



Council Agenda September 27, 2021

Township of Ashfield-Colborne-Wawanosh Council will meet in special session on the 27th of September 2021 at 7:00 p.m. through Zoom, a Video Conferencing Platform.

This meeting is being held electronically as per By-Law 37-2021, Section 3.10 which allows for Electronic Participation of Council Meetings.

1.0 CALL TO ORDER

This meeting has been called to host a public meeting to present the findings from BM Ross for the Port Albert Servicing Master Plan.

2.0 DISCLOSURE OF PECUNIARY INTEREST / POTENTIAL CONFLICT OF INTEREST

3.0 PORT ALBERT SERVICING MASTER PLAN – PUBLIC MEETING

This public meeting is being held as part of a Municipal Class Environmental Assessment process, under the Environmental Assessment Act. The study was initiated in May of 2018 to develop a Servicing Master Plan for the Port Albert Settlement area.

The Servicing Review is being undertaken to inventory and evaluate existing road, water, sewage, and drainage infrastructure within the community and to investigate the most cost effective and efficient manner to provide additional servicing within established and future development areas of the community.

When completed, the Master Plan will recommend a road and servicing strategy that could be implemented in phases as determined by need, to address the growth needs of Port Albert.

This public meeting is being held to present an update to the public on the findings of BM Ross & Associates and present the financing approaches and cost estimates. Once the presentation has been made, the public will be asked to provide input.

Following the public meeting, input will be considered, and a final draft of the Port Albert Servicing Master Plan will be brought to council for consideration at a future meeting.

3.1 Dale Erb & Kelly Vader / B.M. Ross and Associates

We have provided Council with a copy of the presentation that will be shared with Council this evening with respect to the Port Albert Servicing Master Plan proposal. We have also provided a copy of submitted comments from members of the public.

The presentation, prepared by Mr. Erb and Ms. Vader, which was pre-recorded and shared on the municipality's website prior to this meeting, will be played.

After the presentation, we will ask for comments from the public. Each speaker will only be given one opportunity to make their comments.

STAFF COMMENTS: None.

4.0 **ADJOURNMENT**

Moved by
Seconded by

ADJOURN

THAT Ashfield-Colborne-Wawanosh Township Council does now adjourn to meet again on September 28, 2021, at 9:00 a.m. or at the Call of the Mayor.

~

Township of Ashfield-Colborne-Wawanosh Servicing Master Plan Community of Port Albert

Virtual Public Meeting
September 27, 2021



Agenda

- Project Background
- Master Plan Process
- Summary of input to Date
- Study Investigations
- Master Plan Alternatives
- Report Recommendations
- Anticipated costs
- Financing Approaches
- Next Steps

Project Study Area



Official Plan and Zoning Maps



Master Plan Study Scope

- Examine existing drainage facilities within the study area and define drainage catchments
- Review municipal sanitary and water servicing issues within the study area and suggest an approach
- Consult with Local Residents and Review Agencies
- Develop a phased urban expansion strategy for the study area that addresses drainage requirements as well as other servicing needs
- Identify and assess existing and required drainage outlets to Lake Huron needed to accommodate development plan
- Prepare a report documenting the Master Plan process and study recommendations

Master Plan Timelines

- Initial Notice Published June 2018
- Questionnaire Mailed to Residents June 2018
- Compiled Results of Questionnaire Jan/Feb 2019
- Phase 1 Investigations Winter/Summer 2019
- 1st Public Meeting September 2019
- Consultation following Meeting Fall/Winter 2019
- Additional Investigations Winter/Spring 2020
- 2nd Public Meeting September 2021
- Finalize Master Plan Winter 2021

Summary of Public Input

- Comments regarding the size, operation and location of proposed SWM Facility
- Comments regarding upgrades to Ashfield Street and impact on existing trees (Large Elm Tree in Particular)
- Comments/concerns regarding the Questionnaire
- Comments regarding wildlife present within study area
- Questions about project funding and how capital costs will be allocated
- Comments/questions related to defined drainage areas and the proposed outlet at the west end of Ashfield Street.
- Concerns about sewage and water servicing of future development lands within the study area



Study Investigations

- Additional investigations were initiated following the 1st Public Meeting to address concerns from residents
- **Studies Completed during Phase 1**
 - Engineering Investigation of Study Area
 - Natural Heritage Assessment of Woodlot Areas
 - Drainage Assessment of Study Area
- **Studies Completed during Phase 2**
 - Hydrogeological Review
 - Species at Risk Assessment of Study Area
 - Stage 1 Archaeological Assessment
 - Engineering Review of Sewage and Water Servicing



Hydrogeological Investigation

- Completed by Ian D. Wilson Associates
- Familiar with the Port Albert Area due to past investigative work completed within the Township
- Purpose of the Study was as follows:
 - Conduct a desktop review of available geological and hydrogeology information to establish the hydrogeological setting of the study area and surrounding lands
 - Conduct desktop analysis of MECP water well records for the study area to confirm aquifer conditions and well yields
 - Provide comments on typical septic system design criteria and sewage system impact potential

Hydro-G Results

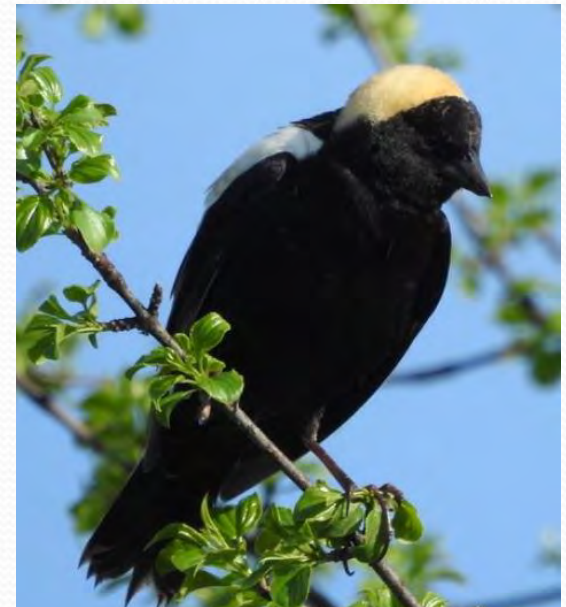
- Available information indicates that the project study area is within a low-risk geologic setting due to depth of overburden (avg. 26m) consisting of clay or hardpan.
- Average well is completed to a depth of 38.4m into the bedrock aquifer with an average yield of 64 L/min
- Due to low permeability of dense silty clays in study area, and probable seasonally perched water table conditions, raised beds would typically be required for septic disposal.
- Based on the low risk geological setting, the number of lots within the Master Plan area will not be limited by MECP Procedure D-5-4 (“nitrate guideline”).

Species at Risk (SAR) Assessment

- As a result of feedback from residents following the first public meeting, the services of an ecologist were retained to assess the remainder of the study area and the Ashfield Street road allowance to assess trees and species at risk.
- Trees adjacent to the Ashfield Street R/A were assessed to evaluate current health and sensitivity and determine if they could be retained during construction
- Remainder of study area was assessed for presence of species at risk or other sensitive species that might be impacted by the proposed Master Plan projects

Results

- Nineteen (19) SAR were identified as potentially being present and were assessed for their presence
- Three (3) SAR were identified as being present
 - Bobolink (*Dolichonyx oryzivorus*)
 - Eastern Meadowlark (*Sturnella magna*)
 - Eastern Wood-pewee (*Contopus virens*)
- Wildlife Corridors
 - No clearly defined north/south corridor
 - West edge of wetland utilized regularly
 - Could be considered in future developments



Bobolink photo from near Ashfield St.



Ashfield Street corridor

- American Elm is in good condition and should be retained
 - Trees of this size and condition are rare due to ongoing effects of Dutch Elm Disease
- Other trees are not sensitive species
 - Apple trees, european buckthorn, green ash, eastern white cedar, norway maple, multiflora rose, chokecherry, cranberry viburnum, poison ivy

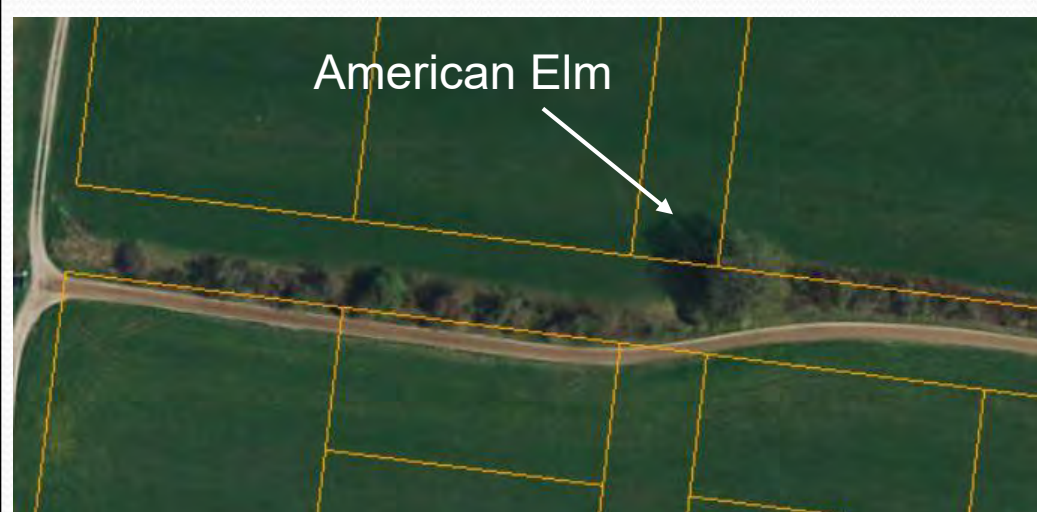


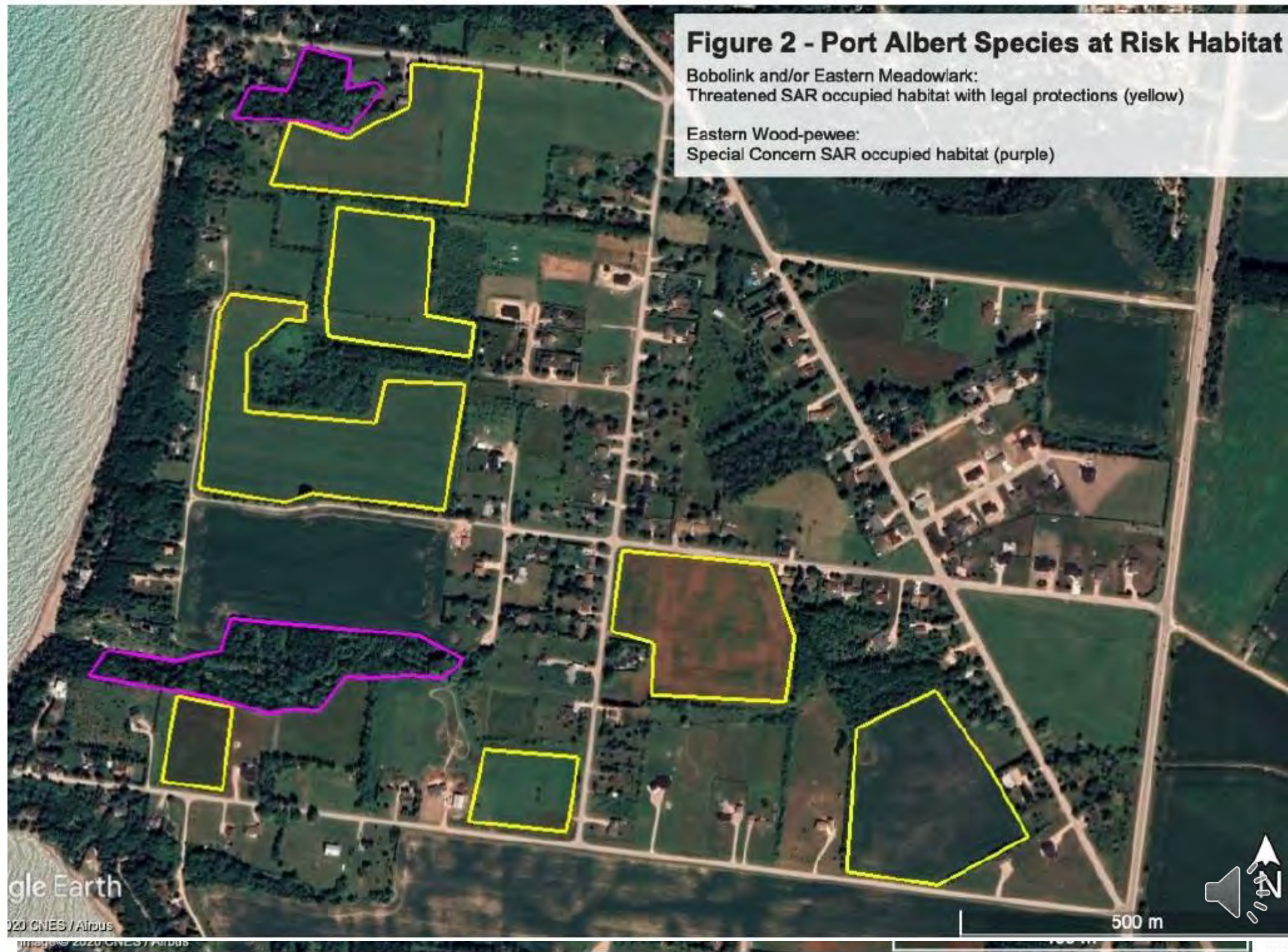
Figure 2 - Port Albert Species at Risk Habitat

Bobolink and/or Eastern Meadowlark:

Threatened SAR occupied habitat with legal protections (yellow)

Eastern Wood-pewee:

Special Concern SAR occupied habitat (purple)



Recommendations from Report

- **Ashfield Street**

- Review engineering design to address impacts to Elm
- Approach adjacent property owners to modify road alignment

- **SAR Habitat**

- Initiate discussions with MECP on compensation for SAR Habitat

- **Market Street**

- Buckthorn-dominated portion of feature less sensitive as long as hydrology addressed so wetland not be negatively impacted

