

# 20507 - Papermill Lake Survey

---

## **SURVEY RESPONSE REPORT**

01 July 2013 - 18 January 2021

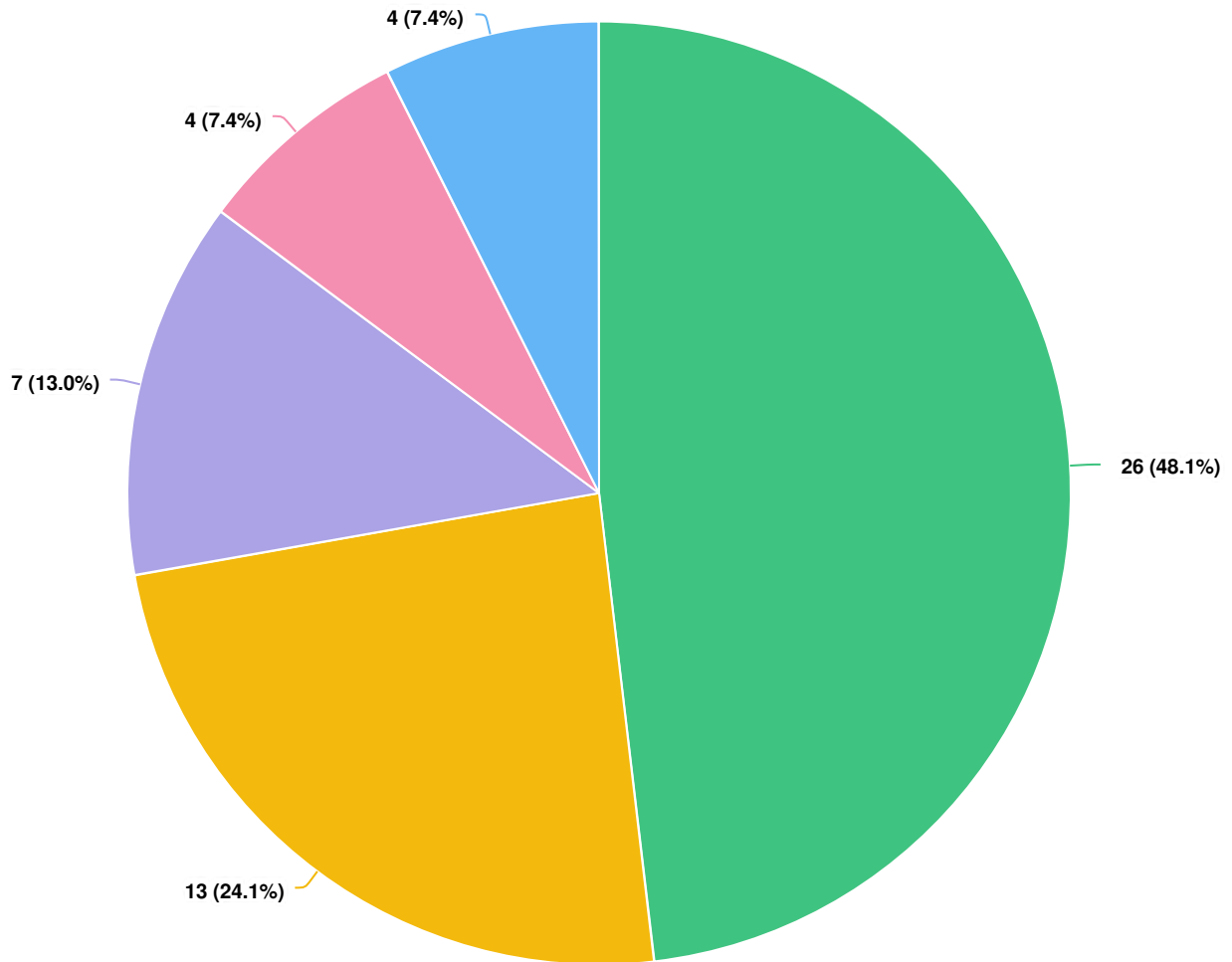
### **PROJECT NAME:**

Municipal Planning Applications



SURVEY QUESTIONS

**Q1** When thinking about this proposal, please rate how you feel this development fits into the surrounding area on a scale of 1-5, with 1 being poor and five being excellent

