

# Case 23213 - Beaver Bank, Hammonds Plains, and Upper Sackville R-1 Lots Sizes

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## SURVEY RESPONSE REPORT

01 July 2013 - 14 July 2021

### PROJECT NAME:

Municipal Planning Applications



SURVEY QUESTIONS

**Q1 | What benefits do you think allowing smaller Municipally serviced R-1 Zoned lots could bring to Beaver Bank?**

Anonymous

6/17/2021 02:58 PM

options for growth of sidewalks within the community. sidewalk is needed from meadow to rosley. The public transit stops here as well as kids are expected to walk on that road to get on a school bus.

Anonymous

6/17/2021 04:27 PM

Nothing, more traffic and major issues if there is ever an emergency in the area such as a forest fire where residents need to be evacuated

Anonymous

6/17/2021 04:33 PM

No benefits.. there are other locations with better road access and amenities where these homes can be built. Beaver bank road is way to conjested now as it is.. there needs to be more ways in and out.

Anonymous

6/17/2021 05:34 PM

No benefits

Anonymous

6/17/2021 05:41 PM

No benefits

Anonymous

6/17/2021 07:08 PM

The benefit would be fitting 3 houses where 2 houses would have fit before.

Anonymous

6/17/2021 08:04 PM

The only benefit to allowing this to happen is profit to the developer. In the end all you're going to do is take away from what people have moved out here to get and that is space. If People wanted to live in the city atmosphere they would have bought in the city. Please do not allow this to go through.

Anonymous

6/17/2021 08:48 PM

None

Anonymous

Affordable housing is needed - but

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6/17/2021 09:09 PM

there is no promise of Affordable, only smaller lots.

Anonymous

hxotzotxoyx

6/17/2021 09:15 PM

Anonymous

None

6/17/2021 09:20 PM

Anonymous

There are no benefits.

6/17/2021 09:57 PM

Anonymous

There are no benefits for the community. The developer is the only one who gains as they can develop more homes in the same space. There are traffic concerns but since our city only looks at each development in isolation and assesses the impact on the traffic, it will never be an accurate assessment. They need to consider the impact of ALL the projects being put forward for development combined plus the current situation but that never happens.

6/17/2021 09:57 PM

Anonymous

I can see the advantage to the developers to make more money but it seems a disservice to the community

6/17/2021 10:05 PM

Anonymous

More population to help schools

6/17/2021 10:10 PM

Anonymous

Negative - no benefits

6/18/2021 05:16 AM

Anonymous

None. Traffic congestion and more people parked on the street because their property isn't big enough. It already happens and the lot sizes are still larger

6/18/2021 05:38 AM

Anonymous

Nothing besides the builder making a larger profit.

6/18/2021 09:41 AM

Anonymous

Building our community

6/18/2021 10:44 AM

Anonymous

None

6/18/2021 02:36 PM

Anonymous

I don't really feel there are any benefits. I moved to Beaver Bank to avoid claustrophobic neighborhoods.

6/18/2021 08:55 PM

Anonymous

More affordable housing

6/18/2021 08:59 PM

Anonymous

Absolutely no benefits.

6/18/2021 09:32 PM

Anonymous

I don't think they would bring any benefit

6/18/2021 09:56 PM

Anonymous

I personally don't feel it would bring benefits unless there is more ways to get in and out of beaver bank. And more efforts put into fixing up our schools as with the development of more properties there will be more people driving on the roads and children in the schools.

6/18/2021 10:45 PM

Anonymous

None

6/18/2021 11:19 PM

Anonymous

None.

6/19/2021 12:23 AM

Anonymous

I hate it! Beaver Bank's motto is people together with nature. Small lot sizes don't leave room for nature. It will change our community for the worse.

6/19/2021 07:16 AM

Anonymous

It will bring no value.

6/19/2021 08:30 AM

Anonymous

IT WILL NOT BRING ANY BENEFITS

6/19/2021 08:43 AM

Anonymous

None. This is a community of people who appreciate having larger lots and

6/19/2021 08:52 AM

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living in a semi rural suburb type setting. Reducing lot sizes will make the new subdivision more inner city in design.

Anonymous

6/19/2021 09:02 AM

I would like to think lots would be more affordable

Anonymous

6/19/2021 09:33 AM

I would hope that if this goes forward the municipality would use the additional tax base to invest in the community's infrastructure. Particularly on the creation of an additional road for entering and exiting. Currently (regardless of what information is in the traffic study) if something happens on Beaverbank road and you live past Galloway Dr. you are pretty much stuck until it clears.

Anonymous

6/19/2021 09:47 AM

There are no positive benefits to this change.

Anonymous

6/19/2021 09:47 AM

None

Anonymous

6/19/2021 10:10 AM

More traffic to the already stressed Beaver Bank road. There are no benefits to the residents, only for the Developers. \$\$\$\$\$

Anonymous

6/19/2021 10:13 AM

None

Anonymous

6/19/2021 10:18 AM

None...making lots smaller just means adding more lots

Anonymous

6/19/2021 10:30 AM

None it should not be allowed

Anonymous

6/19/2021 10:35 AM

None

Anonymous

6/19/2021 10:36 AM

Allow smaller units to be built that could keep seniors in their community.

Anonymous 6/19/2021 10:47 AM	I do not see any.
Anonymous 6/19/2021 10:53 AM	Absolutely none. Low income earners or retirees still couldn't afford that housing. The developer gets richer and stresses the infrastructure even more.
Anonymous 6/19/2021 10:58 AM	None
Anonymous 6/19/2021 10:59 AM	No benefit
Anonymous 6/19/2021 11:02 AM	No benefit. Just jamming more people into smaller spaces.
Anonymous 6/19/2021 11:08 AM	None
Anonymous 6/19/2021 11:24 AM	Other than more houses which I do not feel is a benefit to these area (although some may feel this is a benefit).
Anonymous 6/19/2021 11:25 AM	Other than adding more housing, nothing.
Anonymous 6/19/2021 11:57 AM	None. Everyone lives ontop of eschother already.
Anonymous 6/19/2021 12:23 PM	None
Anonymous 6/19/2021 12:45 PM	No benefits. I am against this proposal for several reasons.
Anonymous 6/19/2021 01:17 PM	None. We don't have the public infrastructure to support it
Anonymous 6/19/2021 01:23 PM	None
Anonymous 6/19/2021 01:29 PM	This would be a terrible change to Beaver Bank. No benefits, will create

	high density. Street frontage should not be reduced.
Anonymous 6/19/2021 01:38 PM	None.
Anonymous 6/19/2021 01:41 PM	None
Anonymous 6/19/2021 02:01 PM	I don't think there would be any benefits.
Anonymous 6/19/2021 02:08 PM	Affordable housing
Anonymous 6/19/2021 02:09 PM	None
Anonymous 6/19/2021 02:12 PM	None
Anonymous 6/19/2021 02:20 PM	None.
Anonymous 6/19/2021 02:22 PM	Very little. If any
Anonymous 6/19/2021 02:31 PM	None
Anonymous 6/19/2021 02:51 PM	None. There is too much traffic as it is. Beaver Bank needs improvements to infrastructure before considering a project of this magnitude. Traffic in and out of beaver bank is bad enough as is.
Anonymous 6/19/2021 02:58 PM	No benefits.
Anonymous 6/19/2021 03:02 PM	No benefits at all!!
Anonymous 6/19/2021 03:11 PM	This has no benefits except for more houses crammed in, when there is no main road that can handle all this



	traffic in Beaver Bank.
Anonymous 6/19/2021 03:24 PM	There are none. The smaller lot sizes would allow more people. Per this area, there are no solutions or positives by this change. School sizes, stores, traffic volumes, lights. This does make geographical sense per the city plan.
Anonymous 6/19/2021 03:39 PM	None
Anonymous 6/19/2021 04:12 PM	None
Anonymous 6/19/2021 04:32 PM	There is no benefit.
Anonymous 6/19/2021 04:34 PM	Lower cost of housing, maybe, but unlikely.
Anonymous 6/19/2021 04:51 PM	None
Anonymous 6/19/2021 04:52 PM	None
Anonymous 6/19/2021 05:05 PM	None
Anonymous 6/19/2021 05:14 PM	More housing which hrm needs however most people moved to beaverbank to have space.
Anonymous 6/19/2021 05:21 PM	no benefits at all. only make traffic even worse
Anonymous 6/19/2021 05:40 PM	I see no benefit in reducing the lot size for the Beaverbank community.
Anonymous 6/19/2021 06:09 PM	None
Anonymous 6/19/2021 06:59 PM	None, it will cause the roads to be more busy and school to be over crowded

Anonymous  
6/19/2021 07:00 PM  
I don't see any benefits. More traffic and noise. Lots should be bigger to reduce number of housing units and schools unable to support the overcrowding

Anonymous  
6/19/2021 07:56 PM  
None

Anonymous  
6/19/2021 08:03 PM  
None. It will just be a group of tall, beige houses that do not fit into our community aesthetic at all.

Anonymous  
6/19/2021 08:24 PM  
None for the community, only more money for greedy developers.

Anonymous  
6/19/2021 08:24 PM  
We dont need more cramped housing lots in our area

Anonymous  
6/19/2021 08:32 PM  
None. The benefits would go solely to the developer

Anonymous  
6/19/2021 08:36 PM  
No benefits. People like moving here for the larger lot sizes.

Anonymous  
6/19/2021 08:44 PM  
None

Anonymous  
6/19/2021 08:54 PM  
None

Anonymous  
6/19/2021 09:45 PM  
Pissed off

Anonymous  
6/19/2021 11:09 PM  
None it would cause overcrowding

Anonymous  
6/19/2021 11:14 PM  
None!

Anonymous  
6/19/2021 11:26 PM  
There are no benefits theres not enough roadways in and out of Beaver bank to accommodate the traffic problems adding this much more to a community thats already pushed to capacity.

Anonymous

6/20/2021 07:32 AM

There are no benefits.

Anonymous

6/20/2021 09:33 AM

none

Anonymous

6/20/2021 09:53 AM

More people leaving in the area increasing tax base. Which should allow for more tax money put back in our area

Anonymous

6/20/2021 10:02 AM

Hopefully more affordable housing

Anonymous

6/20/2021 08:32 PM

Nothing to Beaver Bank except more traffic and perhaps "unsavoury" people. To Clayton Developments.....money = greed. Why can't our community remain as peaceful and as beautiful as it has been since we've been here - yrs ago???

Anonymous

6/20/2021 09:45 PM

Too much traffic

Anonymous

6/20/2021 09:56 PM

None

Anonymous

6/20/2021 10:15 PM

None

Anonymous

6/21/2021 04:47 AM

None

Anonymous

6/21/2021 09:43 AM

I don't see any benefits. The idea of affordable housing is misplaced here with only one access road into our community

Anonymous

6/21/2021 10:37 AM

Absolutely None! The reason that people choose to live off the peninsula is so that they can have more land, privacy, quiet, etc. This will allow a greedy developer to pour houses in just like in the city.

I don't believe there is a benefit to

6/21/2021 02:06 PM

our community in allowing smaller lot sizes

Anonymous

6/21/2021 03:30 PM

There is no benefit for those of us that are living in these slots now. Only to developers that want to come in and buy existing lots so that they can cram additional housing in well established neighborhoods.

Anonymous

6/21/2021 03:57 PM

NONE.... to implement this proposal is nothing more than allowing Clayton Developments Ltd to maximize their capital return on land subdivision at the expense of the permanent residents. The existing Land Use By-law is a minimum allowance that should be maintained.

Anonymous

6/21/2021 03:59 PM

None... do not want to be rezoned

Anonymous

6/21/2021 04:44 PM

No benefits to current home owners. This only benefits developers to capitalize on profits

Anonymous

6/21/2021 08:09 PM

None

Anonymous

6/21/2021 10:43 PM

There are no benefits that I can see to benefit the home owner, only the land developer.

Anonymous

6/22/2021 12:22 AM

None unless it's granted to allow Beaver Bank. You need 100 feet in North Beaver Bank which is far less densely populated.

