want to see it taken over by a huge development that will negatively impact the road and long-standing residents. I don't want Prospect Rd to be the next Larry Uteck -- that's a disaster for traffic and an overabundance of expensive housing options, most of which are large multi-storey units that take over the landscape. If the plan didn't involve such a large development and the few thousand people it plans to accommodate, I'd be more receptive to it. But as written, I think it's too big and too overwhelming for our area. I implore you to consider the negative impact this development would have on the existing residents, road, and surrounding area scale back the size of this development. Yours, Whitney		
C399	Jan Kennie	Hello, I just want to express my concerns for this development. While I agree more housing is needed I worry about traffic impacts on the Bay Road. If changes and improvements aren't made to existing routes and roads this will create a traffic nightmare. I ask that road improvements and considerations to traffic impact are part of this development project and not brought in as an after thought when traffic is hell. I've seen other developments in HRM go too quickly and no one seemed to consider the roads and infrastructure. Thank you, Jan Kennie	None	Email
C400	Scott Redden	Hi there I just wanted to write and show my support for the development of the Exhibition park area. I think we need more development of this type in the Prospect Rd Area. I own Halifax Motorsports and the options for us to grow our business to a new location in the area is non existent and this would help with offering new business locations. We also live in the area of Hatchet Lake and to have more options for showing without going into Bayers lake would be beneficial. I think the added traffic that some people are concerned with could be easily addressed with some added lanes at the end of Prospect rd. Thanks Scott	None	Email
C401	Karlie Redden	Hello - I'm writing to express my support for the development of Phase 3 at Exhibition Park. I feel that this would be an amazing area for new homes and business opportunities for our area. We've gone for a very long time with zero development in our area and I think that the jobs it would create and the space that it would create for businesses such as my own to potentially grow into would be very beneficial. I think that there are ways to deal with the extra traffic at the very beginning of Prospect Road and that "more traffic" should not be a reason to not go ahead with this development. Our business is looking for new and better space to run our business out of and would be very interested in purchasing a price of land for ourselves in the area but nothing seems to be available. Thanks very much, Karlie Redden	None	Email
C424	Barb Allen	Please see attached letter to Councillor Cuttell, copied to Regional Planning and Kate Green with regard to proposed Development C086 at Exhibition Park. Regards Barb Allen	Yes	Email
C435	Joyce Coles	Good evening, I'm writing to express my concern regarding the plans for a huge residential development at Exhibition Park without much if any future plans around traffic and how that will impact the already overwhelmed 333. I'm a physician and the trip to the military hospital is already a frustrating one as the Mills Drive big rig trucks pull out randomly in front of traffic driving 70kph. They also pull out of the container business onto the road rather haphazardly around that bit of a blind corner. Would plans be in place to get these trucks and all of the litter they produce directly onto the 103 and seal off the entrance from the 333? One day I was driving and a sheet of plastic blew out of an unsecured truck load and covered my windshield while driving 80kph. It was only but for the grace of God that I was able to come to a stop without crashing into someone, and then someone crashing into me. At any rate, the 333 and St Margaret's Bay Rd are always backed up quite far. Add 1-2 cars per residence to your 4000+ residences without a distinct plan and this will be a nightmare. Having worked in Hatchet Lake medical Center for 9 years, I'm quite aware of how long it used to take to get an ambulance to get to us in an emergency when I had to call (often times 45mins). I'm not an emergency physician. That clinic does not have the life sustaining treatments needed to keep people alive that long, let alone add another 30 mins to that critical time. If you might argue that ambulances can get through faster, consider the emergency patient/family that tries to drive to the hospital themselves bc they're aware of the time and expense it takes to get an ambulance out where we are... I'm also concerned by the number of accidents on the road as traffic increases.	No	Email

		I would love to know what the plans are for our area, given the one way in and out type of concerns we have there currently. Should a fire ever occur in this new residential area or ever enlarging business park (too close to the downtown core, too close to lakes/watersheds/etc), we would be trapped. Property values are ever increasing it seems, we pay more and more taxes, but the attention we get from our councillors seems poor relative to other districts. Timberlea has a flower basket ever 10 steps, sidewalks, bike trails OFF of their 50km road. Spryfield gets expensive annuals planted out on a 4 lane highway (Northwest arm drive). Our bike lanes are quite dangerously ON our road with the traffic. People at the church near Irving park in these lanes. It is just a matter of time before someone is killed biking or walking in these. People can't walk to Bayers Lake safely anywhere there as Ms. Cuttell has naively suggested. Buses were removed from our area. Finally, we live on the route of the most popular tourist destination in NS, if not all of Canada, Peggy's Cove. Tour buses are about to return in addition to the construction traffic which could impact tours, hence business revenue. Thank you for reconsidering things. I'm all for progress but this just hasn't been thought through whatsoever. Hopefully your legacy isn't that of the Larry Uteck Blvd roundabout nightmare. That will be spoken of for decades to come. Sincerely, Dr. Joyce Coles		