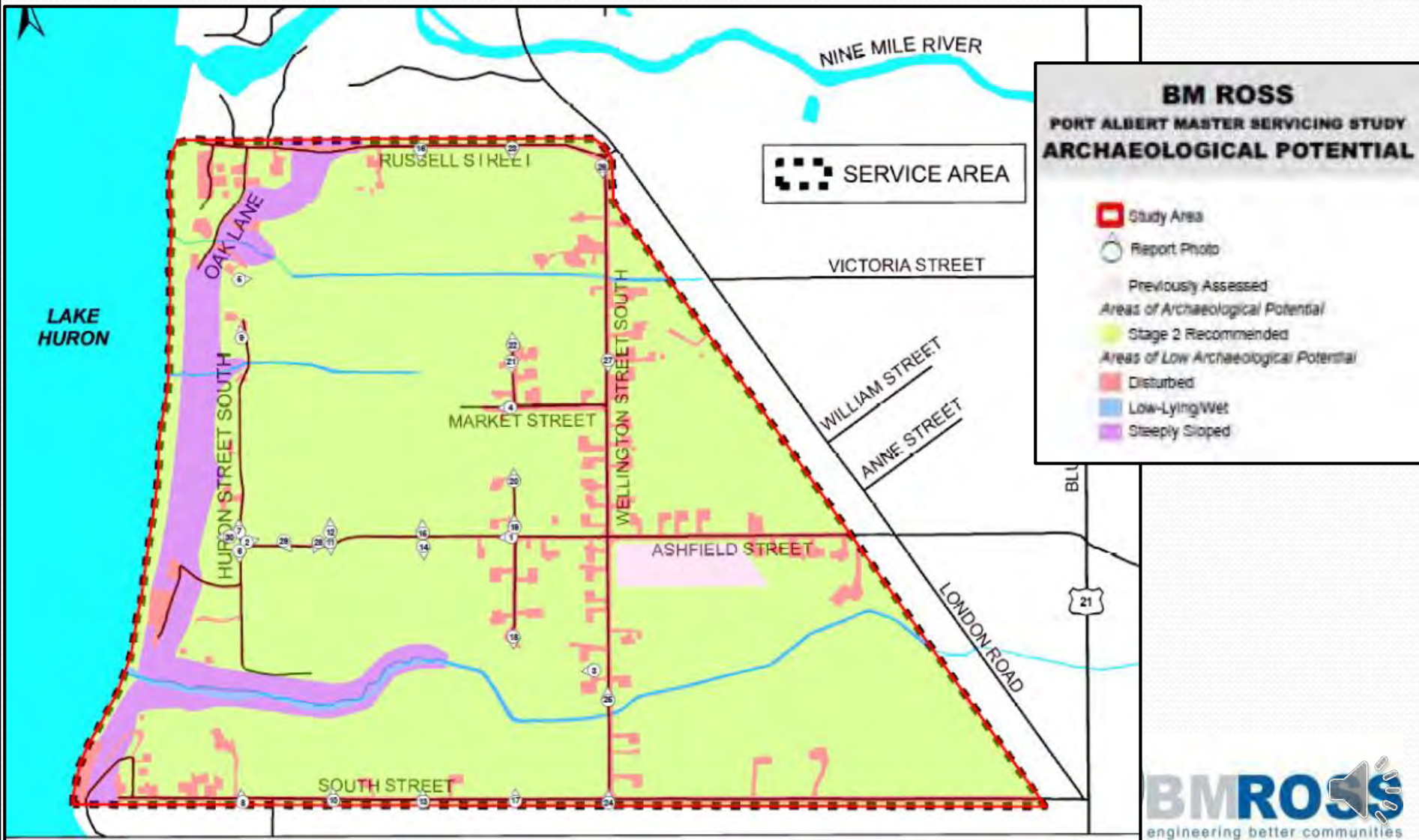
- **Wildlife Corridors**

- Incorporate north/south corridors in future development plans wherever possible

Stage 1 Archaeological Assessment

- Completed by Timmins Martelle Heritage Consultants
- A Stage 1 Assessment is a background review of the study area which identifies potential for the presence of buried cultural artifacts to be present and triggers the need for a Stage 2 (on-site) assessment
- Background review evaluated historic mapping, records of previous archaeological sites, current and historic land uses
- It was determined that a majority of the study area has archaeological potential and would require Stage 2 Assessment prior to development

Archaeological Potential



Updated Survey Results

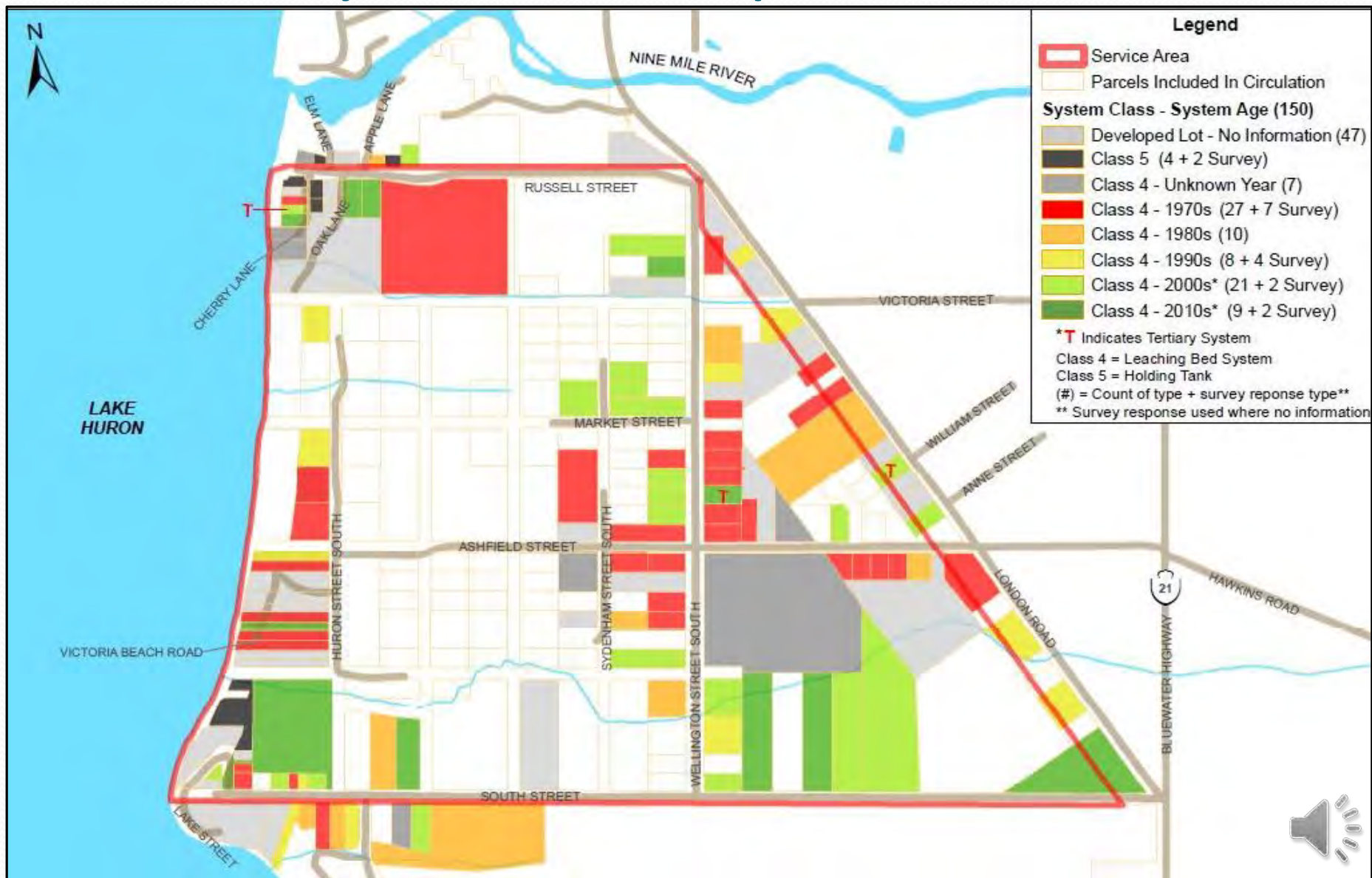
- 52 Surveys Received within Initial Consultation Period
 - 19 online and 33 paper
- 6 additional surveys received prior to public meeting
 - Paper copies as a result of meetings with residents
- 11 Surveys received following first public meeting
 - 9 online and 2 paper
- 68* Total Surveys Received – 27% Response Rate

* 1 survey was removed by request of the owner

Drainage Problems



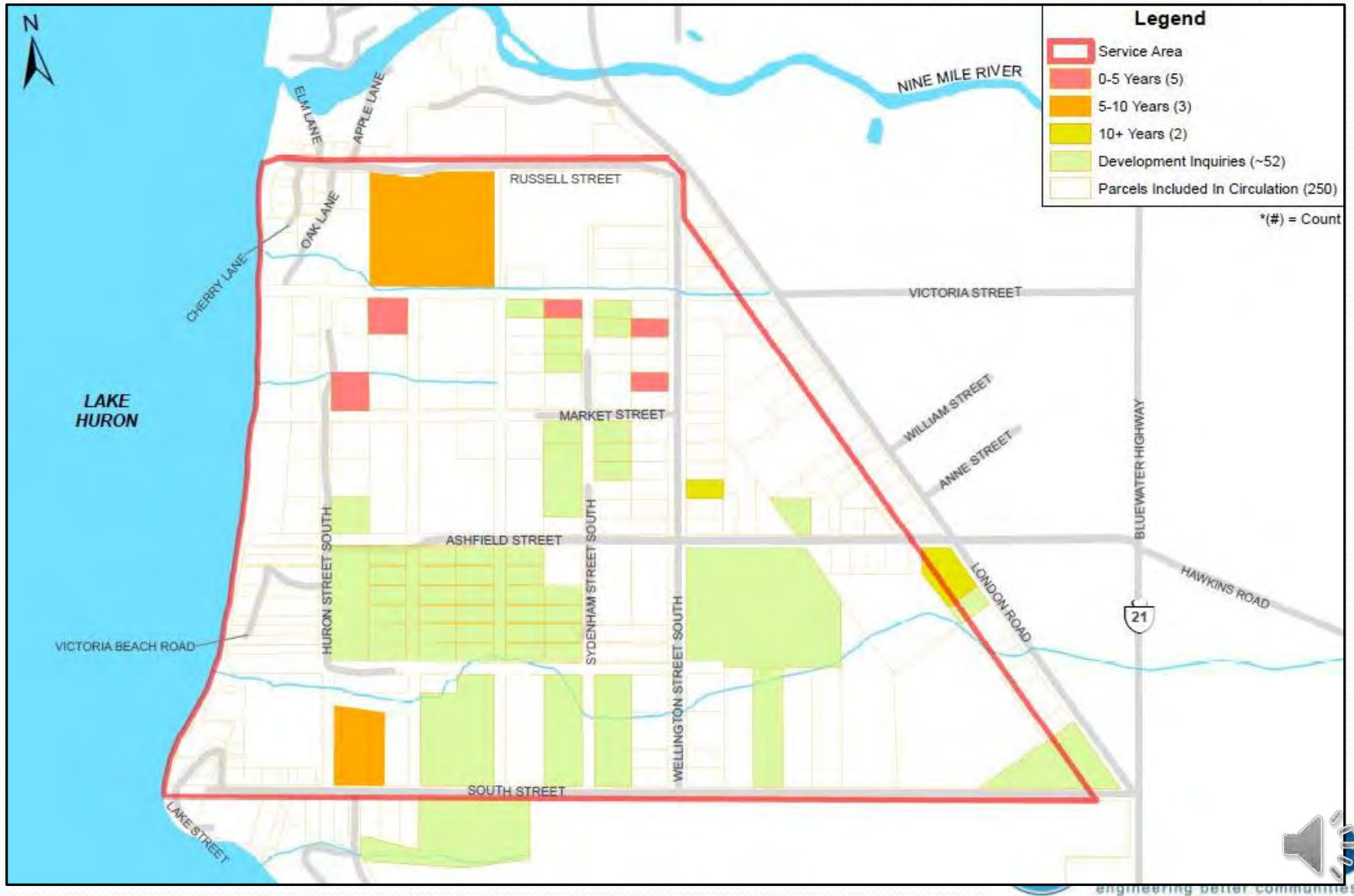
Survey Results - Septic



Survey Results – Water Supply



Survey Results – Development Potential



Stormwater Management and Drainage Upgrades

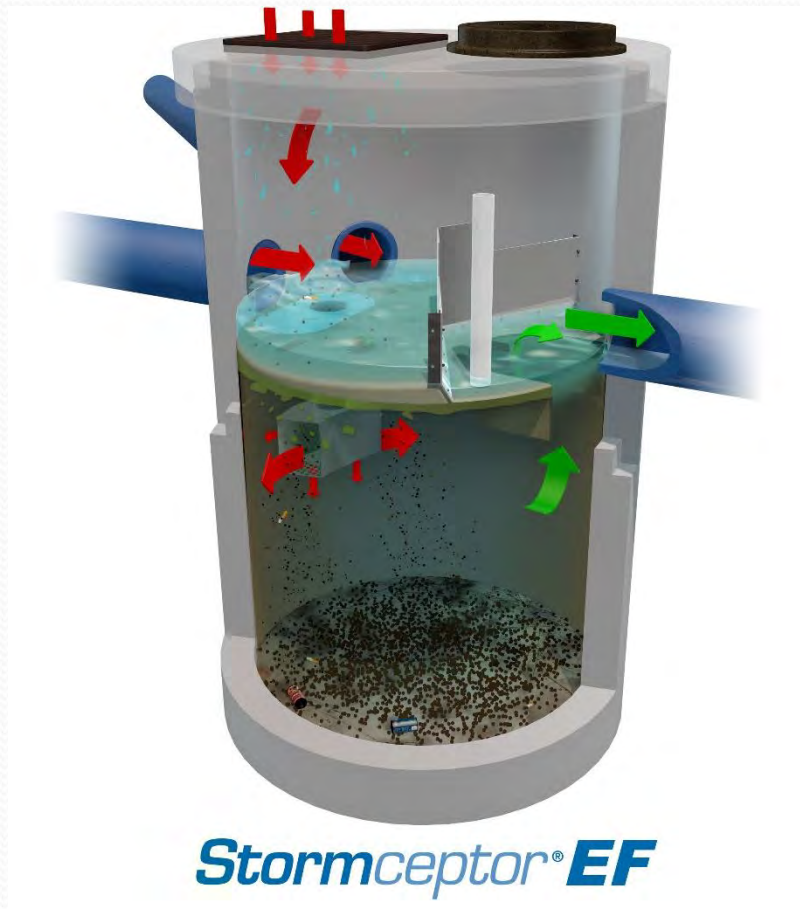
Stormwater Management

- As development occurs, ground surfaces are hardened through construction of roads, buildings, landscaping, etc.
- A municipally owned conveyance system (storm sewer piping) collects the runoff and conveys it to the outlet.
- Stormwater management is a method of managing stormwater runoff to replicate an undeveloped state.
- Designed to address water quantity issues (volume of runoff) and water quality (removal of sediment and contaminants from runoff).
- In some cases on-site (infiltration) methods can be used vs. end-of-pipe methods (such as ponds).

Options for Port Albert

- Due to silty clay soils in study area, infiltration options are not recommended as confirmed with the Conservation Authority.
- Options considered for the management of stormwater prior to letting it escape to the lake include ponds or a series of oil and grit separators at key locations within the drainage collection system. A key factor includes a properly designed outlet to the Lake.
- In Port Albert we have two main outlets...one at the end of Victoria Street (which is in good condition) and one at the end of Ashfield Street (which is not in good condition).
- Regular maintenance is required to maintain function

Oil Grit Separator



Stormceptor installed on London Road



Ashfield Street Outlet



Ashfield Street Outlet



- Municipal Road Allowance.
- Significant Erosion at the top end.
- Very flashy flows during extreme rainfall events.
- Upgrades to include installation of pipe from Huron Street to Lake.
- Regrading and revegetation of ravine side slopes.
- Erosion protection at outlet.

Victoria Street Outlet



Master Plan Recommendations

- Provide a municipal storm sewer system within the study area that will become a municipal asset and ACW's responsibility once construction.
- Upgrade outlet at west end of Ashfield Street to provide a resilient/protected outlet to Lake Huron and divert drainage away from the Port Albert Drain – create an improved beach access as part of the design.
- Complete upgrades to the Victoria Drain to create additional storage upstream of the outlet to provide discharge control.
- Install oil and grit separators upstream of outlet to provide quality control prior to discharge to the Lake.
- Conservation Authority is accepting of the approach providing that the outlet is designed appropriately to handle high flows events.



Sewage and Water Servicing

Sewage and Water Servicing

- High level review of Sewage and Water Servicing completed.
- Survey results do not indicate a significant concern with septic system operations and/or water quality.
- Of the 150 septic systems in study area, 51 > 25 years in age, 47 are of an unknown age – 65% could be at risk of failure.
- Hydrogeology report indicates that most wells are drilled to bedrock aquifer and overburden provides sufficient separation between septic systems and well supplies.
- Aquifer has potential to provide sufficient water quantities for a municipal water supply.