Anonymous

6/22/2021 05:30 AM

None

Anonymous

6/22/2021 07:25 AM

None

Anonymous

6/22/2021 11:11 AM

None, Beaver Bank, specifically Trinity Lane area, is a quiet neighbourhood that offers residents the ability to enjoy a larger property at a lower price point than surrounding developments such as

	Monarch Estates or Lost Creek Estates. I specifically choose this area for that reason.
Anonymous 6/22/2021 11:40 AM	nothing
Anonymous 6/22/2021 12:49 PM	none
Anonymous 6/22/2021 01:59 PM	can't think of any
Anonymous 6/22/2021 02:19 PM	None at all.
Anonymous 6/22/2021 03:44 PM	More affordable development. More flexibility for residents.
Anonymous 6/22/2021 03:49 PM	none
Anonymous 6/22/2021 07:42 PM	Nothing, they would change our community to the worse. Will make our rural homes and properties small crowded city lots.
Anonymous 6/22/2021 07:43 PM	No benefits what so ever
Anonymous 6/22/2021 09:22 PM	I personally don't see any benefit with this plan.
Anonymous 6/23/2021 11:05 AM	We all aspire to the Canadian dream, a nice house, garage, picket fence, back yard, patio, etc. But I disagree with 40 foot frontages. We have thousands of square kms of undeveloped lands in HRM which could be used to give a reasonable lot size. 40 foot is hardly even a respectable size for a mobile home lot. I notice there is there is 292-hectare along First and Second lakes in Lower Sackville, of prime subdivision land, taken out of development. And then there is

Hemlock Ravine, Located off the Bedford Highway, again, no development allowed. And there was the Blue Mountain-Birch Cove Lakes 4,300 acres of Crown land as protected wilderness area. No housing to go in there. In fact this is particularly outrageous, there were developers who had done work to start their development, and if the report by Judge Heather Robertson had been adhered to, the city would have kept 2/3 and the developer would have kept 1/3. Council even vetoed that idea. There are dozens of set-asides in HRM, parks, trails, wilderness areas, no housing allowed. When you restrict supply you raise the cost. I notice there are large blocks of woodland both east and south of this proposal. There is plenty of land available so lots could be a reasonable size. 60 foot frontage is minimal. Coun-cil was asking for a minimum of 30 metres road frontage in West Jeddore a few years ago: - "This spring,(2016) lot owners in West Jeddore had their applications for a building permit rejected because their properties didn't have a minimum frontage of 30 metres along a public road. .... " CBC

Another method of reducing cost is to loosen codes. There are probably dozens of building code requirements and lot development requirements that could be reviewed to see if the cost is worth the benefit. Are all houses required to have air exchange systems? Perhaps contractors could rough in channels for the duct work, and if future owners want the system they could put it in. Streets don't have to be paved to in the beginning, maybe later. Property taxes could be reduced. That would be a novel idea

for HRM Council.

Anonymous

6/23/2021 04:37 PM

Allowing for smaller municipal lots will provide no benefits for current or new residents in the Beaver Bank area. 40' wide lots with the current setback requirements from HRM will essentially create 16' spacing between residential homes. Turning the rural and nature filled area of Beaver Bank into a location such as Halifax/Spryfield. There are places where such size lots make sense (those looking for city living) but Beaver Bank is not the location for this. Our family as well as our neighboring families enjoy Beaver Bank for the quiet, tree filled atmosphere and that will absolutely not be able to exist should lots be allowed to be 40' in width with the biggest house possible situated on them.

Anonymous

6/23/2021 05:26 PM

None! Except more taxes for the city to waste.

Anonymous

6/23/2021 06:59 PM

I don't think there would be any tangible benefits

Anonymous

6/23/2021 09:39 PM

none, it would destroy our country settings

Anonymous

6/24/2021 12:35 AM

More people. More taxes

Anonymous

6/24/2021 02:39 PM

I would assume smaller lots would equal to lower prices of homes for buyers.

Anonymous

6/24/2021 04:53 PM

I don't believe there are any benefits to be had by reducing the lot size. When I moved to Beaver Bank 26 years ago, a big feature was the larger lot sizes and more rural atmosphere.

Anonymous

6/24/2021 11:07 PM

No benefits, only drawbacks

Anonymous 6/27/2021 11:01 AM	none
Anonymous 6/28/2021 12:56 PM	I honestly don't see any benefits.
Anonymous 6/29/2021 10:09 AM	None
Anonymous 6/29/2021 04:56 PM	Additional houses could bring additional tax revenue to the area, but that will be absorbed into HRM's overall budget.
Anonymous 6/29/2021 09:25 PM	More affordable housing.
Anonymous 6/30/2021 09:07 AM	none
Anonymous 7/01/2021 11:11 AM	There is No benefit but higher traffic volume which the Beaver Bank Road can not handle.
Anonymous 7/02/2021 09:26 AM	more affordable housing
Anonymous 7/02/2021 12:05 PM	The smaller lot size allows for more parks and undisturbed land.
Anonymous 7/02/2021 07:11 PM	only more residents
Anonymous 7/03/2021 07:50 PM	No benefit
Anonymous 7/03/2021 08:29 PM	I see no benefits !
Anonymous 7/04/2021 10:19 AM	Lower housing costs and more green space.
Anonymous 7/04/2021 06:10 PM	None that I can think of.



Anonymous 7/07/2021 04:11 PM	More affordable houses for the people who live here. We are not in the middle of Halifax and need to make sure we do not see \$500K plus come out this far.
Anonymous 7/08/2021 10:04 AM	none
Anonymous 7/08/2021 12:07 PM	none, it will create over crowding due to increased population. The infrastructure can't handle what i has now. This just greed
Anonymous 7/08/2021 01:26 PM	None.
Anonymous 7/08/2021 03:00 PM	I do not think it will be beneficial
Anonymous 7/08/2021 04:50 PM	Don't see any benefit to squeezing homes in less space.
Anonymous 7/08/2021 06:49 PM	None
Anonymous 7/08/2021 07:30 PM	None
Anonymous 7/08/2021 09:29 PM	No benefits and crowding of new dwellings.
Anonymous 7/08/2021 10:58 PM	There are no benefits for the community on the developers
Anonymous 7/08/2021 11:32 PM	None
Anonymous 7/08/2021 11:41 PM	None
Anonymous 7/09/2021 06:34 AM	If I have to name a benefit maybe there will be some stores open up closer to upper beaver bank but I don't think the pros out weigh the cons.

Anonymous 7/09/2021 06:37 AM	None
Anonymous 7/09/2021 07:42 AM	Understand the desire to meet the housing demand in HRM but not appropriate in this case.
Anonymous 7/10/2021 08:37 PM	No benefits
Anonymous 7/10/2021 08:54 PM	You could keep the price for all Services and have more lots to service. Cash grab.
Anonymous 7/11/2021 02:22 PM	No benefit
Anonymous 7/11/2021 03:14 PM	None really. It's tight enough as it is.
Anonymous 7/11/2021 04:39 PM	None
Anonymous 7/12/2021 06:46 AM	None.
Anonymous 7/12/2021 07:30 AM	Greater density of homes but what are the benefits to this? None, other than for the developer.
Anonymous 7/12/2021 07:36 AM	Nothing
Anonymous 7/12/2021 07:37 AM	There are no benefits!!!
Anonymous 7/12/2021 08:43 AM	None, Beaver bank needs more infrastructure to support more families and traffic.
Anonymous 7/12/2021 08:50 AM	Absolutely none.
Anonymous 7/12/2021 10:01 AM	None without the necessary infrastructure (roads, traffic lights, services, etc..) in place.
Anonymous	None

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7/12/2021 10:22 AM

Anonymous

7/12/2021 02:22 PM

Would help facilitate corporate greed by Clayton Development and others in the building industry.

Anonymous

7/12/2021 02:33 PM

Nothing!

Anonymous

7/12/2021 06:20 PM

1. Meets urban planners goals of greater population density. 2. Create extra employment in constructing additional houses. 3. Greater profit margin for developer. 4. Meets HRM goal of a greater tax base. 5. As a land owner, will allow me to subdivide greater and sell extra lots. All of the above reasons are purely financial and have little to do with how livable and pleasant our community can and should be.

Anonymous

7/12/2021 09:19 PM

There would be no benefits in allowing smaller Municipally serviced R-1 Zoned lots to the Beaver Bank area.

Anonymous

7/12/2021 10:08 PM

I can see no benefits to the Beaver Bank community by allowing smaller lots

Anonymous

7/12/2021 10:14 PM

More affordable housing.

Anonymous

7/12/2021 10:36 PM

None

Anonymous

7/13/2021 08:55 AM

None

Anonymous

7/13/2021 09:18 AM

No Not at all !!!

Anonymous

7/13/2021 02:28 PM

The high cost of lots currently in the area is approximately \$80,000. Smaller may allow for a more cost effective development charge and thereby a lower cost to the buyer.

HRM needs lower affordable single family homes. This is a good area for that.

Anonymous

7/14/2021 01:59 PM

It will allow groth in Beaver Bank which will enhance our community and increase the tax base and provide a widervrabge of services.

**Optional question** (187 response(s), 15 skipped)

**Question type:** Essay Question

## Q2 | What concerns do you have about allowing smaller Municipally serviced R-1 Zoned lots in Beaver Bank?

Anonymous

6/17/2021 02:58 PM

traffic issues on the Beaverbank rd as well as loss of a wooded area which is known for wildlife including deer and other animals.

Anonymous

6/17/2021 04:27 PM

Extra traffic, major issues if there is an emergency in the area. There is only one exit in and out of the community

Anonymous

6/17/2021 04:33 PM

Traffic congestion, emergency, emergency evacuations.. for example. A simple minor MVA causes beaver bank road chaos.

Anonymous

6/17/2021 05:29 PM

Traffic

Anonymous

6/17/2021 05:34 PM

It will add too many dwellings in the area causing more problems with traffic. It will also impact the environment in the area and the animals that live within it. Living in the carriage woods estate area now I know it will drastically change the community and not for the better. We moved here to not be stuck in the middle of tight cramped housing.

Anonymous

6/17/2021 05:41 PM

Our infrastructure does NOT support more building happening in Beaver Bank. Our roads are already way too congested and our schools are way

overcrowded.

Anonymous

6/17/2021 07:08 PM

I have concerns with fitting 3 houses where 2 houses would have fit before.

Anonymous

6/17/2021 08:04 PM

Schools are already Maxed out with students also traffic is maxed out for the size of our roads. this will also Impact Services like the fire department and policing.

Anonymous

6/17/2021 08:48 PM

Over crowding, poor drainage, dry wells..etc It will affect current home owners.

Anonymous

6/17/2021 09:09 PM

Increased traffic and bottlenecked roads which will result in unsafe passing on highway shoulders and danger to residents that walk/live on these roads. Increase in outputs to the wastewater system that has already contributed to Blue Algea blooms in the local lakes.

Anonymous

6/17/2021 09:15 PM

9ts95s95d9tx9tx

Anonymous

6/17/2021 09:20 PM

The smaller the lot size, the more homes that can be built, the more unsafe beaver bank becomes. You can not increase the population without sidewalks, crosswalks, lowering speed limits, moving the truck route, taking the bicycles off the main road, increasing and updating the schools. Oh not to mention another route in and out of beaver bank. Traffic is already a nightmare.

Anonymous

6/17/2021 09:57 PM

Increased traffic on an already overused road way with only 1 way in and out of Beaver Bank. Schools are already at or near capacity. Very high risk that 1 house on fire becomes multiple houses due to lack of separation. Exceeding capacity on an already taxed inferstructure.

Anonymous

More people, more traffic, more

6/17/2021 09:57 PM

challenges at the problematic junctions and the Elementary School has been at 104% capacity 10 years ago and that was before preprimary. There's a development coming on Windgate, there's a development coming next to the school where the water tower is, and there's this development. All three will have children going to Beaver Bank Monarch which already has outside classrooms and is over capacity. We have a terrible water infrastructure as it is and Halifax Water admit there are no plans to bring it up to date. We have inadequate bussing and Halifax transit cut the route in half in order that the bus can complete the reduced route in half the time and so they can claim increased service. It's the same service that comes twice as often to half the community.

Anonymous

6/17/2021 10:05 PM

I'm concerned with the precedent this will set for the rest of beaver bank to have houses jammed in everywhere and the traffic on the beaver bank road is too much now.