C452	Carolyn Cherry	April 17/22 Dear Ms. Cuttell I have recently learned of the new developments planned for the Halifax Exhibition Centre area, as well as the expansion planned for the Ragged Lake Industrial Park. The prospect of new housing and possibly other amenities coming to our community is exciting however we are very concerned that the current infrastructure will not sustain the increase in traffic that these projects will produce. My husband and I, as well as many of my friends and family residing in the Prospect area, travel the Prospect Road daily for work and the addition of thousands of vehicles requiring use of our lone intersection at the St. Margaret's Bay and Prospect Road will be problematic. The 7:30am-9:00am, and 4:00pm-5:30pm rush hours on Monday to Friday are already quite busy and will only become further congested if these projects proceed without a clear plan to add additional routes in and out of this area. As you know, there are no alternate routes to enter Halifax from our area (with the exception of driving the Peggy's Cove loop which is a 90 minute drive minimum). There are also concerns regarding the capacity at the local schools which may or not be part of this development plan. It appears that this project is being moved along quickly to allow for construction to begin as soon as possible however we believe that a moratorium on development should be in place until transportation concerns are properly studied and an appropriate plan is presented to council and the community. I would also request that a community meeting be called to properly inform the current residents of the Prospect Road of the proposed developments and allow them an opportunity to express their concerns. If you would like to further discuss this issue I can be reached at this email address or by phone at [REDACTED] Thank you in advance for your consideration. Carolyn Cherry	None	Email
New Requests – Timberlea, Fraser Lake (C337)				
C359	Jane Delorey	Hi Shilo, I am extremely concerned about this development. I live on Fraser's Lake and because of the development at the end of the lake our property floods due to the clearcutting and people cutting down hard wood on their properties which was not allowed in their development covenants. If they allow city water and sewer into this development it will mean they can build more houses. That's a difference of 75 plus houses compared to approx 30 houses. We already have flooding issues because the developer who owns the bridge on Rockwood Hills Road never installed a bridge large enough to handle the water flow and since then an entire sub-division has been built which only made it worse. It collapsed last year and all they did was cut the side of the culvert off. Who can I talk to about this? Sincere regards, Jane Delorey	None	Email
C369 (1)	Shawn Comeau	Hello, I've just read through the request from Clayton Developments Limited to extend the serviceable boundary to enable the development of 690 units in Timberlea, and I have some serious concerns regarding this proposal. An immediate concern is environmental. Firstly, this proposed development directly fronts on to Frasers lake, and a significant portion of this proposed development contains a watercourse / wetland area. Based on the attached satellite map, (Figure 1 attached), approximately 15 acres of the proposed development is watercourse / wetland which would not be suitable for housing or sewer. This is contained within PID 40319550, and contains beavers and their dams, ducks, and various other wildlife. It is my understanding that, per 2.3.2 of the HRM Regional Municipal Planning Strategy, it is HRM's intent to prohibit the development of wetlands and this falls under the jurisdiction of the Nova Scotia Provincial Government, and requires an Environmental Impact Assessment to be completed and reviewed. Has this been completed? I've attached a few photographs taken within PID 40319550 (Fig 2, 3, 4) showing the area in question.	Yes	Email

		Second, the topography of all of these lots is such that it slopes down towards Frasers lake. With the amount of clear cutting required to achieve the suggested development density of 6 units per acre, this would significantly and negatively impact groundwater runoff in the area in the direction of the lake. As it is currently, the lake routinely floods causing issues for residents including property damage and water entering their homes, predominantly at the eastern end of the lake. Additional groundwater runoff could severely impact the integrity of those homes and properties. Third is the negative impact the clear cutting of lake frontage land will cause to the lake itself. This will significantly and irreversibly negatively impact the flow of water systems into the lake and ecoculture surrounding the lake, causing disturbances to the food supply and killing off the rare supply of fish and other amphibious animals that live in and around the lake. Fourth, Frasers Lake is included in the Blue Mountain - Birch Cove Lakes Wilderness Area. A development of this proposed density and the associated negative environmental impact is not inline with the purpose of the wilderness area. The lake is a noted traditional water route per Map 3 of the