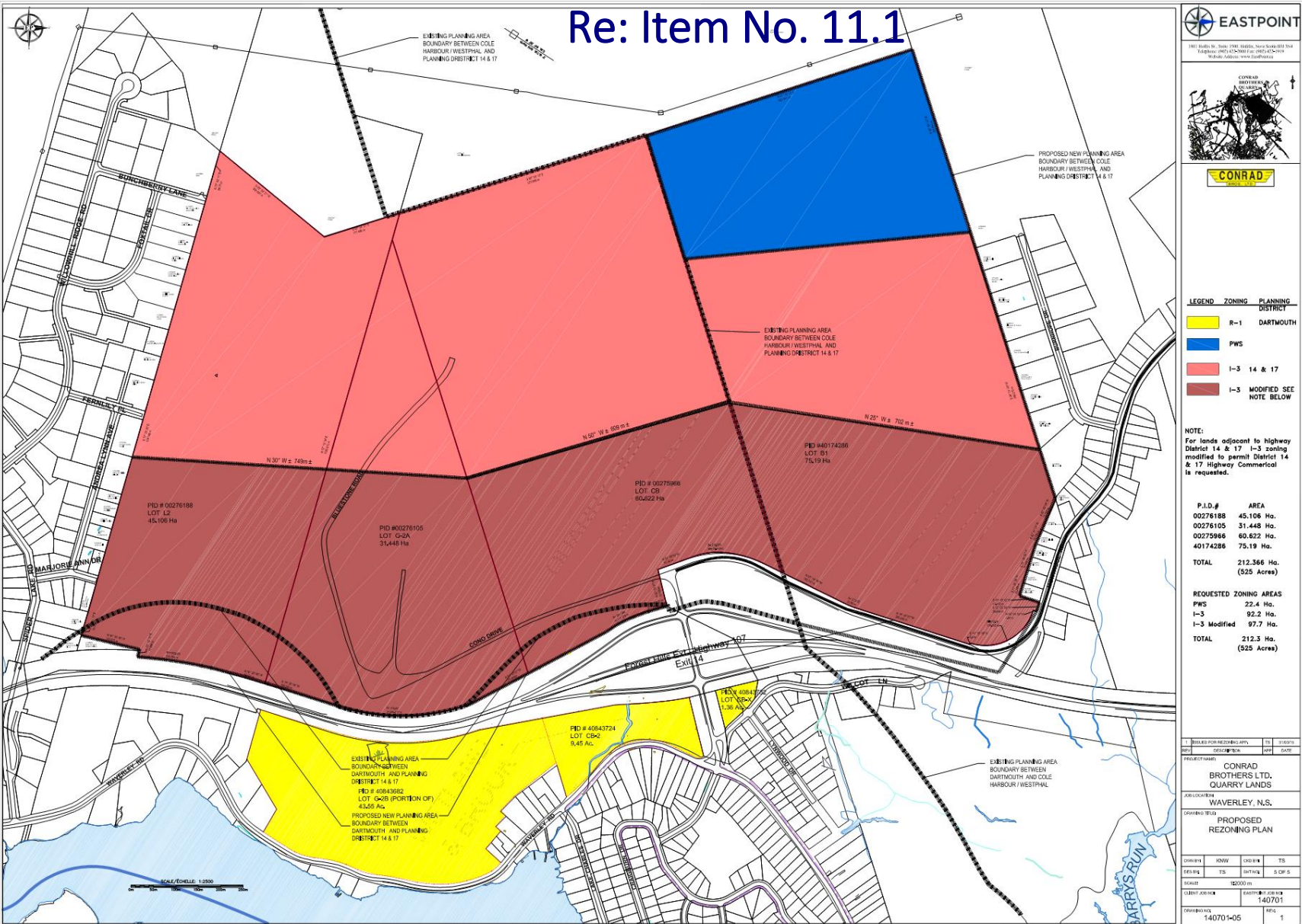


# Re: Item No. 11.1



## REQUESTED ZONING

# CURRENT LAND USE

- Conrad's have operated their quarry and related business for 60 years, under a Provincial Industrial Permit, and employ an average of over 200 people.
- The Businesses include:
  1. The Quarry Operation;
  2. Asphalt and Ready Mix Concrete Plants;
  3. Trucking and Transportation;
  4. Shipping container moving and storage;
  5. Soil Treatment and Remediation;
  6. Firewood Processing and Delivery;
  7. Recreation vehicle, and automotive dealer vehicle storage;
  8. Related offices and services.

Conrad's objective is for these businesses to continue to operate while complimentary ones are added.

# PLANNING BACKGROUND

- Since amalgamation, Conrad's business operations have been restricted by the residential zoning on their lands.
- In the 2004 Greenfield Study and the 2006 HRM Municipal Planning Strategy all of Conrad's lands were designated for future serviced development.
- HRM's RP+5 Regional Planning Strategy restricted servicing to inside the 107 bypass to restrict residential sprawl.
- In September 2016, in response to Conrad's request, HRM Regional Council agreed to consider a further realignment of the servicing boundary to incorporate 242 acres of the Conrad quarry lands for serviced industrial use.

# ENVIRONMENTAL ISSUES

- The two year Lake Charles Watershed study by AECOM, for HRM, recommended water discharge quality and quantity controls which will apply to any industrial development on the Conrad lands.
- WSP's three year Land Suitability Analysis, peer reviewed by AMEC for HRM, identified only minor constraints which may be easily dealt with, to developing Conrad's Quarry lands for light industrial purposes.
- In 2017 Conrad's engaged Stantec Consultants to design upgrades to their quarry storm water control and treatment. Construction work in accordance with this design, which was approved by the N.S. D.O.E.L., started in 2017 and is continuing this year.

# TRAFFIC ISSUES

- HRM bylaws restrict truck traffic on Waverley Road, to local delivery.
- Conrad's traffic engineers have worked with HRM engineering to develop plans for appropriate transportation upgrades, towards which Conrad's will pay their share through capital contributions.
- Statistics from other industrial areas, indicate a fully developed serviced industrial park on Conrad's front lands will provide employment for 2,000 to 3,000 people. This has the potential to significantly reduce longer distance commuting from the proposed residential development inside Highway 107.

# CONCLUDING THOUGHTS

- If Council, at a later date, agrees to permit servicing as requested for the front portion of Conrad's lands it will.
  - Reduce capital cost to HRM / Halifax Water and residential land owners for necessary servicing upgrades through cost sharing over a larger acreage.
  - Strengthen the Regional water system through looping.
- The increase in commercial assessments will benefit city finances.
- We believe the above benefits can be achieved with minimum inconvenience or negative impact to surrounding residential areas; through the use of screening and buffering adjacent to existing residential lands, attractive landscaping along the highway approaches and working with city staff to address environmental, traffic and servicing issues.