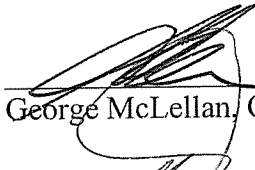
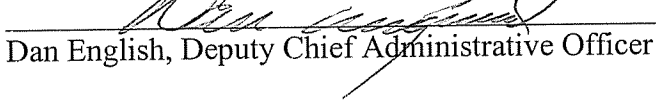


Halifax Regional Council
November 4, 2003

TO: Mayor Peter Kelly and Members of Regional Council

SUBMITTED BY:


George McLellan, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: October 21, 2003

SUBJECT: Case 00562: MPS and LUB Amendment - Evergreen Place, Halifax

ORIGIN

This originates from Regional Council's approval in October of 2002 of a purchase and sale agreement with M.J. Web Real Estate for Parcel HRM-1 as shown on Map 2.

RECOMMENDATION

It is recommended that Halifax Regional Council:

- 1. Instruct staff to initiate the process to amend the Halifax Municipal Planning Strategy and Land Use By-law for the property situated off Highway 333 and Evergreen Place, as generally shown on Map 1, to allow for industrial use of the parcel; and**
- 2. Request staff to follow the public participation program as approved by Council in February, 1997 with staff to hold the public participation meeting.**

BACKGROUND

Location, Designation and Zoning:

The subject lands known as Parcel HRM-1, as shown on Map 2, are located within the former City of Halifax Mainland planning area. The subject parcel is 7.5 acres in size. A small portion of parcel HRM-1 is now designated Industrial and zoned I-3 General Industrial, however most of the site is designated and zoned Western Common.

Synopsis of Proposed Development:

The existing lands of M.J.Web are located in the former County of Halifax, in the Goodwood community, and have been used for industrial purposes since the 1970's. M.J. Web Real Estate intends to add Parcel HRM-1 to its existing lands on Mills Drive. They would be used for general industrial use, as an extension from the existing holdings. This would consist primarily of outdoor storage yards in association with Mills Heavy Hauling Limited.

DISCUSSION

Amendments to the Halifax MPS were approved by Regional Council in 2000, which redesignated most lands in the Ragged Lake area as Western Common. This designation is intended to maintain large contiguous tracts of public land for a range of recreation uses. The Industrial designation and zoning was maintained on certain municipally-owned properties on or near roads, including the vacant 5 acre Lot 7H on Evergreen Place, overlapping and north of Parcel HRM-1.

Under the purchase and sale agreement approved by Regional Council in 2002, Parcel HRM-1 would be subdivided and added to the existing M.J. Web parcel on Mills Drive. The remainder of HRM lot 7H could retain its industrial status, and perhaps be sold at a future date. Alternatively, the remaining portion could be redesignated and zoned as Western Common. This may be appropriate in the interest of maintaining the integrity of the Western Common, and providing a clear transition between the industrial area and the wilderness area. This, and any other areas of concern, can be explored through the public consultation process. Based on the purchase and sale agreement, it is appropriate to commence this process and advance to a conclusion of the sale process.

BUDGET IMPLICATIONS

There are no budget implications.

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.

ALTERNATIVES

1. Proceed with the requested amendment. This is recommended for reasons described above.
2. Refuse the requested amendment. This is not recommended for the reasons outlined above.

