



Subject: *Mount Uniacke Business Park Snow Clearing Update*
To: Executive Committee
Date Prepared: July 10, 2026
Related Motions: C26(60)
Prepared by: Alex Fenton, Supervisor of Road Operations
Approved by: Jesse Hulsman, Director of Infrastructure & Operations

Summary

During the Regular Meeting of Council on February 25, 2026, the following motion was made;

“Moved that Council direct staff to provide the Mount Uniacke Business Park winter road maintenance at a priority 1 service level as established in the “East Hants Policy for Winter Clearing Standards for Roads and Sidewalks”, aligning it to the same priority level as the Elmsdale Business Park for fiscal 2026-27, and to set the same service level of winter maintenance for all Municipally developed Business Parks going forward, with adjustments to be made for no salt use areas as required.”

On review of the current standards, contractor availability, and limited road lengths for the clearing of the Mount Uniacke Business Park, Staff recommend that a standalone service level be created, that differs slightly from the current Priority 1 service level established in the East Hants Policy for Winter Clearing Standards for Roads and Sidewalks.

This would allow staff to utilize current contractor availability and gain a better understanding of the potential challenges posed by conducting snow clearing operations in the area. The current contract for snow clearing runs through the 2027/28 fiscal cycle and would allow for additional updates at that time.

Financial Impact Statement

Additional costs of approximately \$21,000 to \$30,000 a year, depending on conditions and de-icing requirements.

Recommendation

That the Infrastructure and Operations Committee recommend to Council, to give notice of intent to adopt the updated East Hants Policy for Winter Clearing Standards for Roads and Sidewalks as amended herein.

Recommended Motion

- 1) Move that the Infrastructure and Operations Committee recommends to Council, that Council give notice of intent to adopt the East Hants Policy for Winter Clearing Standards for Roads and Sidewalks, as presented to Committee on July 21, 2026.***

- 2) *And; move the Infrastructure and Operations committee recommends to Council, that Council approve the East Hants Policy for Winter Clearing Standards for Roads and Sidewalks, as attached to the July 21, 2026 Committee Agenda.*

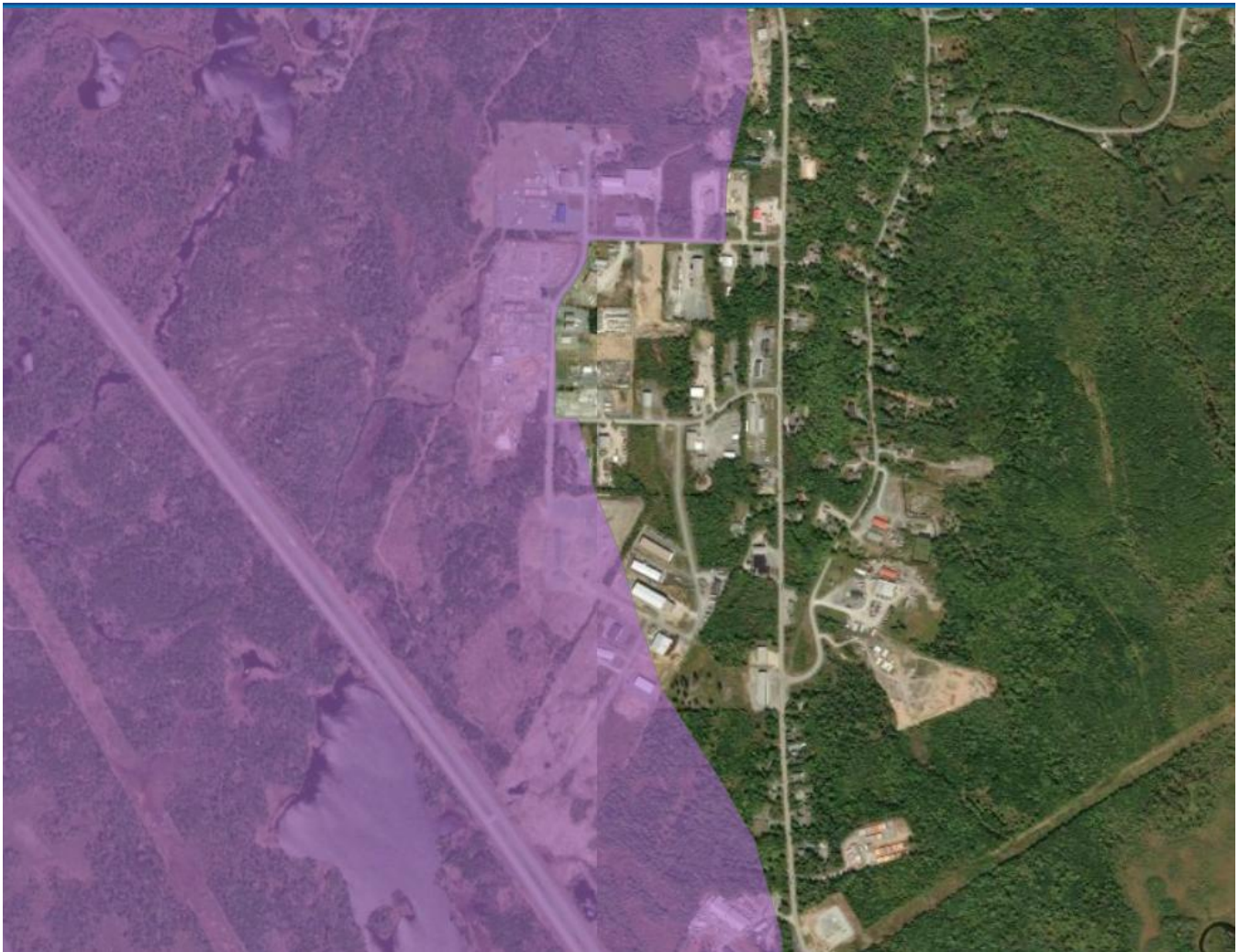
Background

Mount Uniacke Business Park Standards

On review of the current policy standards and their application, it was found that the service standards for Priority 1 roads, like the Elmsdale Business Park, were not appropriate for use in the Mount Uniacke Business Park.

Firstly, the majority of the Mount Uniacke Business Park roads are within the Pockwock Watershed as defined by Halifax Water. This is a protected watershed, where the use of road salts is restricted. One of the core services for Priority 1 roads is pre-event de-icing. Without the ability to use salt, the alternative options are limited in their effectiveness.

Pockwock Watershed Boundary (purple area) in Mount Uniacke Business Park:



Secondly, turnaround times for the Elmsdale Business Park are every three (3) hours, whereas due to the distance between a potential contractor's base and the Mount Uniacke Business Park, Staff are proposing 5 hours to allow for instances where the equipment must return to base in order to top up supplies, switch drivers, etc.

Lastly, a cut through with bare pavement is the ongoing standard, with bare pavement achieved within 24 hours from the end of the storm for Priority 1 roads. Our current policy standards for gravel roads, where we use sand only is snow covered, but passable. Staff are recommending that the finished condition of the roads be snow covered and passable, with an accumulation of not more than 10cm for the hard pack. Staff are further recommending that during operational hours for the Business Park of Monday to Friday, 8am-5pm, that accumulation should not reach more than 5cm before snow plow crews start making passes. This would potentially allow for better passes. Staff would monitor the effectiveness of this method throughout the winter.

Alternatives

No alternatives are being brought forward at this time.

Attachments

East Hants Policy for Winter Clearing Standards for Roads and Sidewalks