

Case 20800

Conrad Quarry Industrial Zoning

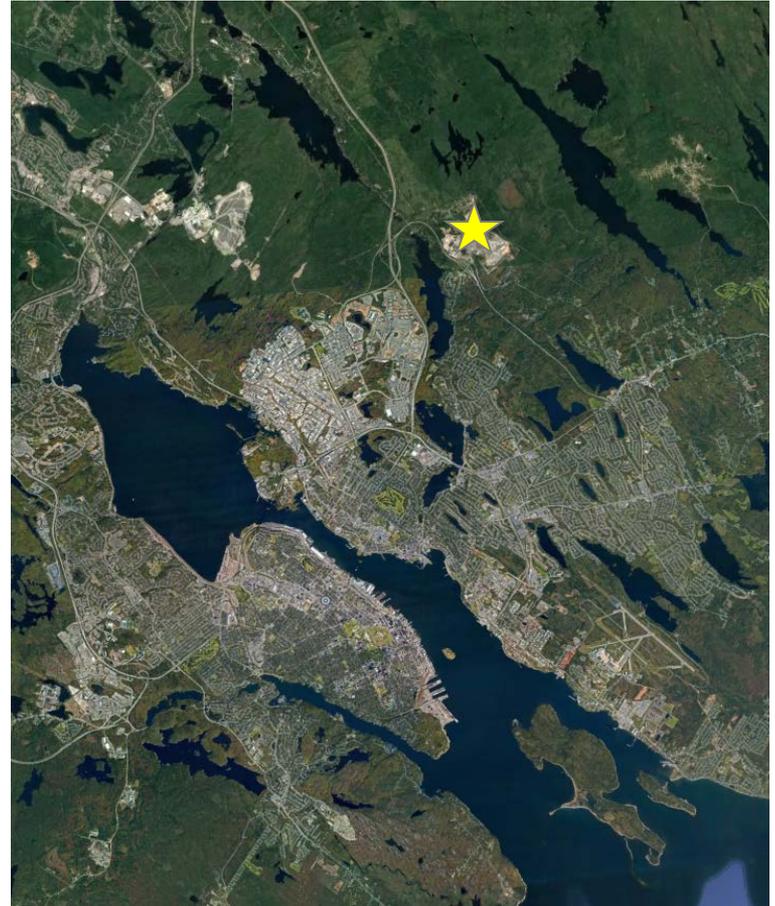
Harbour East Marine Drive
Community Council
February 1, 2018

Applicant Proposal

Applicant: Summit Rock Developments Ltd, on behalf of Conrad Brothers Ltd.

