

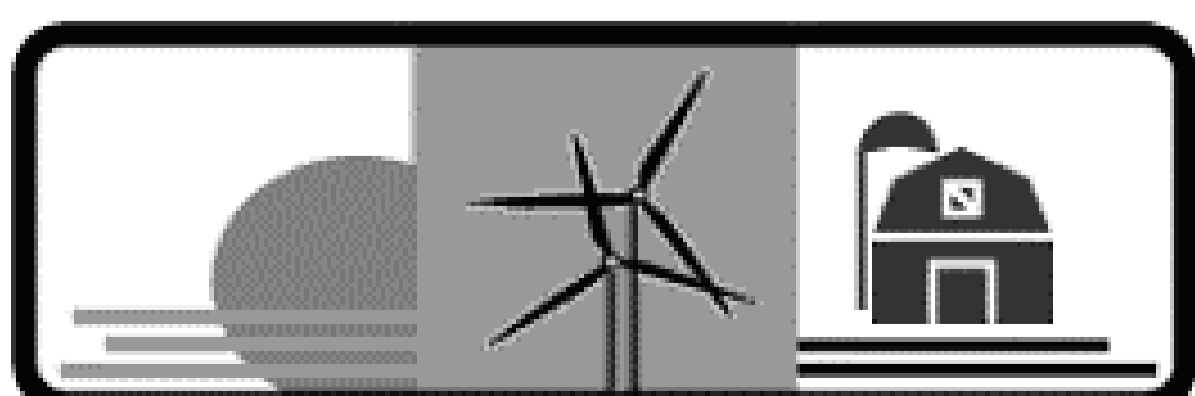
TOWNSHIP OF ASHFIELD- COLBORNE-WAWANOSH

MASTER PLAN SERVICING STUDY COMMUNITY OF PORT ALBERT

WELCOME

PUBLIC INFORMATION MEETING

September 7, 2019



TOWNSHIP OF
ASHFIELD - COLBORNE - WAWANOSH



BMROSS
engineering better communities

AERIAL PHOTOGRAPHY OF THE PROJECT STUDY AREA



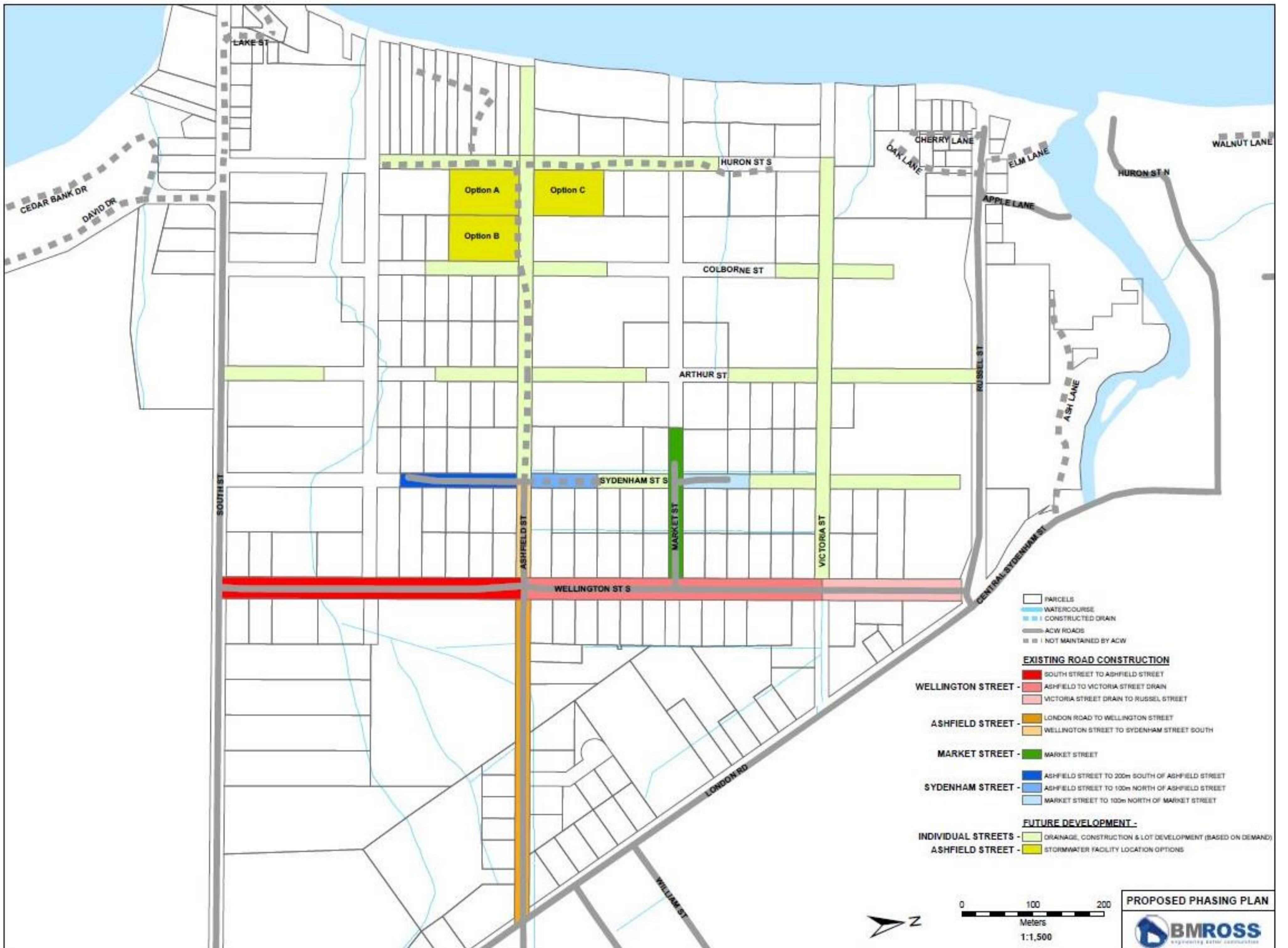
- RUSSEL STREET, SOUTH STREET, LAKE HURON AND REAR OF LOTS FRONTING ON LONDON ROAD