Conceptual Servicing Approach

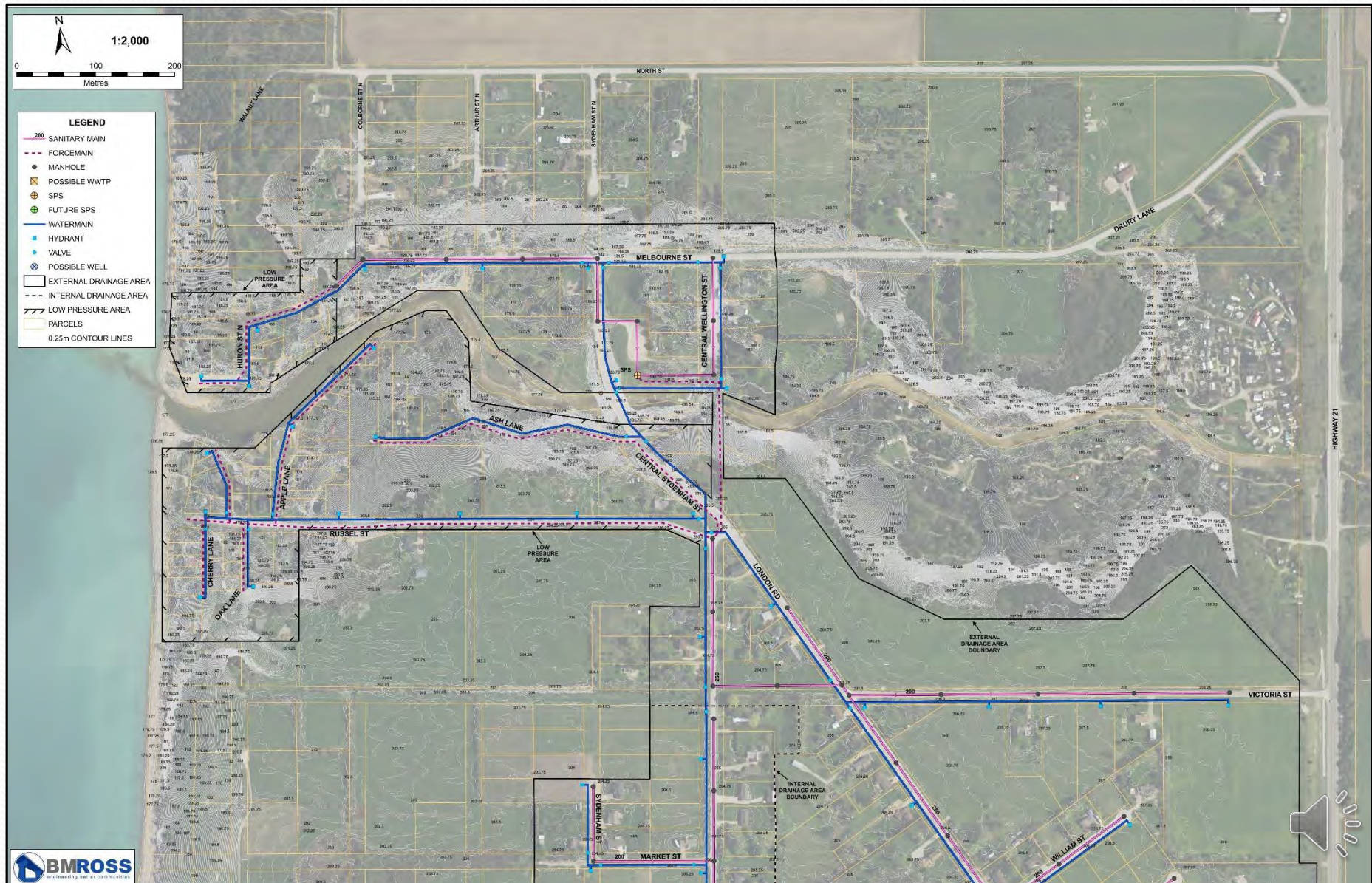
- **Sewage Servicing**

- Package Treatment Facility to be constructed south of Port Albert discharging to Lake Huron.
- Gravity sanitary sewers and sewage pumping stations to be installed throughout the community to service existing and future development areas.

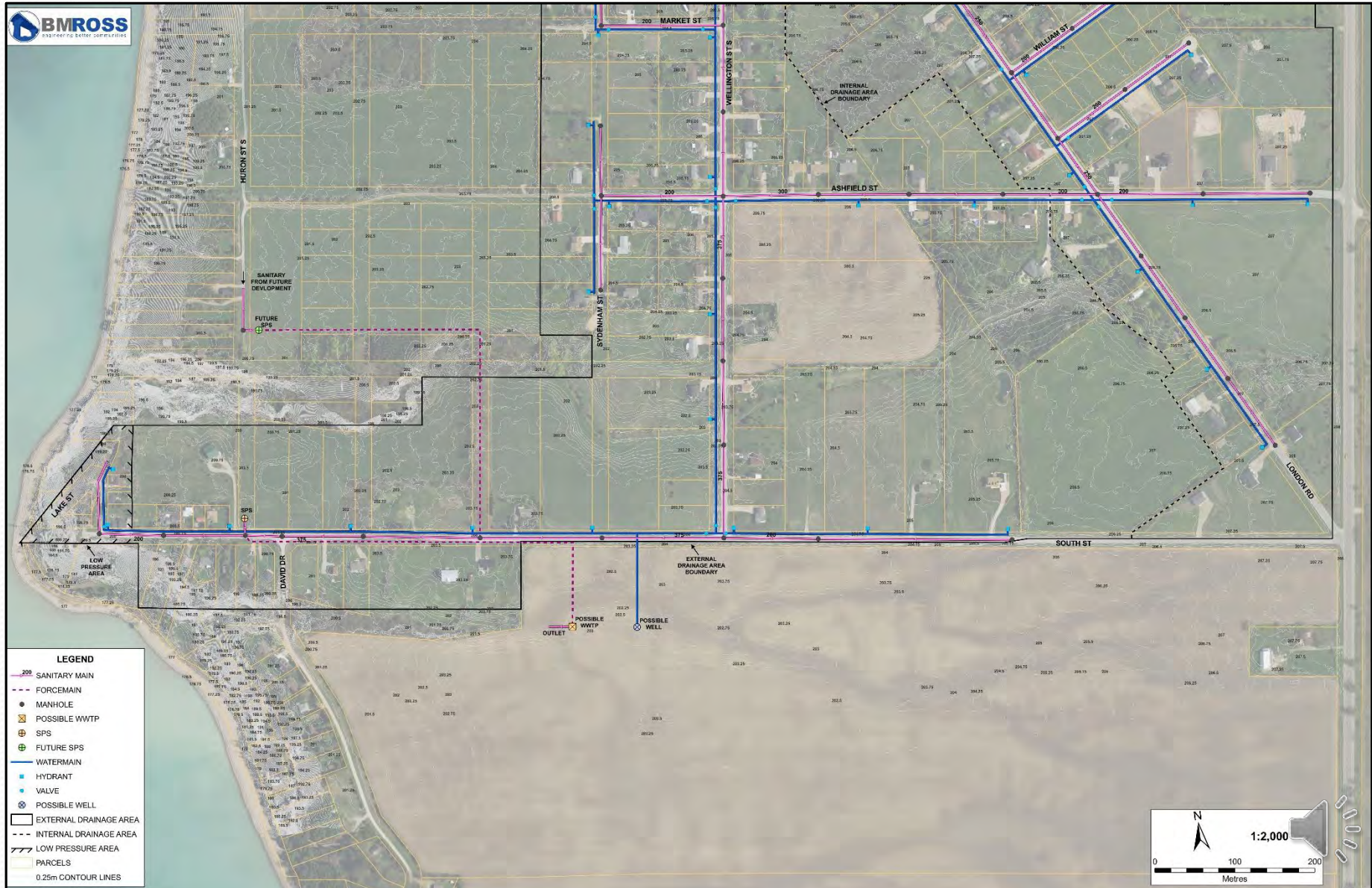
- **Water Servicing**

- Municipal well system would be developed on municipally-owned land within the community with sufficient capacity to service the fire and water needs of the community.
- Distribution watermains would be required throughout the community to service existing and future development areas.

Conceptual Sewage and Water Servicing



Conceptual Sewage and Water Servicing



Anticipated Costs

- **Conceptual Level Costs to Service the Existing Community**

● Distribution Watermain	\$ 3,800,000 + HST
● Sanitary Collection System	\$ 6,000,000 + HST
● Sewage Treatment	\$ 4,300,000 + HST
● Water Treatment	\$ 1,800,000 + HST
Sub-Total	\$ 17,100,000

Potential Customers – 260

Total cost per property	\$66,000
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Review of Master Plan Alternatives

MP Alternatives – Sewage & Water Servicing

Alternative 1 – Service the Entire Community of Port Albert with a Municipally-Owned and Operated Water Distribution and Sanitary Collection and Treatment System. This means that the entire community would be serviced by a new sanitary collection and water system.

Alternative 2 – Service only Future Development Lands with a Municipally-Owned and Operated Water Distribution and Sanitary Collection and Treatment System. This means that new development proposed within the community would be serviced through a municipally owned system.

Alternative 3 - Do Nothing. This option proposes that no improvements or changes be made to address the servicing needs.

Review of Sewage & Water Servicing Alternatives

Alternative	Advantages	Disadvantages
Service Entire Community	<ul style="list-style-type: none"> - More cost effective approach - Addresses potential water quality issues associated with aging septic systems & wells - Preferred form of servicing is full municipal servicing 	<ul style="list-style-type: none"> - Recently developed lots would lose investment in new septic and well systems. - Economic impacts to existing residents could be significant.
Service only Future Development Lands	<ul style="list-style-type: none"> - New development would be serviced by a municipally-owned sewage and water system. - Potential water quality impacts to adjacent properties would be minimized. 	<ul style="list-style-type: none"> - Costs associated with servicing only future development lands could make new development costs prohibitive.
Do Nothing	<ul style="list-style-type: none"> - No significant concerns have been identified with existing sewage and water servicing. - Hydrogeology of study area supports existing servicing approach. 	<ul style="list-style-type: none"> - Potential water quality issues associated with existing septic systems would not be addressed.



Pre-Consultation with MECP

- Ministry of Environment, Conservation and Parks (MECP), is Provincial Ministry that regulates sewage and water systems.
- BMROSS & ACW thought it would be wise to consult with MECP prior to finalizing the Master Plan.
- A virtual meeting was held in late August with MECP staff to review the Master Plan and specifically recommendations related to water and sewage servicing.
- Result was that MECP staff were not concerned with the recommendation to maintain the status quo in Port Albert in regards to sewage and water servicing, providing that lots/parcels are sized appropriately to meet Ontario Building Code (OBC) guidelines.



Recommendations

Sewage and Water Servicing

Select Alternative 3 – Do Nothing for Sewage and Water Servicing

Rationale for Selecting Alternative 3

- Financial Impact to residents would be significant.
- No evidence of significant issues with existing sewage and water systems.
- Hydrogeology of study area supports existing servicing model.
- Septic inspection program could be developed to address aging septic systems within the community.

Existing Road & Drainage Infrastructure

MP Alternatives – Road & Drainage Infrastructure

Alternative 1 – Reconstruct Existing Road Infrastructure to an Urban Road Cross-Section and Provide Improved Stormwater Drainage Facilities. This means that existing roads would be constructed with curb and gutters and stormwater drainage infrastructure discharging to existing or improved drainage outlets.

Alternative 2 – Reconstruct Existing Road Infrastructure to a Rural Road Cross-Section and Provide Improved Stormwater Drainage Facilities. This means that roads would be reconstructed with roadside ditches to convey stormwater to existing or improved outlets.

Alternative 3 - Do Nothing. This option proposes that no improvements or changes be made to address the road and drainage needs of the community.

Review of Road & Drainage Alternatives

Alternative	Advantages	Disadvantages
Reconstruct to an Urban Cross-Section	<ul style="list-style-type: none"> - Conforms to the current municipal standard for urban areas - Provides more efficient drainage from developed parcels - Provides enhanced road drainage - Provides a longer service life 	<ul style="list-style-type: none"> - More costly to construct - Entire road infrastructure needs to be reconstructed
Reconstruct to a semi-urban cross-section	<ul style="list-style-type: none"> - Less expensive to construct - Does not meet current municipal standard for urban areas. 	<ul style="list-style-type: none"> - Requires more ongoing maintenance - Shorter service life - Less efficient drainage
Do Nothing	<ul style="list-style-type: none"> - Least expensive option for residents 	<ul style="list-style-type: none"> - Does not address deficiencies with existing road infrastructure - Does not allow for roads to be assumed by Municipality

MP Alternatives – Future Development Lands

Problem Statement: Upgrades to Existing Infrastructure are needed to facilitate development of Vacant Development lands in Port Albert (most currently in a holding zone)

Section 18.8.7 Holding Zone – VR1-H

In the area VR1-H no development is permitted until the needed municipal services such as a public road or drainage have been provided. The Holding Zone-H may be removed when these services are available or will be provided by the developer to the satisfaction of the Township.