Location: North of interchange of Hwy.107 By-pass and Montague Road

Proposal: to allow industrial and highway commercial uses

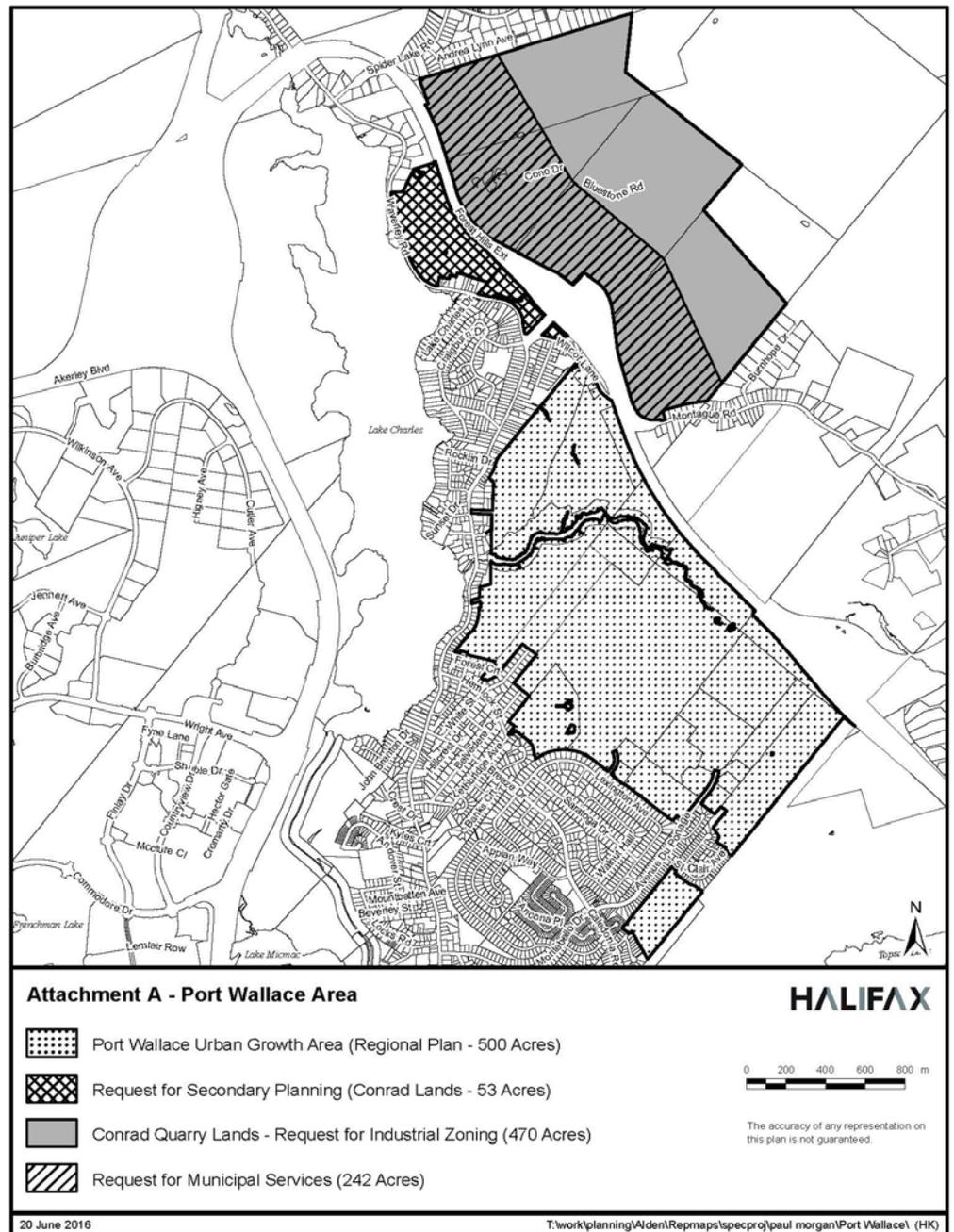


Site Context



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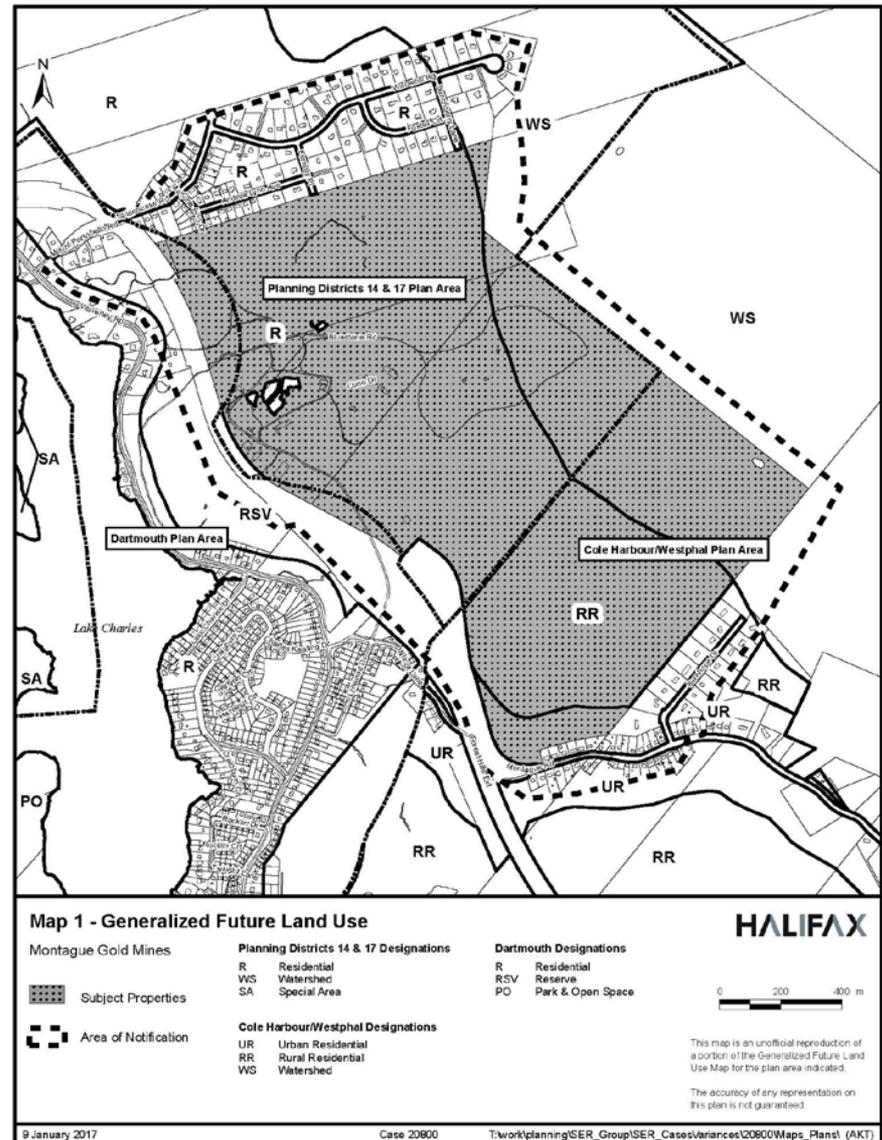
- 525 acre subject site
- Existing quarry and related industrial uses
- 242 acre portion included in Port Wallace SPS



