

1976 Mar 17	Letter from C.A. Moir, Dartmouth City Administrator to D.J. Power, Deputy Minister Department of Public Works	Acquire suitable land to build senior high school. One being land in Lynn Drive area Public Works owned.	HRM Municipal Archives
1976 Mar 19	Letter from D.J. Power, Deputy Minister Department of Public Works to C.A. Moir, Dartmouth City Administrator	Stating Dartmouth seeking 20 acres of farmlands at the Nova Scotia Hospital. Land reserved for expansion of the Nova Scotia Research Foundation. Asking if Dartmouth would be interested in the site previously requested (1971)	HRM Municipal Archives
1976 Mar 26	Memo from C.A. Moir, Dartmouth City Administrator to Don Bayer, Dartmouth Director of Planning and Development.	Advising of 19 Mar 1976 response from Power and mentioning previous 12 acres formerly requested land. Asking if Mr. Bayer feels the 1971 request would be appropriate size for needs.	HRM Municipal Archives
1978 Feb 16	Letter from Mark A. Bernard, Dartmouth Environmental Health Engineer to John Jones, Director of Water	Introduced the "Clement Street swamp" as a watershed of 70 acres. It is drained by a 30" pipe that enters sewer system, ultimately emptying into Dartmouth Cove. Indicated system overloaded during heavy rain. "Currently approaching" property owners for City to build berm to hold storm water. Would retain water based on a 50 year (6 hour long) storm.	HRM Municipal Archives

	Planning & Management Department of Environment		
1978 Feb 16	Letter from Mark A. Bernard, Dartmouth Environmental Health Engineer to D.J. Power, Deputy Minister Department of Public Works	Indicating Dartmouth interested in permission to build rainwater storage basin. Included proposed design of berm	HRM Municipal Archives
1978 Feb 22	Letter from D.J. Power, Deputy Minister Department of Public Works to Mark A. Bernard, Dartmouth Environmental Health Engineer	Acknowledging letter of 16 Feb 1976. "At the present time, I cannot recommend to Government the use of the lands as indicated in your letter."	HRM Municipal Archives
1978 Jul 18	Letter from C.A. Moir, Dartmouth City Administrator to D.J. Power, Deputy Minister Department of Public Works	More details on why Dartmouth was requesting the property, from province, for the berm to help with "undue flooding of properties in the area. Indicated it would save Dartmouth \$1,000,000 in expenditures.	HRM Municipal Archives

1978 Nov 02	Memo from C.A. Moir, Dartmouth City Administrator to Ed Purdy, Assistant City Engineer, and copied to R. Fougere, City Engineer	Indicating Don Power, Deputy Minister of Public Works had advised Nova Scotia willing to go along with request to use property owned by NS Government in Clement St area. Requested they proceed with installation of dam	HRM Municipal Archives
1978 Nov 02	Letter from D.J. Power, Deputy Minister Department of Public Works to C.A. Moir, Dartmouth City Administrator	Responding to letter of 18 July 1978 requesting use of land and fact request approved for "storm storage retention basin". Further indicating if the province requires the property (back) they will give six months notice to vacate.	HRM Municipal Archives
1978 Nov 06	Letter from C.A. Moir, Dartmouth City Administrator to D.J. Power, Deputy Minister Department of Public Works	Letter thanking province.	HRM Municipal Archives
1978 Nov 21	Letter from D.J. Power, Deputy Minister Department of Public Works to C.A. Moir,	Attaching two copies of conditions (of use of property).	HRM Municipal Archives

	Dartmouth City Administrator		
1978 Nov 28	Memo from C.A. Moir, Dartmouth City Administrator to A.E. Purdy, Assistant City Engineer	Forwarding letter received from Don Power, Deputy Minister of Public Works. Asking for Mr. Purdy to review letter and attachments and provide comments.	HRM Municipal Archives
1978 Nov 30	Memo from C.A. Moir, Dartmouth City Administrator to His Worship the Mayor and Members of City Council	Reviewing authorization, from City Council, and that negotiations have been carried on with province. Included attached letter from D.J. Power, Deputy Minister of Public Works, related to conditions of use.	HRM Municipal Archives
1978 Nov 30	Memo from C.A. Moir, Dartmouth City Administrator to J.S. Drury, City Solicitor	Requesting resolution to allow City Clerk to sign agreement.	HRM Municipal Archives
1978	Conditions of use of property from Province of Nova Scotia to City of Dartmouth	Agreement to use lands formerly owned by Nova Scotia Hospital Farm. Dartmouth will use only as a rainwater storage basin. Not to use for other purposes.	HRM Municipal Archives
1978	Dartmouth Municipal Plan	Certain lands in Eisner Cove Wetland areas designated as Institutional	Halifax Regional Municipal Council documents

			related to Case 19755.
2002 Aug 09	CBC	Nova Scotia's environment minister dismisses Eisner Cove appeals	
2002 Aug 09	Surge 105.1	‘Protest or give up’: Dartmouth Councillor says province left no choice at Eisner Cove Wetland	
2007 Jun 12	Former Halifax Regional Municipality Councillor, Becky Kent, District 8, request of staff	Requesting Mount Hope Interchange Status Update	Halifax Regional Municipality Council
2008 Dec 17	Provincial, Federal Governments Announce \$50 Million in Infrastructure Funding	Projects include a new interchange on Highway 102 at Larry Uteck Boulevard, improvements to Highway 103, a new interchange on Highway 101 in Middle Sackville, upgrading of Trunk 4 between East Bay and Big Pond, and expanding the Mount Hope interchange at Highway 111 . Funding will also be used to complete upgrades to the Cheticamp water utility and broadband connectivity for rural Nova Scotia	
2009 Dec 08	Protect Eisner Cove Wetland	Endangered Black Ash at Southdale Site – Group Calls on Minister to Halt Development	Press Release
2010 Aug 16	Construction and Subdivision Agreements Mount Hope Avenue Extension	<p>RECOMMENDATION</p> <p>It is recommended that Halifax Regional Council:</p> <ol style="list-style-type: none"> 1. Mayor and Clerk enter into construction agreement with Nova Scotia Transportation and Infrastructure Renewal and the Nova Scotia Innovacorp Corporation for Mount Hope Avenue Extension. 2. Mayor and Clerk enter into subdivision agreement with Nova Scotia Transportation and Infrastructure Renewal and the Nova Scotia Innovacorp Corporation for Mount Hope Avenue Extension. <p>Background In 2008 province announced \$640,000 and Innovacorp announced \$915,745 for funding, with remainder coming from HRM.</p> <p>Notes</p>	Halifax Regional Municipality document

		Halifax Water reported insufficient water pressure to service Innovacorp Lands. Innovacorp not eligible for subdivision approval until water distribution system extended across Hwy 111 to Baker Drive. Not included in project previously approved and Innovacorp “has insufficient funding to complete the connection..”									
2010 Jul 06	Mount Hope Avenue Extension Funding	<p>Approve an increase to Capital Account No. CTX01112, Mount Hope Avenue Extension, by \$564,255 by transferring \$114,255 from Capital Account CQU01223 - Access Road and Extension of Ragged Lake Boulevard and \$450,000 from Capital Account CTX01113 - Downtown Street Network Changes. 2. Approve an increase to Capital Account No. CTX01112, Mount Hope Avenue Extension by \$315,745 to reflect cost sharing in the amount of \$275,745 from Innovacorp and \$40,000 from Heritage Gas as outlined in the budget implications of this report.</p> <p>The revised project budget, including the cost of providing underground services within the proposed road right of way is \$2.8 million, broken down as follows:</p> <table border="1" data-bbox="873 584 2002 873"> <thead> <tr> <th colspan="2">Mount Hope Avenue Extension - Revised Project Estimate</th> </tr> </thead> <tbody> <tr> <td>Road Construction</td> <td>\$1,780,000</td> </tr> <tr> <td>Water and Wastewater Services</td> <td>\$500,000</td> </tr> <tr> <td>Natural Gas Services</td> <td>\$40,000</td> </tr> </tbody> </table>	Mount Hope Avenue Extension - Revised Project Estimate		Road Construction	\$1,780,000	Water and Wastewater Services	\$500,000	Natural Gas Services	\$40,000	Halifax Regional Municipality Council
Mount Hope Avenue Extension - Revised Project Estimate											
Road Construction	\$1,780,000										
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2011 May 05	Mount Hope Avenue Extension – Formal Street Acceptance and Local Improvement Charges	Approve in principle the adoption of Local Improvement By-law L-134 , Respecting Charges for Local Improvement Projects attached hereto as Attachment “A”, to set charges for the recovery of a portion of the capital cost of the Mount Hope Avenue/Highway 111 Interchange, to be recovered from the owners of properties depicted on the attached schematic plan (Attachment “B”), and also give notice of motion to begin the formal adoption process; and	Halifax Regional Municipality Council Agenda and related documents								
2013 Oct 09	Report prepared by Ian Bryson and Dave Jessop of CBCL to David McNamara, Innovacorp	<p>Report requested by Halifax Regional Municipality regarding Wetland Delineation by CBCL in 2013</p> <ul style="list-style-type: none"> • Indication of “a number of other innovacorp projects”. • Field work done by Ian Bryson and Carrie Bentley, qualified to do delineations. • Wetland classified as a swamp/bog/fen complex. • Wetland size of 13.2 ha. 	AR-22/23-680								

		<ul style="list-style-type: none"> • In bog/fen section there are black spruce, eastern larch and red maple. • In bog/fen section shrubs include sweet gale, speckled alder, false holly, leatherleaf, Labrador tea, sheep laurel, meadowsweet, steeplesbush, willows. • In bog/fen section in disturbed areas near Lynn Drive multiflora rose, barberry. • Also in bog/fen cinnamon fern, sedges, white beakrush, tawny cotton-grass • In swamp portion cinnamon fern and three-seeded sedge, creeping buttercup, tall white aster, bluejoint, sensitive fern, norther long sedge, woolgrass, broad-leaved cattail and soft rush. • Wetland use to extend about 250 metres across highway 111 before development (Baker Drive area). • Relict portion of wetland isolated between off-ramp and Mount Hope interchange 	
2013 Sep 18	Excerpt from Staff Report re Proposed Revisions to the Regional Plan	Provision is made to consider additional serviced lands at the north end of Morris Lake and in Eastern Passage to compensate for the development potential lost due to the Shearwater air base being reacquired by the Canadian Armed Forces, conditional upon the connector road from Mount Hope Avenue to Caldwell Road being constructed.	Executive Summary
2015 May 14	Shearwater – Mount Hope Connector Road	Councillor Bill Karsten It is recommended that the Harbour East and Marine Drive Community Council request that Halifax Regional Council request a staff report, the purpose of which would be to provide a status update and go forward plan of action in regard to the Shearwater / Mount Hope Connector Road.	Request for Council's Consideration
2016 Dec 14	Case 20235: Rezoning for 101 Research Drive, Dartmouth	Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as contained in Attachment A, to rezone lands located at 101 Research Drive in Dartmouth from the S (Institutional) Zone to the I-1 (Light Industrial) Zone, and schedule a public hearing; and Approve the amendment to the Dartmouth Land Use By-law, as set out in Attachment A.	Harbour East Community Council document
2016 Feb 02	HRM Report from Planning staff to Harbour East Marine Drive Community Council	Introduction of Case 19755 to subdivide property at 101 Research Drive, this would have also lead to a rezoning of the property from Institutional to Light-Industrial. The ultimate goal for this was to allow for the development of a building of up to 2,275 square metres (24,488 square feet). This building would be used as a “business incubator” by Innovacorp (property owners). This incubator would be used as a business start-up; where business would have space to start up, develop its product, then move on when ready, leaving an empty space for the next business.	HRM Case 19755
2016 Feb 02	HRM Report from Planning staff to Harbour East Marine Drive	Introduction of Case 20235 looks to subdivide a section of the property (wooded area at end of Fenwick St) between existing parking lot at 1 Research Drive into the woods. This also looks at rezoning the area from Institutional to Light-Industrial. The goal of this would be to change the zoning so that the currently building conform to the zoning. The new building would have to conform to strict rules and policies such as compatibility with neighbourhood, provide landscaping buffers, look	

	Community Council	at soil and rock cropping issues. The building would also have to be 30 feet from the brook that runs through Eisner Cove Wetland. However, as the attendees pressed the City Planner, the distance from the brook would increase the steeper the slope is behind where they plan to build. The 30 foot regulation is based on a slope of 20 degrees. That distance would increase with each increased degree of that slope. I have been back there, and I know that the slope is at least 45 degrees (if not more). At a 45 degree slope, that would mean the building would have to be a minimum of 60 foot setback from the brook. The steeper the slope the more difficult it would be construct a building of 2,275 square metres (24,488 square feet).	
2016 Jan 19	Thinking Outloud with Sheldon MacLeod	A bad development for HRM development	Audio interview
2016 Jul 19	Halifax Regional Municipality Year End Financial Statements	Capital Project CTUOO530, Mount Hope Interchange \$4,234,678 On March 22, 2016, a report regarding CCC Funding Shortfall for the Mount Hope Interchange Highway was presented to Council with recommendation approved to 1) change the funding source for the outstanding \$7,234,678 for Project Number CTUOO530 Highway 111 Portland St. Interchange from Capital Cost Contribution funding to the following: \$3,000,000 from the Operating Surplus Reserve Q328 and the remainder of \$4,234,678 from debt; and, 2) authorize Finance to seek approval from the Minister of Transportation and Infrastructure Renewal to fund this project from debt, as it is a provincially owned street.	Halifax Regional Municipality Finance and Audit Committee
2016 Sep 28	Public meeting at South End Baptist Church to discuss Case 19755	The public comments received include the following topics: <ul style="list-style-type: none"> • potential effects of stormwater runoff; • traffic increases through Fenwick Street and the adjacent residential communities to the north; and • tree removal and potential environmental effects on watershed. 	Halifax Regional Municipal Council documents related to Case 19755.
2016	Audit & Finance Standing Committee	Mount Hope Interchange Highway 111 – Capital Cost Contribution (CCC) Funding Shortfall Moved by Councillor Rankin, seconded by Mayor Savage THAT the Audit and Finance Standing Committee recommend that Regional Council: 1) Change the funding source for the outstanding \$7,234,679 for Project Number CTUOO530, Highway 111/Portland St. Interchange from Capital Cost Contribution funding to the following: \$3,000,000 from the Operating Surplus Reserve Q328 and the remainder of \$4,234,679 from debt; and, 2) Authorize Finance to seek approval from the Minister of Transportation and Infrastructure Renewal to fund this project from debt, as it is a provincially owned street Amendment	Committee Minutes

		<p>MOVED by Councillor Dalrymple, seconded by Mayor Savage THAT the Audit & Finance Standing Committee recommend that Halifax Regional Council request the Mayor write a letter on behalf of Council to the Federal Government to discuss options pertaining to compensation/funding in relation to the funding shortfall.</p> <ul style="list-style-type: none"> Peter Duncan, Manager of Asset and Transportation Planning met with Official from 12 Wing Shearwater to discuss constructing connector through DND land, but did not involve costs. 	
2017 Apr 06	Habour East Community Council Agenda	Case 19755 and 20235	Habour East Community Council
2017 Feb 02	Case 19755 Rezoning 1 Research Drive	<p>MOVED by Councillor Austin, seconded by Councillor Mancini THAT Harbour East-Marine Drive Community Council Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as contained in Attachment A of the staff report dated December 14, 2016, to rezone certain lands in the near the Woodside Industrial Park in Dartmouth from the S (Institutional) Zone to the I-1 (Light Industrial) Zone and schedule a public hearing.</p> <p>MOTION PUT AND PASSED.</p>	Habour East Community Council Minutes
2017 Feb 02	Case 19755: Rezoning for 1 Research Drive and 2 adjacent properties to the north (one of which is today the Legrow development proposal at base of Fenwick St and Research Drive)	<p>Application by CBCL on behalf of Nova Scotia Innovacorp Corporation First Reading to rezone lands zoned as S (Institutional) to I-L (Light Industrial) and to schedule a public meeting</p> <p>The applicant proposes to align the zone with the current use of the building as a research, office and manufacturing facility. Additionally, plans have been submitted and reviewed as part of this planning application, for a new lot and a 2275 square metre industrial facility, intended to someday serve as a business development incubator. File research revealed that the institutional zoning of both properties was applied at the time of the adoption of the Dartmouth Municipal Plan in 1978. At that time, the properties were owned by the Province and were used as a laboratory. The institutional zoning was likely applied to the property as a result of the ownership and the use at that time.</p> <p>NOTE: At this time the Wetland and forest belt to the north was zoned H (Holding) effectively limits development to single family homes and conservation uses, and as such, buffers the existing neighbourhoods from the Woodside Industrial Park and the subject site.</p>	Halifax Regional Municipality Council Agenda and related documents
2017 Feb 02	Case 20235 Rezoning 101 Research Drive	<p>MOVED by Councillor Austin, seconded by Councillor Nicoll THAT Harbour East-Marine Drive Community Council Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as contained in Attachment A of the staff report dated December 14, 2016, to rezone lands located at 101 Research Drive in Dartmouth from the S (Institutional) Zone to the I-1 (Light Industrial) Zone, and schedule a public hearing.</p> <p>MOTION PUT AND PASSED.</p>	Habour East Community Council Minutes
2017 Feb 02	Public meeting	Minutes from public meeting held at South End Baptist Church	Case 19755 and 20235

2017 Mar 02	Case 19755 Rezoning 1 Research Drive	PIDs 40003600 and 41362161 <ul style="list-style-type: none"> Proposed building size would be 2,275 sq metres New parking lot would be 18,884 sq metres	Presentation to Harbour East Community Council
2017 Mar 02	Case 19755 Rezoning 1 Research Drive	MOVED by Councillor Austin,, seconded by Councillor Nicoll THAT Harbour East-Marine Drive Community Council approve the amendment to the Dartmouth Land Use By-law, as set out in Attachment A of the staff report dated December 14, 2016. Members recognized that the zoning did not fit the intended use of the property. Provisions for a buffer could address concerns with the wetlands. Concerns were expressed about certain uses under the I-1 zone not being compatible with the abutting residential zone. MOTION PUT AND DEFEATED. It was suggested that the alternative recommendation proposed in the December 14, 2016 staff report might address some of the concerns. The Community Council recessed at 6:50 pm. and reconvened at 6:54 p.m	Harbour East Community Council Minutes
2017 Mar 02	Case 20235 Rezoning 101 Research Drive	MOVED by Councillor Austin, seconded by Councillor Hendsbee THAT Harbour East-Marine Drive Community Council approve the amendment to the Dartmouth Land Use By-law, as set out in Attachment A of the staff report dated December 14, 2016. As explained for Case 20235: Rezoning 1 Research Drive addressed earlier, see page 4, members recognized that the zoning for 101 Research Drive did not fit the intended use of the property. Provisions for a buffer could address concerns with the wetlands. Concerns were expressed about certain uses under the I-1 zone not being compatible with the abutting residential zone. MOTION PUT AND DEFEATED. As explained with Case 20235, members were not prepared to move an alternative recommendation and suggested that the applicant could bring this matter back through a new application process or the possibility of addressing the zoning through the Centre Plan.	Harbour East Community Council Minutes
2017 Mar 02	Presentation from Halifax Planning	Case 20235	Presentation to Harbour East Community Council
2017 Mar 02	Presentation to Harbour East Marine Drive Community Council	Rezoning Woodside Industrial Park	HRM Case 19755
2017 May 04	Request to include item on Agenda by Councillor Sam Austin	That Harbour East - Marine Drive Community Council request a staff report to consider rezoning the lands identified in case 19755 and 20235 in the Woodside Industrial Park from the (S) Institutional zone to (I-1) Light Industrial zone subject to: (1) Additional setbacks from neighbouring residential uses and the Dartmouth South Academy; (2) Requirements for trees to screen any industrial development on the lands; (3) Limitations on traffic flow from the lands onto Fenwick Street;	Request for Community Council's Consideration

