



**Subject:** *Arkham Developments Ltd.: MPS and LUB Mapping Amendments*  
**To:** Planning Advisory Committee, May 19, 2026  
**Date Prepared:** May 11, 2026  
**Related Motions:** PAC26(03) January, C26(18) January, PAC26(11) February and C26(65) February  
**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 to enable the construction of townhouse units on both areas of land Dorey Lane, Enfield. The package of amendments include amendments to the parking requirements for townhouse developments.

### 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 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.

---

## 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.

At the PAC meeting in January concern was raised by committee members regarding parking provision for townhomes. Planning staff presented amendments to the parking regulations for townhomes to PAC in February. The package of amendments being presented for first reading include parking requirement amendments.

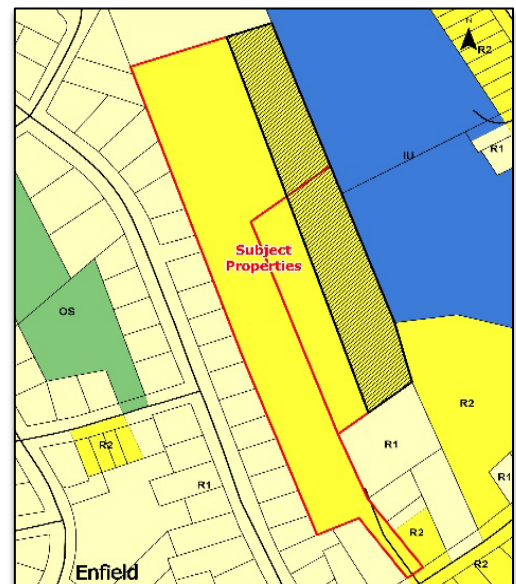
---

## Subject Property

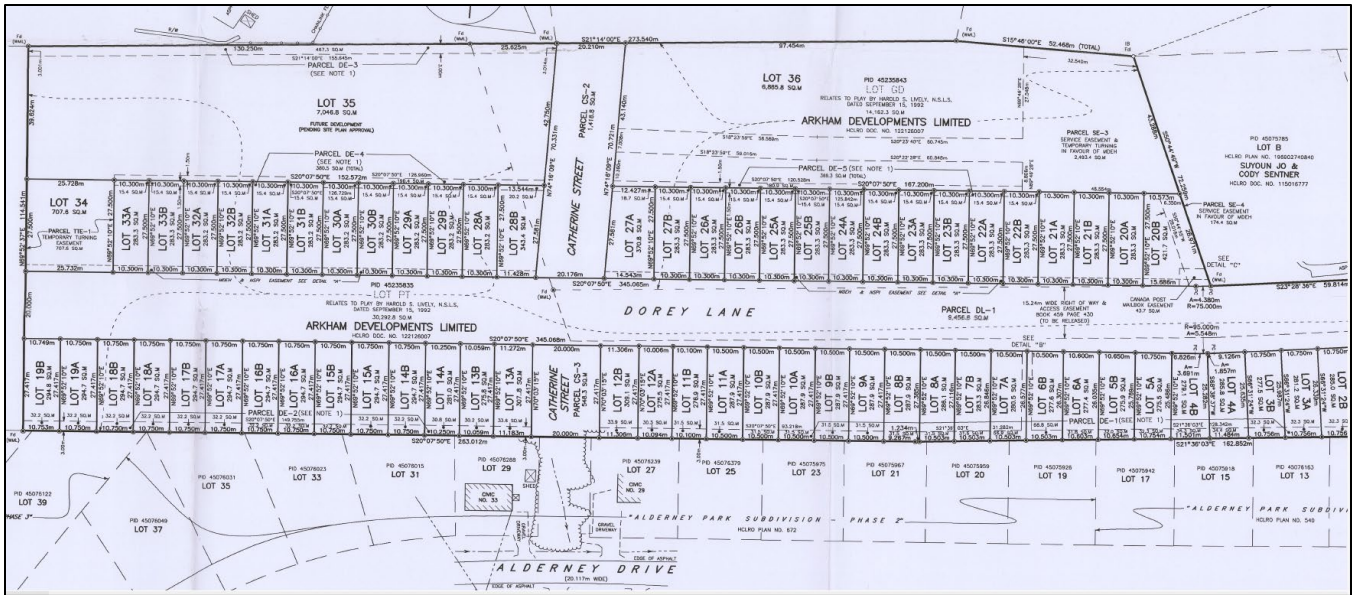
The subject properties are located at PIDs 45235843 and 45235835, Dorey Lane, Enfield. The application relates to portions of these two properties and are identified by the hatching on the map to the right.

