



Casey Concrete Limited Development Agreement Application

Public Hearing

December 17, 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.
- There is a precast plant and heavy equipment mechanic already on the subject lands.





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Development Proposal

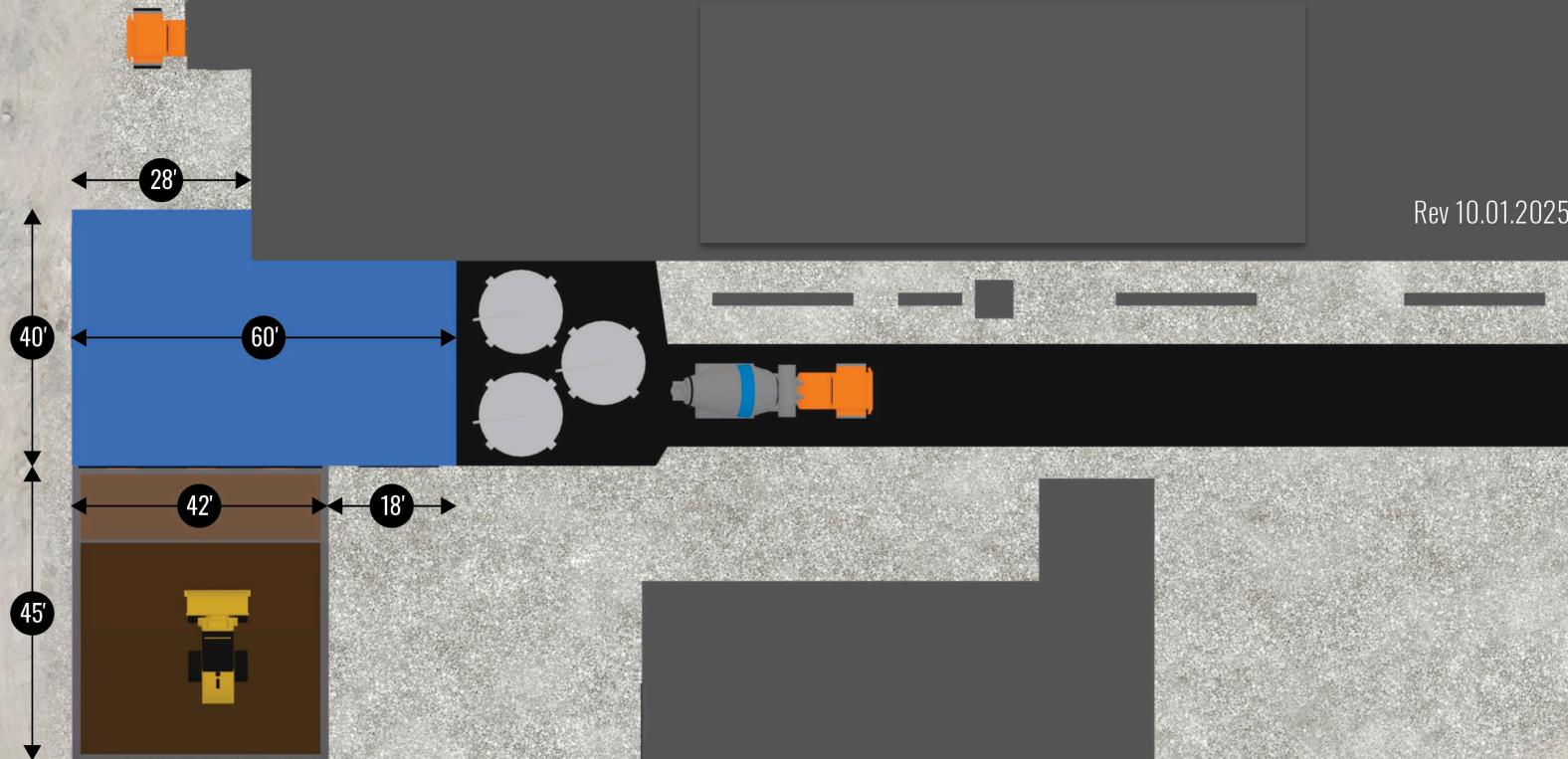
- The proposed building will be approximately 18.3 m x 12.2 m (60 ft x 40 ft) and will be constructed on the northwest corner of the existing building.
- This building will house a concrete mixing plant, aggregate storage bins and a quality assurance lab.
- External to the building, there will be a loading 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.





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Rev 10.01.2025





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57 Lohnes Road, Hardwood Lands, NS B0N 1Y0

3D Model of Proposed Development



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Subject Property



Lohnes Street - North



Lohnes Street - South



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Policy Analysis

- Policy ED41 permits Council to consider the development agreement application.
- Nova Scotia Public Works has indicated that a negative impact to the Provincial road network is not anticipated.
- Staff were asked how dust might impact the surrounding lands and if the concrete plant at 67 Lohnes Street was to remain open.
- The applicant has indicated that the concrete plant at 67 Lohnes Street will remain operational.
- The plant serves the local ready-mix requirements, and the new batch plant will only supply the precast plant.
- Regarding the dust concern, the applicant explained that the aggregate bins and mixer will be located inside the building, so there will be limited dust created from the new batch plant.
- PAC directed staff to add a provision to the development agreement requiring the vegetative buffer between the subject lands and properties to the north-east be maintained.



Citizen Engagement

- A letter and questionnaire were mailed to all property owners within 300 m of the subject property, asking for comments on the proposed application.
- There were 20 questionnaires mailed and 2 responses received. Questionnaire responses have been provided to Council for their review.
- One of the concerns raised was about the amount of vibration that the proposed pre-cast concrete plant may produce.
- The applicant has indicated that the new plant will have limited vibration because the plant is a conveyor system and a mixer. Similar to what would be used for baking but on a bigger scale, and there is no high-speed equipment that would create vibration.
- Also, there is an existing precast facility on the subject lands; therefore, there may be vibration related to the existing use.
- Staff have complied with the public hearing notification requirements.



Conclusion

- Planning staff have completed their review of the proposed application and believe the applicant has satisfied the intent of the relevant Municipal Planning Strategy policies.

