

Arkham Developments Ltd.
MPS and LUB Mapping Amendment and DA Application

Planning Advisory Committee

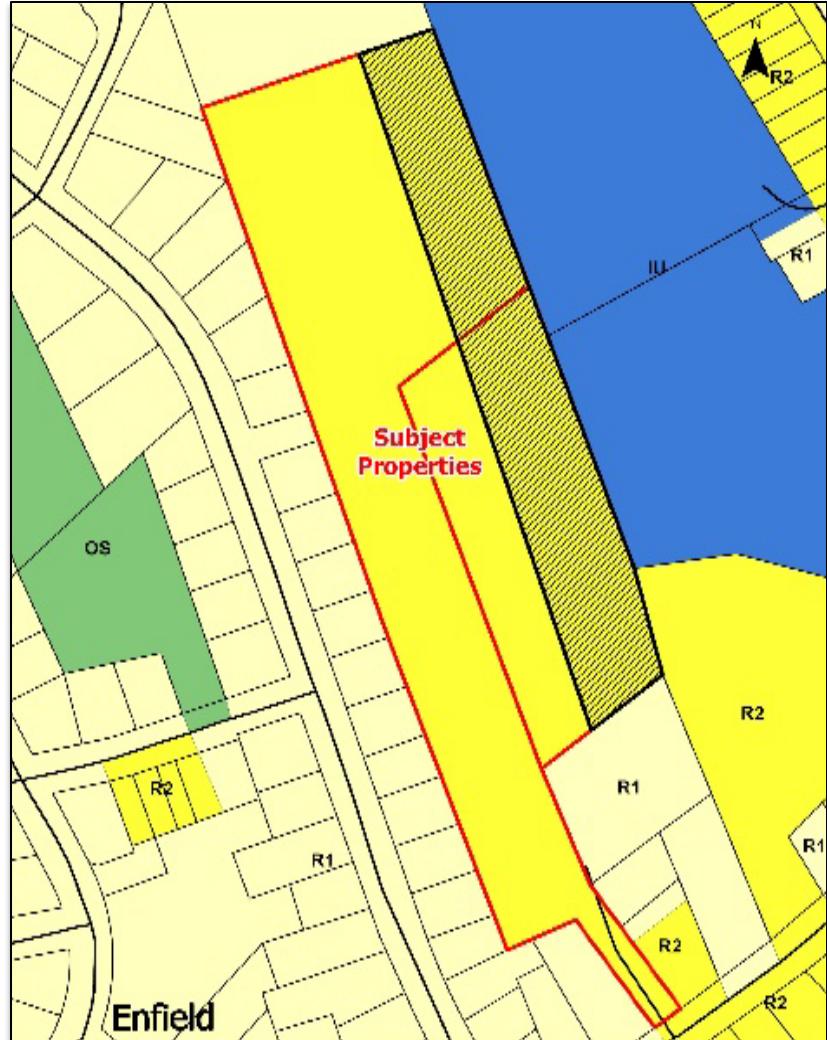
Planning and Development Department
October 21, 2025



EAST HANTS

Subject Property

- **Applicant:** Arkham Developments Ltd.
- **Location:** Dorey Lane, Enfield
- **Subject Property Size:** hatched area of land is 1.5 ha.
- The land is currently designated Established Residential Neighbourhood (ER) and zoned Two Unit Dwelling Unit Residential (R2).
- Dorey Lane is a right-of-way easement.
- Tentative subdivision approval was granted in August 2024 for a municipal street and new R2 lots on the western side of the property.



