

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

Special Council Meeting  
March 24, 2021



# Agenda

- Purpose of Presentation
- Priority Projects
- Updated Cost Estimate
- Financing Approaches
- Next Steps



# Project Study Area



# Purpose of Today's Presentation

- The proposed Financing Approach has been refined based on discussions between ACW staff and BMROSS
- Cost Estimates were updated in 2021
- List of Priority Projects and Proposed Phasing has been Revised
- Need to Confirm the Financing Approach so that it can be presented to residents of Port Albert before finalizing the Master Plan process



# Study Investigations

- Additional investigations were initiated following the 1<sup>st</sup> 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

# REPORT

# Recommendations



# 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

# 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

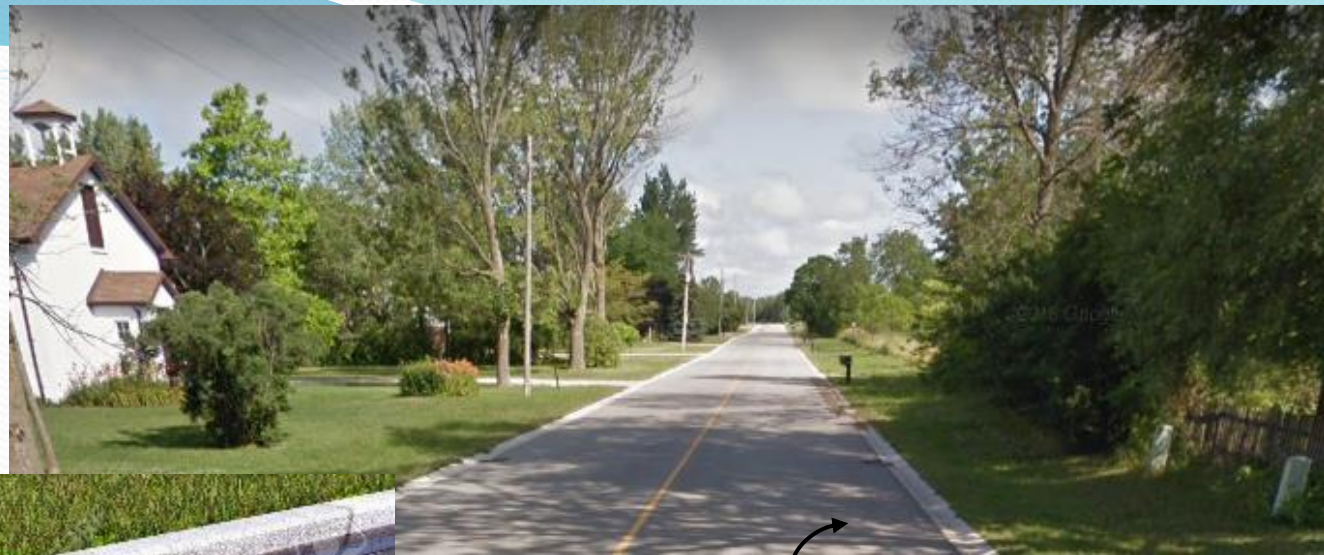


# Additional Recommendations

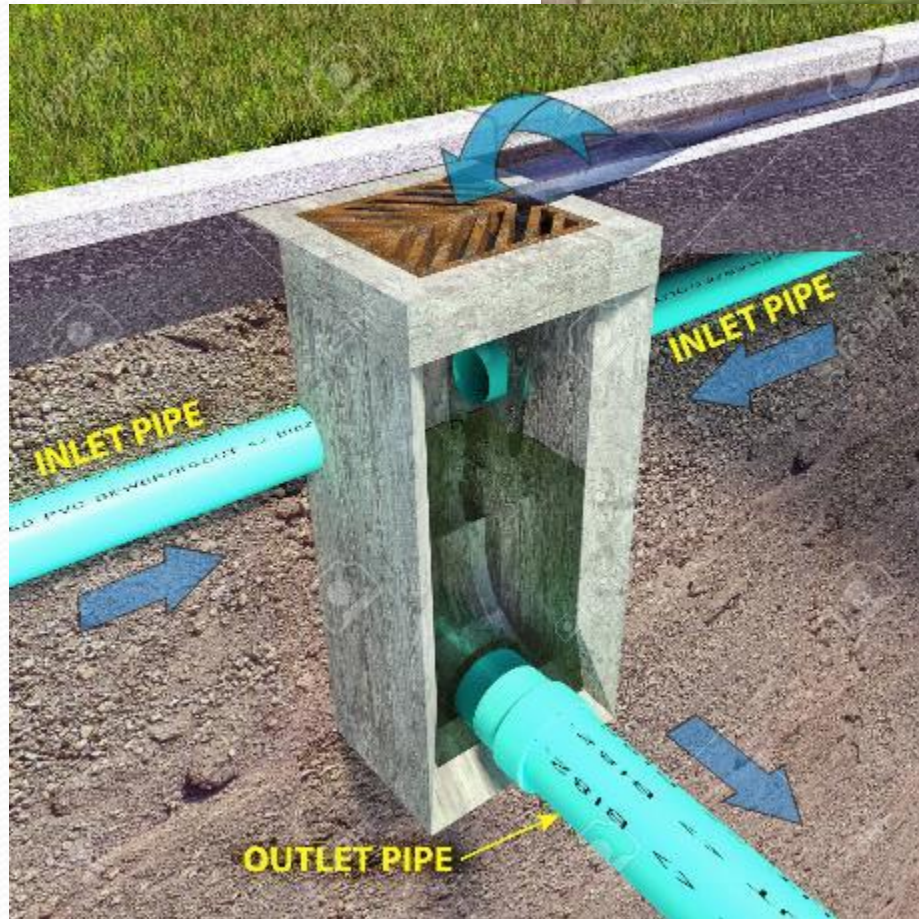
- Address potential impacts to Bobolink and Meadowlark habitat
- Complete Stage 2 Archaeological Assessments prior to construction, based on Stage 1 Report Recommendations
- Investigate tree saving measures along Ashfield Street
- Provide Beach Access at new storm outlet at Ashfield
- Develop policy for maintenance of storm outlets
- Recommend that wildlife corridors be developed in conjunction with proposed development plans