ASHFIELD STREET STORM DRAINAGE OUTLET



- DEVELOPMENT OF NEW MUNICIPAL OUTLET TO LAKE HURON FROM STUDY AREA
- UNOPENED MUNICIPAL ROAD ALLOWANCE FROM HURON STREET TO LAKE HURON
- PIPED OUTLET TO LAKE – RAVINE BANKS RESTORED
- PEDESTRIAN ACCESS TO THE LAKE INCORPORATED INTO THE DESIGN

PROPOSED PHASING PLAN



- PRIORITIES BASED ON ROAD AND STORM SEWER NEEDS (AGE/CONDITION)
- ONCE INITIAL PHASES CONSTRUCTED FOR FUTURE DEVELOPMENT LANDS, OTHER INTERIOR ROAD CONSTRUCTION BASED ON DEMAND
- RESULTS OF DRAINAGE QUESTIONNAIRE ALSO CONSIDERED
- PROPOSED PHASING IS PRELIMINARY AND WOULD BE SUBJECT TO CHANGE BASED ON OTHER PRIORITIES

MUNICIPAL CLASS ENVIRONMENTAL ASSESSMENT

SUMMARY OF MASTER PLAN PROCESS:

- LONG RANGE PLANS DESIGNED TO INTEGRATE INFRASTRUCTURE REQUIREMENTS WITH ENVIRONMENTAL ASSESSMENT PLANNING PRINCIPLES
- EXAMINES A GROUP OF RELATED PROJECTS IN ORDER TO OUTLINE A FRAMEWORK FOR PLANNING FOR SUBSEQUENT PROJECTS AND/OR DEVELOPMENTS
- INVOLVES CONSULTATION WITH THE PUBLIC, REGULATORY AGENCIES AND ADJACENT PROPERTY OWNERS

SCOPE OF THIS STUDY:

- EXAMINE EXISTING STORMWATER DRAINAGE FEATURES AND FACILITIES IN PORT ALBERT AND INVENTORY COMPONENTS
- DEVELOP RECOMMENDATIONS FOR IMPROVEMENTS WITHIN EXISTING DEVELOPED AREAS OF AND FUTURE DEVELOPMENT LANDS (WEST END OF STUDY AREA)
- IDENTIFY GENERAL AREAS OF CONCERN WHICH NEED TO BE ADDRESSED – **NOT INDIVIDUAL LOT GRADING PROBLEMS**
- CONSULT WITH RESIDENTS AND REVIEW AGENCIES
- PROVIDE A PROPOSED PHASING PLAN FOR UPGRADES TO IMPLEMENT OVER A 20 YEAR TIMEFRAME
- PREPARE A REPORT DOCUMENTING THE MASTER PLAN PROCESS AND STUDY RECOMMENDATIONS

