



Subject: *Amendments to parking requirements for townhomes*
To: Planning Advisory Committee, June 16, 2026
Date Prepared: June 4, 2026
Related Motions: PAC26(03) January, C26(18) January, PAC26(11) February, C26(65) February, PAC26(37) May and C26(145) May
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Approved by: John Woodford, Director of Planning and Development

Summary

The Municipality received an application from Arkham Developments Ltd. to amend the Municipal Planning Strategy and Land Use Bylaw to enable the construction of townhouse units in, Enfield. Through consideration of that application Council raised concerns regarding parking requirements for townhouse developments. The Arkham Developments Ltd. application is deemed to have been refused but Council has decided to continue with the amendments to the parking requirements.

Financial Impact Statement

There is no financial impact from the recommendations in this report.

Recommendation

That second reading and approval be given to the Land Use Bylaw text amendments to the parking requirements.

Recommended Motion

Planning Advisory Committee recommends to Council that Council give second reading and approve the amendments to the Land Use Bylaw to increase the parking requirements for townhouse developments.

Background

Arkham Developments Ltd. submitted an application to redesignate and rezone land on Dorey Lane, Enfield to enable townhomes. Last month Council decided to not continue with this application and therefore it was deemed to have been refused. During the discussion regarding this application at Planning Advisory Committee, (PAC), concerns with the parking requirements for townhomes was raised. As a result of those concerns amendments were proposed to the land use bylaw to require more parking for townhome developments. Council decided to continue with the amendments to the parking requirements for townhome developments. First reading was given to those amendments last month (May 2026).

At the PAC meeting in February information on a jurisdictional scan and information from existing development agreements was included in the staff report and is provided below as background information:

Existing East Hants Parking Requirements:

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

In the Townhouse (R2-T) Zone, both cluster and on-street townhouse developments permit a maximum of 6 joined dwelling units. This means that for these type of townhouse developments a minimum of 1 space will be required per unit. A Stacked Townhouse building can have up-to a maximum of 8 joined dwelling units and in these cases the greater parking requirements will apply.

Jurisdictional Scan - Minimum Parking Requirements

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.

Minimum Parking Requirements in WCDD Development Agreements

In some instances the parking requirements for the Walkable Comprehensive Development Districts (WCDD), that Council has negotiated development agreements for, differ to the Land Use Bylaw requirements. 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

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

Common parking areas for Cluster Townhomes are required to meet the Land Use Bylaw standards for multi-unit residential.

Policy Analysis

At the PAC meeting in January 2026 concerns were raised regarding the minimum required parking spaces for townhouse developments. Following a report to PAC in February, amendments are proposed to the required parking for townhouse developments.

Proposed Amendments

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

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.

Citizen Engagement

The amendments to the parking requirements do not need a Public Information Meeting to be held, however as the parking requirement amendments were included in a set of amendments for the Dorey Lane application a Public Information Meeting (PIM) was held on April 7, 2026. A brief overview of the proposed parking amendments was presented at the PIM. Staff have included a copy of the PIM notes for information only because the amendments to the parking requirements were presented. The amendments to the parking requirements are not site specific and a questionnaire is not required to be sent out.

A notice of the Public Hearing is being placed in the June 10th and 17th editions of the Chronicle Herald and on the municipal website and social media.

Alternatives

Planning Advisory Committee could recommend not to proceed with the amendments to the parking requirements for townhouse developments.

Attachments

Appendix A - Policy Analysis

Appendix B - Amendment Sheets

Appendix C - Notes from the Public Information Meeting

Appendix A - Policy Analysis

Policy	Comments
<p>LUB Policy Criteria</p> <p>IM18. It shall be the policy of Council to consider amendments to the Land Use Bylaw provided the amendment is consistent with the intent of the Municipal Planning Strategy.</p>	<p>The Municipal Planning Strategy includes policies UD55. and UD56 related to parking. These two policies do not address specific parking for specific land uses but enables Council to set parking standards based on land use and intensity. The proposed amendments to the parking requirements meet the intent of UD55 as the parking increase is based on the intensity of townhouse uses.</p>
<p>IM18. Council shall, in considering amendments to the Land Use Bylaw, in addition to all other criteria as set out in the policies of this Strategy, have regard for the following matters:</p> <ul style="list-style-type: none"> a) Whether the proposed development is in conformance with the intent of this Strategy and with the requirements of all other Municipal Bylaws and regulations as applicable matters. b) Whether Planning Staff have initiated a review of this Strategy, or any of the Official Community Plan documents. 	<p>The proposed amendments are not linked to any specific development. Planning staff proposed the amendments to the parking requirements following concerns raised at the February 2026 meeting of PAC. The proposed amendments are in conformance of policy UD55. which enables Council to set parking standards.</p>
<p><i>IM19. Council shall consider if the proposal is premature or inappropriate by reason of:</i></p>	
<p>a) The financial capability of the Municipality to absorb any costs relating to the development.</p>	<p>Not applicable</p>
<p>b) The adequacy of municipally approved water and wastewater services or if services are not provided, the adequacy of physical site conditions for private on-site septic and water system. Council shall consider comments from the Municipal Infrastructure and Operations Department or Nova Scotia Environment as applicable.</p>	<p>Not applicable</p>
<p>c) The adequacy and proximity of school, recreation, and any other community facilities. Council shall consider comments from Municipal departments and the appropriate School Board as applicable.</p>	<p>Not applicable</p>
<p>d) The potential for significantly reducing the continuation of agricultural land uses.</p>	<p>Not applicable</p>
<p>e) The adequacy of existing or proposed road networks in, adjacent to, or leading to the development and ability of the proposed development to satisfy applicable stopping sight distances. Council shall consider comments from the appropriate Municipal</p>	<p>Not applicable</p>

Engineer and/or Nova Scotia Transportation and Infrastructure Renewal.	
f) The potential for the contamination of watercourses or the creation of erosion or sedimentation. Council shall consider comments from relevant Provincial Departments as applicable.	Not applicable
g) Creating a leap frog, scattered, or ribbon development pattern as opposed to compact and orderly development.	Not applicable
IM20. Council shall consider if the proposed development is shown on a professionally drawn site plan as being in compliance with the applicable sections of the Subdivision Bylaw, with the following matters of the Land Use Bylaw:	Not applicable
IM21. Council shall consider the suitability of the proposed site in terms of the environmental features of the site, particularly susceptibility to flooding and other nuisance factors, and where applicable, comments from relevant Provincial Departments concerning the suitability of the site for development.	Not applicable
IM22. Council shall consider the provision of buffering, screening, and access control to minimize potential incompatibility with adjacent and nearby land uses, rail lines and traffic arteries.	Not applicable
IM23. Council shall consider the extent to which the proposed development, where applicable, provides for efficient pedestrian circulation and integrates pedestrian walkways and sidewalks within adjacent developments.	Not applicable
IM24. Council shall consider the proposed development is shown to manage stormwater on-site in a manner which does not negatively impact on other properties.	Not applicable
IM25. Council shall consider massing, and compatibility of the proposed development's external appearance with adjacent buildings by means of design features, roof type, exterior cladding materials, and overall architectural style that is reasonably consistent with the style and character of the community or compliments the character of the community.	Not applicable

Appendix B - Amendment Sheets

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