

Re: Item No. 12.2

**HALIFAX**

# **Regional Council Public Hearing Case 22670**

Conrad Quarry Lands  
MPS Amendments and Rezoning

February 15, 2022

**Slide 1**

# Origin

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## Applicant:

HRM directed project (November 2019)

## Location:

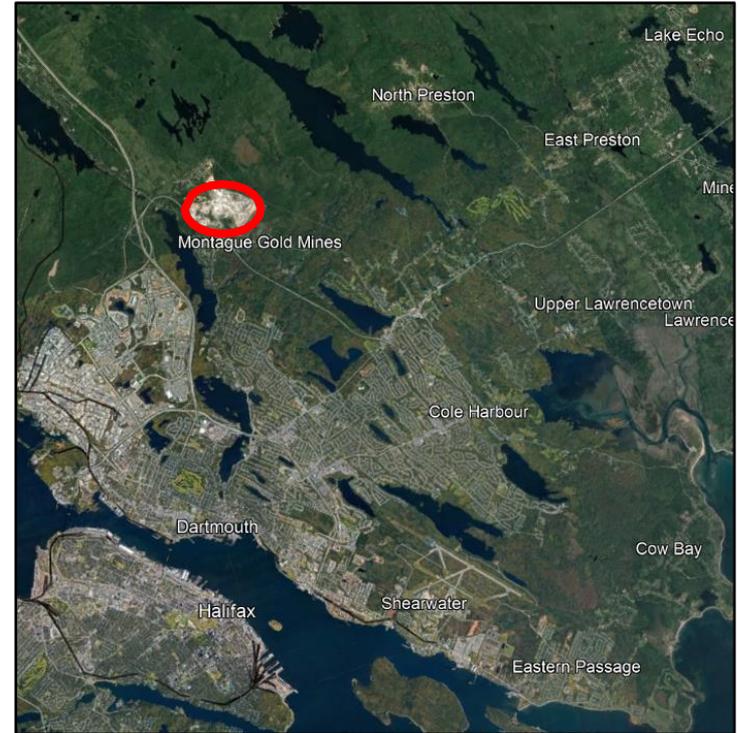
North of Highway 107 and Montague Road interchange

## Proposal:

To consider amendments to the Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) for:

- Planning Districts 14/17 (Shubenacadie Lakes);
- Cole Harbour/Westphal; and
- Dartmouth

to allow industrial and highway commercial land uses



# Site Context



# Site Context

## Site:

- 5 properties
- 525 acres

## Land Uses:

- Current land uses include:
  - Active Quarry;
  - Asphalt Plant;
  - Concrete Plant;
  - Soil Remediation Facility;
  - Maintenance Facility; and
  - Other related industrial uses



# Background

## March 2014:

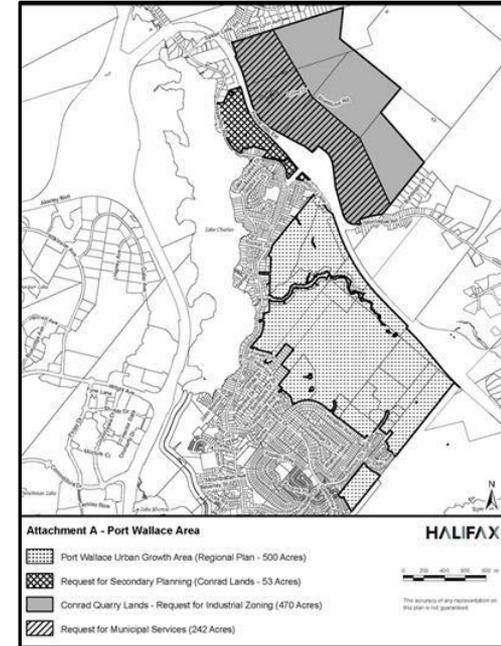
- Regional Council initiated a planning process for Port Wallace

## September 2016:

- Regional Council directed staff to include a portion of the Conrad Quarry lands within the Port Wallace study area; and
- Initiated a plan amendment process (**Case 20800**) to consider industrial and highway commercial uses on the Conrad Quarry lands:
  - Applicant: Summit Rock Developments Ltd., on behalf of the Conrad Brothers.

