



Subject: *Arkham Developments Ltd.: Development Agreement and MPS and LUB Mapping Amendment*
To: CAO for Planning Advisory Committee, October 21, 2025
Date Prepared: October 9, 2025
Related Motions: None
Prepared by: Rachel Gilbert, Manager of Planning
Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality has received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw and to enter into a development agreement to enable two multi-unit residential buildings on Dorey Lane, Enfield.

Financial Impact Statement

There is no immediate financial impact from the recommendations in this report. A fiscal impact analysis will be completed for the final staff report.

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.*

Background

An application has been received from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw for portions of PIDs 45235843 and 45235835, located on Dorey Lane, Enfield. The applicant is requesting to change the land use designation from Established Residential Neighbourhood (ER) to Medium Density Residential Neighbourhood (MR), and to rezone the same lands from Two Dwelling Unit Residential (R2) Zone to Multiple Unit Residential (R3) Zone.

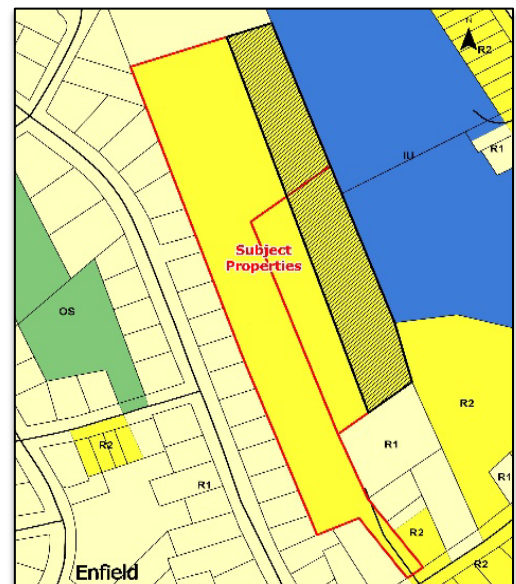
The purpose of the application is to enable two four-storey multiple-unit residential buildings. The Multiple Unit Residential (R3) Zone would enable the Municipal Council to consider entering into a development agreement to allow for the development of two four-storey buildings.

Subject Property

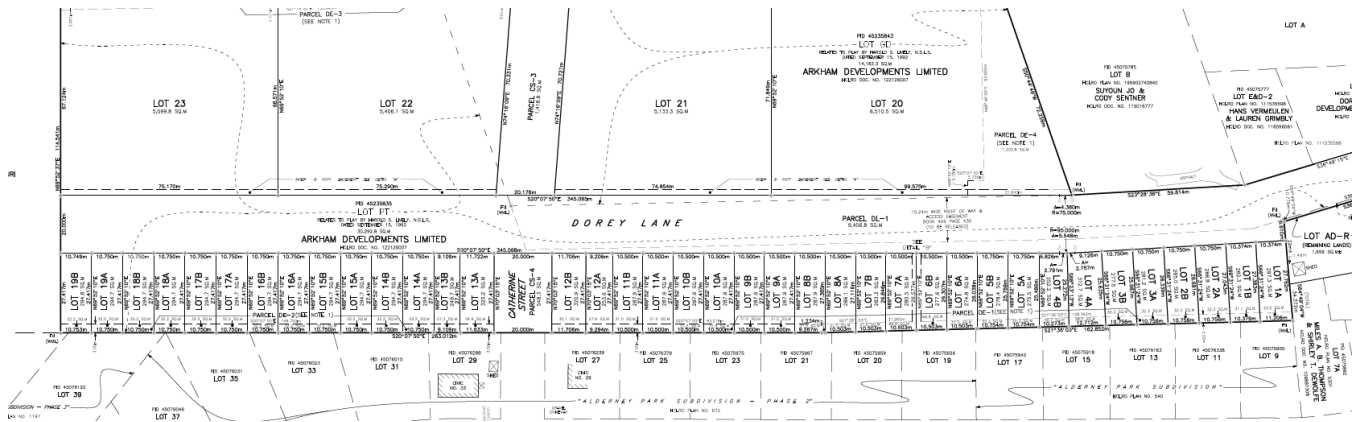
The subject properties are located at PIDs 45235843 and 45235835, Dorey Lane, Enfield. The application relates to portions of these two properties and are identified by the hatching on the map to the right.

The total area of the land which is proposed to be redesignated and rezoned is approximately 1.5 ha. One of the portions of land is 0.82 hectares and one is 0.7.

