



## *Amendments to Parking Requirements*

Planning Advisory Committee

Planning and Development Department

June 16, 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).

# 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 &amp; 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 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.
- 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 PIM would not ordinarily have been required for the amendments to the parking requirements.

## 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.