Anonymous

6/17/2021 10:10 PM

More population will make the only road in and out of beaver bank more congested and traffic will be terrible

Anonymous

6/18/2021 05:16 AM

Adding to already congested road

Anonymous

6/18/2021 05:38 AM

There is too much traffic currently on the beaver bank road and the school is already full

Anonymous

6/18/2021 09:41 AM

This will allow modification of existing lots already in place in the future which have 60ft of frontage

Anonymous

6/18/2021 10:44 AM

1. Traffic. There is only one way in/out of beaver bank and need another way to access the hwy 101, 102 2. Schools in this area are at capacity and adding this

- development will put major strain on the schools in this area.
- Anonymous**  
6/18/2021 02:36 PM
- The road is unsafe right now. People will be hurt and some killed with all the traffic
- Anonymous**  
6/18/2021 08:55 PM
- We already have a lot of traffic issues with only one main road  
Smaller lots mean a heavier concentration of vehicles.
- Anonymous**  
6/18/2021 08:59 PM
- None
- Anonymous**  
6/18/2021 09:32 PM
- There is only one, two lane road in and out. Smaller lots would mean more people and traffic. Schools are already overflowing.
- Anonymous**  
6/18/2021 09:56 PM
- Smaller yards, less privacy, losing the rural feel of beaver bank
- Anonymous**  
6/18/2021 10:45 PM
- More traffic with one main exit. More similar developments created in other areas. Beaver Bank losing its quietness of being it's hidden gem just outside the city. More traffic accidents in the winter. More traffic in the mornings.
- Anonymous**  
6/18/2021 11:19 PM
- We are a rural area allow people to have some space!
- Anonymous**  
6/19/2021 12:23 AM
- Already way too much traffic on beaver bank rd. Need to look at adding more roads in and out of the community before adding more homes to add to the traffic.
- Anonymous**  
6/19/2021 07:16 AM
- Part of the reason to buy out here where we have no commercial services, is to have peace and quiet with birds and nature. We like space between houses and large yards to play in. Too small of lot means too many people in a small space, that's city living, not why we moved to beaver bank

Anonymous

6/19/2021 08:30 AM

This will make traffic increase and commuting daily will become more stressful because smaller lots means more houses. Smaller lots also reduce the space that children have to play

Anonymous

6/19/2021 08:43 AM

We do not need anymore neighbours our lots are fine the way they are !!!

Anonymous

6/19/2021 08:52 AM

Smaller lots means more homes. More homes means more impact on the water/ sewer system and also on the transportation infrastructure. The Beaver a bank Road is currently a heavy volume road and extremely so in rush hours.

Anonymous

6/19/2021 09:02 AM

Too much traffic I, Beaver Bank is busy enough now. This project will lead to lots in subdivisions being divided in the future.

Anonymous

6/19/2021 09:33 AM

Impact on traffic - Beaverbank Rd is a highway - 70 km/h, no stop signs, no sidewalks. In non-COVID times, rush hour traffic is already heavily backed up by 7 am. Adding another 3-400 cars a day FOR THIS DEVELOPMENT ALONE is crazy. With all of the other proposed developments in the queue (just the ones I'm aware of), permitting this change without the municipality first thoughtfully investing in appropriate community planning is going to destroy this community. We bought out here because we didn't want to live in the city proper. We like our peace and solitude and being close but not to close to our neighbours. Permitting this change will, over time, shatter the very nature of our community. You can't have "people together with nature" if you permit this level of development. I expect there are also negative impacts on schools but personally am not



Anonymous

6/19/2021 09:47 AM

concerned about that.

There are not enough roadways to relieve the amount of traffic, nor so we have the schools, housing developments have a huge negative impact on our wildlife, our ability to hunt and fish where we always have. More people means more assholes on private woodlots destroying and polluting.

Anonymous

6/19/2021 09:47 AM

It will increase density and the congestion along Beaver Bank Rd.

Anonymous

6/19/2021 10:10 AM

Added traffic. Stress to the VOLUNTEER fire department. Its hard enough to attract new members.

Anonymous

6/19/2021 10:13 AM

Far too much traffic at this point. Smaller lots means more housing which will increase the already congested traffic. Terrible idea

Anonymous

6/19/2021 10:18 AM

Could lead to eventual overcrowding. We live out here because we want our property to be appropriately sized for OUTSIDE THE CITY

Anonymous

6/19/2021 10:30 AM

We already have too much traffic and only one way in or out of our community what will we do in an emergency with traffic grid locked? Our schools do not have the space, they are run down, terribly the junior high driveway will rip the bottom of your car off and the classrooms and school is overfilled. Developers are over developing this community. The Developers I've come into contact with here have been rude and feel like rules don't apply to them. When you question them on something they just say oh there are ways around that. So they take advantage and use every loophole they can and you guys go ahead and let them. I moved here over    years ago

because it was quiet and not over populated. Now developers are plunking down homes in any spot they can find. We had one throw one on top of a run off stream that we thought when buying no one could ever build there it was always gushing water. A developer came in and filled it in with stone now water pools and stays in our ditches. Another neighbour has had problems with flooding. It's beginning to look more and more like a city. I never would have chosen to live here had I known this is what would become of our community. You are letting developers ruin it. I thought there was a moratorium in Beaver Bank preventing lots from being subdivided. Yet I'm hearing of a developer getting his hands on land locked land and planning to make a road in behind a bunch of houses. They are taking a small little plot of land and building a duplex over on Tucker Lake which is currently all single family homes, it looks terrible and so out of place. Plus I see two other duplexes going up on the main road. This isn't Eastern Passage. It's sad you let developers do whatever they want. :(

Anonymous

6/19/2021 10:35 AM

Property taxes, TRAFFIC

Anonymous

6/19/2021 10:36 AM

Losing the essence of the country feel of the community.

Anonymous

6/19/2021 10:44 AM

Smaller lots mean a bigger population...My main concern is traffic. There is only one road in and out of Beaver Bank and it is already congested. Anytime there's an accident traffic is backed up with no alternate route. In addition, if we ever needed to evacuate quickly (l.e.

forest fire), there would be a safety issue. It's already a safety issue. Please do not increase the traffic in Beaver Bank.

Anonymous

6/19/2021 10:47 AM

Larger lots allow the existing wildlife to have a continued presence, better privacy for each home owner, and it will help to maintain the present landscape. Also, more houses mean more traffic. There is only one road which is shared by all people in the area.

Anonymous

6/19/2021 10:53 AM

Increased pressure on an already stress infrastructure. The traffic, the school system, and dense population to name a few.

Anonymous

6/19/2021 10:58 AM

Beaver Bank is already crowded without the road access being sufficient.

Anonymous

6/19/2021 10:59 AM

There will be more traffic

Anonymous

6/19/2021 11:02 AM

Jamming more people into a small area, which means more people flooding within the community.

Anonymous

6/19/2021 11:08 AM

Crowding

Anonymous

6/19/2021 11:08 AM

Bigger roads

Anonymous

6/19/2021 11:24 AM

It will change the feel of the beautiful subdivision in these area with nice lot sizes. I don't think this fits with the feel of these areas. More house equals more traffic, less yard space for families and their kids.

Anonymous

6/19/2021 11:25 AM

Although the plan sounds reasonable , the prospect that this would become the normal lot size in Beaver Bank is not ok. This community is woodsy and more rural. Many of us do not want it to become a community like Timerlea with houses on top of each

	other as far as the eye can see.
Anonymous 6/19/2021 11:57 AM	That there won't be any space for houses to enjoy a back yard or anything. I don't want smaller so I'm living ontop of my neighbours.
Anonymous 6/19/2021 12:23 PM	Value of my property, increase houses, poor infrastructure
Anonymous 6/19/2021 12:45 PM	Does not fit with the current model amd layout of our community. Traffic is already an issue on the main road in and out, side roads are being used much more, our infrastructure was not setup to handle this development.
Anonymous 6/19/2021 01:17 PM	Too many houses. Too many vehicles on an already busy road. Over stressed schools
Anonymous 6/19/2021 01:23 PM	Too dense for this area. Kids and people do not have enough of their own space. Risk of fire spreading to houses built so close together. Traffic problems.
Anonymous 6/19/2021 01:29 PM	High density, lack of infrastructure to support population.
Anonymous 6/19/2021 01:38 PM	It's a money grabber for the builders. With smaller lots that means more houses and more traffic in our area. Until the government does something with the exits out of Beaver Bank there should not be any construction of new homes. Traffic is way to crazy now.
Anonymous 6/19/2021 01:41 PM	Traffic. Losing small community
Anonymous 6/19/2021 02:01 PM	I moved to Beaver Bank to get away from busy, high populated subdivisions. We chose this community to have space. The traffic in Beaver Bank is already highly congested every hour of the day. I cannot even exit out of my street

instead take a longer route to have easier access to get to the main road. This is about money and I don't understand who could think this is a good idea . There is no good reason to cram all those homes in there and negatively effect the residents that already live here. Many houses have been built since the original traffic study. Traffic has become much worse. So we shouldn't add to the problem. Let's keep the integrity of this community

Anonymous

6/19/2021 02:08 PM

Subpar infrastructure. Beaver bank road cannot handle an increase in traffic

Anonymous

6/19/2021 02:09 PM

Traffic is already bad and will become worse on Beaver Bank Rd which already has enough accidents. It will disturb the peaceful community we have here .. let's not change things, 60ft will work for them like it does for every other builder here.. no special treatment! There is no reason they cannot work with that except for greed on the contractors part. Please take us seriously

Anonymous

6/19/2021 02:12 PM

This will ruin the current sounding neighbourhood by adding more homes and cars then necessary. There is already too much traffic in Beaver Bank. This will make street too congested with vehicles making it unsafe for families to enjoy their homes and neighbourhood.

Anonymous

6/19/2021 02:20 PM

More people. Need road improvement, another access road into Beaver Bank.

Anonymous

6/19/2021 02:22 PM

Traffic, there is already very poor traffic infrastructure due to the lack of a second way in and out of Beaver Bank. Fix the traffic issues. Smaller lots will also take away what makes Beaver Bank the rural acreage big properties that people want. If this

happens, Beaver Bank will eventually turn into an extension of Lower Sackville.

they closeness of the homes is concerning with the increased risk of extension to other homes since we are a volunteer only department without career firefighters.

Anonymous

6/19/2021 02:31 PM

Already congested area, only really one road in and out.

Anonymous

6/19/2021 02:51 PM

It will increase the population of the community which should not be considered until we have improvements to roads in and out.

Anonymous

6/19/2021 02:53 PM

Overcrowding, too much traffic. We only have 1 road in and out of Beaver Bank. Create the connector road so we have alternate routes of coming in and out of Beaver Bank and then talk about building. We need infrastructure in place first.

Anonymous

6/19/2021 02:58 PM

More homes close together, more traffic.

Anonymous

6/19/2021 03:02 PM

Places are too small already and more traffic which sackville has a lot of

Anonymous

6/19/2021 03:11 PM

Too much traffic.

Anonymous

6/19/2021 03:24 PM

Traffic, depreciating value in homes due to choking out the current residents. There is not enough room in schools, traffic and construction already back up Beaver Bank. There are so many accidents at the one tim Hortons. There are 2 "corner" stores in the area. This makes no sense and doesn't follow the city plan as per what we need in our community.

Anonymous

6/19/2021 03:39 PM

More traffic with no infrastructure.

Anonymous

6/19/2021 04:12 PM

The amount of traffic in this area is too heavy to begin with. Adding this many more homes will make it worse

Anonymous

6/19/2021 04:32 PM

Traffic congestion. It will change the atmosphere of our community.

Anonymous

6/19/2021 04:34 PM

Traffic infrastructure does not support the homes already in the area.

Anonymous

6/19/2021 04:51 PM

Smaller lots, means more houses, and we already have traffic concerns.

Anonymous

6/19/2021 04:52 PM

Too crowded. Over population, NEGATIVE IMPACT ON THE ENVIRONMENT

Anonymous

6/19/2021 05:05 PM

Means more homes

Anonymous

6/19/2021 05:14 PM

We dont want to ruin our neighborhood the way bedford and hammonds plains have become. We value forrests and space and wildlife. There is only one road in. The traffic is already bad. This just means more traffic. And these small lots with less valuable in subdivisions takes away the value of beaverbank.

Anonymous

6/19/2021 05:21 PM

Beaver bank road is the only way to connect to city and it is very busy street, the traffic is pick up everyday 7am.

Anonymous

6/19/2021 05:40 PM

Smaller lot equals more houses,more people and more traffic.

Anonymous

6/19/2021 06:09 PM

More traffic added to an already overwhelmed Beaver Bank Road.

Anonymous

6/19/2021 06:59 PM

Traffic and schools over crowed

Anonymous

6/19/2021 07:00 PM

Too many units and high traffic volume plus where you putting the kids. Schools are maxed out. I invite anyone to sit in my driveway on

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beaver bank rd and try to have a conversation as you can't hear with all the noise traffic plus morning rush hour if real fun getting out of my driveway

Anonymous

6/19/2021 07:56 PM

Too many people travelling on a road with no other accessible exits or entrances.

Anonymous

6/19/2021 08:03 PM

Traffic there is no safe way of managing what traffic we have now. Adding that many more cars into a community that only has one way to access essential services is not forward thinking.

Anonymous

6/19/2021 08:24 PM

Adding more lots in an area that is already at capacity: Beaver Bank road is a nightmare already.