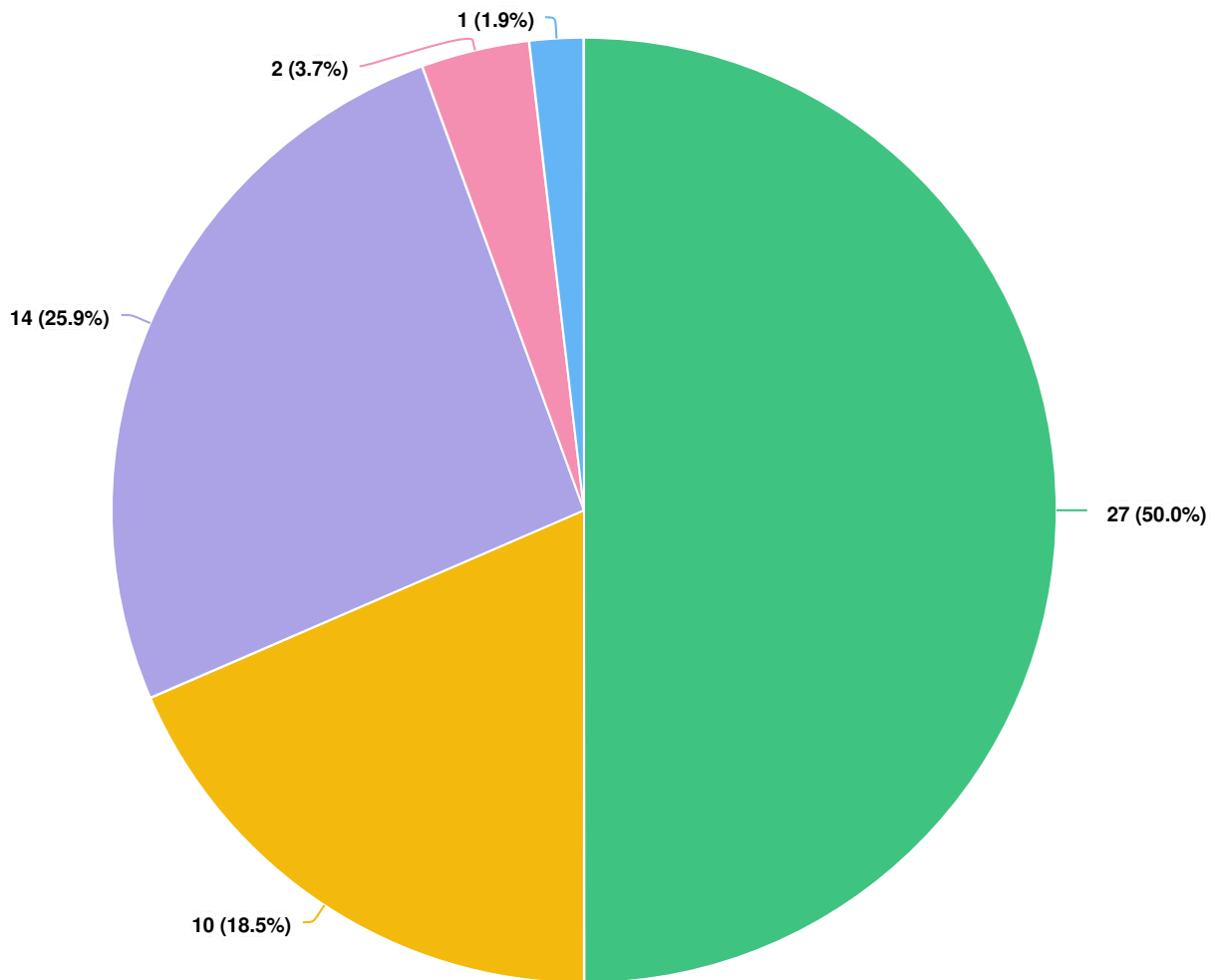


**Question options**

- 1
- 2
- 3
- 4
- 5

Optional question (54 response(s), 0 skipped)  
Question type: Radio Button Question

**Q2** When thinking about this proposal, please rate how frequent and reliable you feel public transit is within the surrounding area on a scale of 1-5, with 1 being poor and five being excellent



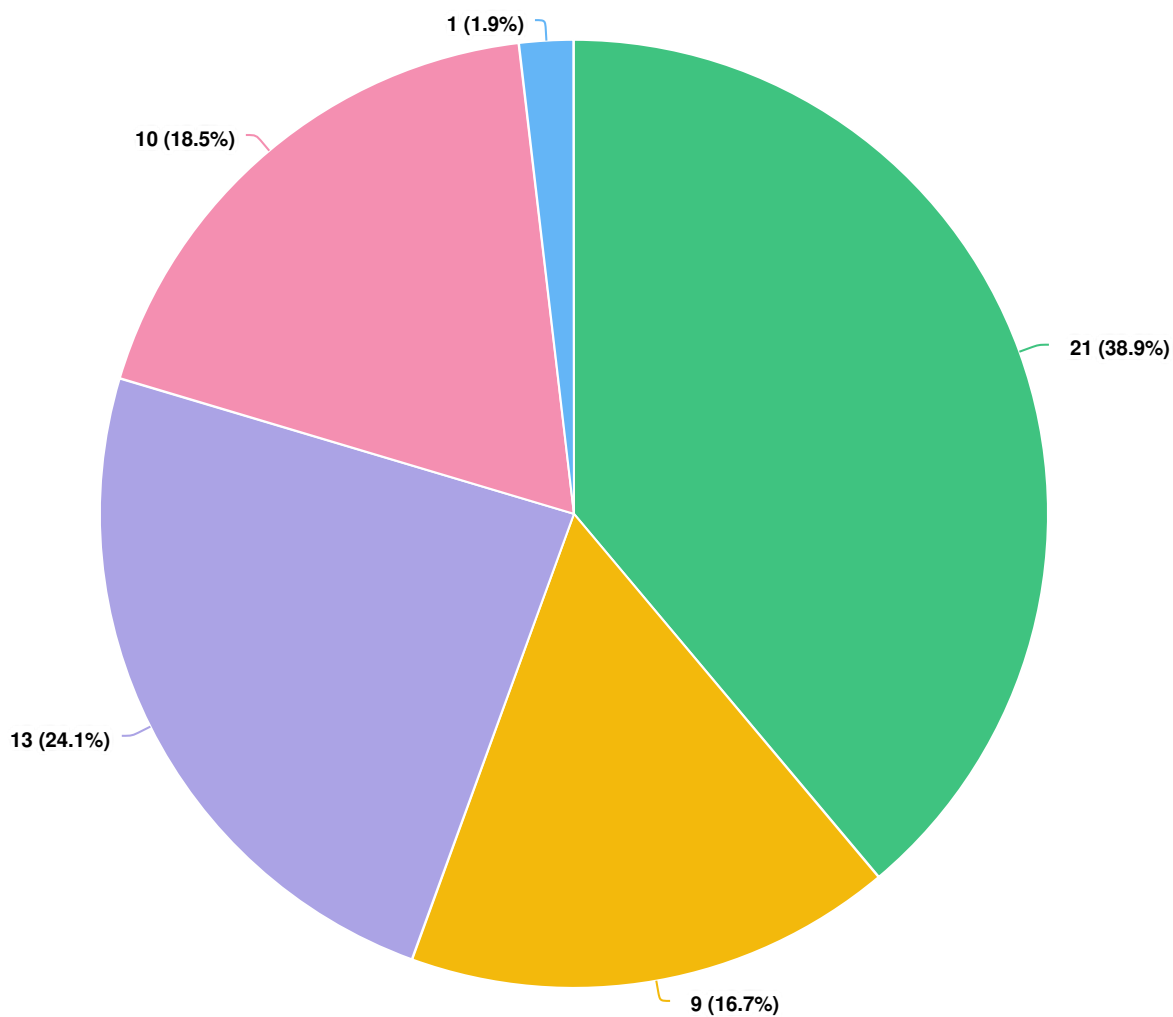
**Question options**

- 1
- 2
- 3
- 4
- 5

Optional question (54 response(s), 0 skipped)  
Question type: Radio Button Question



**Q3** | On a scale of 1-5, with 1 being poor and five being excellent, please tell us the quality and condition of active transportation (spaces for walking, rolling and cycling) facilities in the area?