# Urban Road Standard



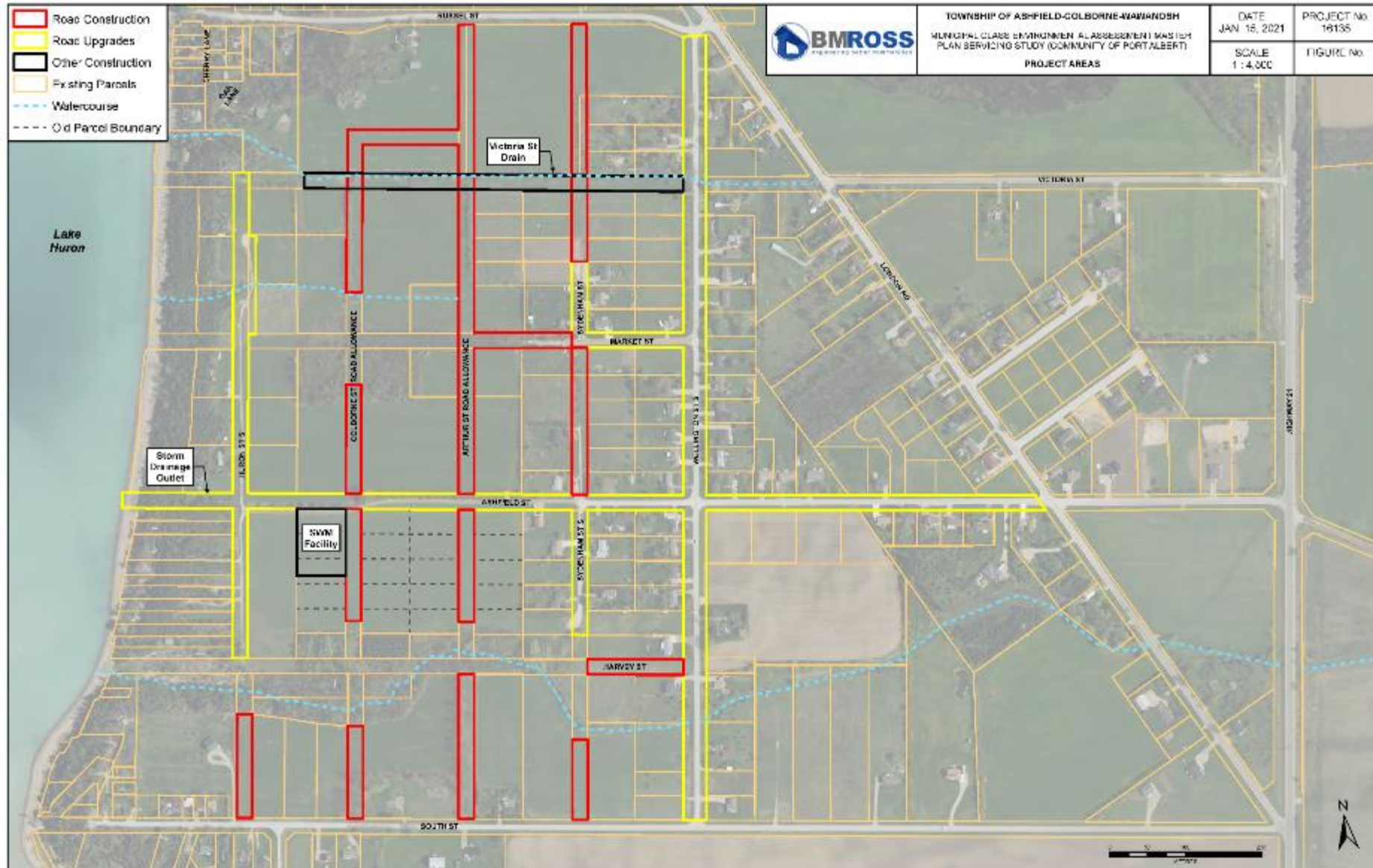
London Road  
After



London Road  
Before



# Proposed Master Plan Projects

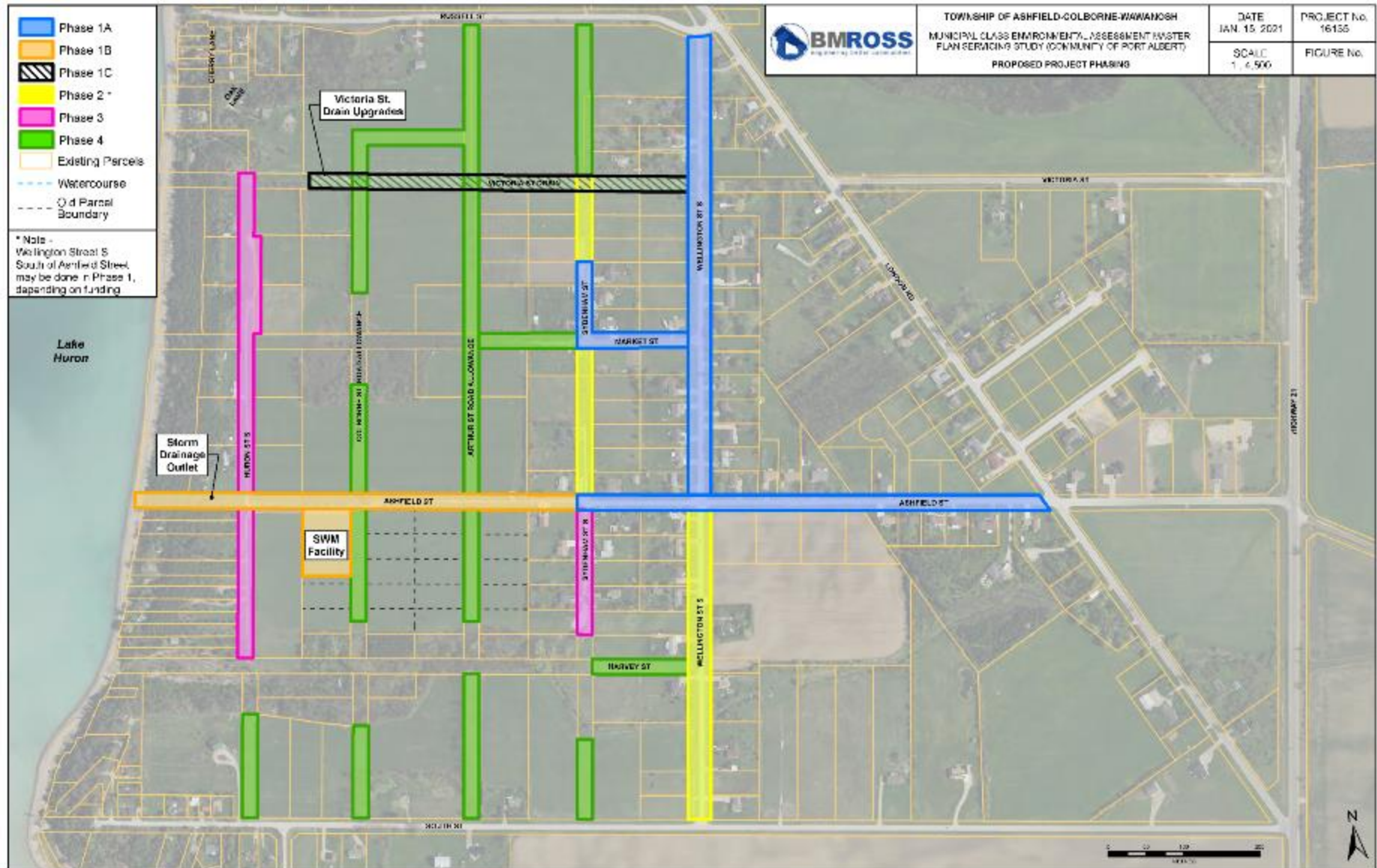


# Proposed Phasing Plan – Developed Areas

- 1a) Reconstruct Wellington from Russel to Ashfield, East end of Ashfield, Market & south part of Sydenham (north of Market)
- 1b) Upgrade outlet at west end of Ashfield Street & SWM Facility
- 1b) Reconstruct Ashfield Street between Huron and Wellington
- 1c) Complete upgrades to the Victoria Street Drain
- 2) Reconstruct Sydenham, north of Ashfield & from 100m north of Market 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
<b>Sub Total</b>	<b>\$ 4,066,700</b>

