

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

Planning Advisory Committee

Planning and Development Department

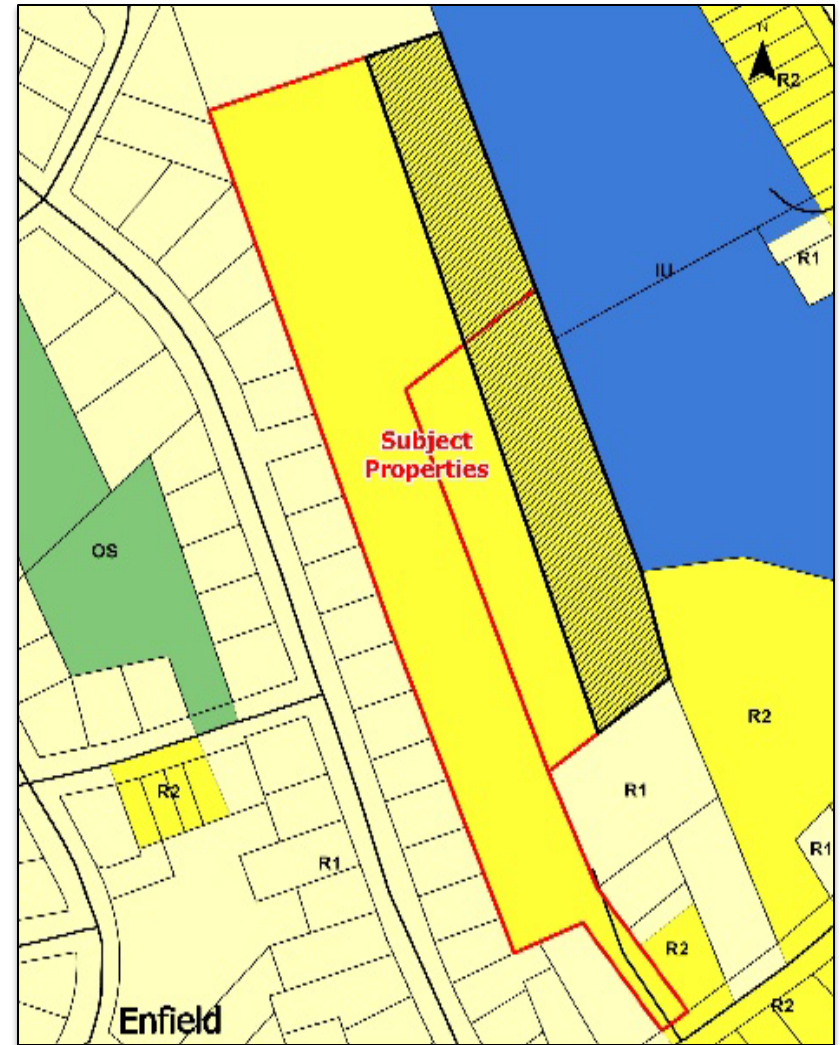
May 19, 2026



**EAST HANTS**

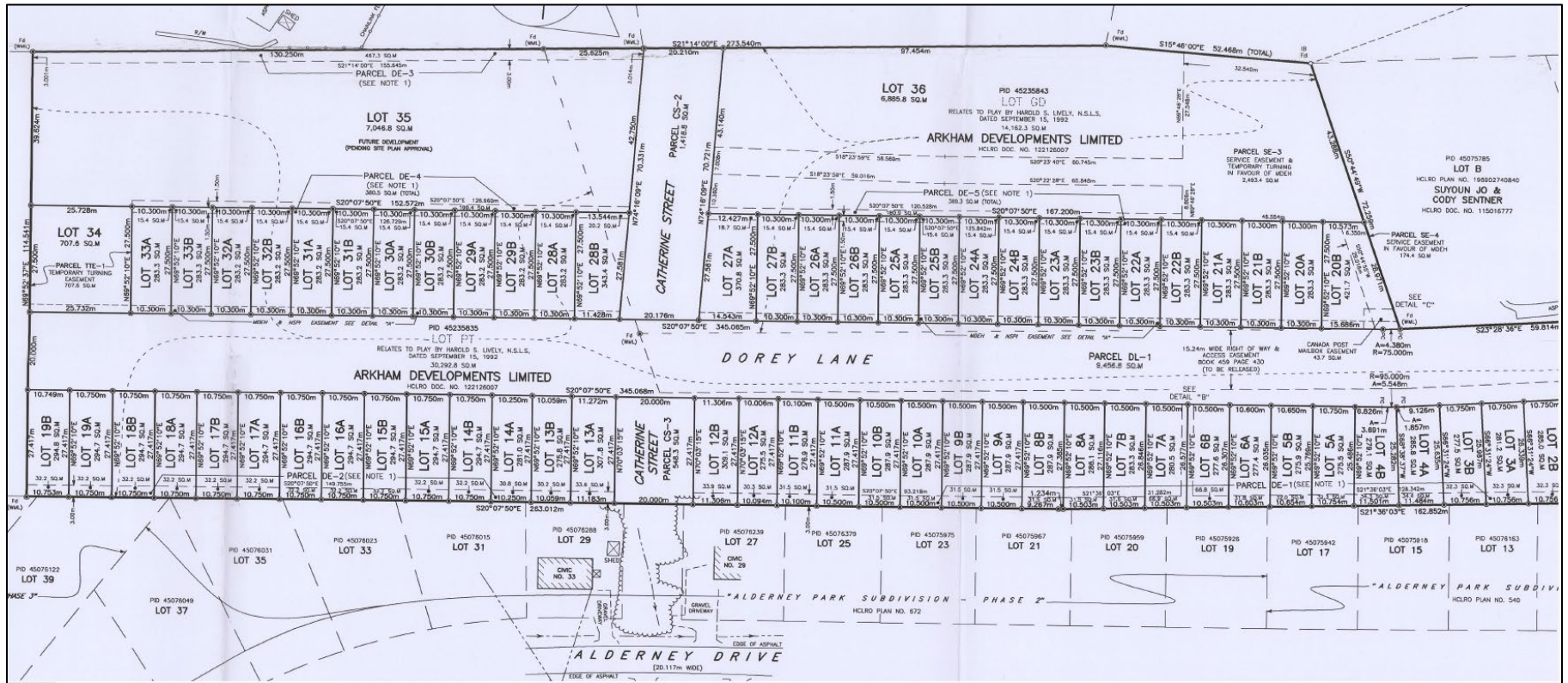
## Subject Property

- **Applicant:** Arkham Developments Ltd.
- **Location:** Dorey Lane, Enfield
- **Subject Property Size:** The two proposed lots are approximately 7,000 m<sup>2</sup> and 6,300 m<sup>2</sup>
- 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. A total of 66 semi-detached units have been approved.



