



Public Information Meeting

April 7, 2026

Lloyd E. Matheson Centre

1. PLN25-013 - Proposed redesignation and rezoning - Dory Lane, Enfield

In Attendance:

Rachel Gilbert, John Woodford, Hannah Grosvenor, Cole MacIsaac, Cesar S. (WM Fares Architects) representing the applicant.

Councillors Mitchell, Merriam, Garden-Cole, MacPhee

8 residents

AGENDA

1.	Call to Order: 7:00 p.m. The meeting was called to order by John Woodford, beginning with a land acknowledgement.
2.	PLN25-009: Redesignation and Rezoning - Dory Lane - presentation by staff - Rachel Gilbert
3.	Comments from applicant <ul style="list-style-type: none"> Cesar clarified this was a more suitable application than what had previously been brought to council, and clarified the details of the proposal.
4.	Questions from the Public <ul style="list-style-type: none"> A resident expressed concern about managing water on Dorey Lane. They stated that water is present in the spring season, and that water has to go somewhere. The resident felt that culverts don't work when the water exceeds their capacity, and was frustrated that the department of transportation no longer cleans the ditches. The resident noted that Alberta has catch ponds for this kind of water. Staff explained there is a stormwater management plan for the subdivision, and a stormwater pond is on the plan for the application as well. The developer will be required to build as the plan says. Cesar shared that their company has civil design working on managing water. They know all water must be collected. The resident reminded Cesar that it is three subdivisions' worth of water. A resident noted Victor Court's ditch was full and water was running across Alderney. Staff reminded residents that a lot grading bylaw is now in place, as



well as stormwater management plans. No more culverts, this will be storm drainage.

- The resident had concerns about the forest being cleared, contributing to water issues. Staff reminded residents that as a whole we are better at stormwater management than we were, and that engineers were creating ponds and other solutions for these problems.
- A resident inquired about the houses on the other side of Dorey Lane and explained that water comes from that site to the applicant's site, suggesting up to 8 feet of water could arrive in the spring. Staff assured residents that the engineer would have thought about water transit. The resident felt that the engineer would work theoretically, and should instead come and walk the stream and observe the clay landscape. Cesar agreed that their engineers should go to the site, and acknowledged the concern that the water from the surrounding area needs to be well managed.
- A resident expressed concern about low areas filling with water and ditches overflowing. With the area cleared, controlling water during heavy rain will be difficult. Cesar stated that the trees would be replaced.
- A resident stated that they felt replacing the trees would do nothing. Staff acknowledged that these concerns would be better answered by a municipal engineer, and explained that one would be in attendance at the public hearing.
- A resident felt that the previous engineering had not been well done. Staff reminded residents that the engineering has been improving.
- A resident stated that re-routing water is not the same as storm water management.
- Another resident was concerned that water was coming from Carriage Lane and questioned why they were allowed to dump their water. Staff explained that water has to go where it always went. There should not be any new outlets created.
- A resident shared how amazed they were about how much water comes off the Dept of Highways land and ends in the Shubie River.
- A resident observed that Enfield is built on clay, which, when hard or cold does not allow water to penetrate. Therefore, any amount of rain is an issue. They observed that water comes from the industrial park and other subdivisions, and then goes underneath and to Alderney Drive.
- A resident inquired as to why there was no consultation for the first part of this development. Staff explained that the zoning permitted the development, and therefore the development was "as of right".



- Cole clarified that there would be swales, ditching, and a storm pond in the subdivision, but that the pond doesn't actually take the entire site run-off. The top half of the lot has swales that would carry the water back.
- The resident requested the diagrams of the subdivision be put in the website. Staff acknowledged that while this was not a part of their process for as-of-right development, they would look into it.
- A resident asked how large the storm pond would be. Cole stated it would be 125-150 feet. The resident then expressed concern that kids may fall into the pond. Cesar assured residents that the pond will be fenced.
- A resident asked for clarification regarding lot A and lot B roads.
- A resident shared that they felt that carriage lane "looks like garbage." They stated that the driveways aren't big enough, and observed that nobody was using garage for parking. The resident inquired about extra visitor parking. Staff explained that parking standards were being increased from 1 driveway spot to 2 driveway spots. The resident felt that that was not enough, and shared a story of a friend who was unable to fit their two-family cars and a company truck into their parking area. The friend parked on the street, was ticketed, and had to resort to parking on their own lawn, which has resulted in a messy lawn.
- A resident felt that houses are too close to the street
- The previous resident stated that street has cars everywhere, and is surprised no children have died. Caesar explained that they were designing these sites for three vehicles, which is more than they've ever done before. The driveways are 24 feet wide, and the garage can also hold a vehicle.
- The resident stated that people are parking on their street, and shared a story of neighbours that have three grown kids, all with jobs, all with cars. The resident observed that due to the rising price of living, this is how many people have to live, and then cars are parked on the street. Staff agreed that there are always cases such as this, and suggested that a townhouse may not be the best place to have five vehicles.
- Cole reminded residents that in order to create more driveway space, landscaping will have to be reduced.
- A resident inquired about the length of the driveways? Staff assured residents that the applicant is required to meet minimum driveway standards. Cole explained that there was some leeway, but the requirements would have to be met.
- A resident expressed concern about trucks full of fill driving on Alderney Drive. Cesar confirmed they would use the main entrance of Dorey Lane.