		<p>(4) Prohibiting outdoor storage; and (5) Requiring all parking areas to be paved.</p> <p>Reason The lands in question were the subject of two public hearings on March 2, 2017. Community Council rejected the staff recommendation to approve rezoning the lands from institutional to light industrial due to concerns about the compatibility of allowing as-of-right industrial development adjacent to the residential neighbourhoods. Subsequent conversations with planning and the property owners have indicated potential restrictions that could be placed on the lands that might allow for the rezoning to take place while also protecting the existing community.</p>	
2018 Feb 01	Halifax Regional Municipality Council requesting staff report on Case 19755 and 20235	<p>At the April 6, 2017 meeting of Harbour East – Marine Drive Community Council the following motion was put and passed: “That Harbour East - Marine Drive Community Council request a staff information report to consider amending the planning regulations for the lands identified in cases 19755 and 20235 in the Woodside Industrial Park from the (S) Institutional zone to (I-1) Light Industrial zone subject to, but not limited to:</p> <ol style="list-style-type: none"> 1. Additional setbacks from neighbouring residential uses and the Dartmouth South Academy; 2. Requirements for trees to screen any industrial development on the lands; 3. Limitations on traffic flow from the lands onto Fenwick Street; 4. Prohibiting outdoor storage; and 5. Requiring all parking areas to be paved.” 	Halifax Regional Municipal Council documents related to Case 19755 and 20235.
2018 Feb 01	HRM Report from Planning staff to Harbour East Marine Drive Community Council	<p>At the April 6, 2017 meeting of Harbour East – Marine Drive Community Council the following motion was put and passed:</p> <p>“That Harbour East - Marine Drive Community Council request a staff information report to consider amending the planning regulations for the lands identified in cases 19755 and 20235 in the Woodside Industrial Park from the (S) Institutional zone to (I-1) Light Industrial zone subject to, but not limited to: 1. Additional setbacks from neighbouring residential uses and the Dartmouth South Academy; 2. Requirements for trees to screen any industrial development on the lands; 3. Limitations on traffic flow from the lands onto Fenwick Street; 4. Prohibiting outdoor storage; and 5. Requiring all parking areas to be paved.”</p>	HRM Case 19755
2018 Feb 02	Case 20235: Rezoning for 101 Research Drive, Dartmouth	MOVED by Councillor Austin , seconded by Councillor Nicoll THAT Harbour East-Marine Drive Community Council Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as contained in Attachment A of the staff report dated December 14, 2016, to rezone lands located at 101 Research Drive in Dartmouth from the S (Institutional) Zone to the I-1 (Light Industrial) Zone, and schedule a public hearing.	Harbour East Community Council Minutes
2018 Nov 27	Case 21770: Land use policy and regulations to manage conflict between industrial and non-industrial uses in Woodside Industrial Park, Dartmouth	<p>Recommendation It is recommended that Regional Council direct staff to include policy and land use regulations within the HRM Centre Plan to manage conflict between industrial activities and abutting residential and institutional uses in the Woodside Industrial Park area consistent with the policy direction outlined in the Discussion Section of this report.</p>	Halifax Regional Municipal Council documents

2019 Aug 23	Email from Brad Green to Tim Reilly	Had forgotten to attach site plan	2023-00394-INS
2019 Aug 23	Email from Brad Green to Tim Reilly	"In 2002, during an expansion of Moirs Chocolate factory, petroleum hydrocarbons were found in soil and groundwater..." This was on east side of Hwy 111 PIDs 41208745, 40936890 where Value Village now is	2023-00394-INS
2019 Dec 03	Email from REDACTED (CBRE) to Donna Bourque and cc Tim Reilly	"Purchaser wants to ensure that if the VENDOR defaults on closing—for instance you are unable to sell to REDACTED after the consultation with the Mc'kmaq communities, then the deposit would be refunded..."	No FOIPOP # provided
2019 Dec 19	Sales agreement between Nova Scotia Innovacorp Corporation and A.J. Legrow Holdings Limited	Sale price of \$680,000, plus HST, for PIDs 40003600, 41362161, 41280546 and 41208745 Article 5 "The parties acknowledge that the Vendor may have a duty to consult with the Mi'kmaq of Nova Scotia on the sale of the subject lands..."	No FOIPOP # provided
2019 Dec 19	Schedule A of Sales Agreement	Very detailed survey locations	No FOIPOP # provided
2019 Feb 04	Email from Tim Reilly to Donna Bourque, cced Jenny MacDonald	"With Michael's departure, we have a gap in understanding of what land we own in Woodside."	FOIPOP 2023-00224-INS
2019 Feb 15	Email from Tim Reilly to Donna Bourque, cced Invest Nova Scotia and Malcolm Fraser.	"I spoke with Craig Smith at Nature Conservatory of Canada this morning and they are not interested in our land. The focus mainly on rural opportunities."	FOIPOP 2023-00224-INS
2019 Jan 14	Email from Amanda Quarmby-Bennett (Nature	"Craig had mentioned that he reached out to you to have a look at the property you mentioned about...I was thinking we could book a time to catch up and perhaps have a look at the property over the next few weeks."	FOIPOP 2023-00224-INS

	Conservancy) to Malcolm Fraser (Innovacorp)		
2019 May 23	Email from REDACTED (CBRE) to Tim Reilly (Innovacorp)	Notifying dropped off broker opinion of value.	No FOIPOP # provided
2019 May 30	Email from Tim Reilly (Innovacorp) to Donna Bourque (Innovacorp)	"Please find attached the Broker's opinion on how to dispose of our surplus land in Woodside. Another option would be to approach Ducks Unlimited and donate the land..."	
2019 Nov 04	Email from REDACTED (CBRE) to Donna Bourque and cc Tim Reilly	Details for forth offer Purchaser REDACTED \$651,000 60 day financial with 90 days for environmental, title, wetland, etc. Deposit \$15,000 Closing of 01 Mar 2020 "We would disclose the environmental matter so REDACTED can consider as part of his offer."	No FOIPOP # provided
2019 Nov 05	Email from REDACTED (CBRE) to Donna Bourque and cc Tim Reilly	Breakdown of both final offers on property. Differences being Same offer, but one party willing to go to \$700,000 and other "I suspect you can get another \$3,000 - \$6,000 for that piece. Deposit party 2 \$10,000 higher than party 1 Conditions for party 2 that Innovacorp not aware of any environmental issues	No FOIPOP # provided
2019 Nov 06	Email from Donna Bourque (Innovacorp) to REDACTED and cc Tim Reilly	"We got 4 offers, two near asking...Although his prices is \$25k lower, and includes the additional sliver of land next to the highway (which has no value to us anyway), the offer is unconditional. My concern is the environmental condition in REDACTED offer..."	No FOIPOP # provided
2019 Nov 06	Email from REDACTED (CBRE) to Donna Bourque and cc Tim Reilly	Subject REDACTED "I spoke with REDACTED and he agrees to the structure and pricing: \$680,000 purchase price Property includes the sliver of land previously discussed \$35,000 non-refundable deposit Purchaser's lawyer to have reasonable review/comment on the purchase agreement And closing mid-March 2020.	No FOIPOP # provided

2019 Nov 08	Email from REDACTED (CBRE) to Donna Bourque (innovacorp) and cc Tim Reilly (innovacorp)	<p>Timeline of offer activity</p> <p>Oct 29 – signage installed</p> <p>Oct 30 – Offer of \$605,000 which included “highway sliver”</p> <p>Oct 30 – Offer of \$525,000</p> <p>Nov 04 – Offer of \$675,000</p> <p>Nov 04 – Offer of \$651,000</p> <p>Nov 05 – Offer of \$700,000 but requires a representation that the owner is not aware of any environmental issues</p> <p>Nov 05 – REDACTED improves offer to \$700,000</p> <p>No 05 – REDACTED improves his offer to \$675,000 plus a “reasonable” cost for the highway sliver</p> <p>Nov 05 – Follow-up with REDACTED after speaking with Donna about \$680,000 inclusive of sliver. Offers to send in deposit.</p> <p>Nov 08 – REDACTED improves offer to \$700,000 and includes environmental due diligence clause</p> <p>Nov 08 – REDACTED improves offer to \$750,000 including highway sliver, “though not clearly stated, I believe he will remove the request for the environmental representation.”</p>	No FOIPOP # provided
2019 Nov 14	Email from REDACTED (CBRE) to Donna Bourque and cc Tim Reilly	“See attached for another offer from REDACTED. He has increase his offer, again, to \$775,000...”	No FOIPOP # provided
2019 Nov 15	Email from Megan Ritchie to Ann Rosenthal and cc Malcolm Fraser and Barbara Armstrong	“...I did receive a question from Brett (Minister’s EA) about this—he received a call from a real estate agent questioning why it was listed below what he believed to be fair market value....”	No FOIPOP # provided
2019 Nov 18	Email from Donna Bourque (Innovacorp) to REDACTED and cc REDACTED	Agree to proceed with sale to REDACTED.	No FOIPOP # provided
2019 Nov 18	Email from Emma Bocking to Innovacorp Communication	“I am planning on leading a public hike in this wetland on November 30 th at 10:30 am, in collaboration with a local non-profit group called Trips by Transit. The purpose of the hike is to talk about wetlands, and their importance in urban areas.	FOIPOP 2023-00224-INS

2019 Nov 19	Email from Emma Bocking to Tim Reilly	Regarding providing Certificate of Insurance for a tentative interpretive hike at Eisner Cove Wetland.	FOIPOP 2023-00224-INS
2019 Nov 19	Email from Tim Reilly to Emma Bocking, cced Innovacorp Communications	Suggesting the two meet to discuss Ducks Unlimited request to host an interpretive walk-through Eisner Cove Wetland.	FOIPOP 2023-00224-INS
2019 Nov 20	Email from Tim Reilly to Emma Bocking (Ducks Unlimited)	"...we are in the process of selling this parcel of land which has a tentative closing date on March 2020."	FOIPOP 2023-00224-INS
2019 Oct 09	Email from Andrew Cranmer (CBRE) to Tim Reilly (Innovacorp) REDACTED	Attaching draft listing agreement.	No FOIPOP # provided
2019 Oct 15	Email from Donna Bourque (Innovacorp) to Tim Reilly (Innovacorp)	NOTE THIS WAS MARKED FOR REDACTION UNDER SECTION 20(1) "PERSONAL INFORMATION" "One thing that keeps nagging at me – CBRE has a significantly lower suggested fair value than the other bid. Please ensure you have it well document why we went with CBRE even though they had a lower fair value, just in case we're ever asked."	No FOIPOP # provided
2019 Oct 16	Email from Tim Reilly (Innovacorp) to Donna Bourque (innovacorp)	"...With regards to the CBRE's property valuation, I feel it more accurately depicts the current 'raw land' conditions. To develop these 100 acres there will be a significant amount of land work required...Also, I feel CBRE where realistic about how the almost 36 acres of wetland will impact the marketability of this site."	No FOIPOP # provided
2019 Oct 18	Email from REDACTED to Tim Reilly (Innovacorp) and REDACTED	"...I was chatting with HRM planning today and started working on the package..."	No FOIPOP # provided
2019 Oct 18	Exclusive Sale Listing Agreement	Between CBRE Limited and Nova Scotia Innovacorp Corporation stating, among other things, a commission of 5% of the gross sale price.	No FOIPOP # provided
2019 Sep 10	Letter from Stantec to Tim	Advising Stantec Consulting Ltd, on behalf of Nova Scotia Transportation and Infrastructure Renewal, had been conducting environmental assessments between 2002 and 2017, and asking permission for access to property.	2023-00394-INS

	Reilly at Innovacorp		
2019 Sep 20	Email from REDACTED to Tim Reilly	Re Broker opinion of value "As I've thought about this land more, it is a very tough listing. That wetland could kill all interest...I strongly recommend securing additional work around those lands including an up-to-date wetland survey, including delineation of usable lands and setbacks. A topographical survey of the useable lands..."	No FOIPOP # provided
2019 Sep 20	Email from Tim Reilly (Innovacorp) to REDACTED.	"...if we were to engage CBRE to list this property how quickly would we be able to get to market?"	No FOIPOP # provided
2020 Apr 17	Entry for AAN 02138808	2020 notice sent via Canada Post with tracking number included	2022-01740-SNSIS
2020 Apr 17	Entry for AAN 09602800	2020 notice sent via Canada Post with tracking number included	2022-01740-SNSIS
2020 Aug 07	Email from Brad Trask, CBCL, to Justin Preece of HRM, cc Ben Sivak	Attaching the report and all CAD and GIS requested	AR-22/23-680
2020 Aug 07	Email from Justin Preece, HRM, to Tim Reilly, Innovacorp, cc Brad Trask, CBCL, and Ben Sivak, HRM	Requesting access to Wetland Delineation Report by CBCL dated 09 October 2013 and associated AutoCAD and shapefiles for delineation and buffer.	AR-22/23-680
2020 Aug 07	Email from REDACTED to REDACTED	Subject Wetland Delineation Report Requesting clearance to release wetland delineation, done by CBCL, to HRM	
2020 Feb 07	Entry for AAN 02138808	MJM	2022-01740-SNSIS
2020 Feb 07	Entry for AAN 02138808	Status changed to manager finalized	2022-01740-SNSIS

2020 Feb 12	Entry for AAN 09602800	Notice mailed 12 Feb 2020	2022-01740-SNSIS
2020 Feb 13	Entry for AAN 02138808	Notice mailed 12 Feb 2020	2022-01740-SNSIS
2020 Jan 09	Invoice from CBRE to Nova Scotia Innovacorp Corporation	Sale amount of \$675,000	No FOIPOP # provided
2020 Jan 22	Email from Dawn House to Malcolm Fraser and cc Donna Bourque, Michaela Meltzer Gardner and Tim Reilly	Background on land The title of the land in question was held by NSBI and the Province until 2005 when Ocean Nutrition Canada moved to the area to expand its operations. The title was transferred to Innovacorp under the vision of one day creating "a Knowledge Park" adjacent to The Bays at Innovacorp..." "Due to wetlands, the usable area of the property is estimated to be about 55-60 per cent of the 101.23 acres. The land has a combination of industrial and "holding" zoning."	
2020 Jan 23	Email from Matthew Smith to Sean Lonar, and Matthew Smith, re AAN 02138808	"...FYI, this was in AIINS today..." regarding potential of site CFL stadium	2022-01740-SNSIS
2020 Jan 28	Entry for AAN 02138808	Ready for manager review and sign off	2022-01740-SNSIS
2020 Jan 28	Entry for AAN 02138808	Exempt parcel transferred to taxable party as per doc 11576736 effective Jan 10 2020 class 22-02 Info from RIMS report 2020/01/17	2022-01740-SNSIS
2020 Jan 28	Entry for AAN 02138808	Field visit changed to Mona Robar	2022-01740-SNSIS
2020 Jan 28	Entry for AAN 02138808	Status changed to initial review this year	2022-01740-SNSIS
2020 Jan 28	Entry for AAN 02138808	Status changed to initial review in progress	2022-01740-SNSIS
2020 Jan 28	Entry for AAN 02138808	Status changed to assessor finalized	2022-01740-SNSIS

2020 Jan 28	Entry for AAN 09602800	Ready for manager review and sign off	2022-01740- SNSIS
2020 Jan 28	Entry for AAN 09602800	Exempt parcel transferred to taxable party as per doc 11576736 effective Jan 10 2020 class 22-02 Info from RIMS report 2020/01/17	2022-01740- SNSIS
2020 Jan 28	Entry for AAN 09602800	Exempt parcel transferred to taxable party as per doc 11576736 effective Jan 10 2020 class 22-02 Info from RIMS report 2020/01/17	2022-01740- SNSIS
2020 Mar 04	Email from PVSC General Inquires to REDACTED	Indicating AAN 09446826 is not property in Dartmouth but is in Cape Breton.	2022-01740- SNSIS
2020 Mar 05	Email from Lisa Scott to Sean Lonar	Replying to AJ Legrown Holding Limited appeals just entered "Looks like they were exempt to taxable."	2022-01740- SNSIS
2020 Mar 05	Email from Lisa Scott to Sean Lonar	Replying to AJ Legrown Holding Limited appeals just entered "Nope not late appeals. They were appealed off of a Sec 57. The ann's are..."	2022-01740- SNSIS
2020 Mar 05	Email from Lisa Scott to Sean Lonar	Replying to AJ Legrown Holding Limited appeals just entered "There were 4 appeals from above owner...He contacted general inquiries yesterday wanting to know who the assessor assigned to the appeal were."	2022-01740- SNSIS
2020 Mar 05	Email from REDACTED to Sean Lonar	"These should be easy appeals to resolve because we have a recent sale price on them...these four parcels are collectively assessed at \$1,896,700 however they were purchased in January of this year for just \$680,000. They were listed with a broker (CBRE)...If we time adjust the sale price back on year @ 3% to the base date we get a time adjusted sale price of \$660,200."	2022-01740- SNSIS
2020 Mar 05	Email from Sean Lonar to Lisa Scott	Replying to AJ Legrown Holding Limited appeals just entered "If he has a position we may as take it when we can".	2022-01740- SNSIS
2020 Mar 06	Email from Sean Lonar to Matthew Smith	Attachment of "site plan.jpg". "Look what I just got from REDACTED net to the \$7 million sale you mentioned a short time ago. I will need to check with NS Innovations to see what mandate they have to sell the land."	2022-01740- SNSIS
2020 Mar 06	Entry for AAN 02138808	Field visit changed to Sean Lonar	2022-01740- SNSIS
2020 Mar 06	Entry for AAN 02138808	Status changed to initial review this year	2022-01740- SNSIS

2020 Mar 06	Entry for AAN 02138808	Status changed to initial review in progress	2022-01740- SNSIS
2020 Mar 09	Email from Sean Lonar to REDACTED	"I am in agreement with the adjustments for the most part. 09886869 was a tad less. My actual final number is \$679,400. I would need to confirm that 09886826 is withdrawn as no adjustments to this account were applied."	2022-01740- SNSIS
2020 Mar 09	Entry for AAN 02138808	Spoke with seller. Land very wet and significant topo issues. No use for land and actual liability holding on to it. Had broker opinion on value, several offer below \$675,000 list price with accepted offer being of cash with no conditions. Adjust by 90 percent influence to reflect current market value of property. Reduction from \$1,349,700 to \$404,900.	2022-01740- SNSIS
2020 Mar 09	Entry for AAN 09602800	Spoke with seller. Land very wet and significant topo issues. No use for land and actual liability holding on to it. Had broker opinion on value, several offer below \$675,000 list price with accepted offer being of cash with no conditions. Adjust by 90 percent influence to reflect current market value of property. Reduction from \$318,200 to \$95,500	2022-01740- SNSIS
2020 Mar 23	Email from REDACTED to Sean Lonar	"...yes Fiddle and flips me some numbers for 2021 and will see if we can make it work."	2022-01740- SNSIS
2020 Mar 23	Email from REDACTED to Sean Lonar	"The amended values in your email exceed the time adjusted sale price. Can we tweak those down a bit to get it below the sale of \$660,200?"	2022-01740- SNSIS
2020 Mar 23	Email from Sean Lonar to REDACTED	"Actually Charlene is signing off and held it open while I was gone so I can tweak the numbers for 2020 to \$611,900."	2022-01740- SNSIS
2020 Mar 24	Email from Charlene MacNeil to Lloyd MacLeod	"The 2020 value will be \$611,00 and the 2021 (base date) value will be \$675,000 (99% ASR)...Local people have been working for years to prevent development of the site."	2022-01740- SNSIS
2020 Mar 24	Email from Sean Lonar to Charlene MacNeil	"The following accounts are ok to sign off on. 09886826--\$145,800 withdrawn 02138808--\$337,400 09602860--\$95,500 09886869--\$33,200	2022-01740- SNSIS
2020 Mar 24	Entry for AAN 02138808	Correction: Reduction to \$337,400. Resulting in four accounts involved in sale to equal \$611,900 for 2020 and \$679,000 for 2021 (base date)	2022-01740- SNSIS

2020 Mar 24	Entry for AAN 09886826	Withdrawn by agent on 24 March 2020	2022-01740- SNSIS
2020 Sep 01	Declaration of Surplus Property, Street Closure and Property Disposal – 21 Orion Court and Mount Hope Avenue	Originated with request from Quality Blasting and Coatings Limited, owner of Lot 306-A-X, 21 Orion Court , Dartmouth, to acquire a portion of Mount Hope Avenue abutting its property, for its operational purposes	Halifax Regional Municipality Council Agenda and related documents
2021 Apr 23	Email from Kevin Neatt to Councillor Sam Austin, cc Greg Zwicker, Zzap Consulting	“Clayton has been quietly working on a significant affordable housing opportunity on the Mount Hope property. The project is 55 acres and 700 unit—all designated as affordable/attainable. Suggestion to meet re Mount Hope and for revised Penhorn Concept plan.	AR-21/22- 1275
2021 Apr 27	Email from Councillor Sam Austin to Kevin Neatt, Clayton Developments, and cc Greg Zwicker, Zzap Consulting, Waye Mason, HRM Councillor, and Jennifer Weagle	Responding to email from Kevin Neatt, dated 23 April 2021. “I would be happy to meet virtually to discuss Clayton’s developing plans.” Regarding Mount Hope and Penhorn.	AR-21/22- 1275
2021 Apr 30	Email from Eric Lucic HRM Director Regional Planning, to Greg Zwicker, Zzap Consulting, and	Thanking for FGN policy for incorporation into the CentrePlan and asking for map.	AR-21/22- 1275

	cc Ben Sivak, HRM.		
2021 Apr 30	Email from Greg Zwicker, Zzap Consulting, to Eric Lucic, HRM Director Regional Planning, and cc Kevin Neatt, Clayton Developments.	<p>“as discussed we took a shot at some FGN policy for incorporation into the CentrePlan package. Hopefully this helps your team. I’m working on a plan similar the other FGN and will forward it through on Monday.”</p> <p>3.8.3.5 Southdale (Mount Hope) Lands: - “As a site that includes a large wetland...special attention is required to reasonably preserve environment features and connect the community...”</p>	AR-21/22-1275
2021 Dec 05	Email from Councillor Sam Austin to Kevin Neatt, Clayton Developments, and Ross Grant, HRM Planning	Advising that a resident had contacted him to complain about bulldozing right next to the very edge of the marsh.	AR-21/22-1275
2021 Dec 05	Email from Kevin Neatt, Clayton Developments, to Councillor Sam Austin, and Scott MacCallum, Clayton Developments	<p>Replying to Councillor Austin raising concerns from citizen regarding bulldozing next to wetland.</p> <p>“...we will make sure we are not in violation of any require buffers. That said, not all wetlands have buffers, and often trunk infrastructure and trails are located on edges so from a casual observation this may appear not to be in keeping with regulations, but not the case.”</p>	AR-21/22-1275
2021 Dec 05	Email from Kevin Neatt, Clayton Developments, to Councillor Sam Austin, Ross Grant, HRM	Responding he’ll look into concerns raised in Councillor’s email re citizen concerns about bulldozing right next to wetland.	AR-21/22-1275