## ● Phase 1B

● Ashfield from Wellington to Huron	\$ 1,741,200
● Outlet Construction	\$ 797,400
● Stormwater Facility Allowance	\$ 493,000
<b>Sub Total</b>	<b>\$ 3,031,600</b>

## ● Phase 1C

● Victoria Drain Upgrades	\$ 300,000
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<b>Total of Phase 1</b>	<b>\$ 7,398,300</b>
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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	\$ 3,031,600
● 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	<b>\$11,590,120</b>



# Financing Approach

- The financing approach will be finalized following the public meeting once input from residents is received
- 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
  - Base rate plus area or frontage charge based on property size
  - Will need to calculate costs based on benefitting drainage area & contribution to stormwater infrastructure (piping, outlets, etc.)
  - Payment will be triggered when benefitting works occur
  - Township will have to finance some work initially and then collect from residents over a set time frame
  - Larger parcels subdivided based on potential lot development

# 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 \$5000\*
- **Construction of road allowances not currently assumed by Township (eg. Ashfield/Huron)**
  - Properties that front on road to pay 50% road construction and 50% storm drainage costs
  - Properties that use Ashfield Street as access road to pay 1/3 of road construction costs
  - Township to pay the remainder



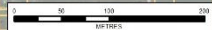
# Financing Approach

- **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 less a flat rate charge per property of \$5000\*
- **Construction of new storm water management facilities (pond/stormceptor)**
  - 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 less a flat rate charge per property of \$5000\*

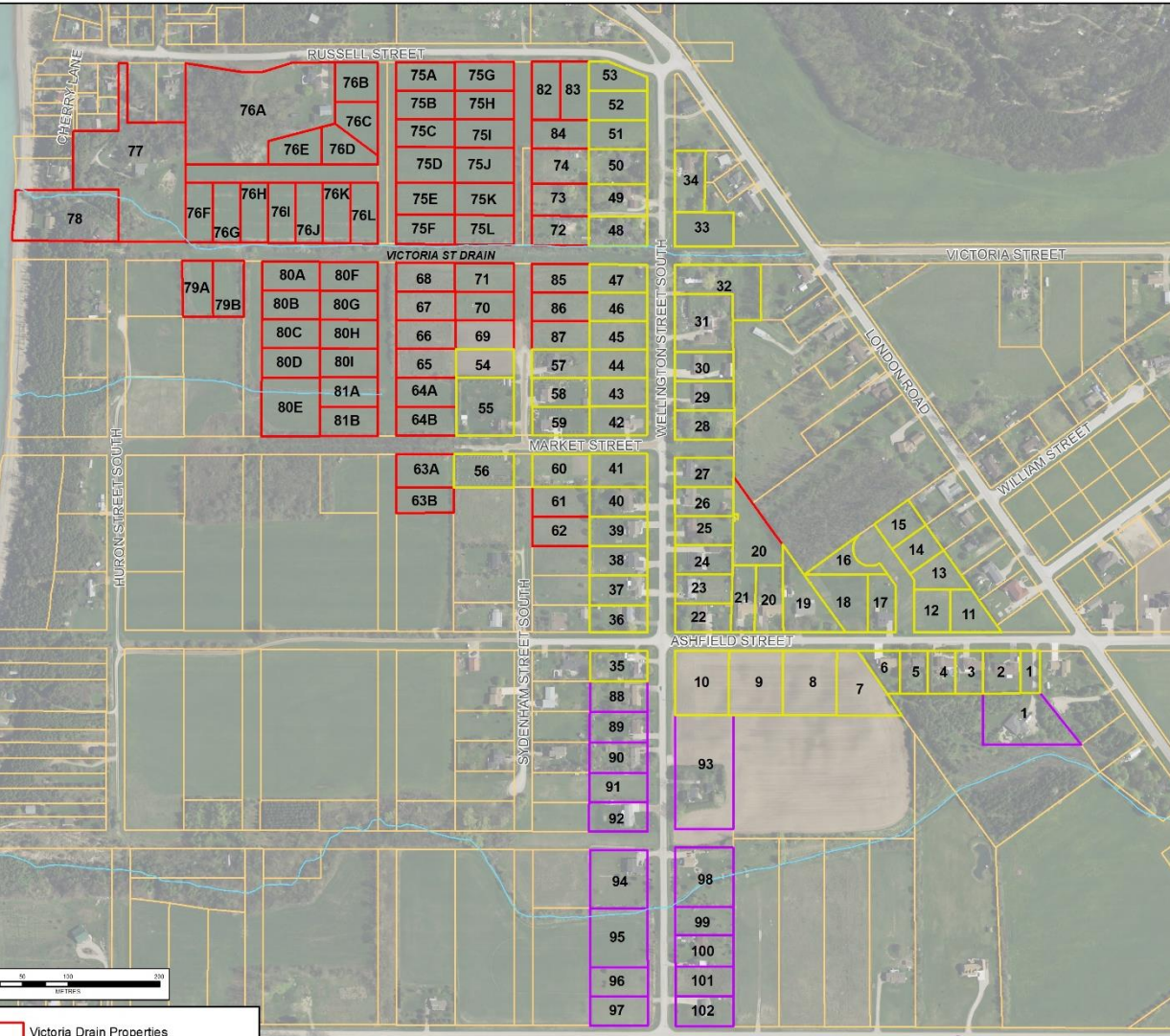
# Preliminary costs for property owners

- Each parcel 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 parcel
- Should consider adding a charge to the properties discharging to the Port Albert Drain, for possible upgrades – properties on Sydenham South and Wellington South (~25 parcels)





- Victoria Drain Properties
- Wellington Street Properties
- Properties with costs for both projects
- Existing Parcels
- Watercourse



