

6.2.4 Land Use

6.2.4.1 Industrial, Commercial and Residential Development

Industrial and Commercial

The Project lies on provincial Crown Land designated for heavy industrial development. The Municipality of the County of Richmond, in their Municipal Planning Strategy for West Richmond, has designated the area as Port Industrial (I-2) zoning (Rural Cape Breton District Planning Commission 2000b) (Figure 6.19). This designation includes intended uses of the lands for fuel bunkering, marine terminals, and other heavy industrial or port activities as required. Specifically, the County of Richmond has identified the area for petrochemical and marine facility developments.

Stipulations related to Port Industrial (I-2) zoning include the following:

- Development in the zone must be a minimum lot area of 29, 000 ft²; and
- In cases where a non-residential use (*e.g.*, I-2 zoned activities) abuts a residential use: (i) the non-residential use shall not have open storage or display open storage within 20 feet of a side or rear lot line, and (ii) no parking shall be permitted in an abutting yard within 20 feet of a residential lot line (RCBDPC 2000b).

The other tenants in the Point Tupper/Bear Head Industrial Park include (Figure 6.20):

- Stata Terminals - An oil and gas trans-shipment terminal which has a staff of 80 employees;
- ExxonMobil Canada - A natural gas processing/fractionation plant which has a staff of 70 employees;
- Nova Scotia Power - A coal fired electrical generating plant which has a staff of 75 employees; and
- Stora Enso - A pulp and paper mill which has a staff of 800 employees.

There is no commercial development or commercially zoned areas in Point Tupper.

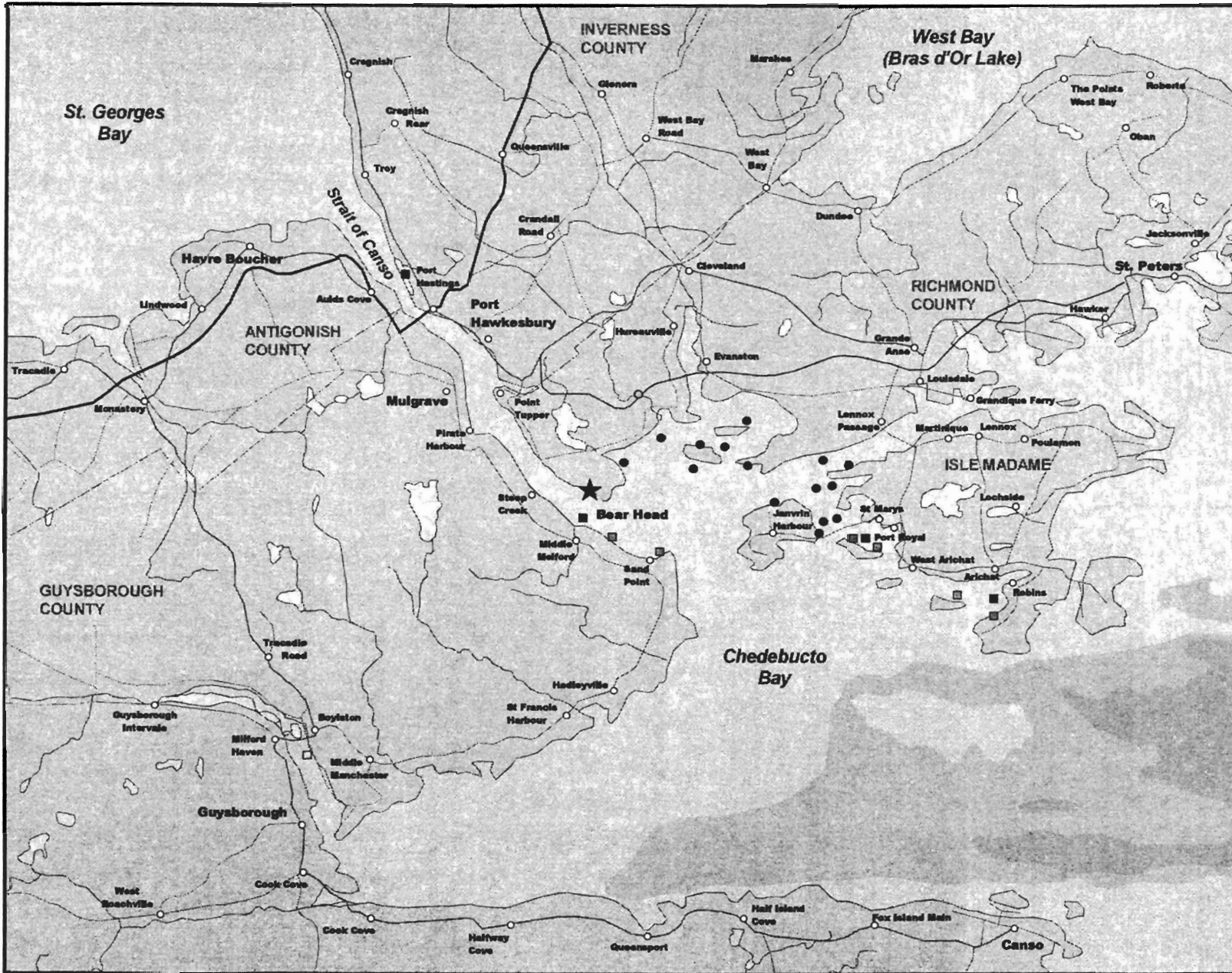


Figure 6.18

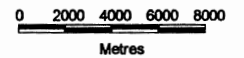
Aquaculture Leases

Existing Aquaculture Sites: Species

- American Oyster, Blue Mussels, Sea Scallops
- ▣ Atlantic Salmon, Steelhead Salmon
- Blue Mussels
- ▣ Sea Scallops
- ▣ Sea Scallops, Blue Mussels
- Speckled Trout, Atlantic Salmon, Brown Trout, Rainbow Trout
- ▣ Steelhead Salmon

Proposed Aquaculture Sites: Species

- Blue Mussels
- Rainbow Trout



Map Parameters
 Projection: Universal Transverse Mercator (UTM)
 Zone: 20
 Datum: NAD 83
 Scale: 1:200,000
 Project Number: NSD17393
 Date: April 18, 2004

Data Source: Government of Nova Scotia Website

