

*Arkham Developments Ltd.
Redesignation and Rezoning, Dorey Lane, Enfield*

Planning Advisory Committee

Planning and Development Department

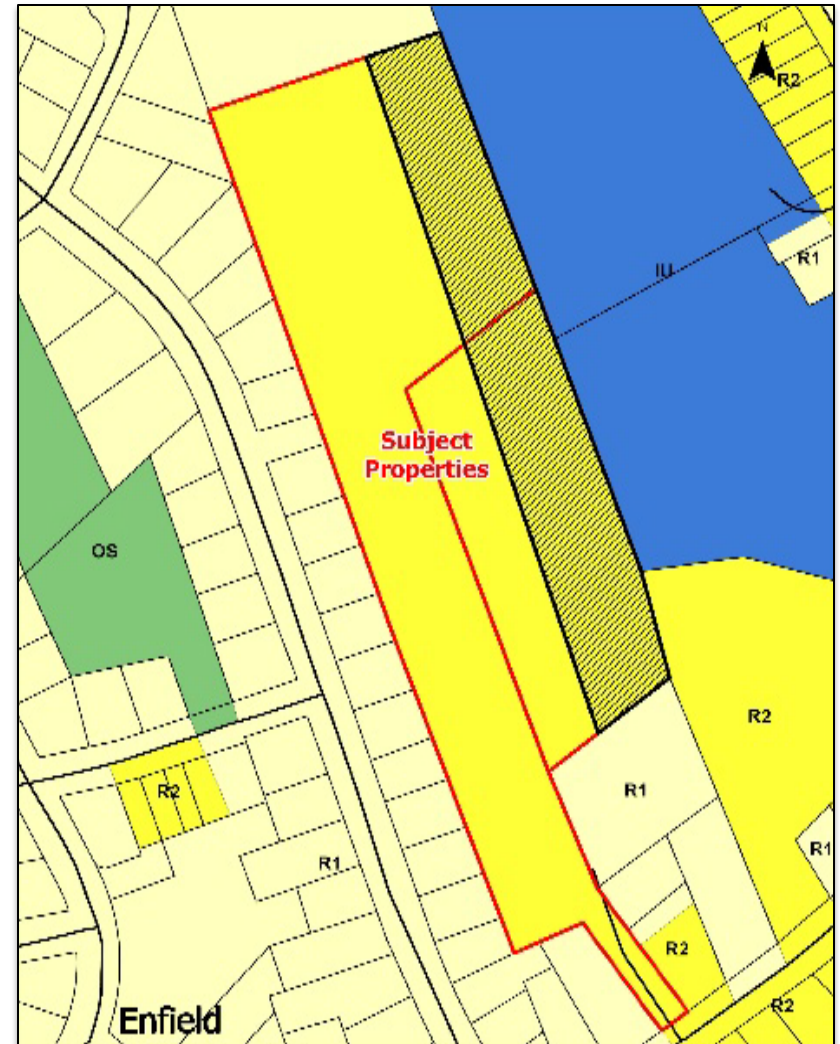
January 20, 2026



EAST HANTS

Subject Property

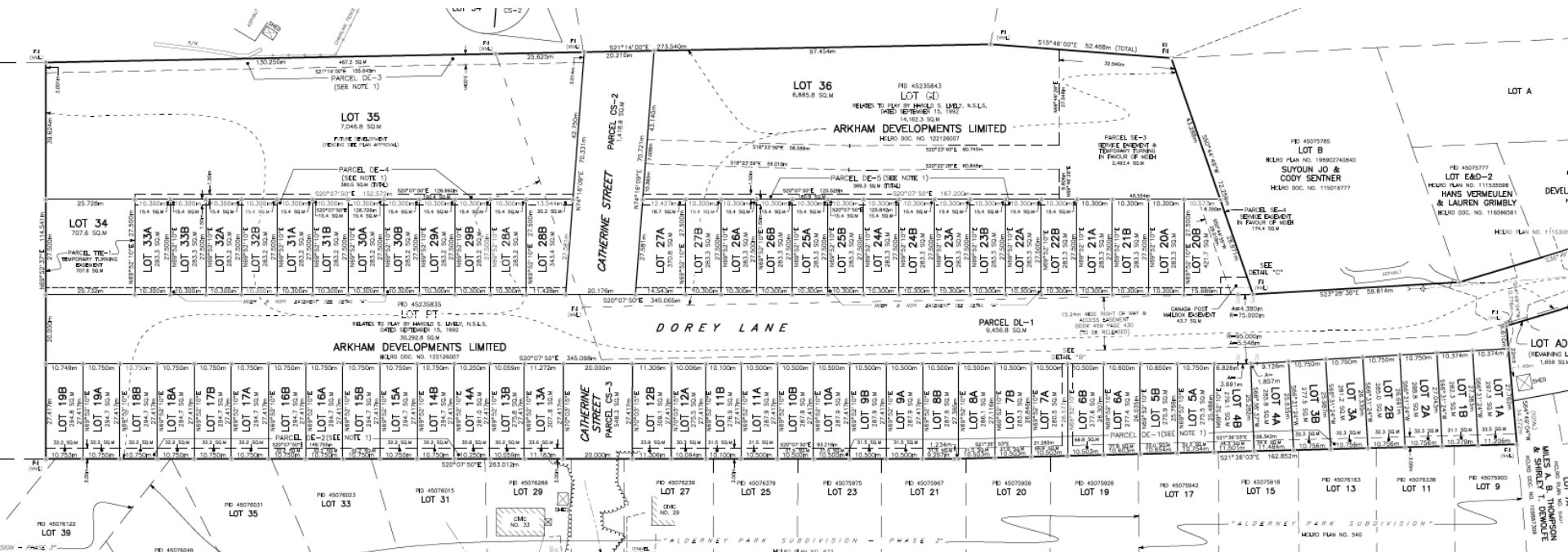
- **Applicant:** Arkham Developments Ltd.
- **Location:** Dorey Lane, Enfield
- **Subject Property Size:** The two proposed lots are approximately 7,000 m² and 6,300 m²
- The land is currently designated Established Residential Neighbourhood (ER) and zoned Two Unit Dwelling Unit Residential (R2).
- Dorey 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.



Background

Subdivision approval has been granted for the new municipal road - Dorey Lane. New lots were approved adjacent to Alderney Drive.

A new subdivision application was submitted in 2025 which proposes adding more lots adjacent to the application area.



Development Proposal

- The concept plan shows semi-detached buildings which are not the subject of this application.