Alternative 1 – Address stormwater drainage on a parcel by parcel basis as development applications are received

Alternative 2 – Develop a comprehensive approach dealing with drainage for the entire service area

Alternative 3 – Do Nothing

Evaluation Considerations

- **Alternative 1 – Parcel by Parcel Approach**

- Does not allow Township to plan ahead for infrastructure-related capital works projects
- Difficult to address drainage impacts for entire sub-catchment
- Leaves timing to chance and whim of developers
- May result in multiple facilities for Township to maintain

- **Alternative 2 – Comprehensive Approach**

- Allows drainage requirements to be addressed for each sub-catchment as a whole
- Phased approach will allow Township to plan ahead and budget for necessary infrastructure projects
- Ensures that drainage outlets are designed to address full development within each catchment



Recommendations

Select Alternative 1 for Road and Drainage Infrastructure and Alternative 2 for Future Development Areas

For Existing Road and Drainage Infrastructure

- Reconstruct roads to an urban design standard – Similar to London Road
- Develop minimum standards for grading, drainage and lot sizes

In Future Development Areas

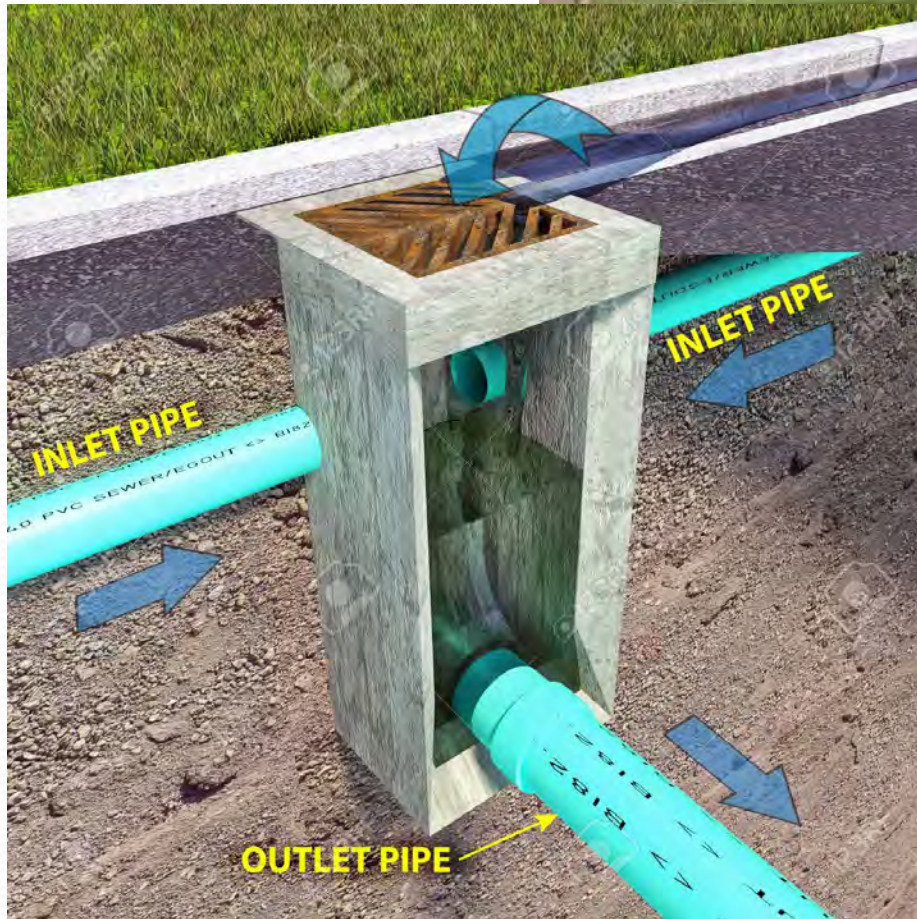
- Develop a phasing plan for road and drainage infrastructure improvements
- Confirm locations and standards for drainage/road infrastructure
- Use location 3 if SWM pond is preferred or install stormceptors at key locations within the drainage system



Urban Road Standard



London Road
After



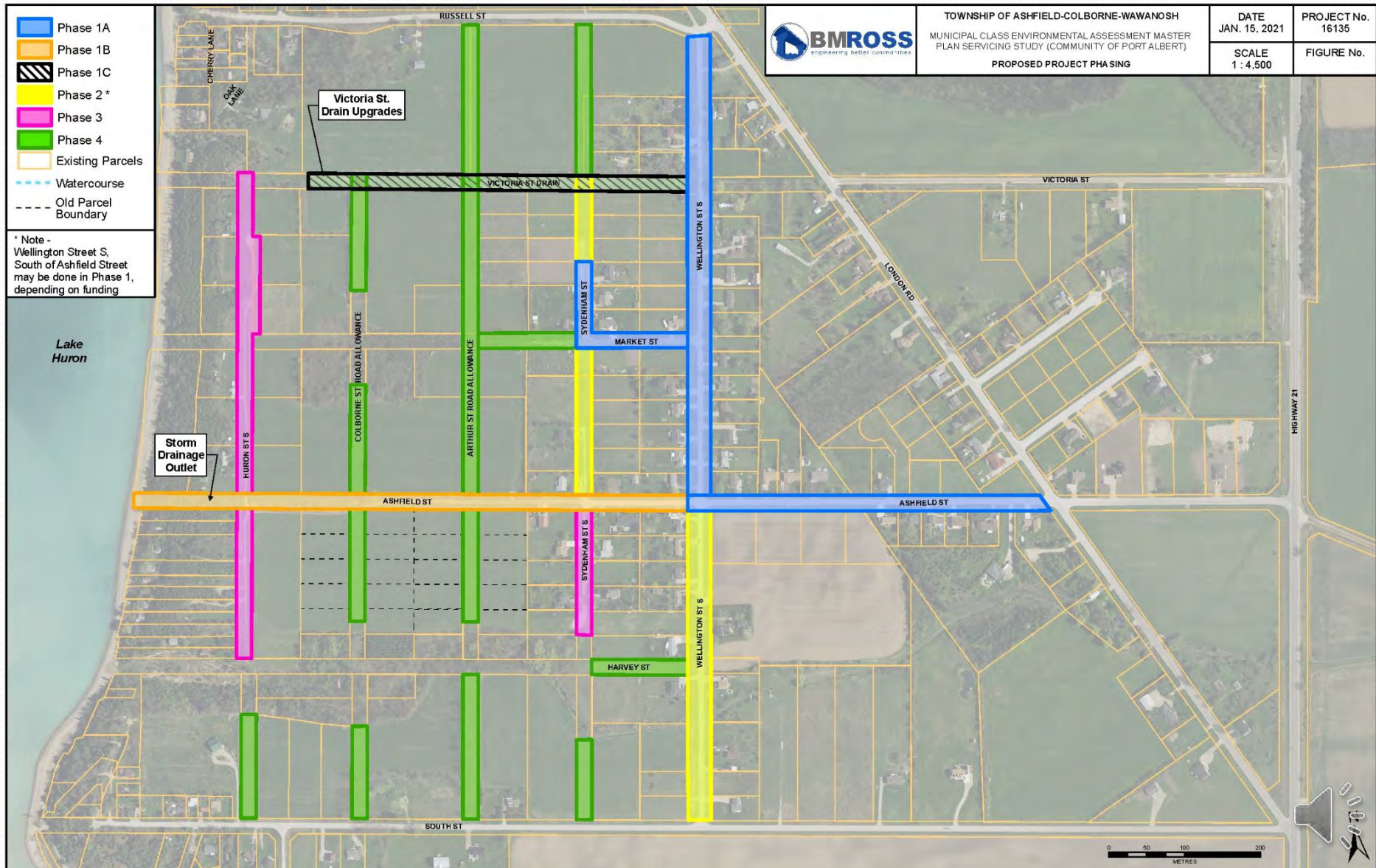
London Road
Before

Proposed Phasing Plan – Developed Areas

- 1a) Reconstruct Wellington from Russel to Ashfield, East end of Ashfield, Market & south part of Sydenham (north of Market). Complete upgrades to Victoria Street outlet ditch.
- 1b) Upgrade outlet at west end of Ashfield Street & install Stormceptor on Ashfield.
- 1b) Reconstruct Ashfield Street between Huron and Wellington.
- 1c) Complete upgrades to the Victoria Street Drain (likely complete as part of 1a).
- 2a) Reconstruct Sydenham, north of Ashfield & from 100m north of Market Street.
- 2b) Reconstruct Wellington south of Ashfield Street.
- 3) Reconstruct Huron Street and Sydenham, south of Ashfield.
- 4) Additional extensions of currently ‘unopened’ roads, based on demand, along with associated drainage upgrades.



Proposed Project Phasing



Anticipated Costs (No HST)

● Phase 1A

● Wellington from Russell to Ashfield	\$ 1,855,500
● Ashfield from Wellington to London Rd.	\$ 1,332,300
● Market to Sydenham + 100m North	\$ 878,900
Sub Total	\$ 4,066,700

● Phase 1B

● Ashfield from Wellington to Huron	\$ 1,741,200
● Outlet Construction	\$ 797,400
● Stormwater Facility Allowance	\$ 175,000
Sub Total	\$ 2,713,600

● Phase 1C

● Victoria Drain Upgrades	\$ 300,000
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Total of Phase 1	\$ 7,080,300
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Anticipated Costs (No HST)

- **Phase 2**

● Sydenham from Ashfield to Market	\$ 559,800
● Sydenham from 100m N. of Market to Drain	\$ 319,120
● Wellington from Ashfield to South Street	\$ 1,195,600
Sub Total	\$ 2,074,520

- **Phase 3**

● Huron Street reconstruction	\$ 1,567,800
● Sydenham south of Ashfield	\$ 549,500
Sub Total	\$ 2,117,300

- **Phase 4**

- Any Remaining Unopened Road allowances



Summary of Estimated Costs

● Phase 1A - Wellington/Ashfield E./Market	\$ 4,066,700
Phase 1B - Ashfield/Outlet/SWM	\$ 2,713,600
● Phase 1C - Victoria Drain Upgrades	\$ 300,000
● Phase 2 - Pt. Sydenham/Wellington South	\$ 2,074,520
● Phase 3 – Huron/Sydenham South	\$ 2,117,300
● Total Anticipated Costs	\$11,272,120

Financing Approach

- A proposed financing approach has been recommended, however it will not be finalized until council has received input from residents
- Cost contributions will vary by project type – Road projects will have a different cost structure than drainage projects
- Similar approach to that used on the London Road Project
 - For road projects, a base charge of \$4000 plus area or frontage charge based on property size
 - For drainage projects (Victoria Drain, Ashfield Outlet, SWM) costs are divided amongst properties based strictly on parcel size
 - Payment won't be triggered until benefitting works are constructed
 - Township will have to finance some work initially and then collect from residents over a set time frame



Financing Approach

- **Reconstruction of existing roads already assumed by Township (eg. Wellington Street)**
 - Township to pay 100% of the road reconstruction costs
 - Township to pay 50% of the drainage upgrade costs
 - Residents to pay 50% of the drainage costs based on the area of land draining to the road and a flat rate charge per property of \$4000*
- **Construction of road allowances not currently assumed by Township (eg. Ashfield/Huron)**
 - Properties that front on road/or abut road allowance to pay 50% road construction and 50% storm drainage costs
 - Township to pay 50% road construction and 50% storm drainage costs
 - Each parcel will only contribute to one road project
 - Properties that are accessed from Victoria Beach Road will pay 75% of share with remainder paid by the Township



Financing Approach

- **Construction of new roads within unopened road allowances (eg. Arthur/Colborne)**
 - Abutting landowners to pay 100% of road and drainage costs
 - ACW to maintain once road is constructed and assumed by the Twp.
- **Construction of new storm drainage outlet at end of Ashfield St.**
 - Township to pay 50% of the drainage upgrade costs
 - Residents to pay 50% of the drainage costs based on the area of land draining to the outlet (no base charge)
- **Construction of new storm water management facilities (oil and grit separator)**
 - Township to pay 50% of the stormwater quality costs
 - Residents to pay 50% of the costs based on the area of land draining to the outlet (no base charge)



Preliminary costs for property owners

- Each parcel/lot area within the two separate drainage areas was assigned a property I.D.
- Because of multiple projects within each area, some parcels will have multiple charges related to the separate projects
- The following figures show the two drainage areas and the table summarizes proposed charges for each parcel
- Recommend that a charge be added to the properties discharging to the Port Albert Drain, for possible upgrades – properties on Sydenham South and Wellington South (~25 parcels)

Legend

- Properties With Project Costs
- Existing Parcels

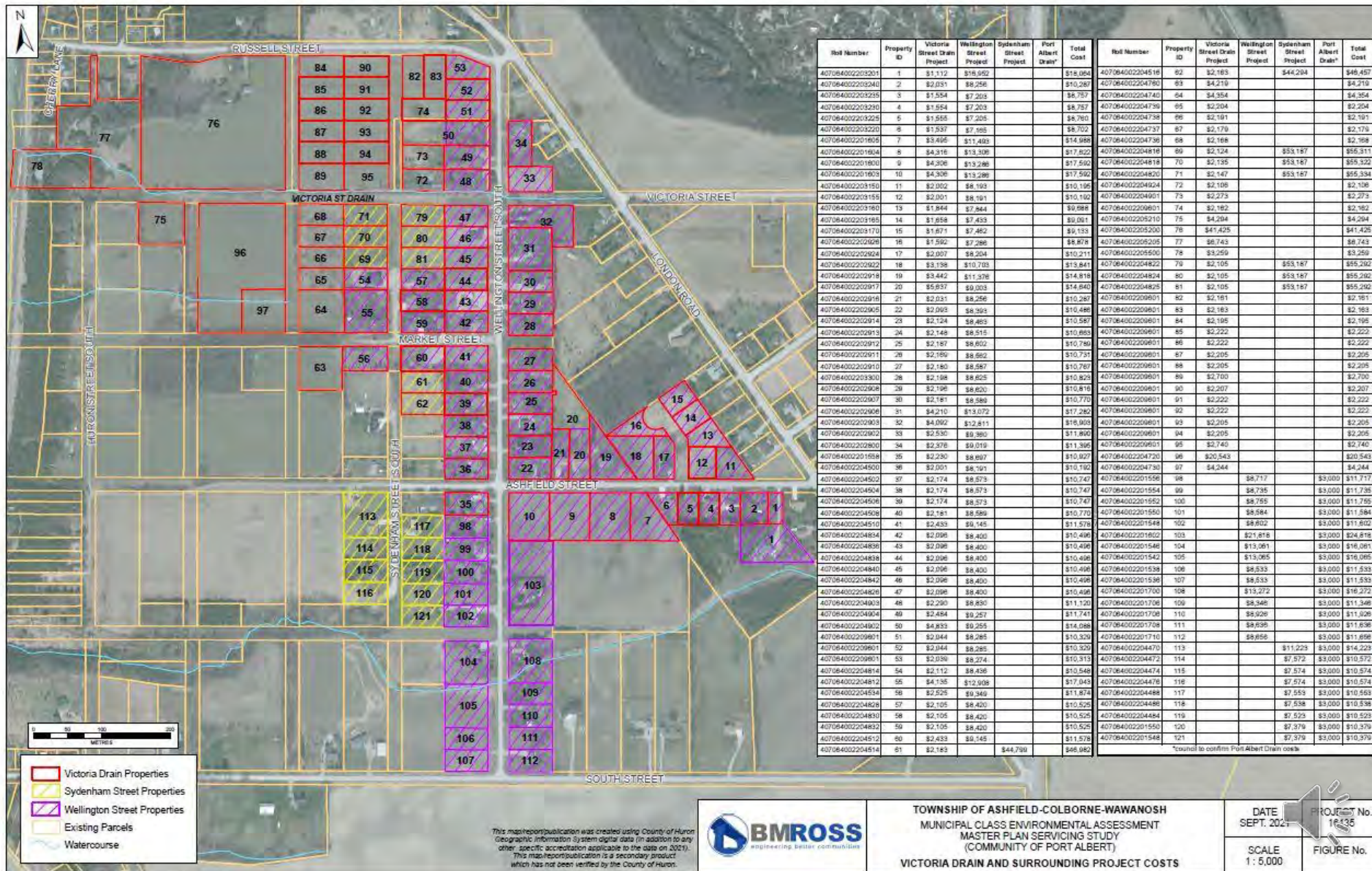
Table: Project Costs

Roll Number	Property ID	Ashfield Storm Outlet	SWM Facilities	Ashfield Street Project	Huron Street Project	Sydenham Street Project	Total Cost
407064002204656	1	\$11,867	\$2,974		\$41,596		\$56,437
407064002204642	2	\$23,796	\$5,964	\$69,361			\$99,121
407064002204618	3	\$47,617	\$11,934	\$134,793			\$194,344
407064002204604	4	\$23,558	\$5,904	\$68,708			\$98,170
407064002204750	5	\$11,783	\$2,953				\$14,736
407064002204400	6	\$5,928			\$10,216		\$16,144
407064002204466	7	\$30,793	\$7,718	\$88,580			\$127,091
407064002204442	8	\$61,301	\$15,364	\$172,379			\$249,044
407064002204416	9	\$30,671	\$7,687	\$88,245			\$126,603
407064002204414	10	\$30,686	\$7,691		\$121,125		\$159,502
407064002204652	11	\$11,833	\$2,966		\$41,596		\$56,395
407064002204648	12	\$11,844	\$2,969		\$41,596		\$56,409
407064002204711	13				\$41,834		\$41,834
407064002204709	14				\$42,962		\$42,962
407064002204707	15				\$40,349		\$40,349
407064002204705	16				\$42,131		\$42,131
407064002204703	17				\$42,131		\$42,131
407064002204700	18				\$42,131		\$42,131
407064002204670	19				\$41,596		\$41,596
407064002204666	20				\$41,596		\$41,596
407064002204662	21	\$6,061			\$41,596		\$47,657
407064002204696	22	\$37,590					\$37,590
407064002204300	23				\$11,018		\$11,018
407064002204200	24				\$18,680		\$18,680
407064002204100	25				\$11,775		\$11,775
407064002204000	26				\$9,504		\$9,504
407064002203900	27				\$10,617		\$10,617
407064002203800	28				\$10,172		\$10,172
407064002203700	29				\$10,172		\$10,172
407064002203701	30				\$10,172		\$10,172
407064002203600	31				\$12,612		\$12,612
407064002203500	32				\$12,612		\$12,612
407064002204530	34	\$24,094	\$6,039			\$135,694	\$165,827
407064002204524	35	\$6,041	\$1,514			\$27,856	\$35,411
407064002204518	36	\$5,858	\$1,468			\$28,159	\$35,485
407064002204520	37	\$5,858	\$1,468			\$28,159	\$35,485
407064002204500	38	\$5,398	\$1,353	\$9,336			\$16,087
407064002204490	39	\$6,122	\$1,534	\$10,086			\$17,742



FIGURE No.

