



**Subject:** Enfield Dental Unsubstantial Amendment to Development Agreement  
**To:** CAO for Planning Advisory Committee, February 15, 2022  
**Date Prepared:** February 2, 2022  
**Related Motions:** None  
**Prepared by:** Anushree Banerjee, Planner  
**Approved by:** John Woodford, Director of Planning and Development

---

### Summary

The Planning and Development Department has received an application from Enfield Family Dental Centre to unsubstantially amend the existing development agreement with the Municipality of East Hants. The application requests the following-

1. To reconfigure the parking lot entrance and layout.
2. To increase the number of parking stalls from 20 to 24.

The property is located at 300 Highway 2, Enfield.

### Financial Impact Statement

The requested amendments will not have a financial impact on the municipality.

### Recommendation

That the requested unsubstantial amendments be approved.

### Recommended Motion

*Planning Advisory Committee recommends that Council:*

*Approve the application by Enfield Family Dental Centre for unsubstantial amendments to their Development Agreement, with the Municipality of East Hants.*

---

## Background

In May 2021, Enfield Family Dental Centre received development agreement approval to enable the construction of a new building at 300 Highway 2, Enfield in the Village Core Zone (VC). This development agreement enabled the construction of their new building to house their operations. The Development agreement was approved by Council in May 2021.

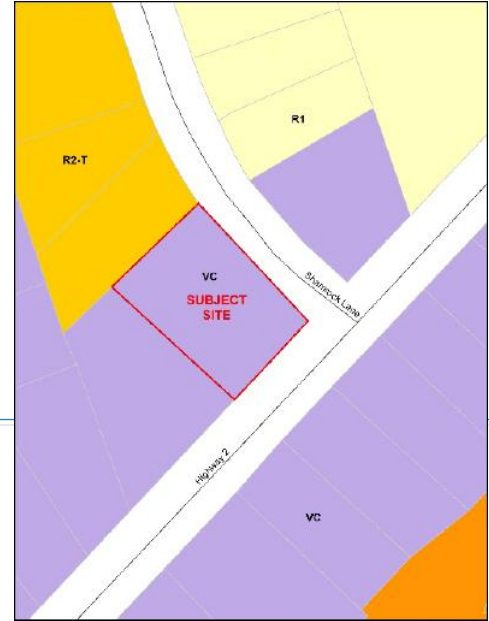
This current application requests a reconfiguration of the parking lot layout and the parking lot entrance which is considered as an unsubstantial amendment to a development agreement.

---

## Subject Property

The subject property is located at the corner of Highway-2 and Shamrock Lane in Enfield. The subject property is zoned Village Core (VC). Adjacent zones include: Village Core (VC) zone to both sides and in front of the site; to the rear of the site the land is zoned Townhouse Zone (R2-T), and along Shamrock Lane to the north is zoned Single Unit Dwelling (R1) Zone.

The size of the property is approximately 2,235 sq.m and has frontage onto both Highway-2 and Shamrock Lane.



---

## Development Proposal

The purpose of the application is to reconfigure the parking lot layout and entrance that was earlier approved by a development agreement. Subjects related to parking are permitted to be considered as an unsubstantial development agreement amendment.

The applicant is proposing to increase the number of parking spaces from 20 to 24 and relocate the entrance to the parking lot from Shamrock Lane closer to the Dental Office Building. As a result of this change, the space that was originally reserved for future development potential has been removed and the landscaped area on the property is increased.

No other changes have been proposed that differ from the original site plan approved by the Development Agreement.

---

## Policy Analysis

The Planning and Development Department has reviewed this application based on applicable sections of the Municipal Government Act, the current development agreement, and the policies contained in the Municipal Planning Strategy. Based on this review, the Planning and Development Department has concluded that this application is identified as an Unsubstantial Development Agreement. Those items in a development agreement not considered substantial do not require a public hearing.

The addition of the four parking stalls meets the requirements of the unsubstantial amendments outlined in the development agreement regarding parking. The Land-use Bylaw requires 14 spaces for the proposed use which is being met. Amongst the total 24 parking spaces, two are accessible parking stalls and the minimum number of accessible parking spaces required is regulated by the National Building Code. The reconfigured parking lot also allows for wider driver parking aisle to reduce pedestrian conflict.

As far as the new parking lot entrance is concerned, planning staff reached out to Public Works to determine if there is any issue that is associated with its relocation from the approved plan. Public Works have confirmed that they do not have any issues with it. Planning staff feel that the unsubstantial amendments should be permitted.

As per the existing development agreement with the Municipality, any amendment, whether substantive or not, to the agreement must be approved by both parties in writing. Although, as noted above, no public hearing is required, the process requires a newspaper notice and is open to appeal.

---

## Conclusion

The Planning and Development Department has completed its review of the application by Enfield Family Dental Centre, for an unsubstantial amendment to their existing 2021 Development Agreement. Staff find that the proposal is consistent with the spirit and intent of the existing Agreement.

---

## Recommendation

That the requested unsubstantial amendments be approved.

## Appendix A- Proposed Site Plan