Roll Number	Property ID	Victoria Street Drain Cost	Wellington Street Storm Cost	Total Cost	Roll Number	Property ID	Victoria Street Drain Cost	Wellington Street Storm Cost	Total Cost
407064002203201	1	\$2,197	\$15,558.00	\$17,755	407064002204737	67	\$2,407		\$2,407
407064002203240	2	\$2,378	\$8,469.00	\$10,847	407064002204738	68	\$2,405		\$2,405
407064002203235	3	\$2,284	\$7,611.00	\$9,895	407064002204816	69	\$2,396		\$2,396
407064002203230	4	\$2,284	\$7,611.00	\$9,895	407064002204818	70	\$2,398		\$2,398
407064002203225	5	\$2,285	\$7,613.00	\$9,898	407064002204820	71	\$2,401		\$2,401
407064002203220	6	\$2,281	\$7,580.00	\$9,861	407064002204824	72	\$2,404		\$2,404
407064002201605	7	\$2,865	\$11,108.00	\$13,973	407064002204901	73	\$2,438		\$2,438
407064002201604	8	\$2,826	\$12,586.00	\$15,412	407064002204902	74	\$2,477		\$2,477
407064002201600	9	\$2,824	\$12,569.00	\$15,393	407064002205061	75A	\$2,403		\$2,403
407064002201603	10	\$2,824	\$12,569.00	\$15,393	407064002205061	75B	\$2,393		\$2,393
407064002203150	11	\$2,372	\$8,418.00	\$10,790	407064002205061	75C	\$2,393		\$2,393
407064002203155	12	\$2,372	\$8,418.00	\$10,788	407064002205061	75D	\$2,502		\$2,502
407064002203160	13	\$2,341	\$8,134.00	\$10,475	407064002205061	75E	\$2,447		\$2,447
407064002203165	14	\$2,305	\$7,798.00	\$10,103	407064002205061	75F	\$2,416		\$2,416
407064002203170	15	\$2,307	\$7,822.00	\$10,129	407064002205061	75G	\$2,407		\$2,407
407064002202926	16	\$2,292	\$7,679.00	\$9,971	407064002205061	75H	\$2,398		\$2,398
407064002202924	17	\$2,373	\$8,427.00	\$10,800	407064002205061	75I	\$2,398		\$2,398
407064002202922	18	\$2,565	\$10,464.00	\$13,059	407064002205061	75J	\$2,498		\$2,498
407064002202918	19	\$2,655	\$11,013.00	\$13,668	407064002205061	75K	\$2,450		\$2,450
407064002202917	20	\$3,085	\$9,078.00	\$12,163	407064002205061	75L	\$2,417		\$2,417
407064002202916	21	\$2,378	\$8,469.00	\$10,847	407064002205200	76A	\$4,076		\$4,076
407064002202905	22	\$2,390	\$8,581.00	\$10,971	407064002205200	76B	\$2,406		\$2,406
407064002202914	23	\$2,396	\$8,638.00	\$11,034	407064002205200	76C	\$2,379		\$2,379
407064002202913	24	\$2,401	\$8,680.00	\$11,081	407064002205200	76D	\$2,381		\$2,381
407064002202912	25	\$2,409	\$8,752.00	\$11,161	407064002205200	76E	\$2,386		\$2,386
407064002202911	26	\$2,405	\$8,719.00	\$11,124	407064002205200	76F	\$2,389		\$2,389
407064002202910	27	\$2,407	\$8,739.00	\$11,146	407064002205200	76G	\$2,391		\$2,391
407064002203300	28	\$2,411	\$8,770.00	\$11,181	407064002205200	76H	\$2,393		\$2,393
407064002202908	29	\$2,410	\$8,766.00	\$11,176	407064002205200	76I	\$2,394		\$2,394
407064002202907	30	\$2,407	\$8,741.00	\$11,148	407064002205200	76J	\$2,396		\$2,396
407064002202906	31	\$2,805	\$12,395.00	\$15,200	407064002205200	76K	\$2,398		\$2,398
407064002202903	32	\$2,782	\$12,182.00	\$14,964	407064002205200	76L	\$2,399		\$2,399
407064002202902	33	\$2,476	\$9,370.00	\$11,846	407064002205205	77	\$4,646		\$4,646
407064002201558	34	\$2,446	\$9,091.00	\$11,537	407064002205500	78	\$3,279		\$3,279
407064002201555	35	\$2,417	\$8,829.00	\$11,246	407064002205510	79A	\$2,412		\$2,412
407064002204500	36	\$2,372	\$8,416.00	\$10,788	407064002205510	79B	\$2,411		\$2,411
407064002204502	37	\$2,406	\$8,728.00	\$11,134	407064002204720	80A	\$2,396		\$2,396
407064002204504	38	\$2,406	\$8,728.00	\$11,134	407064002204720	80B	\$2,397		\$2,397
407064002204506	39	\$2,406	\$8,728.00	\$11,134	407064002204720	80C	\$2,398		\$2,398
407064002204508	40	\$2,407	\$8,741.00	\$11,148	407064002204720	80D	\$2,409		\$2,409
407064002204510	41	\$2,457	\$9,194.00	\$11,651	407064002204720	80E	\$2,913		\$2,913
407064002204834	42	\$2,391	\$8,587.00	\$10,978	407064002204720	80F	\$2,399		\$2,399
407064002204836	43	\$2,391	\$8,587.00	\$10,978	407064002204720	80G	\$2,399		\$2,399
407064002204838	44	\$2,391	\$8,587.00	\$10,978	407064002204720	80H	\$2,399		\$2,399
407064002204840	45	\$2,391	\$8,587.00	\$10,978	407064002204720	80I	\$2,400		\$2,400
407064002204842	46	\$2,391	\$8,587.00	\$10,978	407064002204730	81A	\$2,406		\$2,406
407064002204826	47	\$2,391	\$8,587.00	\$10,978	407064002204730	81B	\$2,406		\$2,406
407064002204903	48	\$2,411	\$8,772.00	\$11,183	407064002205061	82	\$2,395		\$2,395
407064002204904	49	\$2,447	\$9,104.00	\$11,551	407064002205061	83	\$2,397		\$2,397
407064002204902	50	\$2,481	\$9,419.00	\$11,900	407064002205061	84	\$2,392		\$2,392
407064002205061	51	\$2,404	\$8,709.00	\$11,113	407064002204822	85	\$2,392		\$2,392
407064002205061	52	\$2,404	\$8,709.00	\$11,113	407064002204824	86	\$2,392		\$2,392
407064002205061	53	\$2,336	\$8,086.00	\$10,422	407064002204825	87	\$2,392		\$2,392
407064002204814	54	\$2,394	\$8,616.00	\$11,010	407064002201556	88		\$8,845.00	\$8,845
407064002204812	55	\$2,791	\$12,261.00	\$15,052	407064002201554	89		\$8,860.00	\$8,860
407064002204534	56	\$2,475	\$9,360.00	\$11,835	407064002201552	90		\$8,876.00	\$8,876
407064002204828	57	\$2,392	\$8,603.00	\$10,995	407064002201550	91		\$8,737.00	\$8,737
407064002204830	58	\$2,392	\$8,603.00	\$10,995	407064002201548	92		\$8,752.00	\$8,752
407064002204832	59	\$2,392	\$8,603.00	\$10,995	407064002201602	93		\$19,524.00	\$19,524
407064002204512	60	\$2,457	\$9,194.00	\$11,651	407064002201548	94		\$12,386.00	\$12,386
407064002204514	61	\$2,408		\$2,408	407064002201542	95		\$12,390.00	\$12,390
407064002204516	62	\$2,404		\$2,404	407064002201538	96		\$8,695.00	\$8,695
407064002204760	63A	\$2,459		\$2,459	407064002201536	97		\$8,695.00	\$8,695
407064002204760	63B	\$2,348		\$2,348	407064002201700	98		\$12,558.00	\$12,558
407064002204740	64A	\$2,417		\$2,417	407064002201706	99		\$8,543.00	\$8,543
407064002204740	64B	\$2,417		\$2,417	407064002201706	100		\$9,016.00	\$9,016
407064002204739	65	\$2,412		\$2,412	407064002201708	101		\$8,779.00	\$8,779
407064002204738	66	\$2,408		\$2,408	407064002201710	102		\$8,796.00	\$8,796



