

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. Looking forward to hearing from you both on how you as representatives of our community will be dealing with projects of this magnitude in rural communities.

Sincerely,

Rob Carlson

Dear Mr. Wheadon and Mayor Zebian,

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Kristine Carlson

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Joanne Ubdegrove

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Kyle Lamothe

Dear Mr. Wheadon and Mayor Zebian,

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Sincerely,

Sherman Jackson

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.

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Sincerely,

Stacey Charlton

Dear Councillor 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 and resident of Dawson Road, 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. I consider myself lucky that mine has not yet run dry but 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:

Noyava's 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.

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Sincerely,

Andrew Stevens

Dear Mr. Wheadon and Mayor Zebian,

I am writing regarding the proposed Noyava development on Dawson Road, which would include approximately 250–350 homes and commercial development, and the significant impact it could have on Ellershouse and the surrounding community. The current scale of the proposed development, more than doubling the existing community likely to fail and unsafe.

I have 3 major concerns about this development:

1) Scale:

The proposed development would more than double the size of the existing community. A development of this magnitude would fundamentally change the rural character of Ellershouse while placing enormous additional strain on existing infrastructure and public services.

Emergency and government services, including fire, police, ambulance, education, road maintenance, and other essential services, would be expected to support a dramatically larger population. There are serious concerns about whether the existing infrastructure and services have the capacity to accommodate growth of this scale without negatively affecting current residents and the surrounding community.

2) **Water:** Existing residential wells in the Ellershouse area already experience seasonal water shortages, with some wells reportedly going dry during periods of low groundwater availability. Concentrating such a large number of homes in a relatively small area, particularly on elevated terrain where reliable groundwater access may already be challenging, raises serious concerns about the long-term sustainability of the development and the potential impact on surrounding wells.

3) Road Safety:

Dawson Road is exceptionally steep, narrow, and entirely lacks sidewalks. Council has already noted the road has "**no shoulder and posing safety concerns**". 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.

The steep gradient of Dawson Road is an additional concern. Based on the **Nova Scotia Department of Public Works' Highway Design Guidelines**, drawing **S-2015-001**, "**Highway Design Guidelines**," portions of Dawson Road appear to be at or above the recommended maximum gradient for a road carrying the anticipated level of daily traffic. Increasing traffic substantially on a road that may already meet or exceed provincial design guidance warrants careful examination before any development of this scale is approved. (see table **Nova Scotia Department of Public Works' Highway Design Guidelines**, drawing **S-2015-001**, "**Highway Design Guidelines**.")

https://novascotia.ca/tran/highways/standarplanspdfs/Highway%20Design/Design%20Guidelines/S-2015-001- Highway_Design_Guidelines.pdf

Conclusion:

For these reasons, I urge Municipal Council to examine this development with great care. I do not believe a project of this scale can ultimately succeed at this location without causing significant harm to existing residents and placing substantial pressure on the surrounding community.

The developers have been friendly, engaged, and clearly have an ambitious vision for the project. However, good intentions do not necessarily make a development appropriate for a particular location. In my view, the proposed scale and density are simply ill-suited to Dawson Road and the existing infrastructure of Ellershouse.

My concern is that, if these fundamental limitations are not adequately addressed before approval, the project could ultimately fail to achieve its vision while leaving existing residents to deal with the consequences and the Municipality responsible for resolving infrastructure, safety, and servicing problems that could have been anticipated beforehand.

I therefore ask Council to carefully consider not only what this development promises to become, but whether Dawson Road and the surrounding community can realistically and safely support it.

Cheers,

Dougal M. Armour

Dear Mr. Wheadon and Mayor Zebian,

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Tricia Szameit

Dear Mr. Wheadon and Mayor Zebian,

I am contacting you regarding the proposed Noyava development, including approximately 250–350 homes and retail, on Dawson Road and the potential impact it will have on Ellershouse and the surrounding communities. 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.

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Amanda Facey

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Joseph Dumouchelle

Dear Councillor Wheadon and Mayor Zebian,

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Patrick hunt

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Francis Joseph Le Goffic

Dear Mayor Zebian,

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Pamela Kinsman