

Planning Services

Case 1213

Industrial Lands – Drysdale Bog

Public Hearing – Regional Council

Richard Harvey, Senior Planner
August 9, 2011



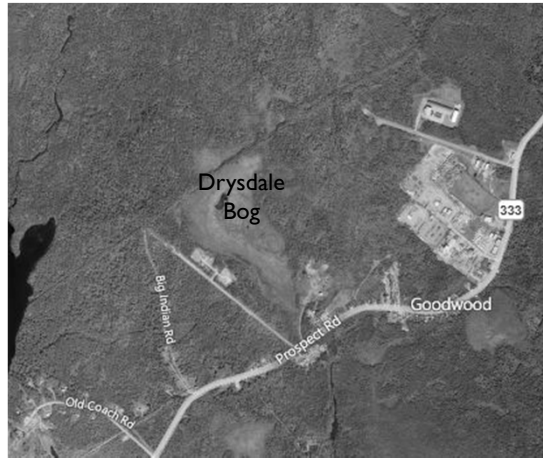
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Origin

- Report responds to request from Regional Council
- Request stems from a proposal to develop lands in Goodwood for an industrial park

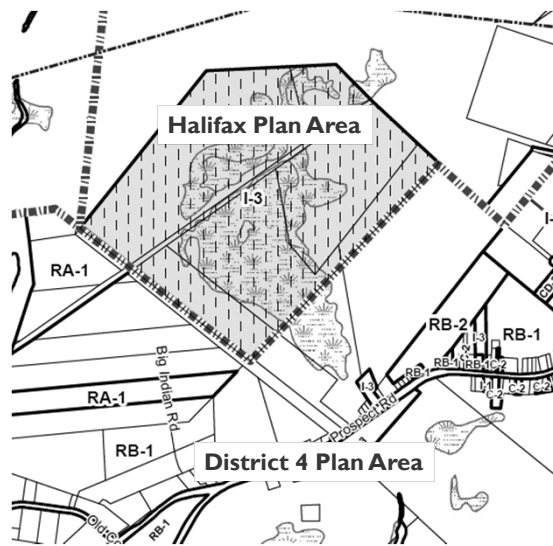


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Review

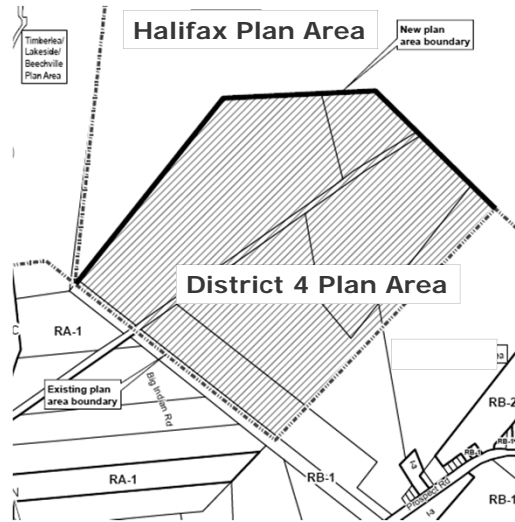
- The I-3 Zone lands around Drysdale Bog originated with the original zoning of the area in the 1980s
- Since then, there has been an emphasis on non-industrial development
- Industrial development is limited to lands that are already occupied by industrial uses

Review

- Strong desire in the community to both protect the bog and prevent further compatibility issues
- There are calls for a prohibition on development or for government to purchase the lands

Review

- Recommended that the ability to develop industrial uses on the lands be removed
- Recommended that the lands have the same designation and zoning that applies to the surrounding area



Implications

- Industrial uses would not longer be able to be established
- Residential development would be an Open Space Design Development
- Requires background studies, including environmental studies, and approval is to by development agreement

Recommendation

- The recommendations in the staff report are based on the direction of the Regional Council and the review by staff