Victoria Drain Area



Next Steps

- Collect input from public meeting and review with ACW staff
- Prepare recommendations for Council
- Modify report recommendations based on feedback
- Finalize Financing Approaches and Cost Estimates
- Finalize Master Plan Report
- Council Adoption of Master Plan
- Consider inclusion of Master Plan Recommendations in ACW Official Plan
- Make Final Report Available to Public

DATE September 15, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Allan J Gutcher. I own 2 acres, which is the property municipally known as 39 Huron Street South in Port Albert. I am the fourth generation of family inherited land for over the past 160 years, co-owning the land for over the past 5 years with my two sisters. We spend some time up there in the summer months and I am registered to vote in local elections.

My property is currently used as an off-grid family summer residence as well as farmland.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged a minimum of \$69,000 up to over \$100,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Allan Gutcher

DATE September 15, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Debra Maurice. I own 2 acres, which is the property municipally known as 39 Huron Street South in Port Albert. I am the fourth generation of family inherited land for over the past 160 years, co-owning the land for over the past 5 years with my brother and sister.

My property is currently used as an off-grid family summer residence as well as farmland.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged a minimum of \$69,000 up to over \$100,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Debra Maurice

DATE September 15, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Kim Gutchner. I own 2 acres, which is the property municipally known as 39 Huron Street South in Port Albert. I am the fourth generation of family inherited land for over the past 160 years, co-owning the land for over the past 5 years with my brother and sister.

My property is currently used as an off-grid family summer residence as well as farmland.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged a minimum of \$69,000 up to over \$100,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Kim Gutcher

21 September 2021

TO: Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line, R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

Our names are Brandon and Vanessa Gregory. We are owners of 2 acres and our municipal address is 53 Huron Street South in Port Albert.

Our family has owned the property since purchase from the Canada Company in 1874. We have personally owned the property since 1997 and we live at our seasonal cottage throughout Spring, Summer and Fall, and we are entitled to vote in local elections.

Our property is currently used as a family cottage, as we could not afford to bring the roads to our property up to standard in order to build a four-season structure, as required by the Township, and accordingly have invested our savings in refreshing the existing family cottage.

We are writing to Council because we have concerns and objections with the proposed Port Albert Master Servicing Plan and urge Council to either defer consideration of the Plan until affected landowners have been thoroughly consulted AND reasonable costs agreed upon OR, more suitably, aspects of the proposal be initiated and paid for by developers as developers require.

The information regarding the proposal made available to landowners and the public to date would impose significant, excessive costs on affected landowners for upgrades to roads and services but provide very little information with respect to how such costs will be phased or charged. For example, according to the March BM Ross Presentation, our 2 acres would be charged \$152,623.00, and subsequent changes to the proposal have made it impossible for us to determine the latest estimated charges!

We support long-term improvements to infrastructure that will sustain the community for the long-term, BUT **we also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to

pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to us that Council's current approach is to unfairly burden existing, non-developer landowners like us, our family and our neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Numerous communications with BM Ross have not produced satisfactory adjustments to the proposal. Some of our specific concerns and objections with respect to the proposal are as follows:

- It is unethical to expect current landowners to contribute in such exorbitant amounts to road upgrades that are unnecessary and for roads which we have been maintained privately at a more than adequate standard at very minimal annual costs
- Contrary to comments by Councillors, we can attest that ambulance, police, tractor trailers with building supplies, private garbage trucks and tandem septic pump trucks, etc. have no issues with finding our properties or navigating the current roads
- Our family has paid taxes since land taxes were initiated, with no services in return; that money should go towards any local upgrades
- No provision for parking, toilet, garbage removal, etc. has been included in the plan to improve beach access at the foot of Ashfield Street; it is better to be proactive than reactive, and as such should be included in the plan
- Inconsistency in allocation of charges for similar "roads"; ie Sydenham St. S. and Ashfield St. are both privately built and maintained "roads", yet treated differently when allocating fees for the road upgrades
- Contrary to Council's assumption, this project is not supported by the majority of affected landowners in the project study area and many other taxpayers in the Township, as evidenced by signatures on a recent petition objecting to the project and lawn signage throughout the Village and surrounding area
- The improvements proposed do not benefit current landowners if they do not wish to sell their property! Increased property values are only beneficial to real estate deals and increased taxes.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it.

The Master Servicing Plan for Port Albert as proposed, should be cancelled.

Yours truly,

Brandon & Vanessa Gregory

DATE SEPT 19, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: BRIAN DRAPER

I own HAIF (acreage), which is the property municipally known
as 54 WELLINGTON (street address) in Port Albert.

I have owned the property since 1996 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as FAMILY RESIDENCE ~~family~~
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,320.⁰⁰


I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 19, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: BRIGITE CUDMORE

I own 1 (acreage), which is the property municipally known
as 71 WELLINGTON ST (street address) in Port Albert.

I have owned the property since 2008 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as FAMILY RESIDENCE (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 41,721.00

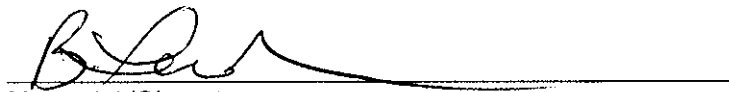
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 20/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**
Written submission for September 27, 2021 Public Meeting

My name is: LUCILLE RESTIVO

I own 7 19 (acreage), which is the property municipally known
as 47 Huron St. N (street address) in Port Albert.

I have owned the property since 1874 and live there
part time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as farmland & cottage (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master
Servicing Plan and urge Council to defer consideration of the Plan until affected
landowners have been consulted with respect to how the proposed improvements will
be paid for.

The materials made available to landowners and the public to date would impose
significant costs on affected landowners for upgrades to roads and services, but provide
very little information with respect to how such costs will be phased or charged. For
example, I would be charged \$ 200,000 +


I support long-term improvements to infrastructure that will sustain the community for
the long-term, but I **also firmly believe in the principle that "growth should pay for
growth"**. It is common practice and good policy for new real estate development to pay
for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE September 18, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan

Written submission for September 27, 2021 Public Meeting

My name is: Chris Cooper

I own 1/2 Acre (acreage), which is the property municipally known as 85 Sydenham St. South (street address) in Port Albert.

I have owned the property since 2010 and live there full-time (full time/part time) and I am registered to vote in local elections.

My property is currently used as Permanent family Residence (farmland, permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 7,574.⁰⁰

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a long, sweeping horizontal line that extends to the right.

Name(s)/Signature

DATE September 18/2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**
Written submission for September 27, 2021 Public Meeting

My name is: Chris Blundon

I own 3/4 acre (acreage), which is the property municipally known
as 57 Ashfield St (street address) in Port Albert.

I have owned the property since 2010 and live there
11 years (full time/part time) and I am registered to vote in local
elections.

My property is currently used as residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 13,000.00 (+).

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

CHRIS BLUNDON / c.m. Blundon
Name(s)/Signature

DATE Sept 19 / 21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**
Written submission for September 27, 2021 Public Meeting

My name is: Curtis Blake

I own 0.8 acres (acreage), which is the property municipally known
as 62 Ashfield St (street address) in Port Albert.

I have owned the property since July 17/2020 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 13,773.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE Sept 19 /21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**
Written submission for September 27, 2021 Public Meeting

My name is: Sarah Allen

I own 0.8 acres (acreage), which is the property municipally known
as 62 Ashfield St. (street address) in Port Albert.

I have owned the property since July 17 /2020 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 13,773.00

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE September 18, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Darryl & Karen Lacey

I own 1/2 Acre (acreage), which is the property municipally known
as 66 Ashfield Street (street address) in Port Albert.

I have owned the property since 2018 and live there
full-time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Permanent Family Residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 20/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**

Written submission for September 27, 2021 Public Meeting

My name is: Dave Censitt

I own one (acreage), which is the property municipally known
as 55 Ashfield St (street address) in Port Albert.

I have owned the property since 1997 and live there
24 yrs (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Permanent Residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ ~~28,000~~ 14,000.

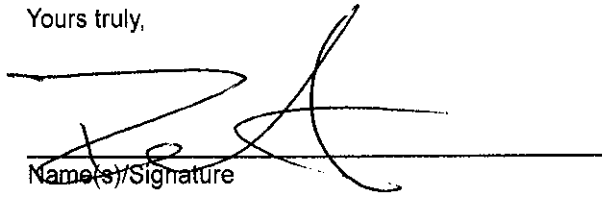
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected

landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in black ink, consisting of a series of loops and strokes, positioned above a horizontal line.

Name(s)/Signature

DATE Sept 20 / 21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**

Written submission for September 27, 2021 Public Meeting

My name is: Tammy Rea

I own one (acreage), which is the property municipally known
as 55 Ashfield St (street address) in Port Albert.

I have owned the property since _____ and live there
(full time/part time) and I am registered to vote in local
elections.

My property is currently used as _____ (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 24,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I also firmly believe in the principle that "growth should pay for growth". It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected

landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke, positioned above a solid black line.

Name(s)/Signature

DATE Sept 18/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

*I still would to have
ashfield & Hellington St
go ahead with drainage
Deanne Maclean*

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Deanne Maclean

I own 1/2 acre (acreage), which is the property municipally known
as 51 Ashfield St (street address) in Port Albert.

I have owned the property since 1975 and live there
Full Time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Family home (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,000.00

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in cursive script, reading "Deanne MacLean". The signature is written in dark ink and is positioned above a horizontal line.

Name(s)/Signature

DATE Sept. 19, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Don Broten

I own .5 (acreage), which is the property municipally known

as 64 Wellington St (street address) in Port Albert.

I have owned the property since 1990 and live there
.5 (full time/part time) and I am registered to vote in local elections.

My property is currently used as family residence (farmland, permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,089.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 18, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Judy Tiger

I own 0.5 (acreage), which is the property municipally known

as 64 Wellington (street address) in Port Albert.

I have owned the property since 1983 and live there
11 years (full time/part time) and I am registered to vote in local elections.

My property is currently used as Permanent Home (farmland, permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,081.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, reading "Judith Ligert", written over a horizontal line.

Name(s)/Signature

September 16, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Gitta Voisin.

I own 1.08 acres, which is the property municipally known as 63 Victoria Beach Road in Port Albert.

I have owned the property since July of 2012 and I spend weekends and holidays there from May through September. I am registered to vote in local elections.

My property is currently used as a family cottage.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, for preliminary costs I would be charged approximately \$34,000 and this is only the beginning. I will gain nothing for this cost.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or

creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like myself, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Gitta Voisin

DATE 18 Sep. 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Graham Ward

I own 1 acre (acreage), which is the property municipally known
as 30 Wellington St. (street address) in Port Albert.

I have owned the property since approx. 50 yrs. and live there
part-time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 16,220.00

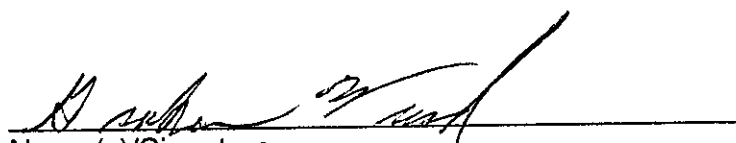
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE SEPT 19, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: GREG CUDMORE

I own 1 (acreage), which is the property municipally known
as 11 WELLINGTON ST (street address) in Port Albert.

I have owned the property since 2008 and live there
FULLTIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as FAMILY RESIDENCE (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 41,721.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in black ink, appearing to read "Geraldine", written over a horizontal line.

Name(s)/Signature

20 September 2021

TO: Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line, R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

We co-own 17 acres of property in Port Albert within the project study area of the above-noted plan. The property roughly extends from Huron Street South, east to Sydenham Street and from Ashfield Street north to Victoria Street, with some irregularity.

Our family has owned the property since purchase from the Canada Company in 1874 and passed to us from one generation to the next. The property has always been farmed. We are entitled to vote in local elections.

We are writing to Council because we have concerns and objections with the proposed Port Albert Master Servicing Plan and urge Council to either defer consideration of the Plan until affected landowners have been thoroughly consulted AND reasonable costs agreed upon OR, more suitably, aspects of the proposal be initiated and paid for by developers as developers require.

The information regarding the proposal made available to landowners and the public to date would impose significant, excessive costs on affected landowners for upgrades to roads and services but provide very little information with respect to how such costs will be phased or charged. For example, according to the March BM Ross Presentation, our 17 acres would be charged \$389,118.00, and subsequent changes to the proposal have made it impossible for us to determine the latest estimated charges!

We support long-term improvements to infrastructure that will sustain the community for the long-term, BUT **we also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to us that Council's current approach is to unfairly burden existing, non-developer landowners like us, our family and our neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Numerous communications with BM Ross have not produced satisfactory adjustments to the proposal. Some of our specific concerns and objections with respect to the proposal affecting our land are as follows:

- This land, purchased from the Canada Company in 1874, was originally a homestead and the land was cleared and farmed by our ancestor, Joseph Dunbar; the property has been passed down through our family and has continued to be farmed since his death in October, 1940 and has been rented for farming crops for an amount to only cover the payment of the taxes. Being expected to pay **\$389,118.00** towards this proposed project is both **unreasonable and immoral**.
- Taking into consideration our five families' privately owned lots and our co-owned 17 farmed acres, the costs allocated to us collectively is in excess of \$1 million; this is a totally unreasonable expense for 5 SEASONAL resident families to bear!
- Our family has paid taxes since land taxes were initiated, with no services in return; that money should go towards any local upgrades
- Plans laid out for our land show lots fronting on Arthur and Colborne Street, not Ashfield Street, yet the proposal indicates charges for frontage on Ashfield Street
- It is unethical to expect current landowners to contribute in such exorbitant amounts to road upgrades that are unnecessary and for roads which we have maintained privately at a more than adequate standard at very minimal annual costs
- Contrary to Council's assumption, this project is not supported by the majority of affected landowners in the project study area and many other taxpayers in the Township, as evidenced by signatures on a recent petition objecting to the project and lawn signage throughout the Village and surrounding area
- We wish to retain this treasured family property as farmed land, and intend to honour the wishes of our grandmother who passed it on to us "so that we would always have family property in her homeland, Port Albert" **AS WE HAVE NO DESIRE TO SELL, THE IMPROVEMENTS PROPOSED DO NOT BENEFIT US AT ALL AND ONLY SERVE TO THREATEN OUR ABILITY TO RETAIN THE PROPERTY!**

This proposal only serves to endanger our family's heritage!