- The application is for the rezoning of land for two townhouse unit lots.
- To enable the proposed townhouse lots, 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 Townhouse (R2-T) Zone.
- The applicant will be required to submit a site plan approval application for the townhouse development if this redesignation and rezoning application is approved.
- Small multi-plex are also permitted in the R2-T Zone - limited to one building with 8 units per lot.

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.



Enfield District
Elementary School

Magnolia
Continuing Care

Highway 2

Dorey Lane

Alderney Dr



Concept elevation rendering

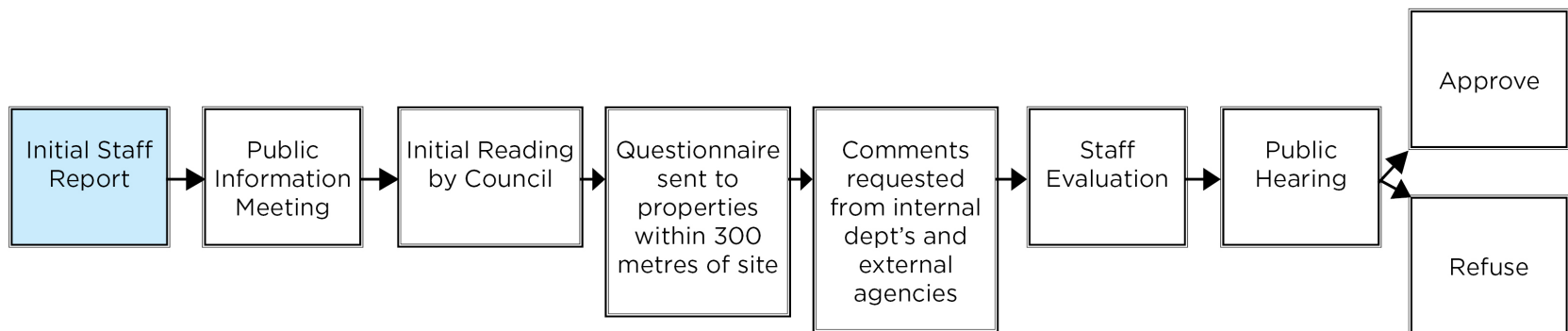


Policy Analysis

- 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.
- 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. The use is a lower density than the recently refused application and more compatible with the existing low density housing in the area.
- 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.

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.***