Anonymous

6/19/2021 08:24 PM

Greedy developers Higher crime rates Less privacy More traffic More problems in general

Anonymous

6/19/2021 08:32 PM

Even more congestion on an already overloaded Beaver bank road

Anonymous

6/19/2021 08:36 PM

Less attractive because people like a larger lot size. Smaller lots would mean more lots and beaver bank is growing enough as it is. Current infrastructure does not support the current population let alone adding more.

Anonymous

6/19/2021 08:44 PM

More people. People like beaverbank for the more rural feel.

Anonymous

6/19/2021 08:54 PM

The area cannot sustain more traffic. It would make turning left onto beaverbank rd from mayflower in the morning even more of a nightmare.

Anonymous

6/19/2021 09:45 PM

I pay of this land

Anonymous

6/19/2021 11:09 PM

Increased traffic in an already heavily populated area



Anonymous

6/19/2021 11:14 PM

Overpopulation in a semi-rural area that cannot handle the traffic it currently has

Anonymous

6/19/2021 11:26 PM

We already have enough problems trying to get to work in the am adding more traffic by adding way more houses is not what our community needs or wants

Anonymous

6/20/2021 07:32 AM

It transforms a rural community into an urban community for an area that cannot support this. There is only a single route into Beaver Bank and it is already congested and can provide a limited source for water and sewage. This is a tremendous risk to the area in the event of a breakdown of the system.

Anonymous

6/20/2021 09:33 AM

People who live in Beaver Bank do so ,because it is a rural community. If people wanted congestion they would move into the city. Smaller lot sizes will result in congestion on streets,( most houses have two cars and with a 40ft lot, the second car will end up parking on the street ). As the bus service in Beaver Bank is terrible, families need two cars . Thirdly, the Beaver Bank road is at it's capacity. The city needs to provide another major thoroughfare into Beaver Bank, before considering approving more people moving to Beaver Bank.If there was ever a forest fire in Beaver Bank, could the community be evacuated in a timely fashion? Should the city approve these lot sizes, without putting the proper infrastructure in place, and including a total overhaul of the bus service , you will be destroying the lifestyle that we love so much in Beaver Bank .

Anonymous

6/20/2021 09:53 AM

BB road is already really busy. Prior to this a light (not a yellow or red flashing) need to be installed at

corner of BB with Wingate. That is priority #1 and should be done immediately. The turning lane at Mayflower should also be added within the year

Anonymous

6/20/2021 10:02 AM

Will lead to more vehicle traffic without currently any means to alleviate it. Currently it can be extremely difficult to make a left turn onto beaver bank road at certain times of day. Please look at adding traffic circles at various points along Beaver Bank road. If there were traffic circles I could at least make a right turn onto beaver bank road and then loop around the nearest traffic circle to come back down.

Anonymous

6/20/2021 08:32 PM

More traffic in an already busy road. Our community ending up with "slums" like in other communities.

Anonymous

6/20/2021 09:45 PM

Cannot get in and out of Beaver Bank in a timely matter, what are more homes going to do to us?

Anonymous

6/20/2021 09:56 PM

More traffic, not enough roads to/from beacerbank to allow for that many more people so quickly. Overflowing the beaverbank school system

Anonymous

6/20/2021 10:15 PM

Traffic, schools, sewer system, infrastructure in general is not setup to handle the amount of houses now let alone making the lot sizes smaller to jam more houses in.

Anonymous

6/21/2021 04:47 AM

Added traffic, more land devastation, not why we chose to move to Beaver Bank in the first place

Anonymous

6/21/2021 09:43 AM

Overcrowded roads. Lack of infrastructure. Poor bus service. Overcrowded schools. Water and sewer issues with the added numbers. Lower property values. But mainly the stress on the roads. And line ups now during peak times. We have limited crosswalks. Some areas

lack sidewalks. We've paid dearly for betterment charges. And still paying! For the benefit of developers!!

Anonymous

6/21/2021 10:37 AM

My main concern is affecting the overall feel and peace of the area as well as TRAFFIC. Beaverbank Rd. is the only road in and out and since other sub-divisions have gone up, main commute time traffic has been very difficult. I have taken photos in the morning where things have been at a standstill (no accidents or issues causing such). Unless there is an immediate plan to build access to the 102 via Beaverbank, adding more and more houses - and allowing for smaller frontages - is clearly not a good idea.

6/21/2021 02:06 PM

Smaller lot sizes mean a denser population in our area. Beaver Bank road is congested with car and truck traffic. Any additional production builds will cause more traffic issues. There needs to be additional access to the area before a project like this moves ahead.

Anonymous

6/21/2021 03:30 PM

A good chunk on the value of living out here is in the lot sizes. They are great for people who don't want to be rural, but still want a bit more of a property. By decreasing the lot sizes, especially for existing lots. It will allow developers to come in and ruin the aesthetics of current communities by cramming in cheap, smaller buildings. This would greatly increase road traffic, impacting the kids that currently live and play in the area, decrease the beauty provided by the larger lots with established vegetation. And reduce the desirability of living in this neighborhood and diminish property values. Currently there is only one route into the community from the Sackville area, increasing the density

Anonymous

6/21/2021 03:57 PM

would also have a detrimental impact on the ease of moving in and out of the community.

Smaller lots will increase population density, unnecessarily decrease the neighbourhood aesthetic and decrease the adjacent home values. There is a decrease in the quality of life of all the effected lots by allowing downsizing

Anonymous

6/21/2021 03:59 PM

It will take away green space and will not allow to have the property we already paid for.

Anonymous

6/21/2021 04:44 PM

Increased traffic on a already busy 70 plus km/hr road. Over crowding in local schools Volunteer fire department not able to handle calls Rural lifestyle we purchased into changed to urban developments for corporate greed.

Anonymous

6/21/2021 08:09 PM

Sets a president

Anonymous

6/21/2021 10:43 PM

Keep Beaverbank rural, people move here because they don't want to be right on top of there neighbours. The concerns would be more people crammed in subdivisions, the ripple effect on everything from busier roads to more crashes to more pedestrians being hit.

Anonymous

6/22/2021 12:22 AM

There is only one road into and out of the community

Anonymous

6/22/2021 05:30 AM

More houses closer together less room for everyone. The appeal of this area is how much space you have.

Anonymous

6/22/2021 07:25 AM

More traffic on an already stressed road that is awful in rush hour.

Anonymous

6/22/2021 11:11 AM

It's not in-line current development on Trinity Lane and surrounding streets

and the examples in the developers presentation were cherry picked to suit their narrative. The price point for home on Trinity Lane area is already much lower than other areas of Beaver Bank and there is concern of driving our prices even lower. Before the dramatic increase in housing prices a home in the Trinity Lane area would sell at a median price of approximately \$250k as opposed to \$350k+ for Monarch or Lost Creek. Additionally, my lot back onto the watercourse/wetland area for the Carriagewood Estates development. I am very concerned about affects to ground water levels. My basement has flooded in the past as well as my neighbours.

Anonymous

6/22/2021 11:40 AM

traffic in and out of beaverbank

Anonymous

6/22/2021 12:49 PM

only 1 main road in and out of beaverbank. would create way more traffic. if more families move in with children our schools will not be able to accommodate.

Anonymous

6/22/2021 01:59 PM

too much crowding

Anonymous

6/22/2021 02:19 PM

Traffic is the 1st reason and 4000Sq. Ft. shouldn't be permitted in such areas. If we wanted to live that close to others we would have bought in the city.

Anonymous

6/22/2021 03:44 PM

None

Anonymous

6/22/2021 03:49 PM

traffic property value property taxes go up schools overcrowded nature affected

Anonymous

6/22/2021 07:42 PM

It takes from the feel our our rural community and is greedy making smaller lots.

Anonymous

6/22/2021 07:43 PM

We do not have the space or road access for more homes or people in this area. The traffic is wild as it is!

Anonymous

6/22/2021 09:22 PM

more population, not enough school and resources. Beaverbank road is two way traffic.

Anonymous

6/23/2021 11:05 AM

I suppose the usual concerns will be raised, noise and dust during construction, that is temporary. And further stress will be put on services, schools, fire, police. So those have to be up-graded. And more traffic, yes, that is a valid concern in Beaver Bank. Our winding 2-lane road has either the highest or 2nd highest traffic volumes in the province for this type of road. Check it out.

Primary\_Roads\_ -

\_Traffic\_Volume\_Data.pdf

(novascotia.ca) In 1999, or

thereabouts, there was a proposal to upgrade highway services and nothing has happened since then, other than some repaving. And this is the only road in or out of Beaver Bank. It is way beyond time this road was either twinned or an alternate route provided. Council can find \$25 million for "Active transportation", a few bikes, and pedestrians.

Priorities? If this development is approved, or any housing developments in Beaver Bank, then at the same time, tenders should be called for highway upgrades, and NOT just some repaving.

Anonymous

6/23/2021 04:37 PM

Continuing with the above, smaller lots will remove the country style living that Beaver Bank is known for and allow for a production style developer to build as many lots/ homes as possible on as little land as possible. This is going to heavily impact the traffic of what is currently a quiet neighborhood where kids can bike and play, school systems,

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bussing etc. It will cause the removal of the forestry and trees in the area, which will be clear cut to allow for the abundance of new building pads for the homes. Tree shelter, privacy and nature are all massive reasons why many enjoy living in Beaver Bank in the first place, and all the clear cutting, smaller lot sizes and lack of nature will cause those animals to flee from their natural habitat. No newly developed lots in Beaver Bank should be less than 80' wide let alone making them drop to 40'. Creating 40' lots is just going to make our rural Nova Scotia towns turn into city living to ensure the developers can make more money - it provides no benefit to new or current residents.

Anonymous

6/23/2021 05:26 PM

More traffic/congestion's on beaver bank road which is already too busy and needs another outlet. More children for already over crowded schools.

Anonymous

6/23/2021 06:59 PM

Higher traffic concerns for current road infrastructure. Decreased green space. School capacity to handle the increase in families in area.

Anonymous

6/23/2021 09:39 PM

It's going to destroy the treed setting, more traffic, which will cause emergency issues trying to get in and out of BeaverBank. Our country feel would be gone even though that is what is being advertised to sell these lots, it would be more like the Halifax core. Schools will be over populated and the animal population would be decimated.They are going to build large homes only on smaller lots.

Anonymous

6/24/2021 12:35 AM

Beaver bank road is a disaster. More people could make for a bad time in an emergency.

Anonymous

Same price for smaller lot and

6/24/2021 02:39 PM

potential traffic congestion.

Anonymous

6/24/2021 04:53 PM

I am concerned that the community will lose its rural vibe and we will become another Bedford/Clayton Park

Anonymous

6/24/2021 11:07 PM

Increased traffic, impact on water supply, crowding already crowded schools, less green space, loss to property values

Anonymous

6/27/2021 11:01 AM

overcrowding

Anonymous

6/28/2021 12:56 PM

The reason I bought a house in Beaver Bank was because it feels like living in the country. The larger lot size allows for owners to keep some trees as opposed to clearing the entire property. The larger lot size also means there is more space between houses, which I find results in a quieter neighborhood.

Anonymous

6/29/2021 10:09 AM

To many houses close together

Anonymous

6/29/2021 04:56 PM

We are concerned about an increase in traffic and densely packed houses in what are already often small lots. Much of the appeal of living in a place like Beaver Bank (as opposed to Clayton Park, etc) is that there is more room between homes and there are fewer people. Increased traffic, overcrowded schools, a strain on local infrastructure, and a general sense of being more "in the city" are all significant drawbacks to allowing smaller lots and therefore more people.

Anonymous

6/29/2021 09:25 PM

none

Anonymous

6/30/2021 09:07 AM

ruin character of the area. streets start looking like a trailer park with



too many homes too close together.

Anonymous

7/01/2021 11:11 AM

The high volume of traffic is everyone's concern.

Anonymous

7/02/2021 09:26 AM

none

Anonymous

7/02/2021 12:05 PM

During the covid-19 lockdown many families became aware that having little outdoor space was not ideal. The addition of parks and green space in the development area likely won't be enough for all 270 lots to have adequate outdoor space.

Anonymous

7/02/2021 07:11 PM

- Traffic overload - traffic is already a problem at certain hours... - Too city-like - Beaver Bank is like country - people come here to get away from crowded areas - quietness - destruction of nature / unnecessary cutting down of trees...to allow for more homes Beaver Bank has two wonderful lakes - homes with trees....and nature... leave it as it is..

Anonymous

7/03/2021 07:50 PM

there is not reason. Would be great to leave as is. 6000sft is perfect for out here

Anonymous

7/03/2021 08:29 PM

It brings more people , more traffic, and in case of an emergency we won't get out with only one exit . The traffic is extra busy Already . We need another main road to get in and out of Beaver Bank before building extra houses in the neighborhood .