## March 27, 2018 (Case 20800):

- Public Hearing: Council referred the request for industrial and highway commercial uses on the entire Conrad Quarry lands to the Port Wallace Planning process.



# Background

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## November 2019:

- Port Wallace environmental assessment delivered;
- Regional Council directed staff to proceed with the Port Wallace secondary planning work plan; and
- Initiated a plan amendment process (**Case 22670**) to consider industrial and highway commercial uses on the Conrad Quarry lands:
  - Applicant: HRM directed project
  - **Follow specific policy direction** as outlined in the staff report dated October 15, 2019, and follow the public participation program for MPS amendments (as approved by Regional Council on February 27, 1997)

# Background

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## Case 22670 – Regional Council Policy Direction

1. Only consider on-site serviced development (well and septic), with any consideration of central water and sewer services continued to be considered through the Port Wallace Secondary Planning process;
2. Use the draft industrial-commercial, and general industrial zones, presented to the Public Participation Committee (PPC) for comment in September 2018, as the starting point for further reviews and public engagement;
3. Require buffering between new industrial development and adjacent residential areas;
4. Require advanced storm water management practices to be employed; and
5. Coordinate the drafting of SMPS and LUB amendments with the Burnside rezoning project and Plan and By-law Simplification Program.”

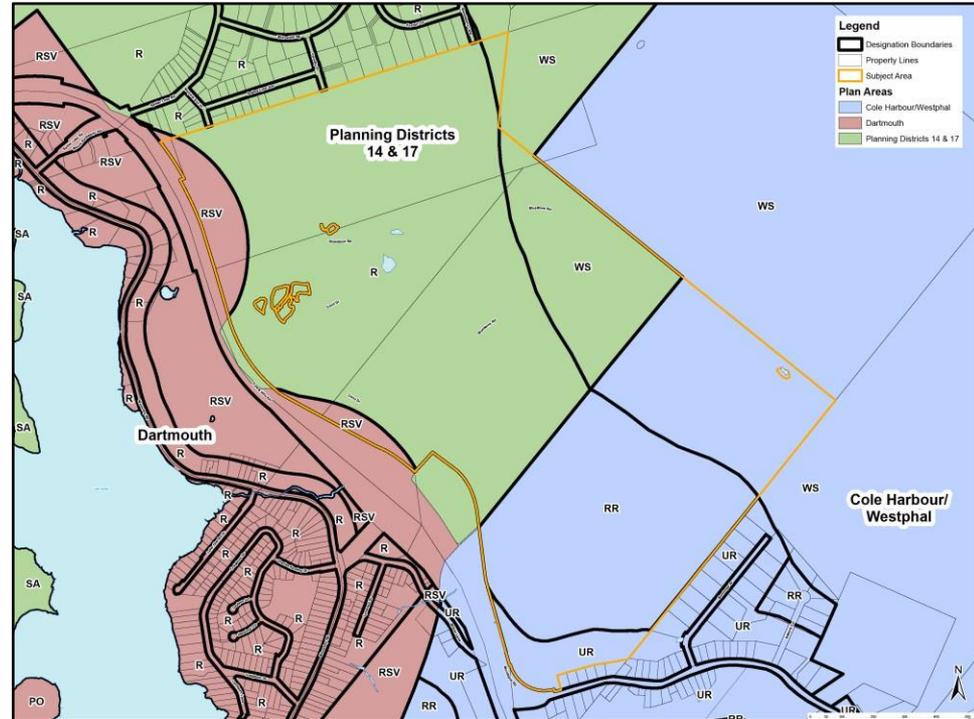
# Planning Policy

## Plan Areas:

- Planning Districts 14/17;
- Cole Harbour/Westphal; and
- Dartmouth

## MPS Designation:

- Planning Districts 14/17:
  - Residential and Watershed
- Cole Harbour/Westphal:
  - Rural Residential and Watershed
- Dartmouth:
  - Reserve