	Planning, and cc Kasia Tota, HRM Planning		
2021 Dec 6	Email from Kevin Neatt, Clayton Developments, to Councillor Sam Austin, Ross Grant, HRM Planning, and cc Kasia Tota, HRM Planning, and Scott McCullam	Attaching map of test pits showing pit 23 is next to wetland, being the most appropriate place to cross wetland.	AR-21/22-1275
2021 Feb 03	Email from Kevin Neatt (Clayton Developments) David McCulloch (Canadian Mortgage and Housing), Stephan Richard (Nova Scotia Housing), Katherine Greene, and Jillian MacLellan	Indicating hired Deloitte to better understand potential economic impact of this development. They used Bedford South development as sample case (attached to email). Part A investigated estimate revenue generated through taxes and expenses by HRM to service community. Par B looked at economic impacts associated with master planned community in form of Economic output, GDP, Employment. Image per 701 units Output \$301,664,785; GDP \$130,607,368; based on 1,925 full time employees	AR-21/22-1275
2021 Feb 09	Email from Kevin Neatt (Clayton Developments) David McCulloch (Canadian Mortgage and	Suggesting meeting date and indicating that Clayton “soon needs to begin discussing the project with political representatives (on all three levels)”.	AR-21/22-1275

	Housing), Stephan Richard (Nova Scotia Housing), Katherine Greene, and Jillian MacLellan		
2021 Feb 09	Email from Kevin Neatt (Clayton Developments) to Katherine Greene re Mount Hope Project	Indicating he had a conversation with David, from Canadian Mortgage and Housing, and Stephan, from Nova Scotia Housing and he believed it fair to say they “were excited and see the merit in this project”. Also about setting up meeting to discuss the “how” with a goal of preparing “a project charter that articulates the role of each level of government and the developer”.	AR-21/22-1275
2021 Feb 17	Email from Jason Brunt, Clayton Development, to Jacques Dube, HRM CAO, and cc Mayor Savage and Dean Robertson, the Shaw Group.	“Touching base to see if you have any updates related to progress being made with the Province on Port Wallace or any other applications we have submitted. Another six months has now elapsed with no further insight into opening up more housing inventory within HRM. Clayton has officially sold out of inventory. ..I’m not sure how far this has to go to generate the urgency it should, but based on what I’m seeing for demand we are heading into an absolute housing disaster...The Shaw Group has been put in a very challenging situation and is now being forced to take their business elsewhere. This is incredibly disappointing after 160 years of helping build this city...”	AR-21/22-1275
2021 Feb 19	Email from Kelly Dent, HRM Planning, to Jason, Brunt, Clayton Developments, to CC Jacques Dube, HRM CAO, Mayor Mike Savage, Dean	“I’m responding to your message to Jacques from Wednesday. I appreciate that it may appear that files are not progressing as quickly as you would like, however, there is traction on various fronts. We are in process of compiling progress updates on Clayton’s various files...”	AR-21/22-1275

	Robertson, The Shaw Group.		
2021 Jul 05	Email from Eric Lucic, HRM Director Regional Planning, to Kevin Neatt, Clayton Development, Greg Zwicker, Zzap Consulting	<p>“Thought I would throw out this primer on the Mounth Hope FGN based on Greg’s inquiry today...”</p> <ul style="list-style-type: none"> - Staff trying to best respond to HEMDCC motion - Preparing response to HEMDCC motion re changes to the FGN and initiation for next Committee of the Whole - “Should you wish to begin advancing your responsibilities for the file, you could start by preparing further clarification/confirmation about your intended focus on affordable housing. - Using Package B SMPS Policy F-3 start considering/compiling background information for master planning exercise. “Recognizing that you have already completed some wetland analysis, what are the other aspects that you could work ahead on (there is risk in this of course given you would still need Council direction...)” - 	AR-21/22-1275
2021 Mar 01	Email from Jason, Brunt, Clayton Development, to Kelly Dent, HRM Planning, and CC Jacques Dube, HRM CAO, Mayor Mike Savage, Dean Robertson, The Shaw Group.	Looking for update on progress of application	AR-21/22-1275
2021 Mar 01	Email from Kelly Dent, HRM Planning, to Jason, Brunt, Clayton Development, and CC Jacques Dube, HRM CAO, Mayor Mike Savage, Dean	<p>“As promised, the following provides an overview of the current status of Clayton’s various files. The updates are categorized based on whether the request is consistent with existing planning polices or requires police amendments.</p> <p>No Next five pages redacted as “non-responsive”</p> <p>Clayton has requested, with HRM’s interest in affordable housing, that they support the development in some manner, suggestions of financial support or investments in infrastructure were suggested.</p>	AR-21/22-1275

	Robertson, The Shaw Group.		
2021 Mar 02	Email from Jason Brunt, Clayton Development, to Jacque Dube, HRM CAO, an cc Mayor Savage, and Kelly Dent, HRM Planning	“requesting a face to face meeting to discuss this update.”	AR-21/22-1275
2021 Mar 02	Email from Kelly Dent, HRM Planning, to Jason Brunt, Clayton Developments	Completely redacted	AR-21/22-1275
2021 Mar 03	Email from Jacque Dube, HRM CAO, and Jason Brunt, Clayton Development, and cc Mayor Savage and Kelly Dent, HRM Planning	Replying to email from Jason Brunt of 02 March 2021, “happy to discuss over Teams or Zoom. In advance of meeting, please provide us with your written comments in response to ours on each of the projects enumerated in Kelly’s report.	AR-21/22-1275
2021 Mar 03	Email from Mayor Savage to Jacque Dube, HRM CAO, and Jason Brunt, Clayton	Replying to email from Jacques Dube, of 03 March 2021, “Happy to meet”	AR-21/22-1275

	Development, and cc Mayor and Kelly Dent, HRM Planning		
2021 Mar 07	Meeting notice		AR-21/22-1275
2021 May 04	Email from Greg Zwicker, Zzap Consulting, to Eric Lucic, HRM Director Regional Planning, and cc Connor Wallace, Clayton Developments	"We put together the attached map to go along with the text I shared last week."	AR-21/22-1275
2021 May 05	Email from Eric Lucic, HRM Director Regional Planning, to Kevin Neatt, Clayton Development, Greg Zwicker, Zzap Consulting, and cc Kate Greene, HRM, Jillian MacLellan, HRM, Ben Sivak, HRM	Advising would like to invite owners of 101 Research Dr to join the meeting as they are another property owner with the Future Grown Node.	AR-21/22-1275
2021 May 05	Email from Kevin Neatt, Clayton Development to	Agreeing to email from Eric Lucic to invite owner of property 101 Research Drive.	AR-21/22-1275

	Eric Lucic, HRM Director Regional Planning, Greg Zwicker, Zzap Consulting, and cc Kate Greene, HRM, Jillian MacLellan, HRM, Ben Sivak, HRM		
2021 May 17	Email from Connor Wallace to Office, Clerks (HRM), and cc Kevin Neatt, Clayton Developments, Ben Sivak, HRM.	“As the CentrePlan Package B planning process is currently underway, Zzap Consulting Inc. on behalf of our client Clayton Developments Limited, are requesting changes outlined in the attached letter to the draft Regional Centre Secondary Municipal Planning Strategy (SMPS) and Land Use By-law (LUB). We request that the attached letter and documents be circulated to the Community Design Advisory Committee for review and discussion.”	AR-21/22- 1275
2021 May 17	Email from Kevin Neatt, Clayton Developments, to Councillors Waye Mason and Sam Austin, and cc Jason Brunt, Clayton Developments	Attaching submission to Community Design Advisory Committee and “We look forward to working HRM and Council on this attainability initiative”.	AR-21/22- 1275
2021 May 17	Letter from Kevin Neatt, Clayton Development, to Community Design Advisory Committee	“This proposal is a dedicated effort to address affordable and attainable housing needs in HRM, targeting below market price points for the entire project.”	AR-21/22- 1275

2021 May 17	Letter from Zzap Consulting to Community Design Advisory Committee	<p>“As the CentrePlan Package B planning process is currently underway, Zzap Consulting Inc. on behalf of our client Clayton Developments Limited, are requesting changes outlined in the attached letter to the draft Regional Centre Secondary Municipal Planning Strategy (SMPS) and Land Use By-law (LUB). We request that the attached letter and documents be circulated to the Community Design Advisory Committee for review and discussion.” Requesting</p> <ol style="list-style-type: none"> 1. Including Secondary Planning Policy as outlined in Attachment A of this letter 2. Include Future Growth Node Map as outlined in Attachment B or this letter 3. Amend Map 1 of the SMPS to include the lands outline in Attachment B with the Future Growth Node Designation 4. Amend Schedule 3 of the LUB to include the lands outline in Attachment B with the CDD Zone. 	AR-21/22-1275
2021 May 18	Email from Connor Wallace to Office, Clerks (HRM), and cc Kevin Neatt, Clayton Developments, Ben Sivak, HRM.	Attaching additional letter to one submitted 17 May 2021, and submitting a new proposed map	AR-21/22-1275
2021 May 18	Email from Kevin Neatt, Clayton Developments, to Councillors Wye Mason and Sam Austin, and cc Jason Brunt, Clayton Developments	Attaching missed documents from 17 May 2021 email	AR-21/22-1275
2021 Nov 02	Email from Ross Grant, HRM Planning, to Kevin Neatt, Clayton Development, and cc Kasia	Thanking for concept plan submission. With Council approval of the new plant on October 26...zoned CDD-1.	AR-21/22-1275

	Tota, HRM Planning, Ben Sivak, HRM		
2021 Nov 04	Third Reading of Bill No 63	Third reading of the Bill to create the Housing in the Halifax Regional Municipality Act.	Nova Scotia Legislature
2021 Nov 04	Minister Municipal Affairs and Housing, John Lohr, introduces new Bill	Housing in the Halifax Regional Municipality Act	3 rd reading
2021 Nov 05	Royal Assent of Bill No 63	The Housing in the Halifax Regional Municipality Act received Royal Assent by the Lieutenant Governor of Nova Scotia. This Act allows for the following: <ul style="list-style-type: none"> • Create a body with provincial and municipal representatives to find ways to accelerate the supply of housing in HRM • It is to be a temporary mechanism • There shall be one Chair (Geoff MacLellan), two representatives from the province (Paul LaFleche and Stephen MacIsaac), and two from Halifax Regional Municipality (Kelly Denty, and Peter Duncan). • Panel advises, and makes recommendations to Minister regarding regulatory, administrative and police options, actions and improvements at provincial and municipal level to “accelerate housing development” and factors affecting housing supply. • Reviews applications and other requests to make recommendations to Minister • Make recommendations regarding individual applications and how to expedite them • May invite at “its discretion” input from public (NOTE: with HRM we would have had 4 times to speak before Halifax Regional Municipality Council). • “On the recommendation of the Panel, and in place of the Council or a community council may” amend or repeal land use bylaws; amend the municipal planning strategy (NOTE: Taking the decisions by an elected Council and giving it to an unelected Panel. 	Nova Scotia Legislature
2021 Nov 05	Minister Municipal Affairs and Housing, John Lohr, introduces new Bill	Housing in the Halifax Regional Municipality Act	Royal Assent
2021 Nov 15	Letter from Jeffrey Clair and Aaron Baillie of CBCL to	The lands north of the wetlands fall within the Dartmouth Intermediate pressure zone while the lands south of the wetlands currently fall within the Woodside Low pressure zone. The Woodside Industrial Park Water System Master Plan - Mount Hope Avenue Water Extension Study prepared by CBCL Limited (CBCL) in 2008...cannot be serviced by the low zone and must be serviced by the intermediate zone. ...The study noted that 20 properties off	PID 41362161 & 41280546

	Scott MacCallum of Clayton Developments Case 23820 re infrastructure assessment for water and sanitary servicing	Neptune Cres. below 55m in elevation would require individual pressure reduction and the Ocean,,,A connection to Lynn Dr was recommended to improve pressures in that area and a connection to Neptune Cres. from the Mt. Hope lands was recommended for looping... Population Densities Single Unit Dwellings: 3.35 people /unit Semi-detached & townhouse: 3.35 people/unit Multi-unit dwellings: 2.25 people/unit Population Equivalent 2,105 - Multi Unit 355 units. - Town House / 4 Plex 307 units. - Detached Single Family: 83 units.	
2021 Nov 18	Email from Kevin Neatt, Clayton Development, to Ross Grant, HRM Planning, and cc Kasia Tota, HRM Planning, and Councillor Sam Austin	In reply to email from Ross Grant re machinery in Southdale lands. "We are doing some geotechnical test pits."	AR-21/22-1275
2021 Nov 18	Email from Ross Grant, HRM Planning, to Kevin Neat, Clayton Developments, and cc Kasia Tota, HRM Planning	Advising some questions from neighbourhood about activities happening at Southdale lands. Asking to confirm if machinery working.	AR-21/22-1275
2021 Nov 25	Global Halifax	Ex Liberal cabinet minister to lead task force on Halifax affordable housing shortage. "It was actually important to me to have someone a little bit removed from HRM that cold be completely objective about how to get things done," Premier Tim Houston.	

2021 Nov 25	Province Announces Members of Panel on Housing	<p>Minister of Municipal Affairs and Housing, John Lohr, announces his unelected appointed Housing Panel</p> <p>Chair former Liberal Cabinet Minister Geoffrey McClelland</p> <p>The other panel members are:</p> <ul style="list-style-type: none"> • Kelly Denty, Executive Director of Planning and Development, HRM • Peter Duncan, Director of Infrastructure Planning, HRM • Stephen MacIsaac, CEO, Nova Scotia Lands <p>Paul LaFleche, Deputy Minister, Department of Municipal Affairs and Housing</p>	Nova Scotia Gov't press release
2021 Nov 25	Nova Scotia Government	Premier Houston makes an announcement about the Halifax Regional Municipality planning task force.	YouTube
2021 Nov 29	Huddle (Derek Montague)	<p>Chair Of New Halifax Panel Says Increasing Supply Of Affordable Housing Is The Priority</p> <ul style="list-style-type: none"> • Bill 63, which creates the Executive Panel on Housing, strips away all of these commitments to democratic engagement, public consultation, and transparent decision-making. 	
2021 Oct 04	Archeological Resource Impact Assessment by Davis MacIntyre & Associates Ltd.	<ul style="list-style-type: none"> • Contacted by Clayton Developments in August 2021 • Evidence of settler and Mi'kmaq occupation in proximity of site, but, based on historic record and field reconnaissance not on northern portion of proposed development • South of the wetland, the presence of a rock wall, a slightly smoother surficial topography, and the presence of a probable house foundation and outbuilding, appear to indicate that historic occupation has occurred • A historic background study was conducted by Davis MacIntyre & Associates Limited in September 2021. • Historic maps and manuscripts and published literature were consulted at the Nova Scotia Archives online • A field reconnaissance was conducted by Laura de Boer, Andrea Richardson, and Logan Robertson on August 31st, 2021 • On the south side of the study area, the vegetation was notably different, being a more mature forest dominated by spruce, with a mostly open understorey • Pg 32 of the report shows only two of the three forest belt parcels were reconnaissance, No indication of the remaining parcel (based of Fenwick Street and Research Drive) has ever had such a report completed. <p>South of the wetland, the presence of a rock wall, a slightly smoother surficial topography, and the presence of a probable house foundation and outbuilding, appear to indicate that historic occupation has occurred. Unfortunately, no available historic mapping has served to identify the date of this occupation, nor provided insight into the occupiers' names.</p>	Heritage Research Permit A2021N113
2021 Oct 24	CBC Nova Scotia	<p>Minister says new housing task force won't override HRM's vision for city</p> <ul style="list-style-type: none"> • Councillor Wayne Mason "has also voiced concern the task force could duplicate work that's already being done and take decision-making power away from the municipality. " 	
2021 Oct 28	First Reading of Bill No 63	Minister of Municipal Affairs and Housing, John Lohr, introduced Bill 63 to create the Housing in the Halifax Regional Municipality Act	Nova Scotia Legislature

2021 Oct 28	Minister Municipal Affairs and Housing, John Lohr, introduces new Bill	Housing in the Halifax Regional Municipality Act	1 st reading
2021 Oct 28	Saltwire (Francis Campbell)	Progressive Conservative housing bills push into HRM territory	
2021 Oct 29	Second Reading of Bill No 63	Second reading of the Bill to create the Housing in the Halifax Regional Municipality Act.	Nova Scotia Legislature
2021 Oct 29	Minister Municipal Affairs and Housing, John Lohr, introduces new Bill	Housing in the Halifax Regional Municipality Act	2 nd reading
2021 Oct	A Healthy Nova Scotia: Solutions for Housing and Homelessness	<p>This plan outlines the actions to make housing more available and protect existing affordable housing. Information includes:</p> <ul style="list-style-type: none"> • how government is working with partners to increase the housing supply • efforts to increase the supply of student housing • rent protections to bridge the gap until the housing supply increases • planning support (planning task force, inclusionary zoning and taxation flexibility discussions with municipalities) to help make housing more available • support and services for people who are at risk or are experiencing homelessness <p>continued efforts to implement Nova Scotia Affordable Housing Commission's recommendations</p>	
2021 Oct	Englobe	Land Suitability Analysis for PIDs 4132161 and 41280546	
2021 Sep 14	Mandate letter of the Minister of Municipal Affairs and Housing	Official letter from Premier Tim Houston to Minister of Municipal Affairs and Housing John Lohr	
2021 undated	Appears to be a letter to someone	<p>"Our meeting request was not to specifically address one or two files. Our intent is to address the general approach to development approvals with the current market conditions in mind."</p> <p>Three topics of discussion "Expedited Regional Plan Review"</p>	AR-21/22-1275

		<ul style="list-style-type: none"> - “Our observation is that in order to have meaningful impact on the housing crisis HRM will need to expedite the RP +10 review process.” Divide RP+10 into Part A, to deal with urgent items which address housing supply, and Part B, dealing with all remaining items. - Provide more human resources by diverting staff from non-priority projects - Prioritizing housing by using team looking at Centre Plan Package B to create a Suburban Plan to address housing rather than in0fil and more expensive projects. <p>"Staff Reset"</p> <ul style="list-style-type: none"> - The current crisis should have bearing on Staff’s outlook on development approvals. - Need genuine solutions, not just identifying problems and treating relationships as “applicant vs regulator”. <p>"Set Clear Housing Targets"</p> <ul style="list-style-type: none"> - CAO and Director of Planning have “extraordinary ability’ to set goals and objectives to Council - Set goal of approved new housing units by 2022 by <ul style="list-style-type: none"> o Allocating resources accordingly o Expedite new policy o Fast-track project o Resolve roadblocks 	
2022 Apr 04	Letter from Bill Zebedee to Office of Nova Scotia Ombudsman	Concerns regarding sale of property	
2022 Apr 04	Global Halifax (Karla Renić)	Nova Scotia to give \$203K to Habitat for Humanity housing project The project will create 77 affordable housing units, which families will be able to purchase with no down payment and an interest-free mortgage. Monthly payments will never exceed 30 per cent of the family’s household income, according to the release.	
2022 Apr 05	Email from Bill Zebedee to HRM Planning Compliance Officer Alexander Alessi	Looking for status update	AR-22-23-154