Regional Plan and would be negatively impacted by the proposed development as per the previous points. While Clayton's proposal speaks to the lands being a suitable extension for serviced growth, it does not include any discussion regarding methods to mitigate these environmental concerns. These environmental concerns are specifically mentioned relating to Fraser Lake in the Timberlea/Lakeside/Beechville Municipal Planning Strategy ("Secondary Plan") on page 14 as follows, "the area's slope, soil and drainage constraints and the potential development impacts on waterbodies adjacent to the communities, minimum lot sizes in excess of provincial standards for septic tank installation will be required." An additional concern I have with the proposal is that it speaks to the area being designated as Urban residential. This is not consistent with the HRM Regional Plan's Map 2, which designates the area as Rural Commuter. A development of this nature would not be in line with the spirit of the rural commuter designation as it is not low density development and would not preserve the natural features that foster the traditional community character. Additionally, this proposed development would not be consistent with the other recent developments located on Fraser's Lake, which is the unserviced development of Eider Dr and Goldeneye Drive. This development, which was completed in approximately the last 10 years, comprised 64 units over 210 acres, an average of 3 acres per unit, which is drastically different than the proposed 0.16 acres per unit per Clayton. Finally, the schools in the area are already overrun, with additional modular schools already being required to be used in addition to the main schools. Given the rapid increase in population in other areas within the schooling zone including the Brunello Estates development, this would put additional pressure on an already overtaxed schooling zone. Please feel free to call should you have any comment on the above concerns. Please confirm receipt of this email. Thank you -Shawn Comeau A concerned resident of Timberlea		
C369 (2)	Shawn Comeau	Dear Councillor Stoddard, Please find attached a letter requesting you make a motion to HRM council to put a moratorium on the proposed Frasers Lake Development (C337) until such time as the appropriate assessments are done regarding environmental and infrastructure impact. Please confirm receipt. Thanks -Shawn Comeau	Yes	Email
C370	Kimberlea O'Blenis	To Whom it May Concern, I am writing to you to address my concern over the proposed Fraser lake, St Margaret's Bay Rd, Timberlea development by Clayton Developments (case reference C337). The Developer has sited many rationales why this area is ideal for development but has been very vague on the realities of the location. The land is heavily dense forest land with several rivers that feed in to Fraser Lake. Some of these rivers flow directly from Glengarry Estates Subdivision. What will the impact be on this part of the community if these water ways are filled in to develop land? The complete destruction of this land (690 houses, 6/acre), will desecrate the wildlife, flora and water sources. This land is home to many species of wildlife that nest and migrate to the same location year after year. Removing all of the forestry will kill and displace the many species with in the proposed boundaries of the development. The developer has claimed that the land "abuts existing serviceable boundary". The serviceable boundary that they are referring to, crosses the St. Margaret's Bay Rd and the Trans Canada Trail. There are not any serviceable areas on the part of the St. Margaret's Bay Rd where the proposed development will be. The residents that are adjacent to the proposed development are not serviced areas, and have never been. These changes will not only cause an enormous disruption to the current residents, but here is a high risk for a significant financial impact. It is not reasonable that residents that have been in the community, some for 50+ years, will have to face consequences forced on them by developers. The developer has sited "no additional transportation improvements will be required as a result of this project." The area is a 70km/hr roadway in both directions. There are no other roadways or sidewalks in this area. The increased residential and through traffic will significantly increase the hazards for driving and walking on the side of the road. There are many children in the area that must walk on the road side to wait for their bus. If there are 690 homes, each with 1.5 vehicles, that is a potential for 1035 more vehicles travelling on St. Margaret's Bay Road. There is no mention of the impact that this development will have on the already strained school system in the area. The classes are currently at max capacity and are	None	Email

		running out of space. Who will resolve this? Has there been any plans by the developer on how this will impact the community and tax payers? I would sincerely hope that there will be the appropriate consideration and action taken to ensure that any developed land is done with conversation as a priority. Thank you for your time, Concerned Resident of Timberlea, Kimberlea O'Brien		
C372	Katherine Pelrine	Concerns over the development and potential impact on residents. If servicing occurs, where will the servicing come from? They are currently unserviced and do not want to be forced to be serviced.		Phone
C378	Derek Ryan	I have lived along the area that is planning development along Frasers lake in timberlea for over 66 years...Development is going to interfere with Water.Animal Life.Drainage and Removal ofAir from Trees..There are many trees back there and the Air is Fresh...These are only a few of my concerns...I dont want any development behind me. Thank you Derek Ryan	None	Email
