

*Amendments to land use bylaw
parking requirements for townhouse
units*

Public Hearing
June 24, 2026



EAST HANTS

Background

- During the discussion regarding an application by Arkham Developments Ltd. concerns with the existing parking requirements for townhomes was raised.
- As a result of those concerns amendments are proposed to the land use bylaw to require more parking for townhome developments. First reading was given to those amendments last month (May 2026).
- Through the Plan Review there will be a review of other parking requirements.

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

District 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 District 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.

Parking Requirement Amendments

Existing parking requirements (not townhouse specific)

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

Proposed townhouse parking requirements

<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 & 1 dedicated visitor parking space for each 7 townhouse units.</i>
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Policy Analysis

- Policy UD55. enables Council to establish parking requirements within the Land Use Bylaw which require minimum on-site parking based on land use type and intensity. The proposed amendments meet the intent of this policy.

Citizen Engagement

- A copy of Public Information Meeting notes have been included with the staff report because the amendments were presented with the Dorey Lane application PIM. A Public Information Meeting would not ordinarily have been required for the amendments to the parking requirements.