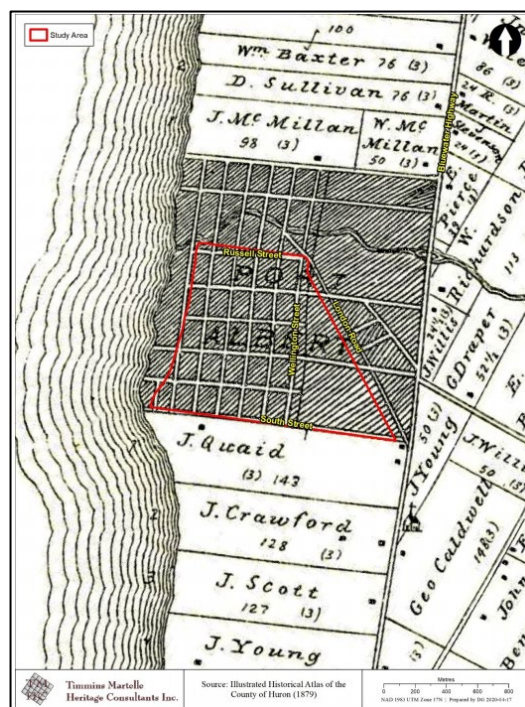


History of Port Albert

This document was compiled to provide a brief overview of the history of the Village of Port Albert. From settlement to present, stopping along the way to provide a snapshot of the vision and goals for the Village of Port Albert through the years.

1837- The Township of Ashfield was given its name by Crown Surveyor William Hawkins and was first settled in the late 1830s by English, Irish and Scottish immigrants, many of whom were attracted to the region as early as 1837. **In 1837, Hawkins recognized the settlement potential of the area and laid out the town site for the Village of Port Albert.**

Port Albert was expected to develop into a port and a major settlement, but the original town plan was never realized. The 1879 historic atlas map (below) has Russell Street, Wellington Street, Ashfield Street, South Street and London Road all depicted as open at the time.



1979- December 1979, the County of Huron adopted the Township of Ashfield's original Secondary Plan under the County Official Plan of 1973. The purpose of the Secondary Plan was to begin the process of local planning in Ashfield Township: a process which was firmly based on the participation of Township's residents, in a continuing dialogue and debate as to the Township's future. The Township of Ashfield had developed an intricate system of small urban places and was served by the villages of Dungannon and Port Albert. Under this Secondary Plan, it was recognized that the establishment of a focal point and the gradual development of an urban form was required. The Ashfield Township Secondary Plan as consolidated in January 1991 is included on the project page under 'Historical Documents' for viewing purposes.

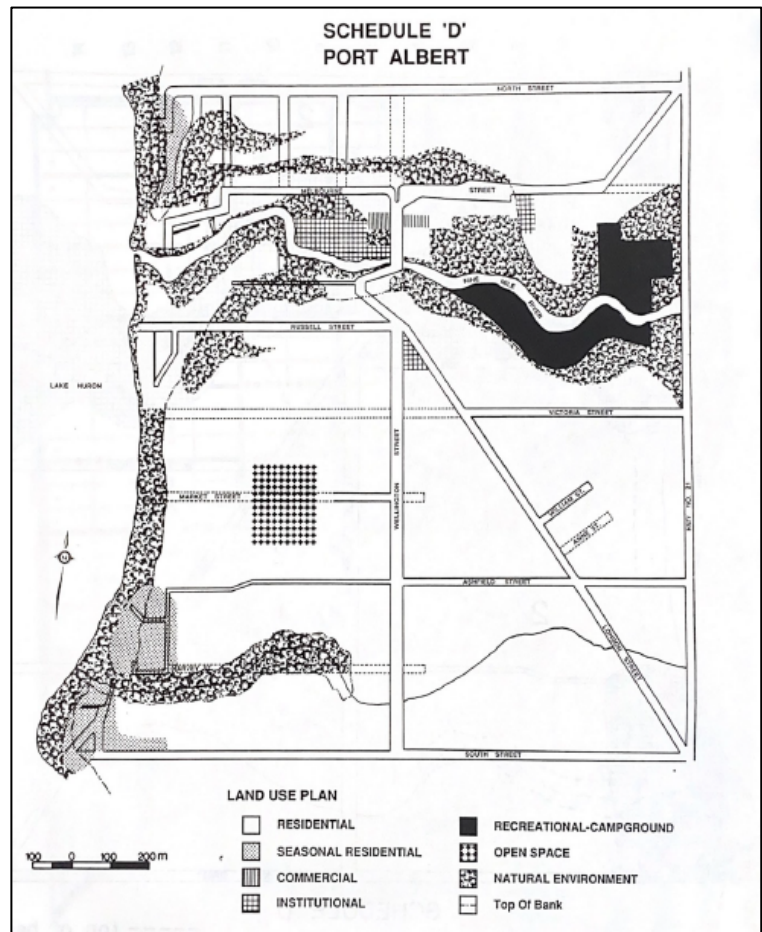
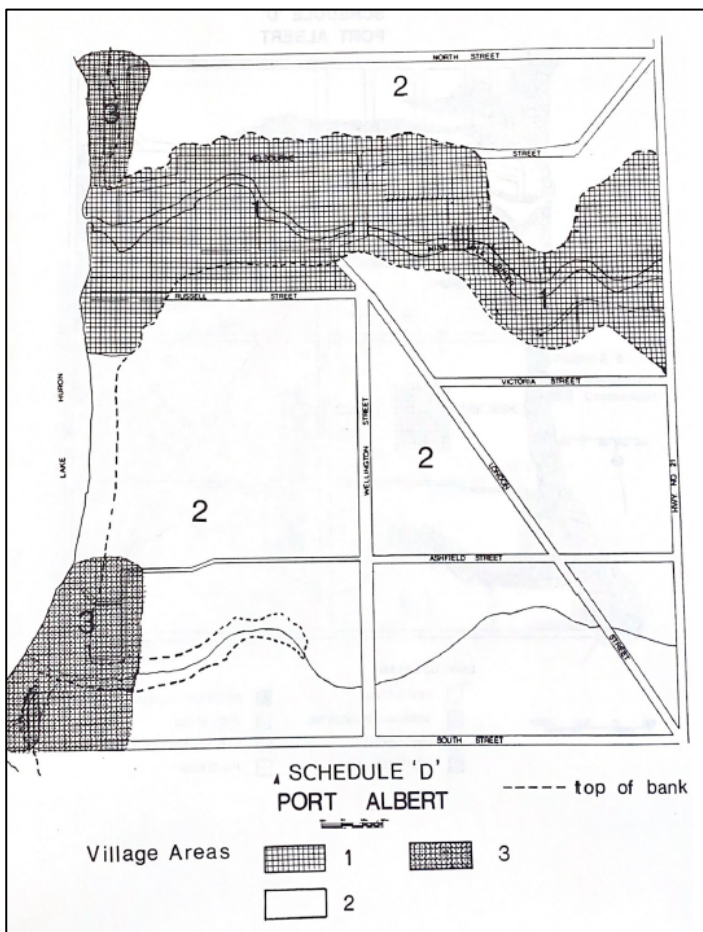
History of Port Albert