2022 Apr 07	Email from Alexander Alessi, HRM Planning Compliance Officer, to Bill Zebedee	Stating had gone to site to investigate and in process of reviewing findings.	AR-22-23-154
2022 Apr 07	Entry in Case Activity Report	Officer Alexander Alessi conducted site visit and walked approximately 25 into forest area. Found barrier that was described in photos. Officer measured distance from barrier to wetland and measured 22 feet	AR-22-23-154
2022 Apr 08	Nova Scotia Wild Flora Society	Letter of support of appeal of Wetland Alteration Application	By David Patriquin
2022 Apr 09	Saltwire	Interview on location at rally	Sheldon MacLeod
2022 Apr 11	Halifax Examiner (ETHAN LYCAN-LANG)	Wetlands and woodlands: how the province is helping and harming “... dozens of Dartmouth locals sandwiched themselves between the shoulder of Mount Hope Avenue and the edge of the Eisner Cove Wetland to protest the government’s plan to fast-track an 800-unit development in Southdale’s largest green space.”	
2022 Apr 12	CGI mapping	Last Days of Eisner Cove Wetland	By Shanni Bee
2022 Apr 12	Council of Canadians	Provide endorsement of Protect Eisner Cove Wetland	Endorsement
2022 Apr 12	Eisner Cove Wetland Exploration	Trips by Transit and Ducks Unlimited organized an interpretive walk through Eisner Cove Wetland	
2022 Apr 14	Thinking Outloud with Sheldon MacLeod	We can have both, housing and wetland protection	Audio interview
2022 Apr 19	Nova Scotia Legislature	MLA for Dartmouth South, Claudia Chender, asked question of Minister of Municipal Affairs and Housing John Lohn during Question Period transcribed as follows: Chender: ...Given the lack of transparency under the new planning task force, my constituents have many questions about what environmental safeguards will be put in place for the Eisner Cove Wetland, now that it has been designated a special planning area and development is being fast-tracked behind closed doors. Mr. Speaker, government needs to increase access to housing. Government also needs to protect the environment, but without transparency, how will the minister assure my constituents that this wetland is not damaged?	Nova Scotia Hansard

		<p>Lohr: Again, as the member references, we are in an absolute housing crisis in the province. That means we need to act, but that doesn't mean we're going to short-circuit the permitting and environmental regulations that are required. As the member mentioned and as the previous member mentioned, we are investing money in making those studies happen, to make the process move along. Is it a crisis or not? It is an absolute crisis, and we are going to act to solve it.</p> <p>Chender: We're not asking if it's a crisis, with respect to the minister. I believe we were the ones who sounded the alarm. My constituents understand the need for truly affordable housing, which they are not at all convinced they are going to get out of their special planning area, but they also want to be consulted about the future of their community. Unlike the nearby Penhorn special planning area - also in my district - HRM identified the Southdale lands for potential development, but according to our local councillor it was a blank slate. It had never gone to any kind of public review and now the Province has swooped in and taken over the process. It hadn't gone to public review because it was only recently sold by the Province of Nova Scotia with no consultation to a private developer. Mr. Speaker, my question to the minister is: How will the minister ensure that people are informed and able to help shape the future of their own communities?</p> <p>Lohr: What I can say is that we recognize there's a housing crisis across the province and in HRM, and we're taking steps to address it. We've created the special planning areas to look at what we need to do as a province, and to work with HRM collaboratively at what we need to do, what they need to do. We're addressing that in bills before this House in the special planning areas. As I continue to reiterate, all the required environmental permitting and all required permitting will be done.</p>	
2022 Apr 28	Email April 28/22 fr Peverill to McLarty, Garroway	ID's who he is inspector with NSECC in Bedford. given your name by Mgr Garroway poss contact." brief chat to give you the Coles notes version on if it may require Aboriginal Consultation". call to discuss	
2022 Apr 28	Email April 28/22 fr Peverill to McLarty, Garroway,	See enclosed pdf with info requested Subject re possible consultation on a file with OAA	
2022 Apr 28	Email April 28/22 McLarty to Peverill, Garroway	Possible consultation on a file with OAA we can chat. please fill out dept form and send along: will provide a recommendation.	
2022 Apr 29	CBC	Proposed Dartmouth development raises environmental concerns	
2022 Apr 29	Saltwire (John Marshall)	Bio-blitz for the better: How a non-profit is raising awareness of endangered species in HRM	

2022 Aug 02	Incident report for FOIPOP 2022-60353	Cst. Borutski left message for Carl Purvis advising investigation had been concluded.	FOIPOP 2022-60353
2022 Aug 02	Incident report for FOIPOP 2022-60353	Reviewed file and it isn't a police matter and should be closed no further action. Contact Bill Zebedee to advise of closure. Contact Carl Purvis to advise him, who requested email, which was as follows: "Cst. Borutski through the course of her investigation was able to establish historically, using Heritage Trust of Nova Scotia, and Municipal Archives that there is no recorded historical knowledge that this area was used as a grave site."	FOIPOP 2022-60353
2022 Aug 02	Incident report for FOIPOP 2022-60353	Concluding Report by Marques Reeves indicated Bill Zebedee "while out walking in the woods believes he may have stumbled on a historical shallow grave." NOTE: <i>This was originally reported as what looked like a recent grave, there was never an indication this was a historic grave, other than fact Zebedee was walking in forest while looking for potential Mi'kmaq burials. He was very clear he believed it was a modern, within 20 year, grave.</i>	FOIPOP 2022-60353
2022 Aug 02	Nova Scotia Wild Flora Society	Ducks Unlimited Connection to Wetland Developers	By David Patriquin
2022 Aug 02	Letter from Claudia Chender, MLA for Dartmouth South, and Leader of the Nova Scotia NDP to Claudia Chender, MLA for Dartmouth South, and Leader of the Nova Scotia NDP	<ul style="list-style-type: none"> I write to you today in my capacity as MLA for Dartmouth South with regard to the Southdale Lands Special Planning area to request that you rescind approval for tree clearing on the site until the Eisner Cove wetland contained within has been clearly delineated and a site plan has been approved by the Executive Panel. ... no plans defining what "affordable" means or to whom the affordable housing will be offered. Based on this, I am asking you to rescind the amendment to the Regional Centre Land Use By-Law and cease early tree clearing until you can produce a public plan for the Southdale Lands housing project. I am asking you to engage with the community and, at the very least, engage with independent experts on the environmental impact of destroying this wetland. <p>I'm sure you can agree that environmental experts paid for by the developer are not the appropriate experts in this situation</p>	Claudia Chender website
2022 Aug 05	Eisner's Cove Wetland Bird Study	Richard Hatch and Fulton Lavender, with over 100 years experience between them, conduct bird study	
2022 Aug 08	CTV	N.S. environment minister rejects Eisner Cove wetlands appeals	

2022 Aug 08	CBC	Dartmouth group appeals decision to allow road built through wetland	
2022 Aug 09	CityNews	Todd Veinotte Show Interview	Audio Interview
2022 Aug 09	Southdale-Mount Hope Special Planning Area Amendment Order made under Section 16 of the Housing in the Halifax Regional Municipality Act	The Regional Centre Secondary Municipal Planning Strategy is amended by adding the text bolded below into Section “2.9 Future Growth Node Designation”, immediately after clause (n) of Policy F-11 and prior to 2.10 Institutional Employment Designation Signed by Minister of Municipal Affairs and Housing John Lohr	
2022 Aug 10	CBC Ideas	The Marrow of Nature: A Case for Wetlands	
2022 Aug 10	Ecology Action Centre statement	EAC statement regarding the destruction of Eisner Cove Wetland	
2022 Aug 10	Global	Protecting Eisner Cove: Dartmouth residents protest housing project slated for wetland	
2022 Aug 10	Radio Canada	Un projet immobilier à Dartmouth provoque des manifestations/ Real estate project in Dartmouth sparks protests	
2022 Aug 10	The Todd Veinotte Show	Interview with Society President	
2022 Aug 11	Email from Insp Carolyn Nichols to Jim Smith and Jeff brown	“Patrol has the protest GO 2022-98087 and I put all the security contact information for it below...” REDACTED	FOIPOP 2022-267
2022 Aug 11	Email from Insp Carolyn Nichols to Robert Fox, and cc Sgt	Subject Wetland protest Eisner Cove 2022-09887 Two attachments not included in FOIPOP	FOIPOP 2022-267

	Monier Chediac, Jeff Clark, Derrick Boyd, Donald MacLean		
2022 Aug 11	Email from Insp Carolyn Nichols to Sean Greenough	RE Wetland protest in Mount Hope area REDACTED my proactive GO is 2002-98087.	FOIPOP 2022-267
2022 Aug 11	Email from Insp Carolyn Nichols to Sean Greenough, Sherri Loadman (St. Onge), Nick Pepler and Derrick Boyd	Included image, called Protest Aug 13.jpeg, not included in FOIPOP "...I have a proactive set up to monitor on the day."	FOIPOP 2022-267
2022 Aug 11	Email from Insp Carolyn Nichols to Sherri Loadman (St. Onge), and cc Nick Pepier	Looking for some information on social media about a protest the next couple days or weekend in the area of the new housing development..."	FOIPOP 2022-267
2022 Aug 11	Email from Insp Carolyn Nichols to Sherri Loadman, Manager of Crime Analysis Unit, and cc Nick Pepler (HRP Technical Surveillance Unit)	Requesting information on protests (seen on social media) over next couple days or weekend.	FOIPOP 2022-267

2022 Aug 11	Email from Insp. Carolyn Nichols to Robert Fox, and cc Sgt. Monier Chediac, Jeff Clarke (police), Derrick Boyd, and Donald MacLean	Making aware of protest 13 August 2022 from 1-3pm. CIU did an intel report (which was attached but not provided for FOIPOP) and sent to 3 east Supervisors a "proactive" for the day to monitor 2022-98087.	FOIPOP 2022-267
2022 Aug 11	Email from Sgt Monier Chediac to Insp. Carolyn Nichols	Last one and others I believe were small and very friendly.	FOIPOP 2022-267
2022 Aug 12	CBC	Protesters have close call with heavy machinery at Dartmouth work site	
2022 Aug 12	Email from Sean Greenough to Insp Carolyn Nichols	"Doing my morning checks I located an event planned for this AM at Eisner Cove."	FOIPOP 2022-267
2022 Aug 15	Email from Insp Carolyn Nicholas to Donald MacLean, and cc Monier Chediac	Received email from Clayton Developments asking for immediate help removing protestors. They are also looking at a protest tomorrow at their office we will need to monitor.	FOIPOP 2022-267
2022 Aug 15	Email from Insp Carolyn Nichols to Donald MacLean , and cc Sgt Monier Chediac	"I received an email for Clayton Developments asking for our immediate help to remove protestors and they have also provided the property owner's information below."	FOIPOP 2022-267
2022 Aug 15	Email from Sean Greenough	Regarding protest at office of Minister of Environment and Climate Change, Tim Halman's Dartmouth East office on Tacoma Dr. "not able to ascertain a number of how many people are expected" at rally.	FOIPOP 2022-267

2022 Aug 15	Email from Sgt. Monier Chediac to Insp Carolyn Nicholas, and cc Donald MacLean, Derrick Boyd, Daniel Kinsell, and Neera Ritcey (Director Corporate Affairs HRP)	<p>Re email Insp Nichols sent 15 August 2022:</p> <ul style="list-style-type: none"> • Strictly from a PSU perspective not so much an East issue as I don't want to blue lines too much. • Spoke with Cst Scott Martin who had a "great idea how these demonstrations go in terms of police engagement". • He (<i>Cst. Martin</i>) and parent went to site (<i>Hwy 111 and Gaston Rd</i>) after CRO Cst Jeff Brown as "there was an apparent call from a demonstrator after lunch that machinery was beginning to move and demonstrators may have been climbing on same". Incident Report 22-99751 • "As suggested earlier on, HRP did not have a direct role and only stood by offsite in case a request was made for life safety issues." • As of end of Cst Martin's shift machinery has been removed • 10-12 demonstrators remain on site • Security left 2000hr • 1 pickup truck part at end of Lynn Drive blocking path to woods but they say will move for emergency services • "Many plate numbers have been obtained and report being updated" • Security has video that they are going to send to police. • Group reported to be peaceful and listening to instruction of security • From public order perspective, risk is mitigated, Clayton Developments have security and the situation appears stable for the moment based on the latest. 	FOIPOP 2022-267
2022 Aug 15	Notes from responding officer	<ul style="list-style-type: none"> - Security called in proteers jumping on machines 98087 - REDACTED - Police called back protesters blocking machines - 2 units attended - Wants police to clear tresspass - About 20 people - I told REDACTED a large police presensnce may escalate. 	FOIPOP 2022-267
2022 Aug 16	CBC	4 people arrested after clash with police at Dartmouth development site	
2022 Aug 16	Email from Carolyn Nichols to Sean Greenough, Sherri Loadman (St Onge), Nick Pepler, and cc	<p>Replying to email from Sean Greenough earlier in day.</p> <p>"I have copied in the Watch Commander for Friday which will be 1 watch Staff/Sgt Chambers. I spoke to the business contact today REDACTED contact info below) and they have only ½ staff in, plan to have extra security on and will have employees park away from the building and lock the front door...REDACTED.</p>	FOIPOP 2022-267

	Derrick Boyd, Raylene Way, Donald MacLean, Monier Chediac, Jeff Clarke, Tanya Chambers- Spriggs, Winnell Jackson		
2022 Aug 16	Email from Insp Carolyn Nichols to Chief Daniel Kinsella, and cc Neera Ritcey and Donald MacLean	Forwarding email from Clayton Developments from 15 August 2022, including the owners information.	FOIPOP 2022- 267
2022 Aug 16	Email from Insp Carolyn Nichols to REDACTED	"I see your call this morning on 911 and it has been dispatched and officers responded, the file number is 2022-100165. I just spoke with the Patrol Dispatch Watch Commander and we are also planning to monitor the protest at your office today as well to prevent criminal offences and for public safety...I spoke to REDACTED yesterday and I will reach out to you by phone later this morning to discuss how we can assist your security futher."	FOIPOP 2022- 267
2022 Aug 16	Email from Sgt Monier Chediac to Roger Sayer and Garland Carmichael, and cc Winnell Jackson, Tanya Chambers- Spriggs, Derrick Boyd and Donald MacLean	Regarding protest REDACTED. Insp Nichols spoke to Clayton Developments (highlighted in green) as a duty to notify already as this all stemmed from Dartmouth. <i>NOTE: nothing highlighted in green, potentially portion redacted.</i>	FOIPOP 2022- 267
2022 Aug 16	Letter of support	From Nature Nova Scotia	

2022 Aug 16	Report of Workplace Inspection	Compliance orders issued against Clayton Developments at Hwy 111 involving incident with logging equipment on 15 August 2022.	2022-01375-LSI
2022 Aug 16	Report of Workplace Inspection	Compliance orders 15388421-001 issued 17 August 2022 "Ensure no equipment access and no work takes place at the worksite until requirements of complains order 002 of this report are met and this Officer, in writing, confirms work may commence. This order must be complied with by August 17, 2022"	2022-01375-LSI
2022 Aug 16	Report of Workplace Inspection	Compliance orders 15388421-002 stated "In order to be in compliance with this section you must" Ensure hazard assessment developed; provisions to address risk of persons not connect with work; procedures employees should follow if person not connect to work accesses worksite. Must be in compliance with order by 26 August 2022.	2022-01375-LSI
2022 Aug 16	Saltwire	Bio-blitz for the better: How a non-profit is raising awareness of endangered species in HRM	
2022 Aug 17	Compliance Officer Notes regarding Hwy 111 near Gaston Road incident	Met with Clayton Development re protesters and tree removal. 25 acres to be cleared according to REDACTED safety officer for Shaw. Protester had walked in front of machinery and was pulled away by security. Protester climbed on machine	2022-01375-LSI
2022 Aug 17	Email from Insp Carolyn Nicholas to REDACTED and cc Sgt. Monier Chediac	"As we discussed yesterday I will maintain a proactive for your Mount Hope Development and continue additional patrols to your site to keep the peace and ensure public safety. The file number for this is 2022-98087.	FOIPOP 2022-267
2022 Aug 17	Email from Insp Carolyn Nichols to REDACTED, and cc Sgt Monier Shediac	"As we discussed yesterday I will maintain a proactive for your Mount Hope Development and continue additional patrols to your site to keep the peace and ensure public safety."	FOIPOP 2022-267
2022 Aug 17	Email from Sgt. Monier Chediac to Insp Carolyn Nicholas.	Subject REDACTED. "Morning REDACTED and ths Insp Nichols for starting this conversation...I am aware of the situation and have tasked the shift that morning with concerns as well as a police presence to ensure things do not deteriorate if there is a presence from the group."	FOIPOP 2022-267

2022 Aug 17	Email from Sgt. Monier Chediac to REDACTED	Re Clayton Development Heavily REDACTED	FOIPOP 2022-267
2022 Aug 17	Email from Sgt. Monier Chediac to REDACTED and Insp Carolyn Nichols	Subject REDACTED "We are in very early in terms of the shift, so I will check base first thing just to see what the active calls and taskings are as they can be unpredictable and may change timings slightly."	FOIPOP 2022-267
2022 Aug 17	Email from Sgt. Monier Chediac to REDACTED and Insp Carolyn Nichols	"This is a good start and plenty for us to ensure communication so we can support your folks." Heavily REDACTED.	FOIPOP 2022-267
2022 Aug 17	Nova Scotia Wild Flora Society	Photos of Eisner Cove Wetland	By David Patriquin
2022 Aug 17	Protect Eisner Cove Wetland	"Our governments need to be able to deal with the housing crisis without making the climate crisis worse."	Press Release
2022 Aug 18	Email from Chief Daniel Kinsella to Insp Carolyn Nichols	"Carolyn, did you initiate the intel report on this? Also, bring copies of all the reports to date with you." NOTE: This FOIPOP was asking for any documents, and dates of meetings that Kinsella had regarding this, no date or time included, and no document included in FOIPOP	FOIPOP 2022-267
2022 Aug 18	Email from Insp Carolyn Nichols to Chief Daniel Kinsella	"The was my last email chain and I have no new messages today. Mo and I discussed meeting at their office with them on Friday morning... REDACTED (presumably) email chain	FOIPOP 2022-267
2022 Aug 18	Email from Insp Carolyn Nichols to Chief Daniel Kinsella	Relying to email from Chief Kinsella of 18 August 2022 I did when I saw posts on social media	FOIPOP 2022-267
2022 Aug 18	Email from Insp Carolyn Nichols to Chief Daniel	"I was just notified about a new protest for Saturday at the Mount Hope site as well".	FOIPOP 2022-267

	Kinsella, and cc Donald MacLean, Neera Ritcey, Monier Chediac		
2022 Aug 18	Email from Insp Carolyn Nichols to Chief Daniel Kinsella, and cc Donald MacLean, Neera Ritcey, Monier Chediac	<p>“This is everything the analyst had on the protest tomorrow. There are not any concerns noted.”</p> <p>NOTE: attachment on this email not included.</p>	FOIPOP 2022-267
2022 Aug 18	Email from Insp Carolyn Nichols to Chief Daniel Kinsella, and cc Donald MacLean, Neera Ritcey, Monier Chediac	<p>Subject Clayton Development</p> <p>Attachment Executed Protection of Property Notce.pdf (NOTE: Not included in FOIPOP documents)</p> <p>“I just received this email I will respond after our meeting with the PPA notice attached.”</p> <p>Forwarded message REDACTED</p>	FOIPOP 2022-267
2022 Aug 18	Email from Sean Greenough to Insp Carolyn Nichols	<p>Another protest @ Eisner Wetlands</p> <p>“Another protest is planned at the Mount Hope Entrance to the wetland this Saturday between 1300 to 1500. I will put together a small report tomorrow morning...”</p>	FOIPOP 2022-267
2022 Aug 19	Email from Insp Carolyn Nichols to Chief Daniel Kinsella, and cc Donald MacLean, Neera Ritcey, Monier Chediac	<p>Subject Meeting with Clayton Development</p> <p>“This morning Mo and I met with REDACTED.</p>	FOIPOP 2022-267
2022 Aug 19	Email from Insp Carolyn Nichols to Chief Daniel	<p>“The Dept of Labour has issued a stop work order due to the unsafe operation of equipment on their site. See below”</p> <p>REDACTED</p>	FOIPOP 2022-267

