



Casey Concrete Limited Development Agreement Application

Planning Advisory Committee

October 21, 2025

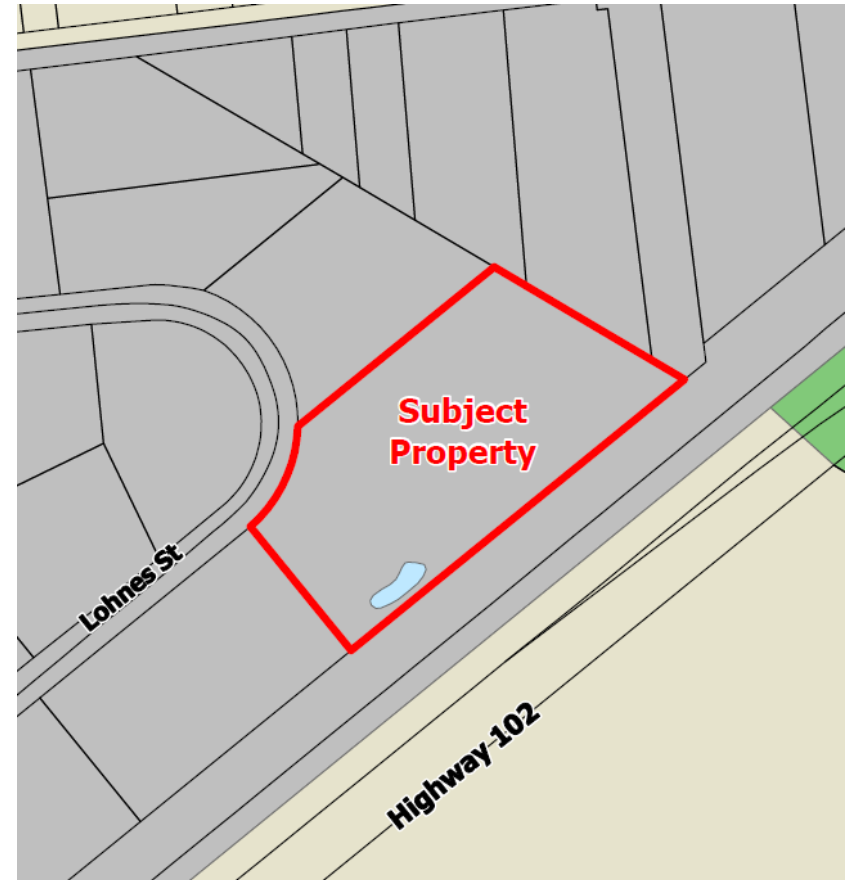
Planning and Development Department



EAST HANTS

Background

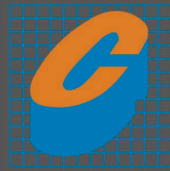
- Applicant: Casey Concrete Limited
- Location: PID 45177128, 57 Lohnes Street, Hardwood Lands
- Subject Property Size: 2.55 hectares
- Proposal: To enter into a development agreement to permit a pre-mix concrete batch plant on lands that are zoned Business Park (BP) Zone.
- The BP zone permits Asphalt, Aggregate & Concrete Plant uses by development agreement.





