

WHAT WE HEARD

Summary of Feedback

MSPA-2024-00338

A request by Zzap Consulting, on behalf of the property owner, to amend the Municipal Planning Strategy and Land Use By-law for Planning District 4 (Prospect) to permit the development of a light industrial use for the operation of a trucking and excavating business, including a garage for the repair of the business's equipment and laydown area for the storage of materials through the provisions of a development agreement.

Engagement

Public Consultation took place from September 24, 2025, to October 11, 2025. The engagement consisted of:

- A Public Information Meeting held at the Brookside Junior High Cafeteria from 7 PM to 9 PM on September 24, 2025.
- An invitation to send in comments and concerns to the municipality up until October 11, 2025.

Public Information Meeting - Key Themes Identified

This section of the report synthesises the concerns, sentiments, and recurring themes expressed by community members at the Public Information Meeting held at Brookside Junior High on September 24, 2025, for the proposed development of industrial use at 1540 Prospect Road. A total of 75 people were in attendance, and all who spoke expressed concerns that have been categorized into the five major themes as outlined in the summary chart below.

Environmental Protection
• Impact to Wetlands: Concerns about proximity to wetlands, contamination risks, inadequate buffer zones, and wildlife disturbance. • Hydrology & Containment: Requests for detailed hydrology studies and leak mitigation plans. • Fuel & Fluids: Concerns with fuel storage, hydraulic fluid drainage, and vehicle leakage.
Specific Concerns <i>" . . . concerned about the number of rocks being left on the road from falling off the back of additional trucks. The proposal doesn't make sense where they will be working on trucks next to the wetland . . ."</i> <i>" . . . The wetland is contaminated due to industrial use. This property was formerly used as a dumping site for shingles and not a ballfield . . ."</i> <i>"Leaking of a truckload of diesel fuel from those trucks over a weekend can heavily impact the wetland"</i>
Zoning & Land Use
• Rezoning Risks: Concerns of cascading industrial growth and subdivision. • Contradiction with Beautification Goals: Industrialization of the area is seen as conflicting with community goals and by-laws. • Past Land Use: Historical dumping on the subject site has raised concerns about contamination and compliance.

Infrastructure & Safety
• Traffic Increase: Concerns about increased truck traffic and existing accidents on Prospect Road. • Emergency Access: Concerns on the lack of clarity on emergency infrastructure. • Road Alterations: Questions about pre-application road improvements and by-law violations.
Trust & Transparency
• Community Distrust: Broken trust due to past developments and enforcement on other sites throughout the Prospect Plan Area. • Monitoring & Compliance: Concerns regarding HRM's enforcement regulations. • Transparency of Intentions: Requests for more detail and clarity on the proposed business operations and expansion plans.
Specific Concerns Q: <i>Why was the road leading to the backlands altered before this procedure took place?</i> R: <i>The road was constructed there before the applicant purchased the property. It was built from recycled asphalt shingles that were full of nails. The existing access road had to be resurfaced to allow passage.</i> Q: <i>How will HRM monitor to ensure that the proposed development agreement is enforced?</i> Q: <i>If HRM only enforces on a complaint basis, how will this development agreement be enforced if the operation is far back in the woods where the community cannot see?</i>
Property & Community Impact
• Property Values: Concerns of contamination and industrial activity lowering property values. • Noise & Visual Pollution: Complaints about noise and visibility of industrial operations. • Residential Quality of Life: Concerns about rural areas being exploited for urban development.
Specific Concerns <i>"For such an important road leading to Peggy's Cove and other scenic areas, the road is very unattractive, and more industrialization will add to that. The community does not want to change the by-law to allow for more industrialization."</i> <i>". . . Concerned about the clanging of tailgates from trucks and equipment especially during the early hours of the morning . . ."</i> <i>". . . concerned about operations taking place in the backwoods where no one can see what is going on. . ."</i>

Written Submissions – Key Themes Expressed

This section of the report synthesizes the concerns, sentiments, and recurring themes expressed by community members in written submissions that were received up to October 11, 2025. A total of 18 written submissions were received. The submissions reflect strong opposition, with emphasis on environmental, procedural, and social impact concerns related to the proposed development as summarized in the chart below

Environmental Concerns
• Wetlands Protection: Multiple submissions highlight the ecological sensitivity of the area, particularly the wetlands that support local water systems and wildlife. • Water Quality & Wells: Residents are concerned about contamination risks to private wells due to

industrial activity, especially in light of drought conditions and past dumping incidents.

- **Wildfire Risk:** The proximity to forested areas and the presence of fuel and heavy machinery raise fears of potential wildfires, especially given recent provincial experiences.

Zoning and Land Use

- **Inappropriate Industrial Use:** The proposed development is widely viewed as incompatible with the current RRB zoning and residential character of the area.
- **Precedent and Creep:** Residents are concerned that this development will set a precedent for further industrial encroachment, referencing the transformation of Goodwood from residential to industrial.

Traffic and Infrastructure

- **Increased Traffic:** Concerns about congestion on Prospect Road, especially during peak hours, were raised. The August traffic study was raised as being unrepresentative.
- **Driveway Construction:** Concerns in the developer's statements about minimizing land disturbance while planning a new driveway were noted.

Trust and Enforcement

- **Concerns Regarding Current Development Activity on-site:** Several submissions describe concerns for municipal processes and if the appropriate processes have been followed on the subject site, including unauthorized site activity.
- **Enforcement Challenges:** There is concern about HRM's and provincial enforcement of development agreements, with calls for stronger oversight mechanisms.

Community Impact

- **Loss of Community Identity:** The industrialization of residential areas is seen as eroding the character and livability of the community.