Anonymous

7/04/2021 10:19 AM

Increase in traffic noise pollution more people.

Anonymous

7/04/2021 06:10 PM

More traffic on an already busy and dangerous Beaverbank Road. Less green spaces/outdoor playing space for kids and pets. Increased student enrolment in schools that are already at max capacity.

Anonymous

That the finished product does not

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7/07/2021 04:11 PM

match the current level of housing, becomes too cheap looking

Anonymous

7/08/2021 10:04 AM

we currently have overwhelmed road infrastructure. 1 way in an out only. Adding additional pressures to existing roadway will make travel for longer and less safe

Anonymous

7/08/2021 12:07 PM

it will create over crowding due to increased population. The infrastructure can't handle what i has now. This just greed

Anonymous

7/08/2021 12:18 PM

Increased traffic with more development and especially smaller lots. Current traffic issues (lack of round about/ lights, one way in/out- no opportunity for detour should be addressed first) Natural land demolition and deforestation- current residents are seeing more and more wildlife in neighbourhoods as new developments come. Moving to beaverbank was a conscious decision to be further away from the city, and to have space.

Anonymous

7/08/2021 01:26 PM

See below comments (Question 5)

Anonymous

7/08/2021 03:00 PM

Cluster homes

Anonymous

7/08/2021 04:50 PM

Beaver Bank does not have the infrastructure to squeeze in additional homes. It also takes away from the essence of the community to see homes stacked closely.

Anonymous

7/08/2021 07:30 PM

More traffic

Anonymous

7/08/2021 09:29 PM

New owners will not have personal space of land and privacy.

Anonymous

7/08/2021 10:58 PM

Influx of over priced homes causing increase in property taxes. We do not have the infrastructure to support

more homes, roads, doctors, schools- Beaver Bank kinsac elementary needs to be replaced, HTB jr High requires extensive renovations as it is over 30 years old. The increase traffic will be atrocious. There is only one main road and already the traffic is horrid. Cobequid ER can barely be staffed now, we sure as hell can't take any more influx of people. Private land owners, myself included are sick of the damage being made people feeling entitled to use our land-trespassing. Wildlife is being displaced, hunting and fishing areas are getting smaller due to pollution and development. Please leave Beaver Bank alone.

Anonymous

7/08/2021 11:32 PM

Overpopulation in a desirable space

Anonymous

7/08/2021 11:41 PM

More density, less space, more traffic

Anonymous

7/09/2021 06:34 AM

I feel it will ruin the country living vibe out here and there I'd already to much traffic for the road out here (even if there are plans to address the traffic situation)

Anonymous

7/09/2021 06:37 AM

Roads already have too much traffic for the amount of people in the area.

Anonymous

7/09/2021 07:42 AM

More traffic congestion, especially at rush hours. Whatever happened to the bypass road that was supposed to alleviate congestion on Beaver Bank road? That should be the priority!! Very disappointed that this proposal is even being considered.

Anonymous

7/10/2021 08:37 PM

Beaver bank road cannot handle any additional traffic. It does not have the infrastructure to handle all of these houses.

Anonymous

7/10/2021 08:54 PM

I am concerned that the trailer park sized lots will be standard. There will

	be little privacy and fences will be frowned upon.
Anonymous 7/11/2021 02:22 PM	Traffic, school capacity, country living affected
Anonymous 7/11/2021 03:14 PM	Privacy and quality of life.
Anonymous 7/11/2021 04:39 PM	-Increase in population will cause an increase in traffic. There is still only one road to Sackville/Halifax from Beaver Bank. Congestion is already bad at times. -Increase in population may strain school facilities. -Existing properties maybe subdivided further causing more infilling, more traffic and more strain on facilities.
Anonymous 7/12/2021 06:46 AM	Too dense of population.
Anonymous 7/12/2021 07:30 AM	No room for children to play so they then play in the street; does not fit with the rest of the community with larger lots, traffic congestion, etc.
Anonymous 7/12/2021 07:36 AM	Overcrowding, traffic issues, loss of green soace
Anonymous 7/12/2021 07:37 AM	Crowding. Limited infrastructure. Traffic!!!! Schools overcrowded. Lower property values for current owners. Increased betterment charges
Anonymous 7/12/2021 08:43 AM	Over population only one road in and out of Beaver bank
Anonymous 7/12/2021 08:50 AM	Overcrowding. These people just want to make money. Lots are small enough as they are. This is a terrible idea.
Anonymous 7/12/2021 10:01 AM	Not enough infrastructure for getting in and out of Beaver Bank in place right now. Increasing the # of residences in the area will only cause even more congestion and issues

getting out onto Beaver Bank road,  
etc...

Anonymous

7/12/2021 10:22 AM

Too small

Anonymous

7/12/2021 02:22 PM

I purchased a home in Beaver Bank based on the existing rules for 60ft lots. This is the lifestyle I choose and invested in to purchase a home. Changing it now is a violation of trust. How many more lots will be subdivided to cram in more houses, more noise and more traffic which will be the end of way of life. There will be no where you can move that would be safe from HRM Council and big business as the city will just change the rules again, and again and again. If this changes goes through it demonstrates that HRM council cannot be trusted.

Anonymous

7/12/2021 02:33 PM

Re zoning of existing lands should be rezoned on a 1x1 bases with a petition taken by adjoining property owners.

Anonymous

7/12/2021 06:20 PM

Concerns specific to the Carriagewood Estates development:  
1. Constrains architectural style of homes to look alike 'company town' structures. 2. Means smaller houses will be built leading to lower average real estate values compared to larger dwellings possible with the 60 ' frontage. 3. Put extra load on the already crowded Beaver Bank Road.  
Concern specific to general approval of 40' frontage to the whole of Beaver Bank: 1. MOST CONCERNING TO ME is the approval of this change applying to all Beaver Bank will lead to an explosion of subdividing of old county sized lots into a patchwork of smaller lots. This will lead to new small houses being built on the front

lawns of existing properties, turning pleasant looking neighbourhoods into totally unplanned, unattractive looking patch filling. Generally it has been my observation that the people who have subdivided this way move away to more attractive area after subdividing, a 'take your money and run' behaviour. This has already stated under existing 60' rules in Barrett and Green Forest subdivisions and probably elsewhere in the area. It will only get worse with the change to 40' frontage. 2. This change to 40' will also negatively impact real estate values for existing home owners who have not subdivided and decided not to take their money and run.

Anonymous

7/12/2021 09:19 PM

My concerns about allowing smaller Municipally serviced R-1 Zoned lots in Beaver Bank are 1. Availability for parking will be severely affected. 2. No privacy.

Anonymous

7/12/2021 10:08 PM

I have several concerns about allowing smaller Municipally serviced R-1 Zoned lots in Beaver Bank. The larger amount of houses going in would increase the amount of people in the neighborhood. This would increase the traffic congestion getting onto Beaver Bank Rd during peak hours. Now that people are returning to work (after many people working from home during Covid) a true sense of the traffic issues are becoming more apparent.

Anonymous

7/12/2021 10:14 PM

I have no concerns.

Anonymous

7/12/2021 10:36 PM

Too many houses not enough infrastructure. Smaller lots more houses more traffic. Beaver bank and Sackville dr are already over congested.

Anonymous  
7/13/2021 08:55 AM

Congestion in the whole area especially Beaverbank Road.

Anonymous  
7/13/2021 09:18 AM

Traffic impact and the fact that our roads cannot accomodate the extra vehicles - one way in one way out.

Anonymous  
7/13/2021 02:28 PM

None, Beaver Bank is already in a development freeze zone. This particular subdivision is already approved, smaller lots in a new subdivision would allow the community to grow while maintaining control on on the rest of the community. If it's gonna happen then do it right.

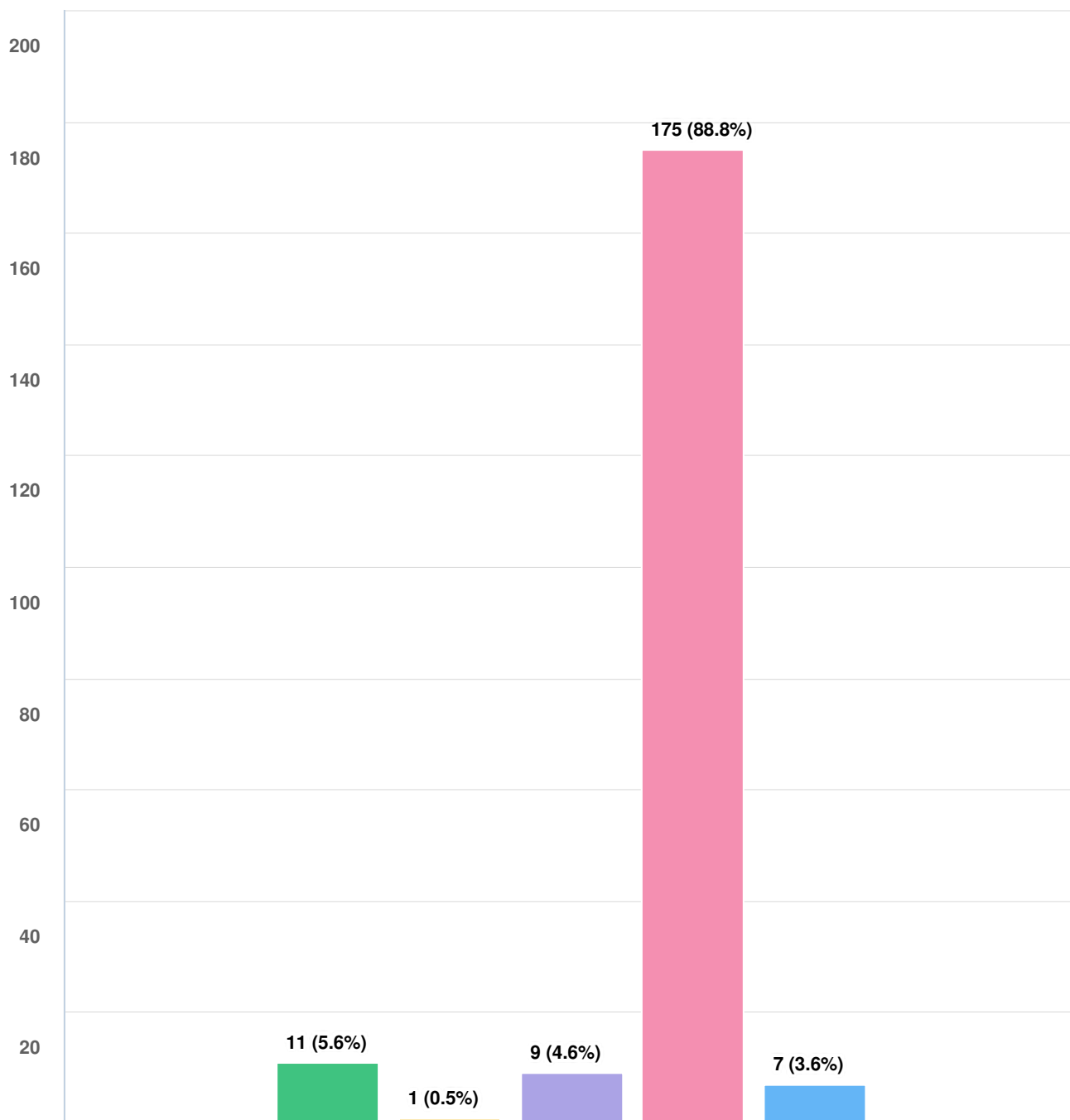
Anonymous  
7/14/2021 01:59 PM

The additional traffic must be addressed. Also other land owners in the area servicedcwithbsewercand water should also be able to develop lits with a 40 ft fontage.