	Kinsella, and cc Donald MacLean, Neera Ritcey, Monier Chediac, Derrick Boyd		
2022 Aug 19	Email from Stephen Lawless to Sgt Monier Chediac and Insp Carolyn Nichols	“The protest at Clayton Development Ltd went over smoothly...I checked the Facebook page for the protestors...and it shows they have a protest planned for tomorrow...I spoke to REDACTED afterwards and he report no issues. I made REDACTED aware of the protest tomorrow and REDACTED (s)aid they were aware and working on getting an injunction. The report I wrote for the protest is under 22-101607.”	FOIPOP 2022-267
2022 Aug 19	Protect Eisner Cove Wetland	Secrets and backroom discussions will seal the deal on losing an HRM climate-change powerhouse. Rally on April 9	Press Release
2022 Aug 19	Halifax Examiner (Suzzane Rent)	Groups rally in Halifax to ask developer for ‘stop and swap’ at Eisner Cove wetland About 30 people from two groups rallied outside the Halifax offices of a local developer on Friday demanding a “stop and swap” at the Eisner Cove Wetland in Dartmouth.	
2022 Aug 22	Expert report	Eisner Cove Wetland Bird Study <ul style="list-style-type: none"> • Conducted May 6th, May 23rd, July 7th, July 22nd, and August 5th • 46 bird species found Recommend 30 metre buffer	By Richard Hatch and Fulton Lavender
2022 Aug 23	FOIPOP received from Halifax Regional Police (FOIPOP 2022- 60353)	Status changed to Insufficient evidence to proceed.	FOIPOP 2022- 60353
2022 Aug 23	Service NS &Internal Services Arianne Wentzell IAP Administrator	Need more time to process request for wetland alteration approval #201-2886385-00 issued to AJ LeGrow by the Environment and Climate Change to Sept 28/22	2022-01193- ECC
2022 Aug 25	Email from Sgt Monier Chediac to REDACTED	“...I know it’s late now, but you good for a quick call? If you don’t get this tonight, that’s OK too. Can we connect tomorrow between 9-0930 if not?” Heavily REDACTED.	FOIPOP 2022- 267

2022 Aug 25	Email from Sgt Monier Chediac to REDACTED and cc Insp Carolyn Nichols	"Hello REDACTED, sorry for the late reply...The police GO# we are using to capture all information is 22-98087...As for statements...I am not sure what statements were collected in terms of contractors, witnesses or third party people..."	FOIPOP 2022-267
2022 Aug 25	Email from Sgt. Monier Chediac to REDACTED	"..Just need to connect for a quick update on the status of the operations and where we are with checks....do you have a college I can chat with?" Original message REDACTED	FOIPOP 2022-267
2022 Aug 28	Halifax Examiner (ETHAN LYCAN-LANG)	Mapping the future of Eisner Cove Wetland concerned citizen Shanni Bale has created an interactive map that clearly shows a before and after look at Eisner Cove.	
2022 Aug 29	Email from Sgt Monier Chediac to Insp Carolyn Nichols and cc Donald MacLean	"I just got off the phone with REDACTED after we spoke just now regarding his text to me stating that their project manager had called REDACTED stating the following: 'There are still protestors onsite and two of them are carrying a form of a weapon REDACTED to security that REDACTED is there to protest REDACTED. Appears to be REDACTED that has been there the entire time that was REDACTED' I asked REDACTED what the situation was and that they need to be calling the police if there are situations where they need assistance or offences are being committed. REDACTED stated that at the time police were NOT required and the people onsite were not interfering with their work. I reiterated this with REDACTED and REDACTED stated again, police were not required at this time and that security was onsite, although REDACTED did not know the number of the guards as REDACTED was not onsite. REDACTED I gather REDACTED (p)roject manager feels the person may REDACTED made no mention of a conversation to indicate otherwise.	FOIPOP 2022-267
2022 Aug 29	Email from Sgt. Monier Chediac to Insp Carolyn Nichols and Donald MacLean	"REDACTED just sent me a text REDACTED has a small crew going in there on foot this morning to install fencing for a zone they are going to be creating. REDACTED has security with REDACTED and PPA in hand. REDACTED does not expect any issues as they have no machinery. REDACTED advised that REDACTED understood to use the PPA with security and call police should there be an issues with people in non-compliance and of course call 911 if there is an emergency."	FOIPOP 2022-267
2022 Aug 29	Email from Sgt. Monier Chediac to Insp Carolyn Nichols, and cc	"REDACTED just reached out to update regarding a question I had, but REDACTED wanted to confirm with REDACTED manager...they are still under a 'Stop work order'".	FOIPOP 2022-267

	Derrick Boyd and Donald MacLean		
2022 Aug 29	Halifax Examiner	Groups rally in Halifax to ask developer for 'stop and swap' at Eisner Cove wetland	
2022 Aug 30	Halifax Examiner	Nova Scotia housing minister approves controversial Eisner Cove development	
2022 Aug 31	Email from Sgt. Monier Chediac to REDACTED and Insp Carolyn Nichols, and cced to REDACTED	Re Mount Hope Action Plan "Thanks REDACTED I'll review in the AM. Original message REDACTED	FOIPOP 2022-267
2022 Aug 31	FOIPOP sent by unknown person	Requesting compliance orders related to incident involving logging equipment that occurred around the Southdale neighbourhood, near Hwy 111.	2022-01375-LSI
2022 Aug 31	Speech	Rally for Eisner Cove Wetland	David Patriquin
2022 Aug	Compliance Officer Notes regarding Hwy 111 near Gaston Road incident	"Police started action plan, at 1100 word from police decided that no one was in harms way that they were not going to remove from site"	2022-01375-LSI
2022 Aug	CTV	Demonstrators gather to speak out	
2022 Aug	Halifax Examiner	Mapping the future of Eisner Cove Wetland	
2022 Dec 23	Entry for AAN 02138808	Deed Acre 80.34; Deed Sq Ft 3499610; Value \$421,785	2022-01740-SNSIS
2022 Dec 23	Entry for AAN 09602860	Deed acres 12.2431; Deed Sq ft 533310; value \$110,160	2022-01740-SNSIS
2022 Dec 23	Entry for AAN 09886826	Deed acres 8.6834; Deed Sq Ft 378288; value \$151,900	2022-01740-SNSIS

2022 Dec 23	Letter from Property Valuation Services to Bill Zebedee	Confirming PVS does have records in their care and control related to FOIPOP.	2022-01740-SNSIS
2022 Feb 01	Email from Bill Zebedee to Joe MacDonald at Innovacorp	Requesting documents related to the sale of the properties to A.J. Legrow Holdings Ltd.	No number assigned
2022 Feb 02	Global	Demonstrators protesting development in Dartmouth, N.S. wetland charged with obstruction	
2022 Feb 02	Letter from Halifax Regional Municipality to Bill Zebedee	Acknowledging receipt of FOIPOP.	AR-21/22-1275
2022 Feb 02	Minutes from Harbour East Marine Drive Community Council	THAT Harbour East-Marine Drive Community Council Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as contained in Attachment A of the staff report dated December 14, 2016, to rezone certain lands in the near the Woodside Industrial Park in Dartmouth from the S (Institutional) Zone to the I-1 (Light Industrial) Zone, and schedule a public hearing.	Case 19755
2022 Feb 02	Minutes from Harbour East Marine Drive Community Council	HAT Harbour East-Marine Drive Community Council Give First Reading to consider approval of the proposed amendment to the Dartmouth Land Use By-law, as contained in Attachment A of the staff report dated December 14, 2016, to rezone certain lands in the near the Woodside Industrial Park in Dartmouth from the S (Institutional) Zone to the I-1 (Light Industrial) Zone, and schedule a public hearing.	Case 20235
2022 Feb 08	CBC Information Morning	Hear about efforts to protect wetlands in Dartmouth from development	
2022 Feb 08	Halifax Examiner (Zane Woodford)	Dartmouth residents raise concerns about development next to wetland Vaguely “attainable” housing shouldn’t come at the cost of environmental degradation, Dartmouth residents argued at a public meeting Monday night.	

2022 Feb 10	Atlantic Canada Conservation Centre	<p>Provided data report 7164 on Eisner Cove Wetland.</p> <p>4.3 LOCATION SENSITIVE SPECIES The Department of Natural Resources in each Maritimes province considers a number of species “location sensitive”. Concern about exploitation of location-sensitive species precludes inclusion of precise coordinates in this report. Those intersecting your study area are indicated below with “YES”.</p> <p>Nova Scotia</p> <table border="1"> <thead> <tr> <th>Scientific Name</th> <th>Common Name</th> <th>SARA</th> <th>Prov Legal Prot</th> <th>Known within the Study Site?</th> </tr> </thead> <tbody> <tr> <td><i>Fraxinus nigra</i></td> <td>Black Ash</td> <td></td> <td>Threatened</td> <td>No</td> </tr> <tr> <td><i>Emydoidea blandingii</i></td> <td>Blanding's Turtle - Nova Scotia pop.</td> <td>Endangered</td> <td>Vulnerable</td> <td>No</td> </tr> <tr> <td><i>Glyptemys insculpta</i></td> <td>Wood Turtle</td> <td>Threatened</td> <td>Threatened</td> <td>YES</td> </tr> <tr> <td><i>Falco peregrinus pop. 1</i></td> <td>Peregrine Falcon - anatum/tundrius pop.</td> <td>Special Concern</td> <td>Vulnerable</td> <td>No</td> </tr> <tr> <td>Bat hibernaculum or bat species occurrence</td> <td></td> <td>[Endangered]¹</td> <td>[Endangered]¹</td> <td>YES</td> </tr> </tbody> </table> <p>¹ <i>Myotis lucifugus</i> (Little Brown Myotis), <i>Myotis septentrionalis</i> (Long-eared Myotis), and <i>Perimyotis subflavus</i> (Tri-colored Bat or Eastern Pipistrelle) are all Endangered under the Federal Species at Risk Act and the NS Endangered Species Act.</p>	Scientific Name	Common Name	SARA	Prov Legal Prot	Known within the Study Site?	<i>Fraxinus nigra</i>	Black Ash		Threatened	No	<i>Emydoidea blandingii</i>	Blanding's Turtle - Nova Scotia pop.	Endangered	Vulnerable	No	<i>Glyptemys insculpta</i>	Wood Turtle	Threatened	Threatened	YES	<i>Falco peregrinus pop. 1</i>	Peregrine Falcon - anatum/tundrius pop.	Special Concern	Vulnerable	No	Bat hibernaculum or bat species occurrence		[Endangered]¹	[Endangered]¹	YES	
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2022 Feb 14	Email from Joe MacDonald to Bill Zebedee	Fee of \$3,855.00 for FOIPOP request of 01 February 2022	No number assigned																														
2022 Feb 22	The Coast	NS government announces 22,600 new homes, and 373 of them will be affordable																															
2022 Feb 23	Letter from MLA Claudia Chender to Executive Panel on Housing	Southdale Lands Special Planning Area																															
2022 Jan 04	FOIPOP to Halifax Regional Police	Regarding Incident Number 22-98509, which requested investigation notes, documents, videos and 911 recordings associated with.	FOIPOP 2023-19																														
2022 Jan 10	Saltwire	Minister's dismissal of Eisner Cove roadway appeals ill-advised, resident says																															
2022 Jan 10	CBC Nova Scotia (Pam Berman)	<p>Halifax council considers proposal for 700-unit 'attainable housing' development</p> <p>“... Kevin Neatt, Clayton's vice-president of planning and development. "Middle income, average households, should be able to buy a home.”</p> <p>““The way that this is being painted by the province is completely like a black-and-white thing,” (SAM) Austin said in an interview. “It’s like, you can have a planning process, you can have community input, or you can have a solution to your housing crisis. And I just, I just don’t buy that.”</p>																															
2022 Jan 12		Planning underway for 700 'attainable' housing units in Dartmouth																															

2022 Jan 14	Email from Connor Wallace, Zzap Consulting, to Ross Grant, HRM Planning	Confirming delivery of signs and getting property owner to install	AR-21/22-1275
2022 Jan 14	Email from Ross Grant, HRM Planning, to Connor Wallace, Zzap Consulting	Advising plan amendment process requires signs be placed on land. "In this case we're in a bit of a grey area where Council initiated the FGN process, but your client(s) will ultimately be applying for the Das and running with that process." Proposing that HRM print the signs and deliver them.	
2022 Jan 14	Derrick Peverill to AJ LeGrow	Application #2021-2886385-00 wetland alteration PID 41362161 and 41280546, Dart. NS deemed incomplete. 1)Want qualified biologist to verify location of sensitive species to ECC for review;2) project will direct surface flows...pre and post stormwater runoff will be balanced, mgmt plans not enough info and/or drafts; 3) not adequately mention alternatives than altering wetlands +reasons why cannot avoid to complete project; 4) more detailed plans for buffer area and mitigation – ensure protection of wetlands; 5)more info monitoring plan; 6)removal of wetland soil at crossing location replace with coarse – more info hydrology on both sides. Location of culverts- by April22/22	2886385 wetlands ?culverts as in plural?
2022 Jan 16	CBC Nova Scotia	In search of housing solutions, panel puts Halifax development process under the microscope	
2022 Jan 20	Email from Ross Grant, HRM Planning, to Connor Wallace, Zzap Consulting, and cc Kasia Tota, HRM Planning	Advising of public meeting. "You may know that the project is receiving quite a lot of attention in the media and from the public so we anticipate a high turnout."	
2022 Jan 24	Letter from Minister of Environment and Climate Change, Tm Halman, to Susan Van Iderstine	Confirming receipt of her letter. <ul style="list-style-type: none"> About how important, highly productive and biologically diverse systems wetlands are "I recognize the substantial value that wetlands provide, particularly in highly developed urban areas." 	

2022 Jan 24	CityNews (Chris Halef)	Chair of housing task force looking to 'get shovels in the ground' as soon as possible "The key part for the mandate of that task force at this point is about moving applications and getting shovels in the ground," he (Geoff MacLellan) said. "The recommendations on regulatory and such, that will come in short order but right now, the urgent piece and our job, quite frankly, is to get projects moving."	
2022 Jan 27	Road totals (tentative)	Road 1—1357 Road 2—687 Road 3—286 Total—2330	Halifax Planning Department
2022 Jan 27	Tentative Population numbers	Ground Based—1410.35 Mult-Residential—1021.5 Total—2432	Halifax Planning Department
2022 Jan 28	Email from IAP Services to Bill Zebedee	Requesting confirmation of withdrawing FOIPOP with their department and directing it to Innovacorp	No number assigned
2022 Jul 02	Incident report for FOIPOP 2022-60353	Cst. Borutski contacted Bill Zebedee to advise matter still under investigation.	FOIPOP 2022-60353
2022 Jul 05	Nova Scotia Office of the Privacy Commissioner	Reply to FOIPOP request re PIDs 40748253 and 40225856 Email from Gordon Delano, Regional Director--Central Region Department of Natural Resources and Renewable to Peter Geddes "There are several wildlife triggers, the Mainland Moose SMP is one of importance especially given the lack of good moose habitat in the area and one that our Biologist would be looking to maintain	2022-00773-DNRR (Not our FOIPOP)
2022 Jul 07	Incident report for FOIPOP 2022-60353	Cst. Borutski received email from Carl Purvis, from HRM, indicating he was speak with REDACTED about the investigation of potential grave.	FOIPOP 2022-60353
2022 Jul 09	Incident report for FOIPOP 2022-60353	Cst. Borutski replied to Carl Purvis email of 07 Jul 2023 indicating matter still under investigation, and requesting no permits be issued for earthworks or blasting.	FOIPOP 2022-60353

2022 Jul 19	Incident report for FOIPOP 2022-60353	Cst. Borutski emailed Sgt. Habib asking when these shallow graves will be looked in.	FOIPOP 2022-60353
2022 Jul 22	Eisner's Cove Wetland Bird Study	Richard Hatch and Fulton Lavender, with over 100 years experience between them, conduct bird study	
2022 Jul 25	Saltwire	Police arrest four people at environmental protest in Dartmouth	
2022 Jul 26	Incident report for FOIPOP 2022-60353	Cst. Borutski received email from Sgt. Habib indicating he had spoken with CRM Group, a cultural resource group. The first step would be having them come out to the site to make a determination. CRM also indicated had access to ground penetrating radar. He indicated "This seems like a possible civil matter on the front end, I don't see FIS investigation at this time."	FOIPOP 2022-60353
2022 Jul 26	Protect Eisner Cove Wetland	Society Response to Minister dismissing appeal	Press Release
2022 Jul 27	Nova Scotia Legislature	Dartmouth MLA Claudia Chender introduces members of Protect Eisner Cove Wetland and tables their petition	
2022 Jul 28	Incident report for FOIPOP 2022-60353	Cst. Borutski emailed Sgt. Habib asking for clarification regarding CRM.	FOIPOP 2022-60353
2022 July 07	Eisner's Cove Wetland Bird Study	Richard Hatch and Fulton Lavender, with over 100 years experience between them, conduct bird study	
2022 July 28	SNS&IS A Wentzel	Rec'd application; expect response by Aug 29/22	2022-01193-ECC
2022 Jun 01	Incident report for FOIPOP 2022-60353	Task-3 East "Can a 3 East member/or NCO reach out to ident in regards to required tasks for the IO.	FOIPOP 2022-60353
2022 Jun 01	Email Peverill to Garroway, Dulmage, imp high	Time to discuss Annamarie's comments. May have another incomplete letter	

	-alteration application		
2022 Jun 01	From A Burgess to Dulmage alteration	Road as potential hydraulic barrier – response #6 so may have the ability to move water equivalent to “pear” May 6 Cross culvert – to confirm location was chosen with lower contour. inferred sizing of culvert.to confirm embedment to convey 1:100 Potential for SWM to interact with adjacent wetland. no info to confirm geotech design of SWMF to limit groundwater. Risk of contaminants. Response 2 states vegetation will be transplanted. Flagged wetland alteration approval should not dictate nor review the performance of a storm drainage infrastructure in case reinstatement of vegetation is being proposed as compensation/migration measures. Hydrologic impact of wetland pre to post balancing. distributed flow regime. catchments areas will be conveyed into SWMF and then discharged. info is insufficient . Recommend justification. inferred water discharge will “fill the bathtub’ back up. some degree of slope, now a correct assumption. States that 2S may see more dry conditions relative to existing conditions. Defer to Wetland Specialist Location of SWMF - “needs” to alter wetland. siting of SWMF makes sense. low point, near discharge. However, assumes infilling this amount of wetland permitted by ECC. Alternatives – loss of 1-3 parcels of priv. property to shift towards road 1. HW generally required on public property. (small parcel corridor provided for connection)	
2022 Jun 02	Incident report for FOIPOP 2022-60353	Task Closed	FOIPOP 2022-60353
2022 Jun 02	Task force meeting –hfx planning framework HRM strat plan 2006-31	Eisner’s cove is in the central plan. Since 2016 + 1.5% growth, HFX planning framework task force meeting; plan runs 2006-31; possible cost sharing; large 500+ units; identify areas for future growth - did not include Eisner’s cove but Dart East; Plan & by-law simplification; missing ‘executive panel in housing – development of focus’ for Eisner’s cove (Penhorn mall and Shannon Park included with links in HRM);Minutes points - III- review issues to date, id’d responses/action report back – info not included; IV - P Duncan led review of project submissions with discussion to each regarding potential barriers/issues to address- not included	2022-00041-MAH
2022 Jun 02	June 2/22 email MacDonald, Jonathon to Garroway, Peverill, Weatherby	Should be receiving final comments from SAS shortly. lots blocked out. Thanks for all the work and close to finish line	
2022 Jun 03	Email from Marina Lorna Dulmage to Derrick Peverill	Email with recommendations to englobe. Do not encourage alteration of wetland area 1 to create SWMF. When adjacent to wetlands, poss. of “Bathtub effect”. It should be buffered away so no ground water or surface water is released into wetland. Based on Annamarie’s comments. There are other options. Pre and post modelling not sufficient.	
2022 Jun 12	Entry for AAN 09886826	Sale price \$3,000,000 for 2 parcels	2022-01740-SNSIS

2022 Jun 15	Incident report for FOIPOP 2022-60353	Cst. Borutski spoke with St. Andre Habib in Ident to advise waiting a QA task from Ident and further steps taken. Sgt. Habib direct Cst. Borutski to contact Heritage Society to gain more information about land. "Sgt. Habib advised that Ident has access to ground penetrating radar that will likely be used when they are available to determine what, if anything, is in these shallow graves."	FOIPOP 2022-60353
2022 Jun 15	Incident report for FOIPOP 2022-60353	Cst. Borutski contacted Heritage Trust of NS as follow-up, but was told not their area of study, and would suggest calling Municipal Archives and NS Museum Archeology Team.	FOIPOP 2022-60353
2022 Jun 15	Incident report for FOIPOP 2022-60353	Cst. Borutski contacted Municipal Archives and left message	FOIPOP 2022-60353
2022 Jun 15	Incident report for FOIPOP 2022-60353	Cst. Borutski contacted NS Museum Archeology Team and left message	FOIPOP 2022-60353
2022 Jun 15	Incident report for FOIPOP 2022-60353	Cst. Borutski returned call to Municipal Archives (called dispatch). Spoke with Elena Cremonese and was advised she would look into matter.	FOIPOP 2022-60353
2022 Jun 15	Incident report for FOIPOP 2022-60353	Cst. Borutski received email from Municipal Archives that indicated: have some aerial photos of area; suggesting the Natural Sciences Library in NS Department of Natural Resources and Renewables may have maps and photos; suggested speaking with Dartmouth Heritage Museum.	FOIPOP 2022-60353
2022 Jun 16	Letter from Clayton Development to Derrick Peverill, HRM Planning	<p>Responses to requests. Confirm 699 mm cross culvert set at the lowest part of the existing wetland with no standing water present and no channel or watercourse embedded to 200 mm.</p> <p>Stantec to be geotechnical designer and site engineer for project. Strum embankment design and clay materials. Revised SWMF designed as a dry detention facility at each outfall. Not encouraged alteration of wetland to create SWMF. Other options are available according. Answer – adjusted configuration. HW says no to sanitary pumps; the trunk and its design means they can reduce wetland alteration of 1,143 m2. Also gets HW minimum cover, slope, and cleansing velocity.</p> <p>Hydrologic impact pre and post balancing the discharge from cachmentents will not be a single point divided wetland into 2 (wetland is bi-sected) and makes it ease of understanding and have different hydrologic char, SWMF will have a dispersal pattern (all lands beyond the fronts of homes). distributed approach from var. Res units having their own release rate requirements. each private outfall shall have an infiltration trench and dispersal outlet. Extended dry detention SWMF will over detain total peak flows. A homeowner's GUIDE to "best maintenance practices for lawncare shall be distributed to future homeowners".</p> <p>Pre and post flows not modelled sufficiently. Answer – SCS hydrograph used.</p> <p>SWF in current position will need to alter portions of wetland + rationale for not using other options that would not alter wetland but could lose 1-3 parcels of land. Answer – Rel. Steep existing topography, can't shift and still keep low elev. Also needs to have the trunk at a fixed elev. and means no pumping station is needed.</p>	