# Land Use By-law

## Planning Districts 14/17:

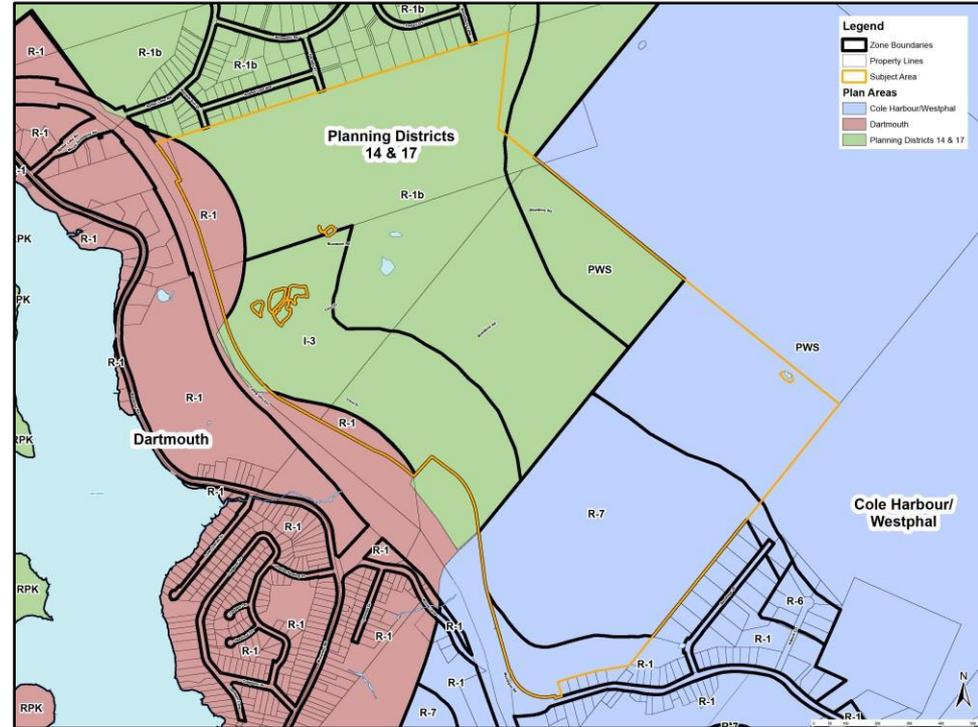
- I-3 (Light Industrial) Zone
- R-1b (Suburban Residential) Zone
- PWS (Protected Water Supply) Zone

## Cole Harbour/Westphal:

- R-1 (Single Unit Dwelling) Zone
- R-7 (Rural Estate) Zone
- PWS (Protected Water Supply) Zone

## Dartmouth:

- R-1 (Single Family Residential) Zone



# Public Engagement Feedback

Level of engagement completed was consultation achieved through a mail out notification and a public open house/public meeting (February 12, 2020).

Feedback from the community generally included the following:

- Traffic levels on Highway 107 and Waverley Road/ Braemar Drive;
- Concerns regarding incompatibility with neighbouring properties;
- Stormwater and protection of the watershed and nearby lake system; and
- Buffering of proposed development

PIM  
(2020)