C380	Sheri Jones	April 2, 2022 Subject: Regional Plan - New Requests - Case C337 To Whom It May Concern: I am a resident of Timberlea and live on Fraser's Lake. I am writing regarding my grave concern over the request from Clayton Developments Limited to extend the serviceable boundary to enable the development of 690 units in Timberlea. I am shocked that this proposal would even be considered given the issues listed below. My most immediate concern is environmental. This proposed development directly fronts on to Fraser's Lake, and a significant portion of this proposed development area contains a watercourse/wetland area. Based on the satellite map, approximately 15 acres of the proposed development is watercourse/wetland which would not be suitable for housing or sewer. This is contained within PID 40319550, and contains beavers and their dams, ducks, geese, many types of birds and various other wildlife – we are surrounded by wildlife on the lake. It is my understanding that, per 2.3.2 of the HRM Regional Municipal Planning Strategy, it is HRM's intent to prohibit the development of wetlands and this falls under the jurisdiction of the Nova Scotia Provincial Government, and requires an Environmental Impact Assessment to be completed and reviewed. Has this been completed? I am also gravely concerned about groundwater runoff in our area. The topography of all of these lots is such that it slopes down towards Fraser's Lake. With the amount of clear cutting required to achieve the suggested development density of 6 units per acre, this would significantly and negatively impact groundwater runoff in the area in the direction of the lake. As it is currently, the lake routinely floods causing issues for residents including property damage and water entering their homes, predominantly at the eastern end of the lake. Additional groundwater runoff could severely impact the integrity of our homes and properties. The negative impact the clear cutting of lake frontage land will cause to the lake itself is also of concern. This will significantly and irreversibly negatively impact the flow of water systems into the lake and ecoculture surrounding the lake, causing disturbances to the food supply and killing off the rare supply of fish and other amphibious animals that live in and around the lake. Fraser's Lake is included in the Blue Mountain - Birch Cove Lakes Wilderness Area. A development of this proposed density and the associated negative environmental impact is completely contradictory to the purpose and intent of the of the wilderness area designation. The lake is a noted traditional water route per Map 3 of the Regional Plan and would be negatively impacted by the proposed development as per the previous points. While Clayton's proposal speaks to the lands being a suitable extension for serviced growth, it does not include any discussion regarding methods to mitigate these environmental concerns. These environmental concerns are specifically mentioned relating to Fraser's Lake in the Timberlea/Lakeside/Beechville Municipal Planning Strategy ("Secondary Plan") on page 14 as follows, "the area's slope, soil and drainage constraints and the potential development impacts on waterbodies adjacent to the communities, minimum lot sizes in excess of provincial standards for septic tank installation will be required." Another issue that I have with the proposal is that it speaks to the area being designated as Urban residential. This is not consistent with the HRM Regional Plan's Map 2, which designates the area as RURAL COMMUTER. A development of this nature would not be in line with the spirit of the rural commuter designation as it is not low-density development and would not preserve the natural features that foster the traditional community character. Additionally, this proposed development would not be consistent with the other recent developments located on Fraser's Lake, which is the unserviced development of Eider Dr and Goldeneye Drive. This development, which was completed in approximately the last 10 years, comprised 64 units over 210 acres, an average of 3 acres per unit, which is drastically different than the proposed 0.16 acres per unit per Clayton. Finally, the schools in the area are already overrun, with additional modular schools already being required to be used in addition to the main schools. Given the rapid increase in population in other areas within the schooling zone including the Brunello Estates development, this would put additional pressure on an already overtaxed schooling zone. I urge you to give the foregoing serious consideration. Please confirm receipt of this email. Thank you Sheri Jones	Yes	Email
C388	Paul Tilley	Good Day, Concerns regarding this proposal in adding more traffic to an already congested road. The Bay Road in Timberlea is having issues managing the amount of traffic to date, it would be hard pressed to handle an influx of 690 plus vehicles in this area. A traffic study would need to be conducted and a transportation plan developed for this community to manage any further growth. If there is a traffic plan for the area, it should be attached to this proposal for review. Thanks you Paul	None	Email

C398	Chris	I am curious as to why are my and counselor for st margaret Bay area is allowing developers clear large patches of land. Look around and there has been clearing everywhere. Why was the clearing done by exit two. I am sure there is other areas they can destroy. Why wasn't a Pulic meeting held on this. I have attached the notice of development to the Fraser lake area. This has to stop. Thank you Chris	Yes	Email