# 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.





Alderney Dr

Dorey Lane

Highway 2

DOREY LANE EXTENSION 20 FT WIDE

DOREY LANE EXTENSION 20 FT WIDE

LOT A

LOT B

PARKING

DORM

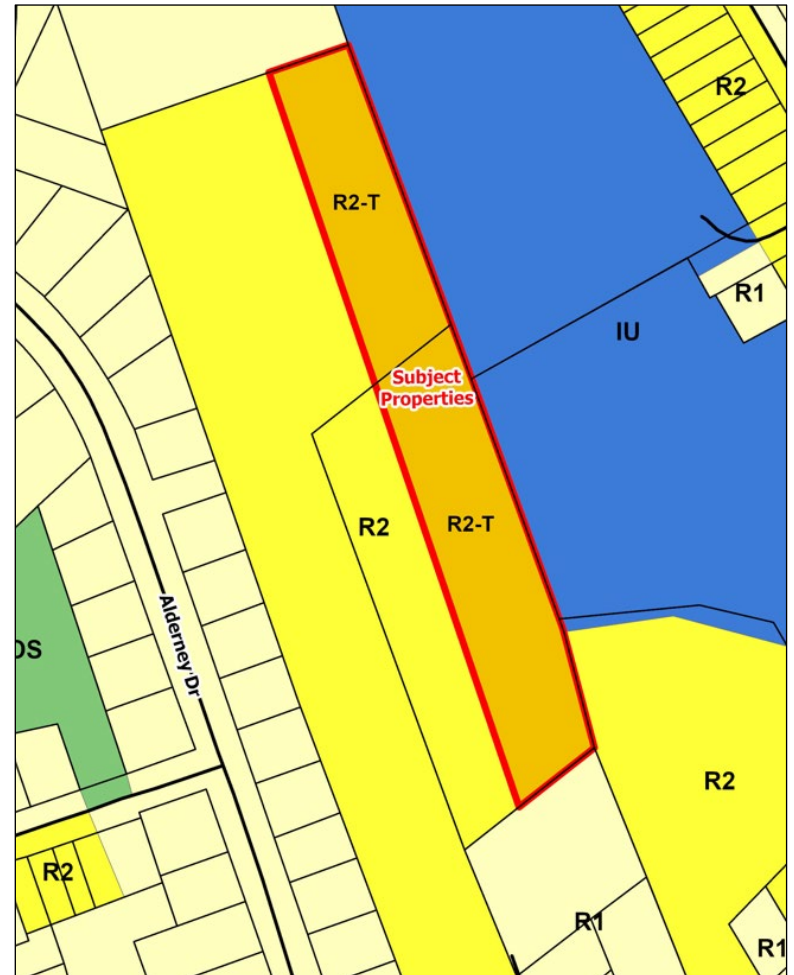
Enfield District  
Elementary School

Magnolia  
Continuing Care

# Concept elevation rendering



# Proposed Amendments



## Parking Requirement Amendments

- Due to Council concerns regarding parking provision for townhouse developments, amendments to the land use bylaw parking requirements are being proposed at the same time as this application.