2022 Jun 16	Letter from Englobe to Derrick Peverill, HRM Planning	Review of recent design changes and wetland alteration. now 8,064 m2 from 9,206m2 in original plan. Compensation mentioned of 2:1 ratio. 4 monitoring locations. And proposed discharge. In their opinion, sufficient to monitor any changes in wetland.	
2022 Jun 17	Email from Aven Cole to Derrick Peverill, HRM Planning	Subsequent field trips confirmed ash to be European Ash. Thorough sweep and no black ash in proposed development.	
2022 Jun 17	Email from Derrick Peverill, HRM Planning to Aven Cole	Email to follow up on black ash and field trips. No black ash in proposed dev. Area.	
2022 Jun 21	Derrick Peverill email	Wants to turn this approval around very quickly.	
2022 Jun 22	From D Peverill, Marina Dulmage, and Annamarie Burgess MCIP, P Eng	Emails covered concerns brought forward by A Burgess re assumptions, confusion of modeling, and of monitoring of site for indirect alterations and that would mean adaptive mgmt and/or additional compensation. Commitments of SWMF to be passed on to R Engineer as part of Storm drainage approval. and of a separate company's design esp Q#3 Concerns on cachelments 2S, 8S	?
2022 Jun 22	Scott MacCallum MBA P Eng email	Supporting doc for wetland alteration reduction to 8064 m2 from Englobe. Strum drawings June 16/22, berm construction June 17 th /22	No FOIPOP # provided
2022 Jun 23	Kevin Garroway , District Mgr to AJ LeGrow	Approval for construction- water approval-wetland alteration, application submitted Dec 3, 2021. Inspector's report – 'in order to access' 1 crossing required with small alterations to the northern edges of the wetland for site utilities, parking, stormwater mgmt. Community access via rec trail over new engineering works. = 8064 m2 of wetland alteration. Not all wetland will be filled in and the organic matter and soil not suitable for engineering. Road perpendicular to wetland at narrowest point. Use of geotextiles – prevent migration of silt etc Gravity sanitary trunk parallels northern edge to gain alignment Proposed 400mm water main Catch basins, minor stormwater sewer pipes, and a cross culvert. these underground utilities will be constructed within, no additional wetland alteration AJ LeGrow compensation Wetland loss offering 2:1 ratio for 9,206 m2 Occur during low water or frozen conditions – where poss	41280546 and 41362161 Approval #2021-2886385-00 file #95100-30-BEDa V-2021-2886385

		Water control at all times- if removed to approved sediment control measure adjacent vegetated area, sediment pond, or filter bag	
2022 Jun 30	Housing Developments Approved in Halifax Regional Municipality	Minister of Municipal Affairs and Housing takes away more democracy from Halifax Regional Municipality's elected council in favour of developers and uses mantra from these developers in his political speak	
2022 Jun 30	Land Use By-law Amendment Order for Southdale-Mount Hope Special Planning Area made under Section 16 of the Housing in the Halifax Regional Municipality Act	<p>With the swipe of a pen Minister of Municipal Affairs and Housing, John Loh, continues to erode the democracy of Halifax Regional Municipality's elected Council in favour of his appointed, unelected Housing Panel.</p> <p>Therefore, I order the following:</p> <p>The Regional Centre Land Use By-law is amended by adding the following in bold immediately following Section 498:</p> <p>498.5 Notwithstanding any other provision of this By-law, within the lands designated as a special planning area, early tree removal, blasting, and earthworks may be considered, subject to the provisions of a development agreement in accordance with policy G-11A of the Regional Municipal Planning Strategy.</p>	
2022 Mar 02	Minutes of Harbour East Marine Drive Community Council	Community Council minutes on Case 19755	Case 19755
2022 Mar 02	Minutes of Harbour East Marine Drive Community Council	Community Council minutes on Case 20235	Case 20235
2022 Mar 03	Email from Alexander Alessi, HRM Planning Compliance Officer, to Bill Zebedee	Officer Alessi contacted complainant for details of complaint, and location of site.	AR-22-23-154

2022 Mar 03	Email from Bill Zebedee to HRM Planning Compliance Officer Alexander Alessi	Photos of concern sent	AR-22-23-154
2022 Mar 03	FOIPOP Appeal Request for Review sent from Bill Zebedee to Halifax Regional Municipality	Indicating as of 09 April 2022 no contact received from HRM and therefore FOIPOP request not fulfilled	AR-21/22-1275
2022 Mar 03	Letter from Halifax Regional Municipality to Bill Zebedee	Requesting 30 day extension of FOIPOP	AR-21/22-1275
2022 Mar 24	Email from REDACTED to Sean Lonar (Header is Robert Andrews)	"I will go ahead and withdraw that first one (AAN 09886826) and let you process the reductions on the others."	2022-01740-SNSIS
2022 Mar 24	Minister Municipal Affairs and Housing, John Lohr, Southdale-Mount Hope Special Planning Area Order made under Section 15 of the Housing in the Halifax Regional Municipality Act	<p>Therefore, I order the following:</p> <ol style="list-style-type: none"> 1. The area of the Halifax Regional Municipality delineated in the map attached as Schedule "A" is designated as a special planning area. 2. The special planning area may be referred to as the "Southdale-Mount Hope Special Planning Area." <p>This Order is effective on and after the date of this order and continues in effect until it is amended or revoked.</p> <p>Dated and made March 24, 2022, at Halifax, Halifax Regional Municipality, Province of Nova Scotia.</p>	

2022 Mar 25	Minister announces nine special planning areas	<p>Minister of Municipal Affairs and Housing announced nine special planning areas;</p> <ul style="list-style-type: none"> • former Penhorn Mall lands, 950 units • Southdale/Mount Hope, 1,200 units • Bedford West 10, 1,300 units • Bedford West 1 and 12, 2,500 units • Port Wallace, up to 4,900 units • Indigo Shores, 150 building lots • Morris Lake expansion, 3,100 units • Dartmouth Crossing, 2,500 units <p>Sandy Lake, 6,000 units</p>	Nova Scotia government press release
2022 Mar 25	Toronto Star — Canadian Press (Keith Doucette)	Nova Scotia designates nine areas in Halifax for accelerated housing development	
2022 Mar 25	Halifax Examiner (Tim Bousquet)	Province moves to speed up development approvals for 22,600 housing units in Halifax, but none of them are guaranteed affordable ““Well, I think if Clayton were here, they might say they’ve already endured significant delay,” said Lohr. “They might feel that way, but it’s just coincidence they happen to be the largest developer in the city. So there’s no decision on our part to favour any developer over any other developer.”	
2022 Mar 26	N.S. government designates nine HRM areas for fast-tracked housing projects	“Since December, the joint task force on housing has been working to find solutions to increase supply and address the significant shortage of housing that exists in the Halifax area,” Lohr said at a Friday afternoon news conference.	
2022 Mar 28	NS Government Press Release	Eisner Cove Appeal Dismissed	
2022 Mar 28	Affordable Housing Units for Dartmouth	Protect Eisner Cove, and many other groups, maintains the homes that will be built at Eisner Cove Wetland will be attainable, not affordable. Affordable housing, for 30+ years, has been widely accepted as 30% of a household’s monthly income. Clayton Developments’ own website says homes will be ~80% of average market rent “Mount Hope Village will be complete with rental affordability integrated as part of the larger development of 875 total homes with rents for affordable housing in the range of ~80% of equivalent market rents.”	
2022 Mar 28	CBC Nova Scotia (Mark Gorman)	N.S. government puts up \$22M forgivable loan for 373 affordable housing units	

		The minister said the 373 units will hold the affordable designation for 20 years. Rent will be between 60 and 80 per cent of average market rents for the area.	
2022 Mar 28	Toronto Star (Keith Doucette)	Nova Scotia announces \$22 million to help build affordable units in Halifax area <ul style="list-style-type: none"> • Lohr said the \$21.8 million comes in the form of a forgivable loan and is part of the \$35 million announced last fall to support the building of more than 1,100 new affordable housing units Under the terms of the loan agreement, Lohr said the developer must offer the affordable units over the next 20 years at 20 to 40 per cent below the average market rent.	
2022 Mar 28	Saltwire	N.S. government pitches in \$22 million for affordable housing units in Dartmouth	
2022 Mar 29	Global News Morning	Eisner Cove wetland rally	
2022 Mar 29	Letter from Bill Zebedee to Minister of Environment and Climate Change Tim Halman	Concerns regarding flora and fauna	
2022 Mar 30	CBC News	Halifax council considers proposal for 700-unit 'attainable housing' development	
2022 Mar 30	Saltwire (Jen Taplin)	Residents race to save Dartmouth wetland, Penhorn development an easy win	
2022 May 01	Email to HRM 311 from Bill Zebedee	Concerns about buffer zone being violated.	AR-22-23-154
2022 May 02	Letter Englobe May 2/22 to Peverill	Additional info as requested on Jan 14/221. Check mark beside the statement - ECC requires comment from a qualified biologist to verify whether any of the location sensitive species– ACCDC report indicated that wood turtles and bats (Sarah Spencer) NSNR indicated within 5k no core habitat in the area. 2 bat records about 1 k from proposed site. Again no habitat. A survey should be completed given turtle sightings. Mike Parker (East Coast Aquatics) did a field reconnaissance. No turtles were observed. 2. direct surface flows so that there is no impoundment of surface water. Pre and post flows balanced. Answer – Strum Engineering pre and post development stormwater mgmt drainage plans. dated May 6/22.critical points A and B. “A” flows to Morris Lake watershed constructed bioswale on site. “B” flows to Halifax harbour thru HW embankment with control structure at Clements St. Delineation completed by Englobe- field topographic info picked up our survey team at SDMM, test pits and field reconnaissance on the site completed by Stantec provided with essential due diligence to dev SWM due diligence determined wetland complex being influenced by 2 uncontrolled stormwater	

	<p>outlets from Lynn St (b. 1960) and surface flows from Hwy 111. North and south side of the proposed development feed the wetland via surface water within the existing tree stand. North side of community- selected a naturalized SWMF along with numerous distributed public and private outfalls around the wetland. - best replicate existing stormwater input conditions for the swamp/bog complex. Proposed storm water BMP to be conveyed to HW with the conveyance of all proposed public road and parks infrastructure. specific attention includes selecting and transplanting native vegetation from the altered wetland peat and to transplant into the base of the SWMF. combo with low flow channels and micro-pools proven aesthetically pleasing stormwater pond but also a low-maintenance solution to improving overall post dev water quality</p> <p>3. other options Answer-mitigative sequence was followed. direct and indirect impacts. Proposed wetland area 1 required construction of the Naturalized SWMF. located centrally to consolidate the overall minor and major flows to one control structure -shall be owned and operated by HW (confirmation of this is handwritten). Located at the ultimate low point while being above the highwater mark of the adjacent wetland. Size is determined by the requirement to balance each storm event. Up to 100 YR .</p> <p>2,650m³. release rates to match post development flows to the pre-development rates (Strum) minor flows (5yr) conveyed in piped sewer system which must pass from proposed road 1 to SWMF below the trunk sanitary sewer. Invert out of the proposed 600mm storm sewer is approx 56.5m HW requires no flooding of upstream sewers will be permitted. This ultimately dictated the footprint and best location of SWMF</p> <p>Area 2 – construction of minor collector road 1 and associated sub-surface infrastructure to connect Mt Hope Ave. The uplands on the north side - land locked. Road reserve was incorporated as a future means of accessing this land during future development. A secondary access location (across the wetland) at Neptune Cres. No access from the east (Hwy 111) nor north (Gaston Rd or Maple Ridge Est) Primary access thru existing road network and established res. communities to the west (Lynn Dr) were not acceptable to HRM. Single access connection to Woodside Ind Park selected in lieu of adding a secondary connection to Neptune Cres. A single crossing coupled with high point of the relatively flat swamp/bog complex to ensure both outlets have minimal long-term drainage alterations. (handwritten – what is minimal long-term drainage? Refer to EA). Also, lowered the road profile to limit footprint, centrally located the required waterline within the middle of the road. with clay plus to negate any secondary impacts with water from the wetland being lost in the waterline trench gravels. (Sufficient?? Handwritten) clean rock structure fill design and a 600 mm cross culvert to run relatively flat and to provide emergency means for hydraulic connectivity in extreme winter events</p> <p>3. construction of trunk sanitary sewer that bisects the community. HW no pumping station. design -in close proximity to the 56.5m contour of the site. lowest poss footprint and location that borders wetland</p> <p>On site enhancements –Over time SWMF will provide enhancement +offer a complimentary habitat for any wetland species located in adjacent preserved swamp/bog complex. Proposed walking trail and maintenance access road at the top of the embankment will provide interpretive opps to demonstrate to the community our overall commitment to the preservation of the watershed.</p> <p>4. more detail on buffer areas and mitigation measures to ensure protection – Answer – Strum info May 6/22. Drainage plans updated latest guidance. In discussion with both HRM and Ducks Unlimited to use BMP as a pilot project within HRM; This design used in Galway NL.</p> <p>Committed to 20 m buffer – maintained around preserved wetland. No connection between the wetland to an existing (natural) watercourse (ie the channel discharges to a municipal storm sewer) a buffer is not required by HRM bylaw. Due to the sensitivity to the community to this natural feature-the right thing to do.</p> <p>Best practices to be implemented within this sensitive watershed: inlet controls, outlet controls sediment basins, double reinforced silt fences and tree-save fencing examples. going above and beyond to successfully develop in such close proximity to Mt Hope wetland; while ensuring that the unaltered</p>	
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		<p>wetland maintains its health and integrity. Included in the construction contracts the sensitivity of the wetland alterations and habitat preservation beyond the limits of disturbance (dust control, permanent and temp diversions, peat, removals within the requested limits of alteration)</p> <p>5. more on monitoring plan –vegetation plots - Answer – 4 established , 1 at each monitoring station. Rationale for 2mx2m. Small and do not capture shrub and tree species. larger plots 5mx5m or larger recommended; if no shrubs and trees, 2mx2m sufficient. Answer – 2mx2m recommended as no tree species in the locations proposed for monitoring. When established plot sizes will be adjusted to capture the plant strata present (herbaceous , shrub or tree). Baseline monitoring with WESP-AC functional assessment; final year another</p> <p>6. Removal of wetland soil at crossing location and replacing with coarse grained structural fill. More info on ensuring hydrology remains intact on both sides of the wetland. With details sediment and erosion control, flow design calculation both pre and post, design + location of culverts Answer – Strum plans. <y 6/22 and Stantec Mt Hope Hydrology review. Special emphasis will be placed on the logistics of the alteration within road</p> <p>1. Sequencing plan to be developed for peat removals with the road works scope. Limits of disturbance flagged by a licensed surveyor oversight provided by Stantec limits of disturbance coincide with the approved wetland alteration limits. Tree cutting (if any) with in proposed wetland alterations shall be completed with the use of handheld chain saws to minimize any rutting and secondary impacts to the surrounding wetlands. Tree-save fencing, double lined silt fencing installed at limits of proposed disturbance. So -no surface water neg impacts along with a secondary assurance that no additional trees shall be lost.</p> <p>Stage 1 – of peat removals limited to establishing a structural construction road with proposed road 1 alignment. The road shall be used to allow the site works contractor's pipe works crew to install the waterline within the proposed road 1 limits of disturbance.</p> <p>Stage 2 – peat removals include excavation to the ultimate extents of removals. Care will be taken with excavations on the fringes of the alteration limits to ensure that the clean rock is installed correctly.</p> <p>Interface of the preserved wetland and clean rock infill include the installation of geotextile. Special care with the grading with the sensitive transition zone and the existing double lined silt fence.</p> <p>Clean rock with Stantec oversight to ensure appropriate voids and structural compactions within proposed roadbed.</p> <p>Special care for any further infrastructure within the proposed road 1 alignment with an emphasis and water mgmt for both concrete and asphalt paving work.</p> <p>Structural slopes adjacent to all alterations shall be stabilized with topsoil and hydroseed using clover TIR mix. quick germination and growth (used in Russell Lake West)</p> <p>Follow best prescriptive practices as of NSECC. Overseen by a licensed Engineer with Stantec Engineering Ltd.</p>	
2022 May 02	Municipal Affairs and Housing Paul T LaFleche D Minister	<p>All minutes and docs fr meetings of the Panel on Housing Task force: Geoff MacLellan (chair), Paul LaFleche (D Min MA&H), Stephen MacLissac (CEO NSL);Peter Duncan (Dir, infrastructure pl HRM), ex officio Fred Crooks (chief reg officer), Kelly Denty (ex dir pl & dev HRM), Peter Duncan (dir infrastructure PI HRM) + secretariat support from Housing NS</p>	2022-00041- MAH

2022 May 03	Email fr McLarty, Krista to Peverill, Garroway Poss consult with OAA	Screened LeGrow wetland application for consultation purposes on behalf of OLA and advise no consultation for the following reasons 14(1) blanked out.	OLA and OAA what are they?
2022 May 04	Letter from Halifax Regional Municipality to Bill Zebedee	Indicating access to records partially granted.	AR-21/22-1275
2022 May 06	Eisner's Cove Wetland Bird Study	Richard Hatch and Fulton Lavender, with over 100 years experience between them, conduct bird study	
2022 May 06	Letter from Andrew Bone and Jared Dalziel, Clayton Developments, to Carl Purvis, Halifax Regional Municipality Planning Applications Program Manager	<p>Development Agreement Application to Enable Early Tree Removal and Earthworks for the Southdale / Mount Hope Special Planning Area</p> <ul style="list-style-type: none"> • application for a development agreement application to enable early tree removal and mass works for the Mount Hope SPA • In doing so, the requirements of By-laws G-200 and L-400 would also be superseded due to those bylaws' exclusion clauses on properties with development agreements. This enables early site works (tree clearing and earth moving) sooner than what would normally be possible. • As an application requiring approval by the Housing Task Force, it would be at the jurisdiction of the Panel to determine if any development agreement to enable earth works and tree removal is premature or not. (NOTE: Thus taking away powers of HRM and Council to do their jobs) <p>Application Fee for a Development Agreement (\$5,500)</p>	
2022 May 06	Nova Scotia Office of the Privacy Commissioner	All correspondence, reports, list of PID, and/or GIS layers related to the Crown parcels that were examined by the provincial-municipal Task Force on Housing (https://novascotia.ca/housing-panel/) (Date Range for Record Search: From 12/31/2021 To 05/05/20)	2022-00773-DNRR (Not our FOIPOP)
2022 May 13	Entry in Case Activity Report	Officer Alessi attended property and conducted inspection with Scott Hill. Determined at site inspection, and later at office, location of clearing and where clearing ends is where the proposed road will go. Will follow-up with complainant and close file.	AR-22-23-154
2022 May 13	Entry in Case Activity Report	Site inspection. Used CAIA GPS app to log point. Felt location was where road crossed.	AR-22-23-154
2022 May 16	Email from Bill Zebedee to Scott Hill, HRM Supervisor	Asking for clarification because clearly within the 20 metre buffer.	

	Regional Compliance Buildings and Compliance, Planning and Development, and Councillor Sam Austin		
2022 May 16	Email from Councillor Sam Austin to Scott Hill, HRM Supervisor Regional Compliance Buildings and Compliance, Planning and Development	"It just seems very odd to me that we basically suspend our bylaws in anticipation that a planning application might be approved."	AR-22-23-154
2022 May 16	Email from Councillor Sam Austin to Scott Hill, HRM Supervisor Regional Compliance Buildings and Compliance, Planning and Development	"...this is still a plan....I'm a little mystified that we would allow disturbance for something that may not happen?"	
2022 May 16	Email from Scott Hill, HRM	"I agree that it may not, but also have to consider that it may and where HRM has allowed the proposal that includes a road coming in from Mount Hope across the wetland to go forward we would not be successful with our case."	