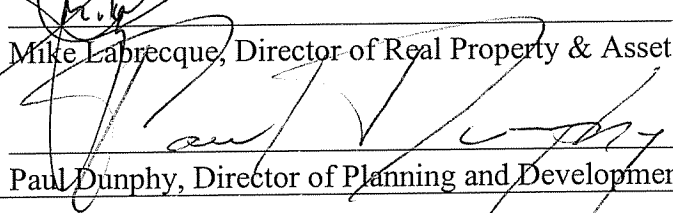
ATTACHMENTS

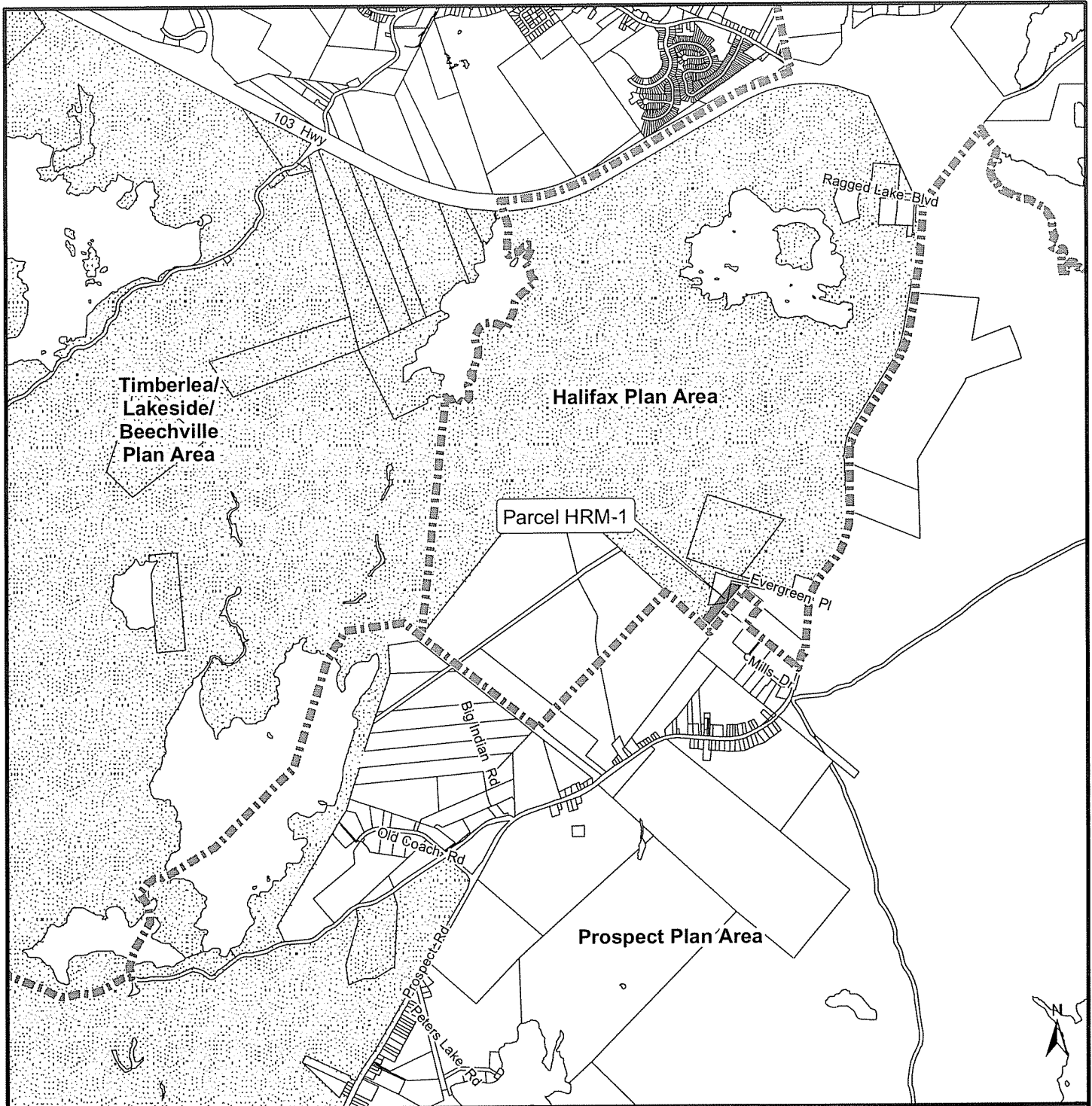
- Map 1: Location
Map 2: Location & Zoning

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Mitch Dickey, Planner II, Real Property Planning, 490-4489




Report Approved by: 
Mike Labrecque, Director of Real Property & Asset Management