**Optional question** (191 response(s), 11 skipped)

**Question type:** Essay Question

**Q3** Do you think smaller R-1 zoned lots with Municipal water and sewer services would be suitable in Beaver Bank?



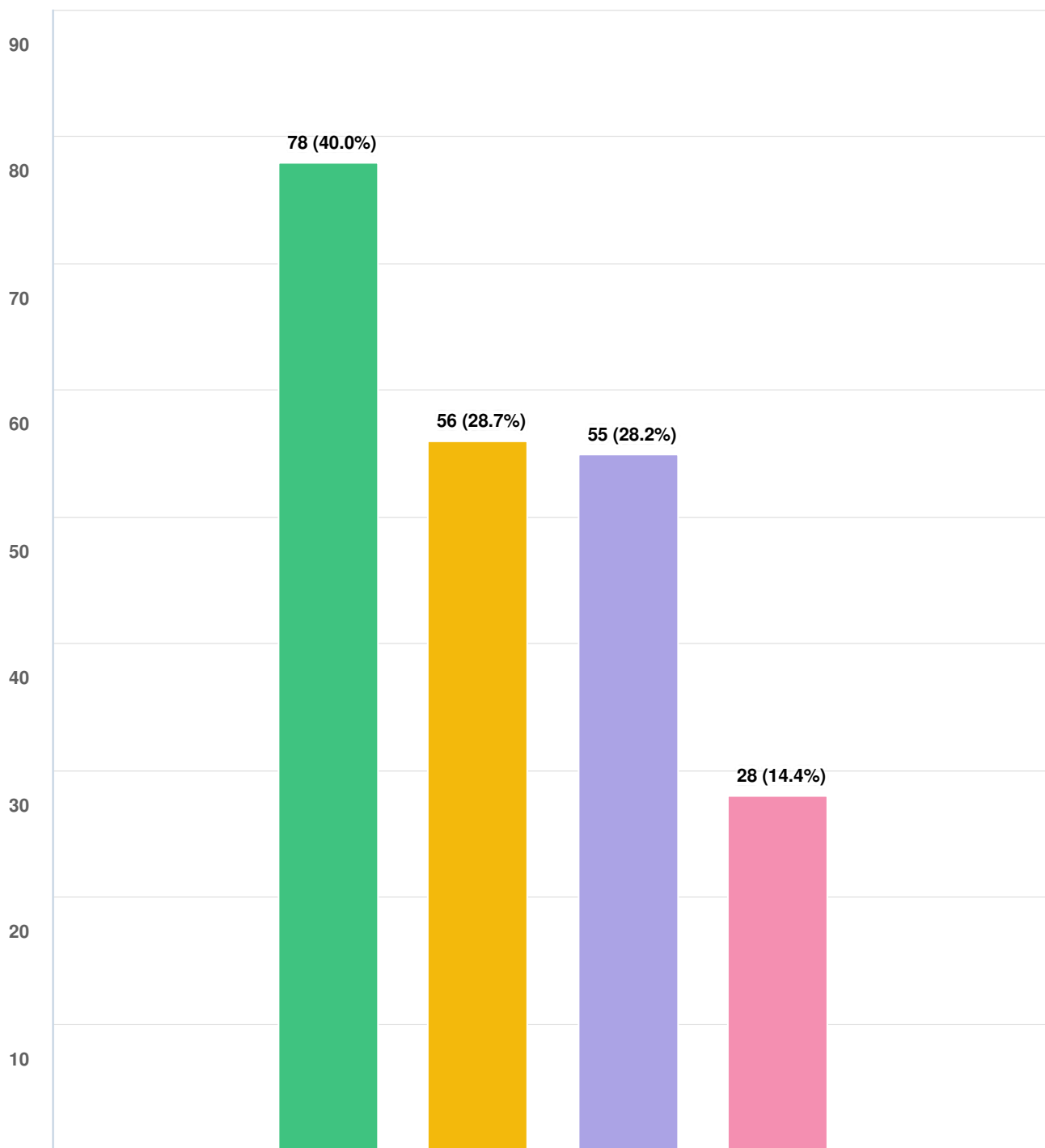
**Question options**

- Yes
- Yes - but not this small
- Yes - But only in certain locations or in certain circumstances
- No - the minimum lot size should remain 6,000 square feet with 60 feet of frontage
- If you answered yes, but with conditions, tell us about the locations, circumstances, or minimum sizes you think would be right for the community

Optional question (197 response(s), 5 skipped)  
Question type: Checkbox Question



**Q4** How does this application affect you?



**Question options**

- I own an R-1 Zoned lot in the affected area
- I live on a lot that's zoned R-1 in the affected area
- I do not live on or own an affected lot, but you live within a 15 minute walk of an affected lot
- Other (please specify)

Optional question (195 response(s), 7 skipped)  
Question type: Checkbox Question

**Q5 | Do you have anything else you would like to share with us?**

Anonymous

6/17/2021 02:58 PM

At this point there is only way reasonable way in and out. Going hwy 14 via Rawdon is not feasible or time effective. It has been talked about for a long time to have the highway connect through fallriver/wellington and with approval recently to connect wellington to the airport it seams this would be an appropriate time to make a secondary exit to beaver to assist with traffic flow. I do not support this subdivision at all and I certainly do not support making the lots smaller.

Anonymous

6/17/2021 04:27 PM

Beaver bank needs another exit before anymore major developments are moved forward. The extra traffic will cause a major bottle neck in the area.

Anonymous

6/17/2021 04:33 PM

My biggest concers are simply the traffic on the beaver bank road and in sackville.. supermarkets and other stores have trouble keeping shelves stocked.. these things need to be adressed and resolved before adding more homes and families

Anonymous

6/17/2021 05:41 PM

A building moratorium is supposed to be in place right now for our area. We've moved to this area 16 years ago ( but grew up near by ) for the peace and quiet and green spaces . That quiet is slowly being taken away as are all of the green spaces . Both of our elementary schools are over crowded with inflated class sizes and children in portables for learning. Our small Jr high can not handle the influx of more students either. We already bus our HS students to Fall River, which should have never happened to begin with changing the lines. The traffic on the beaver bank

Anonymous

6/17/2021 07:08 PM

road is non stop and really can not handle much more.

Smaller lots do not fit the character of the neighborhood. I am a volunteer member of the NWPAC, so I hear similar concerns from residents in other areas on a regular basis. Generally I am pro-development; we need more housing of all types in HRM and I have few concerns about traffic or the environment as there are presently enough checks and balances present in the planning process to mitigate these. However, shrinking the lot sizes would not be suitable in this area which is characterized by lots averaging 1/4 acre in size. This is what current residents desire and this is what will attract future residents.

Anonymous

6/17/2021 07:14 PM

I filled out this survey once already, then watched the video, which had an unforgiveable error: what kind of imbecile uses a graph without numbers? This omission makes me want to oppose anything the developer might have to say. What a gross oversight.

Anonymous

6/17/2021 08:48 PM

I live in Beaver Bank. We are currently already having a hard time with over population in the area and our schools are over crowded. This is not the area for expansion.

Anonymous

6/17/2021 09:09 PM

Slow, sustained growth is what helps a community build the strong roots that are needed to support it. Simply reducing the land size to try and double the profits that were previous available is a poor plan that will result in increased dangers to the already established community. As we battle the troubles with our waterways (Blue Algea in Grand Lake 2021, Blue Algea in Tucker Lake 2020) doubling the population in a given area means

double the amount of waste. While these properties will be on municipal sewer - the amount of pesticides and fertilizers used in a given area could potentially choke the local wildlife/waterways. This is not a good idea - please consider more than just the profits.

Anonymous

6/17/2021 09:57 PM

I've grown up in this community and have already seen lot sizes reduced when water and sewer was put in. This is the developer looking to maximize their revenue with no consideration to the detrimental impact to the whole community.

Anonymous

6/17/2021 09:57 PM

I don't mind the smaller lots being allowed. After all, we have the trailer park. I'm not okay with smaller lots being allowed in order to have more lots for a developer. If the size of the lot is being cut by 33% then that's a LOT of extra homes potentially on what is already a huge new development. If a single family bought a smaller lot, no issue. But when there's a massive development on an under serviced community, it makes no sense to make that development even bigger by reducing the lot sizes unless the infrastructure, the transport issues, the water issues, the sewer issues are upgraded FIRST to handle all this development.

Anonymous

6/17/2021 10:05 PM

I understand the need for housing in HRM and am in favour of this development. I just dont think this is the place to have houses stacked on top of each other

Anonymous

6/18/2021 05:38 AM

This survey seems much to late. I assume this project is already a go or the development company would not have the trees cleared and roads started as well as a lot more mail boxes already installed where the

road currently ends. This seems like a classic hrm case of the developer does what ever they want and the community suffers for it afterwards. I am disappointed but not surprised by any of it. Those lots will be to small and there will be cars always parked on the street causing a nuisance for snow plowing. That already happens here in the newer homes with the lots that are already to small.

Anonymous

6/18/2021 10:44 AM

Please consider

Anonymous

6/18/2021 02:36 PM

The road has not changed in 43 years. The length of time I have lived here. Road changes first. There is only one way in and out. Years ago a propane truck flipped on the road and traffic was blocked for hours. If there had been a fire it would have been a nightmare. We will be needing more schools as well. Change the road. Build more schools. Put sidewalks in. Then think about more people.

Anonymous

6/18/2021 08:59 PM

Nothing

Anonymous

6/18/2021 09:32 PM

Beaver Bank cannot handle an increase in population at this time.

Anonymous

6/18/2021 10:45 PM

Thank you for giving us the opportunity to respond to this request.

Anonymous

6/19/2021 07:16 AM

People who own Clayton developments do not live in Beaver bank and are not interested in bettering our community, they just want to make maximum profit. They are trying to sell as many houses as they can possibly fit on the land. Residents of beaver Bank want yards and space between houses, not more houses. Please do not allow

them to change our way of life just to make more money.

Anonymous

6/19/2021 08:30 AM

Please do not approve the reduction of the lot sizes

Anonymous

6/19/2021 08:43 AM

Please leave our lots alone this is crazy!

Anonymous

6/19/2021 08:52 AM

New development is important but it has to make sense. What impact will these new homes have on water/sewer? How many more homes will be added based on a reduced road frontage?

Anonymous

6/19/2021 09:33 AM

Don't permit this level of development without first sorting out existing infrastructure challenges.

Anonymous

6/19/2021 09:47 AM

For fucks sake, please stop developing here. We are losing our way of life and our enjoyment of living with nature. Hunting, fishing, hiking, snowmobiling, atv. Just being able to take our children out into the natural, untouched woods that is being destroyed by developing. We do not want Beaver Bank to be turned into a city.

Anonymous

6/19/2021 09:47 AM

Beaver Bank bi-pass and the area can grow.

Anonymous

6/19/2021 10:10 AM

The road maintenance in this area is poor now, with more traffic, I can see it getting worse. There is only one way in to Beaver Bank, why add to the congestion???

Anonymous

6/19/2021 10:18 AM

Just that I am opposed to this!

Anonymous

6/19/2021 10:30 AM

Please stop giving developers everything they ask for. They are ruining the community I once adored. Do not approve this request!!!

Anonymous

6/19/2021 10:36 AM

We are concerned with the one road only out of Beaver Bank and the

---

current population. Adding density will create more flow on the BB Rd and in road closures be very dangerous for Emergency access in the community. Build Margeson Dr extension, then add to the population. Also schools will be overcrowded. And we need seniors living facilities in the area.

Anonymous

6/19/2021 10:53 AM

Before you develop these small lots in the suburban area you must first consider the infrastructure around the site. Do the research and see the negatives...fix that first.

Anonymous

6/19/2021 10:58 AM

I feel this is more of an attempt for the builders to simply make more by building more houses without looking at the impact on the current infrastructure of the area.

Anonymous

6/19/2021 11:08 AM

No

Anonymous

6/19/2021 11:24 AM

We looking forward purchasing a lot in an area being developed in Beaver Bank but if the lot size changes, it is a definite no for us.

Anonymous

6/19/2021 11:25 AM

Though the plan looks like it may be reasonable for that particular area, the application extending to all areas is concerning. Developers unfortunately are not philanthropists and are in it to make money, they do not care about the current residents enjoyment of their community.

Anonymous

6/19/2021 12:23 PM

Don't bring the city to the country. HRM needs to improve infrastructure to accommodate any subdivision in Beaver Bank. We all will need over an hour to get home from halifax or Dartmouth. The traffic is crazy now from Sackville into Beaver Bank

Anonymous

6/19/2021 12:45 PM

Again this development plan amd proposal does not fit our community and is not presented with all the

necessary considerations and studies needed to deem it feasible and sustainable.

Anonymous

6/19/2021 01:17 PM

Small lots do not belong in Beaverbank where we have one road in/out and minimal bus service. Until HRM addresses those current problems, I don't think developers should have the ability to squeeze 50% more houses into an already congested area creating more traffic

Anonymous

6/19/2021 01:29 PM

Keep Beaver Bank a rural area by not reducing lot size and allowing urban sprawl. Urban sprawl has been correlated with increased energy use, pollution, traffic congestion and a decline in community distinctiveness and cohesiveness. Don't ruin our community by allowing a developer to make more money by cutting the pie in smaller pieces.

Anonymous

6/19/2021 01:38 PM

We have enough new construction in our area, time to move on to another area in HRM.

Anonymous

6/19/2021 01:41 PM

This is a dumb idea.

Anonymous

6/19/2021 02:01 PM

We trust you to do the right thing for this neighborhood which is to not allow these changes.

