

Dear Mr. Wheadon and Mayor Zebian,

I am contacting you regarding the proposed Noyava development with approximately 250–350 homes and retail on Dawson Road and the potential impact it will have on Ellershouse and the surrounding community. As a concerned community member, I firmly believe that high-density urban developments do not belong in established rural areas. This project poses severe risks to our local infrastructure, natural environment, and public safety.

My primary concerns regarding this proposal include:

- **Water Security:** Existing residential wells in the Ellershouse area already experience seasonal water shortages and regularly go dry. Introducing a massive cluster of new high-capacity wells for this development will severely deplete the local aquifer, jeopardizing the water security of current residents.
- **Traffic and Road Safety:** Dawson Road is exceptionally steep, narrow, and entirely lacks sidewalks. It is fundamentally unequipped to handle the heavy volume of construction traffic and residential vehicles this project would bring, creating an immediate safety hazard for pedestrians and motorists alike.
- **Emergency Access Vulnerability:** The current plan features only one vehicle access point. In the event of a serious accident, medical emergency, or roadblock at this single intersection, emergency vehicles will be trapped or blocked, risking residents' lives.
- **Escalated Forest Fire Risks:** Placing a dense residential development deep within a heavily wooded area drastically increases the threat of human-caused wildfires while simultaneously trapping residents in a single-exit zone during an evacuation.
- **Deforestation and Flooding:** Clearing large swaths of mature forest canopy will eliminate the natural root systems that absorb heavy rainfall. This clear-cutting will inevitably lead to severe soil erosion, altered water tables, and destructive runoff flooding for downhill properties.

For these critical reasons, I urge the Municipal Council to prioritize the safety, sustainability, and rural character of Ellershouse by rejecting the Noyava Forest Village development proposal. I am not opposed to growth, but I am opposed to irresponsible development. It must be properly planned, assessed, and supported by adequate infrastructure and focused on the safety of our community. Thank you for your time, consideration, and dedication to protecting our community.

Sincerely,
Alan Ans

Dear Mr. Wheadon and Mayor Zebian,

I am contacting you regarding the proposed Noyava development with approximately 250–350 homes and retail on Dawson Road and the potential impact it will have on Ellershouse and the surrounding community. As a concerned community member, I firmly believe that

high-density urban developments do not belong in established rural areas. This project poses severe risks to our local infrastructure, natural environment, and public safety.

My primary concerns regarding this proposal include:

- **Water Security:** Existing residential wells in the Ellershose area already experience seasonal water shortages and regularly go dry. Introducing a massive cluster of new high-capacity wells for this development will severely deplete the local aquifer, jeopardizing the water security of current residents.
- **Traffic and Road Safety:** Dawson Road is exceptionally steep, narrow, and entirely lacks sidewalks. It is fundamentally unequipped to handle the heavy volume of construction traffic and residential vehicles this project would bring, creating an immediate safety hazard for pedestrians and motorists alike. *My husband and I walk our dog often on this road - sometimes we need to in the dark and despite safety vests and headlamps we are still extremely nervous for our safety, especially in the winter when there is less shoulder and the road and shoulder can be slippery. We now have a baby and unfortunately are very scared what will happen to our and his safety when out for walks or even on our front lawn if there is more traffic.*
- **Emergency Access Vulnerability:** The current plan features only one vehicle access point. In the event of a serious accident, medical emergency, or roadblock at this single intersection, emergency vehicles will be trapped or blocked, risking residents' lives.
- **Escalated Forest Fire Risks:** Placing a dense residential development deep within a heavily wooded area drastically increases the threat of human-caused wildfires while simultaneously trapping residents in a single-exit zone during an evacuation.
- **Deforestation and Flooding:** Clearing large swaths of mature forest canopy will eliminate the natural root systems that absorb heavy rainfall. This clear-cutting will inevitably lead to severe soil erosion, altered water tables, and destructive runoff flooding for downhill properties. *Unfortunately, we already know the devastation the Ellershose and broader West Hants region had during the most heavy rainfall in 2023 with the ditch still washed out at the bottom of Dawson Rd and many driveways continue to be impacted by rainfall.*

For these critical reasons, I urge the Municipal Council to prioritize the safety, sustainability, and rural character of Ellershose by rejecting the Noyava Forest Village development proposal. I am not opposed to growth, but I am opposed to irresponsible development. It must be properly planned, assessed, and supported by adequate infrastructure and focused on the safety of our community. *For these reasons, a road of <50 residences should not see drastic growth of 300+ homes.* Thank you for your time, consideration, and dedication to protecting our community.

