



**Subject:** *PLN25-008 Casey Concrete - Development Agreement for a Concrete Plant*  
**To:** CAO for Planning Advisory Committee, October 21, 2025  
**Date Prepared:** October 14, 2025  
**Related Motions:** None  
**Prepared by:** Debbie Uloth, Community Planner II  
**Approved by:** John Woodford, Director of Planning and Development

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### Summary

The Municipality has received an application from Casey Concrete Limited requesting approval for a pre-mix concrete batch plant for property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands. The application is for land located in the Milford Business Park, which is zoned Business Park (BP) Zone.

### Financial Impact Statement

A financial impact analysis has not been undertaken for this proposal. A summary of any financial impacts will be provided in the final staff report.

### Recommendation

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

### Recommended Motion

*Planning Advisory Committee recommends to Council 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.*

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## Background

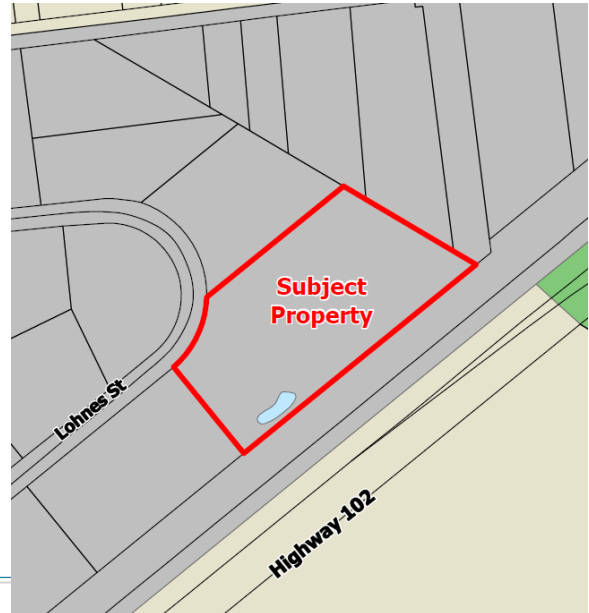
Planning staff received an application from Casey Concrete Limited in October 2025. The applicant is requesting to enter into a development agreement with the Municipality to permit a pre-mix concrete batch plant use on lands that are zoned Business Park (BP) Zone. The BP Zone permits Asphalt, Aggregate & Concrete Plant uses by development agreement.

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## Subject Property

The property identified as PID 45177128, 57 Lohnes Street, Hardwood Lands, is located in the Milford Business Park. The size of the subject property is 2.55 hectares. The first portion of Lohnes Street, until civic 68, is owned by the province; the remainder of the street is owned by the Municipality.

Zoning for the subject property is Business Park (BP) Zone. Surrounding lands are also designated and zoned Business Park (BP) Zone. In addition to Casey Concrete, BCR Equipment rents the smaller building on the subject property and operates a heavy equipment mechanics shop. Uses of the adjoining lands include other business park and industrial uses, such as Happy Harry's and Blue Energy. Highway 102 runs adjacent to the south property line.



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## Development Proposal

The municipality has received an application from Casey Concrete Limited to permit a concrete plant use on lands that are zoned Business Park (BP) Zone. The BP Zone permits Asphalt, Aggregate & Concrete Plant uses by development agreement.

The addition of the pre-mix concrete batch plant will enable 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.

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 site plan for the application, on the following page, shows the existing building and proposed batch plant and building location.



57 Lohnes Road, Hardwood Lands, NS B0N 1Y0

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## Policy Analysis

The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy. 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. Policy ED41 of the MPS permits Council to consider the development agreement application.

To address potential compatibility issues with neighbouring residences and to comply with the criteria applied to the consideration of this application, staff will be requesting comments from internal departments and external agencies.

### STRATEGIC ALIGNEMENT

One of the Key Strategies from the Strategic Plan is Economic Prosperity. This development will increase the commercial use of the property. This supports the Economic Prosperity key strategy.

### LEGISLATIVE AUTHORITY

The legislative authority and process for entering into a development agreement are set out in the Municipal Government Act, Part VIII.

### FINANCIAL CONSIDERATIONS

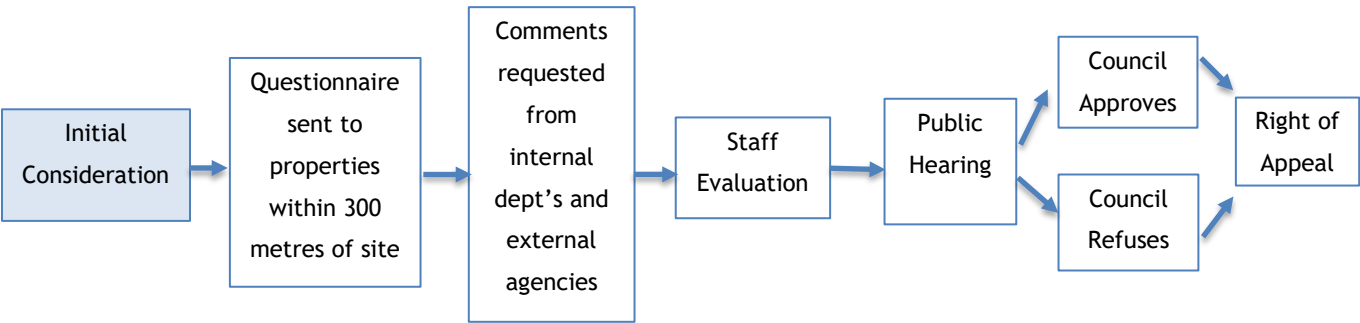
The subject property is being assessed as commercial. The additional structures may increase commercial assessment.

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## 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 300 m of the subject property, asking for comments on the proposed application.



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## Alternatives

Planning Advisory Committee may recommend that the application be refused.

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## Attachments

Appendix A - Satellite Image of the Subject Property

Appendix B - Site Plans







Appendix B - Site Plans



57 Lohnes Road, Hardwood Lands, NS B0N 1Y0