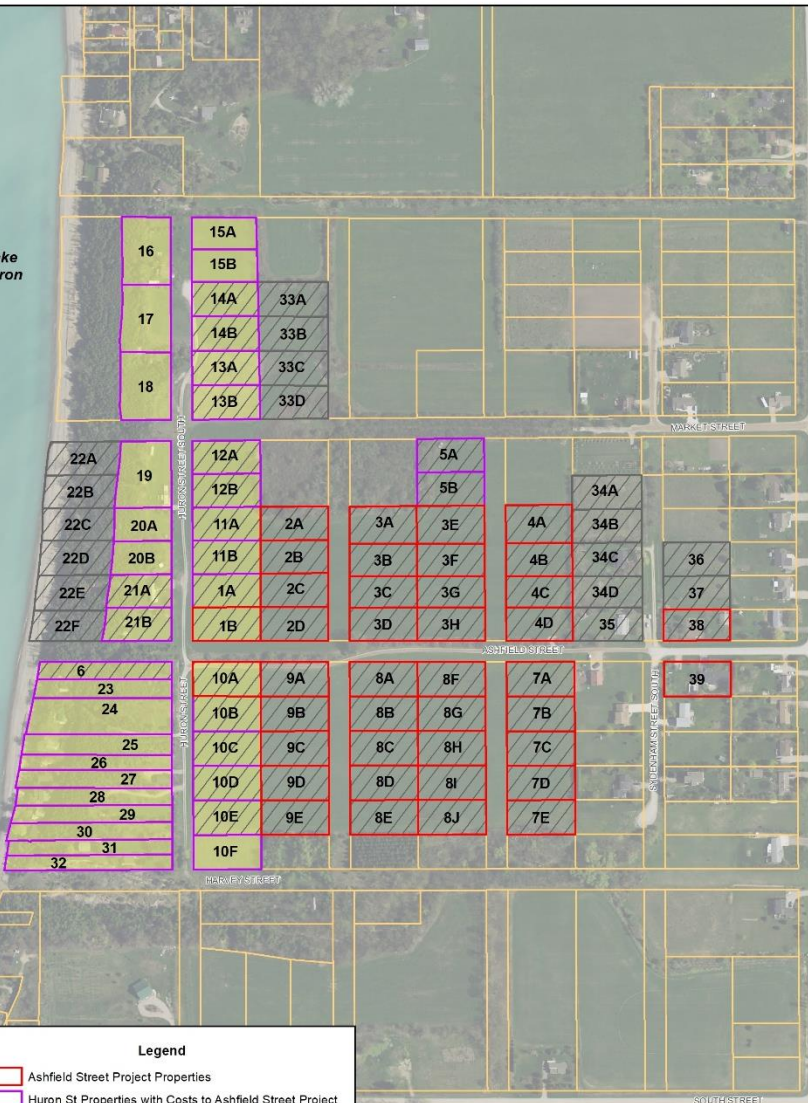
TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT MASTER PLAN SERVICING STUDY (COMMUNITY OF PORT ALBERT) VICTORIA DRAIN AND WELLINGTON STREET PROPERTIES			DATE MARCH 2021	PROJECT No. 16135
			SCALE 1 : 5,000	FIGURE No.





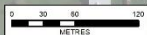


Lake  
Huron



#### Legend

- Ashfield Street Project Properties
- Huron St Properties with Costs to Ashfield Street Project
- Ashfield Storm Outlet Properties
- Huron Street Project Properties
- Existing Parcels



Roll Number	Property ID	Ashfield Street Project	Ashfield Storm Outlet	Huron Street Project	Total Cost	Roll Number	Property ID	Ashfield Street Project	Ashfield Storm Outlet	Huron Street Project	Total Cost
407064002204656	1A	\$7,237	\$8,642	\$21,216	\$37,095	407064002204652	11A	\$7,224	\$8,620	\$21,113	\$36,957
407064002204656	1B	\$11,514	\$8,670	\$21,474	\$41,658	407064002204652	11B	\$7,255	\$8,670	\$21,577	\$37,502
407064002204642	2A	\$11,518	\$8,672		\$20,190	407064002204648	12A	\$7,226	\$8,649	\$21,113	\$36,988
407064002204642	2B	\$11,422	\$8,619		\$20,041	407064002204648	12B	\$7,257	\$8,647	\$21,577	\$37,481
407064002204642	2C	\$11,571	\$8,702		\$20,273	407064002204711	13A	\$7,283	\$8,740	\$21,939	\$37,962
407064002204642	2D	\$11,514	\$8,670		\$20,184	407064002204711	13B	\$7,299	\$8,720	\$21,939	\$37,958
407064002204618	3A	\$12,164	\$9,036		\$21,200	407064002204709	14A	\$7,248	\$8,683	\$21,939	\$37,870
407064002204618	3B	\$11,283	\$8,540		\$19,823	407064002204709	14B	\$7,293	\$8,711	\$21,939	\$37,943
407064002204618	3C	\$11,064	\$8,417		\$19,481	407064002204707	15A	\$7,054		\$20,803	\$27,857
407064002204618	3D	\$11,410	\$8,611		\$20,021	407064002204707	15B	\$7,104		\$20,803	\$27,907
407064002204618	3E	\$12,329	\$9,129		\$21,458	407064002204705	16	\$8,232		\$38,155	\$46,387
407064002204618	3F	\$11,321	\$8,561		\$19,882	407064002204703	17	\$8,307		\$38,155	\$46,462
407064002204618	3G	\$11,087	\$8,429		\$19,516	407064002204700	18	\$8,398		\$38,155	\$46,553
407064002204618	3H	\$11,416	\$8,615		\$20,031	407064002204670	19	\$8,517		\$37,690	\$46,207
407064002204604	4A	\$12,259	\$9,090		\$21,349	407064002204666	20A	\$6,872		\$21,319	\$28,191
407064002204604	4B	\$11,251	\$8,522		\$19,773	407064002204666	20B	\$6,960		\$21,319	\$28,279
407064002204604	4C	\$10,963	\$8,360		\$19,323	407064002204662	21A	\$7,066	\$8,363	\$21,319	\$36,748
407064002204604	4D	\$11,289	\$8,544		\$19,833	407064002204662	21B	\$7,208	\$8,595	\$21,319	\$37,122
407064002204750	5A	\$7,229	\$8,629		\$15,858	407064002204300	23	\$7,566		\$14,296	\$21,862
407064002204750	5B	\$7,229	\$8,629		\$15,858	407064002204200	24	\$10,059		\$23,178	\$33,237
407064002204400	6	\$7,244	\$8,652	\$13,366	\$29,262	407064002204100	25	\$8,047		\$15,174	\$23,221
407064002204466	7A	\$11,777	\$8,819		\$20,596	407064002204000	26	\$7,297		\$12,540	\$19,837
407064002204464	7B	\$11,777	\$8,819		\$20,596	407064002203900	27	\$7,756		\$13,831	\$21,587
407064002204462	7C	\$11,704	\$8,777		\$20,481	407064002203800	28	\$7,659		\$13,314	\$20,973
407064002204460	7D	\$11,704	\$8,777		\$20,481	407064002203700	29	\$7,725		\$13,314	\$21,039
407064002204458	7E	\$11,708	\$8,779		\$20,487	407064002203701	30	\$7,814		\$13,314	\$21,128
407064002204442	8A	\$11,701	\$8,776		\$20,477	407064002203600	31	\$7,446		\$12,488	\$19,934
407064002204440	8B	\$11,701	\$8,776		\$20,477	407064002203500	32	\$7,496		\$12,488	\$19,984
407064002204438	8C	\$11,704	\$8,777		\$20,481	407064002204696	22A		\$8,868		\$8,868
407064002204436	8D	\$11,708	\$8,779		\$20,487	407064002204696	22B		\$8,836		\$8,836
407064002204434	8E	\$11,711	\$8,781		\$20,492	407064002204696	22C		\$8,745		\$8,745
407064002204444	8F	\$11,698	\$8,774		\$20,472	407064002204696	22D		\$9,017		\$9,017
407064002204446	8G	\$11,701	\$8,776		\$20,477	407064002204696	22E		\$9,134		\$9,134
407064002204448	8H	\$11,701	\$8,776		\$20,477	407064002204696	22F		\$8,560		\$8,560
407064002204450	8I	\$11,704	\$8,777		\$20,481	407064002204715	33A		\$8,901		\$8,901
407064002204452	8J	\$11,708	\$8,779		\$20,487	407064002204715	33B		\$8,854		\$8,854
407064002204416	9A	\$11,711	\$8,781		\$20,492	407064002204715	33C		\$8,824		\$8,824
407064002204418	9B	\$11,704	\$8,777		\$20,481	407064002204715	33D		\$8,656		\$8,656
407064002204420	9C	\$11,708	\$8,779		\$20,487	407064002204530	34A		\$8,801		\$8,801
407064002204422	9D	\$11,711	\$8,781		\$20,492	407064002204530	34B		\$8,770		\$8,770
407064002204424	9E	\$11,711	\$8,781		\$20,492	407064002204530	34C		\$8,744		\$8,744
407064002204414	10A	\$11,647	\$8,745	\$21,629	\$42,021	407064002204530	34D		\$8,531		\$8,531
407064002204414	10B	\$7,348	\$8,822	\$22,352	\$38,522	407064002204524	35		\$8,722		\$8,722
407064002204414	10C	\$7,321	\$8,779	\$21,939	\$38,039	407064002204518	36		\$8,610		\$8,610
407064002204414	10D	\$7,322	\$8,781	\$21,939	\$38,042	407064002204520	37		\$8,610		\$8,610
407064002204414	10E	\$7,322	\$8,781	\$21,939	\$38,042	407064002204500	38	\$10,397	\$8,326		\$18,723
407064002204414	10F	\$7,324		\$21,939	\$29,263	407064002204490	39	\$11,122			\$11,122



