

# CASE 23563 SPA APPEAL HEARING

Shu Wei Chen

Proxy Speaker Brayden Thomas



47.4 Acres

131.9 Acres

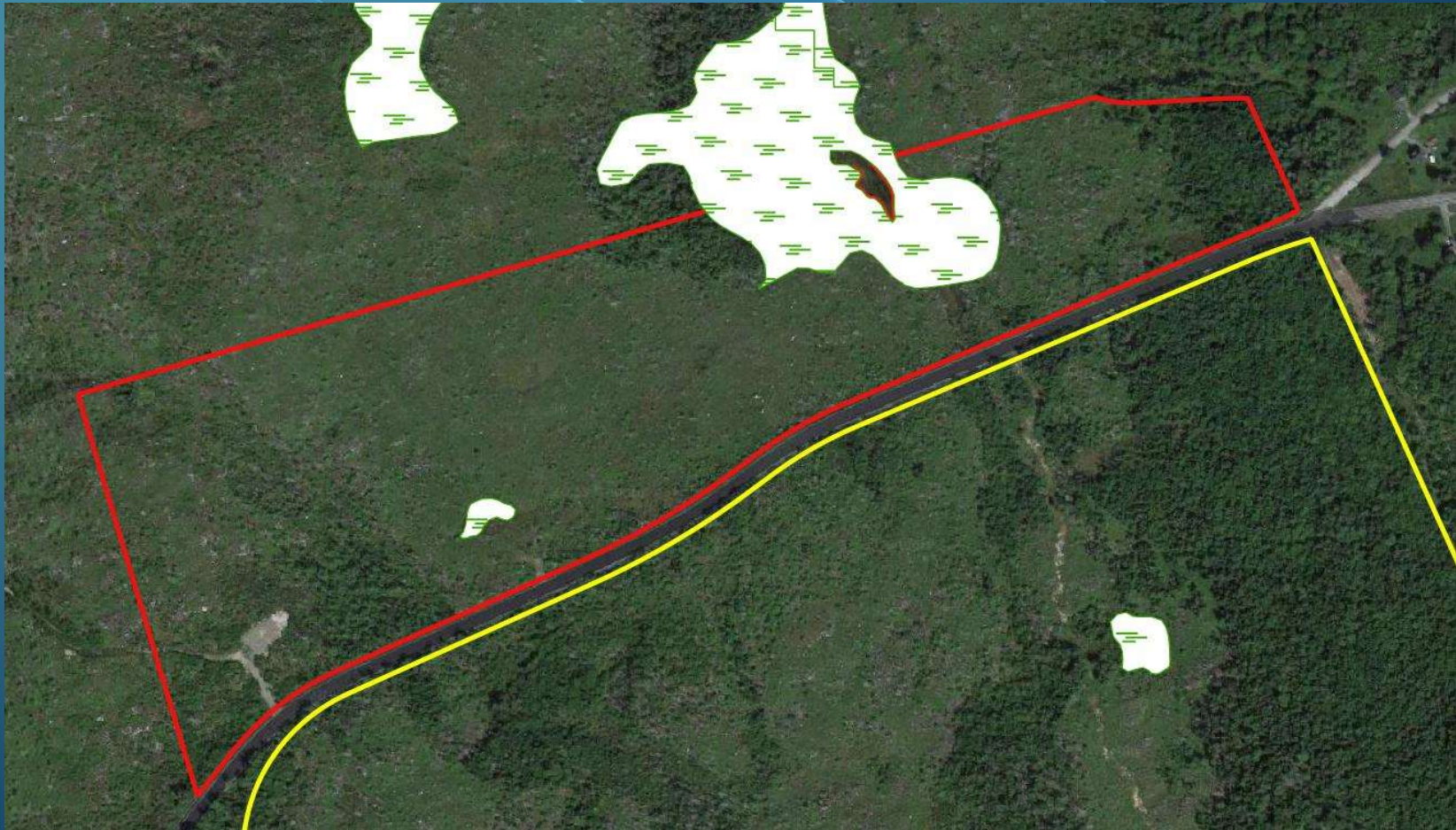
# PROPERTY ISSUES

- ▶ Property has been for sale since 2021
- ▶ Limited offers that have all backed out after performing due diligence due to concerns with C/D facility potential
- ▶ Little to no ability to start development on the property given uncertainty surrounding C/D facility potential

