



McKenzie Ln & Thomas St Paving Petition Contributions

Planning & Development Department

Planning Advisory Committee

July 15, 2025



EAST HANTS



Background

- Paving petition applications have been received for Thomas St, Enfield and McKenzie Ln, East Uniacke.
- Only the municipally owned portion of Thomas St is included in the petition application for that road. The other portion of Thomas St is privately owned, and gated.
- Both the provincially owned and municipally owned sections of road are included in the McKenzie Ln petition application. Only developed properties have been included in the proposed charge area for this paving petition.

Thomas St, Enfield



McKenzie Ln, East Uniacke Charge Area





Discussion

- The province typically contributes 50% of the cost of paving provincially owned roads, which would apply to the provincially owned portion of McKenzie Lane only.
- Section 9.13 of the Local Improvement Charges Bylaw (F-100) states:
For local improvements on streets owned by the Municipality, at its own discretion, Council may choose to make a financial contribution up to a maximum of ten (10) percent towards the cost of the local improvement.
- Staff are seeking approval from Council to contribute 10% towards the cost of paving the *municipal* portions of Thomas St and McKenzie Lane.



Discussion continued

- The Department of Finance has identified a reserve of \$273,429 for the purpose of contributing to paving petitions on municipal roads. Every year \$20,000 is added to this reserve.
- Staff note that there is a current capital budget item for *gravel* road rehabilitation along the entire length of Thomas Street with a budget of \$860,000. This project would replace approximately 1600m of base and surfaces courses along Thomas St and includes upgrades to existing culverts and drainage features.

Discussion continued

- The Department of Infrastructure and Operations has estimated the 2026/27 cost to pave these roads as shown below (not including HST).

Road	Estimated Cost	Municipal 10%	Provincial 50%	Property Owners
Thomas St (municipal portion)	\$900,000 +HST	\$90,000 +HST	N/A	\$810,000 +HST

Road	Estimated Cost	Municipal 10%	Provincial 50%	Property Owners
McKenzie Ln (municipal portion)	\$200,000 +HST	\$20,000 +HST	N/A	--
McKenzie Ln (provincial portion)	\$750,000 +HST	N/A	\$375,000 +HST	--
Total Combined	\$950,000 +HST	\$20,000 +HST	\$375,000 +HST	\$555,000 +HST

Discussion continued

- There are a total of 44 properties included in the proposed charge area for Thomas St, Enfield. The total upfront cost per property would be approximately \$18,410 +HST.
- For the McKenzie Ln petition, staff recommend that the municipal and provincial contributions are taken off of the total combined cost estimate, and that the remainder is then divided evenly amongst all property owners along the total length of the road.
- There are a total of 35 properties in the proposed charge area for McKenzie Ln, East Uniacke. Assuming the breakdown noted above, the total upfront cost per property would be approximately \$24,430 +HST.

Conclusion

- Staff are seeking Council's approval to contribute 10% of the cost of paving the municipal portions of Thomas St, Enfield and McKenzie Ln, East Uniacke; and
- That in the case of paving McKenzie Ln, East Uniacke that the municipal 10% and provincial 50% be subtracted from the combined total cost, and the remainder be divided evenly amongst all property owners.
- The Municipal 10% contributions will only apply if the paving petitions are successful; and in the case of McKenzie Lane, East Uniacke, the Province must agree to contribute 50% towards the paving of the provincial portion of that road.

Recommended Motions

Recommended Motion

That the Planning Advisory Committee recommend that if the paving petitions for both Thomas St and McKenzie Lane, East Uniacke are successful, and the Province agrees to contribute 50% towards the paving of the provincial portion of McKenzie Lane, that:

- ***Council approve a 10% Municipal contribution towards the cost of paving the municipal portions of Thomas St, Enfield and McKenzie Ln, East Uniacke; and***
- ***That the municipal 10% and provincial 50% contribution be subtracted from the combined total cost of paving McKenzie Ln, East Uniacke and the remainder be divided evenly amongst all property owners.***