Goals for the Village of Port Albert under this Secondary Plan included:

- i) To establish the principles for a development plan for Port Albert which will be prepared to integrate the wide array of present and future land uses.
- ii) To establish a focal point and the basic urban form for the developing permanent residential community.
- iii) To protect the natural environment of the Nine Mile River and its valley.
- iv) To develop public access to the Lake Huron beach area.
- v) To provide an alternate living environment for those who prefer not living in the country's larger urban areas, including seasonal recreational development, permanent village development and estate lot development.
- vi) To promote the creative use of land and design which compliments the natural setting.
- vii) To encourage the Township to take an active role in the development of Port Albert through the acquisition and development of land where necessary.

The Land Use Plan for Port Albert (map below) permitted the following uses:

- Residential
- Natural environment
- Recreational
- Seasonal residential
- Institutional
- Commercial
- Open Space



History of Port Albert

1988- In response to the Township of Ashfield's Secondary Plan in May 1988, the County of Huron Department of Planning and Development in partnership with Community Planning Advisory Branch (Ministry of Municipal Affairs) developed the *Port Albert Constraints and Potential: A Development Design*. The purpose of this document was to provide a development design for the hamlet of Port Albert to create a focal point for the development and to establish an urban form. The development that had occurred to date at the time was recognized as incremental and haphazard. This document and maps are available on the Municipal website project page 'Port Albert Servicing Master Plan' under 'Historical Documents' for your review. The results of this study enabled landowners, potential developers, and the municipality to coordinate future development in Port Albert. The key to the development of Port Albert was to create a focus for the permanent residential community, and to maximize control over the ensuing development while minimizing cost.