TOWNSHIP OF ASHFIELD-COLBORNE-WAWANOSH  
MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT MASTER  
PLAN SERVICING STUDY (COMMUNITY OF PORT ALBERT)

ASHFIELD STREET, ASHFIELD STORM OUTLET  
AND HURON STREET PROPERTIES

DATE  
MARCH 2021

PROJECT No.  
16135

SCALE  
AS SHOWN

FIGURE No.





# Next Steps

- Pick date for Public Meeting – Present Update
- Collect input from public meeting and review with ACW staff
- 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

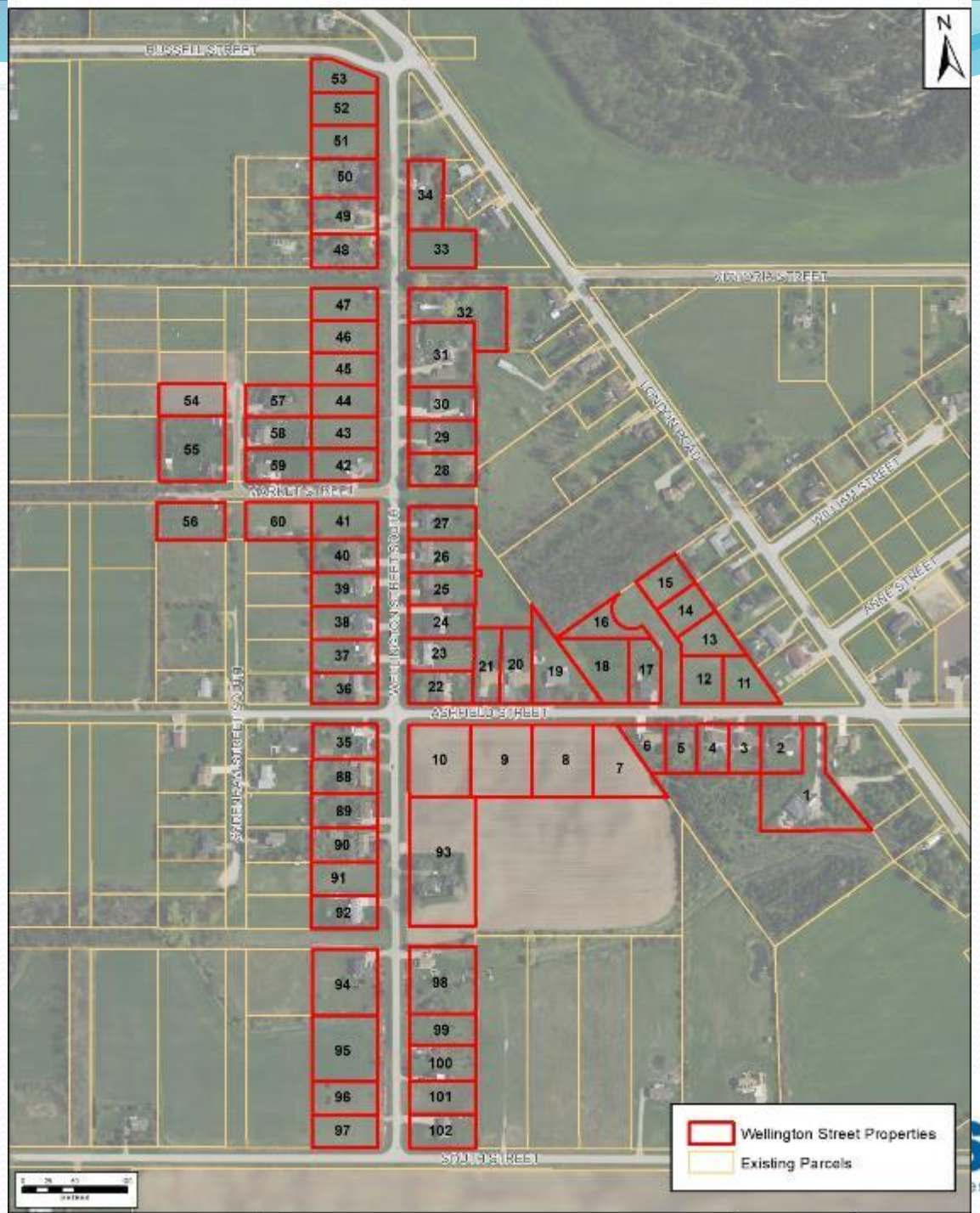
# Questions?