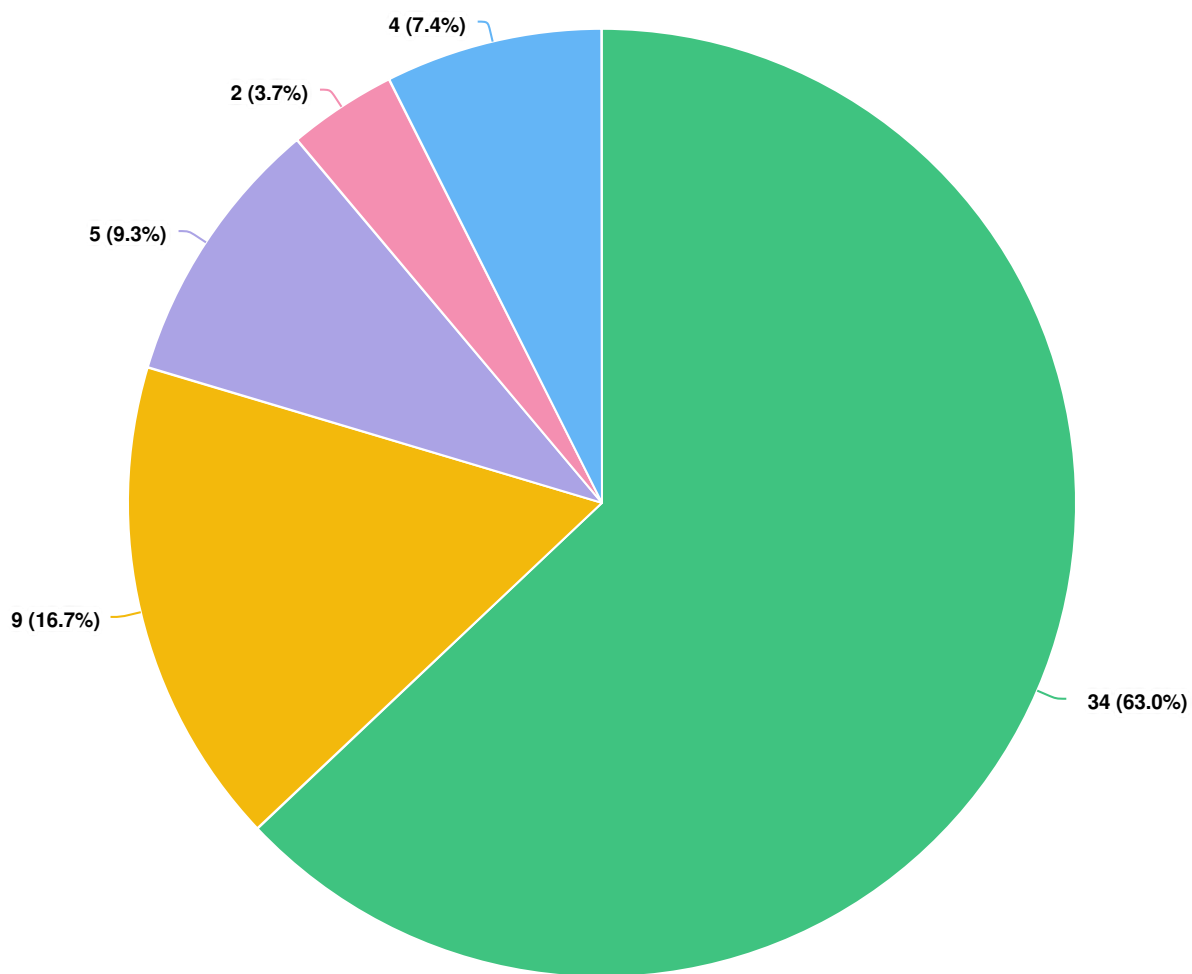
**Question options**

- 1
- 2
- 3
- 4
- 5

Optional question (54 response(s), 0 skipped)  
Question type: Radio Button Question



**Q4** On a scale of 1-5, with 1 being poor and five being excellent, please tell us how suitable you feel the site is for the proposed use? Things to consider could include terrain, important features, or watercourses.