The subject lands are currently zoned Two Dwelling Unit Residential (R2) Zone. Adjacent properties to the north, south, and west are zoned Established Residential Neighbourhood (R1) Zone. Located to the east is the Enfield Elementary School and the Magnolia Long Term Care Facility, and both of these properties are zoned Institutional Use (IU). One of the subject properties (PID 45235835) has frontage on Highway 2 and has Dory Lane running through it which is a right-of-way easement. The land is located within the South Corridor & Commercial Growth Management Area.



Tentative Subdivision approval was given in August 2024 for the western side of Dorey lane to be subdivided into two dwelling unit lots (see plan below). This tentative subdivision approval includes the upgrading of the private road to a municipal street. For the developer to subdivide on the eastern side of Dory Lane would require a new tentative subdivision approval.



Development Proposal

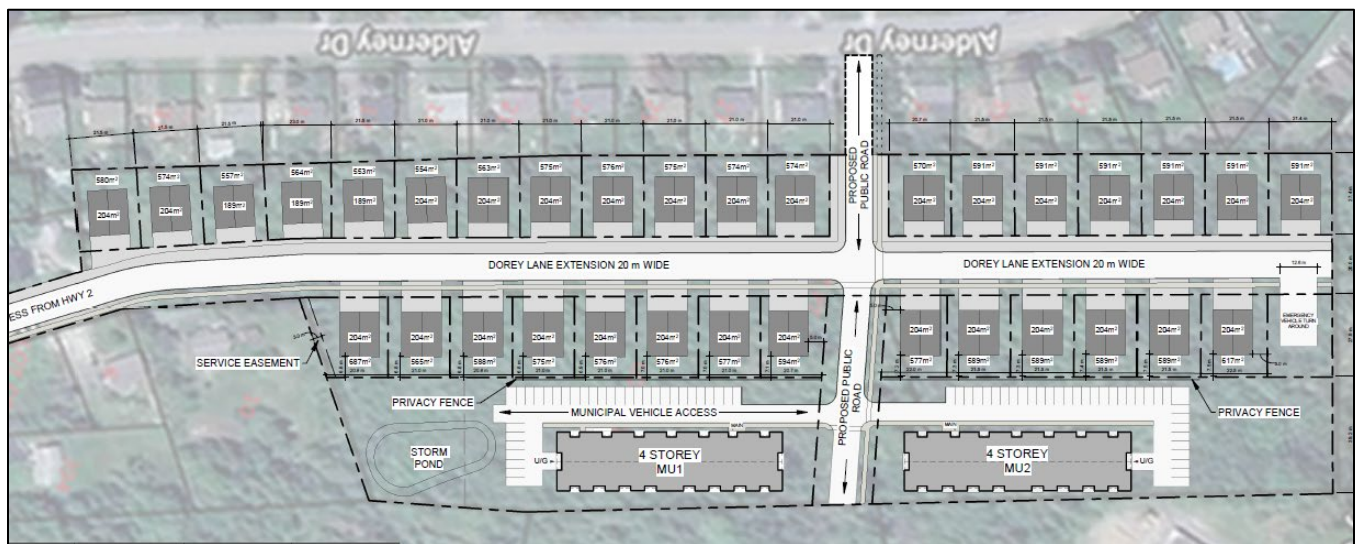
The concept plan shows semi-detached buildings which are not the subject of this application. Two unit dwelling uses are permitted in the R2 zone provided that subdivision approval is granted for the new road and lots.

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.

Dory Lane will need to be upgraded from a right-of-way easement to a public road.





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 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.

Staff will review the application based on the policies in the Municipal Planning Strategy. 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 of the application.

STRATEGIC ALIGNMENT

The 2021-2024 East Hants Strategic Plan identifies ‘Strong Community’ as one of the four areas of strategic focus. The proposed development provides for a mix of housing types, open space areas, and an active transportation network, which helps to support a strong community. The mix of housing types also encourages ‘Economic Prosperity’ which is also one of the four areas of strategic focus.

LEGISLATIVE AUTHORITY

The legislative authority is set out in the Municipal Government Act, Part VIII. This part of the MGA sets out the process for MPS and LUB amendments to be considered and for consideration of a development agreement.

FINANCIAL CONSIDERATIONS

A fiscal impact analysis will be completed for the final staff report.

Citizen Engagement

Staff will follow the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the application and indicating that it is under review will be placed in the Chronicle Herald.

A Public Information Meeting (PIM) is required as the application includes an amendment to the Municipal Planning Strategy map (Generalized Future Land Use Map), and all property owners within 300 metres of the subject site will be notified by mail of the meeting time and date. Additional promotion will be posted on the East Hants website and social media channels. Comments received at the PIM will be provided in future reports to Planning Advisory Committee.

Alternatives

Planning Advisory Committee could recommend not to proceed with the application.

Attachments

Appendix A - Concept Plan