Sincerely,

Hayley, Bradley, & Owen Nickerson

Dear Mr. Wheadon and Mayor Zebian,

I am contacting you regarding the proposed Noyava development with approximately 250–350 homes and retail on Dawson Road and the potential impact it will have on Ellershouse and the surrounding community. As a concerned community member, I firmly believe that high-density urban developments do not belong in established rural areas. This project poses severe risks to our local infrastructure, natural environment, and public safety.

My primary (but not exclusive) concerns regarding this proposal include:

- **Water Security:** Existing residential wells in the Ellershouse area already experience seasonal water shortages and regularly go dry. Introducing a massive cluster of new high-capacity wells for this development will severely deplete the local aquifer, jeopardizing the water security of current residents.
- **Traffic and Road Safety:** Dawson Road is steep, narrow, and lacks sidewalks. It is unequipped to handle the heavy volume of construction traffic and residential vehicles this project would bring, creating an immediate safety hazard for pedestrians and motorists alike.
- **Emergency Access Vulnerability:** The current plan features only one vehicle access point. In the event of a serious accident, medical emergency, or roadblock at this single intersection, emergency vehicles will be trapped or blocked, risking residents' lives.
- **Escalated Forest Fire Risks:** Placing a dense residential development deep within a heavily wooded area drastically increases the threat of human-caused wildfires while simultaneously trapping residents in a single-exit zone during an evacuation.
- **Deforestation and Flooding:** Clearing large swaths of mature forest canopy will eliminate the natural root systems that absorb heavy rainfall. This clear-cutting will inevitably lead to severe soil erosion, altered water tables, and destructive runoff flooding for downhill properties as well as increasing our risk of drought due to the impact on the water cycle.

For these critical reasons, I urge the Municipal Council to prioritize the safety, sustainability, and rural character of Ellershouse by rejecting the Noyava Forest Village development proposal. I am not opposed to growth, but I am opposed to irresponsible development. It must be properly planned, assessed, and supported by adequate infrastructure and focused on the safety of our community. Thank you for your time, consideration, and dedication to protecting our community.

Sincerely,

L. Tamara Stevens

Dear Councillor Wheadon and Mayor Zebian,

I am writing to express my concerns about the proposed Noyava Forest Village development on Dawson Road. As a resident who values the rural nature of Ellershouse and the surrounding area, I support thoughtful and responsible growth. However, I have significant concerns that this proposal, in its current form, does not adequately address the infrastructure, environmental, and public safety considerations necessary to support development of this scale. In particular, I am concerned about the following:

- **Water Supply and Well Capacity**

Many households in the area already experience challenges with well water levels, especially during dry periods. Adding a large number of new homes that rely on groundwater could place significant pressure on the local aquifer and affect the long-term reliability of water supplies for existing residents.

- **Road Infrastructure and Traffic Safety**

Dawson Road was not designed to support a development of this magnitude. The road is narrow, steep in several areas, and lacks sidewalks for pedestrians. Increased construction traffic, followed by hundreds of additional residential vehicles, would create safety concerns for both motorists and those who walk along the road.

- **Limited Emergency Access**

The proposal appears to rely on a single access point for vehicles entering and leaving the development. If that access were blocked due to an accident, weather event, or other emergency, residents could face significant delays in evacuation and emergency services could have difficulty reaching those in need.

- **Wildfire Concerns**

A high-density residential community within a heavily forested area raises additional concerns about wildfire risk. Increased human activity can increase the likelihood of accidental fires, while a single-entry development may make emergency evacuation more difficult should a wildfire occur.

- **Environmental Impacts and Flooding Risks**

The removal of large sections of forest will reduce the natural ability of the land to absorb rainfall and manage runoff. The loss of established tree cover and root systems may contribute to erosion, changes in groundwater flow, and increased flooding impacts on neighbouring properties.

I want to emphasize that I am not opposed to growth or development. However, growth needs to be responsible, sustainable, and supported by infrastructure that can safely accommodate it. In my view, this proposal requires much greater consideration of its impacts on the environment, existing residents, and public safety before moving forward.

I respectfully ask Council to carefully evaluate these concerns and prioritize the long-term well-being of the community when considering the Noyava Forest Village proposal.

Thank you for your time and for your continued service to the residents of West Hants.

Jeana Hunt