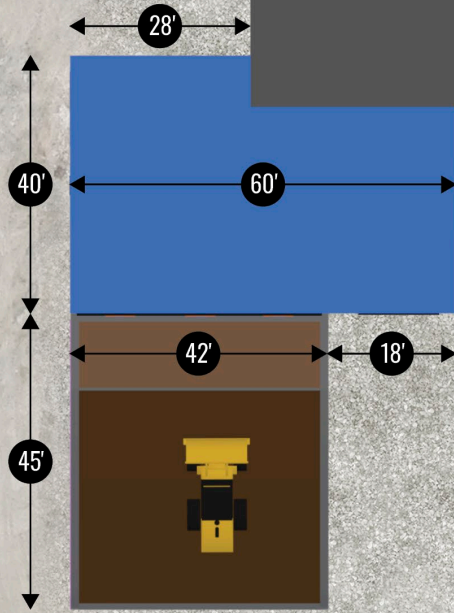
Development Proposal

- The proposed building will be approximately 18.3 m x 12.2 m (60 ft x 40 ft) and will be constructed on the northwest corner of the existing building.
- This building will house a concrete mixing plant, aggregate storage bins and a quality assurance lab.
- External to the building, there will be a loading ramp and silos for raw materials.
- The addition of the pre-mix concrete batch plant will allow the precast factory to mix its own concrete batches on-site rather than having to transport the concrete by truck from a ready-mix concrete plant.
- On-site batching of concrete allows for better consistency and, therefore, higher quality control, which in turn will allow the applicant to expand its capabilities.
- Having an on-site electrified batch plant will also help reduce the applicant's carbon footprint by eliminating the diesel-powered trucks needed for production of the concrete used in their daily manufacturing.



Casey Concrete

Rev 10.01.2025





Casey Concrete



57 Lohnes Road, Hardwood Lands, NS B0N 1Y0

3D Model of Proposed Development



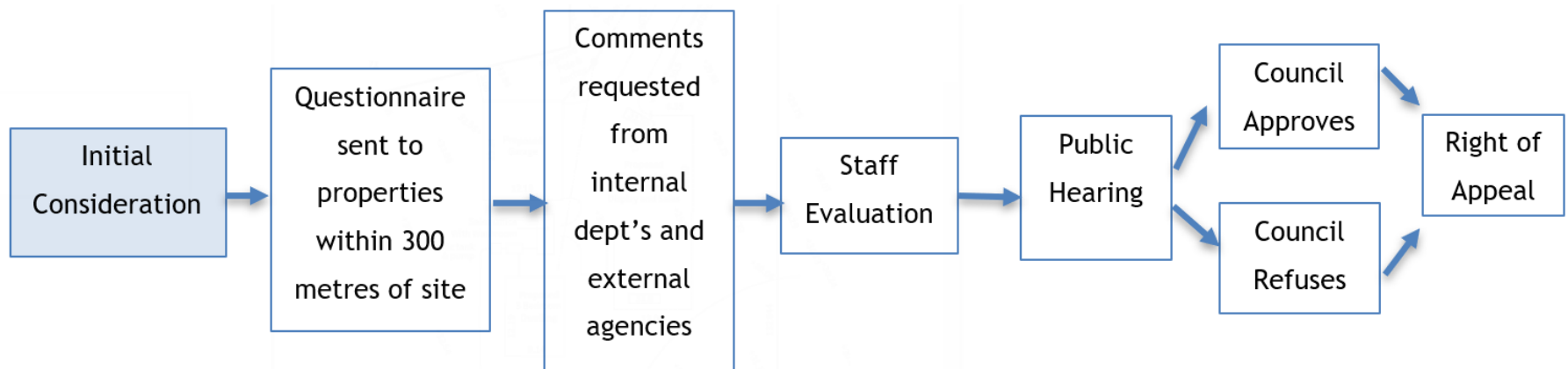


Policy Analysis

- Policy ED41 permits Council to consider the development agreement application.
- A detailed table of the evaluative criteria from the enabling policies and corresponding comments from Staff and reviewing agencies will be attached to the final report.

Citizen Engagement

- Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application.
- An advertisement outlining the proposal and indicating that it is under review by staff will be placed in the Chronicle Herald.
- A letter and questionnaire will be mailed to all property owners within a 300 m of the subject property asking for comments on the proposed application.



Recommendation

- That initial consideration be given and authorize staff to schedule a public hearing.

Recommended Motion

Planning Advisory Committee recommends that Council:

- ***give initial consideration to enter into a development agreement for a pre-mix concrete batch plant use located on property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands, to enable a public hearing; and***
- ***authorize staff to schedule a public hearing.***