

Main points to make at HRM Open House about the
Sandy Lake Special Planning Area

1. **This process is anti-democratic.** The Province taking over decision-making about development at Sandy Lake is unethical because it leaves out important parts of municipal democracy. Done in this way, there will be no decision by HRM Council about development, and no public hearing about the development. *The Province should remove Sandy Lake from the Special Planning Area list, allowing it to revert to an area for consideration through HRM planning only.*
2. **Not more traffic!** Traffic congestion on Hammonds Plain Road is already severe, and the traffic modeling from the background studies shows it would get much worse if development happened at Sandy Lake. During the fall 2024 election the Province announced a “Sandy Lake connector” road could be built in the area, but that may not solve the situation. *Studies should be done about any proposed “Sandy Lake connector” road that would look at its potential to alleviate traffic but also its potential impacts of running through the woods and waters at Sandy Lake.*
3. **It will cost taxpayers how much?!?!** The background studies about potential development at Sandy Lake show a low estimate of \$130 million in direct infrastructure costs to HRM and Halifax Water to support the developer’s plan for Sandy Lake (that does not include an additional \$83 million in shared costs). *How on Earth will subsidizing this suburban sprawl not cause an increase in taxes for everyone? There are less expensive places to build.*
4. **What the flood?!** Sandy Lake drains into the Sackville River. We all saw the devastating impacts of flooding on the Sackville River in 2023. *No research has been done on how development next to Sandy Lake could increase flooding on the Sackville River.* This is vital to know before any final decisions are made as it has the potential to harm human life if not addressed.