- A resident asked if there would be a traffic impact statement. Staff confirmed this, said they would be asking NS Public Works for feedback, and shared that road improvements may be required with the subdivision as well.
- A resident asked if the same was true for Alderney Drive. Staff confirmed.
- A resident felt that traffic in the area was a nightmare, and shared that they warned their daughter about many accidents that had occurred from drivers coming over the hill when she was learning to drive. Staff again stated that public works had reviewed on subdivision application and that specific upgrades were suggested.
- A resident shared another story about the traffic.
- A resident inquired about the proposed road. Cole clarified the location.
- A resident expressed concern with new development and the lack of crosswalks for people to cross with, particularly around Avery's Farm Market. The resident felt that this was the time to be thinking about crosswalks. Staff agreed, stating that council had pushed for them, but the province is the one who needs to give permissions for the crosswalks. Staff reminded residents that the 2026 Plan Review is beginning, and all would be welcome to come and share ideas about their community at a local meeting in May. The resident felt that it was council's job to take initiative on this matter, and declared that "Every single person who does nothing about it will be guilty when a young person is killed."
- A resident took issue with the traffic on Dorey Lane. Staff explained that it met the standards. The resident observed that just because it is standard, doesn't mean it is right.
- A resident agreed, saying "just because you can doesn't mean you should." The resident then shared that they were displeased with driving by and seeing people in their nightclothes, smoking, sitting on a kitchen chair, outside their homes. The resident stated that that want their community to look nice, and not everything that gets approved looks nice. Staff suggested the resident attend the Plan Review Meetings in May. Staff also reminded residents that the Municipality is not denying single detached dwellings, but that developers aren't applying for as many.
- A resident inquired about a recreation area for children nearby the proposed application area. The resident then shared that they felt there was a lot of vandalism happening at the school. Staff explained that with subdivisions, developers are required to either donate land or a 10% cash donation. In this case, the Parks and Recreation department determined cash was the best choice. The resident observed that kids will play ball hockey in the street if they don't have a park. The resident stated that they were told by someone that there was going to be a park, but that has not happened. This has resulted



in the only place to play being the street. The resident also expressed displeasure with people jumping the speed bumps.

- A resident stated that they have to drive to take their child to the playground as there is none within a walkable distance, and had to build a playset in their yard to create a place for their child to play. Staff encouraged residents to attend the Plan Review Meetings.
- The resident inquired why cash was taken instead of land. Staff explained that the cash goes into a fund that is specifically for parks in the Enfield area. The resident asked specifically which parks. The manager of parks was not in attendance to answer.
- A resident felt that if a small park or green strip were added, residents would be a lot happier. Staff again explained that the department of Parks, Recreation and Culture decides if they need more green space, or if cash would be a better option, allowing the municipality to invest in parks they already own in the area. The parks master plan guides these decisions. Staff acknowledged that there is not a park on every street.
- A resident stated that there wasn't a park within walking distance of the area included in the application for a young child.
- A resident shared that they owned a day home, had spent a lot of time in the area, and had determined that the only piece of equipment appropriate for a young child at the school was a balance beam, and observed that John Murray and Concord Way had playgrounds. The resident wished to know why cash was chosen, and observed that without crosswalks, kids couldn't cross the street to get to parks.
- A resident asked where parks planning factors into this application and around Alderney Drive. The resident felt they had no park options.
- A resident felt that despite the speed limit of 50kph, the speed limit should be 30kph. The resident shared that they had yelled at a number of drivers for driving at speeds that the resident felt was excessive.
- A resident shared that where their son lives, green spaces were built before developments. The resident recalled that 20 years ago there was a skating rink in the area, and felt that the municipality gave residents nothing. The resident claimed services had gone down, and shared that they used to pay 300 dollars in property taxes, but now paid thousands. The resident shared they were having issues with the current council and requested the municipality not "pound our street to pieces".
- A resident noted that Alderney Dr. has no sidewalk, and had concerns that cars don't slow down, even with people on either side with dogs and kids. They felt that adding extra traffic would be a bad idea, and that speed bumps were



ineffective, they made for fun for kids. The resident also noted that people walk in the dark and are all dressed in black. They shared that more buildings mean more traffic, and they were concerned about the neighbourhood.

- A resident felt that all the problems they currently have will be made worse with this development.
- A resident stated that parks are as essential as the houses themselves; Making bedrooms is not welcoming. The resident felt that kids are going to be on the street and cars will go up and down all day long and it won't be safe and welcoming. The resident had concerns that "kids aren't trained the way we were, and they leave their nets on the street." The resident suggested that there should be some kind of facilities in the area for younger people. Staff explained that a need for a facility would be identified in the parks master plan. The resident felt that developers should help create parks.
- A resident inquired, "can your parks guy teach my daughter to drive so she can get to a playground?"
- A resident suggested councillors change the rules to what counts as a playground.
- Staff suggested residents attend the plan review meetings to discuss their ideas for their community.
- A resident asked if there is a proposal to put a walking trail to the school playground. Staff explained that is up to the school where the playground equipment is located.
- A resident questioned why the school should be liable for neighbourhood kids playing on the playground.
- A resident inquired about families with kids too young to attend school, and noted that they can't go play on the playground until school is done. The resident then suggested that the manager of parks "needs his head checked."
- Cesar clarified that this discussion was about townhomes, and on each of these townhouses there is a backyard. On the side there is room for a common area as per the bylaw requiring two types, private and common.
- A resident asked about the needs of everyone else on Dorey Lane.
- A resident asked what children were to do if they wanted to get together to play.
- Staff explained the appealable vs non-appealable process, and that it is a fairness policy.



	<ul style="list-style-type: none">• A resident felt that the residents don't get to share their opinions on an appeal, and felt it was an integrity issue.• A resident asked if the swale on the plans would be concrete or natural. Cole clarified it would be grass.• A resident asked about further communication regarding this application. Staff explained that a questionnaire would be mailed to nearby residents, and a public hearing would be held.
5.	Adjournment