



PO Box 1749
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Item No. 2

Halifax Regional Council
January 13, 2009

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 to the right.

Paul Dunphy, Director of Community Development

DATE: December 18, 2008

SUBJECT: Inter-supply Lands, Kearney Lake Road

INFORMATION REPORT

ORIGIN

Regional Council Motion of June 24, 2008 (item #8.3)

BACKGROUND

Regional Council has requested information about the future redevelopment opportunities of the "Inter-supply" lands, owned by M.F. Schurman Company Limited and located on the north side of Kearney Lake Road (Map 1). There is a particular concern about environmental issues, due to its past use as a cement plant, and specifically the potential to negatively impact the water quality of Kearney Lake.

Based on discussions with HRM staff involved with water quality monitoring and the Department of Environment, there no known current issues with the property relative to the water quality of Kearney Lake. Additional information, should any exist, about the history of the property from the Department of Environment can only be obtained through a formal request to them.

The property is located within the Urban Settlement (US) Zone of the Mainland Halifax Land Use By-law. Although single family dwellings, semi-detached dwellings, and duplexes are permitted uses in this zone, there are no municipal services in the area. Regional Council recently adopted the Bedford West Secondary Planning Strategy, which encompasses a large area that includes the Inter-supply Lands. It envisions that future development in this area will occur with the introduction of municipal services and take the form of a mixed use community, which would be considered through a development agreement. This exercise would include a review of the suitability of various sites for particular uses by assessing factors such as environmental conditions.

BUDGET IMPLICATIONS

None.

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.

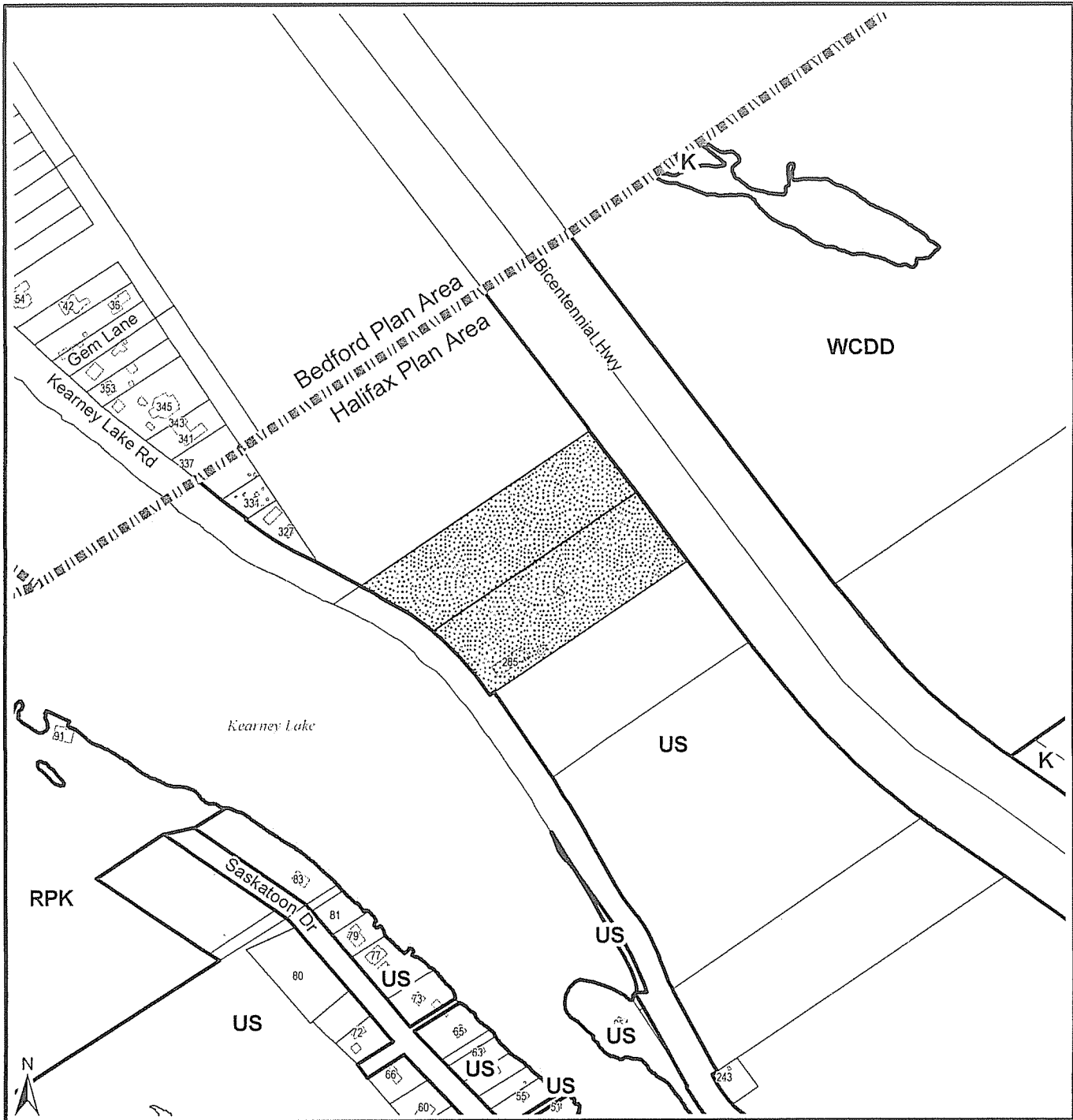
ATTACHMENTS

Map 1 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.

Report Prepared by : Richard Harvey, Senior Planner, 490-5637

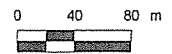
Report Approved by: 
Austin French, Manager Planning Services, 490-6717



Map 1 - Reference Map

Lands owned by M.F. Schurman Company Limited
 Kearney Lake Road
 Halifax

HALIFAX
 REGIONAL MUNICIPALITY
 COMMUNITY DEVELOPMENT
 PLANNING SERVICES



Subject area

Zone

- WCDD Wentworth Comprehensive Dev. District
- K Schedule K
- RPK Regional Park
- US Urban Settlement

Halifax Mainland
 Land Use By-Law Area

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.