**BMROSS**  
engineering better communities

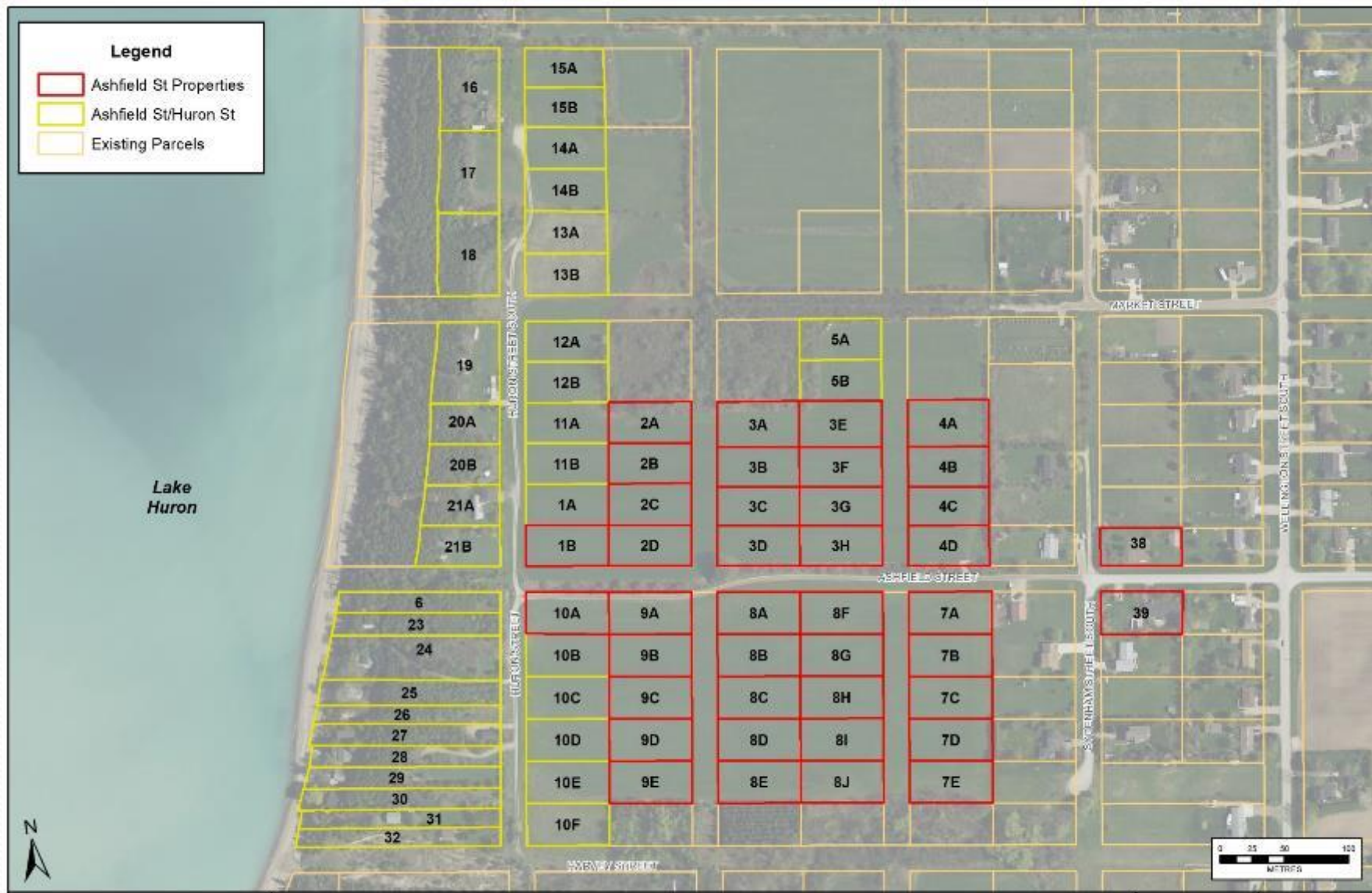


# Wellington Project parcels





# Ashfield Road Properties



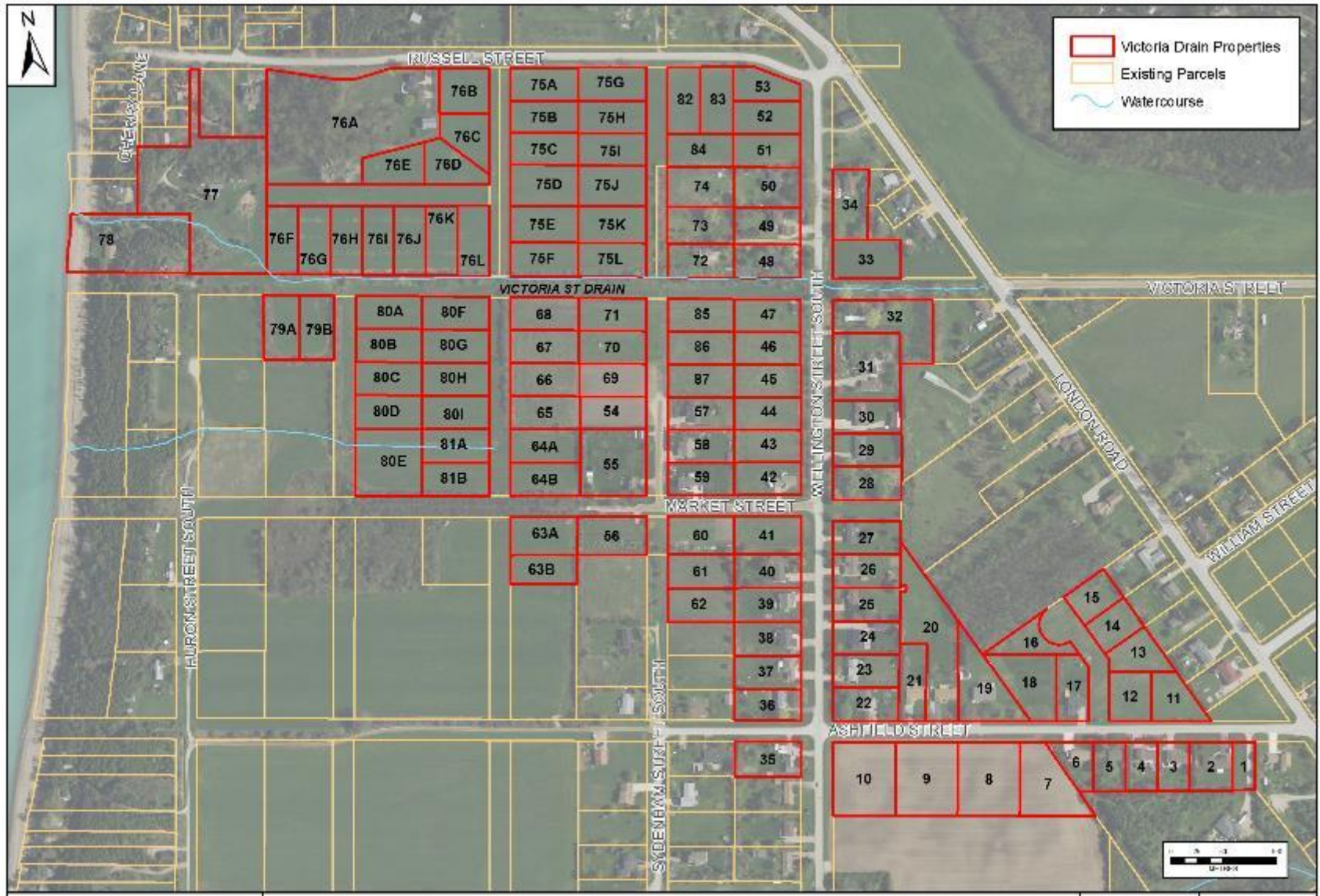


# Ashfield Outlet



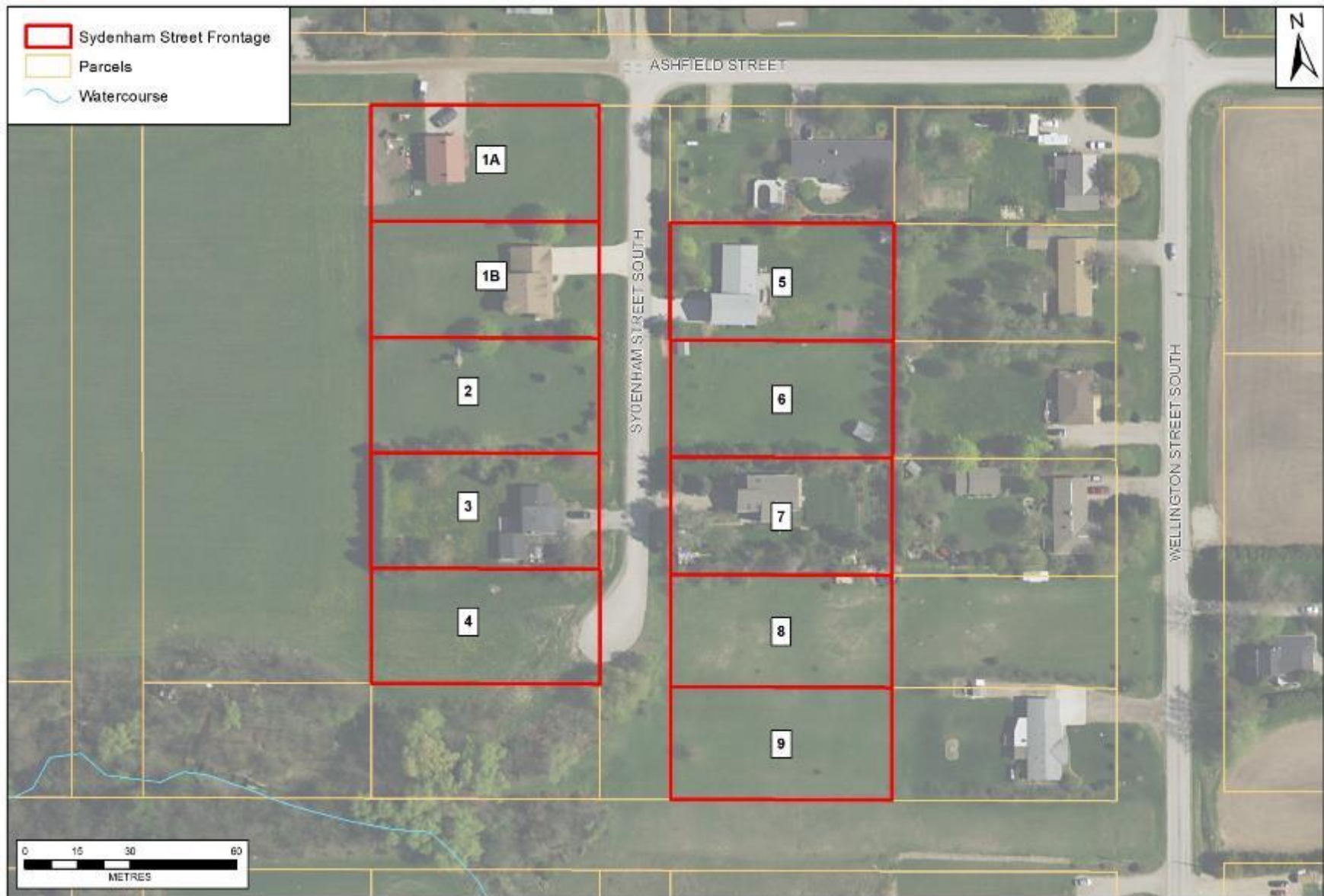