Planning Policy

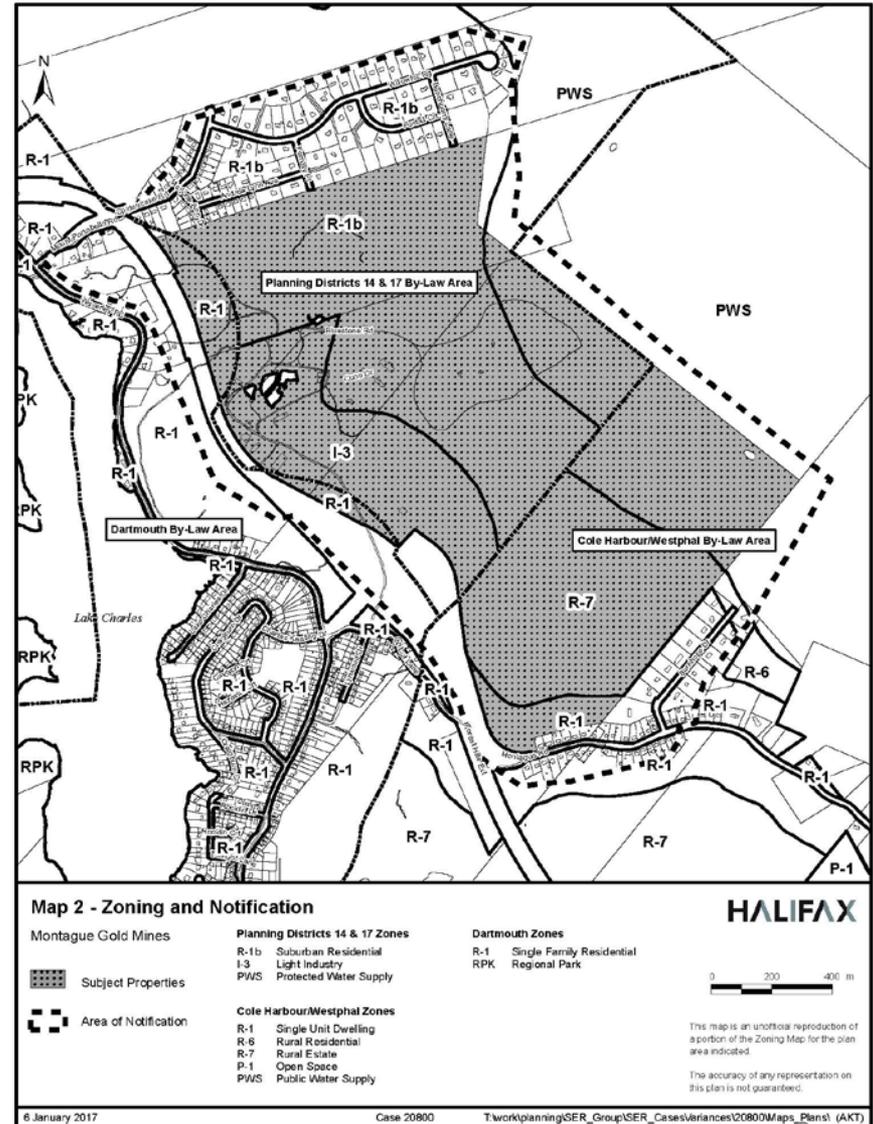
Municipal Planning Strategies

- Located within three plan areas (Cole Harbour/Westphal, Dartmouth, and Planning Districts 14 and 17)
- Planning Districts 14 & 17: Residential, Watershed
- Cole Harbour/Westphal: Rural Residential, Watershed
- Dartmouth: Residential



Land Use By-law

- Planning Districts 14 & 17: I-3 (light industrial), PWS (protected water supply)
- Cole Harbour/Westphal: R-1 (single unit dwelling, R-7 (rural estate), and PWS (protected water supply)
- Dartmouth: R-1 (single family residential)



Public Engagement Feedback

- Level of engagement completed was consultation achieved through a mail out notification and a public open house (Jan. 25 2017)
- Feedback from the community generally included the following:
 - traffic levels on the Forest Hills Connector and Waverley Road/ Braemar Drive; and
 - concerns that several uses would be incompatible with neighbouring residents.

Proposed Amendments

- the entire quarry site would be governed by the MPS and LUB for Planning Districts 14 and 17;
- the portion of the site that is within the Lake Major Protected Water Supply Watershed would be designated “Watershed” and zoned Protected Water Supply (PWS);
- the remainder of the site would be designated “Light Industrial” and zoned Industrial Park (I-4)
- The I-4 Zone, established specifically for the subject site, allows for a range of industrial and highway commercial uses that are suitable for the site. Retail and office uses are only permitted as accessory uses.

Rationale for Proposed Policy

- Regional Plan
 - Support for private business parks
- Site Suitability
 - Existing active quarry
 - Buffering
 - Direct Access to Regional Highway Network
- Traffic & Infrastructure
 - Infrastructure upgrades being assessed through the Port Wallace Secondary Planning process

Staff Recommendation

Staff recommend that Harbour East Marine Drive Community Council:

- Recommend that Regional Council give First Reading to consider 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 this report, to allow industrial and highway commercial uses on the Conrad quarry lands and schedule a public hearing.