

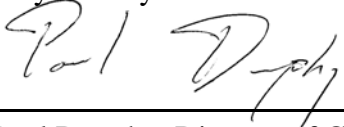


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Item No. 6

**Halifax Regional Council
December 9, 2008**

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: November 26, 2008

SUBJECT: **Review of Undeveloped Industrial Lands Surrounding Drysdale Bog,
Goodwood (Case 01213)**

INFORMATION REPORT

ORIGIN

Regional Council Motion, October 21, 2008 (Agenda Item 13.1)

BACKGROUND

On October 21, 2008 Regional Council rescinded a previously adopted motion that would have allowed a construction easement to be granted across HRM lands in Goodwood, subject to certain environmental conditions. The construction easement would have enabled an industrial park to be established on lands surrounding Drysdale Bog that are within the I-3 (General Industrial) Zone of the Halifax Mainland Land Use By-law (Map 1). Council has asked staff to review the planning policies and zoning regulations of these lands. This report outlines the direction that will be proposed through the review.

DISCUSSION

Council and the public, through written submissions to HRM, have expressed concern with the as-of-right industrial allowances on the lands surrounding Drysdale Bog. Goodwood is characterized by industries that were established when there were no zoning regulations in much of the community and when the former City of Halifax annexed and applied the I-3 Zone to land in the area. However, municipal planning policies adopted since then, through the District 4 (Prospect) Municipal Planning Strategy, the Western Commons Study, and the Regional Plan, have placed an emphasis upon residential and other non-industrial development in the area. The industrial zoning on and surrounding Drysdale Bog is now a remnant of the I-3 Zone (Map 1).

Much of the privately-held undeveloped land in Goodwood is zoned for residential development. Pursuant to the Regional Plan, new residential subdivisions of greater than eight lots are to be considered through an “open space subdivision development agreement” and require the approval of Community Council. The review project will consider whether lands on and surrounding Drysdale Bog should be included in the Planning District 4 Plan Area and become subject to these same land use policies and regulations. This would place an emphasis upon residential development, largely through the open space subdivision allowances. The ability to establish *as-of-right* industrial uses would be removed.

In the Municipal Planning Strategy for Planning District 4 there are policies that allow Council to redesignate lands for industrial uses and consider an industrial proposal by development agreement. In recognition of the current I-3 zoning of the lands, staff will be receptive to submissions to maintain industrial rights that may lead to future development agreement proposals.

Through the review process, information about the proposed changes to the planning policies and regulations will be made available to the surrounding community and other stakeholders and a public information meeting will be held. Following this, proposed amendments and a staff report will be forwarded to Community Council and ultimately to Regional Council for consideration. It is expected that the report will be before Regional Council in Spring, 2009.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the approved operating budget for C310.

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.

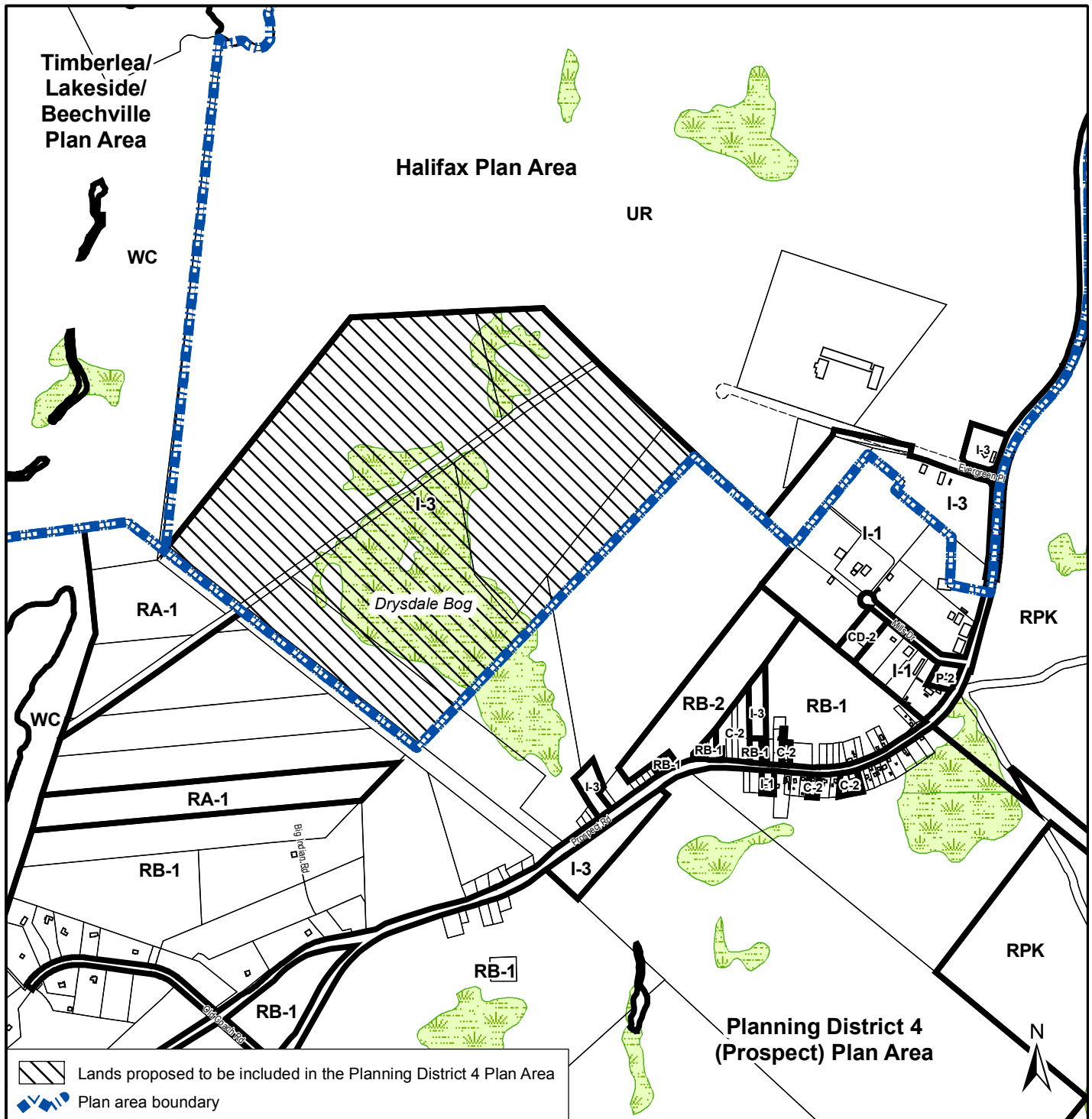
ATTACHMENTS

Map 1, General Reference Map

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



Map 1 - General Reference Map

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

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PLANNING SERVICES

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This map is an unofficial reproduction of a portion of the Zoning Maps for the plan areas indicated.

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