**Question options**

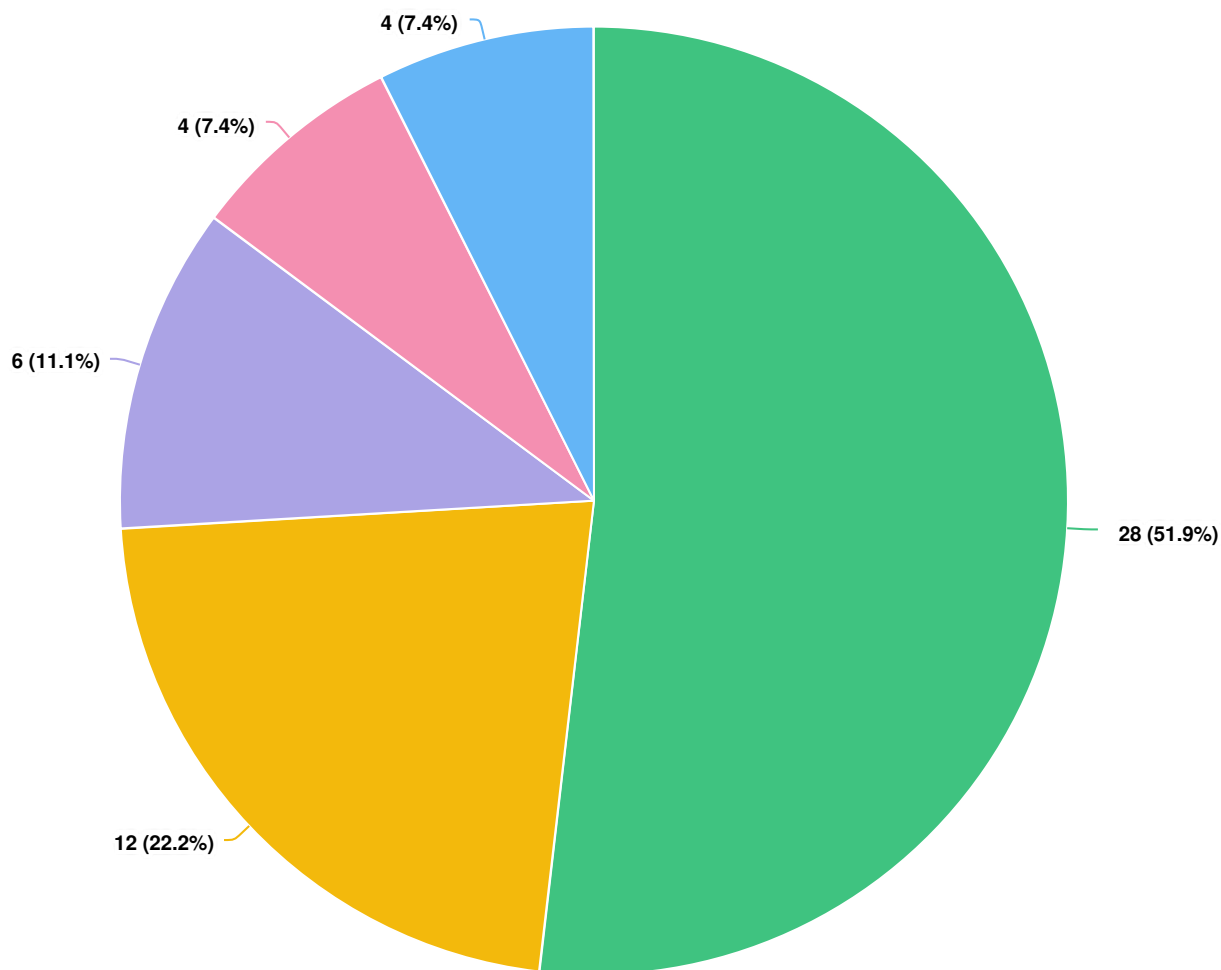
- 1
- 2
- 3
- 4
- 5

Optional question (54 response(s), 0 skipped)  
Question type: Radio Button Question





**Q5** On a scale of 1-5, with 1 being poor and five being excellent, please tell us how suitable you feel the proposed street layout is for the area.



**Question options**

- 1
- 2
- 3
- 4
- 5

Optional question (54 response(s), 0 skipped)  
Question type: Radio Button Question

**Q6** What do you like about the proposal?

Original Signed  
12/18/2020 10:05 PM

We do need more homes.

Original Signed  
12/19/2020 06:09 AM

I do not like the proposal. It only purpose is to bypass the need to build a road connection to Hammonds Plains road and to increase density from prior plan.

Original Sigr  
12/19/2020 10:05 AM

Like the density.

Original Signed  
12/19/2020 05:12 PM

Density

Original Signed  
12/19/2020 06:22 PM

Nothing. This type of car dependant sprawl should be phased out.

Original Signed  
12/19/2020 08:33 PM

I don't think it is a good idea

Original Sig  
12/20/2020 05:32 AM

Richardson drive does not connect. Reduces traffic on oceanview drive

Original Signed  
12/22/2020 11:11 AM

nothing

Original Signed  
12/28/2020 01:05 PM

Not much.

Original Signed  
1/01/2021 09:03 AM

Nothing. This is a terrible use of this land and will displace wildlife, disrupt one of the primary watercourses in west HRM, remove sound buffers from the highway, and destroy the beauty of this lake. There are old growth trees in this forest that must be protected.

Original Si  
1/01/2021 10:02 AM

Development is needed

Original Signed  
1/01/2021 10:21 AM

I do like that they are including park space

Original Signed  
1/01/2021 11:18 AM

I dont like the new changes proposed at all.

Original Sign	Nothing
1/01/2021 11:34 AM	
Original Signed	Nothing. The wilderness area surrounded Papermill should be protected !
1/01/2021 11:40 AM	
Original Signed	Nothing
1/01/2021 12:04 PM	
Original Signed	It opens nine mile and offers traffic relief from oceanview
1/01/2021 12:40 PM	
Original Signed	The fact that I can access Nine Mile from the top of Moirs Mill. The addition to Richardson allows us to travel a shorter distance to our shopping and gives us another access out of our subdivision should something (fire, major accident, etc) happen beyond Royal Mast Road which would normally leave us stranded with no way to get our vehicles out of our area
1/01/2021 01:10 PM	
Original Signed	Natural fit for expansion of the paper mill lake subdivision
1/01/2021 01:36 PM	
Original Signed	Nothing. I love the green space the area provides and this proposal would eliminate that
1/01/2021 01:42 PM	
Original Signed	No more development in the Paper Mill area. We need more hiking trails, outdoor spaces and areas for recreation.
1/01/2021 04:55 PM	
Original Signed	Nothing. This development is being shoehorned into an area that is not appropriate.
1/01/2021 05:04 PM	
Original	I dont like this proposal at all , leave some green space and the lake untouched
1/01/2021 05:27 PM	
Original Signed	I am not in favour of further development in this neighborhood. This is a wonderful area with a lake and forest area that should be protected. The original agreement should be held up
1/01/2021 05:51 PM	
Original Signe	Higher density for Bedford means better amenities.
1/01/2021 08:59 PM	
Original Signed	Not very much. I think that Papermill Lake is on the the brink of being ruined.
1/02/2021 08:49 AM	
Original Signed	Density of project is not keeping up with traffic volume!
1/02/2021 08:59 AM	