~100

Notifications  
Mailed



220

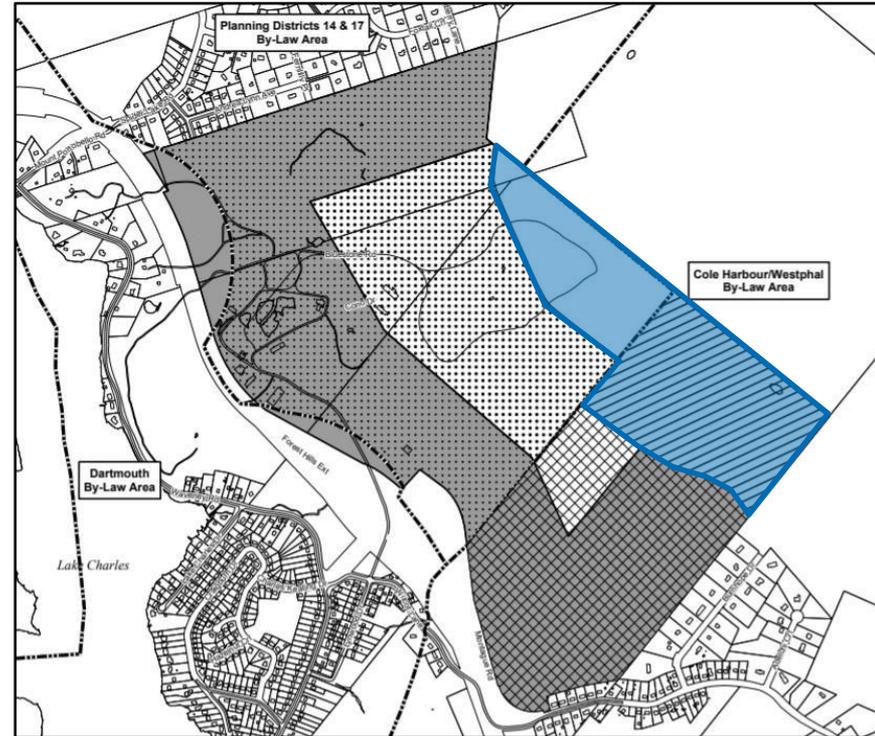
Webpage  
Views



980

# Proposed Amendments

- The entire quarry site will be governed under the MPS and LUB for Planning Districts 14 and 17;
- Portions of the site within the Lake Major Protected Water Supply Watershed will be designated Watershed and zoned **Protected Water Supply (PWS)**; and
- The remainder of the site will be designated Light Industrial and zoned CI (Commercial Industrial) or GI (General Industrial).

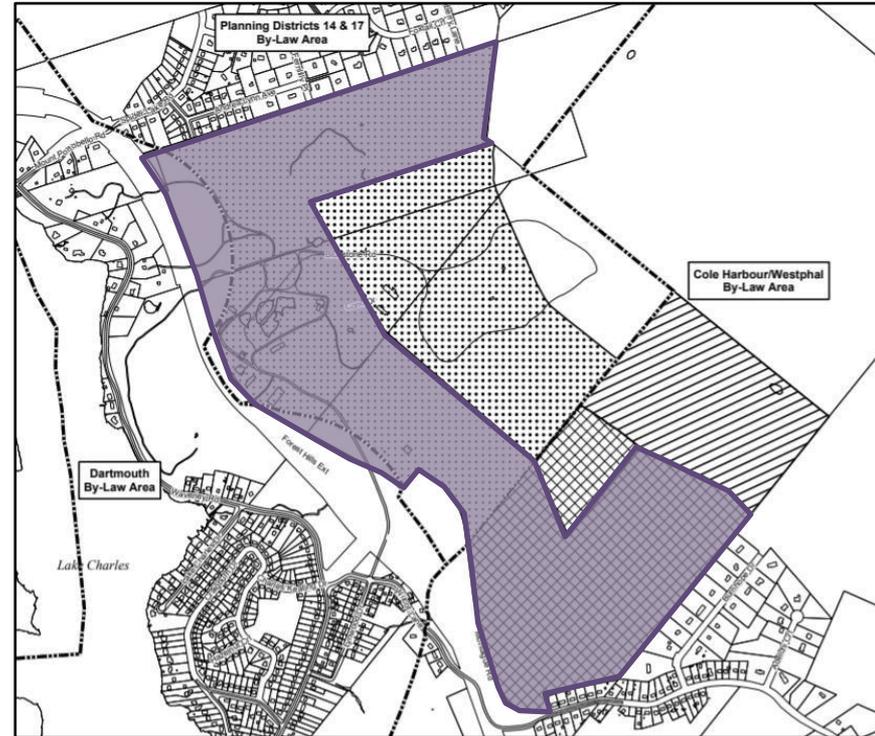


# Proposed Zoning

## Two Industrial Zones:

### **CI (Commercial Industrial) Zone:**

- Range of industrial and highway commercial uses, including: warehousing, light manufacturing, service stations, display courts; retail building supply outlets; self storage facilities; heavy equipment sales and service uses.
- Retail uses are limited to maximum of 3,000 square feet;
- office uses are only permitted as accessory uses;
- Screening and landscaping requirements



