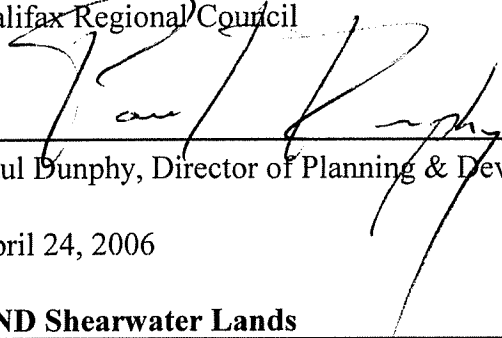




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
May 9, 2006

TO: Halifax Regional Council
SUBMITTED BY: 
Paul Dunphy, Director of Planning & Development Services
DATE: April 24, 2006
SUBJECT: DND Shearwater Lands

INFORMATION REPORT

ORIGIN

At the February 28, 2006 meeting of Regional Council (10.2.2), the following motion was approved:

“...that staff provide a report regarding the intended strategy to proactively address the proposed plans for the revitalization of Shearwater, and in particular the anticipated connector road from Baker Drive to Caldwell Road.”

BACKGROUND

Last year, Regional Council adopted the Morris-Russell Lake Secondary Planning Strategy (“the Strategy”) under the Municipal Planning Strategies for Dartmouth, Cole Harbour/Westphal and Eastern Passage/Cow Bay. The Strategy provides direction towards the future development of lands within the Morris and Russell Lake watersheds.

The Strategy includes a map, presented as Attachment A, which illustrates future land use and transportation elements in a conceptual manner. Among the transportation elements is a new interchange at Highway 111 with new roads which connect to Baker Drive and to Caldwell Road. The Strategy states that “*Over the longer term, the Municipality shall work with property owners to extend the Caldwell Road Connector from the new interchange to Caldwell Road*”¹.”

¹ Policy ML-2 of the Dartmouth Municipal Planning Strategy. Note that “the Caldwell Road Connector” as referenced by the Planning Strategy was subsequently renamed “Mount Hope Avenue Extension”

The Strategy also limits the amount of development which is allowed before the connector road is constructed. An exception may be made if a traffic study demonstrates that service levels on Portland Street and Caldwell Roads will conform with municipal performance criteria.

The Caldwell Road Connector will traverse lands which currently form part of the Department of National Defence (DND) Shearwater Base. During the course of preparing the Strategy, DND deemed portions of the Shearwater base surplus and that the surplus lands would be conveyed to Canada Land Company. There was various communications among municipal staff, DND and Canada Lands. The events that transpired are summarized as follows:

- a plan of subdivision for the DND Shearwater base was prepared which identified the lands purchased by Canada Lands from DND and the lands to be retained by DND in March 2002.
- In 2003, DND requested Canada Lands to cease all planning for future development of the site until DND determined military operational requirements for a new heliport project.
- HRM expressed concern that the initial runway layout for the heliport would adversely affect the servicing of oil and gas rigs in the harbour immediately adjacent to the Shearwater Base.
- DND prepared alternative plans which addressed the Municipality's concerns regarding harbour activities and allowed for the location of the Caldwell Connector.
- In 2004, a representative of Canada Lands was appointed by the Community Council to the public participation committee that was given the responsibility of working with staff to prepare the strategy.

DISCUSSION

Both Canada Lands and DND have been advised of Council's motion. Canada Lands indicates it is not aware of any plans by DND to reacquire the entire base. Canada Lands remains committed to working with the Municipality to develop more detailed plans following confirmation of DND's operational requirements and a planned exchange of lands between Canada Lands and DND.

DND has advised that its approach has been to attend to its operational requirements first and then to integrate its planning with the broader community of stakeholders, including Canada Lands and the Municipality.

Senior staff will meet with Canada Lands and DND to confirm that the construction of the Caldwell Connector remains a priority and that further evaluation of DND's operational requirements will not prevent construction of the road.