Original Signed 1/02/2021 09:03 AM	Nothing! We need to reduce urbanization of this area not increase it. We should be planning more walking trails and increase protected areas.
Original Signed 1/02/2021 12:50 PM	I like the location for housing/residential units.
Original Signed 1/02/2021 09:46 PM	Nothing
Original Signed 1/02/2021 11:30 PM	Hammonds Plains Road and Bedford Highway cannot take the increased traffic.
Original Signed 1/03/2021 08:07 AM	Nothing. Please don't destroy the natural land - it's beautiful the way it is. We have to start considering the environmental impact and devastation this would cause. The lake is too small to add more homes. It is already packed most summer days. Also the Bedford highway cannot support more traffic.
Original Signed 1/03/2021 08:52 AM	Nothing
Original Signed 1/06/2021 11:11 AM	Bedford does not have the roads, transportation or most importantly schools to support this development. A new school should be built before such a proposal is even considered. Basinview Elementary and Bedford South are at capacity. There is nothing about this development in this location that I like. You will be destroying the natural habitat of deer and other animals that live in this area. Has an environmental study been done to see if it will do damage to Paper Mill Lake? This is a popular walking area for many residents. The natural setting in this area is very appealing. It will be destroyed with another subdivision.
Original Signed 1/07/2021 03:25 PM	More access routes to distribute the flow of traffic, especially the link from Moirs Mill Road to Nine Mile Drive.
Original Signed 1/07/2021 09:02 PM	I think they should have to finish the road for an entrance/exit like it was to be done for the last 20 years
Original Signed 1/10/2021 06:25 PM	that there will be access to Hammonds Plains Rd
Original Signed 1/11/2021 05:49 AM	Not much. I understand connecting Nine Mile to Moirs Mill with reduced speed limits but we just moved to Ahmadi Cres in October 2020 (and even asked our realtor if there were any plans for the end of the street, well he obviously lied) but we moved because our home on Southgate became so noisy with traffic. Ahmadi should not be a part of this plan at all. Ahmadi should be a cul de sac. There are no sidewalks, people walk a lot in this area, it's not traffic friendly, I can't imagine having cars speeding around this corner. My husband, who was the COVID physician here in NS at

Northwood, wanted to move here for peace and relaxation now he has to worry about construction and traffic?!

Original Sign

1/13/2021 05:23 PM

Not much, I'm afraid. Good only for HRM taxes and Gulf profit margins...

Original Signed

1/14/2021 02:09 PM

Actually, can't say there is anything in this proposal to like. This Developer once again is requesting that additional builds be done without completing the connector from Moirs Mill to Hammonds Plains. The streets are presently congested and more-so since access via Nine Mile Drive to Oceanview was completed. The Larry Uteck exit has added traffic along residential streets where many young families live. The access to Bedford South School allowing children access and pick up is now via Oceanview Drive - new in 2020. The traffic flow from the 102 to the Bedford Highway and the reverse is a steady stream and is very unsafe - speeding cars; rolling stops; cutting street corners, etc. The proposal presented will only add to this.

**Optional question** (40 response(s), 14 skipped)

**Question type:** Essay Question

## Q7 | What would you change about the proposal?

Original Signed

12/18/2020 10:05 PM

Concerned this proposal makes no mention of affordability. This is an expensive area of town but there is a need for more affordable housing.

Original Signed

12/19/2020 06:09 AM

Increase density. Also require the connector road to Hammonds Plains Rd be built prior to development.

Original Signed

12/19/2020 08:07 AM

Serious traffic consideration needed. Traffic is already terrible and there are large apartments being built in the area already that will be increasing density. Bedford hwy does not allow for alternative forms of transportation with no sidewalks in areas and no bike lanes in other areas. Roundabout traffic coming off 102 at rush hour is already very busy, there would be build up on the 102 with this increased density. While the streets are wide there are often high density of parked cars in the area on both sides of the street making biking dangerous in the area. Traffic study needs to be done after the pandemic to truly reveal the current status especially given the large amounts of new buildings in the area.

Original Sign

12/19/2020 10:05 AM

Subdivisions with twisty curved streets are the worst. They are confusing, less safe and use up extra resources (way more paving, sidewalk if the place even has sidewalk and services have to stretch farther to serve the same number of households. I would also like to see more green space, park or amenities.

Original Signed

12/19/2020 11:10 AM

Change it back to the original planned development

Original Signed

12/19/2020 05:12 PM

More density, duplex, townhouses

Original Signed

12/19/2020 05:52 PM

Road lay out

Original Signed

12/19/2020 06:22 PM

Just about all of it. Its a very inefficient use of land. While not every new residential project needs to be mid-high density, these single family dwellings are very tax resource inefficient, overly dependent on vehicles to get around, build with zero sense of community, and no eye on affordability.

Original Signed

12/19/2020 08:33 PM

Several items

Original Si

12/20/2020 05:32 AM

Identify additional methods to reduce traffic. Reduce number of units due to overcrowding in schools and the area in general.

Original Signed

12/22/2020 11:11 AM

cut down the number of units to 25% of what is planned here.

Original Signed

12/28/2020 01:05 PM

More green space/forest and more open access to paper mill lake

Original Signed

1/01/2021 09:03 AM

Stop it. There should be no further development on this land.

Original Si

1/01/2021 10:02 AM

Nothing

Original Signed

1/01/2021 10:02 AM

1. Increase the size of those tiny lots. The building lots are incredibly tiny. It create a situation just like that mess Oceanview is with tonnes of people jammed in. Has anyone driven up Oceanview? It's a traffic nightmare. There is absolutely no need to creat such high density in an established area with larger treed lots unless the whole point is a money grab. Why not make bigger lots so that people actually enjoy how a neighborhood looks and feels? Also, there is absolutely no transportation infrastructure to support that many people jammed in! 2. Remove several planned lots on Ahmadi between the existing houses and the highway. Fourteen more lots are planned between the existing houses on Ahmadi and the highway? This will destroy the existing parkland which currently acts as a natural buffer between the subdivision and the highway- the space will end up like the top of Basinview/Nottingham smack up against the highway with nothing but a fence and a few trees. How godforsakingly disrespectful of the land and the animals that live there. Further, The natural watercourse on the land on Ahmadi (currently Ahmadi Park) opposite the lake, regularly overflows and floods the parkland. And the plan is to put seven houses where the land regularly

floods? Has no one been to the proposed site? The city regularly tries to fix the watercourse to no avail which regularly takes out portions of the current crushed rock path. And they want to put houses there? 3. Remove the seven lots on Ahmadi along the lake. I see a "park" between the 7 houses to be built on the lake side of Ahmadi but realistically it can only be a foot path in the new lot's backyards-those lots are in reality being built on a gorge. Has no one actually been to the site and looked at the terrain here?