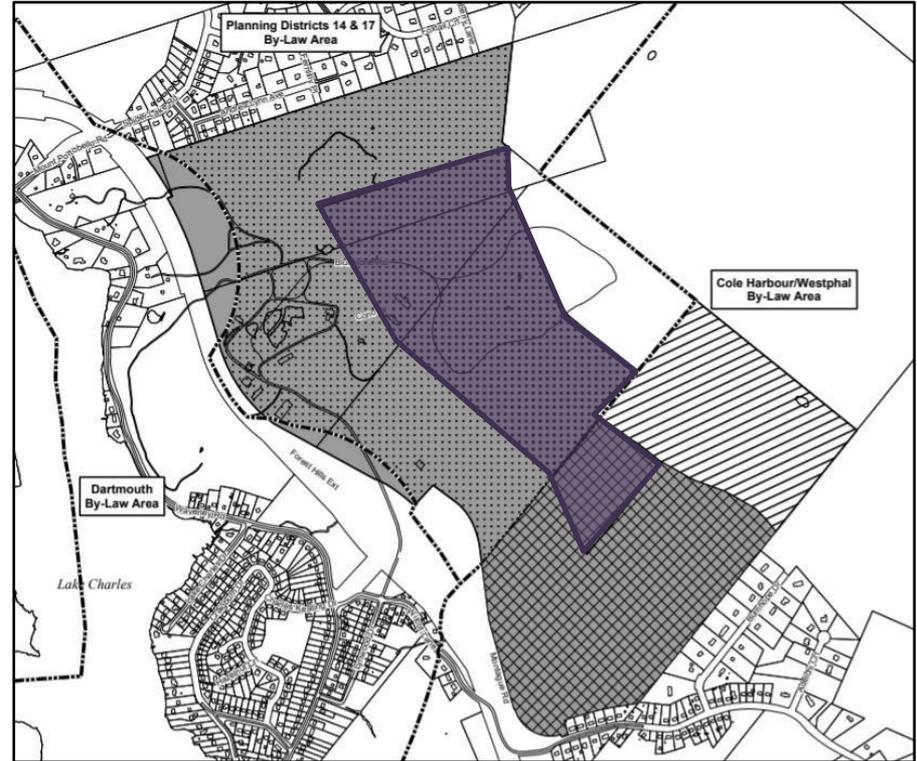
# Proposed Zoning

## Two Industrial Zones:

### **GI (General Industrial) Zone:**

- All CI Zone Uses;
- Heavy Industrial Uses;
- C&D Transfer Stations and Processing Facilities; and
- Salvage yards.

Note: GI Zone will be applied at the centre of the site, approximately 300 m from the nearest residential property



# Rationale for Proposed Policy

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- Support for private business parks
- Site Suitability
  - Existing active quarry
  - Buffering
  - Direct access to the regional highway network
- Traffic & Infrastructure
  - Infrastructure upgrades being assessed through the Port Wallace Secondary Planning process
- Advanced Stormwater Management Practices
  - All development is subject to By-law G-200, a By-law Respecting Grade Alteration and Halifax Stormwater Management Standards for Development Activities

# Staff Recommendation

Staff recommend that Regional Council:

- Approve the proposed amendments to the Municipal Planning Strategies (MPS) and Land Use By-laws (LUB) for Cole Harbour/Westphal, Dartmouth and Planning Districts 14 and 17, as set out in Attachments A and B of the staff report dated November 22, 2021, to allow industrial and highway commercial uses on the Conrad quarry lands.

## **Housekeeping Item (non-substantive / for ease of administration):**

- Staff recommend that Regional Council approve the proposed amendments to applicable MPS's and LUB's as outlined in the revised Attachment B of the staff report.
  - Revised Attachment B:
    - Correction to definition of Industrial Uses (Part 2A, Subsection 11) to include composting operations; and
    - Correction to GI Permitted Uses (Section 15B(1)) to clarify language and cross references.

**HALIFAX**

**Thank You**