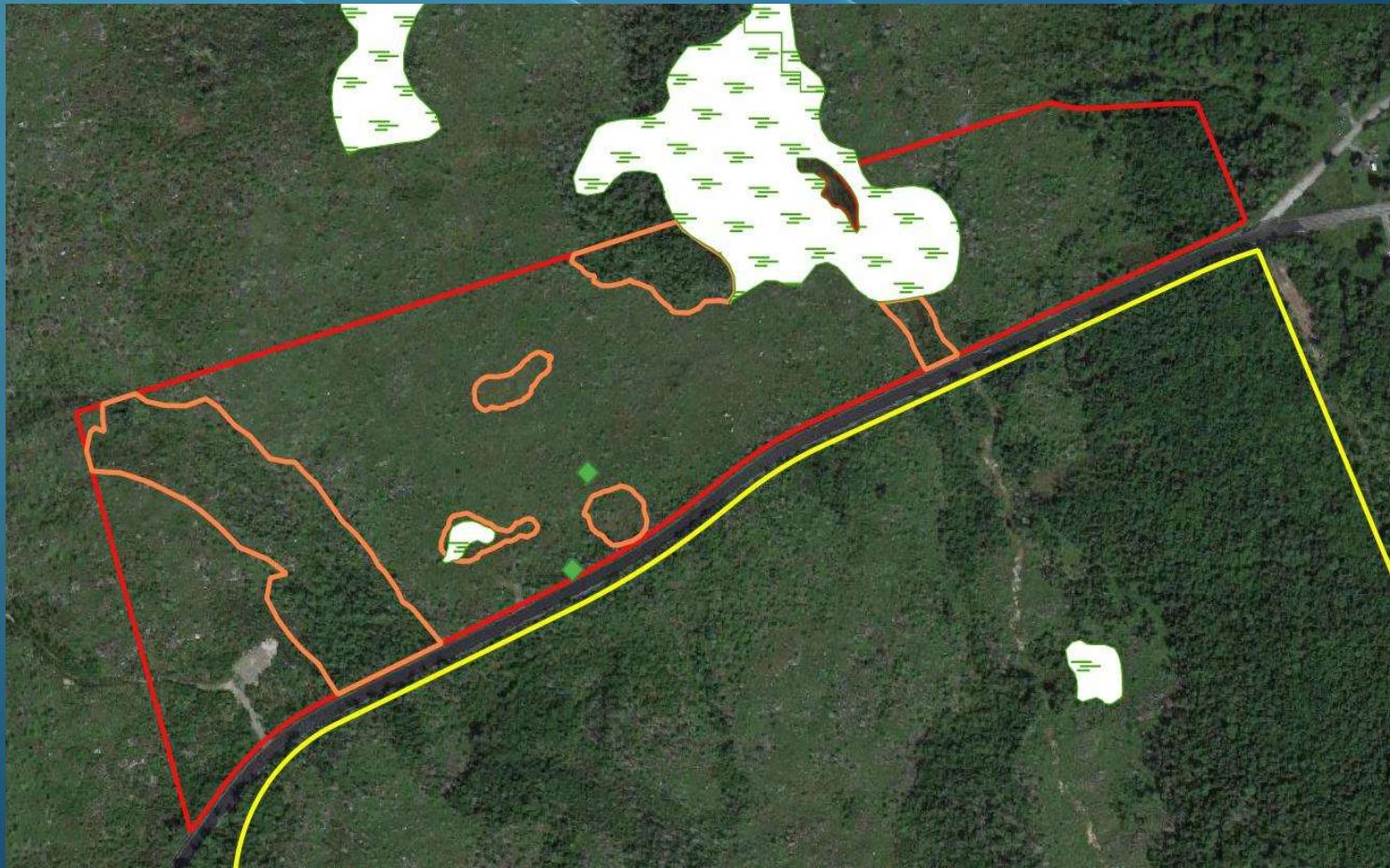
# LACK OF VEGETATIVE BUFFER



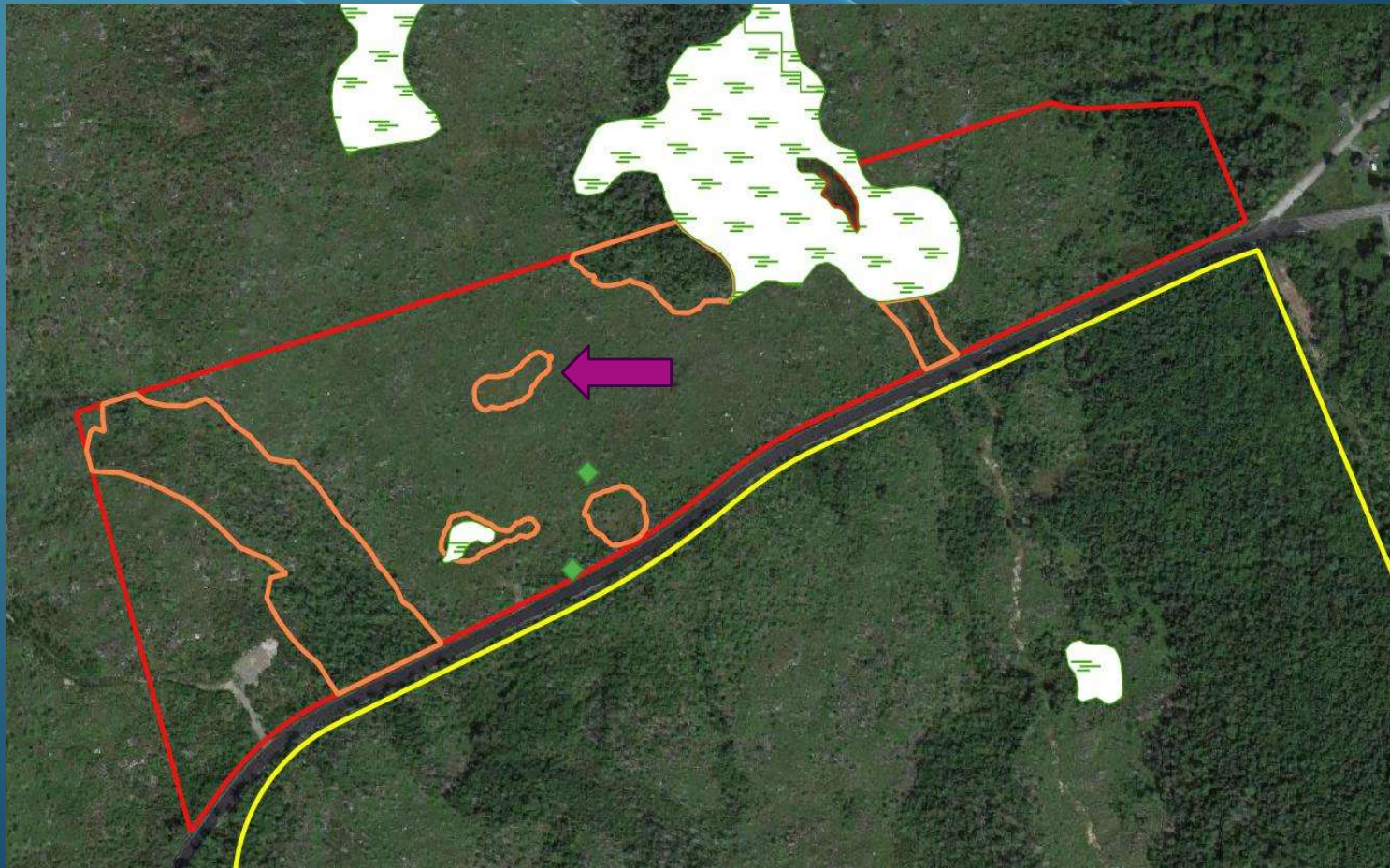
# NSECC MAPPED WETLANDS



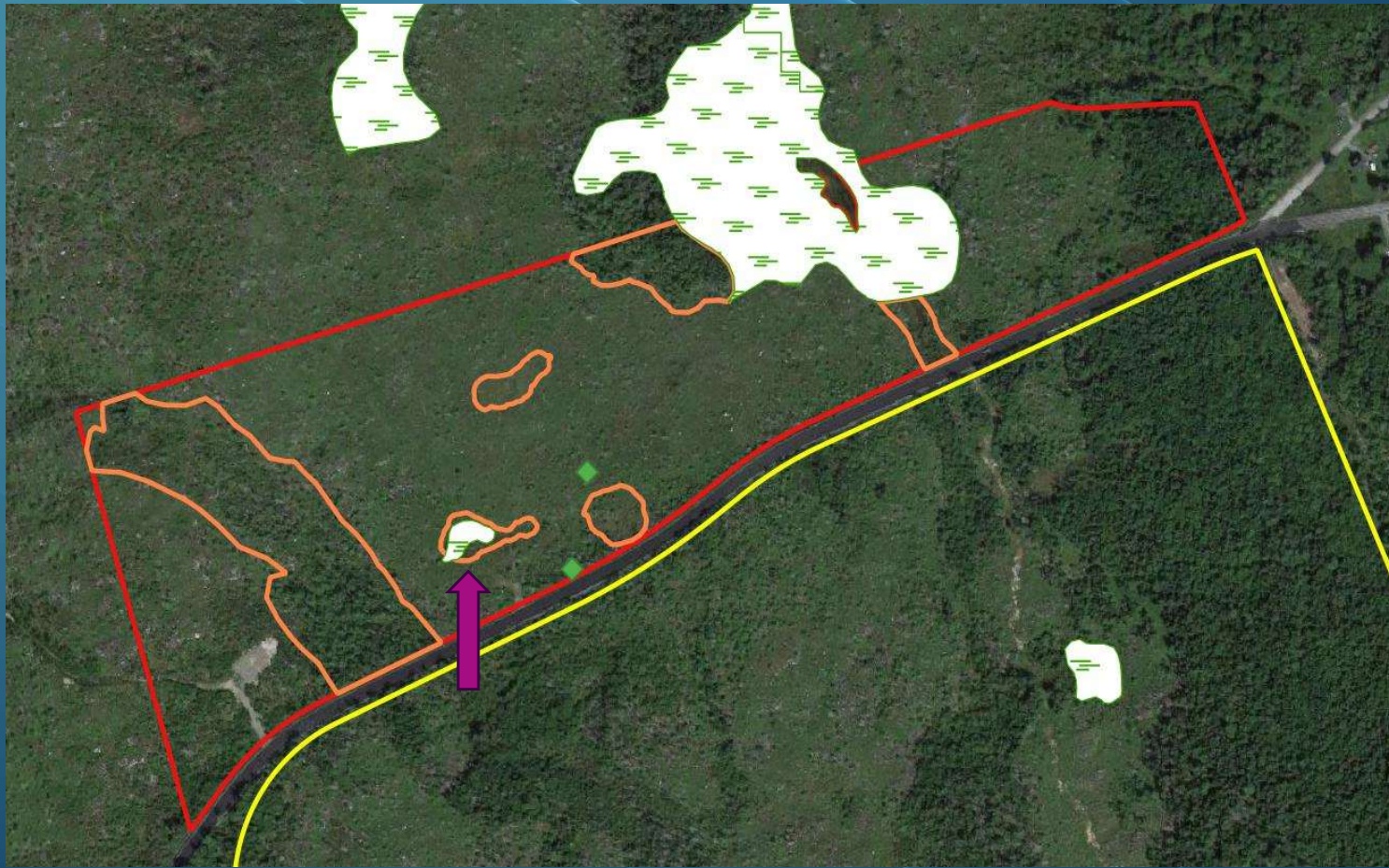
# MORE ACCURATE MAP OF WETLANDS



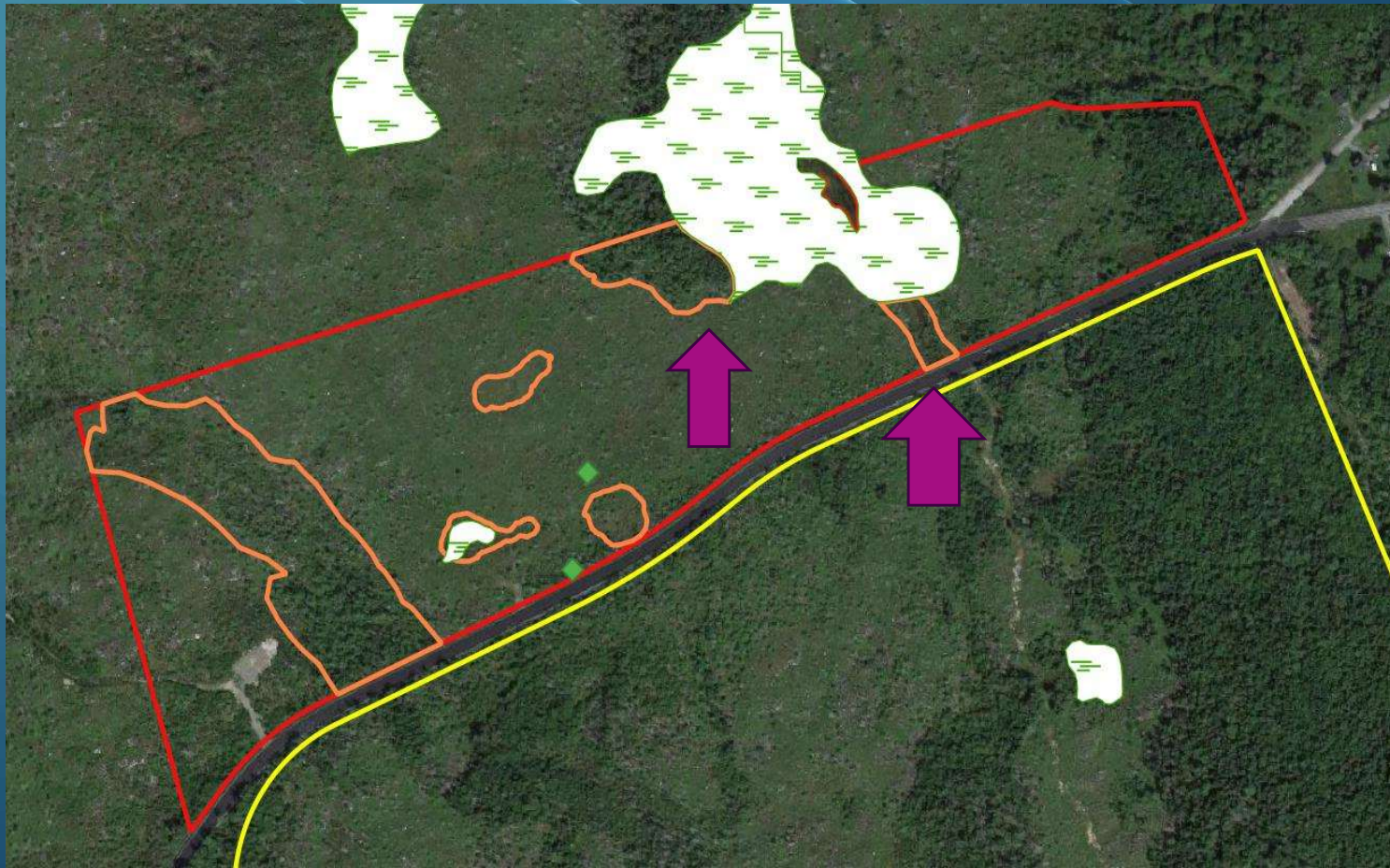