BUDGET IMPLICATIONS

Not applicable.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

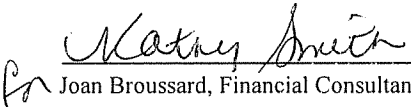
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

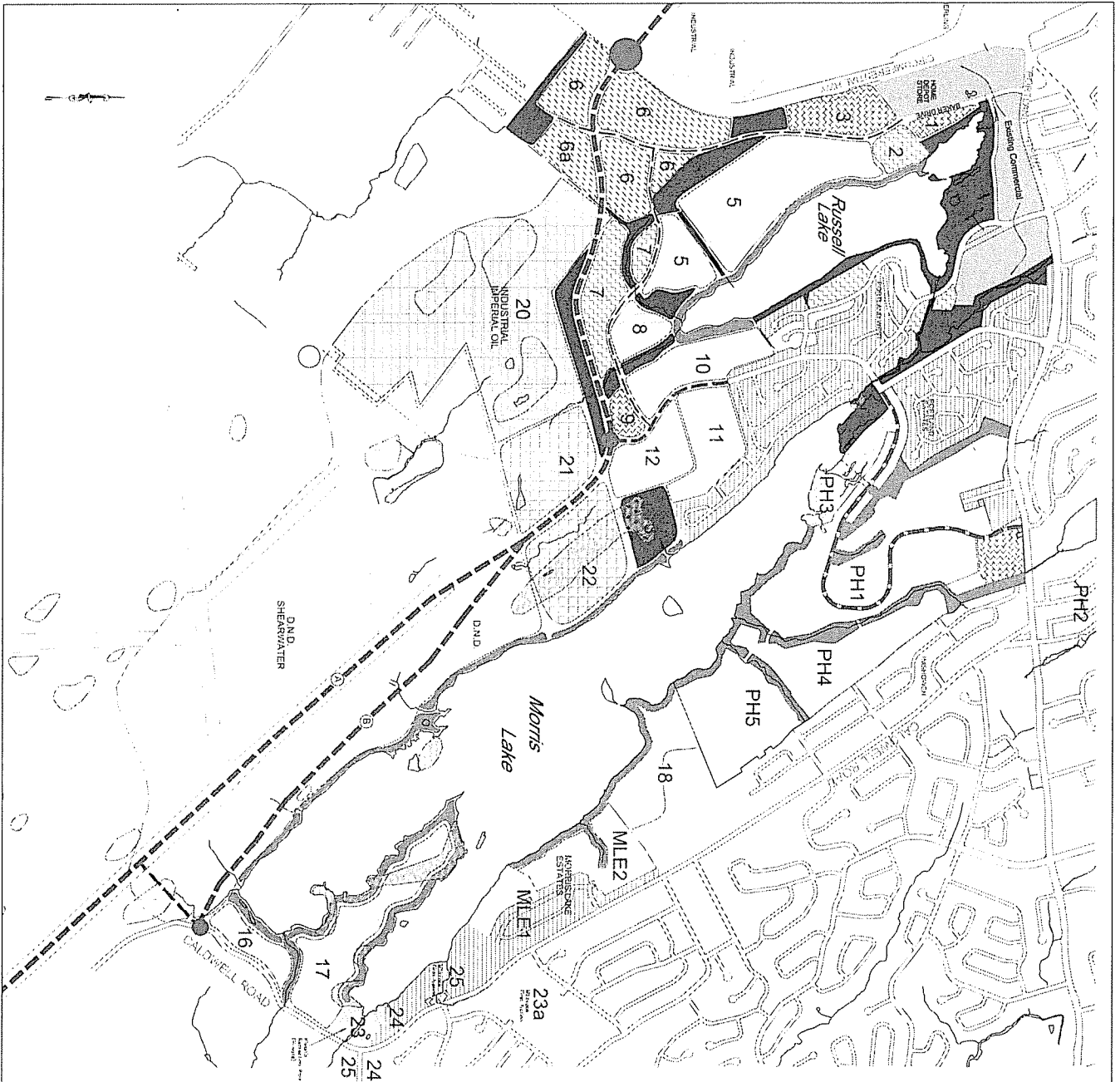
ATTACHMENTS

A Morris/Russell Lake Land Use and Transportation Plan

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Paul Morgan, Planner, 490-4482

Financial Review:  _____
Joan Broussard, Financial Consultant




















RUSSELL LAKE / MORRIS LAKE

MAP 9N : FUTURE LAND USE AND TRANSPORTATION PLAN

Scale: NTS

February, 2005

-  SINGLE FAMILY
-  SEMI / TOWNHOUSE
-  MULTIPLE / TOWNHOUSE
-  CDD RESIDENTIAL MIX
-  CDD (Holding)
-  HRM PARKLAND/PRIVATE OPEN SPACE
-  ACTIVE HRM PARKLAND
-  COMMUNITY COMMERCIAL
-  GENERAL COMMERCIAL / HIGH DENSITY RESIDENTIAL
-  EXISTING COMMERCIAL
-  INSTITUTIONAL
-  LAKEFRONT PROTECTION ZONE
-  INDUSTRIAL LANDS
-  WETLANDS
-  ENVIRONMENTALLY SENSITIVE
-  CALDWELL ROAD CONNECTOR
-  NEW INTERCHANGE