

February 3, 2026

To: Members of Council
Municipality of the District of Yarmouth

Dear Warden and Councillors,

We, the undersigned property owners and residents of Park Drive and Sealand Avenue in Brooklyn, write to express our strong support for the paving of our streets and related pedestrian improvements.

We understand that the Municipality has commissioned engineering design work that includes cost estimates, timing, and technical specifications. We respectfully request that Council give this project favorable consideration for construction as part of upcoming capital planning and budgeting decisions. We believe this project represents a sound municipal investment that will deliver long-term financial, community, and transportation benefits.

A Strategic Growth Area for the Municipality

The Park Drive and Sealand Avenue community represents one of the only large-scale, comprehensively planned and serviced residential subdivisions currently under active development within the Municipality. Its strategic location (connecting Brooklyn with the Town of Yarmouth and existing active transportation networks) positions it as a key growth area for the Municipality's future housing supply. Unlike smaller or piecemeal projects, this community offers a coordinated, long-term opportunity for residential growth supported by shared municipal infrastructure. Investment in street improvements now would reinforce this area as a primary location for continued housing development and population growth.

A Growing Community and an Expanding Tax Base

The subdivision currently contains approximately **45 lots**, of which approximately **30 have already been developed or are under development** with single-detached homes. The current total assessed value of the community is estimated at approximately **\$12–13 million**.

Several additional lots are under option for near-term construction, and surrounding lands include approximately **15 acres capable of supporting an estimated 25 additional residential lots**. When fully developed, this community could include approximately **70 homes**, with a projected total assessed value of **\$30–35 million**.

The intended street paving project would directly support and accelerate this development by improving marketability, providing certainty to builders and homeowners, and encouraging reinvestment in the community. From a financial perspective, this project is not simply a maintenance activity. It is a strategic investment in the Municipality's long-term tax base and return on infrastructure spending.

Property Value and Community Stability

Paved roads and pedestrian infrastructure are widely recognized as contributors to higher property values, stronger neighbourhoods, and increased private investment. For Park Drive and Sealand Avenue, paving would:

- Increase the value of existing homes;
- Protect the investments already made by residents;
- Encourage timely development of remaining lots; and
- Support higher-quality long-term housing outcomes.

These outcomes strengthen both the community and the Municipality's overall assessment base.

Reduced Long-Term Operating Costs

Park Drive and Sealand Avenue are currently gravel roads that require regular grading, dust suppression, and seasonal maintenance. These ongoing costs accumulate year after year. Conversion to paved streets would:

- Reduce annual operating and maintenance costs;
- Improve drainage and durability; and
- Provide more predictable lifecycle management of municipal infrastructure.

Over time, these savings will help offset the initial capital investment required to complete the project.

Pedestrian Safety, Connectivity, and Cost Efficiency

Park Drive also functions as an important pedestrian connection between the Rail Trail, the Brooklyn Road sidewalk, and the broader multi-use pathway network within the Town of Yarmouth. Given that a dedicated pedestrian infrastructure along Park Drive would complete this already well-used active transportation route.

As Park Drive and Sealand Avenue are low-volume, dead-end residential streets, Council may wish to consider a design approach that balances safety, connectivity, and cost efficiency. Rather than a fully separated pathway, a shared road design could be explored that safely accommodates pedestrians, cyclists, and vehicles within the paved roadway. This approach could:

- Maintain pedestrian connectivity and safety;
- Reflect the low traffic volumes and residential character of the streets; and
- Potentially reduce overall capital construction costs while still achieving the project's transportation and community objectives.

In short, we support both design solutions but recognize that functionality must be balanced with the fiscal capacity of the Municipality.

A Strategic Municipal Investment

Taken together, the paving of Park Drive and Sealand Avenue offers clear and measurable value:

- Significant long-term tax base growth;
- Reduced operating and maintenance costs compared to gravel road upkeep;
- Improved safety and connectivity for residents and pedestrians; and
- Support for one of the Municipality's most actively developing, comprehensively planned and serviced, residential growth areas.

These combined benefits make this project a fiscally responsible and forward-looking investment in the Municipality's infrastructure and long-term financial health.

Unified Community Support

Property owners and residents along Park Drive and Sealand Avenue support this project and respectfully request that Council advance the paving of our streets as a municipal priority.

We thank Council for its consideration and for its continued commitment to building strong, connected, and sustainable communities across the Municipality of the District of Yarmouth.