# MORE ACCURATE MAP OF WETLANDS



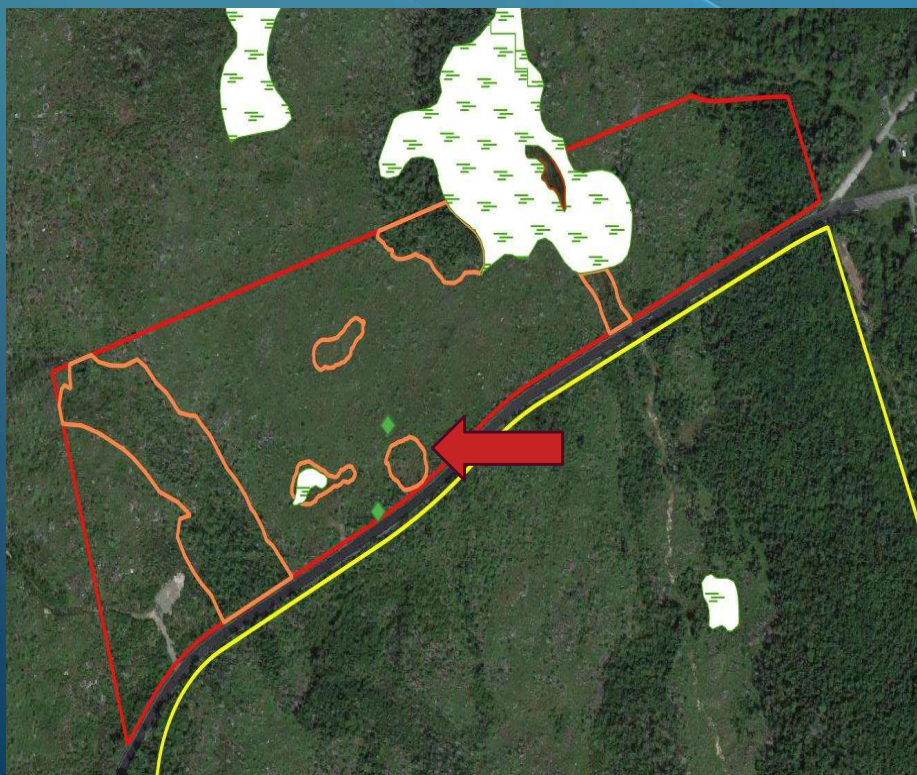
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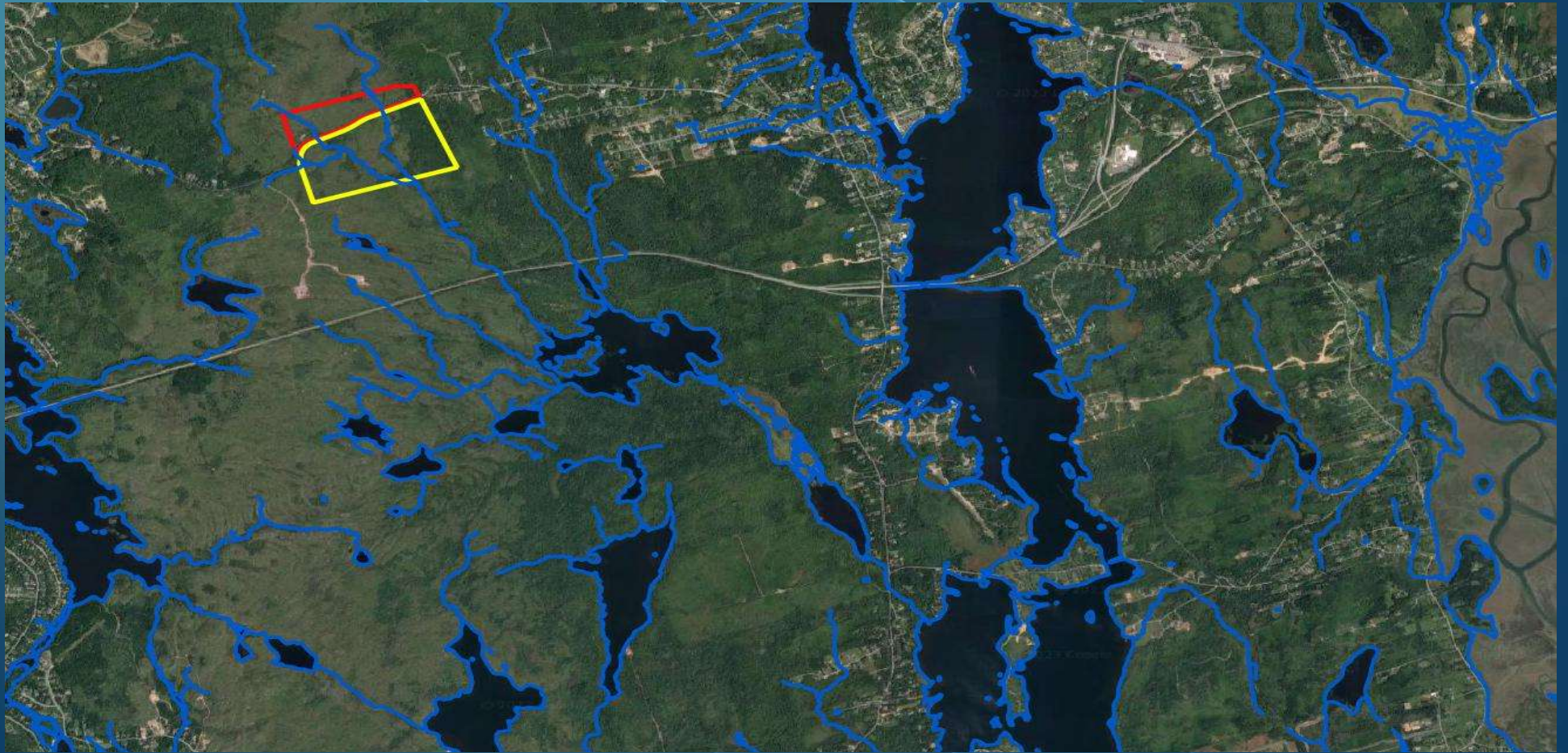
# EXAMPLE OF AN UNACCOUNTED-FOR WETLAND



# WETLAND DELINEATION

- ▶ Evident that no wetland/watercourse delineation has been completed by a **qualified wetland specialist**
- ▶ HRM has in the past had the jurisdiction to request wetland delineation mapping along with wetland functional assessment results (WESP-AC) to support site plan approvals and development permits

# DOWNSTREAM IMPACTS



# WILDLIFE & SPECIES AT RISK



**Eastern-Painted Turtle**



**Blue Felt Lichen**



**Common Nighthawk**

# TO SUMMARIZE

- ▶ This proposal has already caused serious complications to property values, development
- ▶ This proposal provides no realistic means to control noise/dust/light pollution
- ▶ This proposal has a serious lack of environmental consideration and mitigation
- ▶ This proposal has very real downstream contamination impacts reaching into Porters Lake
- ▶ This proposal does not consider species at risk or wildlife and stands to illegally alter numerous wetlands