This proposed Master Servicing Plan for Port Albert as proposed, should be cancelled.

Respectfully Submitted,

Karen Hutchinson on behalf of the co-owners of the Dunbar property:

The Dickson Family, The Gibson Family, The Restivo Family, The Gutcher Family and The Hutchinson Family

DATE 20/9/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: JAMES CLARK

I own 6.7 EP LAND (acreage), which is the property municipally known
as 74 Ashfield ST (street address) in Port Albert.

I have owned the property since 2013 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Permanent family (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 20700 ⁶

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I also firmly believe in the principle that "growth should pay for growth". It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

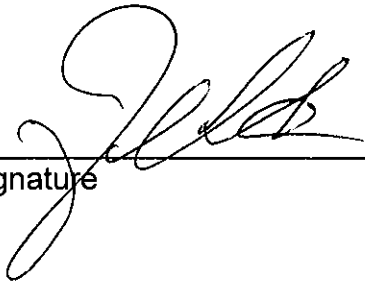
appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Name(s)/Signature



DATE Sept 19/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Jason Driver

I own 1/2 (acreage), which is the property municipally known
as 58 Wellington (street address) in Port Albert.

I have owned the property since 2018 and live there
Full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Family Residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,291.00.

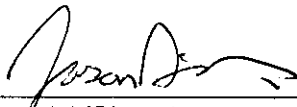
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE Sept 21/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Correen Desrochers

I own 2 acres (acreage), which is the property municipally known
as 65 Sydenham St. South (street address) in Port Albert.

I have owned the property since Nov 2020 and live there
Full-time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Family Residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 177,000!!!

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 21/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Jeff Desrochers

I own 2 (acreage), which is the property municipally known
as 65 Sydenham St (street address) in Port Albert.

I have owned the property since 2020 and live there
(full time/part time) and I am registered to vote in local
elections.

My property is currently used as _____ (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 177,000.


I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Name(s)/Signature

DATE 19/SEP/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Juanita Draper

I own 1 (acreage), which is the property municipally known
as 92 Wellington St (street address) in Port Albert.

I have owned the property since 2006 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 13,272.00

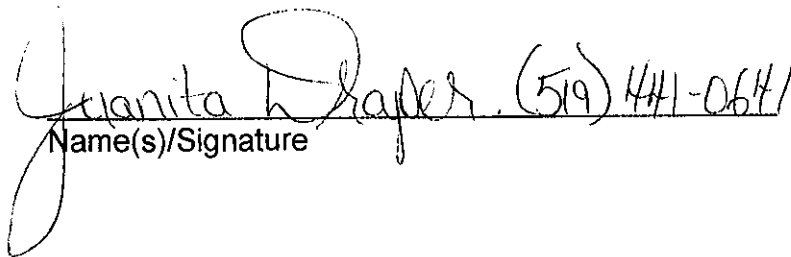
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

 (519) 441-0641
Name(s)/Signature

18 September 2021

TO: Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line, R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

Our names are Barry and Karen Hutchinson. We are owners of 2 acres and our municipal address is 53 Huron Street South in Port Albert.

Our family has owned the property since purchase from the Canada Company in 1874. We have personally owned the property since 1997 and we live at our seasonal cottage throughout Spring, Summer and Fall, and we are entitled to vote in local elections.

Our property is currently used as a family cottage, as we could not afford to bring the roads to our property up to standard in order to build a four-season structure, as required by the Township, and accordingly have invested our savings in refreshing the existing family cottage.

We are writing to Council because we have concerns and objections with the proposed Port Albert Master Servicing Plan and urge Council to either defer consideration of the Plan until affected landowners have been thoroughly consulted AND reasonable costs agreed upon OR, more suitably, aspects of the proposal be initiated and paid for by developers as developers require.

The information regarding the proposal made available to landowners and the public to date would impose significant, excessive costs on affected landowners for upgrades to roads and services but provide very little information with respect to how such costs will be phased or charged. For example, according to the March BM Ross Presentation, our 2 acres would be charged \$152,623.00, and subsequent changes to the proposal have made it impossible for us to determine the latest estimated charges!

We support long-term improvements to infrastructure that will sustain the community for the long-term, BUT **we also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to

pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to us that Council's current approach is to unfairly burden existing, non-developer landowners like us, our family and our neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Numerous communications with BM Ross have not produced satisfactory adjustments to the proposal. Some of our specific concerns and objections with respect to the proposal are as follows:

- It is unethical to expect current landowners to contribute in such exorbitant amounts to road upgrades that are unnecessary and for roads which we have been maintained privately at a more than adequate standard at very minimal annual costs
- Contrary to comments by Councillors, we can attest that ambulance, police, tractor trailers with building supplies, private garbage trucks and tandem septic pump trucks, etc. have no issues with finding our properties or navigating the current roads
- Our family has paid taxes since land taxes were initiated, with no services in return; that money should go towards any local upgrades
- No provision for parking, toilet, garbage removal, etc. has been included in the plan to improve beach access at the foot of Ashfield Street; it is better to be proactive than reactive, and as such should be included in the plan
- Inconsistency in allocation of charges for similar "roads"; ie Sydenham St. S. and Ashfield St. are both privately built and maintained "roads", yet treated differently when allocating fees for the road upgrades
- Contrary to Council's assumption, this project is not supported by the majority of affected landowners in the project study area and many other taxpayers in the Township, as evidenced by signatures on a recent petition objecting to the project and lawn signage throughout the Village and surrounding area
- The improvements proposed do not benefit current landowners if they do not wish to sell their property! Increased property values are only beneficial to real estate deals and increased taxes.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it.

The Master Servicing Plan for Port Albert as proposed, should be cancelled.

Yours truly,

Barry and Karen Hutchinson

DATE Sept 18 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: KAREN FOOKS

I own 1/2 acre. (acreage), which is the property municipally known
as 56 WELLINGTON ST (street address) in Port Albert.

I have owned the property since 1975 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,000.

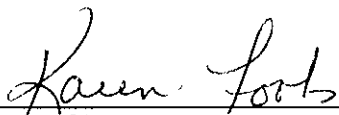
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE SEPT 19/2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: KEITH MCELISTRUM

I own 1.25 (acreage), which is the property municipally known
as 78 VICTORIA ST (street address) in Port Albert.

I have owned the property since 2014 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as PERMANENT FAMILY RESIDENCE (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 18,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE Sept. 19. 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: MARLENE McEILISHAW

I own 1.25 (acreage), which is the property municipally known
as 78 VICTORIA ST (street address) in Port Albert.

I have owned the property since 2014 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as PERMANENT FAMILY RES. (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 18000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 19-21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: KEN WATSON

I own 1/2 (acreage), which is the property municipally known
as 63 ASHFIELD ST. (street address) in Port Albert.

I have owned the property since DEC - 20 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as FAMILY RES. (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,876.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Ken Miller', is written above a horizontal line.

Name(s)/Signature

DATE Sept 19-21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Vivette Watson

I own 1/2 acre (acreage), which is the property municipally known
as 6-3 Ashfield ST. (street address) in Port Albert.

I have owned the property since Dec/2020 and live there
Full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,876.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 21/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Lavonne Marze & Rob Marze

I own 1/2 acre (acreage), which is the property municipally known
as 412 Wellington South Street (street address) in Port Albert.

I have owned the property since 2000 and live there
fulltime (full time/part time) and I am registered to vote in local
elections.

My property is currently used as family home (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 12,000.

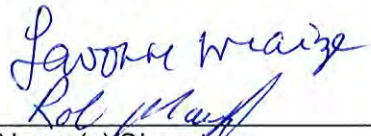
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, appearing to read "Leanne Weaize".

Name(s)/Signature

DATE SEPT 19, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Lisa Mackennan

I own 1/2 acre (acreage), which is the property municipally known
as 606 Wellington Street (street address) in Port Albert.

I have owned the property since 2006 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,176.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. MacLennan', written over a horizontal line.

Name(s)/Signature

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

September 20, 2021

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Lorraine Ann Jenson and I own .5 acres in Port Albert. The municipal address of this property is 71 Victoria Beach Road in Port Albert.

I have owned this property since 2003 and live there part time. I am registered to vote in local elections. My property is currently used as a family cottage.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for and funded.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased, charged and funded. For example, I would be charged between \$10,171 to \$32,662.

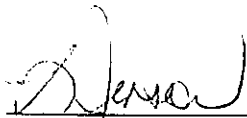
I support long-term improvements to infrastructure that will sustain the community for the future, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom

have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners that Council expects to pay for it.

Yours truly,

A handwritten signature in dark ink, appearing to read 'L. Jenson', written over a horizontal line.

Lorraine Ann Jenson

71 Victoria Beach Road

Port Albert, Ontario

DATE Sept 20/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Mark Harrison

I own half (acreage), which is the property municipally known
as 53 Ashfield St. (street address) in Port Albert.

I have owned the property since 2021 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent resident (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,936.⁰⁰

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in blue ink, consisting of a stylized 'A' followed by a long horizontal stroke.

Name(s)/Signature

DATE Sept 20 / 21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**
Written submission for September 27, 2021 Public Meeting

My name is: Mary Jo Curtis

I own 1/2 (acreage), which is the property municipally known
as 53 Ashfield St. (street address) in Port Albert.

I have owned the property since 2021 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent resident (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,936.00.

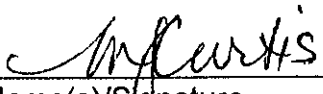
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE SEPT 19/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Diana Lynn Somers

I own 1/2 (acreage), which is the property municipally known
as Ashfield Street (street address) in Port Albert.

I have owned the property since 1987 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 18,000.


I support long-term improvements to infrastructure that will sustain the community for the long-term, but I also firmly believe in the principle that "growth should pay for growth". It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE SEPT 19/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: **Objection to Port Albert Master Servicing Plan**
Written submission for September 27, 2021 Public Meeting

My name is: MARK RUAN

I own 1/2 acre (acreage), which is the property municipally known
as ASHFIELD STREET (street address) in Port Albert.

I have owned the property since 1987 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as RESIDENCE (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 12,000

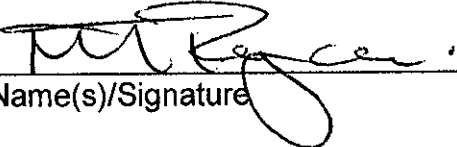
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

September 13, 2021

TO:
Clerk Florence Witherspoon
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
RR 5
Goderich, ON N7A 3Y2

Madame Clerk,

Re: Objection to Port Albert Servicing Master Plan
Written submission for September 27, 2021 Public Meeting

My name is: Mary Lou Rae

I own 2 properties totalling one acre within the footprint of the Master Plan. My address is 82 Sydenham Street South, Port Albert. I have owned the property since 1993 and live here full time. It is my year round residence. I am a registered voter with Elections Canada.

I am writing to Council because I have concerns with the proposed Port Albert Servicing Master Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be charged.

I would be charged roughly \$17,000 for proposed work on Sydenham Street South. The road is currently paved and drains to the Port Albert Drain. The road is in good condition and there are no drainage issues for residents along this road. Drainage issues are currently dealt with, by the Burnside Engineer's Port Albert Municipal Drain report, commissioned by ACW Township. This report was paid for by all affected land owners. Why is BM Ross making cost recommendations on existing and implemented upgrade costs when the report, Engineer's Report – Port Albert Municipal Drain 2017 Township of Ashfield-Colborne-Wawanosh (August 2017 MCW020663.0001) already is approved by Council?

Flavour of the day engineering currently recommends lowering road heights. Engineers with the same credentials originally recommended raising the heights of these very same roads within Port Albert. Why the change? The concept of water flowing downhill is not a new engineering discovery. Any snow removal challenges within the Master Plan footprint, for ACW Township staff, does not warrant millions of dollars of road work expense. Every project proposed within the Master Plan needs to stand on its own merit. All landowners affected by each individual project need to have the right to vote on each unique project ... majority rules.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services, needed to remove zoning holds on their own properties. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Mary Lou Rae

DATE SEP 20, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: MATT BIRD

I own 0.9 OF AN ACRE (acreage), which is the property municipally known
as 65 WELLINGTON ST S. (street address) in Port Albert.

I have owned the property since 2014 and live there
(full time/part time) and I am registered to vote in local
elections.

My property is currently used as PERMANENT FAMILY RESIDENCE land,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 14,000.

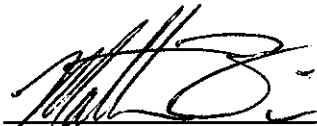
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in black ink, appearing to be 'M. L. S.', written over a horizontal line.

Name(s)/Signature

DATE September 18, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Michael J Ruppel

I own 2 acres (acreage), which is the property municipally known
as 91 Wellington Street (street address) in Port Albert.

I have owned the property since 1989 and live there
full-time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Permanent family home (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 13,061.00

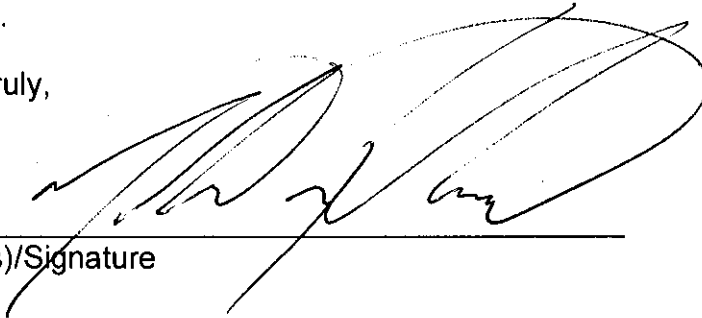
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE Sept. 18, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Morgan McElistrum

I own 1/2 (acreage), which is the property municipally known
as 57 Market St (street address) in Port Albert.

I have owned the property since Dec. 2012 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,103.00.


I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Morgan McEllistrom 
Name(s)/Signature

DATE Sept. 18, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Sarah McEllistrum

I own 1/2 (acreage), which is the property municipally known
as 57 Market St. (street address) in Port Albert.

I have owned the property since Dec 2012 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,103.00.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE Sept 21/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Paige Coulthard

I own .5 (acreage), which is the property municipally known
as 44 Ashfield St. (street address) in Port Albert.

I have owned the property since 2 years and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10 000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I also firmly believe in the principle that "growth should pay for growth". It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s) Signature

DATE Sept. 19/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: GAIL SHEARER

I own 1/2 (acreage), which is the property municipally known
as 33 WELLINGTON ST. S. (street address) in Port Albert.

I have owned the property since SEPT. 2019 and live there
(full time) (full time/part time) and I am registered to vote in local
elections.

My property is currently used as PERMANENT RESIDENCE (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,500.

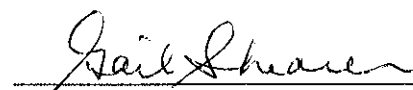
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept / 19 / 21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Paul Shearer

I own 1/2 (acreage), which is the property municipally known
as 33 Wellington ST (street address) in Port Albert.

I have owned the property since Sept 2019 and live there
(full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,500.


I support long-term improvements to infrastructure that will sustain the community for the long-term, but I also firmly believe in the principle that "growth should pay for growth". It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept. 18/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Manilyn Brickman

I own 2046 m² (acreage), which is the property municipally known
as 57 Victoria Beach Road (street address) in Port Albert.

I have owned the property since 2012 and live there
part time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Family cottage (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 20,300.59.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in cursive script, reading "Marilyn Buckman", written over a horizontal line.

Name(s)/Signature

DATE Sept. 12 / 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Robert Brickman

I own 2046 m² (acreage), which is the property municipally known
as 57 Victoria Beach Road (street address) in Port Albert.

