

## PROPOSAL FACT SHEET

**PUBLIC MEETING**

**CASE #:**  
01338

**MEETING: January 27, 2010 (Storm Date: February 3, 2010)**

### OVERVIEW:

The Regional Municipal Planning Strategy (RMPS) establishes HRM's intention to prepare a Business Parks Development Functional Plan (BPDFP) to guide future development of HRM owned business parks ([http://www.halifax.ca/business\\_parks/documents/FullReportJune2808.pdf](http://www.halifax.ca/business_parks/documents/FullReportJune2808.pdf)). The BPDFP includes a number of recommendations regarding potential amendments to the RMPS, Dartmouth Municipal Planning Strategy (MPS) and Land Use By-law (LUB) applicable to the Greater Burnside Area.

Council has directed staff to use the land use related recommendations of the BPDFP as a framework to guide potential amendments to the applicable planning documents. All lands within Burnside are designated Industrial by the Dartmouth MPS and zoned General Industrial (I-2) under the Dartmouth LUB. The Industrial designation and I-2 Zone contain broad provisions and permit a wide range of commercial and industrial uses. The BPDFP recommends the creation of several, more specific, designations and zones in order to prioritize the supply of land for categories of uses (i.e. light industrial, distribution, office, commercial) and focus those uses in appropriate and strategic locations.

Council also directed staff to undertake additional consultation in order to consider all potential land uses for the HRM owned lands located southeast of a powerline corridor that is built along a ridge between Dartmouth Crossing and Wilkinson Avenue in Burnside (identified on the map below). The BPDFP recommends this area for light industrial uses. Dartmouth Crossing recently rezoned 35 hectares of their land in this area to permit consideration of a mixed use development, including medium and high density residential uses.

The purpose of this initial public meeting is to discuss options for the future land use of the HRM owned lands between Wilkinson Avenue and Dartmouth Crossing only. Subsequent opportunities to discuss the other land use related recommendations of the BPDFP will be organized in the future following this meeting. In addition, to this and other public meetings, any amendments to planning documents will also require a public hearing before Regional Council.

### Subject Area

#### Contacts

Councillor: Jim Smith  
(District 9)

Staff: Joseph Driscoll  
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#### Meeting

Dartmouth High School,  
Cafeteria, 95 Victoria  
Road.

Time: 7:00 PM

Date: Jan. 27, 2010,  
Storm Date: Feb. 3,  
2010.

