

August 15, 2007

GENERAL LAND USE PLAN & THE BUSINESS PARKS FUNCTIONAL PLAN

In 2006, HRM adopted the Regional Municipal Planning Strategy. An integral component of this regional plan is the identification of current and future employment nodes and supporting policies to direct future growth to these areas. To successfully implement the regional plan and build upon HRM's business planning and long-term capital investment planning, the Business Park Functional Plan has been identified as a key implementation initiative. The functional plan will assess a variety of topics considered vital to the long term development and sustainability of the region's commercial/industrial base and serve as a strategic plan for the future expansion of HRM business parks.

For Burnside and City of Lakes in particular, the generic I-2 Industrial Zoning of the park permits a wide range of permitted commercial, industrial and institutional land uses which has contributed to land use compatibility issues as the market continues to evolve. The wide range of uses permitted to develop in the park also raises the concern that some of the lands currently reserved for industrial development will be eroded as higher end land users compete for the more strategically located parcels of land within existing industrially designated areas. The Functional Plan will identify ways and means under which a range of industrial uses, as well as general commercial and office uses can be developed in a manner that is consistent with the municipality's strategic growth objectives and servicing systems.

General Land Use Plan Phase 12-1A & B Burnside

The RFP for the Business Parks Functional Plan has been called with the study anticipated to begin in Late Summer 2007. As an interim measure to allow for the continued development of Burnside and City of Lakes Business Parks, the general land use plan has been prepared to minimize land compatibility issues and industrial supply within Phase 12-1a & 12-1b of Burnside. **The Municipality reserves the right at its sole discretion to approve or reject any offer or proposed use, or modify the terms of the approval of any offer.**

Of specific note, the proposed development of any retail within Phase 12 Burnside will be limited and with approval at the sole discretion of the Municipality subject to any terms and conditions to be set by the Municipality as part of the approval.

City Of Lakes Business Park

Permitted new land uses within the City of Lakes shall be limited to office development.

HRM Real Property staff will be available to meet with you to discuss opportunities within the Business Parks of HRM. Should you have further questions please feel free to **contact a member of the Business Parks Team at 490-6025.**

Please visit our website at www.businessparks.com for more information.

