

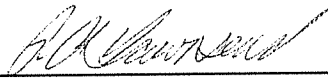
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PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Western Region Community Council
June 22, 2009

TO: Chair and Members of Western Region Community Council

SUBMITTED BY: 
Phillip Townsend, Acting Director,
Infrastructure and Asset Management

DATE: June 5, 2009

SUBJECT: Land Acquisition-Blue Mountain Area

INFORMATION REPORT

ORIGIN:

April 27, 2009 Meeting of Chebucto Community Council:

4.1.3 Land Acquisition -Blue Mountain Area

Councillor Rankin requested an update from staff in regard to HRM lands being acquired for, or incorporated into, the proposed Regional Park, as outlined in the Regional Plan, for the area of Bayers Lake/Ragged Lake and bordering the Blue Mountain Wilderness area.

BACKGROUND

With regard to land acquisition by HRM for the Blue Mountain Birch Cove Lakes Regional Park, the 2006 HRM Regional Municipal Planning Strategy (RMPS) established Council’s intent:

“ . . . that, over time, the necessary private lands within the park be acquired for public use. Methods of acquisition range from provincial and municipal partnerships, as financial resources permit, land trades and conservation easements. Once acquired, public lands within the park will be re-designated as Open Space and Natural Resource and zoned Regional Park. Lands outside the park will be designated and zoned for development as appropriate.”¹

¹ HRM Regional Municipal Planning Strategy (August, 2006), S 2.1.3 Regional Parks, pg 25

DISCUSSION

Lands within the Blue Mountain - Birch Cove Lakes Park are both privately and publically owned.. A study completed in March, 2006, to determine appropriate boundaries for the park was approved by Regional Council and resulted in the inclusion of Map 13, Blue Mountain-Birch Cove Lakes Conceptual Park Area in the RMPS² (Appendix 1).

Throughout the development of the park concept the Province worked in close partnership with HRM. Recently the Province has fulfilled its commitment to the concept by designating the Crown lands in this area as the Blue Mountain-Birch Cove Lakes Wilderness Area (Appendix 2). While this commitment is significant it does not fulfil the RMPS intent to complete the park that Council has determined to accomplish over the twenty-five year lifespan of the Plan..

Early discussions with area landowners took place during the development of the RMPS. At that time it appeared that future meetings concerning land trades or outright purchase would be welcome. Since that time HRM has maintained informal contact with the landowners however the inclusion of their lands bordering Hwy 102 in the HRM Servicing Study that commenced in 2008, led to the decision by HRM staff to forestall formal discussions with the landowners pending the study's completion and Council's decisions in the matter.

Concurrent with the Servicing Study, the Bayers Lake and Ragged Lake Business Parks Functional Plan has progressed to the point that it has recently been approved in principal by Regional Council. HRM staff has worked cooperatively to develop new opportunities for business development in Bayers Lake while ensuring that a key gateway to the Province's Wilderness Area will be provided through the development of an HRM park shown in the Functional Plan (Appendix 3).

BUDGET IMPLICATIONS

There are no budget implications with this report.

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.

²Halifax Regional Municipality (HRM) , NS Department of Natural Resources (DNR) , NS Department of Transportation and Public Works (TPW). 2006. *Blue Mountain/Birch Cove Lakes Assessment Study*. Prepared for HRM, DNR, and TPW by Environmental Design Management (EDM) Ltd. March 2006.

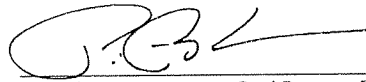
ATTACHMENTS

- Appendix 1: RMPS Map 13, Blue Mountain-Birch Cove Lakes Conceptual Park Area
- Appendix 2: Map of the Blue Mountain-Birch Cove Lakes Wilderness Area
- Appendix 3: Concept Plan Map- Bayers Lake/ Ragged Lake Business Park Functional Plan