MASTER PLAN ALTERNATIVES

PROBLEM STATEMENT: Upgrades to Existing Infrastructure are needed to facilitate development of Vacant Development lands in Port Albert (most in holding zone)

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

PROJECT TIMELINES

JUNE 2018 – MASTER PLAN PROCESS INITIATED

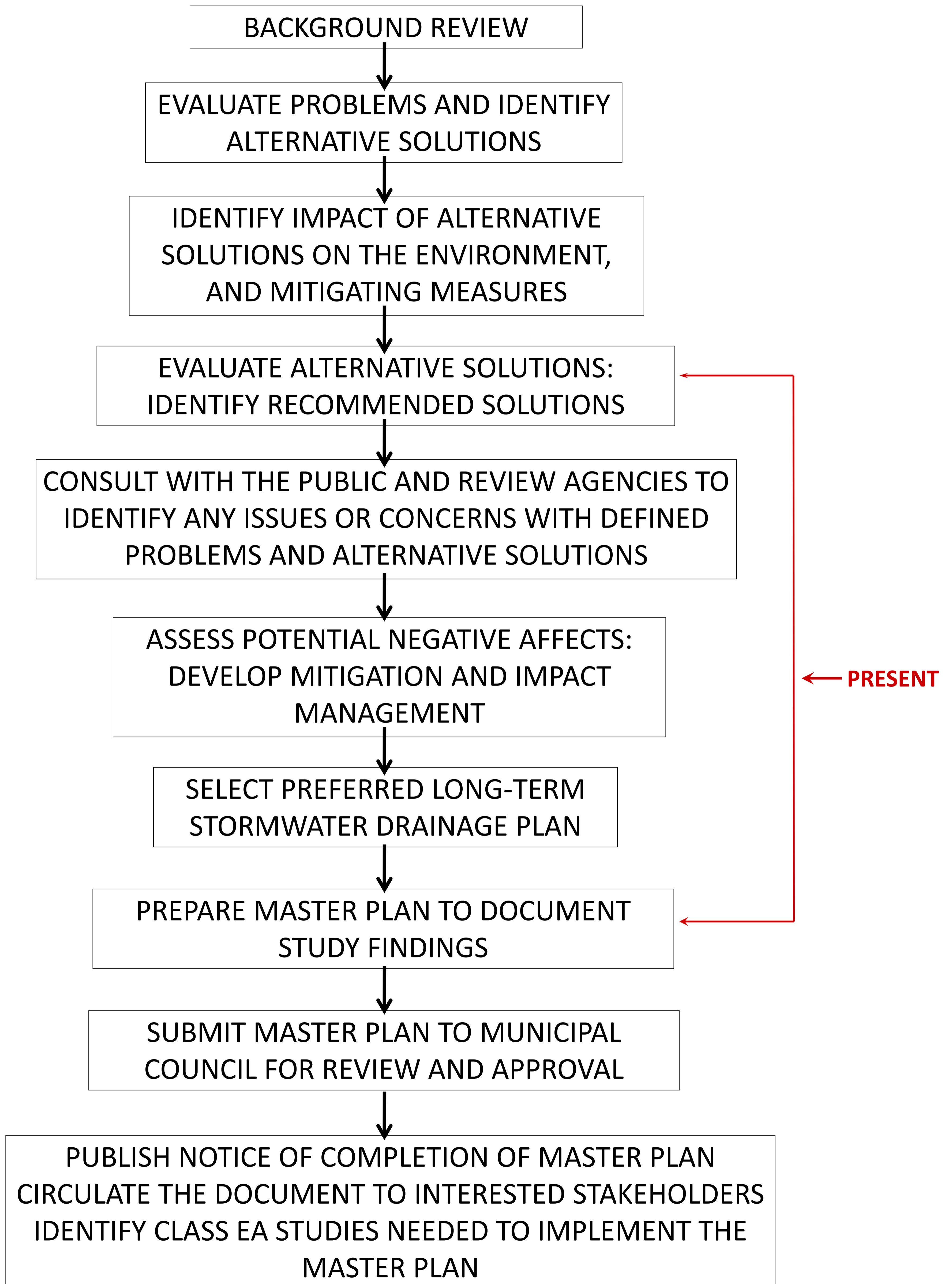
MAY 2019 – ON-SITE MEETING WITH MVCA