Paul Dunphy, Director of Planning and Development Services

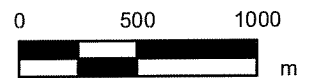


Map 1 - Context

Mills Drive
Halifax

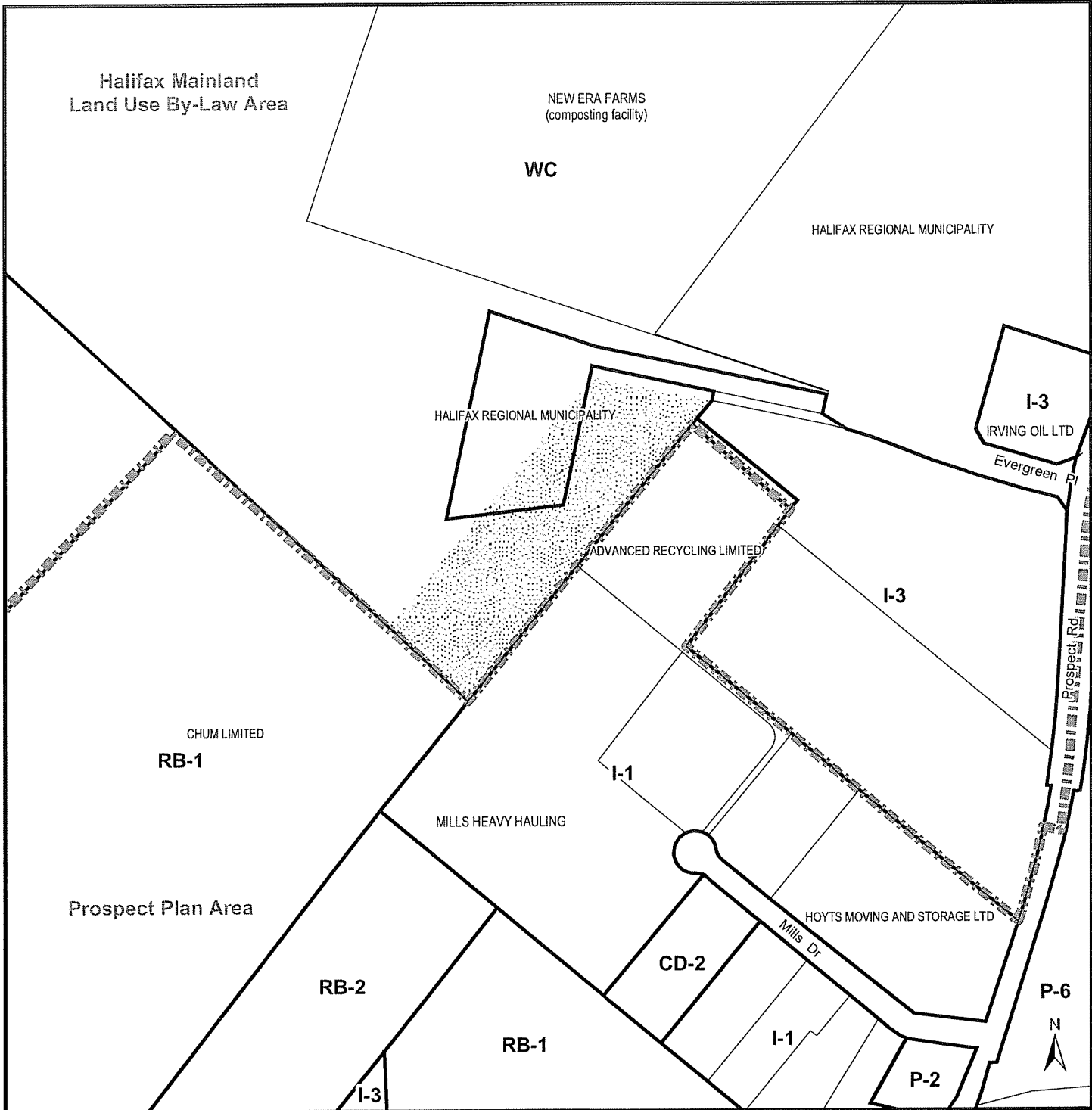
-  Subject area - Parcel HRM-1
-  Plan area boundary
-  Western Common

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES



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

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



Map 2 - Location and Zoning

Mills Drive
Halifax



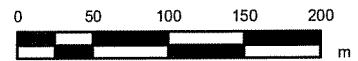
Subject area - Parcel HRM-1
Plan area boundary

Halifax Land Use By-Law Zones

I-3 General Industrial
WC Western Common

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 Maps for the areas noted

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