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 included the upgrading of the private road (Dorey Lane) to a municipal street. An amended subdivision application was approved in March 2026 which included the creation of new lots on both sides of Dorey Lane. A total 66 semi-detached units have 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 D 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 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.

Dorey Lane will be upgraded from a right-of-way easement to a public road. The road will be extended to connect with Alderney Drive and to the edge of the property with the elementary school and the Magnolia long term care facility.

A concept elevation rendering has also been provided with the application. The actual development may differ from the rendering provided with this application.



---

## Policy Analysis

The planning application requires mapping amendments to both the Municipal Planning Strategy and Land Use Bylaw. Amendments to the parking requirements for townhomes are also being considered at the same time. 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 have been sought from external agencies and internal departments which will include the NS Department of Public Works and the municipal department of Infrastructure and Operations. Some responses have been received and details on any further responses will be provided with the final staff report.

### 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.

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.

As the redesignation and rezoning 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.

Amendments to Parking Requirements

At the PAC meeting in January 2026 concerns were raised regarding the minimum required parking spaces for the proposed townhouse development. Following a report to PAC in February, amendments are being proposed to the required parking for townhouse developments. If approved, these amendments will apply to all new townhouse developments moving forward.

The amendments proposed are:

<i>A Townhouse Development</i>	<i>2 outdoor parking spaces for each townhouse unit. Any common parking areas for townhouse developments shall provide 2 spaces per unit &amp; 1 dedicated visitor parking space for each 7 townhouse units.</i>
--------------------------------	--

The amendments to the parking requirements do not require an amendment to the Municipal Planning Strategy so will be appealable to the Nova Scotia Regulatory and Appeals Board.

If the Arkham Developments application is approved, the townhouse development would be subject to the Land Use Bylaw minimum parking standards in place at that time.

## 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) was held on April 7, 2026 with eight residents and four councillors attending the meeting. All property owners and residents within 300 metres of the subject site were notified by mail of the meeting time and date. Additionally, a notice was posted on the East Hants website and social media channels. Comments received at the PIM has been provided as appendix B to this report.

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.

Responses received include but are not limited to comments in support of the development; concern about the increase development in the general area; comments regarding the new subdivision approval development; concern regarding traffic in the area; capacity of school.

---

## Alternatives

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

---

## Attachments

- Appendix A - Amendment Sheets
- Appendix B - Notes from the Public Information Meeting
- Appendix C - Returned Questionnaires
- Appendix D - Concept Plan

## Appendix A - Amendment Sheets

## Amendment Sheet

The Municipality of East Hants  
Official Community Plan  
Municipal Planning Strategy

### Generalized Future Land Use Maps

---

The GFLUM designation for a portion of PID 45235843, Dorey Lane, Enfield and a portion of PID 45235835, Dorey Lane, Enfield, shown on the Generalized Future Land Use Maps, is changing from the Established Residential Neighbourhood (ER) Designation to the Medium Residential Neighbourhood (MR) Designation.



