

From: Kathleen Hall <kathleen.hall56@icloud.com>

Date: February 26, 2021 at 12:36:24 PM AST

To: Jennifer Chapman <chapmaje@halifax.ca>

Cc: Patty Cuttell <cuttelp@halifax.ca>, Shawn Cleary <clearys@halifax.ca>, Brendan Maguire <brendanmaguire75@gmail.com>, Murray Coolican <coolican.coolican@gmail.com>

Subject: Case # 22890- #48 and #50 Old Sambro Road

Dear Jennifer,

I am writing to express my opposition to the rezoning application referenced above.

As you know, this land is very close to a brook and the Catamaran Ponds. These water features form the headwaters of the Williams Lake Watershed. Currently, the ponds serve an important role in filtering the water which flows in culverts to Governor's Brook which in turn feed into Colpitt and Williams Lakes. I refer you to a report titled 'Water Flow in the Williams Lake Watershed' authored by Dr Melanie Dobson which I will forward.

It is very evident that much development in the area and specifically on Catamaran Ponds has compromised the ability of the Ponds to work effectively as a filter. I certainly recognize that your role is simply to process the above noted application but I think there is good reason to expect HRM to remediate the ponds by removing garbage left long ago.

To permit the rezoning requested will lead to further deterioration of the Ponds. In order to build the sizeable structure there would be major disruption of the land and significant infilling of rock and soil. Digging and tree cutting will compromise the already tough job of cleaning the water as described above. Once built the hard surfaces of the building and the parking lot will ensure that the runoff containing salt, grit, petroleum chemicals and other pollutants will leach and flow into the brook and Ponds.

I am very concerned that the thoughts and feelings of the neighbourhood will not be accurately reflected in HRM staff's efforts to collect feedback. This is not just because of restrictions due to Covid-19 but also the socioeconomic composition of the area. As a lawyer practicing with the Nova Scotia Legal Aid commission for 25 years I represented many individuals who lived in the area. For the most part, people know what they like and do not like about their neighbourhood and are certainly able to articulate these thoughts and feelings verbally. However, they are not inclined to respond to a written request which involves going online and completing a survey. This was confirmed by conversations which I had with some in the neighbourhood. Many expressed very strong feelings of opposition to the rezoning application. The predominant concern was disturbance of the environment. Particular concern was expressed about the area possessing a wildlife corridor and the potential threat development would pose. One woman told me about the blue heron that fishes in the Pond behind her house as well as the visiting white egrets. A gentleman on Spencer Avenue told me about the beaver and the deer. Over the years we have witnessed the derogation of the community of Spryfield. The locals refer to the pond named Punch Bowl as Punch Cup. Further infilling and unintelligent development which is not wanted by the local residents must cease.

In looking at the two lots which are the subject of this rezoning application I would ask HRM staff to consider purchasing the land in order to preserve it. Interestingly, the three lots to the left looking from the Old Sambro Road to the Ponds are owned by the Province of Nova Scotia. As you know, Long Lake Provincial Park is across the road. The cost to HRM or the Province would be extremely reasonable given the current assessed value of the two lots.

I would request that the above proposal be forwarded to the appropriate HRM department for review

and consideration.

In summary, I urge you to recommend that the zoning application be rejected for the reasons cited above and encourage the adoption of the outlined proposal for a different outcome for this important land.

Sincerely,

Kathleen J. Hall

Director, Williams Lake Conservation Company, Co-chair Backlands Coalition, Chair OURHRMAlliance Steering Committee