

WHAT WE HEARD

Summary of Feedback

PLANAPP 2024-01061

Application by OSO Planning + Design, on behalf of the property owners, to enter into a development agreement to allow for a mixed-use development near the intersection of Hammonds Plains Road and Larry Uteck Boulevard in the Bedford West Area 1 & 12 Special Planning Area (PID 00645846).

Summary of Consultation

Public consultation took place from October 23, 2024 to November 18, 2024. Consultation consisted of:

- a mailout notification to nearby residents which highlighted the proposal, identified how to find out more information, and outlined how to provide comments/feedback;
- on-site notification signage installed on both property’s street frontages (Hammonds Plains Road and Larry Uteck Boulevard); and,
- a Halifax.ca web page which included additional information about the planning application process and the development proposal.

Methodology

A count of mailed notifications sent, and their response rate is included. Webpage visits and average time spent on the application webpage are also documented below. Written feedback received by email was grouped into themes and provided below.

Data for Public Consultation Period

Reponses	
Total Notification Mailouts	35
Emails/Phone Calls Received	3
Response Rate	8.6%
Number of Webpage Visits	69
Average Time Spent on Webpage (minutes:seconds)	00:35

Summary of Feedback Received

Three emails were received from nearby residents and property owners

Impacts on Neighbouring Property Owners

- Concern that blasting required to construct the proposed development will impact the wells and private wastewater systems of existing dwellings on Hammonds Plains Road. Who will be responsible for repairing and replacing these systems when blasting causing them to break?

Wildlife & the Natural Environment

- Have these developers considered what this development will do to the natural habitats of so many of the woodland creatures that have called these woods home for so long?
- Please to see the watercourse buffer around John's Pond, but it should be increased to 100 metres to ensure nothing endangers the wildlife/waterfowl that need this pond for survival.
- Consider the landscape and the surrounding areas: churches, a water line, a natural pond, a brook that runs in behind my house that eventually goes to Sandy Lake, acres of treed land, undisturbed, which is the way it needs to remain to preserve nature.

Transportation & Access

- Concern that the existing two lane streets cannot handle the additional traffic being proposed through this application. Where is the additional traffic going to go? One vehicle accident on the connecting roads or Highway 102 can back up traffic for hours.
- Concern for construction workers in danger when they need to stop traffic on Hammonds Plains Road and Larry Uteck Blvd.
- My main concern is the single access point. To address a number of concerns ranging from egress to local traffic congestion, the applicant should build some form of secondary access to Hammonds Plains Rd. For example, a gravel service road for AT and egress, paved AT/egress or an extension of the proposed driveway to Hammonds Plains Road.

Community Character

- This community has been a residential/farming community for many years which is the reason why you do not see any high rise or mid rise buildings in this area.
- Generally, I'm supportive of this application. It's exciting to see some 'missing middle' density proposed for the West Bedford Area.
- I grew up in Bedford and it certainly is not the "small town identity" that myself or they grew up with. If there are no set plans to impact their [nearby residents'] properties, then why the need to maintain the future possibility? This is an unacceptable unknown for the residents. As you can imagine it's unsettling to see Council approving so much new development that significantly alters the areas character. This is one of the few places that have been left unchanged, likely due to service access.