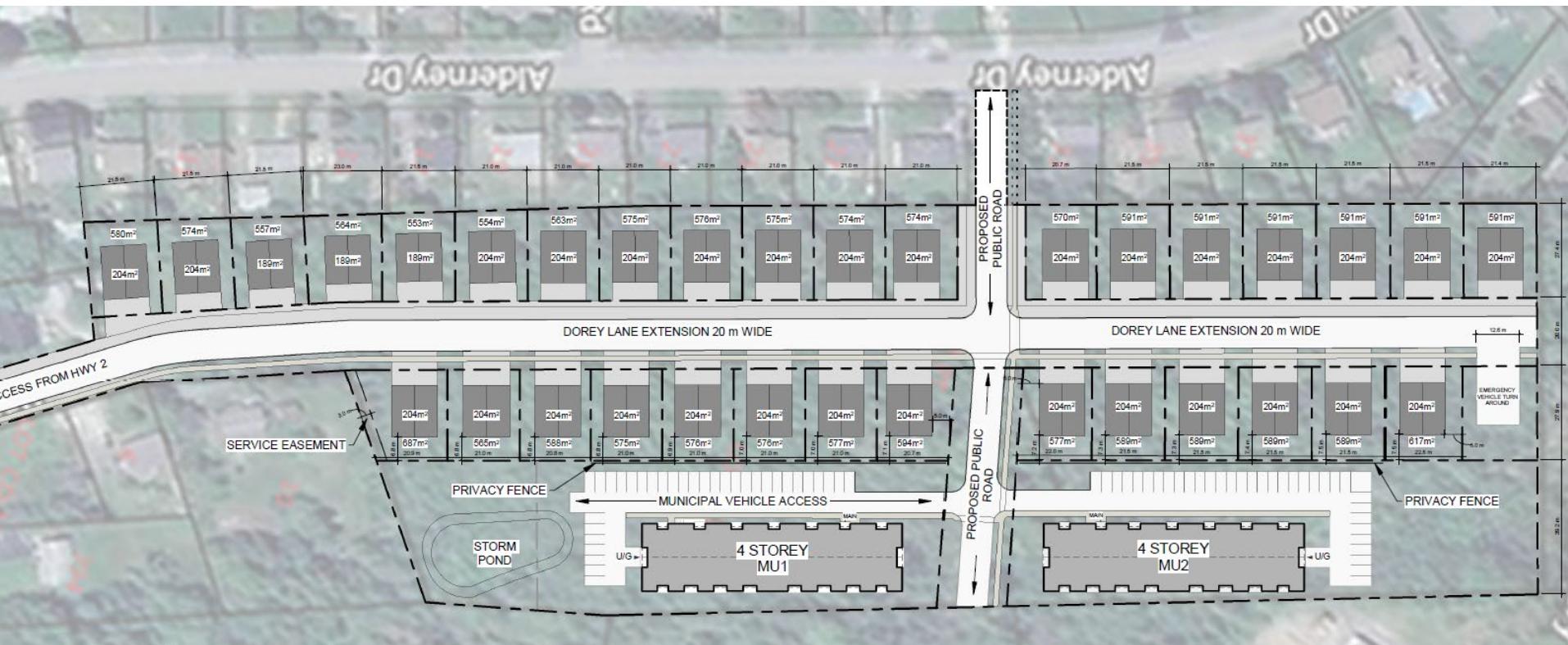
Development Proposal

- The concept plan shows semi-detached buildings which are not the subject of this application.
- The application is for the two, four-storey multi-unit buildings which are located on the eastern portion of the properties. A stormwater management pond is proposed on the south side of the multiple-unit buildings.
- To enable the proposed apartment buildings amendments are needed to the designation of the properties from Established Residential Neighbourhood (ER) Designation to Medium Density Residential Neighbourhood (MR) and rezone from Two Dwelling Unit Residential (R2) to Multiple Unit Residential (R3) Zone.
- To enable more than 24 units a development agreement is required.



Development Proposal

Proposed Concept Plan



Development Proposal



EAST HANTS

Policy Analysis

- The planning application has two parts, the mapping amendments and the development agreement, both parts of the application can be processed simultaneously; however, the development agreement will be contingent on the MPS and LUB mapping amendments being approved. The following policies enable Council to consider the application:
- Policy IM10 - Permits Council to consider private applications to amend the MPS where the proposed amendments are in the best interest of the Municipality.
- Policy RD29 - sets out criteria for designating new Medium Density Residential Neighbourhood (MR) designations.



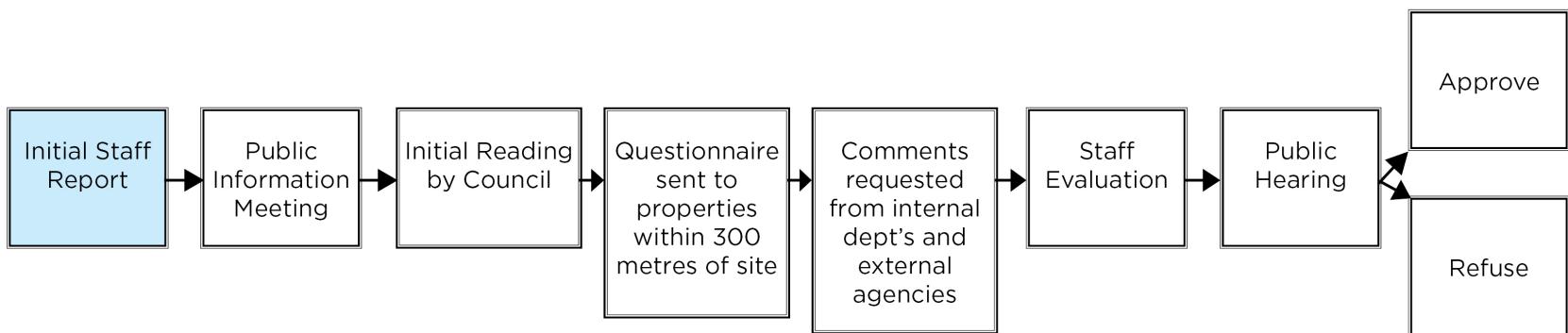
Policy Analysis

- Policy RD40 - enables a development agreement to be considered for large multiplexes having more than the maximum number of dwelling units permitted up to a maximum ratio of 24 dwelling units per 0.3 hectares. This means that if the land is redesignated and rezoned a development agreement could be applied for up-to a maximum of 65 dwelling units on one of the areas of land and 56 dwelling units on the other area of land.
- Comments will be sought from external agencies and internal departments which will include the NS Department of Public Works and the municipal department of Infrastructure and Operations.
- As this application requires an amendment to the Municipal Planning Strategy to proceed there is no right of appeal to the Nova Scotia Regulatory and Appeals Board. There is a right-of-appeal for the development agreement element to the application.



Citizen Engagement

- An advertisement outlining the application and indicating that it had been received and was under review by staff will be placed in the *Chronicle Herald*.
- A Public Information Meeting (PIM) is required for all amendments to the Municipal Planning Strategy unless they are housekeeping in nature.
- A letter indicating the time and date of the PIM will be mailed to all property owners within 300 m of the subject properties.
- Additional advertising will be placed on the East Hants website and on our social media feeds.



Recommendation

- That Planning Advisory Committee recommends that Council authorize staff to schedule a public information meeting.

Recommended Motion

Planning Advisory Committee recommends that Council:

- ***authorize staff to schedule a public information meeting to consider an application from Arkham Developments Ltd. to amend the MPS and LUB by changing the land use designation and zone for portions of PIDs 45235843 and 45235835, Dorey Lane, Enfield.***