Original Signed

1/01/2021 10:21 AM

Infrastructure is not in place to take on that many more families in that area. Allowing projects like this to progress before infrastructure is a mistake made over and over again here in our city.

Original Signed

1/01/2021 11:18 AM

The additional units should not be allowed....leave the green space and the natural beauty of the area as it is.

Original Sign

1/01/2021 11:34 AM

Would not proceed

Original Signed

1/01/2021 11:40 AM

I'd remove it from consideration entirely. Bedford does not need more development in areas that should be protected !

Original Signed

1/01/2021 12:40 PM

Nothing

Original Signed

1/01/2021 01:10 PM

The proposed map has a park showing behind the homes on Baha Court. I am NOT okay with a park being built directly behind my home. The trees in behind our homes give us privacy and protection from the strong winds that come through there as we live in a wind tunnel. Many of us bought our homes because of the privacy we have in our backyards. I cannot see any homes behind my place and I'd prefer it to remain as such. There is no reason to add another green space to an area that wouldn't allow for it any way, as the land within the woods behind our homes is almost marsh-like. A park being built behind our home will result in our privacy gone. Those of us who lose our privacy will be petitioning to have a privacy fence built behind our homes should we lose our wooded areas

Original Signed

1/01/2021 01:36 PM

None

Original Signed

1/01/2021 01:42 PM

I would like the proposal to be declined. There is so much land to be developed in Bedford and the developer has other land they are currently not developing. This proposal would also impact the transportation infrastructure in the area.

Original Signed

1/01/2021 04:55 PM

No more housing.

Original Signed

No connection to Hammonds Plains Road. That would create an awful traffic



1/01/2021 05:04 PM situation

Original Signed  
1/01/2021 05:27 PM To many housing units in an area that is already busy enough . Less housing units perhaps

Original Signed  
1/01/2021 05:51 PM I would like it not to proceed

Original Signed  
1/01/2021 07:45 PM There is already too much congestion and they only want to add more for greeds sake with no real plan or care for the community that is already there

Original Signed  
1/01/2021 08:59 PM Connection between Moirs Mill and Hammonds Rd. should be the priority.

Original Signed  
1/02/2021 08:49 AM I would like to see the remaining land around Papermill Lake - the crown jewel of this area of Bedford - to be turned into a park - something along the lines of Frog Pond. To build up the area between the 102 and the lake is environmentally speaking, questionable at best, and will ruin the natural appeal of Papermill Lake. It is recognised by all the lakes such as Papermill need their watersheds protected. This development will destroy this. By making a park around Papermill Lake, you would be preserving the watershed for the most popular swimming spot in all of Bedford, keeping the beautiful, natural viewscapes from the lake, and creating a natural corridor that will link the two sides of the Papermill/Hammonds Plains divide. Such a park would solidify Bedford as a community with easy access to the city yet still be within a beautiful natural setting.

Original Signed  
1/02/2021 08:59 AM Traffic control, Bedford has the feel of a village which is what attracts us to the area. This is no longer true, moving traffic is terrible. where are the walkways and community feel. Terrible

Original Signed  
1/02/2021 09:03 AM All of it.

Original Signed  
1/02/2021 12:50 PM The need for roadways NOT TO NEGATIVELY IMPACT the present , overcrowded roadways. What impact will it have. The planning department have done nothing to improve traffic volume and speed on the Hammonds Plains Rd.

Original Signed  
1/02/2021 09:46 PM Leave things the way they are.

Original Signed  
1/02/2021 11:30 PM Increased sizes of the individual house lots

Original Signed  
1/03/2021 01:19 AM There is a forest area behind Baha Ct. that is home to many animals and especially birds during the summer months. These trees should not be

---

destroyed.

Original Signed

1/03/2021 08:07 AM

I would not add more homes surrounding the lake. Keep it wild - perhaps more walking trails.

Original Si

1/03/2021 08:51 AM

This proposal is right on a watercourse. The developers would need to bury a lot of streams before they could make dwellings.

Original Signed

1/03/2021 08:52 AM

We don't need any more development at papermill lake

**Original Signed**

1/05/2021 11:52 AM

The proposal by way of the extension will increase traffic on Hammondsplains road and in turn make it impossible for traffic to turn left onto Hammondsplains road from Lake Drive. The other concern I have is noise. There is already considerable noise from the traffic on Hammondsplains road and with the additional traffic generated from the new road extension from the development, the noise will increase exponentially. I would either remove the extension road going to Hammondsplains road or add a traffic light on the corner of Hammondsplains Rd and Lake drive.

Original Signed

1/06/2021 11:11 AM

Cancel it until the proper infrastructure is in place or use land in another location. The amount of traffic that this development would generate would be detrimental to all of us living in this area. The traffic on the Hammonds Plains Road is very high throughout the day as it is. I often have to wait a considerable time to get out of my driveway.

Original Signec

1/07/2021 03:25 PM

More "proper" parkland area is needed. The current areas marked as "park" on the plan can hardly be considered parkland, especially those areas between Ahmadi Cre. and Moirs Mill Road. With the exception of a single walkway through the woods, this area is more like "bush" than parkland and is full of broken and toppled trees from wind storms that have blocked waterways and are rarely cleared. How about making at least some of these areas proper parks, in particular the park areas that abut Papermill Lake if properly prepared could be used by residents to access the lake for swimming or launching a kayak. The lot sizes seem smaller in keeping with existing lots in some proposed areas. Lot sizes on any extensions of existing streets should be consistent with lots already in place on these streets.

