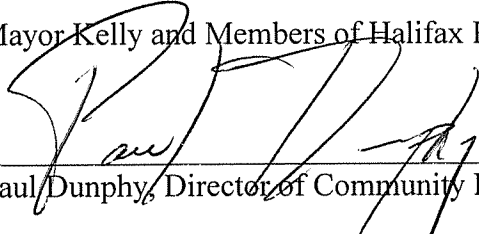




PO Box 1749  
Halifax, Nova Scotia  
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**Halifax Regional Council**  
**January 30, 2007**

**TO:** Mayor Kelly and Members of Halifax Regional Council

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

**DATE:** January 22, 2007

**SUBJECT:** Goodwood Industrial Zoning

**INFORMATION REPORT**

**ORIGIN**

1. Regional Council Motion, August 1, 2006 (Item 12.1)
2. Regional Council, Petition, August 8, 2006 (Item 9.2.1)
3. Regional Council, Petition, November 21, 2006 (Item 9.2)

**BACKGROUND**

In May 2006, Regional Council refused to grant Lloyd MacLellan an easement that would have facilitated the development of an industrial park on his lands in Goodwood. The MacLellan lands, as well as some adjacent parcels owned by CHUM Limited, are within the General Industrial (I-3) Zone (Halifax Plan Area). However, in the area surrounding the lands, there are only limited opportunities for new industrial uses on large undeveloped parcels. Council has asked for a review of the industrial zoning of large parcels of undeveloped land in Goodwood.

**DISCUSSION**

In February, staff anticipate outlining a project to review the zoning of the remaining undeveloped industrial lands in Goodwood through an Initiation Report to Regional Council. In the meantime, Mr. MacLellan has been asked if he has any alternative development proposals that Council should consider through this project. Staff will also review Mr. MacLellan's intentions for development of the property in preparing its recommendation to Council.

Staff have heard a broad spectrum of opinion on the future land use potential for the property including residential and parkland uses. This will be considered in developing a staff recommendation on how Council should proceed on initiating the planning process and also in developing an approach to public consultation.

**BUDGET IMPLICATIONS**

There are no budgetary implications to proceeding with this project.

**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.

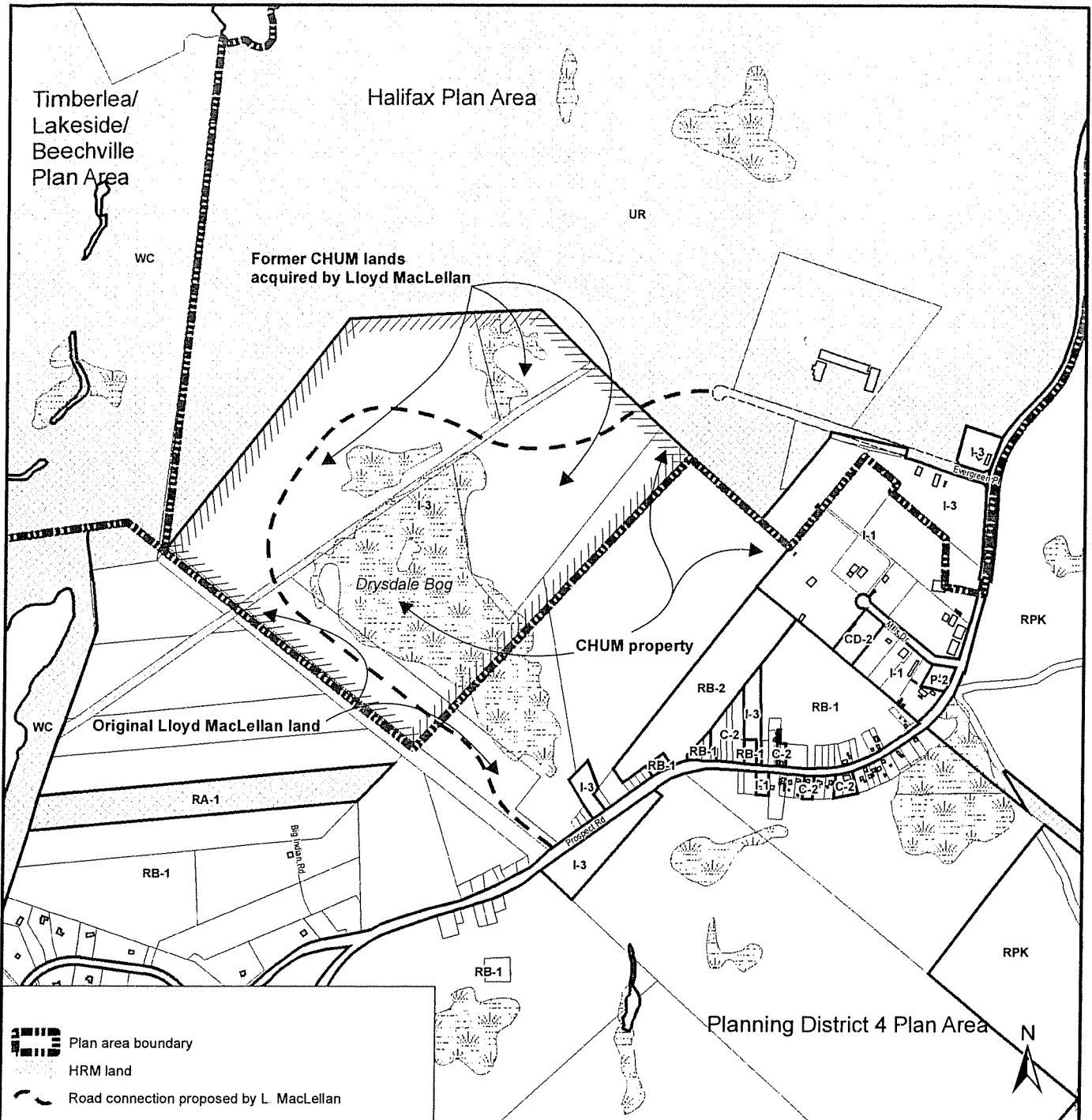
**ATTACHMENTS**

Map 1 - Location and Zoning

A copy of this report can be obtained online at <http://www.halifax.ca/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 : Richard Harvey, Senior Planner, 490-3691

Report Approved by: Austin French, Manager, Community Development



Map 1 - Location and Zoning

**Drysdale Bog area  
Goodwood**

Halifax Mainland  
Land Use By-Law Area

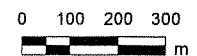
Planning District 4  
(Prospect) Plan Area

**Halifax Land Use By-Law Zones**

- I-3 General Industrial
- UR Urban Reserve

**Prospect Plan Area Zones**

- RB-1 Residential B-1
- RB-2 Residential B-2
- CD-2 General Business
- I-1 General Industrial
- I-3 Local Service
- P-2 Community Facility
- P-6 Park



This map is an unofficial reproduction of a portion of the Zoning Map for the plan areas noted.

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