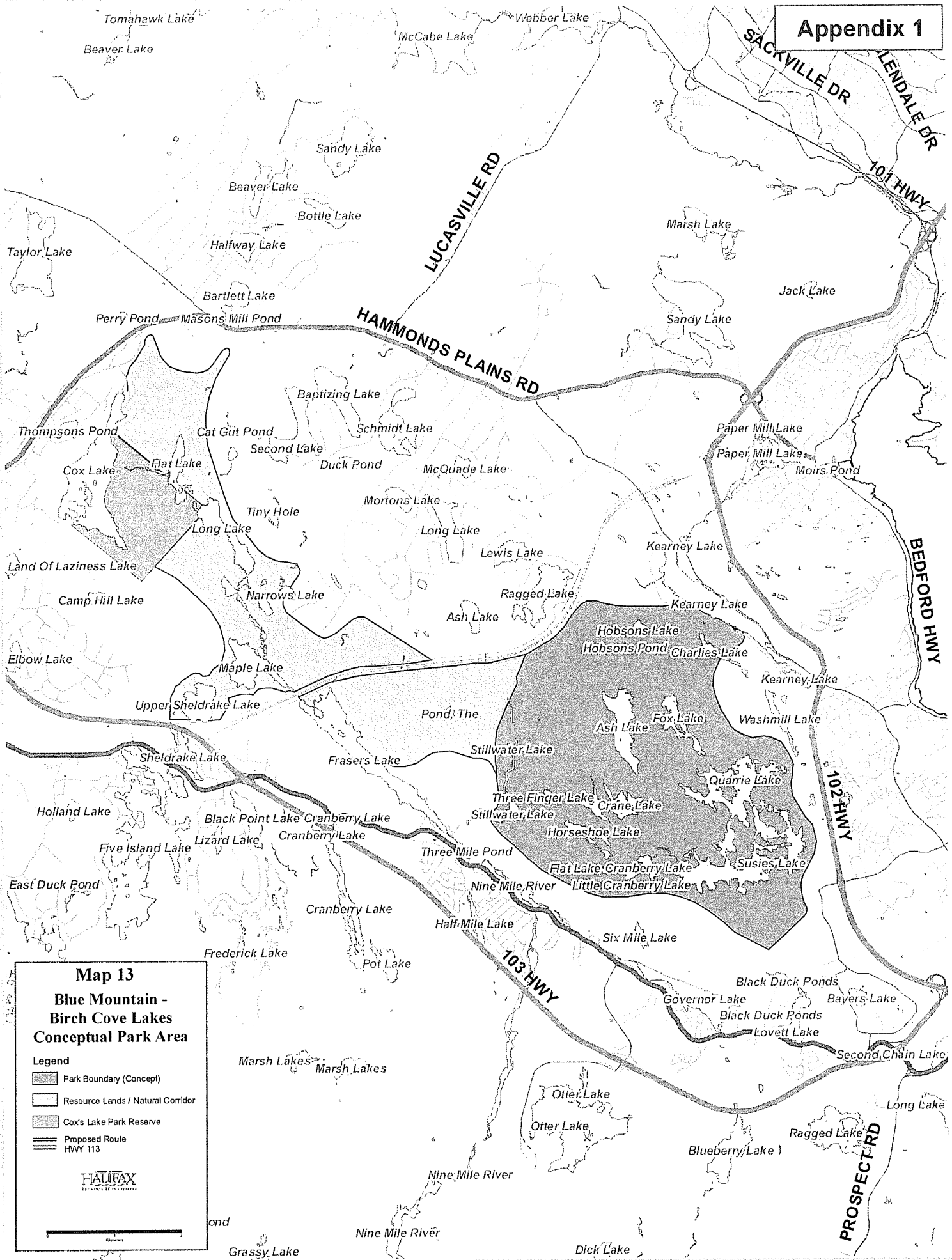
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: John Charles, Planner, Real Property Planning, Infrastructure & Asset Management 490 -5771





Report Reviewed/
Approved by:



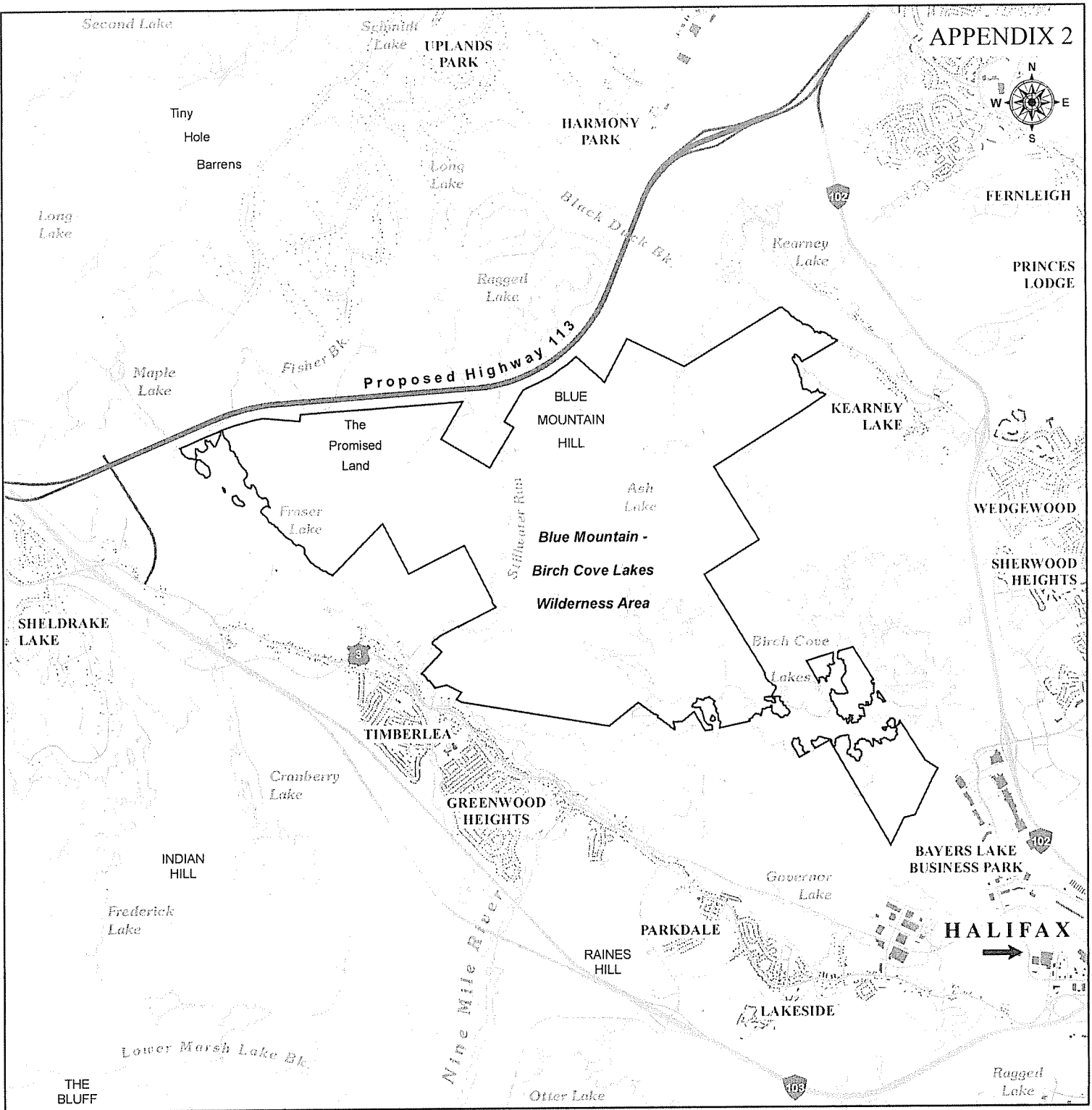
Peter Bigelow, Manager, Real Property Planning, Infrastructure & Asset Management 490-6047



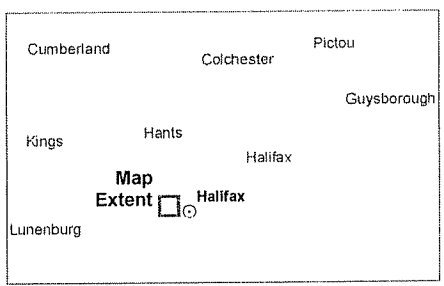
Map 13
Blue Mountain - Birch Cove Lakes
Conceptual Park Area






- Legend**
-  Park Boundary (Concept)
 -  Resource Lands / Natural Corridor
 -  Cox's Lake Park Reserve
 -  Proposed Route HWY 113

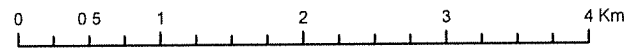




Blue Mountain - Birch Cove Lakes Wilderness Area



-  Route of proposed Highway 113
-  Blue Mountain - Birch Cove Lakes Wilderness Area
-  Designated Provincial Parks and Protected Areas
-  Crown Lands
-  Other Ownership



Map produced by the Protected Areas Branch of NS Environment, March, 2009

The information shown here was obtained courtesy of the NS Geomatics Centre (SNSMR) and the NS Department of Natural Resources