Original Signed

1/07/2021 09:02 PM

That the developers do what they were supposed to do and have an entrance exit

**Original Signed**

1/10/2021 06:25 PM

Not sure, but would like a timeline as to when and how long construction would take as it will definitely interfere with the quality of life - noise, dust, sound pollution, blasting - especially during our short summer.

Original Signed

1/11/2021 05:49 AM

Anything to do with opening Ahmadi up to traffic. Ahmadi needs to be kept as is, made into a cul de sac. It makes absolutely no sense to have traffic coming through here and we will do whatever we can to work with the developer to change the inclusion of Ahmadi.

Original Sign

1/13/2021 05:23 PM

There is a request to increase the number of units from the original. I would suggest that the original numbers would have generated enough increase in traffic and loss of forest/wetlands/animal habitats. Expansion will make it even worse! PLEASE do not approve Area B2 and the extension/connector to Hammonds Plains. I anticipate that those who that already live South of Paper Mill Lake and adjacent to Larry Uteck will likely not be happy with the issues raised with traffic from Areas B1 and B2.

Original Signed

1/14/2021 02:09 PM

Revisit the proposal dating back to the original and review the impact additional builds and streets including the connector/s and what impact they will have on our existing water/sewer capabilities; traffic congestion on existing streets/arteries ; and safety. Existing streets; sidewalks; curbs and gutters are in much need of repairs. Access to the Bedford Highway continues without major structural changes- occasional flooding in several areas during heavy rain storms between Bedford and the Windsor exchange -especially notable at Mount Saint Vincent University. It wasn't designed for the traffic it now takes. The schools in this area are over crowded. Our environment is very fragile. In the last 25 years we have lived here we have seen the impact on Paper Mill Lake. The loons and snapping turtles have left and now there are fewer ducks. Perhaps instead of additional builds and connectors to other traffic congested streets (Hammonds Plains) a green park with outdoor activities for young and old could be considered.

**Optional question** (47 response(s), 7 skipped)

**Question type:** Essay Question

### Q8 | Is there anything else that you would like us to know?

Original Signed

12/18/2020 10:05 PM

Paper mill lake is one of the few public access beaches in the area. If the developer is going to benefit from this resource, they should also show how they will preserve and protect the water.

Original Signed

12/19/2020 06:09 AM

It seems readily apparent that this proposal seems to be pushed by the city on account of who is making the proposal. It seems hilarious that the land's ownership was acquired by the current owner by virtue of the current owner refusing to allow the Hammonds Plains connector road to be built for over 20 years because of a personal feud.

Original

12/19/2020 07:42 AM

This development will bring a lot of traffic into Nine Mile Drive to connect people to the 102 or Bedford Highway through Larry Uteck. It will also bring a lot of traffic to the already crowded commercial area on top of Larry Uteck. In my personal (non-professional) opinion, the roundabout at Nine Mile and Larry Uteck cannot handle the traffic that this development will bring to it, especially at peak times when it already does get backed up quite a bit. Also, getting to the Bedford Highway through Oceanview Dr and Moirs Mill is not a very convenient option because of all the turns and tight areas it has, so people will be predominantly using Nine Mile Drive to enter and exit this new

	development. Unless this development has other connections to the 102 and Bedford Highway, I don't think this is a good idea.
Original Signed 12/19/2020 08:07 AM	I live on Larry Uteck, I am very familiar with the area and the traffic issues. I commute regularly towards downtown by bike, foot and bus.
Original Signed 12/19/2020 11:10 AM	Stop making changes to original plans. People who live in these communities are always being forced to accommodate. Focus should be on the communities and the people that live in them.
Original Signed 12/19/2020 05:12 PM	No
Original Signed 12/19/2020 06:22 PM	Developments such as these should be highly discouraged. The amount of public dollars to service these sites is never properly generated back in property taxes. Hammonds plains rd is already a rush-hour bottleneck due to poor planning with almost exclusively developed with plans such as these. It is abhorrent that we are actively building new homes where it can take a 20 min drive to buy a carton of milk.
Original Signed 12/19/2020 08:33 PM	not at this time
Original Signed 12/20/2020 06:40 AM	The traffic study seems to have traffic going down Oceanview to Amin Street. A large volume of the traffic turns onto Royal Masts Way which is not mentioned in the study.
Original Signed 12/22/2020 11:11 AM	stop developers from over development and ruining HRM
Original Signed 12/28/2020 01:05 PM	More green space is needed along with a place for a school, library, skating rink and pool. Bedford has terrible access to school. There is a need for a recreation centre . I don't see this in any plans.
Original Signed 1/01/2021 09:03 AM	Traffic pressure on the Bedford highway, 102, and Hammonds Plains Road is already a problem and continued growth in this area is problematic.
Original Si 1/01/2021 10:02 AM	Stop getting in the way.
Original Signed 1/01/2021 10:21 AM	Bedford roads in that area, specifically, Hammond plains road cannot take more traffic flow. Adding even 500 more cars per day is going to cripple this system
Original Signed 1/01/2021 11:18 AM	Adding more units would add to traffic congestion and ruin the natural landscape and beauty of the papermill lake area. Leave our green spaces alone!
Original Sigr 1/01/2021 11:34 AM	This is an important area for both wildlife and recreation. Already too much development in that area as is. Time to stop and think about keeping some