I have owned the property since 2012 and live there
part time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as Family Cottage (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 20,300.59.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in black ink, appearing to read "Robert Binkman". The signature is written in a cursive, flowing style. It is positioned above a horizontal line that spans the width of the signature area.

Name(s)/Signature

DATE: September 11, 2021

TO:
Florence Witherspoon, Clerk

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Robert Fleming

I own 3 lots totalling 1.5 acres within the footprint of the Master Plan. My address is 81 Sydenham Street South, Port Albert. I have owned the property since 1991 and live there full time. It is my permanent family residence. I am registered to vote in local elections.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged.

I would be charged roughly \$20,000 for proposed work on Sydenham Street South. The road is currently paved and drains to the Port Albert Drain. The road is in good shape and there are no drainage issues for residents along this road. Drainage issues are currently dealt with, by the recommendations of Burnside Engineering's Port Albert Drain report. This report was commissioned by ACW Township, and paid for by all affected land owners. Why is BM Ross making any drainage recommendations on anything already covered by Burnside Engineering? Engineers are currently recommending lowering Port Albert road heights. Engineers with the same credentials originally recommended raising the heights of these very same roads within Port Albert. Why the change? The concept of water flowing downhill is not a new engineering discovery. Current snow removal challenges within the Master Plan footprint, for ACW Township staff, does not warrant millions of dollars of road work expense. Every project proposed within the Master Plan needs to stand on its own merit. All landowners affected by each individual project need to have the right to reject that project...majority rules.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services, needed to remove zoning holds on these development properties. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund

exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Our ACW Official Plan is currently under review. ACW Township staff has proposed additional village/hamlet zoning affecting 100 acres of agricultural land bordering South Street in Port Albert. ACW Council needs to be fully transparent to Port Albert ratepayers as to the big picture they are devising for developing our community.

Yours truly,

Robert Fleming

DATE Sept 18/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan

Written submission for September 27, 2021 Public Meeting

My name is: Carolynne Cluett

I own Lots 22-23 (acreage), which is the property municipally known as 34 Wellington St S. (street address) in Port Albert.

I have owned the property since 2017 and live there Full time (full time/part time) and I am registered to vote in local elections.

My property is currently used as Family residence (farmland, permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 16,481

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Caroline Cluett
Name(s)/Signature

DATE Sept 20/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: MR R Clueff

I own ^{LOT} 22-23 (acreage), which is the property municipally known

as 34 Wellington St. S (street address) in Port Albert.

I have owned the property since 2017 and live there
full time (full time/part time) and I am registered to vote in local elections.

My property is currently used as family residence (farmland, permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 16,481.


I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

September 17, 2021

TO:
Mayor Glen McNeil

Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship Mayor McNeil,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Doris Daer.

I own one half acre, which is the property municipally known as 57 Wellington Street South in Port Albert.

I have owned the property since 1977 and have made this my permanent residence since 1978. I am registered to vote in local elections.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$11,148.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an

alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Doris Daer

September 17, 2021

TO:
Mayor Glen McNeil

Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship Mayor McNeil,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Ronald Daer and I own one half (1/2) acre, which is the property municipally known as 57 Wellington Street South in Port Albert.

I have owned the property since 1977 and this has been my permanent place of residence since 1978. I am registered to vote in local elections.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$11,148.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Ronald Daer

September 17, 2021

TO:
Mayor Glen McNeil

Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship Mayor McNeil,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Doris Daer.

I own one half acre, which is the property municipally known as Plan 136, Lot 18, East of Sydenham Street in Port Albert.

I have owned the property since 1978 and I am registered to vote in local elections.

This property is an empty lot and is partially used as our family garden.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$11,651.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an

alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Doris Daer

DATE September 17, 2021

TO:
Mayor Glen McNeil

Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship Mayor McNeil,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Ronald Daer.

I own one half acre, which is the property municipally known as Plan 136, Lot 18, East of Sydenham Street in Port Albert.

I have owned the property since 1978, and am registered to vote in local elections. This property is an empty lot, currently used as our family garden.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$11,651.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

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profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Ronald Daer

DATE September 19th 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Brenda Niwins - McClurche

I own .5 (acreage), which is the property municipally known
as 62 Wellington St. S (street address) in Port Albert.

I have owned the property since 2001 and live there
full time (full time/part time) and I am registered to vote in local
elections.

My property is currently used as permanent family residence (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,338.⁰⁰

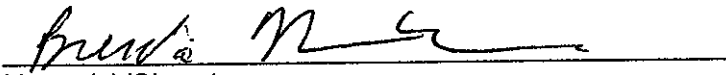
I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 19 / 21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Ryan McElroy

I own 0.5 ac (acreage), which is the property municipally known
as 62 Wellington St S (street address) in Port Albert.

I have owned the property since 2001 and live there
Full (full time/part time) and I am registered to vote in local
elections.

My property is currently used as residential (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 11,338.⁰⁰


I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE 19 SEPT 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: SHAWN DRIVER

I own 1 (acreage), which is the property municipally known
as WELLINGTON (street address) in Port Albert.

I have owned the property since 2014 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as RESIDENCE (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ _____.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but I **also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay

for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

A handwritten signature in black ink, appearing to be 'A. J. ...', written over a horizontal line.

Name(s)/Signature

September 20, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Shaye Rogers

I own property municipally known as 46 Wellington Street South in Port Albert.

My husband and I have owned the property since 2015 have lived here full time, and I am registered to vote in local elections.

My property is currently used as my permanent family residence.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged approximately \$12,000 – however that was not overly clear in the proposal/report I reviewed. .

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,

Shaye Rogers

DATE SEPT. 19, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: STEVEN HAROLD MAIZE

I own 1.35 (acreage), which is the property municipally known
as 64 ASHFIELD ST. (street address) in Port Albert.

I have owned the property since 1998 and live there
FULL TIME (full time/part time) and I am registered to vote in local
elections.

My property is currently used as PERMANENT (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 10,000 To 15,000 CANT MAKE SENCE OF PLAN

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,


Name(s)/Signature

DATE Sept 21/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Dave Consitt

I own 1 acre (acreage), which is the property municipally known
as Ashfield Street (street address) in Port Albert.

I have owned the property since March 2021 and live there
(full time/part time) and I am registered to vote in local
elections.

My property is currently used as Empty lot (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 14,000.

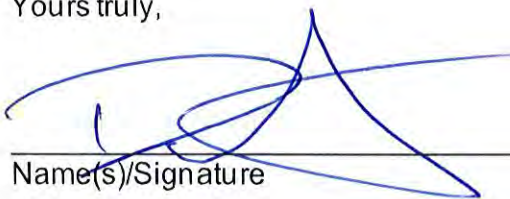
I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

Council should be fair and transparent with the local community and affected landowners and should not adopt a plan for new improvements without explaining how it will be paid for or fully engaging with the landowners Council expects to pay for it. Failing to do so is bad policy and will have consequences in next year's municipal election.

Yours truly,



Name(s)/Signature

DATE Sept 21/21

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is: Tammy Rose

I own One (acreage), which is the property municipally known
as Ashfield St (street address) in Port Albert.

I have owned the property since March 2021 and live there
(full time/part time) and I am registered to vote in local
elections.

My property is currently used as Empty lot (farmland,
permanent family residence, family cottage, etc).

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose significant costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I would be charged \$ 14,000.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that "growth should pay for growth"**. It is common practice and good policy for new real estate development to pay for the roads and services that will be needed to support it. It would be far more

appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to unfairly burden existing, non-developer landowners like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

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Yours truly,



Name(s)/Signature

September 10, 2021

TO:

Mayor Glen McNeil
Florence Witherspoon, Clerk
Deputy Mayor, Roger Watt
Councillor Wayne Forster
Councillor Jennifer Miltenburg
Councillor Bill Vanstone
Councillor Gloria Fisher
Councillor Anita Snobelen
Township of Ashfield-Colborne-Wawanosh
82133 Council Line
R.R.#5
Goderich, ON N7A 3Y2

Your Worship, Madam Clerk, Deputy Mayor and All Members of Council,

Re: Objection to Port Albert Master Servicing Plan
Written submission for September 27, 2021 Public Meeting

My name is Wendy Fisher.

I own the property municipally known as 47 Huron Street South in Port Albert.

I and my family have owned the property since 1874 and have staying and caring for this property regularly.

My property is primarily used as a family cottage and rented farmland as we do not have a four season home.

I am writing to Council because I have concerns with the proposed Port Albert Master Servicing Plan and urge Council to defer consideration of the Plan until affected landowners have been consulted with respect to how the proposed improvements will be paid for.

The materials made available to landowners and the public to date would impose **UNIMAGINABLE** costs on affected landowners for upgrades to roads and services, but provide very little information with respect to how such costs will be phased or charged. For example, I estimate based on the most recent BM progressions would be charged \$280,000 but understand that it will be higher when you get to the actual timelines of the phases due to increasing costs of labour and materials.

I support long-term improvements to infrastructure that will sustain the community for the long-term, but **I also firmly believe in the principle that “growth should pay for growth”**. It is common practice and good policy for **new real estate development to**

pay for the roads and services that will be needed to support it. It would be far more appropriate to pay for this infrastructure through development charges by accessing or creating a Development Fund. If no such fund exists, or the balance is insufficient to finance this project, then the project should be delayed until such funds are available.

However, it seems to me that Council's current approach is to **unfairly burden existing, non-developer landowners** like me, my family and my neighbours, the majority of whom have long-term, often multi-generational ties to the community, with unfair costs, to attract new development with fully serviced land. This would be an unfair windfall to for-profit developers at the expense of members of the local community. If there is an alternative proposal, Council, staff, and its engineering consultants have not yet presented it to the public.

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Yours truly,

Wendy Fisher
47 Huron St. S., Port Albert

11 Gatewood Court, Hamilton (Primary Mailing Address)

STOP The Port Albert Master Plan

This petition is to demonstrate and prove that there is a strong and overwhelming majority of Port Albert Residents who oppose the Port Albert Master Plan. It will be presented to Mayor Glen McNeil and Township Councillors prior to the Public Meeting on the 27th September 2021.

Please provide your address. Write Objections & Opinions wished to be expressed to the Mayor and Councillors in the comments section.

98 people have signed this petition.

#	Name	City	Email address	Phone number
Address	Comment	Date		
1.	Suzanne Alton	Goderich		86
Wellington St S RR3	I do not feel the master plan is in the best interest of the current residents.	2021-08-12		
2.	Correen Desrochers	Port Albert		
65 Sydenham street south	I do not support the Port Albert Master Plan.	2021-08-13		
3.	Philip Dickson	Goderich		63
south st rr#3	I do not want to subsidize developers. These upgrades are to support new developments. A development fee model should be adopted.	2021-08-13		
4.	A & G Simon	Port Albert		-
55 South Street RR#3	We do not support the Port Albert Master Plan, as it's in the best interest of the developers but not of the current residents.	2021-08-13		

5. Maria Zsoldos Port Albert -
49 London road We are paying our taxes for our own
properties and haven't really seen anything in return. The
watershed is being destroyed!!!! The "new development " is not
in the best interest of the village. 2021-08-13

6. Gordon Bailey Huron East
44 Crombie St All fees should be taken on by developers
and those who are looking to build new, it is unjust to transfer
those costs to current property owners of Port Albert.
2021-08-13

7. Sandra Culbert Goderich 9
lake St I don't believe the residents should flip this bill
2021-08-13

8. Janet Dickson Port Albert
63 South St. I feel that the master plan would be
detrimental to the citizens of Port Albert. 2021-08-13

9. Adam Voisin Waterloo - 633
bluenose cres I do not want the development to continue
and have to pay to put in a road that we don't want or need.
2021-08-13

10.
2021-08-17

11. Gitta Voisin Waterloo 633
Bluenose Crescent I object, due to the fact that current
landowners are being asked to pay for road upgrades that they do
not want, for the benefit of the developer of the subdivision that
current landowners do not welcome and have great concerns
about. 2021-08-17

12. Karen Hutchinson Port Albert
53 Huron Street South My family has owned our cottage and farmed land in Port Albert since it was purchased from the Crown. I'm signing because the assessments allocated to our cottage property are excessive and unbearable, especially considering they are for road upgrades and drainage that we don't need or want. We have maintained our own roads since they existed at a small annual fee for each property owner using the roads. How is it even conceivable that we would be expected to be charged over \$120,000 for our cottage property and over \$400,000 for our small farmed land that we want to keep as farmed? It is clear that this plan is intended to make long time residents sell and leave to entice and make it easier for the developers who should actually be paying the bill for infrastructure upgrades. 2021-08-17

13. Vanessa Gregory Port Albert
Farmed property, Tax Parcel #04656 I feel strongly that this plan does not reflect the best interests of the property owners and community of Port Albert. The costs allocated to property owners in this plan are astronomical and unreasonable. If this plan proceeds as outlined, it will destroy the community of Port Albert by forcing long-standing residents to sell their properties. In my opinion, the only reason this Master Plan is being pushed through is to entice developers to come to Port Albert to generate tax revenue - against the best interest of current property owners. 2021-08-18

14. Barry Hutchinson Port Albert
Tax Roll No. 4642, Farmed Land I object to this plan for many reasons. One main one is because there are many inconsistencies in the plan; treating similar properties and similar "roads and driveways" differently and some being charged and others not being charged, even though they are

similar in situation. Also, I do not want to pay for a road and drainage that is not needed. Our family has paid taxes since purchase of the farmed land from the Crown and received no services. If the Township insists on moving forward they should use the money we've already paid and received absolutely nothing for!
2021-08-18

15. Harry and Lucille Restivo Hamilton
47 Huron st Port Albert We have a lot of property in Port Albert given to us by our grandparents it has been in the family 100 years so we are not giving it up. We will work on fighting everything that does not involve us we have everything we need so we are not paying for what we don't need
2021-08-18

16.
2021-08-18

17. Stuart Worboys Port Albert
72 Ashfield st Unfairly notified, cost Unfairly divided .and is farm land and should not be developed
2021-08-18

18. Jeff Desrochers Port Albert
65 Sydenham street south I am OPPOSE to this master plan and the financial responsibility the township is expecting homeowners to pay.
2021-08-18

19. Brad Voisin Waterloo - 633
Bluenose Cres I do not support the development of the subdivision and I think it is criminal to ask the current residents to pay exorbitant amounts towards the road upgrades.
2021-08-19

20. Ellen Gaertner Waterloo 35
Culpepper Drive Keep Port Albert as is!
2021-08-19

21. Robyn Adams Port Albert
83376 David Drive Developers will make their money back on updated infrastructure. Why wouldn't the municipality be optimizing this opportunity to save residents money on updates on unassumed roads when there is very high demand for development in this area. People will pay to build here. The developers will make lots of money. The road can be done without this absurd cost to residents who do not want the development to happen. The only reason it needs to be updated is FOR DEVELOPMENT So make them pay for it! This is ridiculous.
2021-08-19

22. - .
2021-08-19

23. Patti McDonald goderich 6
Lake st IMO the residents are expected to pay far too much for the benefits they will receive. Most of this cost should be borne by the developers/owners of undeveloped land once it is developed and become part of the new home costs . It is for this reason they need new roads and drainage. That is common in most municipalities (development fees). We have already seen a lot of building in PA, generating more tax revenue yet I have not seen any funds spent in PA (except possibly Anne st). **2021-08-20**

24. Nancy Butler Port Albert
6 Russell Street I've been a resident in The Port most of my life. The proposed plan will forever change the dynamics of this community. The environment will be severely impacted.
2021-08-20