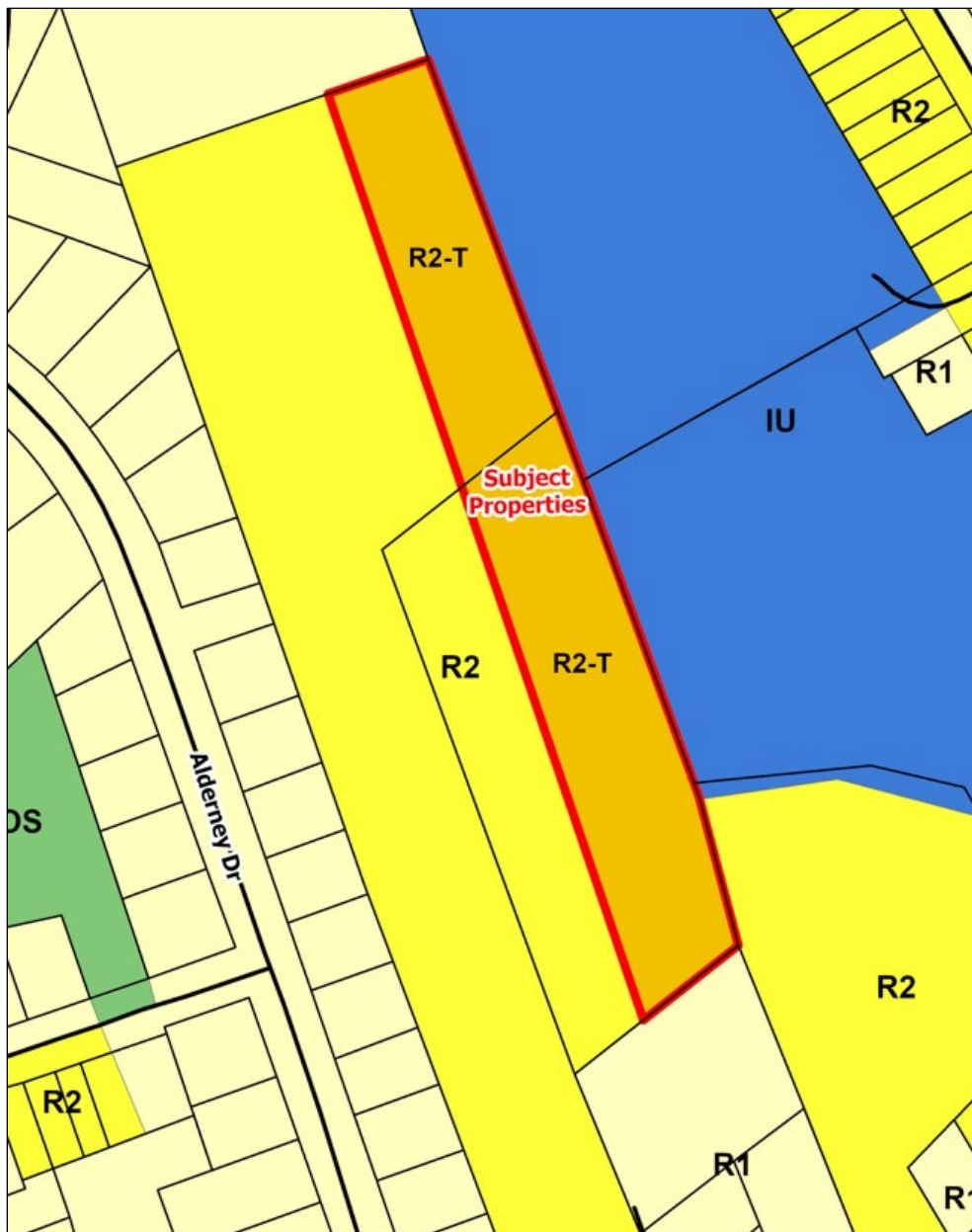
## Amendment Sheet

The Municipality of East Hants  
Official Community Plan  
Land Use Bylaw

### Land Use Bylaw Maps

---

The Zoning for a portion of PID 45235843, Dorey Lane, Enfield and a portion of PID 45235835, Dorey Lane, Enfield, shown on the Land Use Bylaw Maps, is changing from the Two Dwelling Unit Residential (R2) Zone to the Townhouse (R2-T) Zone.



## Amendment Sheet

The Municipality of East Hants  
Official Community Plan  
Land Use Bylaw

### Part 5: General Provisions

---

Part 3 General Provisions of the Land Use Bylaw is hereby amended by adding parking requirements for townhouse developments to the table following 3.31.1.b (parking supply requirements). The text in green is to be added to the table following the line for “A building containing more than 6 dwelling units” the following text in green.

<i>A Townhouse Development</i>	<i>2 outdoor parking spaces for each townhouse unit. Any common parking areas for townhouse developments shall provide 2 spaces per unit &amp; 1 dedicated visitor parking space for each 7 townhouse units.</i>
--------------------------------	--