	green space
Original Signed 1/01/2021 11:40 AM	Papermill is a beautiful feature in Bedford. I don't thing building another subdivision there would be appropriate. There isn't reliable transit, the CPA feeder schools could not possibly handle the influx of more children and there simply isn't enough room on the roads for that many more cars.
Original Signed 1/01/2021 12:04 PM	Keep that little green spot as is
Original Signed 1/01/2021 12:40 PM	No
Original Signed 1/01/2021 01:10 PM	I think this is an overall wonderful idea. The area definitely needs the roads to connect over to Oceanview. It should've been done a long time ago. Bedford is a growing area. It was bound to happen sooner or later
Original Signed 1/01/2021 01:36 PM	None
Original Signed 1/01/2021 04:55 PM	Plan for the community not for the developers
Original Signed 1/01/2021 05:04 PM	Please leave that area as parkland.
Original Signed 1/01/2021 08:52 PM	Attach to Hammonds Plains road 1st. Increase lot sizes, reduce density. Designate land for renewables. (Community solar farm?). Require smart grid interconnection. Eliminate clear cutting. Underground utilities including power and communications. Consider added emergency response time vs new construction techniques. Especially in relation to fire. Floor systems collapse in 3-5 minutes vs 20 with the solid wood construction of the existing neighbourhood. Smaller side yards increase fire exposure issues. Require larger front yard setbacks to allow parking in driveways and not on the road. (Or increase street width). We have an aging population, What provisions or accommodations are required to accommodate our fastest growing demographic? Narrowed lot sizes mean builders will build vertical. Increasing flights of stairs and associated risks. Vs larger lots where bungalows could be built.
Original Signed 1/02/2021 08:49 AM	Within a few years of this development going ahead, Papermill Lake will lose its natural aesthetic, noise from the highway (already on the increase) will increase over the lake (sounds carries well over water) and a lake that has become a place for the residents of Bedford to enjoy some peace and quiet will be ruined. Active transportation is recognised by all as important. Unfortunately the hills around Bedford have made for a development where walking and biking are the exception, not the rule What is amazing about Papermill Lake is that I can walk from my house and in less than 10 minutes

be surrounded by some beautiful natural woods and a gorgeous lake. It is also a relatively flat area hence it's immense popularity with residents who are looking for somewhere to relax in a natural setting that is easily accessible. Instead of all the development, or perhaps at least for the sections between the 102 and Papermill Lake, a walking trail should be created which will help preserve the Lake and to continue to be enjoyed by all residents of Bedford, not just those with enough money to buy waterfront property. If nothing else I would suspect that the values for homes in this part of Bedford, would go down. Everyone who has moved into this area has been amazed at how beautiful Papermill Lake is. To destroy it with development along around its shores would take away one of the main reasons people choose to move here.

Original Signed

1/02/2021 08:59 AM

Develop other others not already crushed together. We have maxed out traffic and volume

Original Signed

1/02/2021 09:03 AM

Please stop trying to destroy the charm and community that makes Bedford an area that families want to raise their children.

Original Signed

1/02/2021 12:50 PM

The Development Agreement should not be altered without a complete consultation/ public meeting of the residents.

Original Signed

1/03/2021 08:52 AM

I am not in agreement with this

Original Signed

1/05/2021 11:52 AM

I feel the Traffic review is flawed as it does not take into consideration the significant impact the development will have on the traffic moving east on Hammondsplains Rd especially at high volume hours. At a minimum, there needs to be a traffic light put in at the corner of Lake Drive and Hammondsplains road.

Original Signed

1/06/2021 11:11 AM

Please take the opinions of local residents seriously. We do not need another subdivision in this area. Developers are often given approval despite the protests of the people who actually live here.

Original Signed

1/07/2021 03:25 PM

I am VERY CONCERNED with the impact this development will have on waterways within some of the existing "park" areas that could lead to flooding. Specifically there are two small brooks that currently flow down from Moirs Mill Road and come together by Ahmadi Cre. before flowing under the street and out into Papermill Lake. Over the past 15 years the flow of water into these brooks has significantly increased as more development occurred up stream. These brooks are often blocked with fallen trees and branches that have lead to flooding in the past. Residents along Ahmadi Cre. with these brooks behind them have to regularly clear these brooks (something the City should be doing) to prevent flooding. As a prerequisite to the new development the Developer should address the issues with the brooks to make them into proper waterways to ensure they can properly handle the existing water flow, as well as any addition flow caused by the new

development.

**Original Signed**

1/10/2021 06:25 PM

Concerned about - noise from construction and from Highway 102 as the trees now act as a slight buffer but the traffic noise can be very loud during both morning and afternoon commutes. Also, concerned about the water flow from Kearney Lake to Paper Mill Lake. I have a stream next to my house that used to run water at a fairly good rate. It is now a trickle after the Larry Uteck exchange was opened a few years ago. Finally the dust. When Moirs Mill Road had the curbs replaced a few years ago, the trucks along with the accompany gravel dumped at the end of Moirs Mill made by house dirty both inside and out. We could not open the windows all summer, nor could we enjoy the background because of the dust. Parking in front of my house was also a huge issue as my driveway was blocked numerous times and I had difficulty backing out.

**Original Signed**

1/11/2021 05:49 AM

As I said we are just new in the neighborhood on Ahmadi Crescent, very disappointing to get a letter at Xmas time stating that the peace and quiet we just paid a lot for is going to be ruined by more construction, blasting, etc. We have a huge rock wall in our yard and have already had a professional come out to start recording damage. We will continue to discuss with our neighbors.

Original Sign

1/13/2021 05:23 PM

I live on Lake Drive with an uncontrolled intersection and marked crosswalk, and it is already very problematic (and dangerous at times) in driving out onto Hammonds Plains - it can often be several minutes wait to find a safe opening in traffic, especially if turning Northbound. This similarly applies to those who transit via Bedford Hills Rd at Hammonds Plains Rd. Adding more vehicles (perhaps well over 1000 if all development goes ahead) from this project will further exacerbate this already frustrating problem, as it will with the other connectors onto Bedford Highway and Larry Uteck. What are the plans to mitigate this? In addition, the development of Area B2 will damage/destroy a significant amount of the existing wetlands, forest habitat (mainly deer and ducks) and nature trails around the North end of Paper mill Lake. Please do not destroy this wonderful area.

**Original Signed**

1/14/2021 02:09 PM

Please have your staff and Community Council come to the area over a few days and walk along streets.

**Optional question** (36 response(s), 18 skipped)

**Question type:** Essay Question