25. Stewart Dickson Port Albert
35 Huron street I'm signing because I do not agree with the taxes. The taxes should be applied to everyone in ACW equally not just properties that are in direct contact with proposed

construction. some pockets are being lined while ours are being fleeced. 2021-08-20

26. Mike Gilmore Port Albert
59 Victoria Beach Rd I am not opposed to responsible growth, but placing infrastructure costs on current ratepayers for the benefit of future development is outrageous. We pay a premium in taxes and receive very little services, yet these funds have not been allocated for budgeted projects. Our representation is not considering the true impact and implications their decisions will have on the future of this community. I can't imagine this flawed plan being the legacy of our current council.
2021-08-20

27. Jonathan Lowry Port Albert
71 Victoria Beach Road ACW is about to spend \$13,000,000 to fund a number of infrastructure projects that are not needed by the Port Albert residents - the intent is have affected property owners pay 50% and the general tax base to pay the other 50%. This is a massive spend by ACW and further a significant burden on property owners. 2021-08-20

28. Brigitte Cudmore Port Albert -
71 Wellington Street What is expected to be paid by current land owners is ridiculous, all for the benefit of the developers and township. 2021-08-20

29. Val Hardy-Ristau Port Albert
David Drive I object to the master plan because I feel residents of PA should not be charged outrageous amts to benefit the builders. 2021-08-21

30. Jessica Quinlan Port Albert
RR#3, 50 North Street This is not okay, this is unfair to current residents. Current residents should not be subjected to

pay for roads and sewage they were never needing to begin with. With Covid this could cause people to lose their homes or other possessions. 2021-08-21

31. Allan Gutcher Port Albert -
39 Huron Street I feel it is grossly unfair and unjust that current landowners should feel any brunt of the expense for "development" that we neither asked for nor encourage , not to mention the impact to the ecosystem. Shame on any and all in favor of emptying our pockets to appease the few. 2021-08-21

32. Joel Coulthard Port Albert -
44 ashfield st I do not support the master plan.
2021-08-21

33. Karen Traynor St mary's 238
St Maria St I am a concerned citizen who has relatives and friends in this area and believe this plan to be unconstitutional and not wanted by citizens living there.
2021-08-21

34. Aleah and Jordan Gowdy Port Albert -
37 Huron Street As a great grandchild of the original property owners from so long ago, I feel this is a shame that our family land along with much of the beautiful town is looked at as an investment to future homes. We have had no issues with any of the roads in town, especially issues that would cost the community millions of dollars. From all in the community, including all the wildlife, I strongly believe the master plan is not in our best interest. 2021-08-21

35. Morgan McEllistrum Port Albert
57 market st I do not support this agenda 2021-08-21

36. Sarah McEllistrum Port Albert -

**57 Market St RR3 I live in Port Albert, and I am fine with how things are currently. The upgrades are unnecessary
2021-08-22**

**37. Robert Faulhammer Port Albert
Huron Street I am a part owner of an impacted cottage.
2021-08-22**

**38. Jordan Dickson Parkhill
35309 Cedar Swamp Road I oppose the Port Albert Master
Plan. 2021-08-22**

**39. Karen Fooks Port Albert -
50 wellington street I live here and I don't believe we have to pay
more so developers get richer at our cost 2021-08-22**

**40. Nicole Traynor Goderich 160
Gibbons I'm signing because my daughter and her family live in
Port Albert and are greatly affected by this nonsense of a "money
grabber" that serves no benefit to them at all!! Enough is enough!
2021-08-22**

**41. Rhonda Floriant Goderich
83618 Lucknow Line As someone who grew up in Port
Albert and plans to one day to return this is just wrong.
2021-08-22**

**42. James Clark Portalbert - 74
ashfield st I don,t think this is fair or needed . The
developers are getting a free ride on the backs of the residents of
Port Albert 2021-08-22**

**43.
2021-08-22**

44. Debbie Elissat Port Albert -
20 Harvey St I object to the Port Albert Master Plan. And in contradiction to the Townships position I strongly DO NOT support the Port Albert Master Plan. In addition, it is imperative that the public meeting in September should NOT be a Zoom meeting. I personally don't feel comfortable with a Zoom meeting. And this is too important of an issue for many people like myself to feel unable to fully participate. This needs to be an in-person public meeting. 2021-08-22

45. Donna Gutcher Port albert
39 Huron St. I love my one lane dirt road. Considered by some as no more then a "goat path". It is family owned and we plan on keeping it that way. So this plan can go to hell and leave us alone. How would you like it if someone came up to you and said, " I don't like your gravel driveway! I want it paved and wide enough to fit two cars beside each other. Just incase someone in this town wants to park there." "Also your backyard is huge, let's divide that into lots just incase you sell in the future." You would tell that person to get lost. Which they reply, "No no, we thought about this and you will do it and the best part is you have to pay for all the improvements." This is exactly what this plan is saying to me and my family! I plead with everyone concerned don't let these people dictate and bully us into what they have wanted for years. 2021-08-22

46. Brian Draper Port Albert
RR3 Because I don't like what's going wrong. In Port Albert 2021-08-22

47.
2021-08-22

48. Brooke Snell Port Albert -
58 Wellington St I do not support the master plan.

2021-08-22

49.

-

2021-08-22

A

50.

Mark Ryan

GODERICH

68, Ashfield Street, RR#3

firstly i do not believe the amounts are accurate or a fair amount. I am curious as to how counsellors think I can come up with my portion of the assessment, as a senior who now lives on a fixed income. There are several others on Ashfield and Wellington Street who are in a similar position. At 70 years old I cannot imagine taking another mortgage on my home to pay for this. IF I cannot afford something I do not canvass my neighbors to pay for it. I feel counsel is ramrodding this through , taking advantage of the COVID scenario, and using zoom meetings when many seniors are lucky to send and email, let alone figure out how to get into a zoom meeting. For 35 years I have listened to counsel brag about the lowest tax rates in the county, now it seems that they failed to realize to start a contingency fund to offset the cost of the work, yet managed to come up with funding to build an elaborate addition to the township office space. Why am I paying for development costs for current and future developers. I have asked for road improvements for 25 years yet was repeatedly told that it was not in the township budget. Development for the past 5 years has emphasized the need for an improved road and drainage system but I do not see anywhere that the developers both present and future are incurring any of the costs. Imagine me trying to sell my home and then telling a potential buyer, "oh yea, in a year or so you will be paying \$15,000 for drainage and road", even in the current real estate market that will cost me in the selling price, not the potential buyer. Is there not any government funding for these types of infrastructure projects? This is a rather disjointed comment and a bit wordy but it reflects the anxiety I am experiencing regarding this whole issue.

2021-08-23

51. Donna Leddy Lucknow 505
Grey Ox Ave I'm signing this petition due to the fact this is
crazy trying to make residents pay for this. 2021-08-23

52. Marilyn Brickman Port Albert -
57 Victoria Beach road Developers should pay their own
way not on the back of taxpayers. Should be a live meeting not a
zoom meeting. 2021-08-23

53. Nancy Budarick Goderich - RR3
Unwanted, unneeded development. Costs are hugely
disproportionate in comparison to the benefit received by those
who will be charged. 2021-08-24

54. Amy Ditner Exeter 105
Wellington st w I'm signing because this is where I grew up,
where my parents live and the place I still visit and call home.
2021-08-24

55. Karissa Bos Kucinow -
35706 belgrave rd lucknow on, CA N0G2H0 Because I go
to port Albert often and don't want to see it become over
developed 2021-08-24

56. Rachael Jeffrey Lucknow
84956 tower line Because I don't want port Albert to change
and think it is in fair to the current people who already live there.
2021-08-24

57.
2021-08-24

58. Heidi Salvador Waterloo 191
King St S, 1210 The road and drainage does not need to be

upgraded. If this changes due to future development, the costs should be incurred by the builder. 2021-08-25

59. Levi Salvador Waterloo - 191
king st south I agree with this petition 2021-08-25

60. Ben Salvador Conestogo
35 glasgow st. northNaughty 2021-08-26

61. -
2021-08-26

62. -
2021-08-29

63. Brent Mikitish Port Albert
16 Apple lane I am signing because I oppose the proposed
Master plan 2021-08-31

64. Birgit Robson Port Albert -
86 Sydenham St.S. I do not agree with plan proposal
2021-09-01

65. Philip Barker Port Albert -
20 Harvey Street, Port Albert Developers should pay their own
way not on the back of taxpayers. Local residents are being
unfairly charged exorbitant costs for something they do not want
to happen anyway. I join everyone else in opposing this plan.
Regarding meetings:- If the Township need to call a meeting then
it must be an in person public meeting and not a zoom meeting. If
this is not possible at the moment due to COVID then the process
should be frozen until a proper face to face public meeting can be
held. If that means waiting a few months until COVID restrictions
allow this to happen then so be it. 2021-09-02

66. Cheryl Duckworth Port Albert
47 Huron st s I have cottages there for 40 years. My family
has been part of the community for over 125 years. We feel we do
t need to be a part of the huge financial costs for new homes.
2021-09-03

67. Evan Dickson Port Albert
Tax Roll No. 4739, Farmed Land This plan does not
consider the opinions or concerns of property owners in this area
regarding property taxes. Current owners should not be expected
to foot the bill for future developer's plans. 2021-09-04

68. Bonnie Dickson Port Albert
35 Huron Street South High cost of taxes seem to be
unreasonable. Doesn't make sense to tax a small group within
ACW community were all will benefit in the end. 2021-09-05

69. Giselle Lutfallah Port Albert
16 Apple Lane Downloading development costs is a sneaky
move on the part of council. 2021-09-05

70. Veronica Gagnon Goderich 35
South St No thanks. 2021-09-05

71. Rob Fleming Port Albert -
81 Sydenham Street South I oppose the Port Albert Master
Plan. I oppose any of the 13 projects within the 7 steps of the
Proposed Phasing Plan, that taxes neighbors, as a means to
finance the infrastructure work, required by ACW policy, to lift
VR1-H zoning holds on developer owned lands. I'm opposed to
equally applying the municipal term "benefit", to all surrounding
property's, when the act of dipping into the neighbor's bank
accounts for subsidies, vastly favors both ACW Township and
developer/land speculators. I oppose the exclusive use of Zoom

for this public meeting. Following current covid guidelines, host this meeting outside, at the township office, to utilize the township's Zoom hosting technology. Accommodate the maximum number of ratepayers both outside and inside within the guidelines. Have only the Mayor and township Zoom host attend in person so that maximum ratepayers can attend. All other ratepayers, Councilors, County, Township and BM Ross staff attend remotely via Zoom. 2021-09-05

72. Linda Birks Goderich 92
London Road Port Albert I am signing this because this Master Plan is only going to benefit the developers and ruin this pristine area. Residents cannot afford to foot the bill for roads etc. And they shouldn't have to! Port Albert needs to be protected!
2021-09-06

73. Keith McEllistrum Port Albert
78 Victoria St The financial impact will force me to sell and secondly I moved here to get away from city life and do not want to see the community destroyed by developers 2021-09-06

74. Marlene McEllistrum Port Albert
78 Victoria Street This project is just wrong. On so many levels.
2021-09-06

75. Steve Maize Port Albert -
64 Ashfield St This upgrade doesn't benefit me , is costly and unnecessary 2021-09-06

76. Ronald Daer Pt Albert 57
Wellington St. S I'm signing because I am a concerned rate payer. 2021-09-06

77. Doris Daer Pt Albert 57
Wellington St S I am affected by the Port Albert Master Plan

2021-09-06

78. Wendy Fisher Port Albert
16 oak lane I'm signing because I do not think taxpayers
should pay for roads and drains that only need upgrading
because of developers plans. We should not pay so developers
can profit.2021-09-06

79. Garry Fisher Port Albert
16 oak lane I'm signing because a few years ago the
council payed for a study to see if Victoria street drained needed
upgrading. At that time it was not deemed necessary. That only
thing that's changed between then and now is the development
off Russell street. I feel that the developers should pay for these
upgrades not the taxpayer. Also for some reason the township
does not feel obligated to take on any portion of the cost for the
drain upgrades. Instead putting 100% of the expense in the
taxpayer hands. 2021-09-06

80. Brigitte Bar Goderich(Port Albert), Ontario
43 Sydenham St S RR3 I do not agree with the
unreasonable amounts being charged to residents of Port Albert
for services not wanted or requested. The Township and
Municipality should inform themselves on how such matters are
dealt with in larger cities and adopt their financing
structures....meaning no cost to their residents or at least a
minimal one. 2021-09-07

81. Sonia Dickson Port Albert
Tax Roll No.4707, Farmed Land I don't agree with the
township pushing through this master plan on Port Albert.
2021-09-07

82. Wendy Moorcroft Port Albert -
81 Sydenham St South I oppose the Port Albert Master

Plan. 2021-09-07

**83.
2021-09-09**

**84. Pam Lambourn Port Albert
25 South street The costs in this proposal are exasperating
for something that is not wanted by the residents and does not
benefit them. 2021-09-10**

**85. Leon and Dianne Bradshaw Port Albert -
61 Wellington Street South, RR3, Goderich, ON, Canada
We feel this method of billing citizens is ludicrous and the amount
expected for us to pay is insane. 2021-09-10**

**86. Michele Miller Port Albert
23 London Road RR 3 I think it is unfair that the residents
that do not wish all this development, should have to pay. I feel it
should be the developers that pay as they are the ones that
benefit from the changes. I understand that some of the costs to
residents are beyond reasonable. 2021-09-11**

**87. Carolynne Cluett Port Albert
34 Wellington St. S. I am totally against it ! We do not need it.
2021-09-11**

**88.
2021-09-12**

**89. Bob Brickman Port Albert
57 Victoria Beach Road Development should pay for
development. Pretty simple. The insane financial impact being put
on existing taxpayers is completely unfair. This is morally and
ethically wrong. Please do the right thing and listen to the people.
2021-09-12**

**90. Tammy Rea Port albert -
55 Ashfield st I'm a local resident 2021-09-12**

**91. Douglas Sutton Port Albert
13 South st. We don't need or want this plan to go
forward. This only benefits developers not the tax payers.
2021-09-14**

**92. Gail and Paul Shearer Port Albert
33 Wellington Street South We don't support the
servicing master plan, and the costs associated with it. Residents
don't want it and don't need it. 2021-09-18**

**93. Dave Consitt Port albert
55 Ashfield St Local resident 2021-09-19**

**94. Loretta Boucher Port Albert
41 Ashfield Street I am signing this to advise that I am totally
against the Master Plan due to the expense charged to the
property owners for the development of the roads. The developers
are the ones that will gain from this project and it should be paid
for from the money they will be putting money into a develper
fund at the township. What is happening with this money in the
fund, also if the develpers are not putting in enough the money in
the fund at the town, then the Master Plan should be redone.
Home owners and cottagers should not be penalized by paying for
a project that will not benifit us. Also, the township should be
seeking government grants to pay towards the project.
2021-09-21**

**95. Amanda McFarland Port Albert -
51 Huron st South I object to the costs proposed by the Port
Albert master plan. 2021-09-21**

96.	Amanda McFarland Hamilton	672
Queenadale Ave. E I oppose the plan and the unfair burden development puts on the local community. I am also against development near the lake as it compromise the waters.		
2021-09-21		

97.	Robert Plaenk	Hamilton	625
Upper Paradise Rd I own a cottage in Port Albert, and feel this "Master Plan" is truly not in the best interest of the residents of Port Albert.			
2021-09-22			

98. Ron Durnin Port Albert
63 Melbourne Street I'm against the Master Servicing Plan.