



Motion C25(236): Costs of Upgrading K-Class Roads - Single Egress/Ingress Development

Planning Advisory Committee

November 18, 2025
Planning & Development Department



EAST HANTS

Background

- In July of 2025 Council passed a motion to maintain the current Subdivision Bylaw regulations regarding 100 lots on a single ingress/egress and directed staff to prepare rough estimates to upgrade k-class roads for emergency use.
- This report responds to Motion C25(236) and provides an estimated cost of upgrading a k-class road to be used as an emergency access.

Motions Passed Related to Single Access Development

Motion C23(210) Direct staff to discontinue allowing developments to exceed the 100 unit minimum before requiring a second entrance/exit when negotiating development agreements prior to coming to Council.

Motion C23(237) Direct staff to create a report highlighting the single way in and single way-out subdivisions in the Municipality (over 50 homes, or what is deemed appropriate) to send to EMO and explore lands available to provide the possibility of second exits within those subdivisions.

Motion C24(15) Authorize staff to take the Secondary Access Report dated December 20, 2023, to EMO Planning Committee for prioritization of communities for the Fire Smart Assessment; and that Council authorize staff to review planning and subdivision regulations to aid in the implementation of Fire Smart principles.

Motion C24(257) Moved that Council authorize staff to create lot access regulations based on the length of road, number of lots, and number of dwelling units.

Motion C25(67) Moved that Council authorize staff consult through Fire Advisory Committee or the East Hants Fire Service (that service the development areas) for input on fire services in local areas regarding the department's comfort level and concerns regarding developments in their service area and ask for feedback based on what they see in their own service area.

Motion C25(68) Moved that Council authorize staff send a letter to Provincial Public Works Department and copying MLAS and the Premier asking for reconsideration on performing maintenance on K Class roads (or other) in case they are required to be accessible for emergency access.

Motion C25(69) Moved that staff be authorized to review the Single Access Road discussion and come back to committee with any suggestions on amendments to the Bylaw that they may have (if any), that they feel would perhaps reflect on what was considered the original intent of this when first brought into force approximately fifteen years ago.

Motion C25(133) To direct staff to write a letter to the province regarding the K Class roads, particularly the Renfrew Road (with over 172 residents residing in the area) explaining the circumstances around Emergency Services; and to, direct Staff to take the previous report defining K Class Roads that could be used for emergency services and include them in the letter to the Minister of Public Works, also outlining the number of residents affected or potentially affected if these roads would be opened up, with a copy to go to the Minister of Emergency Management, and Minister of Municipal Affairs.

Motion C25(236) Moved that staff come back with a report on the costs and what standards should a K-Class Road be to be accessible as an emergency exit.

Motion C25(247) Moved that Council maintain the current Subdivision Bylaw regulations regarding 100 lots on a single ingress/egress.