Anonymous

6/19/2021 02:08 PM

Beaver bank has traffic issues. This would make it worse.

Anonymous

6/19/2021 02:09 PM

Do not change the minimum lot size!

Anonymous

6/19/2021 02:12 PM

It's bad enough that there is currently only one entrance to this new development making unpleasant for the current residents. Putting in more homes will change both the look and feel of the neighbourhood in a negative way. This is not a good idea. For the developer to be so



greedy to add another 18 homes in turn to ruin the current well established neighbourhood is not worth it at all.

Anonymous

6/19/2021 02:20 PM

Bring back the North Beaver Bank Bus route!

Anonymous

6/19/2021 02:22 PM

Please listen to the results of this survey and make the correct decision for the community, not the developers as is often the case with most of these projects in the city

Anonymous

6/19/2021 02:31 PM

Please consider not doing this.

Anonymous

6/19/2021 02:51 PM

Please reconsider allowing this development for beaver bank.

Anonymous

6/19/2021 02:53 PM

Yes, I have placed a formal request with Lisa Blackburn for my road to be paved. I was told to get a petition signed first and it would be considered. I did so and submitted it to Lisa. Still haven't heard anything even after repeated requests for updates. It has been brought up at our town hall meeting and is on record. It has been years the residents of Sandy Lake Road in Beaver Bank have been requesting this. I find this unacceptable yet you are looking at building more houses and you can't even pave our road. The surrounding roads have been paved -why not ours?!! Please look into this and reply to my request which is now a couple years old. Thanks!

Anonymous

6/19/2021 03:02 PM

You don't look out for people of the community. You just care about money.

Anonymous

6/19/2021 03:11 PM

Fix the traffic situation first before adding more homes on smaller lots. I'm an original Beaver Banker and my parents were also born and

raised in Beaver Bank. I have watch this place grow from nearly no homes to now so many and the same road in and out.

Anonymous

6/19/2021 03:24 PM

Terrible idea. The push back from locals will be astronomical. You will not have the cooperation of land owners, home owners, etc in the surrounding areas.

Anonymous

6/19/2021 04:32 PM

Please do not let this happen to us. It will ruin our community!

Anonymous

6/19/2021 04:34 PM

Unless major changes are done to allow for a substantial increase in population, the roads in the area cannot support this many people (let alone if the lots are even smaller and ever more houses are built).

Anonymous

6/19/2021 04:52 PM

There is very poor infrastructure in HRM, poor public transportation, we talk about environment and the need to protect it, yet HRM would like to clear more land jam more vehicles on a single road that is already too busy.

Anonymous

6/19/2021 05:14 PM

Please dont ruin beaverbank the way other towns outside of halifax have been ruined.

Anonymous

6/19/2021 05:40 PM

Please consider more roads and better access to and from the already overtaxed roadway we travel on. Increasing capacity and access points should be a priority in my mind. There is one way in and one way out of our community we do not need to the already over crowded roadways. The only people this benefits is the contracting company that builds the housing

Anonymous

6/19/2021 06:59 PM

Over 30 years ago we moved to BeaverBank because the lot sizes were larger and we had more space and the roads were not full of traffic

Anonymous

IF this new permit continues and

6/19/2021 07:56 PM

changes, we NEED another entrance/exit out in Beaver Bank. There is enough traffic as is and I do not want my already long travel time to/from work being increased drastically by the huge increase of lots (more cars) this would allow. PLEASE reconsider doing this for the people who already live here and will be affected.

Anonymous

6/19/2021 08:03 PM

Please, do not approve this. Upgrade our transportation and roads before turning us into something that is as unappealing as the area of West Bedford.

Anonymous

6/19/2021 08:24 PM

The major road, Beaver Bank Road, is so congested. I can't even imagine how much worse it would be if the building lots are made smaller. Also I repeat my concerns about the sewer system capacity. Thank you for the opportunity to add my input.

Anonymous

6/19/2021 08:24 PM

No

Anonymous

6/19/2021 08:36 PM

Stop catering to the developers and start working for the people who live here. Bandaid solutions only last so long, fix the current issues before moving forward.

Anonymous

6/19/2021 08:44 PM

Please upgrade our current infrastructure to support the current population first.

Anonymous

6/19/2021 08:54 PM

We existing infrastructure improved before we have any changes to the zoning laws.

Anonymous

6/19/2021 09:45 PM

Don't like this idea at all

Anonymous

6/19/2021 11:26 PM

Beaverbank is not suitable for this leave lot sizes the way they are fewer homes equals sustainable living

Anonymous

Talking to people in the area reveals

6/20/2021 07:32 AM

that most people are not educated on this plan and because of this it will slip through the cracks and get approved. The opinion of the people needs to be obtained before proceeding.

Anonymous

6/20/2021 09:53 AM

Along with construction of new housing, time to think about school, area is developing every where along BB. Think school and more recreation trails, etc

Anonymous

6/20/2021 10:02 AM

We're part of the problem, having moved to the area in the last five years, but traffic is increasing and increasing. I'm all for adding more people to the neighbourhood, more people should be able to enjoy the area, but first serious thought needs to be put into how to handle this additional traffic on Beaver Bank road.

Anonymous

6/20/2021 08:32 PM

Do our opinions really matter and how would we really know? We chose this area to make a home and have peace and tranquility. We already are experiencing the disrespect of others. Why do we have to deal with more of the same, just because developers want to make the lots smaller for their financial benefit? When will the greed end??? Would these developers like to subject themselves to these smaller lots in their communities??? I THINK NOT!!!

Anonymous

6/20/2021 09:45 PM

Please consider another road to hook up from Margeson Drive to Beaver Bank Road. Thank you!

Anonymous

6/20/2021 09:56 PM

Beaverbank road is a traffic nightmare already with the amount of current residents living in this area :(

Anonymous

6/20/2021 10:15 PM

This is just a company trying to change policy so they can make more money. The houses won't be

cheaper and won't help the affordable housing problem in this city

Anonymous

6/21/2021 09:43 AM

Please consider the opinions of those living in the community and the valid concerns with infrastructure and roads. We are still paying betterment charges! To benefit developers. So unfair.

Anonymous

6/21/2021 10:37 AM

I understand that growth and new construction has to occur for a city to grow but it has to be done thoughtfully. Slapping up subdivisions with houses on top of each other is not in keeping with the original area and takes away from the nature and landscape that people live here for. Traffic, as I've mentioned, it also a major concern with these additional homes. The developer has no concern for the area, they just want to make money and slap up as many houses as they can. It is incumbent on HRM and the people of this community to not allow that to happen.

6/21/2021 02:06 PM

A traffic plan needs to be developed and actioned before lot sizes and new subdivisions are considered.

Anonymous

6/21/2021 03:30 PM

Please do not allow this re-zoning. Imagine what it would be like to have an existing yard next to you subdivided for build a cheap house that sticks out and diminishes your housing value.

Anonymous

6/21/2021 03:57 PM

I would suggest that the residents of this area are located here by choice to have a larger rural residential lot for their quality of life and space to enjoy outdoor recreation on their own lot.. The provision of municipal water and sewer services in the effected area was a welcomed necessary improvement due to the poor relationship of ground drainage ability

vs area population increases but those services brought a decreased residential lot size with the elimination of septic fields

Anonymous

6/21/2021 03:59 PM

None... do not want to be rezoned!

Anonymous

6/21/2021 04:44 PM

Please consider the lifestyle these three communities currently have. We're talking Suburban development surrounded by home owners with acre lots. The infrastructure has to be addressed first before any changes can be approved. Sidewalks for our children to walk and attend school safely. Since last traffic report was completed the area has seen a drastic increase of heavy equipment from the three rock quarries which opened in past few years in East Hants.

Anonymous

6/21/2021 08:09 PM

270 new dwellings and one way out Traffic is already insane on the beaver bank road and trying to turn off mayflower sometimes is crazy . the odds are that's 500 new vehicles

Anonymous

6/21/2021 10:43 PM

Ok here is a crazy thought:: have BB road 4 lanes from the Kent light to Kinsac fire hall. Barrett squashed the Beaverbank bypass road back in 2012 so this would be a great compromise. That would ease congestion around Glendale at the Tim Hortons by the Avery's's by Wingate at the trailer park and majestic and so on and so on If they can do it on Bayers Road at the end of the 102 up to Connaught road we should be able to do it up Beaverbank for a little ways. Ok so we all know that ppl will by the lots if they are 4000sqft or if they are 2000sqft. So after every 10 homes built by the developer put into the plans that there must be 20,000sqft

in green space. There is there  
60,000 sqft.

Anonymous

6/22/2021 12:22 AM

If you allow a development this large  
it's time to consider loosening the  
restrictions surrounding building in all  
of Beaver Bank and lift the  
moratorium. Allow private roads.

Anonymous

6/22/2021 05:30 AM

Do not do it.

Anonymous

6/22/2021 07:25 AM

I dont think this is a good idea and I  
surely hope the city listens to the  
residents and this survey is not just  
"lip service"

Anonymous

6/22/2021 11:11 AM

Consideration should be given to  
whether 270 homes should be  
allowed to be built in Carriagewood  
Estates for the following reasons: -  
Beaver Bank had a moratorium on  
expanding residential development  
until infrastructure issues were  
addressed. However, the expansion  
of residential homes has continued  
without any improvements to roads,  
schools, or supporting services.  
Beaver Bank is a 'one-road'  
community and the addition of 270+  
cars will greatly impact traffic and  
commute times for residents.  
Development should be held off until  
these issues have been addressed -  
The development of 270 homes off  
Trinity Lane will negatively affect the  
existing community. Trinity Lane is a  
quiet street with kids playing and  
riding their bikes/scooters on the  
roads as there are no sidewalks  
which has never been too much of a  
concern due to low traffic volumes.  
We are also concerned about noise  
levels with such a densely organized  
development. - Lastly we are  
concerned to the impact on local  
wildlife. We are privileged to live in a  
area with woodlands in our backyard.

The increase in development is negatively impacting the wildlife habitat. The expansion of Monarch Estates into the Galloway Drive area displaced coyotes and deer that have moved closer to Trinity Lane. Several years ago we would never see deer roaming the street in the middle of the day, however I now see them daily walking down the road. Coyotes have also moved into our backyards. -Residents acknowledge the fact the property will be developed, however we think the number of units should be reduced to be more inline with the existing community.

Anonymous

6/22/2021 11:40 AM

please do not allow this to pass

Anonymous

6/22/2021 12:49 PM

we need decent sized lots so children have a place to play and families can sit and relax in their yards without being on top of each other. If this does go thru I hope that space will be provided for playgrounds, outdoor rink, basketball court and walking trails behind these homes (take an example from housing out west)

Anonymous

6/22/2021 02:19 PM

Spend out tax monies on building a highway to Beaver Bank, if there was to be a forest fire we would all be out of stuck here with 1 volunteer fire department and no way out! I really don't know why I am wasting my time because money rules all.

Anonymous

6/22/2021 07:42 PM

Please stop trying to overdevelop Beaver Bank. Keep lots larger and note spaced out. We need better road service before more homes.

Anonymous

6/22/2021 07:43 PM

To whom it may concern, About the new beaver bank R1 zone. I'm not sure what this all means but I know behind trinity, daisy, Pennington,



majestic and elsewhere is all clear cut and have "rough roads" already opened with planning to develop. I'm not sure if you personally live in beaver bank or travel through here but we don't have the room here to cram more homes or buildings or even humans. The schools are already jammed packed and from 630am to 630pm beaver-bank road is jammed packed. Without some sort of fix of the roads we will be in big trouble! if there's ever a forest fire or need of a way to get out fast we cannot, After the beaver bank station it turns into a confined space. One way in and one way out! The mornings until about 9am the road is backed up from Kent building supplies alllllllll the way to Sidhu or further. All I see is the same kind of development like I saw out west. A bunch of homes ontop of one another (smaller lots) as stated in this planning case 23213 stated. More traffic, more people. Beaver bank can't fit this without some traffic changes first. There was talk for the past 15 years of opening another road way connector somewhere but not sure where that has gone? The intersection where windgate and beaverbank meet needs a round about or something to get the traffic flowing better, I have been to the community hall meetings but whatever we say or suggest just gets put aside and no one does anything BUT when developers want to make money and build homes to sell they get the approval?! We just don't have the infrastructure for all this. Why else would we be getting this in the mail. Thanks for listening,

Anonymous

6/22/2021 09:22 PM

i strongly oppose this plan

Anonymous

6/23/2021 11:05 AM

Thank you for the opportunity to comment. I understand that Council can do whatever, regardless of citizen input, which is probably the way it should be. Like Jean Chretien used to say: "If you don't like me, don't vote for me"

Anonymous

6/23/2021 04:37 PM

It's disappointing to continue to see that money drives the decisions as opposed to what is best for the community and it's surroundings. Creating smaller lots is just allowing the developer to make more money, that is all this is, it has no benefits to the community. If this development was truly planned to be "one with nature" the lots would be much larger, 80-100' in width, with trees left in abundance on every single property, along the back and both sides, to ensure the habitat for existing creatures isn't completely removed. In addition this would provide privacy for the homeowners, to have a family bbq or bonfire in your back yard without feeling as though you are directly on top of your neighbor. I've watched the area change and grow my entire life, and growth does not have to be negative, changes and advancements have their benefits, but to allow for lots to be 40' in width is absolutely absurd. I would recommend the developers, and HRM council to take a walk through Danny Drive, or Lakeland, or the mid section of Trinity Lane to be reminded what beauty can become of a property when you have the space to let nature be nature. Don't ruin or tarnish the community by implementing city living just so developers can put even more money into their own pockets.