SPRING 2019 – PRELIMINARY ENGINEERING/ CONSULTATION WITH AFFECTED LANDOWNERS

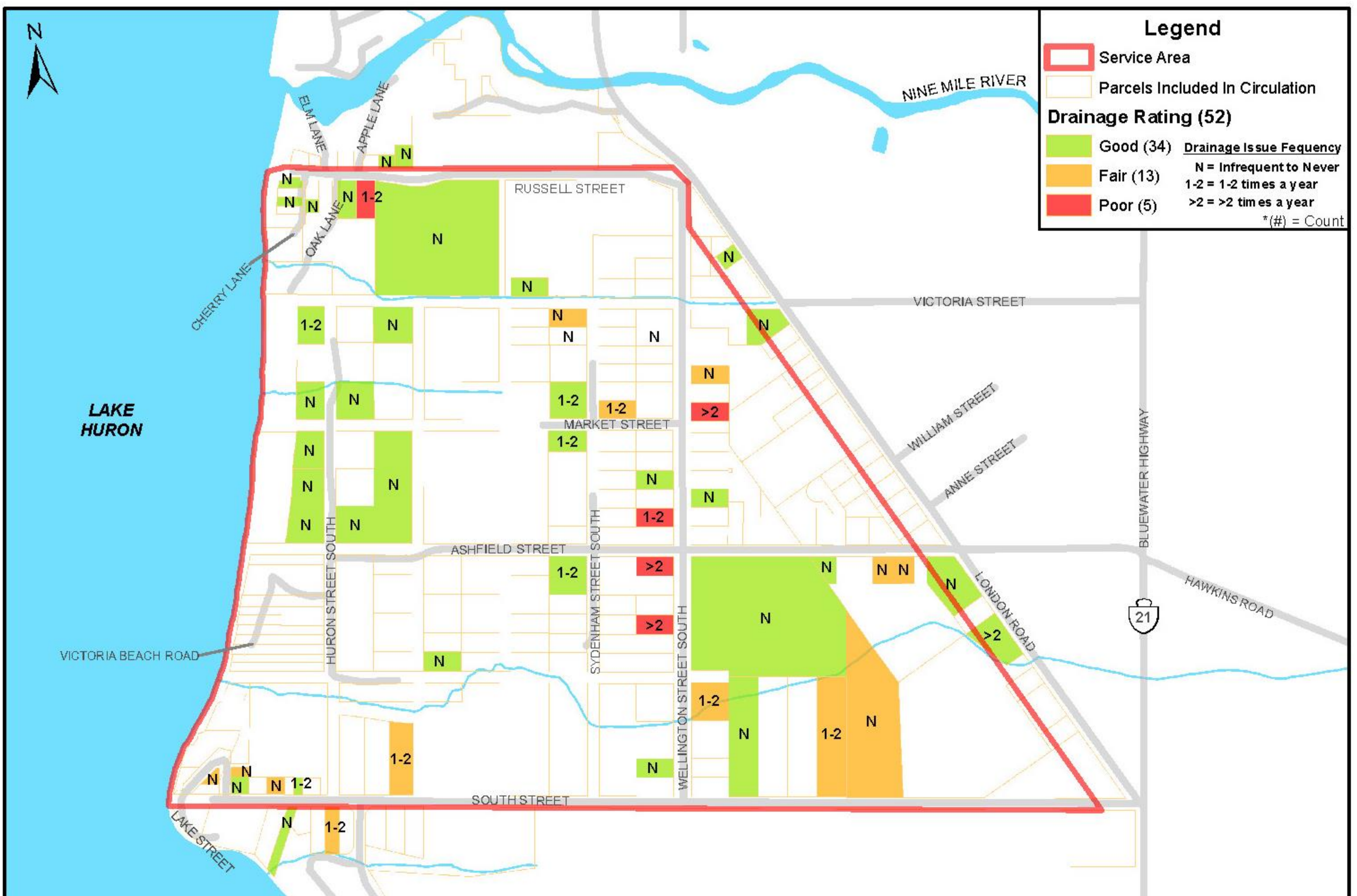
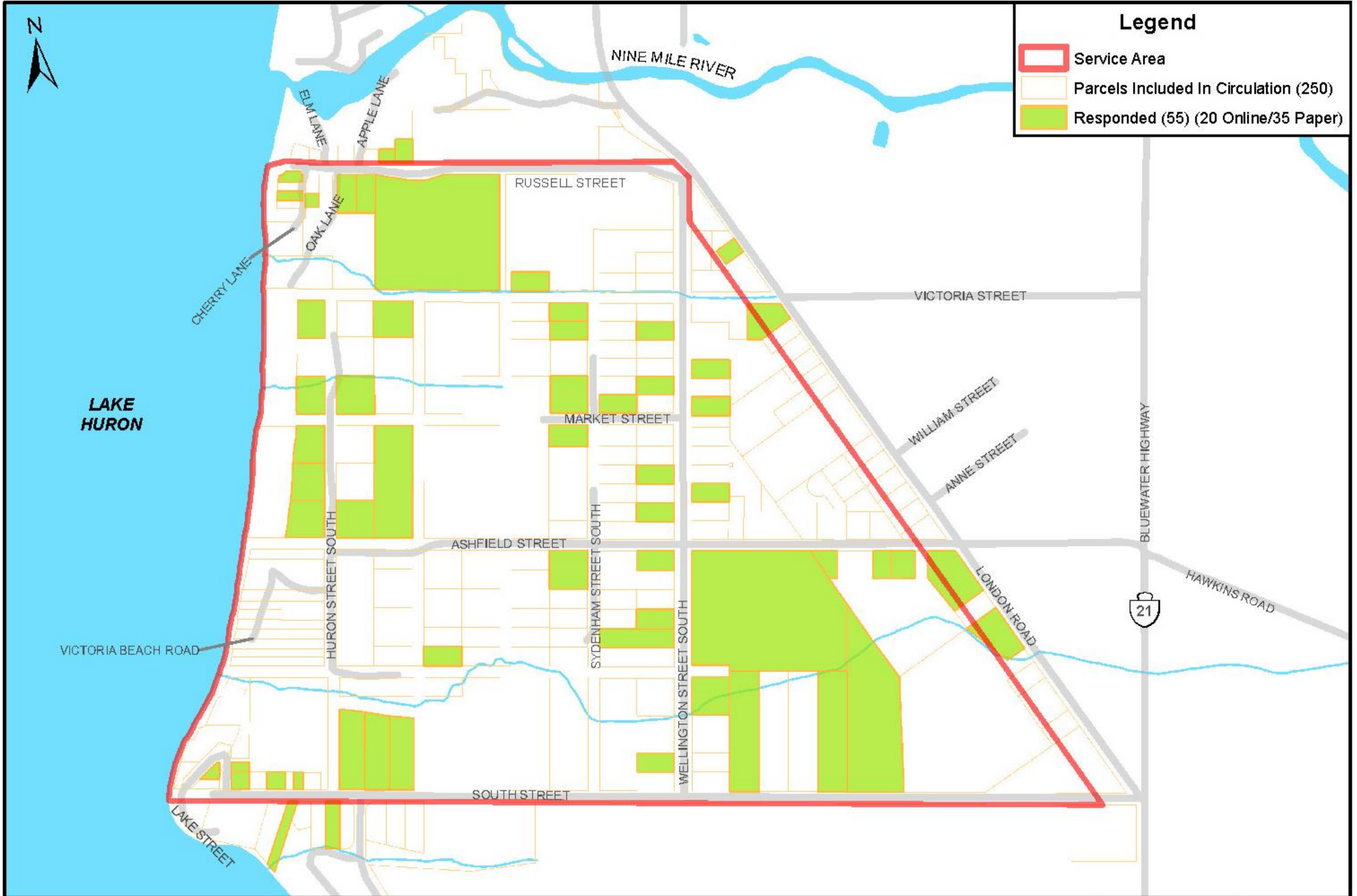
JULY 2019 – TOWNSHIP COUNCIL PRESENTATION