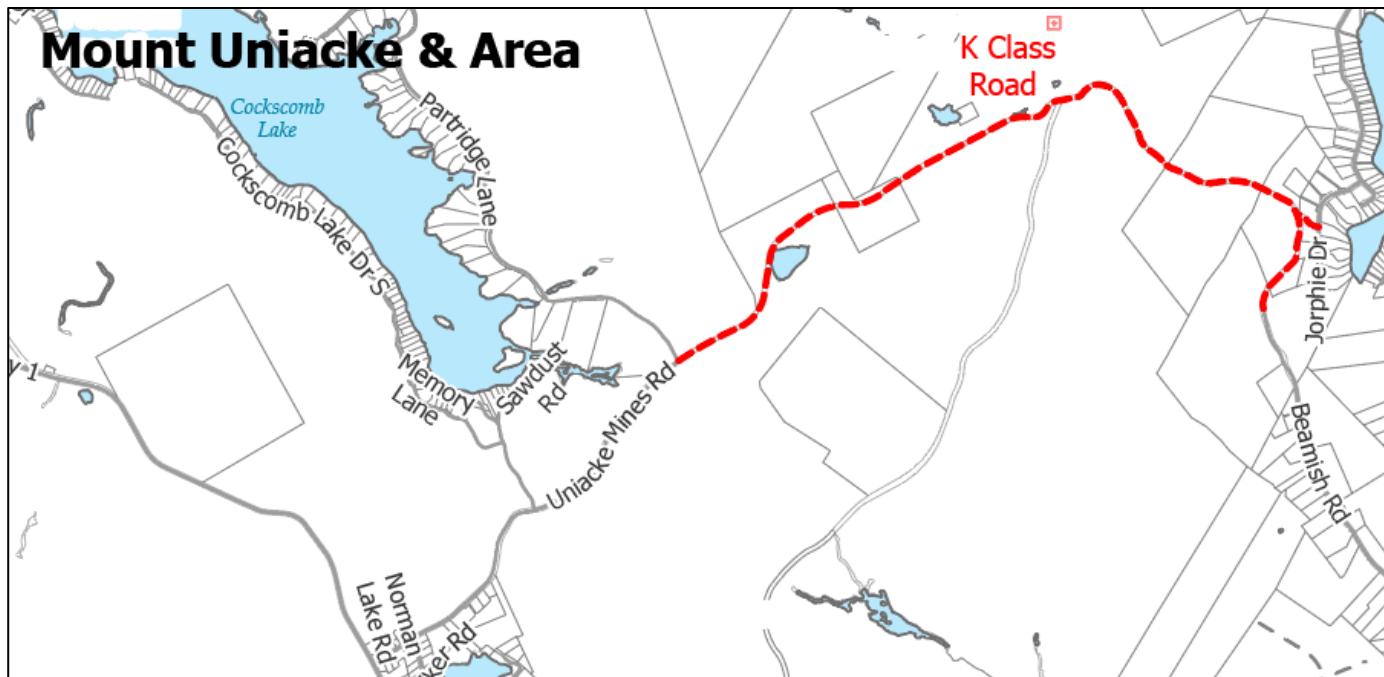
Discussion

- The Municipal Department of Infrastructure and Operations have developed a rough cost estimate to upgrade k-class roads to permit them to be used for emergency access.
- The estimates make some general assumptions:
 - Assuming a gravel width of 6.6m only (less than our municipal standard, but would be close to the Private Road Standards) and that portions of the k-class roads are currently usable.
 - Additional money for engineering is required to ensure that any culverts or other unknowns will be documented and determined before construction. Engineering work could change the cost estimates as the Engineers find out more about these roads, what sort of infrastructure exists or is needed.
 - The cost estimate does not take into consideration ongoing maintenance of the k-class roads. Roads would be gated without regular winter maintenance.



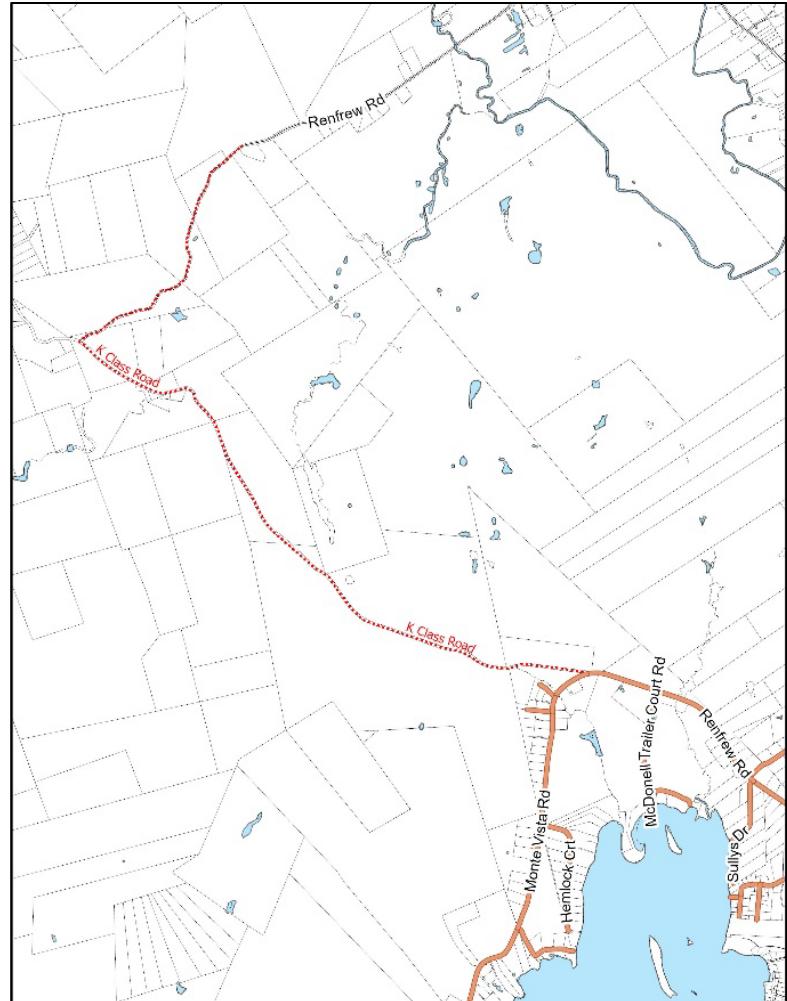
K-Class Roads Upgrade

- The very rough cost estimate from I&O is approximately \$400,000 per km of road.
- Therefore, the k-class road extending from Uniacke Mines Road to Beamish Road is approximately 4.7 km, which would cost approximately \$1,880,000 to upgrade.



K-Class Roads Upgrade

- For the k-class road extending from Renfrew Road to Renfrew Road, the length of the road is approximately 7 km for an approximate cost of \$2,800,000.
- NSPW will provide \$5,000 maximum for the upgrade of each k-class road.
- Upgrading the k-class road in the Grand Lake area would only allow property owners with land having frontage on the Renfrew Road to subdivide their lots.
- Monte Vista Road would still be a dead-end road with over 100 lots on a single road access.



Options

- Municipal staff have provided two options for the consideration of Planning Advisory Committee:
 1. If the rough cost estimates are acceptable to Council, provide additional direction to staff.
 2. Accept the cost estimates and put the report on file but do not proceed with any additional work.



Alternative Recommendation 1

- If the rough cost estimates are acceptable to Council, provide additional direction to staff.

Alternative Recommendation 2

- Accept the cost estimates and put the report on file but do not proceed with any additional work.