	Supervisor Regional Compliance Buildings and Compliance, Planning and Development to Councillor Sam Austin.		
2022 May 16	Email from Scott Hill, HRM Supervisor Regional Compliance Buildings and Compliance, Planning and Development to Bill Zebedee and Councillor Sam Austin	Visited site and confirmed clearing corresponds to roadway. "...you can see where they started the intersection for the road when Mount Hope was extended up to the Circ and Baker drive."	
2022 May 16	Email from Scott Hill, HRM Supervisor Regional Compliance Buildings and Compliance, Planning and Development to Bill Zebedee and	Restating will not pursue complaint for buffer violation as area is set to become a street.	

	Councillor Sam Austin		
2022 May 16	Entry in Case Activity Report	Officer Alexander Alessi contacted Bill Zebedee and explained a site visit was done and it matches the proposed road in Case 23820.	AR-22-23-154
2022 May 17	Email from Scott Hill, HRM Supervisor Regional Compliance Buildings and Compliance, Planning and Development to Bill Zebedee	Advised, in response to email 2022 May 16, to get copy of report complainant will have to file a FOIPOP.	
2022 May 17	FOIPOP Request to HRM	Requesting emails between Scott Hill, HRM Planning Building and Compliance, and other HRM departments and personal regarding Case Number 368678.	AR-22-23-154
2022 May 18	CBC Information Morning	A wetland is at risk due to a development project in Dartmouth.	6:48 minute mark
2022 May 19	Letter tfrom Bill Zebedee to Minister of Municipal Affairs and Housing Tim Halman	Admitting error in submitted document	Wetland Alteration Approval 2021-2886385-00
2022 May 21	Incident report for FOIPOP 2022-60353	At 1549 Bill Zebedee met with Cst Alyssa Borutski to show potential shallow grave site. Approximate Latitude 44.65851, Longitude -63.53818. Cst Borutski described it as a "...rectangular hold dug in the ground that is about 18 inches deep. The hole is about 3 feet wide and 7 feet long and the edges of the hole are very straight down."	FOIPOP 2022-60353
2022 May 21	Reported to Halifax Regional Police non-emergency	Reported locating potential shallow grave in woods off Mount Hope Avenue.	FOIPOP 2022-60353

	number, by Bill Zebedee		
2022 May 23	Incident report for FOIPOP 2022-60353	File was reviewed. Notify has been sent to ident. File routed to 1 East to assist. A member will have to assigned to assist ident in this file. First available day idnet is on is Tuesday 24 of May.	FOIPOP 2022-60353
2022 May 23	Eisner's Cove Wetland Bird Study	Richard Hatch and Fulton Lavender, with over 100 years experience between them, conduct bird study	
2022 May 26	Email Ross Grant to Peverill, Tota, Bocking watercourse	Follow up to phone chat. Share when NSECC determines potential watercourse on the Southdale site	
2022 May 27	Email from Aven Cole to Derrick Peverill, HRM Planning	Closing loop. likely the plan with the approx. Ash locations should also be subject to the same FOIPOP limitations, but text should be free of restrictions	
2022 May 27	Email fr Peverill to Dulmage watercourse	Requested to comment on determination of Morth prtion (close to Clement St) HRM to determine if the developer will have to meet their 20 m setback to this feature. not sure this would be a watercourse. get back	IF????@%&!?
2022 May 27	Email May 27/22 fr A Cole to Peverill,	To close earlier loop. An attached letter. the plan with ateh approx ash locations subject to same FOIPOP limitations as hy previous email. but the text should be free of restrictions	
2022 May 27	fr A Cole to Peverill Ash trees	ID's some ash trees. yet to be verified . regardless they are not in the wetland (<u>underlined</u>) they are nowhere close to the current phase 1 extents (again, <u>underlined</u> .) rough plan – not shown due to protected info by gov't	
2022 May 27	from Dulmage to Peverill re watercourse	Will review of appication	
2022 May 27	May 27/22 email Dulmage to Burgess	Your thoughts of natural SWMF and road crossing –culvert and rock infill.	
2022 May 27	May 27/22 letter fr Englobe to MacCallum	Review of correspondence fr Save Our Southdale Wetland Society (email May19/22) re poss black ash. Protected species. LSA (Oct 22) and Wetland Assessment of desktop info (oct 21 ACCDC and Feb 22 Naturalist records) Evaluated and no evidence. Englobe reviewed the recent iNaturalist records and 2 new records (May 22) Englobe and subcontracted prof botanist conducted a field assessment on May 24/22. Southern portion of area (between 2 buildings on Research Dr) and Neptune Cres) 2 stands of Ash trees ID'd in	

		the upland. Follow up in June. Since higher elev than wetlands) and Clement St HW outlet, the proposed stormwater balancing approaches will cause no impact to these stands	
2022 May 27	P 69-70 missing		
2022 May 27	P 72 to76 missing		
2022 May 28	Letter from HRM to Bill Zebedee	Confirming receipt of FOIPOP	AR-22-23-154
2022 May	Letter from REDACTED to Minister of Municipal Affairs and Housing Tim Halman	Heart felt letter from resident of Southdale for over 60 years	
2022 Nov 01	Letter from Halifax Regional Police to Bill Zebedee	Advising need additional 30 days to complete FOIPOP	FOIPOP 2022-267
2022 Nov 08	Halifax Municipal Charter, amendments	Third Reading of Bill 225, An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter 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.	Nova Scotia Legislature
2022 Nov 09	Halifax Municipal Charter, amendments	Royal Assent of Bill 225, An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter 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. <ul style="list-style-type: none"> • 204A (1) A by-law or part of a by-law made by the Council pursuant to this Act or another Act of the Legislature may be nullified by order of the Minister if the Minister <ul style="list-style-type: none"> ○ (a) determines that the by-law or part of a by-law would impact housing or development; ○ (b) determines that it is in the public interest of the Province to nullify the by-law or part of a by-law, as the case may be; and (c) so orders within six months from the date the by-law or part of the by-law is enacted.	Nova Scotia Legislature (NOTE: moves to nullify democratically moved, second, debated and voted on by HRM Council, and that gave HRM residents the

			opportunity to speak on)
2022 Nov 10	CTV	Wetland becomes construction site in Dartmouth	
2022 Nov 15	Halifax Examiner	Dartmouth residents raise concerns about development next to wetland	
2022 Nov 15	Letter received from Department of Natural Resources and Renewables to Bill Zebedee	"After a file search, we have located no records responsive to your application."	2022-01739-DNRR
2022 Nov 15	Letter received from Service Nova Scotia and Internal Services Information Access and Privacy (IAP) Services to Bill Zebedee	Advising no information found	2022-01739-DNRR
2022 Nov 15	The Globe and Mail (Canadian Press)	Worries over wetlands, turtles rejected as Nova Scotia approves road for housing development	
2022 Nov 16	Letter from Halifax Regional Police to Bill Zebedee	Attaching FOIPOP request	FOIPOP 2022-267
2022 Nov 23	CTV	Dartmouth group fighting to protect last remaining wetland from housing project	

2022 Nov 23	Letter from Labour Skills and Immigration to Bill Zebedee	Indicating previous FOIPOP already complete and provided link to 2002-01375-LSI	2022-01735-LSI
2022 Nov 23	Letter from Property Valuation Services to Bill Zebedee	Confirming transfer of FOIPOP application	2022-01740-SNSIS
2022 Nov 23	Letter received from Labour Skills and Immigration to Bill Zebedee	After a file search, we have located no records responsive to your application.	2022-01734-LSI
2022 Nov 25	FOIPOP Request to Invest Nova Scotia	Requesting documents related to sale of property to A.J. Legrow Holdings Ltd.	AR-21/22-1275
2022 Nov 29	The Nova Scotia Advocate	Paving paradise in Dartmouth	
2022 Oct 03	Global	Dartmouth residents hold rally to protect Southdale wetlands from development	
2022 Oct 17	CTV Atlantic	Dartmouth group fighting to protect last remaining wetland from housing project	
2022 Oct 18	CBC	Dartmouth group appeals decision to allow road built through wetland	
2022 Oct 18	CBC Information Morning	Hear about a virtual public meeting about Eisner's Cove Wetlands in Woodside	
2022 Oct 18	CityNews	Worries over wetlands, turtles rejected as N.S. approves road for housing development	
2022 Oct 18	Halifax Examiner	Nova Scotia environment minister dismisses Eisner Cove wetland appeals	

2022 Oct 18	Hot Country 103.5	Environmentalists rally against fast-tracked housing development in Dartmouth	
2022 Oct 18	Salwire	Environmental advocates rally at Nova Scotia legislatureaug	
2022 Oct 18	Minister Municipal Affairs and Housing, John Lohr, Southdale-Mount Hope Special Planning Area Amendment Order made under Section 16 of the Housing in the Halifax Regional Municipality Act	The Southdale Lands are adjacent to Highway 111, Mount Hope Avenue interchange, 101 Research Drive, and the terminus of Lynn Drive, in Dartmouth. The majority of the area is undeveloped and consists of woodland and a large wetland. This Future Growth Node was designated as a “Special Planning Area” by the Province of Nova Scotia in 2022.	
2022 Oct 18	Saltwire (Francis Campbell)	Residents rally at Province House against Eisner Cove wetland development	
2022 Oct 19	Saltwire.com	Report recommends steps to get past barriers to developing HRM housing	Releasing of the Deloitte Inc 53 page report
2022 Oct 19	Independent Report Makes Recommendations on Reducing Barriers to Housing Development	Deloitte made 15 recommendations aimed at enhancing the efficiency and effectiveness of housing development in HRM. Highlights include: <ul style="list-style-type: none"> • regulation and zoning changes aimed at increasing density and supporting affordability, such as accelerating the timeline for the revised HRM Regional Plan review and removing parking requirements • process, organization and governance changes such as setting up a trusted partner program, reviewing the public engagement process and clarifying the role of Halifax regional council in development decisions • addressing external factors such as enhancing immigration and training to support the development of skilled trades • setting up a parallel planning team to support implementation of the recommendations and assist in expediting development approvals and addressing the backlog in housing supply. 	Parroting many points from FOIPOP
2022 Oct 19	Halifax Examiner (Zane Woodford)	Provincial review calls for less public consultation on Halifax housing development Reviews the HRM Housing Development Barrier Review by Deloitte	

		<ul style="list-style-type: none"> • Geoff MacLellan, the chair of the task force, hired the consulting firm “to identify barriers to efficient and effective housing development in HRM and provide advice to address the key barriers,” • HRM said it was “pleased to see that the recommendations of this independent report serve to validate the important work of the municipality, including efforts to address affordable housing.” <p>“We’re doing all those things. Thank you province for agreeing with us,” (Councillor Wye) Mason said. “There’s no city in North America where the city doesn’t have say over land-use bylaws and stuff that is outside of by-right development,”.</p>	
2022 Oct 19	Saltwire (Francis Campbell)	<p>Report recommends steps to get past barriers to developing HRM housing</p> <p>The task force “is committed to identifying barriers to development, and we've taken some strong immediate first steps over the last year to recommend solutions to the housing crisis and get more stock built in HRM," task force head Geoff MacLellan</p>	
2022 Oct 20	CTV Halifax	<p>Rapid growth: Report shows Halifax needs more housing as population rises over the next five years</p> <p>"The H.R.M. Housing Task Force is committed to identifying barriers to development, and we've taken some strong immediate first steps over the last year to recommend solutions to the housing crisis and get more stock built in H.R.M.," said task force Chair Geoff MacLellan.</p> <ul style="list-style-type: none"> • Anticipate population growth of 650,000 by 2037 • 38,000 needed next five years to deal with housing shortage 	NOTE: notice wording sounds like letter sent to former CAO Jacque Dube from Clayton Developments
2022 Oct 21	Halifax Municipal Charter, amendments	<p>First Reading of Bill 225, An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter 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.</p>	Nova Scotia Legislature (NOTE: moves to nullify democratically moved, second, debated and voted on by HRM Council, and that gave HRM residents the opportunity to speak on)

2022 Oct 24	FOIPOP request sent in	Copy of documents regarding steps taken to decrease assessed value of properties.	2022-01740-SNSIS
2022 Oct 24	FOIPOP sent to Department of Labour Skills and Immigration	Requesting copies of videos taken between 08 Aug 2022 and 23 Oct 2022.	2022-01734-LSI
2022 Oct 24	FOIPOP sent to Department of Labour Skills and Immigration	Requesting copies of compliance orders	2022-01735-LSI
2022 Oct 24	FOIPOP sent to Department of Natural Resources and Renewables	Requesting copy of Surplus Land and Notice document as per 3.8 Real Property Disposal Police; Chapter 3: Government Services	2022-01739-DNRR
2022 Oct 24	FOIPOP submitted to Department of Natural Resources and Renewables	Requesting copy of Surplus Land and Notice kept by Crown Land Information Management Centre as per 3.8 Real Property Disposal Police; Chapter 3: Government Services.	2022-01739-DNRR
2022 Oct 24	Letter received from Service Nova Scotia and Internal Services Information Access and Privacy (IAP) Services to Bill Zebedee	Confirming receipt of FOIPOP request	2022-01739-DNRR
2022 Oct 24	Letter received from Service	Acknowledging receipt of FOIPOP request.	2022-01739-DNRR

	Nova Scotia and Internal Services to Bill Zebedee		
2022 Oct 25	Letter from Labour Skills and Immigration to Bill Zebedee	Confirming receipt of FOIPOP request	2022-01734-LSI
2022 Oct 25	Letter received from Service Nova Scotia and Internal Services Information Access and Privacy (IAP) Services to Bill Zebedee	Confirming receipt of FOIPOP request	2022-01735-LSI
2022 Oct 25	Position Statement	EAC responds to Housing Task Force announcements & Supreme Court of Canada decision on HRM development case “However, we’re consistently frustrated and alarmed by the Province of Nova Scotia’s announcements to change established and democratic planning processes. It’s not okay to accelerate housing development at all costs.” “However, the EAC can’t support the recommendation (<i>Deloitte Inc</i>) to limit public meetings and opportunities for public engagement.”	Ecology Action Centre
2022 Oct 26	Letter from Service Nova Scotia and Internal Services	Acknowledgement of receiving FOIPOP request	2022-01740-SNSIS
2022 Oct 28	Halifax Municipal Charter, amendments	Second Reading of Bill 225, An Act to Amend Chapter 39 of the Acts of 2008, the Halifax Regional Municipality Charter 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.	Nova Scotia Legislature
2022 Sep 02	Email from Insp Carolyn Nichols to Chief Daniel Kinsella, and cc	Subject Briefing Note – Clayton Development “Mo and I just did a Microsoft Teams meeting with REDACTED.	FOIPOP 2022-267

	Donald MacLean, Neera Ritcey, Monier Chediac, Derrick Boyd		
2022 Sep 06	Email from Insp Carolyn Nicholas to REDACTED	Subject RE Mount Hope Lands – Voicemails “If you would like to file this as a police report let me know and I will have one of our Community Response officers contact you to get all the information. If this message was directed to a specific person in your company send their contact information and I will have the Officer contact them directly”	FOIPOP 2022- 267
2022 Sep 06	Global	N.S. housing advocates worry slated development on Eisner Cove won't be affordable	
2022 Sep 06	Halifax Herald	Halifax police arrest four people defending Eisner Cove wetland from development	
2022 Sep 06	Interview	David Patriquin, PhD retired, Professor of Biology Dalhousie Univeristy interviewing environmentalist Lil MacPherson	Youtube video
2022 Sep 06	Protect Eisner Cove Wetland	Undemocratic power grab threatens environment	Open Letter
2022 Sep 06	Protect Eisner Cove Wetland	When fast-tracking leads to bad decision-making. Southdale / Eisner Cove Wetland.	Press Release
2022 Sep 06	Thinking Outloud with Sheldon MacLeod	Wetland in danger in Dartmouth	Audio interview
2022 Sep 07	Email from Sgt Monier Chediac, to Insp Carolyn Nichols, and cc Derrick Boyd, Donald MacLean, David Boon, Daniel Kinsella, Neera Ritcey,	“...just wanted to bring you in on a conversation I had with project manager REDACTED...”	FOIPOP 2022- 267

	Christina Martin, Greg Mason		
2022 Sep 07	Email from Sgt. Monier to Insp Carolyn Nichols, and cc Derrick Boyd, Donald MacLean, David Boon, Daniel Kinsella, Neera Ritchey, Christina Martin and Greg Mason	Subject REDACTED Image attached by not included in FOIPOP Updating Insp Nichols "on a conversation I had with project manager REDACTED likely called direct as I was dealing with REDACTED onsite with PSU all day yesterday)...REDACTED 1334hrs a call was entered by Claytons Site Manager GO# 22-110634. It is in reference to the picture above. It appears that it could be a group from the REDACTED...I spoke with onsite manager. There was no emergent issue or in progress concerns. I explained to them that they need to let security talk through the process in dealing with security matters. If police attend, it will certainly inflame what has been a very calm morning with less that 3 demonstrators...REDACTED I advised that if they plan to do that, let Insp Nichols or myself know so that the road NCO could be advised in case there are any issues.	FOIPOP 2022-267
2022 Sep 07	Saltwire	Police arrest four people at environmental protest in Dartmouth	
2022 Sep 09	Global News	Protest against development on N.S. wetland turned dangerous	
2022 Sep 09	Saltwire	N.S. government pitches in \$22 million for affordable housing units in Dartmouth	
2022 Sep 09	From Geoffrey MacLellan, Chair of Housing Task Force, to Claudia Chender, MLA for Dartmouth South, and Leader of the Nova Scotia NDP	I can assure you that all environmental and regulatory diligence and permits are in place related the Southdale residential development. Details of the affordable housing units will be released at the appropriate time.	Claudia Chender website
2022 Sep 11	MLA Claudia Chender and Gary Burrill visit site	Bill Zebedee takes incoming NDP Leader, and MLA for area, Claudia Chender, and outgoing NDP Leader, Gary Burrill, on tour	MLA Claudia Chender Newsletter
2022 Sep 12	10115 The Hawk	Environmentalists rally against fast-tracked housing development in Dartmouth	

2022 Sep 12	Thinking Outloud with Sheldon MacLeod	Fighting for wetland protection	Audio interview
2022 Sep 12	Waterfront News	Fire in woods behind Campbell Ave in Dartmouth. Not close to the encampment.	FOIPOP 2022- 267
2022 Sep 13	Email from Sgt. Monier Chediac to Derrick Boyd, and cc Daniel Kinsella, Carolyn Nichols, Donald MacLean, Nerra Ritcey; John MacLoad, and Reid McCoombss	Re Lynn Drive REDACTED "I am here with patrol and we successful and without incident got 1 heavy vehicle into Eisner Cove via Lynn Dr...REDACTED...We are on video, professional, objective without incident. 9-12 demonstrators. Angry but compliant now that the 4 from last week removed. REDACTED.	FOIPOP 2022- 267
2022 Sep 13	Email from Sgt. Monier Chediac to Derrick Boyd, and cc Daniel Kinsella, Carolyn Nichols, Donald MacLean, Nerra Ritcey; John MacLoad, and Reid McCoombss	RE Lynn Drive "The second piece of heavy machinery is on site again without incident, other than some loud voices and more filming. I just advised REDACTED that we are done, they wanted to get a third and final load in but that certainly wasn't going to happen with the tensions that were here at the patrol level today."	FOIPOP 2022- 267
2022 Sep 13	Letter from Office of the Information and Privacy Commissioner to Bill Zebedee	Acknowledging receipt of letter of 24 February 2022 of Form 7, and letter of 07 September 2022 regarding fee of \$3,855.00 for FOIPOP request from Innovacorp regarding sale of lands to A.J. Legrow Holdings Ltd.	OIPC Fil 22- 00090

2022 Sep 14	Canada Today	Wetland advocates are still fighting the newly approved development near Eisner Cove	
2022 Sep 16	CityNews	Environmental groups to unite at Province House for protest	
2022 Sep 16	CityNews	Dartmouth residents hold a rally to protect Southdale wetlands from development At 41:00 minute mark	Audio
2022 Sep 16	CKDU 88.1 Halifax's Campus Radio Station	Environmental, Early Childhood Educator rallies take place at Nova Scotia legislature	
2022 Sep 16	CTV	Rally Coverage	
2022 Sep 16	CTV Atlantic	Eisner Cove Wetland activists call for halt to housing project; developer undeterred	
2022 Sep 16	Radio Canada	Un groupe de Dartmouth s'oppose à une route à travers le marais d'Eisner Cove/A Dartmouth group opposes a road through the Eisner Cove swamp	
2022 Sep 16	Saltwire	Residential development project threatens Dartmouth wetland	Op-Ed Piece
2022 Sep 16	Saltwire	Residents race to save Dartmouth wetland, Penhorn development an easy win	
2022 Sep 18	Protect Eisner Cove Wetland	Southdale resident challenges ministers to a debate	Press Release
2022 Sep 19	Halifax Examiner	Developer wants to clear trees early at fast-tracked Dartmouth development sites	
2022 Sep 20	CityNews	Lil MacPhearson has concerns over Dartmouth development's impact on wetland At 12:30 minute mark	Todd Veintotte Show
2022 Sep 20	Halifax Examiner	Province announces \$21.8 million forgivable loan to developer to build affordable housing in Dartmouth	
2022 Sep 20	HRM Committee presented to HRM Council	Penhorn/Woodlawn Community Liaison Group Vision and Action Plan	