FALL 2019 – FINALIZE MASTER PLAN PROCESS

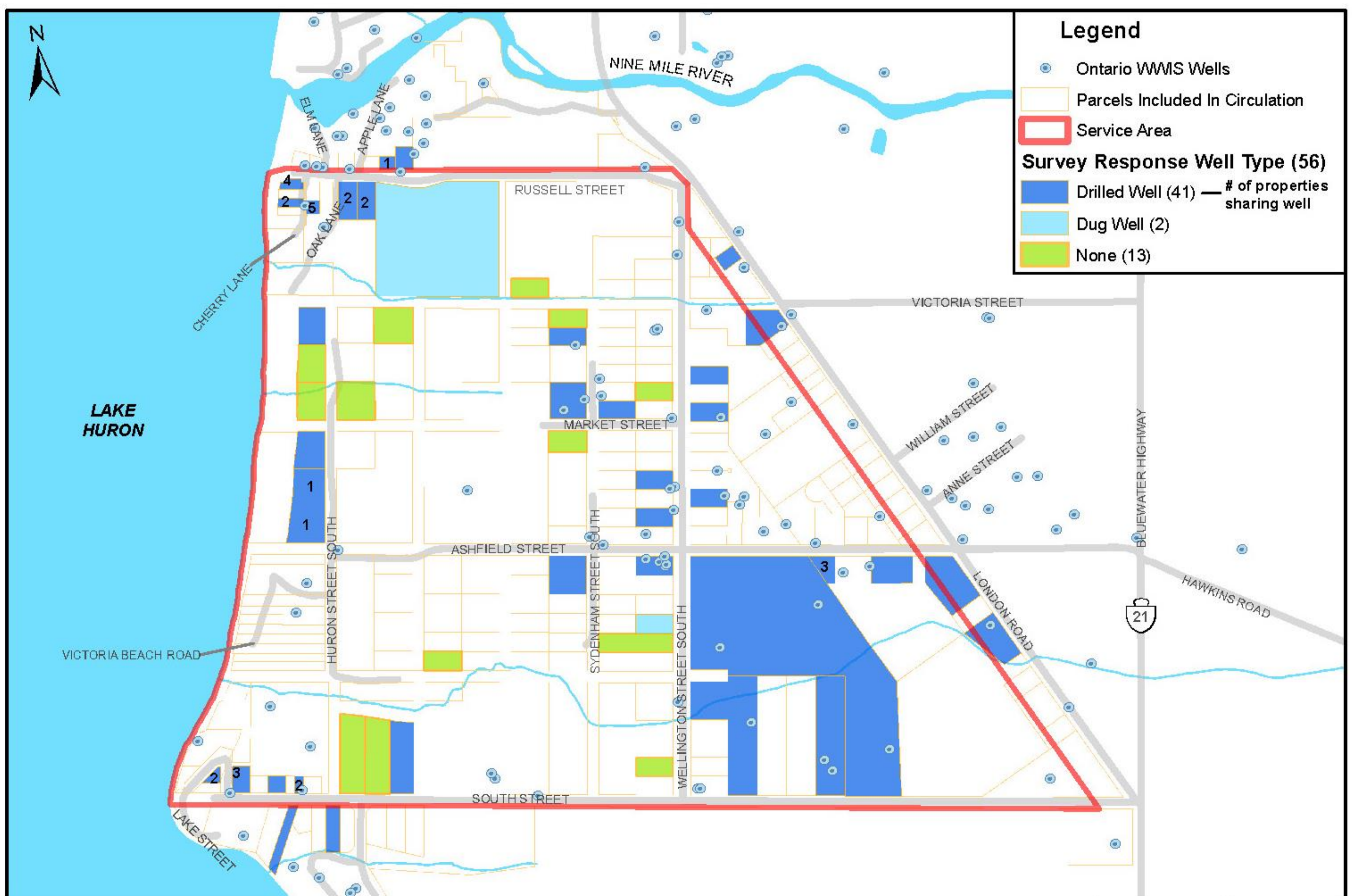
