

*Arkham Developments Ltd.  
Redesignation and Rezoning, Dorey Lane, Enfield -  
supplementary report regarding parking*

Planning Advisory Committee  
Planning and Development Department  
February 17, 2026



**EAST HANTS**

## Background

- An application has been received from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw for land located on Dorey Lane, Enfield. The amendments will enable two townhouse developments.
- At the PAC meeting in January 2026 concerns were raised regarding the minimum required parking for the proposed townhouse development. Council moved a motion for parking standards for townhouses be reviewed before a Public Information Meeting.
- This supplementary report deals exclusively with the parking concerns for townhouse developments.
- Through the Plan Review there will be a review of other parking requirements.

- If the Arkham Developments application is approved, the townhouse development would be subject to the Land Use Bylaw minimum parking standards.

Residential Land Use	Parking Requirement
A building containing not more than 6 dwelling units	1 parking space for each dwelling unit or rental room
A building containing more than 6 dwelling units	1.5 parking spaces for each dwelling unit & 1 dedicated visitor parking space for each 7 dwelling units

# Jurisdictional Scan

## Town of Truro

- Multi-unit residential (3 units or more) = 0.5 spaces/unit + 0.5 spaces/bedroom
- Example = if the cluster townhouse units have 2 bedrooms each it would mean 1.5 spaces per unit (rounded up to 2 spaces with individual parking areas).

## Colchester County

- Dwellings 3+ units on a lot = 1.25 spaces per dwelling unit
- This differs from the East Hants regulations as it relates to units on a lot.

## Kings County

- Dwellings with 5 or fewer residential units - 1 space per unit
- Dwellings with 6 or greater residential units - 1.5 spaces per unit

## Town of Chester

- 1 space per dwelling unit (regardless of number of units)
- The parking requirements do not increase based on unit numbers.

In all of the above, except the Town of Chester, the parking requirements for a 6 unit townhouse building is greater than the minimum 1 parking space per unit that is required in East Hants.

# WCDD Development Agreements

The Clayton Developments, the Armco Capital and the FH Developments development agreements include the following parking requirements:

## Clayton Developments, Armco Capital and FH Development (Elmsdale)

On-Street and Stacked townhomes - Each dwelling unit shall have a driveway that shall accommodate a minimum of two vehicles with each parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line. Or each dwelling unit shall have a garage that shall accommodate a minimum of one vehicle and a driveway that shall accommodate one parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line. Common/shared parking is permitted

## Cluster Townhomes

### Clayton Developments, Armco Capital and FH Development (Elmsdale)

Cluster Townhomes - Each dwelling unit shall have a minimum of two parking spaces, with each parking space being a minimum of 2.8 m by 5.6 m. Or each dwelling unit shall have a garage that shall accommodate a minimum of one vehicle and a parking space being a minimum of 2.8 m by 5.6 m. Common/shared parking is permitted.

## Armco Capital

Permit common parking areas for Cluster Townhomes but the Land Use Bylaw standards apply.

## Recommended Amendments to Parking for Townhomes

- After reviewing other municipal parking requirements for townhomes and also reviewing the WCDD development agreement parking requirements, staff recommend amending the parking requirements as follows (official draft wording will be included in the next staff report):
- Each dwelling unit shall have a driveway that shall accommodate a minimum of two vehicles with each parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line. Or each dwelling unit shall have a garage that shall accommodate a minimum of one vehicle and a driveway that shall accommodate one parking space being a minimum of 2.8 m by 5.6 m measured from the Street Line.
- Common/shared parking is permitted with a ratio matching the requirements for multi-unit (1.5 spaces per unit and 1 visitor space per 7 units).

## Recommendation

- That Planning Advisory Committee recommends that Council direct staff to include the amendments to the townhouse parking requirements into the current Arkham Developments application.

## Recommended Motion

*Planning Advisory Committee recommends that Council:*

- *Direct staff to include the amendments to the land use bylaw parking requirements for townhomes, as outlined in the staff report dated February 4, 2026, into the current application submitted by Arkham Developments Ltd.*