C402	Natasha Lane	Good Afternoon Officials I am writing on the behalf of my family and our disproval of the proposed extension of development planned for St Margaret's Bay Road and Fraser Roadway of 690 units. I live on [REDACTED] and trying to get out of that road now is an issue with the amount of Traffic along with Tim Hortons traffic (I heard lights going at exit 3) the additional cars will make this even harder. We also have the environmental concerns as well as service impacts that additional developments cause like power service which we all know is horrible in Nova Scotia and getting worse each year! The wind blows the wrong way there are grids of power loss. Our hospitals are over capacity on a regular basis, schools are overflowing with students and portable classrooms. With the addition of these homes in the area our community is going to feel the negative impact in every area possible and our province can't sustain this growth properly! We are seeing negative impacts environmentally already and seeing a lot more wild animals such a bear and coyotes in our backyards, on the trails not to mention the amount of rats coming from the dump which I would imagine will rise as well with destruction of these wetlands and the added garbage being disposed of at the facility. I strongly believe that there should be a public inquiry and a vote in the community over this proposed development. We pay taxes we should have a vote as it is going to impact us on a daily basis for even daily services to stores in the area, water usage, power, traffic, and our safety personally and environmentally. I look forward to your reply and a meeting date. Thanks Natasha Lane		Email
C407	Brandon Britten	Please look at the bigger picture before you decide to give the go ahead for Clayton Developments to clear over 115 acres of land. Timberlea has true beauty and I want it to stay this way for my children and my childrens children. Why turn timberlea into the next larry uteck? Why destroy beautiful natural land and kick thousands of animals out of their homes? For the almighty dollar? This is absolutely ridiculous and the community will not stand for it! Please fight this, for our future. Brandon Britten	None	Email
C414 (1)	Diane Webster	Subject: Regional Plan – New Request – Case C337 April 13, 2022 To Whom It May Concern: I would like to respond to each point in The Shaw Group September 10, 2021 letter to Kate Greene where they seek an Amendment to the service Boundary – Fraser Lake Lands, - Regional Plan Amendment. They made the statement that - We believe the lands are a suitable extension for serviced growth based on the following rational: I wish to respond to each of their points as they are presented in their document - First – Abuts existing serviceable boundary It depends on what they classify as abuts. For me it does not abut. To get to this area they must cross the Beechville Lakeside Timbelea Trail. Do they not need permission to cross this trail. Next the Fraser Road area is in an urban area and the part of the St Margaret's Bay Road they want to reach is designated as suburban for property tax rates. This would mean the residents from 2569 St Margaret's Bay Road up to where they want to extend the water and sewer in an island of its own as a suburban section for taxation of property tax rate. Installing water and sewer along the Saint Margaret's Bay Road in this area was studied many years ago and determined that it would be too costly and unrealistic since all houses are downhill from the road and each one would have to have a pumping station. Plus the homes are on such large lots it could drive people out of their homes due to the cost to install it. There was the added danger with so much bedrock the blasting would destroy resident's basements. The idea to run the water and sewer down the lake in a submerged pipe down the lake was considered but dropped because of the high environmental risk. Second – Proximate to the existing transit boundary and partially included within the local transit area rate. They miss lead you with this statement. The bus stop is more than 1 KM from 2832 Saint Margaret's Bay Road when you measure along Saint Margaret's Bay Road in a car. The same route you would walk to catch the transit bus. I would approximate that at least 90 percent of any new units built in the proposed development will be more than 1 KM and even up to 5 KM away and would not be included within the local transit area rate. Their statement is a very grey area meant to deceive you. Third– Located entirely within the urban residential designation under the local secondary plan. I do not know what plan they are looking at but all homes in this area are designated as suburban and not urban. Please check my 2021 property tax bill [REDACTED] and you will see I have a suburban tax rate.	None	Email

		Fourth - Urban residential designation identifies this area as a priority residential growth area. Again I would like to point out that it is a suburban area. Five – Logical and contiguous extension of serviced existing development. The distance the extension had to be made is not just an add on for there are no more houses at the end of Fraser’s Road where they say the extension should be made. It is quite a distance to go to get to where they want to start the development. They also have to cross over the Beechville, Lakeside Timberlea Trail. Do they not have to seek approval from the BLT Trails I think that there should be an independent study as to how the present sewer system is handling the current waste from the entire Beechville, Lakeside and Timberlea area since there are already many housing projects on the go to be added to the system in developing properties in the Timberlea area behind the Guardian. These will