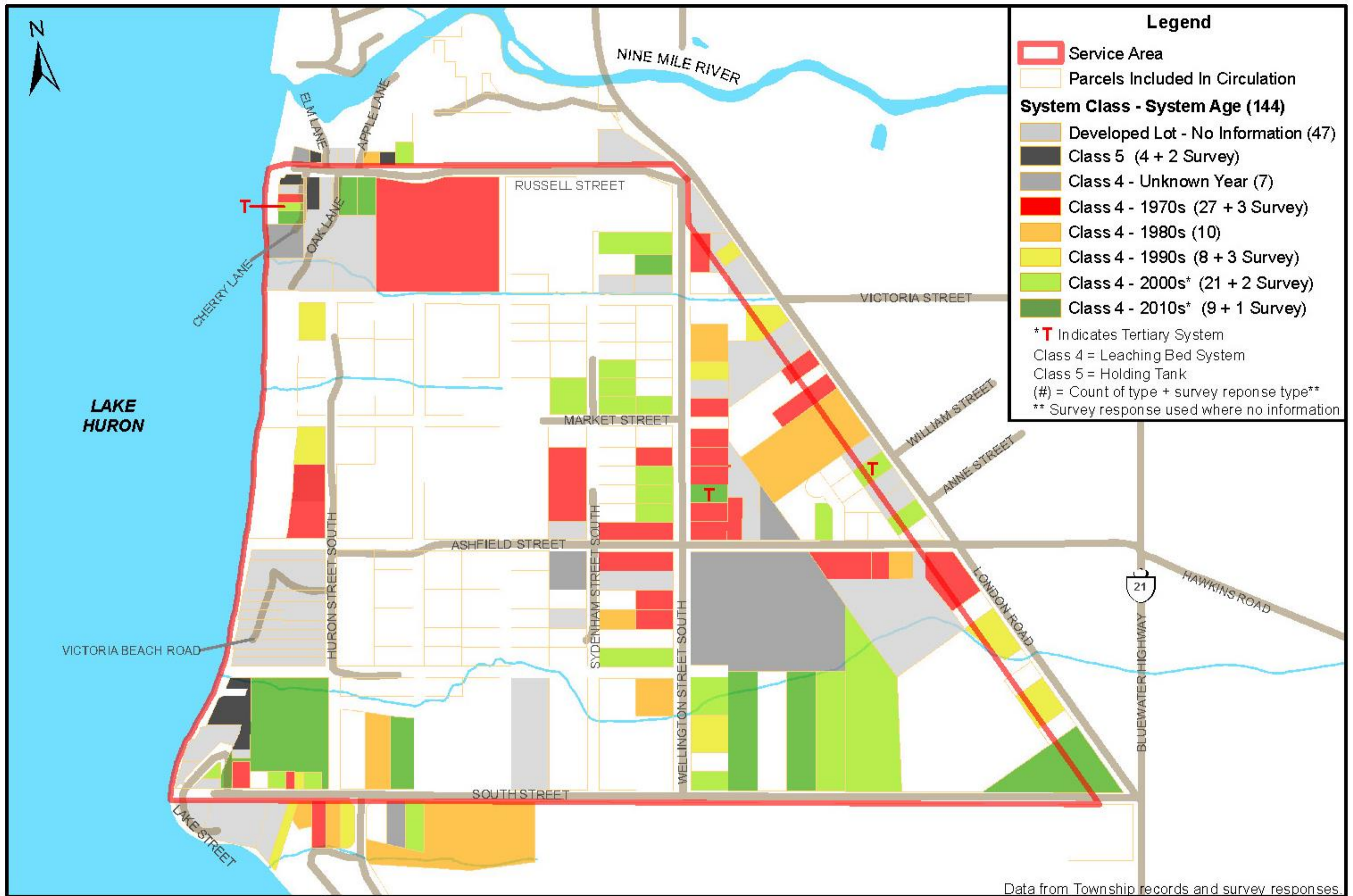
MASTER PLAN PROCESS