Respectfully submitted,

The undersigned property owners and residents of Park Drive and Sealand Avenue, Brooklyn

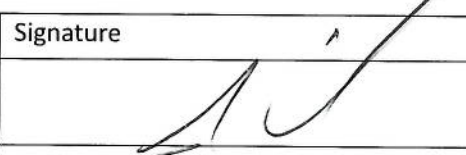






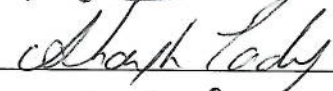
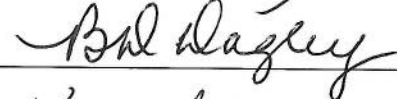

Cc:

Hon. Colton LeBlanc, Minister of Growth and Development
Nick Hilton, MLA



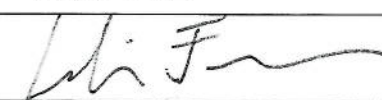
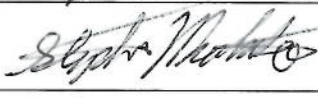
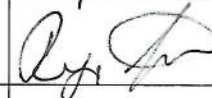


Community Support RE: Park Dr and Sealand Av Street Improvements

#	Name - PRINT	Civic Address	Signature	Date
1	Nicole Kendall	97 Park Drive	Nicole Kendall	Feb 13/26
2	MARTIN BECK	97 PARK DR	Martin Beck	Feb 14/2026
3	Ray Smith	164 PARK DRIVE	Ray Smith	Feb 14/26
4	RHONDA SMITH	164 PARK DRIVE	Rhonda Smith	FEB 14/26
5	Bruce Rogers	190 Park Drive	Bruce Rogers	Feb 16/26
6	CAROL ROBERS	190 PARK DRIVE	Carol Rogers	FEB 16/26
7	Bill Cox	182 PARK DRIVE	Bill Cox	Feb 16/26
8	LesA Cox	182 Park Drive	LesA Cox	FEB 16/26
9	Dung Vo	198 Park Dr	Dung Vo	Feb 16/26
10	Courtney Vo	198 Park Dr	Courtney Vo	Feb 16/26
11	Marc LeBlanc	197 Park Dr	Marc LeBlanc	Feb 16/26
12	Shelby LeBlanc	197 Park Dr	Shelby LeBlanc	Feb 16, 2026
13	Nanette Comeau	31 Seeland Ave	Nanette Comeau	Feb 16, 2026

Community Support RE: Park Dr and Sealand Av Street Improvements

#	Name - PRINT	Civic Address	Signature	Date
14	Banny Reid	31 Seeland Ave		Feb 10, 2026
15	Trevor Wallace	165 Park Dr.		" "
16	Stephanie Wallace	165 Park Dr.		" "
17	Jim Whitehouse	34 Park Dr.		" "
18	George + David	115 Park Dr.		" "
19	Shelley			
20	Michael Raffuse	137 Park Dr.		" "
21	Denece Deon	137 Park Dr.		
22	Mike Endri	20 Seeland Ave		26 02-17
23	Shayen Lady	20 Seeland Ave		28-02-17
24	Beverly Dagley	16 Seeland Ave		Feb 17, 2026
25	Karen Atkinson	157 Park Drive		Feb 18/2026

Community Support RE: Park Dr and Seeland Av Street Improvements

#	Name - PRINT	Civic Address	Signature	Date
26	Barry Banfield	192 Park dr		Feb 16/2026
27	MABEL BANFIELD	192 PARK DR	Mabel Banfield	Feb 16/2026
28	Donovan Bain	32 Seeland Ave		Feb 19/26
29	Carmen Bain	32 Seeland Avenue	C Bain	Feb 19/26.
30	Colin Fraser	47 Park Drive		Feb 19/26
31	Steve Moulaison	89 Park Drive		Feb 19 th /26
32	Melissa Moulaison	89 Park dr.	Melissa Moulaison	Feb. 19/26
33	Ryan Cottreau	79 Park dr		Feb 22/26
34	Cyrtal Cottreau	79 park Dr.	Cyrtal Cottreau	Feb 22/26
35	Dwayne Muisse	83 Park Dr		Feb 22/26
36	Liz MacLeod	69 Park Dr.	Liz MacLeod	Feb. 22/26.
37	Kevin MacLeod	"		
38	Warren Gibbons	181 - Park Dr		Feb 22/26

~~Steve Moulaison~~

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