add more strain to the sewer system when they come online. Rumour has it that truck loads of waste are being trucked away daily from the Beechville area due to the fact that capacity has been reached. I feel that the study should be performed by an independent organization other than the waste management area so no conflict of interest can be brought into the report. It should hold no outside pressures. Six – Last undeveloped land assembly on Saint Margret’s Bay Road corridor (they can not even spell the road name correctly. It is Margaret’s) Lands are bounded by existing communities of Glengarry Estates, Greenwood Heights and Brunello Estates to the southeast, and unserviced development (Eider DR and Goldeneye Drive) to the northwest. This statement is accurate. Seven – The development is situated between to (should be the word the) functional Highway 103 interchanges (Exit’s 3 and 4). We anticipate no additional transportation improvements will be required as a result of this project. This statement is only true at this point in time because it was just repaved last year but in future years it could need to be repaired sooner due to more usage by increased traffic from the proposed development. The other factor of concern is that down where the St Margaret’s Bay Road meets up with the Timberlea Village Road (exit 3 joiner road) the traffic jam will only get worse for as it is now there are bad congestions of cars during rush hours. In the other direction going up to exit 4 there will be greater risks for children walking to and from the school bus stops. Even people walking for exercise along the road edge will be in greater danger for the speed limit in this area is 70 KM. The higher traffic volume multiplies the danger. Also there are no sidewalks in this area above or below where the developer is planning to build 690 homes. This development of 690 homes will only be possible if you approve the Amendment to the Service Boundary – Fraser Lake Lands, - Regional Plan. The development of 690 units will have great environmental effects to these lands and the lake. Please refer to the document submitted by [REDACTED] discussing the impacts of concern for the environment. Please note that if this Amendment does not get approved then the developer will have to reduce the number of homes built on the land. It could still be developed but it would have to have a similar structure that is currently in the subdivision at Eider and Goldeneye Drives which is built at the upper end of Fraser’s Lake where the homes are built on unserviced lots which are more environmentally friendly to Fraser Lake and the lands around it. Eight – Based on topography and existing community form, we are proposing a primarily ground-based product, at a modest density of six units per acre (690 units). This is not good for the area and does not reflect the surrounding land development on Fraser Lake property. Home structures above and below this area being spoken about in their request have homes on the eastern end of the lake on mostly 1 acre lots and at the western end of the lake the homes are on an average of 3 acres per unit. To me their request for 6 units per acre does not reflect the existing community form. It is not designed to protect the integrity of the environmental structure of the land nor the lake. The increase to the water level during rain storms will cause additional flooding for the land will no longer hold back the water. The large development will cause higher flood levels which will result in several homes at the eastern end of the lake to be damaged on a more regular basis. It does not seem fair that these homes should live in constant fear when they have been on this lake for over 60 years. Some people could be driven out of their homes through no fault of their own except for the fact that a developer wants to put 690 units in an area that really is not suited for such a dense development. Nine – Our objective is to create attainable housing at moderate pricing. This is a standard buzz line that they know you want to hear so you will give them what they want. I do not see them stating the price range these houses might be at because I feel they do not want you to know the truth. Affordable housing would have to be between \$250,000.00 to \$300,000.00 or lower per unit but my crystal ball says this will not be the case. Please do not allow this developer to ruin the community that exists along the Fraser Lake shoreline. Development is fine but it must be approached with respect to conserving the environment around our lakes. Please do not let big business endanger this habitat. Thank you for your time, Diane Webster		
C414 (2)	Diane Webster	April 14, 2022 To whom it may concern at the Regional Plan Office: Re: C337 Amendment to the Service Boundary – Fraser Lake Lands, - Regional Plan Amendment Here are some thoughts that I have started so far - · Death of Frasers Lake would occur. Water quality prior to 1985 was so good and crystal clear. You go many feet down into the depths of the shoreline edge to see eels, schools of fish, mud suckers and other animal species living in the lake. But with the added run off from developments that have occurred above Fraser’s Lake all the way up to Stillwater Lake over the years. The waste from this area has drained into the streams that feed into Fraser’s Lake. The clear water	None	Email