2022 Sep 21	Letter to Editor	You had such potential Premier Houston	Bill Zebedee
2022 Sep14	Speech	Rally for Eisner Cove Wetland	Bill Zebedee
2022 Sept 20	Environment and Climate Change	Entitled to these parts for wetland alteration	2022-01145- ECC
2022		Re Clayton Development "This is a good start and plenty for us to ensure communication so we can support your folks."	FOIPOP 2022- 267
2023 001 Undate d	Letter from Invest Nova Scotia to Bill Zebedee	Advising have granted permissions to FOIPOP request with restrictions that would be redacted	AR-21/22- 1275
2023 29 Mar	Email from Melanie Larose, Senior Analyst, Office of President, CMHC to Bill Zebedee	Asking for clarification on timeline (provided) Confirming receipt and advising they have right to extend 30 days.	AF-2022- 00113/ML
2023 Apr 03	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Acknowledging receipt of FOIPOP	FOIPOP 2023- 00616-MAH
2023 Apr 04	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Acknowledging receipt of FOIPOP	2023-00618- INS
2023 Apr 05	Letter from Service Nova Scotia and	Notification of partially transferring to Invest Nova Scotia	2023-00561- DPW

	Internal Services to Bill Zebedee		
2023 Apr 05	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Notification of receipt of FOIPOP requesting Surplus Land and Notice documents based on 3.8 Real Property Disposal Policy; Chapter 4; Government Services.	2023-00634-INS
2023 Apr 05	Letter from Invest Nova Scotia to Bill Zebedee	Advising they were waiving the previously redacted email between Pamela Branton to Donna Bourque dated 12 November 2019, which is on page 62 original FOIPOP to Innovacorp regarding property sale (NOTE: page 86-87 numbered bottom of page).	No FOIPOP assigned, but is large Innovacorp
2023 Apr 05	Letter from Invest Nova Scotia to Bill Zebedee	Letter confirming release of documents requested	2023-00394-INS
2023 Apr 05	Letter from Invest Nova Scotia to Bill Zebedee	Providing FOIPOP request for package re sale of properties	2023-00397-INS
2023 Apr 05	Letter from Halifax Regional Municipality Access & Privacy Office	Confirmed receipt of FOIPOP requesting Land Suitability and Archaeology Report for Mount Hope Extension	ARG-23/24/00004
2023 Apr 05	Email from Invest Nova Scotia to Bill Zebedee	Releasing documents from Innovacorp to or from Mi'kmaq groups. <ul style="list-style-type: none"> • 24 pages • Estimate 2 pages in total not redacted 	2023-00222-INS
2023 Apr 05	Letter from Halifax Regional Police to Bill Zebedee	Advising refuse to release information requested as "The responsible officer shall refuse to disclose personal information to an applicant, if the disclosure would be an unreasonable invasion of third party's personal privacy in accordance with subsection 480(1) of the Municipal Government Act."	FOIPOP 2023-00

2023 Apr 05	Letter from Halifax Regional Police to Bill Zebedee	Advised refused to release information based on "The responsible officer...expected to reveal the identity of a confidential source..." and "The responsible officer...unreasonable invasion of a third party's personal privacy..."	FOIPOP 2023-91
2023 Apr 06	Appeal	Submitted appeal based on several pages (1, 5 and 10) were redacted based on solicitor/client privilege, but emails were between CBRE and Innovacorp with no indication of lawyer involved	2023-00222-INS
2023 Apr 06	Letter from Halifax Regional Municipality Access & Privacy Office	"A thorough search of municipal records in relation to this request was undertaken in the Business Unit of Planning and Development and staff have communicated they were not able to locate any records responsive to this request."	AR-22/23-737
2023 Apr 11	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Release of documents, which were heavily redacted	2023-00221-JUS
2023 Apr 12	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	"After a search we have located no records..."	2023-00524-DNRR
2023 Apr 12	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Requesting 30-day extension	2023-00488-MAH
2023 Apr 19	Letter from Service Nova Scotia and Internal Services	Advising third party had not sought a review, therefore releasing partial records sought	FOIPOP 2023-00223-INS
2023 Apr 20	Appeal submitted	Based on fact the requested video was at a protest, where this is no presumption of privacy.	FOIPOP 2023-90

2023 Apr 20	Appeal submitted	Based on fact the requested video was at a protest, where this is no presumption of privacy.	FOIPOP 2023-91
2023 Feb 02	Letter from Halifax Regional Municipality to Bill Zebedee	Confirming receipt of FOIPOP request	AR-22/23-680
2023 Feb 03	FOIPOP request sent to Invest Nova Scotia	Requesting information on list of who provided fair market values, and those valuations, for the land sale. This was based on an email found in separate FOIPOP mentioning there were several that were substantively higher than the winning bidder.	FOIPOP 2023-00223-INS
2023 Feb 03	FOIPOP request sent to Invest Nova Scotia	Requesting documents between Innovacorp and any Mi'kmaq groups or communities (such as KMKNO or Sipekne'katik) related to sale of property.	FOIPOP 2023-00222-INS
2023 Feb 03	FOIPOP request sent to Nova Scotia Dept of Justice	Requesting and correspondence between Pamela Branton and Nature Conservancy of Canada and/or Ducks Unlimited referring to FOIPOP .	FOIPOP-2023-00220-JUS
2023 Feb 03	FOIPOP request to Invest Nova Scotia	Requesting correspondence between Innovacorp and Nature Conservancy of Canada and/or Ducks Unlimited regarding potentially donating land to them	FOIPOP 2023-00224-INS
2023 Feb 06	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Notice of receipt of FOIPOP request FOIPOP 2023-00223-INS	FOIPOP 2023-00223-INS
2023 Feb 06	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Notice of receipt of FOIPOP request FOIPOP 2023-00222-INS	FOIPOP 2023-00222-INS
2023 Feb 07	FOIPOP request sent to Nova Scotia	Requesting and correspondence between Pamela Branton and Mi'kmaq groups or communities (such as KMKNO or Sipekne'katik) related to sale of property.	FOIPOP 2023-00221-INS

	Scotia Dept of Justice		
2023 Feb 07	Letter from Service Nova Scotia and Internal Services Information Access and Privacy (IAP) Services to Bill Zebedee	Acknowledging receipt of FOIPOP request	FOIPOP 2023-00220-JUS
2023 Feb 07	Letter from Service Nova Scotia and Internal Services Information Access and Privacy (IAP) Services to Bill Zebedee	Acknowledging receipt of FOIPOP request	FOIPOP 2023-00221-JUS
2023 Feb 14	Submitted FOIPOP request to Invest Nova Scotia	Requesting correspondence between Innovacorp and HRM regarding sale of land.	FOIPOP 2023-00291-INS
2023 Feb 16	Letter from Internal Services Information Access and Privacy (IAP) Services to Bill Zebedee	"After a file search, we have located no records responsive to your application."	FOIPOP-2023-00220-JUS

2023 Feb 17	Letter from Office of the Information and Privacy Commissioner to Bill Zebedee	Confirmation of appeal of fee estimate from Innovacorp regarding sale of lands to A.J. Legrow Holding LTD	OIPC Fil 22-00090
2023 Feb 17	CBC Nova Scotia (Hayley Ryan)	N.S. government support for development led by former PC candidate raises questions, says critic <ul style="list-style-type: none"> John Lohr, the minister of municipal affairs and housing, approved a parcel of land in Musquodoboit Harbour as a special planning area last month on Jan.17, following a recommendation from the province's housing task force. <ol style="list-style-type: none"> John Wesley Chisholm, a TV producer and two-time candidate for the PC Party of Nova Scotia, is leading the \$60- to 70-million project, which he said will include 120 homes in a new neighbourhood behind the local Railway Museum. He added that 24 of the units will be affordable. 	
2023 Feb 22	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Notice they sent letter to third parties, with information held within FOIPOP request, and they have 14-days to respond and notice may be extension as per Section 9 of Act.	FOIPOP 2023-00223-INS
2023 Feb 22	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Requesting 30-day extension, taking release date to 05 April 2023.	FOIPOP 2023-00223-INS
2023 Feb 22	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Requesting 30-day extension, taking release date to 05 April 2023.	FOIPOP 2023-00222-INS
2023 Jan 02	Notice of appeal	Submitted based on no mention of meeting between Jason Brunt, from Clayton Development, and Chief Dan Kinsella, as referred to in recorded conversation and media cover where Mr. Brunt stated "met with police chief at lunchtime today". Et al	FOIPOP 2022-267
2023 Jan 04	FOIPOP to Halifax Regional Police	Regarding Incident Number 22-98509, which requested investigation notes, documents, videos and 911 recordings associated with.	FOIPOP 2023-14

2023 Jan 04	FOIPOP to Halifax Regional Police	Regarding Incident Number 22-98509, which requested investigation notes, documents, videos and 911 recordings associated with.	FOIPOP 2023- 15
2023 Jan 04	FOIPOP to Halifax Regional Police	Regarding Incident Number 22-98509, which requested investigation notes, documents, videos and 911 recordings associated with.	FOIPOP 2023- 16
2023 Jan 04	FOIPOP to Halifax Regional Police	Regarding Incident Number 22-98509, which requested investigation notes, documents, videos and 911 recordings associated with.	FOIPOP 2023- 18
2023 Jan 04	FOIPOP to Halifax Regional Police	Regarding Incident Number 22-98509, which requested investigation notes, documents, videos and 911 recordings associated with.	FOIPOP 2023- 17
2023 Jan 10	FOIPOP request	Requesting results of Phase 2 of online survey related to Case 23820	AR-22/23-658
2023 Jan 11	Housing Task Force Terms of Reference	The purpose of the Panel is set out in section 2 of the Act as follows: 2 The purpose of this Act is to establish. a) a body with provincial and municipal representation to recommend ways to accelerate an increase in supply of housing of all types and at all income levels in the Municipality; and, b) a temporary mechanism to accelerate planning and development to address current and future housing demand within the Municipality.	Nova Scotia Government website
2023 Jan 13	Letter from Halifax Regional Municipality to Bill Zebedee	Confirming receipt of FOIPOP request	AR-22/23-658
2023 Jan 19	Letter from Halifax Regional Police to Bill Zebedee	Indicating request not fulfilled due to it being covered under Section 464(A)(2)(c) Section 7 of Emergency 911 Act.	FOIPOP 2023- 14
2023 Jan 19	Letter from Halifax Regional Police to Bill Zebedee	Indicating request not fulfilled due to it being covered under Section 464(A)(2)(c) Section 7 of Emergency 911 Act.	FOIPOP 2023- 15
2023 Jan 19	Letter from Halifax Regional Police to Bill Zebedee	Indicating request not fulfilled due to it being covered under Section 464(A)(2)(c) Section 7 of Emergency 911 Act.	FOIPOP 2023- 16

2023 Jan 19	Letter from Halifax Regional Police to Bill Zebedee	Indicating request not fulfilled due to it being covered under Section 464(A)(2)(c) Section 7 of Emergency 911 Act.	FOIPOP 2023-18
2023 Jan 19	Letter from Halifax Regional Police to Bill Zebedee	Indicating request not fulfilled due to it being covered under Section 464(A)(2)(c) Section 7 of Emergency 911 Act.	FOIPOP 2023-17
2023 Jan 19	Letter from Halifax Regional Police to Bill Zebedee	Indicating request not fulfilled due to it being covered under Section 464(A)(2)(c) Section 7 of Emergency 911 Act.	FOIPOP 2023-19
2023 Jan 20	Province Announces New Chair of Housing Task Force	With resignation of Geoff MacLellan, Minister of Municipal Affairs and Housing, John Lohr, appointed Fred Crooks as the new Chair. Also appointed, replacing Paul LaFleche, was Vicki Elliott-Lopez, Senior Executive of Housing with Municipal Affairs and Housing; and replacing Stephen MacIsaac, CEO of Nova Scotia Lands, was Jarrod Baboushkin. Mr. Crooks is the chief regulatory officer with the provincial Office of Regulatory Affairs.	Nova Scotia Legislature press release
2023 Jan 20	Saltwire	Crooks Takes over from MacLellan to run HRM housing Task force “My task force colleagues and I recognize the absolute urgency of the need for more housing of all types in HRM,” Crooks said in a news release.	Notice wording in quote, sounds like what Clayton Development said in letter to former HRM CAO Jacques Dube.
2023 Jan 20	Saltwire (Francis Campbell)	Crooks takes over from MacLellan to run HRM housing task force “My task force colleagues and I recognize the absolute urgency of the need for more housing of all types in HRM,” Crooks said in a news release.	

2023 Jan 28	Letter from Halifax Regional Municipality to Bill Zebedee	Indicating Bill Zebedee had conversation with HRM staff regarding fact Phase 2 survey had been posted online and that he was withdrawing his request.	AR-22/23-658
2023 Jan 29	FOIPOP Request	Requesting wetland delineation, WESP and species list of Case 368678. Wetland delineation referred to in email exchange between CBCL and REDACTED from FOIPOP related to Property Valuation Services reassessment of lands FOIPOP 02-22	AR-22/23-680
2023 Mar 02	Letter from Invest Nova Scotia regarding FOIPOP Request 2023-00291-INS	"After a file search, we have located no records responsive to your application...I am unaware of a department or agency which would hold such (a) record(s)."	FOIPOP 2023-00291-INS
2023 Mar 03	Letter from Halifax Regional Municipality to Bill Zebedee	Requesting 30 day extension	AR-22/23-680
2023 Mar 03	Letter from HRM to Bill Zebedee	Requesting 30 days extension	AR-22/23-680
2023 Mar 06	FOIPOP Request	Requesting copies of videos referred to in email from Sgt Monier Chediac to Insp Carolyn Nichols dated 15 August 2022	FOIPOP 22/23-721
2023 Mar 06	FOIPOP Request	Copy of attachment to email from Jason Brunt to former HRM CAO Jacques Dude dated 09 March 2021, which were not included in FOIPOP Application response AR-21/22-1273	FOIPOP 22/23/723
2023 Mar 06	Letter from Service Nova Scotia and Internal Services	Acknowledging receipt of FOIPOP request for environmental issues mentioned in email from Donna Bourque.	FOIPOP 2023-00394-INS
2023 Mar 06	Letter from Service Nova Scotia and Internal Services	Acknowledging receipt of FOIPOP request for wetland and topographical surveys mentioned in email from CBRE to Rim Reilly	FOIPOP 2023-00395-INS
2023 Mar 06	Letter from Service Nova	Acknowledging receipt of FOIPOP request for aerial photos referred to in email from CBRE to Tim Reilly.	FOIPOP 2023-00396-INS

	Scotia and Internal Services		
2023 Mar 06	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Requesting extension of 30 days	2023-00221-JUS
2023 Mar 09	Email from Bill Zebedee to Information Access and Privacy (IAP) Services	Confirming still wish copy of package	FOIPOP 2023-00397-INS
2023 Mar 09	Email from Information Access and Privacy (IAP) Services to Bill Zebedee	Advising there was never a package submitted to HRM, however, there was one done for marketing purposes, and clarifying if still wish copy of package	FOIPOP 2023-00397-INS
2023 Mar 09	Letter from Information Access and Privacy (IAP) Services to Bill Zebedee	Confirming receipt of FOIPOP request	FOIPOP 2023-00397-INS
2023 Mar 15	FOIPOP Request	Request that FOIPOP request for Land Suitability Analysis, Archeological Resource Impact Assessment, and Traffic Impact Study for Case 19755 and 20235	FOIPOPs 22/23-734 and 22/23-735
2023 Mar 15	Letter from Service Nova Scotia & Internal	Confirming receipt of FOIPOP request	2023-00488-MAH

	Services to Bill Zebedee		
2023 Mar 16	Email from Access@halifax.ca to Bill Zebedee	Responding to FOIPOP Request Reviewed request and confirm attachment was included in FOIPOP AR-21/22-1273	FOIPOP 22/23/723
2023 Mar 16	Email from Access@halifax.ca to Bill Zebedee	Responding to FOIPOP Request Forwarding to Halifax Regional Police	FOIPOP 22/23-721
2023 Mar 20	Email from Halifax Regional Municipality Access & Privacy Office to Bill Zebedee	Request that FOIPOP request for Land Suitability Analysis, Archeological Resource Impact Assessment, and Traffic Impact Study for Case 19755 and 20235 be split into two requests	FOIPOPs 22/23-734 and 22/23-735
2023 Mar 20	FOIPOP Request	As per email received from Access and Privacy Office, split 2023 March 15 FOIPOP request into two. Request that FOIPOP request for Land Suitability Analysis, Archeological Resource Impact Assessment, and Traffic Impact Study for Case 19755	FOIPOP 22/23-735
2023 Mar 20	FOIPOP Request	As per email received from Access and Privacy Office, split 2023 March 15 FOIPOP request into two. Request that FOIPOP request for Land Suitability Analysis, Archeological Resource Impact Assessment, and Traffic Impact Study for Case 19755	FOIPOPs 22/23-734
2023 Mar 20	Letter from Service Nova Scotia & Internal Services to Bill Zebedee	Confirming receipt of FOIPOP request	2023-00524-DNDD
2023 Mar 22	Letter from Chief Privacy Officer and Manager of Access & Policy Access & Privacy Office for Halifax Regional	Attached response to FOIPOP	AR-22/23-680

	Municipality to Bill Zebedee		
2023 Mar 22	Email from Bill Zebedee to Chief Privacy Officer and Manager of Access & Policy Access & Privacy Office for Halifax Regional Municipality	Requesting clearer copy of page 12, the shapefiles.	AR-22/23-680
2023 Mar 22	Letter from Halifax Regional Municipality Access & Privacy Office to Bill Zebedee	Confirming that FOIPOP request (AR-22/23-734 and AR-22/23-735) are to be split. This letter confirms receipt of request	AR-22/23-734
2023 Mar 22	Letter from Halifax Regional Municipality Access & Privacy Office to Bill Zebedee	Confirming that FOIPOP request (AR-22/23-734 and AR-22/23-735) are to be split. This letter confirms receipt of request	AR-22/23-735
2023 Mar 22	Letter from Halifax Regional Municipality Access & Privacy Office to Bill Zebedee	Confirming that FOIPOP request was received	AR-22/23-737
2023 Mar 22	Letter from CMHC to Bill Zebedee	Confirming receipt of request for emails, documents, letters, etc. related to meetings between David MacCulloch, Stephan Richards, and Kevin Neatt, as per emails received in NS FOIPOP request.	AF=2002-00113/ML

		Also asked for additional information, which was provided	
2023 Mar 27	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Confirming request for copy of any Surplus Land and Notice documents for PIDs 40003600, 41362161, 41280546 (3.8 Real Property Disposal Policy; Chapter 3; Government Services) held by Department of Public Works	2023-00561-DPW
2023 Mar 27	Letter from Invest Nova Scotia to Bill Zebedee	No records found so closing case	2023-00395-INS
2023 Mar 28	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Confirming receipt of request for letter to Premier Tim Houston from Lorraine Augustine, Native Council of Nova Scotia.	2023-00558-ECC
2023 Mar 28	FOIPOP	Request for copies of wetland delineation, WESP and species risk held by Innovacorp	2023-00564-INS
2023 Mar 29	Email from Invest Nova Scotia to Bill Zebedee	<p>Advising providing requested FOIPOP.</p> <ul style="list-style-type: none"> • Land size (three properties) 101 acres • Wetland size 32.62, plus wetland setback of 11.5, total of 57.11 acres • Three bidders to be brokers of land (CBRE, Cushman & Wakefield, and Collier) • Went with CBRE cause “Not only was their submission the most detailed with a clear path on how to dispose of the property, they have experience selling wetland.” • CBRE fair market value was \$680,000 while Collier’s was \$2.1million • Decided to sell ‘as is’ and forgo any conditions, such as environmental studies. “We are selling the property as ‘raw land’ (wholesale), rather than a retail list price. 	2023-00223-INS
2023 Mar 29	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Confirmation of receipt of request	2023-00564-INS

2023 Mar 31	Letter from Service Nova Scotia and Internal Services to Bill Zebedee	Closing file and attaching documents	FOIPOP 2023- 00396-INS
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