Anonymous

Please stop bending over for

6/23/2021 05:26 PM

developers while private land owners are restricted in subdividing their own land to be able to give or sell appropriately sized lots to their own children members. There is TOO MUCH TRAFFIC already on the beaver bank road. Fix that first!!

Anonymous

6/23/2021 06:59 PM

If there's consideration for this proposal, budgets and classroom capacity for schools in the region should also be increased.

Anonymous

6/23/2021 09:39 PM

I understand there has to be progress but this proposal for the smaller lots is too much and needs to stay at the current 6000 sq feet.or larger.Keep our community beautiful and safe.Please

Anonymous

6/24/2021 12:35 AM

Fix what is broken rather than pilling more on top

Anonymous

6/24/2021 02:39 PM

Price is the biggest concern for any develop in HRM.

Anonymous

6/24/2021 04:53 PM

I continue to be concerned with the ability of the Beaver Bank road to handle the increased traffic that these subdivisions will put on the already busy road. I am also concerned with the loss of the rural feeling we have in the community. I also have concerns with the ability of the sewer system to handle the increased loads.

Anonymous

6/24/2021 11:07 PM

Dangerous suggestion. One way in/out.

Anonymous

6/28/2021 12:56 PM

Please don't turn the neighborhood into a basic suburb that doesn't feel like it belongs in Nova Scotia, where you're hard-pressed to find a mature tree.

Anonymous

6/29/2021 10:09 AM

I moved a build a house to be away from the city. I love the county living that the house are not on top of me

Anonymous

6/29/2021 04:56 PM

and the privatize.

I know the city is growing. I know that progress doesn't stop. But please consider that people in this area are largely looking to escape exactly what you are proposing. I already commute an hour each day into the city, which I gladly accept because Beaver Bank allows for a quieter lifestyle with larger lots and fewer people. Cramming new houses in like sardines would be extremely disappointing. I realize this sounds like a NIMBY kind of thinking, but Beaver Bank struggles with traffic already during peak hours (which you would think would be unlikely). My subdivision has already seen multiple new houses crammed onto subdivided lots over the eleven years I have lived here. I live on a minimum-frontage lot and the idea of it being even smaller is painful. I am already on top of my neighbor. Any smaller, and we risk becoming just crammed together. I would very much like to see what character and peace we have out here while "living with nature" maintained at least that much. Don't make me move to Windsor.

Anonymous

6/29/2021 09:25 PM

not at this moment.

Anonymous

6/30/2021 09:07 AM

This is only to Clayton Developments advantage and i dont agree to it.

Anonymous

7/01/2021 11:11 AM

Yes, please take the road survey that was done last summer during COVID and when school was out and dispose of it . It is not an accurate study. Listen to the residents of the area, not the developer!

Anonymous

7/02/2021 09:26 AM

Need more homes for people to move and stay in Beaver Bank.

Anonymous

7/02/2021 12:05 PM

I'm wondering how 270 lots was determined to have little to no impact on the traffic in the area. At the moment getting out of Beaver Bank can be challenging and time consuming especially during rush hour.

Anonymous

7/02/2021 07:11 PM

How do I know that the planning committee will truly take the public's (residents') views serious???

Anonymous

7/03/2021 07:50 PM

I see no benefit to this. No need for more people here at the time. Leave as is.

Anonymous

7/07/2021 04:11 PM

Please consider adding walking trails

Anonymous

7/08/2021 10:04 AM

This application is centered on what is better for a land developer not what is best for our community

Anonymous

7/08/2021 12:07 PM

This is just the developer's greed. There is no consideration for the infrastructure which is over loaded now. Beaver bank has one way in and out. One accident and you cut off the entire community. Beaver Bank road condition is deteriorating now with what traffic there is. What will happen if more population is added.

Anonymous

7/08/2021 01:26 PM

Let me start by being absolutely clear on my point of view - As a long term resident of one of the communities in question (Beaver Bank), I unequivocally oppose the rezoning application to reduce the existing frontage standard by this, or any developer. When you move into a community, you make a choice. If you choose to live in an urban neighbourhood nearer the city, you are prepared to accept small lots with reduced frontage, 'cookie cutter' housing and high density traffic. If however, you choose to live in a

suburban area where the opposite is true, you make the choice, as I have, to deal with the inconveniences of commute time, distances, access to services, etc. Either way, it's an individual informed choice. This rezoning application is not the benign 'one of' intrusions in our communities that the developer would have us believe, but rather, nothing more than a cash grab which would leave our suburban communities open to future 'urban sprawl' negating the very reasons most of us chose to live out here in the first place. The developer estimates only a further 14 lots in addition to the 270 planned would be created by the rezoning application. That would add another 5% to their already approved profit margin by doing nothing more than garnering the signatures of City Council - I challenge you to find a better bonus return on investment with minimal effort. The problem and potential of future increased urban sprawl into our communities would survive long after the developer collected their profits and departed. We are the ones who would be left 'holding the bag' as it were. While I agree that current market condition would make it less likely that sub-dividing properties would become an immediate problem, that will not always be the case. When I first moved here, there were many, many MLS listings for new stand alone homes available under \$300K - Try finding even one now. Times change, and one would have to be negligent to believe that there would not be negative future community consequences of making rash decisions now on rezoning bylaws to appease one developer. A City Planner once said, "It isn't WHERE,

but WHAT that makes a place urban or suburban." We here all made a choice to live and raise families in these suburban communities; we enjoy them for what they are. Do not let the greed of a developer eying bigger profit margins set in motion a process that may see the slow conversion of our communities to what is akin to urban centres in the future - WE are the ones that will have to live with it. I fundamentally OPPOSE this rezoning application.

Anonymous

7/08/2021 04:50 PM

Growth can be great for Beaver Bank but the community needs better infrastructure before it can support growth. One road in/out of BB, very old schools that need upgrades, lack of sidewalks, small fire station that typically needs back up from Sackville (via the single road).

Anonymous

7/08/2021 07:30 PM

No

Anonymous

7/08/2021 09:29 PM

More roads/ and infrastructure need to be done before thousands more can be moved to Beaverbank and its closer areas in HRM.

Anonymous

7/08/2021 10:58 PM

Please don't destroy our community any more with further homes/subdivisions being built. Our way of life is being eroded by development

Anonymous

7/08/2021 11:32 PM

A tax grab and not happy about this

Anonymous

7/08/2021 11:41 PM

I'd be interested to hear about the benefits to the community. It seems only the developers and related companies benefit.

Anonymous

7/09/2021 07:42 AM

Was told we couldn't install a second driveway on our lot to access back door and shed because of HRM bylaw that was aimed at

controlling traffic congestion (lot had to be 100 feet wide) and now this??? more traffic???

Anonymous

7/10/2021 08:37 PM

Beaver bank is a rural area not a urban area. When I moved here years ago it was because of the community feel, the slower pace and to be far from the populated city. There is only one way out of beaver bank. If there was a disaster I am not sure how everyone would get out. It takes about twenty minutes to get from beaver bank to Sackville during peak times. Beaver bank does not have the infrastructure, it does not have the fire department, it does not have the schools to handle all of these additional houses. Beaver bank road will be grid lock at peak times. Beaver bank does not have any need or desire to have 40 ft cookie cutter style houses. 40 ft lots are for city lifestyle not rural beaver bank. 40ft lots are purely the greed of the developer. Corporate greed at its finest.

Anonymous

7/10/2021 08:54 PM

We are planning on building in our area in the next two years.

Anonymous

7/11/2021 02:22 PM

Beaverbank is suppose to be a Rural area, "the country," have low population density and large amounts of undeveloped land. Moved away from the city to enjoy country living. How much further away do we need to move....

Anonymous

7/11/2021 04:39 PM

-Blind 90 degree uphill turn at Daisy and Ernest could be a traffic and pedestrian concern. -Entry to Trinity Extension is downhill and could be an issue in the winter. -This could set a precedent for all of HRM R1 areas of development in the future. Many other areas would have concerns as well. -Suburban neighbourhood



becomes too urban without the urban benefits such as busing and policing

Anonymous

7/12/2021 06:46 AM

No.

Anonymous

7/12/2021 07:36 AM

Stop trying to cram as many houses as possible into a development area. Not everything is about profit. You are destroying the area.

Anonymous

7/12/2021 07:37 AM

This is not what the residents want. Our traffic is already a worry. So is the lack of infrastructure. And facilities. We are not ready for this in so many ways. 40 ft frontage is not appealing and changes the whole neighborhood. It's not the place. Create this plan in a new area where people are not settled. Then residents have a choice.

Anonymous

7/12/2021 08:43 AM

Please don't overdevelop Beaver bank. We all live here as we are major nature lovers, alot of these developments are overpopulating Beaver bank and clearing out homes and nature that is not just put home. Please consider the people who live here over corporate interests.

Anonymous

7/12/2021 08:50 AM

Don't do this.

Anonymous

7/12/2021 10:01 AM

Build the infrastructure first

Anonymous

7/12/2021 02:22 PM

Does answering this survey even matter? Most people already believe that this has been approved.

Anonymous

7/12/2021 02:33 PM

Yes!! The taxes are high enough already. I paid for water and sewer and am not willing to pay more , either by taxes.

Anonymous

7/12/2021 06:20 PM

I have lived in Beaver Bank since , starting as Halifax County then morphing into HRM. In the early days

it was a semi-rural area and is now becoming a suburban environment. That is to be expected. But also during this time, I have seen the zoning standards continually degrade, especially since the advent of HRM whose main interest seems to be 'more tax base at any cost'. Today, there is a patchwork of housing in filling what used to be county sized kits, with houses being jammed into the front and side lawns of older properties, making for unplanned looking 'helter skelter' looking development. All this for the extra buck and no care for how things look. Based on past history, I already know that the NWCC will approve this application, but want it known that I am totally against it. What is to stop the next requests being 30' or even 20'? In fact, I strongly feel that the frontage should be at least 80', with side clearance rule being at least 10-15' range, with a house setback more than 20' so you can get more than one car in the driveway in winter. Anyway, those changes are not in the wind and never will be. And what is to stop the next request being 30' or even 20'? If this 'take your money and run' attitude continues, I feel Beaver Bank is doomed to become the "Dog Patch" of Nova Scotia. As a property owner, I thank you for the opportunity to comment.

Anonymous

7/12/2021 09:19 PM

As the city of Halifax is growing the need for housing is apparent. To create a subdivision in which your neighbors are just as close as if you were living in a duplex is unnecessary. Most families in the suburbs require two vehicles which would cause at least one of the two vehicles to be parked on the street. This would make it difficult for any

Anonymous

7/12/2021 10:08 PM

type of emergency vehicles to properly traverse the street.

Another drawback is that our subdivision is known for it's spacious lots and 'country Living'. It's what you expect when you're not in the city where putting houses so close together is the norm This means you're taking away the 'country charm' and only creating more traffic congestion and making Beaver Bank a less desirable place to live. This is our home and our neighborhood, we welcome new neighbors but not at the expense of our neighborhood which is characterized by spacious wooded lots.

Anonymous

7/12/2021 10:14 PM

Clayton Developments is a reputable company that builds great communities in HRM. As it gets harder and harder for young families or retirees to find adequate housing it only makes sense to maximize land use in available areas to assist with affordability. Smaller lots will accomplish this.

Anonymous

7/13/2021 08:55 AM

My biggest concern is how busy the Beaverbank road is now. Adding more homes on small lots increases traffic, where the road infrastructure is not acceptable.

Anonymous

7/14/2021 01:59 PM

I think development and more people is good for the community.

**Optional question** (140 response(s), 62 skipped)

**Question type:** Essay Question