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To Dalih Salih  
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I am attaching a PDF with comments on Case 23307 – Bedford West subareas 12 & 1 Special Planning Area, prepared in response to the request for public feedback on this case which I learned about only recently. I wrote them in preparation for the public session originally scheduled for today, but then delayed because of the floods. They are also posted on the website I maintain about the natural history of Sandy Lake & Environs at [www.versicolor.ca/sandylakebedford](http://www.versicolor.ca/sandylakebedford).

As explained in the document, I have spent some time in Bedford West subareas 12 & 1 as a retired Biology Prof/naturalist looking at the landscape and wetlands, and making some measurements of salt content of the surface waters in relation to a broader assessment of the state of Sandy Lake and Environs begun in 2017 and ongoing as reported at [www.versicolor.ca/sandylakebedford](http://www.versicolor.ca/sandylakebedford).

In summary, I describe how “BW12&1” enclose headwaters for Sandy Lake and hence also for the larger Sackville River watershed; the lands include significant wetlands and a lot of forested land and streams already carry a significant load of pollutants. To protect water quality in Sandy Lake and reduce downstream flooding, I suggest that the extra wide riparian buffers cited in the McCallum Report as essential to maintain integrity of the wetlands and watercourses leading to Sandy Lake from above Hammonds Plains Road should be applied in BW12&1. Also I suggest that “going forward in mid-2023, after drought and forest fires followed by excessive precipitation and flooding all within a few months, we should (i) to improve water retention and reduce flooding issues, require that trees not be removed except where there will be hard surfaces, lawns etc.; and (ii) to reduce fire risks to properties, require that **FireSmart** practices be applied to all properties.

While these suggestions could be dismissed as ‘too extreme’, and anti-development, I think if they are considered in the context of the fires and floods in the immediate area within the last 2 months, they are clearly not so. These are the kinds of adjustments we must make as a society going forward to address the real environmental challenges that confront all of us. I hope that Clayton Developments as the major developer for the area and as a respected local community-oriented business can be supportive of such measures and even improve upon them.

- David Patriquin
- cc: Kevin Neatt, Clayton Developments
- cc: NW Community Council
- cc: Sandy Lake Conservation Association
- cc: Sackville Rivers Association