		has now gone a dark brown. The eels are gone; as are the schools of fish etc. 690 units would cause more damage after the clear cutting is done. · The high water level from flooding has risen about 10 to 12 feet since the 1990's due to development above Fraser's Lake. If we add water from the proposed bill C337 the water flood level will go even higher. and more property damage will occur. Are the developers going to cover the cost of people losing their homes or repairing expensive damage that will occur year after year at the eastern end of Fraser's Lake? · Current sewer system servicing the Beechville, Lakeside and Timberlea area is already at a breaking point. With the addition of the current new development of homes being built in the Beechville development the sewer system is probably close to overload. If the proposed development of 47 detached homes and 20 townhouses between Elen Grove Avenue and Myra Road is approved this will put added strain on an already dangerous situation. Then a developer is proposing adding an additional 690 units that should break the system and cause possible environmental damage. Who is going to be on the hook to cover the cost for the needed upgrades that will be needed to correct this issue? The HRM residents of course in their future property tax bills. Why should HRM residents have to pay to fix a sewer system that has been strained because of a developer's plan? Developers are more concerned with their bottom profit line and do not have any concern for the damage they cause in a newly developed area. · Does Rails to Trails have any say about digging a trench across that section above Fraser's Road to put sewer and water lines in? Who owns that land? · Bringing the water and sewer up the St Margaret's Rd instead of using the end of Fraser's Rd brings up many other issues. Many years past it was decided that to bring the system along the St Margaret's Bay Rd would cost too much for the many challenges it would have to overcome – all homes are downhill from the road and many pumping stations would have to be built, blasting the granite rock could result in damage to homes and wells, and the thought of using a pipe line in the lake was overturned for environmental issues it would cause · School system is already overcrowded and with the new Beechville development under construction being built now the ship has sunk and now you want to devastate it even more. Who is going to pay for the needed schools to be built? · Portable classrooms already in use at BLT elementary and at Ridgecliff Middle school the cafeteria this year is a classroom. Who pays for new schools to be built? Tax payers as the developers laugh their way to the bank. · People will have to start paying ditch tax on their property bills. · The transit system does not go past the entrance to Glengarry Subdivision and any one in the new development area proposed on Fraser's Lake would have many kilometers to walk to catch it. My home [REDACTED] is 1 KM from the bus stop and the 690 units of development proposed is about .2 KM around the corner from my road. I do not call that very accessible. · Fraser's Road is classified as Urban on tax bills and homes on the St Margaret's Bay Road past Frasers Road are classified as Suburban. · The new Community Center that is being built could already be too small to accommodate the influx of so many more people. · How do you control the increased traffic on the St Margaret's Bay Rd. Do you install lights down where the St Margaret's Bay Road meets up with the Timberlea Village Road (exit 3 joiner road). The traffic jam will only get worse for as it is now there are bad congestions of cars during rush hours. In the other direction going up to exit 4 there will be greater risks for children walking to and from the school bus stops. Even people walking for exercise along the road edge will be in greater danger for the speed limit in this area is 70 KM. The higher traffic volume multiplies the danger. Also there are no sidewalks in this area above or below where the developer is planning to build 690 homes. Please note that if this Amendment does not get approved then the developer will have to reduce the number of homes built on the land. It could still be developed but it would have to have a similar structure that is currently in the subdivision at Eider and Goldeneye Drives which is built at the upper end of Fraser's Lake where the homes are built on unserviced lots which are more environmentally friendly to Fraser Lake and the lands around it. Please do not approve this amendment by Clayton Developments of September 10, 2021. The environment will thank you. Yours truly Diane Webster		
C414 (3)	Linda Diane Webster	April 17, 2022 To Whom It May Concern: Please advise that you have received this note. New Proposal C337 with the Regional Planning and Development Office for how the land PID 40054306, PID 40054363, PID 40261729, PID 40689358, PID 40319550 is used. Just a dream but what if the HRM or the province of Nova Scotia purchased some of or all of the property mentioned above that is in the Clayton Development letter of September 10, 2021 Re: Amendment to the Service Boundary-Fraser Lake Lands,-Regional Amendment Rethink a different usage for this land that is environmentally friendly and an added extension to the already tourist attraction The Bluff Wilderness Hiking Trail, Beechville Lakeside Timberlea Rails to Trails (BLT Trail) and Blue Mountain Birch Cove Lakes Park Area (City of Halifax). This could be a different destiny for this property above if you deny the amendment for the water and sewer to be extended to the above properties.. These properties are on the shoreline of Fraser's Lake with The Blue Mountain Birch Cove Lakes Park Area (City of Halifax), on the other shoreline on the opposite side of the lake. It can also give access to travel to the Blue Mountain Wilderness Connector (NS Nature Trust) and purchases for Regional Park (City of Halifax). Please see	Yes	Email

