



PO Box 1749  
Halifax, Nova Scotia  
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## Item No. 2

Halifax Regional Council  
April 8, 2008

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

**SUBMITTED BY:**

A handwritten signature in black ink, appearing to read "Paul Dunphy". The signature is written over a horizontal line that extends across the width of the text area.

Paul Dunphy, Director of Community Development

**DATE:** March 26, 2008

**SUBJECT:** Case 01030 - Canada Land Company - Surplus Lands Acquired from  
the DND 12 Wing Shearwater Base

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### INFORMATION REPORT

#### ORIGIN

Canada Land Company contact with HRM staff regarding Shearwater lands

#### BACKGROUND

At the April 17, 2007 meeting of Council, a public participation program was approved in response to a request by Canada Land Company (CLC) to amend the Municipal Planning Strategy and Land Use By-law for Eastern Passage/Cow Bay. CLC had acquired approximately 584 acres of lands deemed surplus by the Department of National Defence (DND) to the 12 Wing Shearwater base in Eastern Passage. The lands are illustrated on an attachment to this report.

## **DISCUSSION**

The following activities have taken place in accordance with the approved public participation program<sup>1</sup>:

- the Shearwater Advisory Committee was formed with representatives from neighbouring property owners (DND and Imperial Oil), the Greater Halifax Partnership, N.S. Economic Development, and four citizens from the surrounding communities. The committee has held four meetings to date and hosted a design workshop.
- A day long design workshop was held in January of this year. Various organizations with an interest in these lands were invited to listen to findings to date and then participate through smaller groups in sharing ideas of how these lands might be developed. Approximately 40 people attended. The ideas were then presented at a public meeting held that evening at the Seaside Elementary School in Eastern Passage. Attendance was estimated at between 80 to 100 people.
- At the last meeting of the Advisory Committee, a concept plan was prepared for presentation at a public meeting tentatively scheduled for April.

CLC has recently been informed by DND that the military operational requirements for 12 Wing Shearwater are under review. Since the outcome of this review may impact how the CLC lands can be developed, CLC has requested that this planning initiative with the Municipality be placed on hold pending the outcome of the review. The Advisory Committee has been notified.

In the interim, staff will continue discussions with CLC and DND to further the Municipality's interests. Under the Morris-Russell Lake Secondary Planning Strategy, a collector road is proposed over the CLC Shearwater lands which would connect the recently constructed Mount Hope interchange on the Circumferential Highway with Caldwell Road. This connector road is an important infrastructure component of the Secondary Plan which is needed to relieve traffic congestion on Caldwell Road and Portland Street and allow future development phases.

## **BUDGET IMPLICATIONS**

None.

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<sup>1</sup> Details of the program can be found in the staff report, dated April 3, 2007, re: Case 01030 - Amendments to the MPS and LUB for Eastern Passage/Cow Bay - Lands at DND Shearwater which was presented at the April 17, 2007 meeting of Regional Council.

## **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 illustrating Lands Acquired by Canada Land Company from National Defence.

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.

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

