

David Patriquin, NS Wild Flora Society. Notes for Rally, Nov 8, 2022

Minister Lohr is here because finally Mayor and at least some councillor are becoming vocal about the Houston government takeover of municipal planning.

Bill 222 tabled on Oct 20 give the province draconian powers over housing development in HRM. Just read the changes recommended to the act that were defeated to get a sense of the draconian nature of this act.

It's bad enough but **What really raised the ire of the Mayor and some councillors was bill 225 which** "authorizes the Minister of Municipal Affairs and Housing to nullify a by-law of the Halifax Regional Municipality within six months of its passing." "Notwithstanding Section 382 of the Halifax Regional Municipality Charter and Section 519 of the Municipal Government Act, nothing in this Act or done pursuant to the provisions enacted or amended by this Act triggers any requirement to consult with the Halifax Regional Municipality or to notify the Nova Scotia Federation of Municipalities."

I have fairly been involved as a citizen with planning process in HRM since circa 2008, and I have seen in that time the evolution of really significant collaboration between different interests particularly via Our HRM Alliance, a coalition of over 60 organizations from environment, business, health and community sectors advocating for a sustainable future in Halifax; it was the alliance that really pushed the concept of focussing development AMAP on already serviced areas, so reducing taxes AND protecting our natural assets, those now highlighted in the HGNP.

No one is against 'development, but we want SMART DEVELOPMENT; that's what the HGNP is all about.

SMART Development addresses real housing and community needs in a cost effective way while at the same time addressing the linked climate and biodiversity crises, and I might add social/mental health crises

.BUT THAT'S NOT WHAT'S HAPPENING AT THE SOUTHDALE SITE

So yes, we have had an upsurge in immigration to NS.HRM since 2015/6, yes we need faster development, but not DUMBER development, unfortunately, that's what we are getting from behind closed doors from the Houston Government and friends

TO DO Smart Development Faster we need (i) to recognize where we shouldn't develop, and deal with that faster;

One fundamental principle of doing so is not to develop on ecologically valuable
IT NEEDS TO BE BOTH.

But at Southdale what we have is a very shady land deal, followed by very shoddy environmental assessment processes (the LSA/no WESP) and even shoddier public consultation; **all we have is the fast part. THATS NOT SMART DEVELOPMENT**

Along with Bill 222 and 225, also released recently Oct 18 is the

Southdale-Mount Hope Special Planning Area Amendment Order made under Section 16 of the of the Housing in the Halifax Regional Municipality Act S.N.S. 2021, c. 21
N.S. Reg. 238/2022 (effective October 18, 2022)

It gives all the details of what will happen to Eisner Wwetnad and area

AND it now includes reference to the WESP Report, A REPORT SYTILL I AVAILABLE TO THE PUBLIC

AND WHATEVER HAPPEND TO THE RESULTS OF PUBLIC CONSULTATION that was closed on Sep 19, 2022????