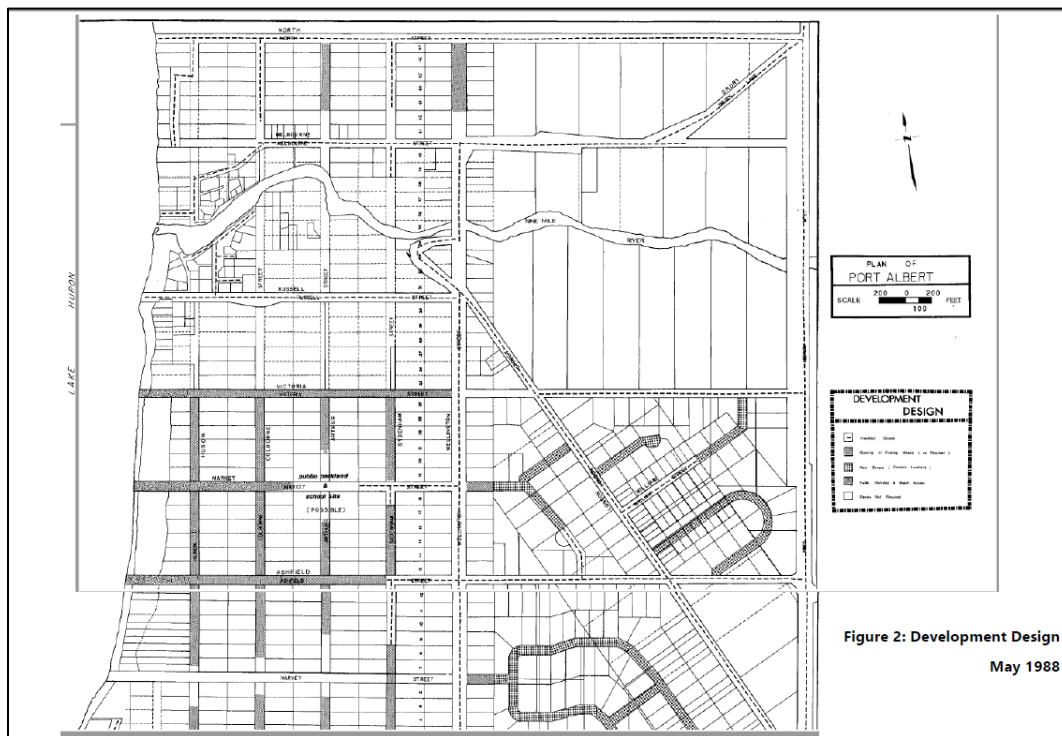


Figure 2: Development Design
May 1988

2001- Amalgamation of the Township of Ashfield, Township of Colborne and Township of West Wawanosh to become the Corporation of the Township of Ashfield-Colborne-Wawanosh.

2003- The Official Plan for the Township of Ashfield-Colborne-Wawanosh was adopted in 2003, replacing the three former municipalities Secondary Plans under the County Official Plan of 1973. This Plan was created with extensive public engagement, through Township residents articulating and confirming a vision. The vision identified for the Township of Ashfield-Colborne-Wawanosh was to become an environmental leader in agriculture, community, conservation, development, and recreation/tourism.

History of Port Albert

The Village of Port Albert was identified as a Settlement Area within the Township of Ashfield-Colborne-Wawanosh, meaning it is to serve the surrounding agricultural community and function as a residential area. Settlement areas were identified to protect the agricultural land base and natural environment areas by directing development towards the designated areas, including the Village of Port Albert.

Goals for Settlement Areas identified by the community and adopted by the Official Plan are:

- To protect and enhance the character and aesthetic qualities of the settlement areas;
- To provide sufficient land for growth within settlement areas;
- To direct development to designated areas;
- To prevent the intrusion of non-farm development in agriculture areas;
- To ensure appropriate and adequate services are provided within settlement areas;
- To build on the strengths and unique character of each village and hamlet to promote sustainable development for vibrant, safe, and healthy places to live.

Port Albert is designated as a Village, by definition this means Port Albert functions as a centralized location for residential, commercial, and social activities.

Village/Hamlet Goals

- To allow development as a residential, commercial, and social focal point for the surrounding community in keeping with the setting, character, and aesthetic quality of the village/hamlet; and
- To build on the strengths and unique character of each village and hamlet to promote sustainable growth for vibrant, safe, and healthy places to live.

Village/Hamlet Policies

- Development will be directed to designated areas. The designated villages and hamlets contain ample area to accommodate growth.
- The Township will encourage intensification in settlement areas in a variety of ways including:
 - o The effective use of infrastructure through permitting increased densities and small lot development.
 - o Creating mixed-use neighbourhoods; and
 - o Permitting second residential units in Village/Hamlet areas.
- The primary use of land in the villages and hamlets is residential in the form of single detached dwellings.

2011- A review of the Official Plan was conducted in 2011, and residents identified a desire to revitalize villages and hamlets; and to reduce the impacts of development on water quality and natural heritage.

History of Port Albert

Present- As landowners within the Village of Port Albert began to structurally develop their residential properties, the Township of Ashfield-Colborne-Wawanosh saw inconsistent grading, drainage problems, and the demand for better servicing. As more residential structures were built within the settlement area, Township staff recognized that with the increase in storm events it was very important to plan for proper drainage and lot grading to mitigate any future issues.

With an area of approximately 120 hectares, 250 parcels and 190 different landowners, the Township decided to take a proactive approach to a unique situation. The Port Albert Servicing Master Plan would provide a system-wide approach to infrastructure planning to ensure proper drainage and lot grading for existing landowners and future residents. Through the BM ROSS survey it was identified that over 70 landowners would like to explore the potential of building on their land. With the current vacant lots varying in size and shape planning must be done on a community scale to minimize the impact on existing homes, and potential future homes.

This Servicing Master Plan creates one plan and applies it to every property, road allowance, drain, and existing infrastructure in the study area to ensure they all interconnect cohesively. The result of this plan will continue guiding sustainable growth, in line with the goals and policies of the Official Plan, further building on the strengths and unique character of Port Albert creating a vibrant, safe, and healthy place to live for all landowners.