### Amendments proposed:

- Increase from 1 space per townhouse unit to 2 outdoor spaces per townhouse unit.
- For common parking an increase from 1.5 spaces per unit to 2 spaces per unit.
  - Visitor parking is also required at a ratio of 1 space per 7 units.

## 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 the Arkham Developments 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 will be a right of appeal to the NS Regulatory and Appeals Board for the amendments to the parking requirements.

# Policy Analysis - comments received

## Enfield Volunteer Fire Department

- The fire chief responded and indicated that their concerns with new developments revolve around access to the properties for the fire trucks “Roads being narrow, on street parking and vehicles parking too close to intersections. We want to avoid another Tyler Street/Sam Crescent area that has very limited access for their large vehicles. It sounds like the additional parking per unit might help alleviate this concern” The chief suggests no parking on the street or no parking on one side of the street.

## Manager of Solid Waste

- The Municipality does not provide curbside collection services via private driveways. The developer has a few alternatives to consider, which would include:
  - Create a shared collection point for materials at the end of the driveway with Dory Lane for use by all residents; or
  - If the developer intends to provide long-term maintenance and services the other alternative is to coordinate commercial collection.

## Nova Scotia Department of Public Works

- NS Public Works reviewed the request for comments and had no additional comments over what had already been provided for the recently approved tentative subdivision application.
- Comments provided by NS Public Works on the development of Dorey Lane through the subdivision application, are that at the intersection of Highway 2 they require a right-in/right-out only intersection design.

## Municipal Senior Building Official

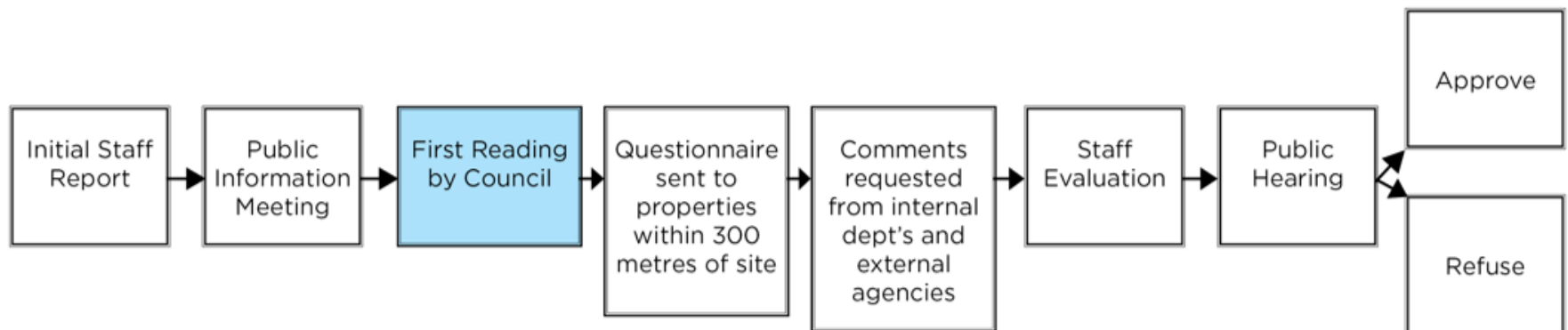
- will be providing comments regarding fire protection requirements that the developer will need to address in their building permit application

## Policy Analysis - stormwater management

- Concerns were raised at the public information meeting regarding stormwater management.
- A stormwater management plan prepared by a professional engineer was submitted with the subdivision application which deals with the construction of the road.
- In addition to the stormwater management plan for the subdivision application, the developer will also be required to submit a stormwater management plan with a site plan approval application.

## Citizen Engagement

- A Public Information Meeting (PIM) was held on April 7, 2026 with eight residents and four councillors attending the meeting.
- Questionnaires have been mailed to property owners and residents within 300 metres of the application site which was approximately 300 addresses. To-date responses have been received from 12 addresses and all of those responses have been scanned for planning advisory committee to review.



## Recommendation

- That Planning Advisory Committee recommends that Council give first reading to the proposed amendments to the Municipal Planning Strategy and Land Use Bylaw and authorize staff to schedule a public hearing.

## Recommended Motion

Planning Advisory Committee recommends to Council that Council:

- Give first reading to the amendments proposed by 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 and to amend the parking requirements for townhouse developments; and
- Authorize staff to schedule a public hearing.