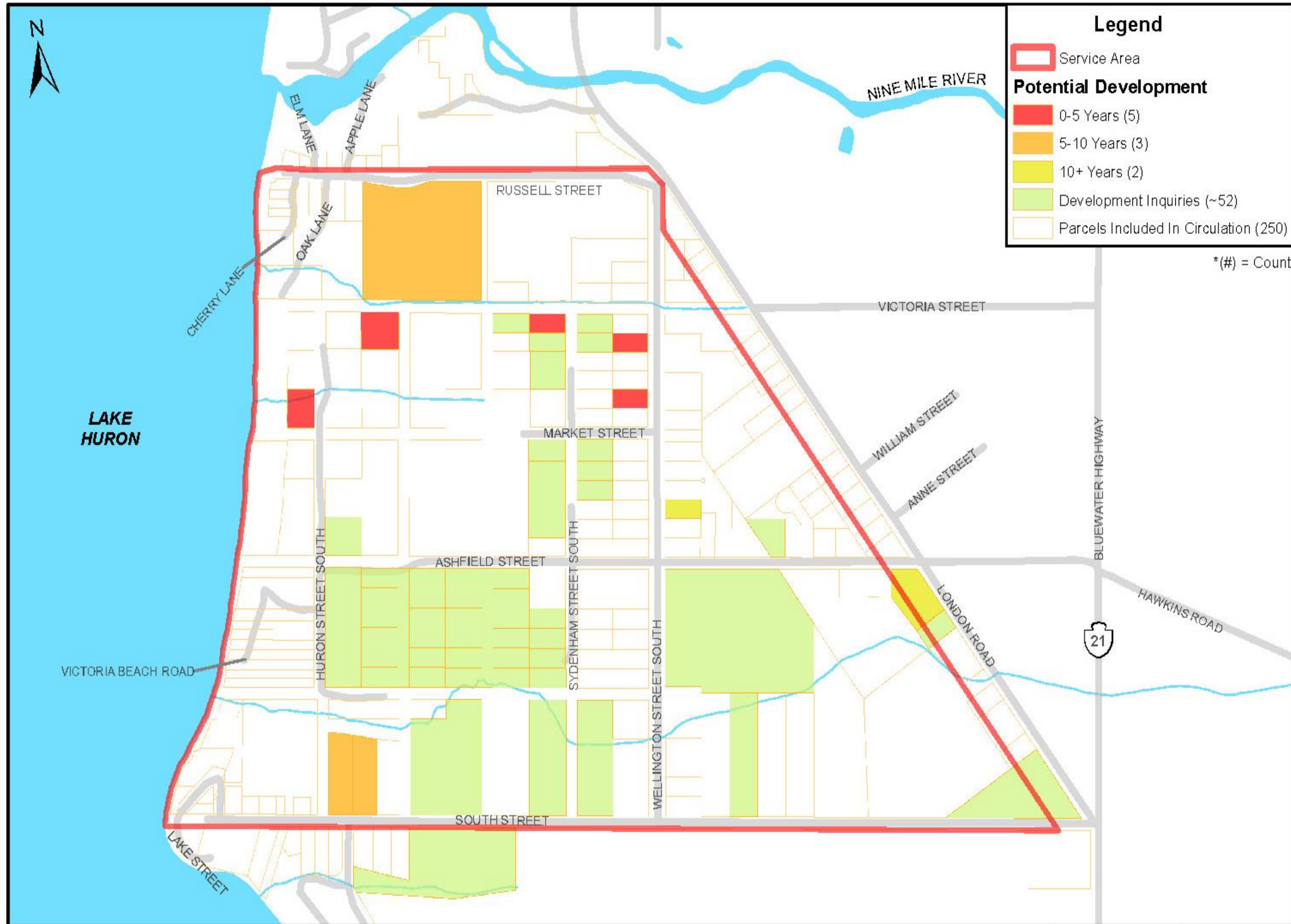
QUESTIONNAIRE RESULTS



QUESTIONNAIRE RESULTS



DEVELOPMENT POTENTIAL



Population Data and Growth Rates

Year	ACW ²	Ashfield Twp.	Port Albert
1961	N/A	1688	
1966	N/A		
1971	N/A	1703 (+.88%)	
1976	N/A	1820 (+6.9%)	
1981	N/A	1824 (+.22%)	
1986	N/A	1736 (-4.8%)	255
1991	N/A	1809 (+4.2%)	269 (+5.5%)
1996	5477		
2001	5411 (-1.2%)		
2006	5409 (-.04%)		458 (+70.3%)
2011	5582 (+3.2%)		
2016	5422 (-2.87%)		550 (+20.1%)
Population Change	-55	+121	+295
Percent Change	-1%	+ 7.2%	+115%
Avg Ann. Growth Rate	-0.046%	+0.43%	+2.6%

Building Permits 2014-2018

Year	Avg Housing Starts
2014	2
2015	5
2016	1
2017	3
2018	6
Total	17
5 year average	3.4

PLANNING ACT REQUIREMENTS

ACW ZONING BY-LAW



POPULATION GROWTH

Year	Low (1.0%)	Medium (1.5%)	High (2.0%)
2016	550	550	550
2018	570	570	570
2023	599	614	629
2028	630	662	695
2033	662	713	767
2038	696	768	847
20 Year Increase	126 (6/yr)	198 (10/yr)	277 (14/yr)

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.