

## EXECUTIVE SUMMARY

Bayers Lake Business Park was originally conceived as an industrial park, but development of land for large format retail in the park has reduced the supply of light industrial land in HRM and created long term traffic issues in the park. Ragged Lake has not developed into the suburban business campus originally envisioned. Currently, there is significant development interest for lands in and adjacent to the parks, and concern about the interface to the designated Regional Park to the north of Bayers Lake.

The Generalized Future Land Use Plan for Bayers Lake and Ragged Lake accommodates the high demand for commercial uses and some industrial uses in Bayers Lake while providing the option to develop land for light industrial, commercial and office uses in Ragged Lake Business Park.

- The **Major Commercial** designation directs major retail uses, other commercial uses and some industrial uses to Bayers Lake Business Park.
- The **Light Industrial** designation provides for a range of traditional industrial park uses in Ragged Lake. Relatively small lot sizes (0.5 to 1.5 acres) in Ragged Lake are intended to supply the local market.
- The **Minor Commercial** designation allows for a mix of small scale commercial and office uses around and south of Ragged Lake (the waterbody).
- The **Environmental/Open Space** designation is intended to protect valued natural areas, primarily watercourses and wetlands.

Major recommendations supporting the Land Use Plan include:

- Infrastructure:
  - HRM should proceed with transportation improvements (i.e. Washmill Lake Court underpass, relocation of medians); however, a road and overpass between Bayers Lake Park and Ragged Lake Park is recommended only when development warrants and if land sales income can offset construction costs. No direct road connection between Bayers Lake Park and Lakeside Park is recommended.
  - Implement recommendations of Active Transportation Plan and commission detailed alternative transportation plan for Bayers Lake to support development of improved active transportation.
  - Improvements to public transit (e.g., bus stop locations and infrastructure, bus bays, and connectivity with active transportation network) are required.
  - Future development in Ragged Lake, including the transportation network, should be linked to the Western Commons, currently in the planning stages.
  - Industrial development in Ragged Lake should be screened from Prospect Road, which also requires upgrading to four lanes from Highway 103 to Exhibition Park.

- Developers of land added to the Bayers Lake Business Park boundary should pay capital cost infrastructure charges for sanitary servicing upgrades and road improvements.
- Changes to the MPS:
  - Consider re-designating the lands identified in this study for industrial uses at Ragged Lake from Urban Reserve to Urban Settlement as part of the five year review of the Regional Plan, to enable serviced development over the shorter term.
  - HRM lands within the northern portion of Bayers Lake Business Park and within the Beechville/Lakeside/Timberlea plan boundary should be moved into the Halifax Mainland Plan area (as with all other lands in Bayers Lake Park) and designated Major Commercial.
  - Provincially owned land near the northern section of Ragged Lake Park should be acquired by HRM, redesignated as Business Park and incorporated into the light industrial area of Ragged Lake Park.
  - Covenants regulating development at site level should be incorporated into the zoning by-law.
- Re-brand and introduce new signage to Ragged Lake Park.
- Wetland areas within the Ragged Lake Boundary should be assessed before final development plans are established.
- The governance model for Bayers Lake should be broadened (as for Burnside).
- With many development interests in the northern section of Bayers Lake, development plans require coordination.
- HRM should maximize the development potential of the remaining lands in Bayers Lake to provide income to help pay for necessary transportation upgrades.