

**Portucana Construction Services Ltd.
MPS & LUB Mapping Amendments
Lacy Anne Ave, Enfield**

Planning Advisory Committee
September 15th, 2026

Planning & Development



EAST HANTS

Background

Applicant: Portucana Construction Services Limited

Request: To amend the Municipal Planning Strategy and Land Use Bylaw mapping to redesignate and rezone two (2) properties on Lacy Anne Avenue to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation



Subject Properties

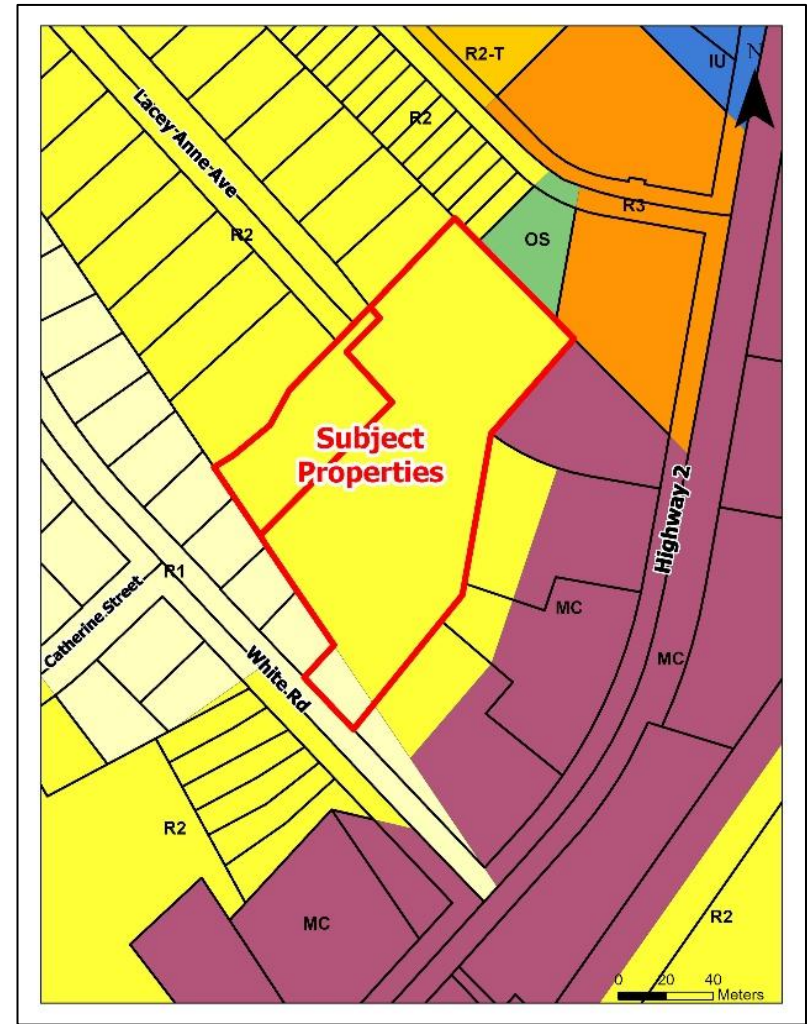
Subject property PID 45329901 and PID 45379864 are accessed via Lacy Anne Avenue and White Road, Enfield

The properties total 1.49 Ha (3.68 acres)

Zoning is Two Dwelling Unit Residential (R2)

Designated Established Residential Neighbourhood (ER) as per the Generalized Future Land Use Map (GFLUM)

Property is located within the South Corridor and Commercial Growth Management Area



Subject Properties

PID 45379864 is a Municipally owned property. The applicant has expressed interest in purchasing this property from the Municipality. The Municipality has deemed PID 45379864 as surplus lands in July 2025, via motion C25(260)

Council has expressed the importance of providing future improved road connectivity and servicing through these lands. Nova Scotia Public Works did not grant approval for a connection from Lacy Anne Ave to Highway 2. The applicant is proposing a public road connecting Lacy Anne Ave to White Road

The future sale of the municipal property is a decision separate from the redesignation/rezoning and will be addressed separately.