		attached picture. There does not seem to be much accessibility to use The Blue Mountain Birch Cove Lakes Park Area but if the city of Halifax or the province of Nova Scotia purchased some or all of the land (PID 40054306,40054363, 40261729,40689358 and 40319550) you could create a parking area for people to access the shoreline on this property for swimming, provide a place for people e to launch canoes and Kayaks so they can cross over the lake to The Blue Mountain Birch Cove Lakes Park Area (City of Halifax) . The park currently does not seem to have a great deal of access points for the public to access this region. Maybe even a few camp sites could be created for camping on the PID 40054306, 40054363, 40261729, 40689358 and 40319550 lots. People could drive there or adventurers who do not mind a possible 2 to 4 KM walk from the closest transit stop could also get there to enjoy nature.. What a relational vision for the HRM residents this could be for the Halifax area. Another advantage to getting PID 40054306, 40054363, 40261729, 40689358 and 40319550 lots would be to provide parking access to Beechville Lakeside Timberlea Rails to Trails (BLT Trail) and The Bluff Wilderness Hiking Trail advertised by Tourism Nova Scotia The Bluff Wilderness Hiking Trail parking lot at 2890 St Margaret’s Bay Rd, Timberlea, NS B3T 1H4 is very small and cannot handle the demand for parking of tourists and local residents who want to access the BLT trail or The Bluff Wilderness Hiking Trail. They often end up parking illegally along the shoulder of the St Margaret’s Bay Road causing a danger to cars and cyclists travelling on the road and for pedestrians walking along the road edge. The Bluff Wilderness Hiking Trail is a rugged, challenging 4-loop wilderness trail over 30 kms, for experienced hikers only. Each loop will take approximately 3 to 4 hours to complete. The trail passes through several landscape types, including patches of hardwood and evergreen forests, fens and open granite barrens. The barrens feature glacial outcropping and granite deposits, as well as extensive populations of broom crowberry, a coastal plain species threatened elsewhere and the rare mountain sandwort. Over 100 species of lichens have been documented on the trail. The trail generally moves along high ground, affording frequent stunningly beautiful vistas of the surrounding wilderness and lakes. At one point, it runs through a stand of large old growth red spruce between Pot and Cranberry Lakes. The third loop takes hikers over the Bluff plateau, which is one of the highest points near Halifax. There are also canoe and portage routes, which allow paddlers to access the wilderness lakes. A map of the trail and directions can be found on our website. There are also map panels on the trail where the loops intersect. As this is a wilderness trail, hikers are advised to bring adequate water and food supply, as well as a map and compass (additional required safety items are listed on our web site). No facilities are available on the trail and hikers are expected to pack out what they carry in and practice leave-no-trace techniques. Dogs are permitted on leash. Trailhead Access Parking lot for the trail is located at 2890 St. Margaret’s Bay Road, Timberlea. The trailhead is located on the Beechville-Lakeside-Timberlea (BLT) trail. The added parking area on the PID 40054306,40054363, 40261729, 40689358 and 40319550 lands would allow access to the BLT trail so more people could access the BLT Trails system for bird watching, hiking, biking, ATV’S, snowmobiles, snowshoeing and cross country skiing. The PID lots also have several landscape types, - including patches of hardwood and evergreen forests, glacial outcropping and granite deposits, and over 100 species of lichens that have been documented on the trail on the opposite side of several wetland areas. Thanks for taking the time to consider this different view for the land use of PID 40054306, 40054363, 40261729, 40689358 and 40319550 lots. Please deny the C337 amendment for the water and sewer to be extended to the above properties. Make better use of this precious piece of land. If there is no water and sewer access to this land then the developer would have to build more environmentally friendly houses that are currently at the west end of Fraser’s Lake or consideration could be given for the suggestions I have made in the above letter. A concerned Timberlea resident who has lived on Fraser’s Lake just below where this land is located since 1956. Yours truly, Linda Diane Webster		
C453	Alison Duarte	I would like a public meeting to be scheduled around the new request for development by Fraser Lake in Timberlea. I have concerns regarding the proposed development. One concern is that the developer has stated that there are no anticipated additional transportation requirements needed. St Margaret's Bay Rd leading to exit 3 from Timberlea is a heavily trafficked stretch of road, with no sidewalks, a single lane in either direction and a speed limit which is high for a residential area and is not adhered to by the majority of drivers. Additionally the number of proposed units is concerning. The school system in Timberlea is already overburdened, with the current classrooms using portables due to overextended classrooms. I understand that development is necessary however I believe that the developer has not taken into consideration the impact a high density residential development will have on already overtaxed road and school system. Timberlea has been underfunded for infrastructure and services and adding residential development without addressing these issues will create a lot of problems in the near future. Thank you for you time. I can be reached at this email address if required.	None	Email

		Alison Duarte		
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