



**Subject:** *Arkham Developments Ltd.: MPS and LUB Mapping Amendments*  
**To:** CAO for Planning Advisory Committee, January 20, 2026  
**Date Prepared:** January 12, 2026  
**Related Motions:** None  
**Prepared by:** Rachel Gilbert, Manager of Planning  
**Approved by:** John Woodford, Director of Planning and Development

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### Summary

The Municipality has received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to enable the construction of townhouse units on both areas of land 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.*

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## 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 the Townhouse (R2-T) Zone. The purpose of the application is to enable cluster townhouse development.

Last year the same two areas of land were the subject of an application to redesignate and rezone to Multi-Unit Residential (R3) and at their October 29, 2025 meeting Council refused that application. The reason for the refusal was that Council is not in support of apartment buildings in the low-density residential area that the application properties are located within.

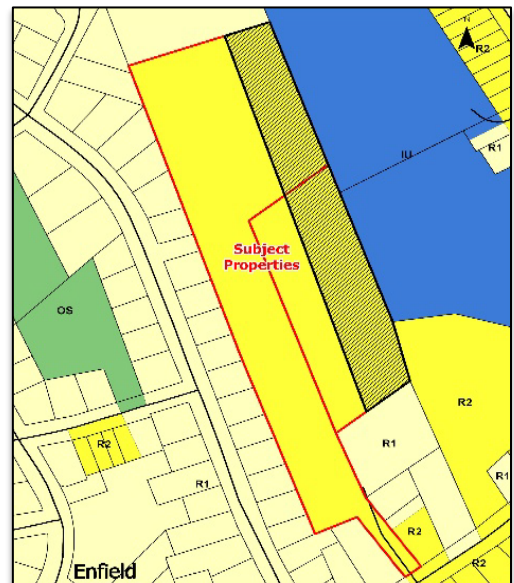
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## Subject Property

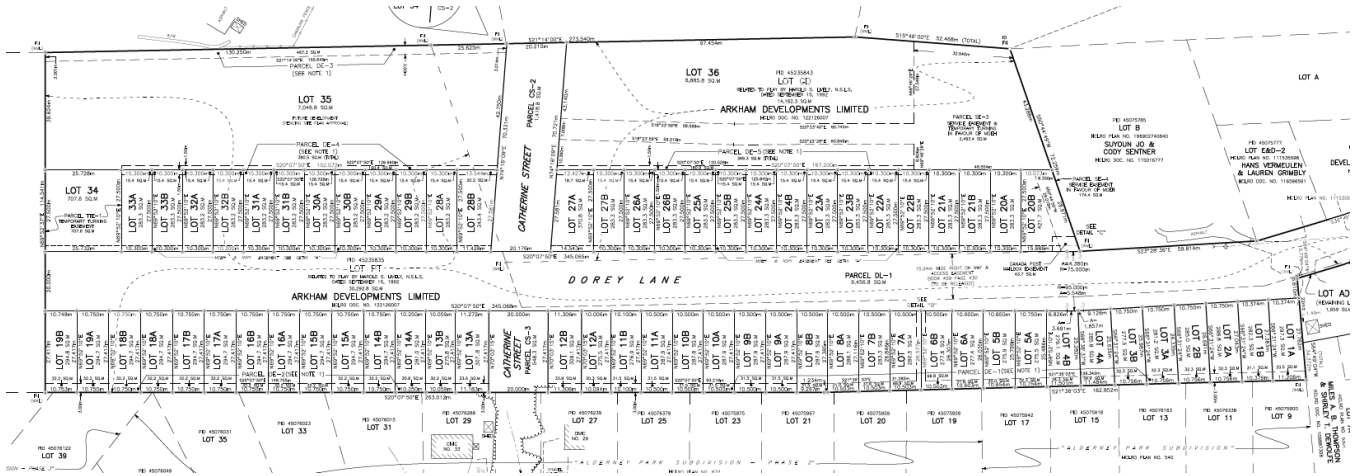
The subject properties are located at PIDs 45235843 and 45235835, Dorey Lane, Enfield. The application relates to portions of these two properties and are identified by the hatching on the map to the right.

One of the portions of land is approximately 0.7 hectares and one is approximately 0.63 hectares.

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 (adjacent to Alderney Drive) lane to be subdivided into two dwelling unit lots. This tentative subdivision approval includes the upgrading of the private road to a municipal street. A subdivision application for the eastern portion of Dorey Lane was submitted in 2025 (see below). This tentative subdivision application has not yet been approved.



## Development Proposal

The site plan submitted with the application should be considered a concept only and the actual development and developer may differ. The developer will have to meet the requirements of the land use bylaw at the time of the development. If this application is approved the developer will be required to submit a site plan approval application in accordance with the requirements of the Townhouse (R2-T) Zone.

The concept plan shows a cluster townhouse development. A Cluster Townhouse is a townhouse situated on a lot in such a way that at least 1 dwelling unit does not have frontage on a public street. A screen print of the site plan is provided below and a full copy of the plan is provided to PAC as appendix A to this staff report.



The concept shows the buildings located off a shared driveway each for Lot A and Lot B. A maximum of 6 units per building are permitted by the land use bylaw. The townhouse units will have to provide a minimum of 1 parking space per unit. The maximum height for a townhouse building is 11 metres. Although a full analysis of the application has not been completed planning staff want to highlight that the proposed townhouse units are located on an area of land between residential units which have not yet been constructed and existing institutional uses.

Dory Lane will need to be upgraded from a right-of-way easement to a public road which will need to be upgraded through the subdivision application.

Concept elevation renderings have also been provided with the application. This should also be considered a concept only.



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## Policy Analysis

The planning application requires mapping amendments to both the Municipal Planning Strategy and Land Use Bylaw. The following policies are relevant to this 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.

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.

## 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.

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## 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. Additionally, a notice 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.

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## Alternatives

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

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## Attachments

Appendix A - Concept Plan