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Chebucto Community Council  
June 18, 2007

**TO:** Chair and Members of Chebucto Community Council

**SUBMITTED BY:** Paul Dunphy, Director of Community Development

**DATE:** May 17, 2007

**SUBJECT:** HRM-Owned Lands in Mainland South, Halifax

**INFORMATION REPORT**

**ORIGIN**

February 5, 2007 motion of Chebucto Community Council requesting a staff report outlining the process to rezone municipal parkland at PID #s 40850307, 40722829, 00285270, and 40850299 from the Residential Development District Zone to the Conservation and Park and Institutional Zones.

**BACKGROUND AND DISCUSSION**

The Municipality has no intention of divesting itself of any parkland/conservation lands within the subject area (see Map 1).

The question voiced by Community Council is whether a greater degree of protection is afforded by either a P (Park and Institutional) or PA (Protected Area) Zone, rather than the existing RDD (Residential Development District) Zone which is applied to these properties. The RDD Zone was established to allow for comprehensive planning to occur. This process resulted in the subject neighbourhood being developed with single unit dwellings and accompanying municipal park and conservation land. The absence of either a P or PA Zone for the parkland/conservation lands in no way diminishes their protection as parkland/conservation lands, and any proposed change to an alternative use would require the support of Regional Council and a formal public hearing. Staff therefore believe there is no need for any action by HRM regarding these properties.

**BUDGET IMPLICATIONS**

There are no budgetary implications.

**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**

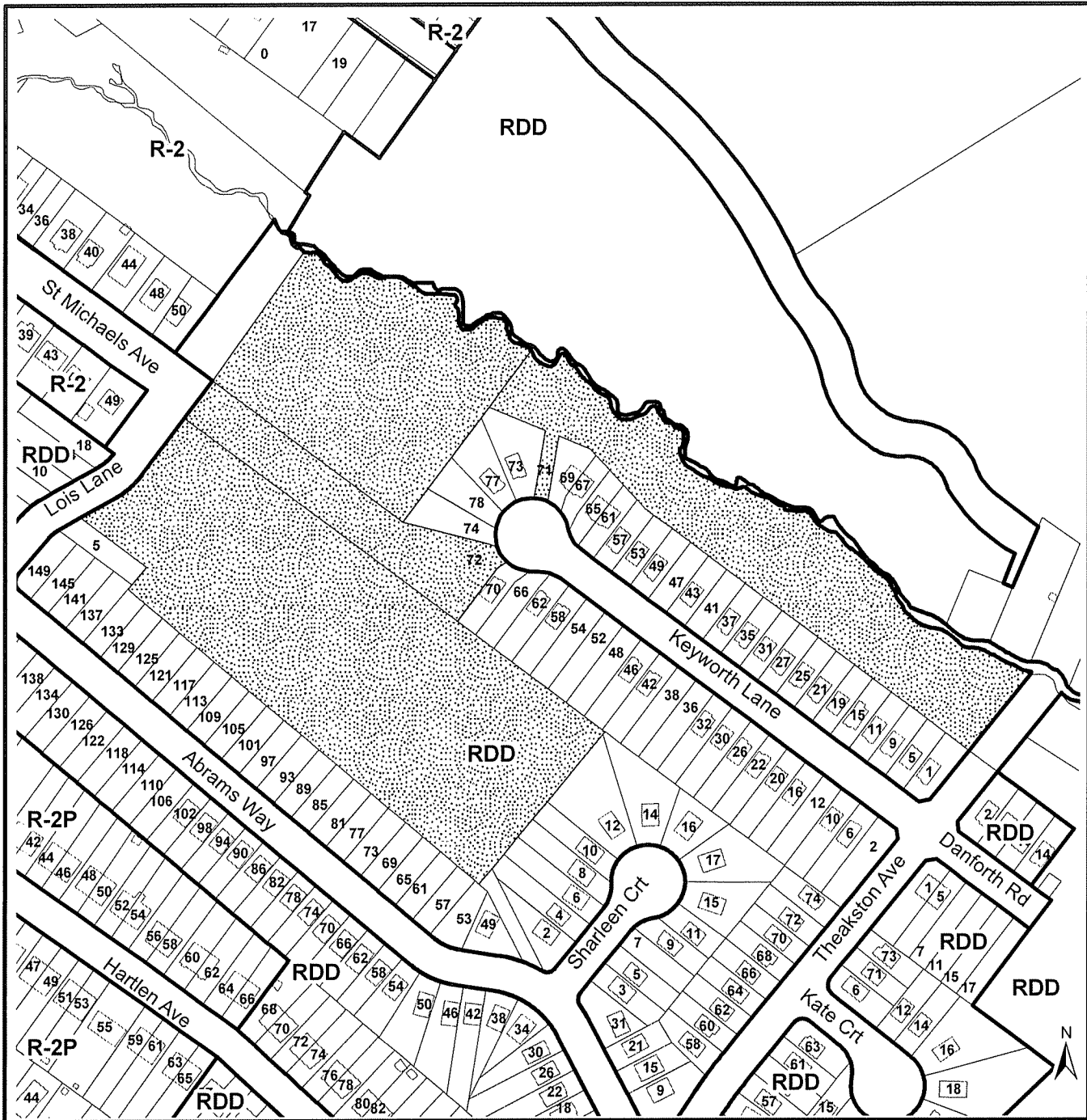
Map 1            Location and Zoning

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 :            Luc Ouellet, Planner I, 490-3689




Report Approved by:            Austin French, Manager of Planning Services, 490-6717



Map 1 - Location and Zoning

Keyworth Lane area  
Halifax

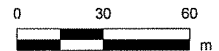
 Subject property

Halifax Mainland  
By-Law Area

**Zone**

- R-2 Two Family Dwelling
- R-2P General Residential
- RDD Residential Development District

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES



This map is an unofficial reproduction of a portion of the Zoning Map for the Halifax Mainland Land Use By-law Area.

HRM does not guarantee the accuracy of any representation on this plan.