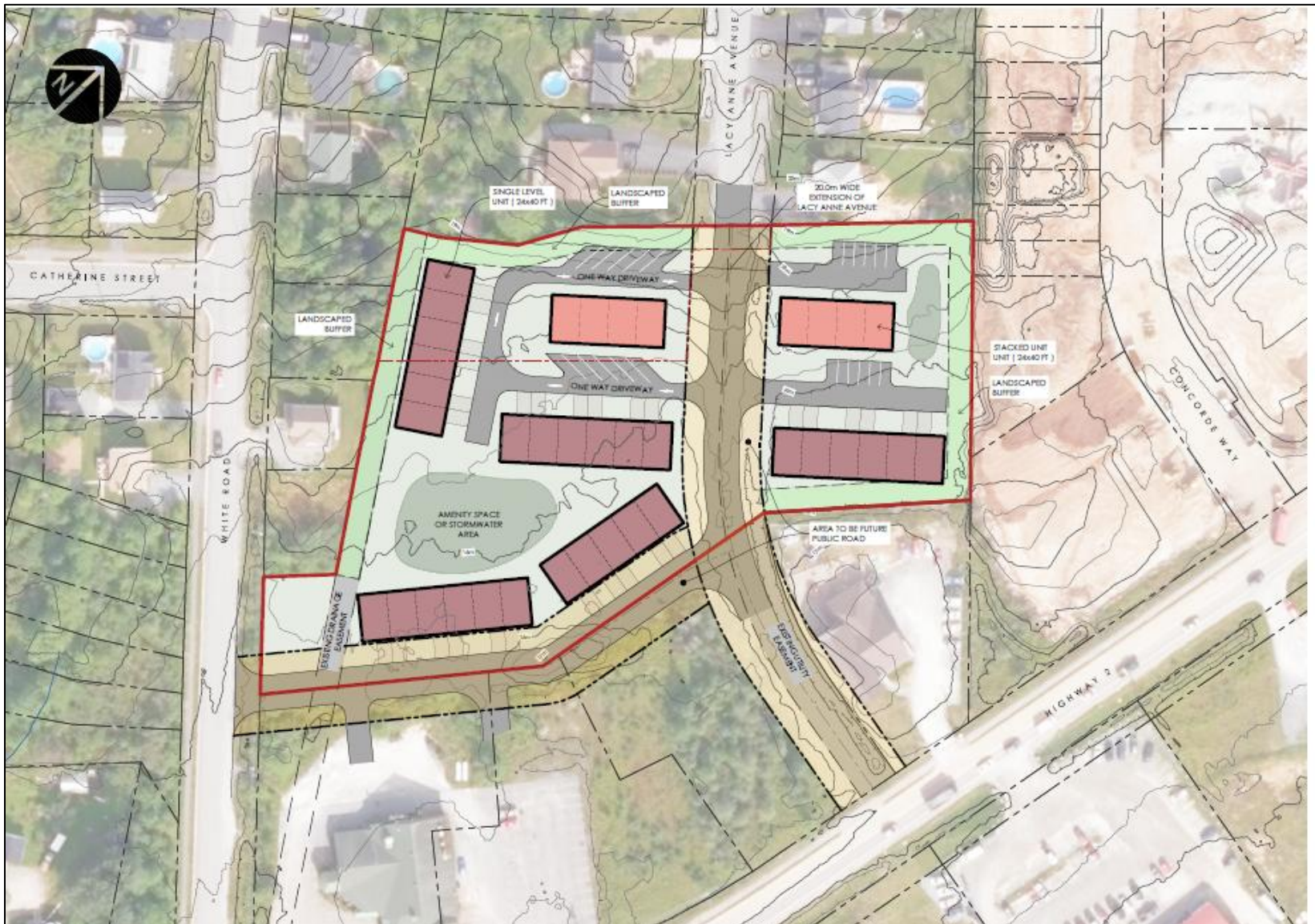
Report dealing with amendments to the Required Future Transportation Connection to follow

Development Proposal

To amend the Generalized Future Land Use Map (GFLUM) and the Land Use Bylaw Map to change the designation and zone from two properties that are currently zoned the Two-Dwelling Unit Residential (R2) zone.

The application proposes the two properties be rezoned and redesignated to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation in order to enable higher density development including the potential for townhouses and small multiplexes.

Development Proposal





Development Proposal

The plan is a concept only and the actual development and developer may differ. The applicants are not bound to this plan and if the rezoning and redesignation is approved by Municipal Council, all permitted uses within the Townhouse (R2-T) zone would be permitted.

If the rezoning and redesignation application is approved by Municipal Council, the developer will have to undergo the site plan approval process. During this process, the application will be reviewed against all criteria established in the Land Use Bylaw for the Townhouse (R2-T) zone, including parking requirements, setbacks, amenity space, driveways, landscaping, etc.



Policy Analysis

The property will have to be redesignated and rezoned to enable the development of both cluster townhouses and stacked townhouses. If this application is approved, all R2-T zone uses as per the Land Use Bylaw would be permitted on this property, which include but are not limited to townhouse developments (on-street, cluster, stacked), small multiplexes, and urban cottage developments.



Policy Analysis

Nova Scotia Public Works: There are plans to provide a signalized intersection at the White Road and Highway 2 intersection. The timelines for this project are still to be determined; however, this development cannot occur until the intersection upgrades have been completed. Based on the plan to upgrade this intersection, Nova Scotia Public Works did not have any concerns with the proposed rezoning and redesignation.