# Victoria Drain Parcels

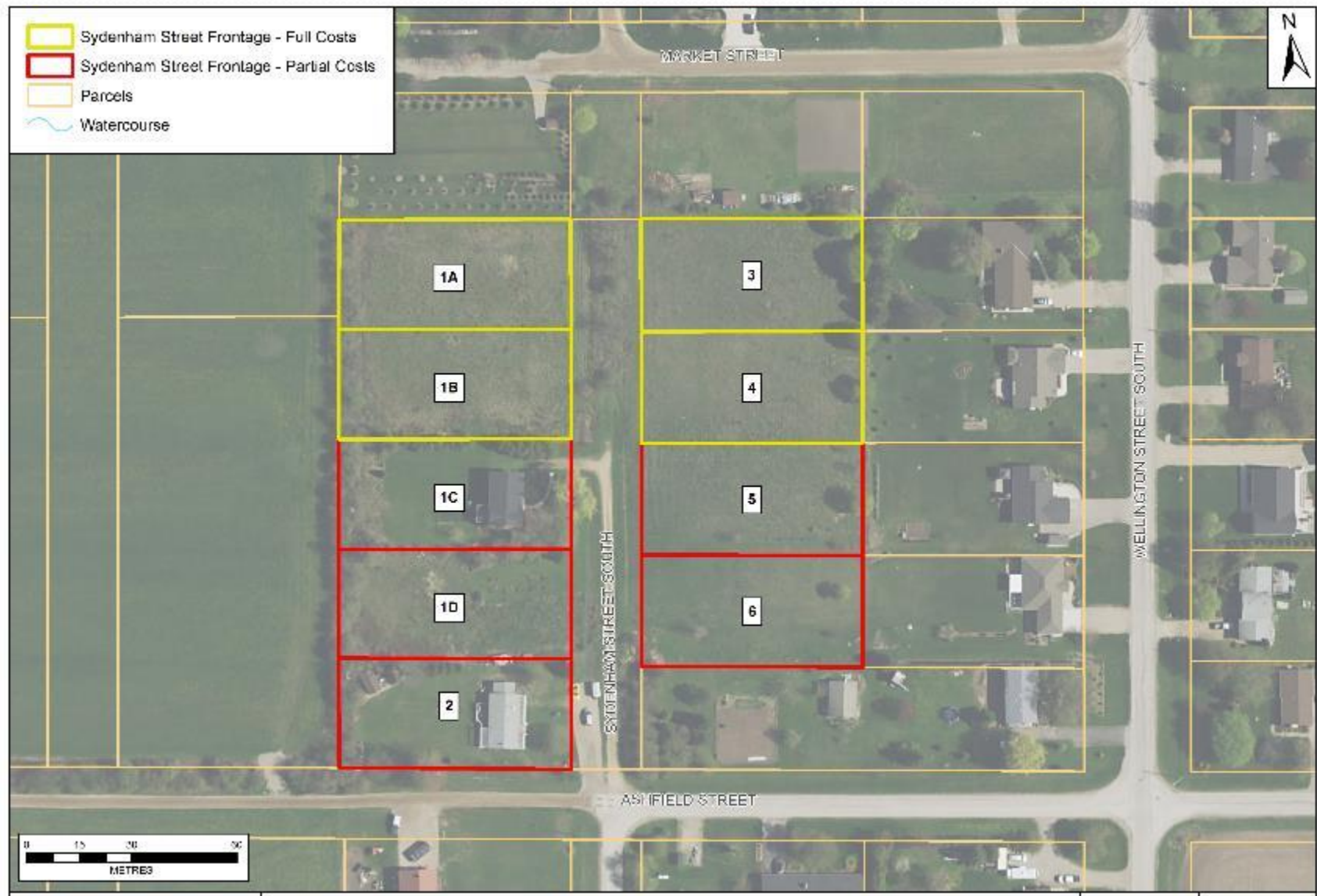




# Sydenham South



# Sydenham, north of Ashfield





# Huron Street

- Huron Street Frontage
- Existing Parcels
- Watercourse