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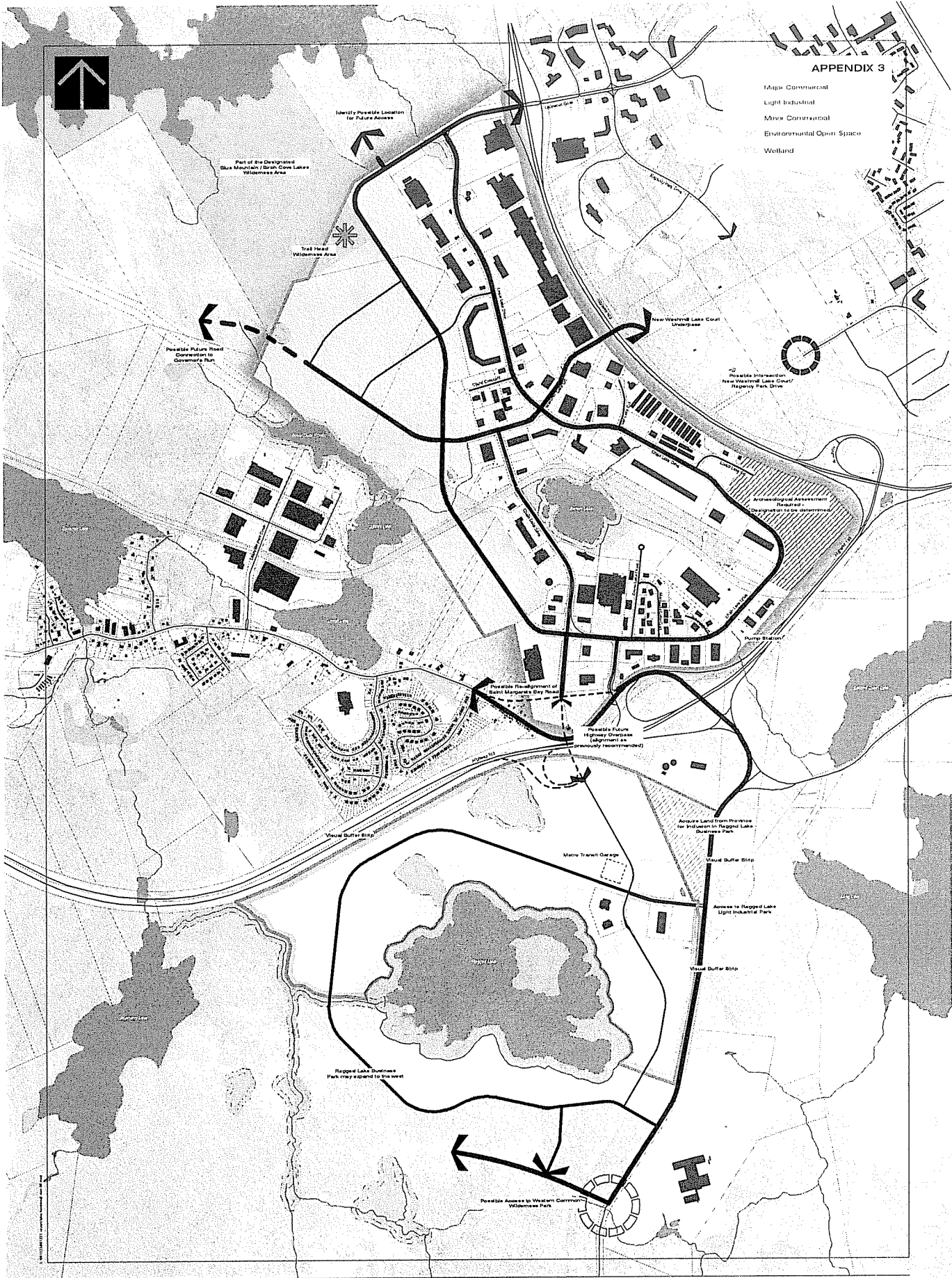
This map is a geographic representation only. NS Environment accepts no responsibility for any errors or omissions contained herein.





APPENDIX 3

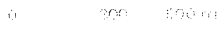
- Major Commercial
- Light Industrial
- Minor Commercial
- Environmental Open Space
- Wetland



HRM BUSINESS PARKS FUNCTIONAL PLAN

Bayers Lake / Ragged Lake Business Parks - Generalized Future Land Use

Date: May 2009
Project: G11221



FINAL DRAFT