Further comments from the department will be sought during the site plan approval process if this application is approved.

Infrastructure and Operations: These amendments do not guarantee servicing to the development. These details would be discussed upon an official application for site plan approval, where the applicant would be required to provide a servicing plan, stormwater management plan, the specific road design, and must comply with all other standards within the Municipal Standards.



Policy Analysis

Enfield Fire Department: The Enfield Fire Department commented on the application and expressed concerns with the one-way driveways, and stating that parking on this driveway could impact their service delivery.

Their comments also indicated that an increase of development within this area leads their department to have concerns with water pressure in hydrants not being sufficient for fire suppression operations. These comments have been provided to the applicant.



Citizen Engagement

As part of the review process for Municipal Planning Strategy amendments, a Public Information Meeting (PIM) was required to hear input from the community

A letter was mailed to all property owners within 500 metres of the subject property indicating the time and date of the Meeting

The Public Information Meeting was held on June 2, 2026. There were 19 members of the public in attendance, a representative for the applicant, and 4 Councillors. This was for three (3) applications that were being presented. Some comments included:

- Concerns regarding increase in traffic in the area
- Questions regarding why a road connection will not be provided to Highway 2
- Concerns regarding safety in the area when walking

Citizen Engagement

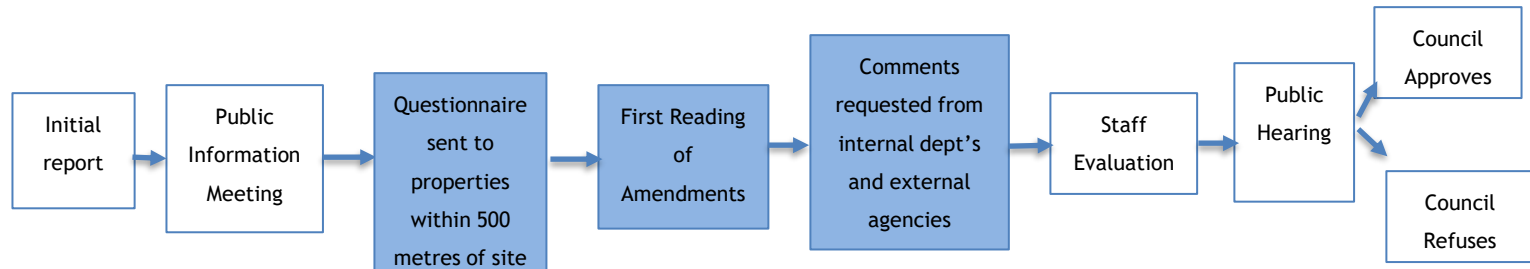
Following the Public Information Meeting, a letter and questionnaire were mailed to all property owners and residents within 500m of the subject properties

652 letters were mailed and 32 were returned (4.9%). Responses included:

- Concerns for the increase in traffic within the existing subdivision and the difficulty being experiences to come in and out of White Road.
- Concerns the development causing extra pressure on the roads that are already congested.
- Concerns for the availability of water within the area and if the existing sewer system can support the added development
- Statement that schools are already full
- Area should be used as open space/green space
- Walking within White Estates is dangerous, especially in the mornings and evenings
- Concerns regarding the character of the community and that it is being lost
- Residents would rather see low density development in the area
- Upgrades to the existing infrastructure is needed
- Concerns regarding stormwater management and drainage
- Concerns that the new road is not connecting through to Highway 2
- Comments about how growth in the community is good, but concerns regarding the roads and traffic
- Concern that the properties are wetlands
- Concerns regarding the affordability of housing

Conclusion

- Staff will continue to review the proposal to change the zone and designation of the two properties to the Townhouse (R2-T) zone and the Medium Density Residential Neighbourhood (MR) designation
- The proposed amendments will be evaluated using all applicable policies in the Municipal Planning Strategy
- Councils decision on this application is not appealable to the Nova Scotia Regulatory and Appeals Board
- Staff will make a recommendation to PAC in their final staff report.



Recommendation

That Planning Advisory Committee recommend that Council give First Reading and authorize staff to schedule a Public Hearing

Recommended Motion

Planning Advisory Committee recommends that Council:

- *Give First Reading to consider a proposal for PID 45329901 and PID 45379864 to redesignate and rezone the two (2) properties located on Lacy Anne Ave from the Established Residential Neighbourhood (ER) designation to the Medium Density Residential Neighbourhood (MR) designation and to rezone the same lands from the Two-Dwelling Unit Residential (R2) zone to the Townhouse (R2-T) zone; and authorize staff to schedule a Public Hearing.*