

B. M. ROSS AND ASSOCIATES LIMITED

Engineers and Planners

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File No. 16135

September 7, 2021

Township of Huron-Kinloss
21 Queen Street, Box 130
Ripley, ON N0G 2R0

**RE: Master Plan Servicing Study – Community of Port Albert
Project Update and Public Meeting Notice – Township of ACW**

The Township of Ashfield-Colborne-Wawanosh (ACW) initiated a Class Environmental Assessment (Class EA) Master Plan process in May 2018 to develop a Servicing Master Plan for the Port Albert Settlement area, as shown on the attached key plan. The Servicing Review is being undertaken in order 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.

STUDY RECOMMENDATIONS:

A preferred approach has now been identified for the Master Plan and input is being sought from review organizations prior to finalizing the study. Key study recommendations are as follows:

- 1) Develop a new municipal stormwater outfall at the west end of Ashfield Street discharging to Lake Huron, including a new pedestrian beach access.
- 2) Install oil and grit separators (stormceptors) to address stormwater quality issues, near the intersection of Ashfield Street and Huron Street South.
- 3) A phasing plan has been developed for implementation of key capital projects needed to implement the improvements (see attached figure).
- 4) Upgrades to existing roads will be completed to an urban design standard to conform with existing Township road policies for urban settlement areas.
- 5) Servicing of future development lands within the study area will be implemented using a comprehensive approach, rather than in a piecemeal approach.
- 6) Development of future development lands within the study area limits will be through private sewage and water services, with development lots sized appropriately to meet current Ontario Building Code (OBC) standards.

The Servicing Master Plan is following the Municipal Class Environmental Assessment (Class EA) process, which is an approved process under the Environmental Assessment Act. The purpose of the Class EA process is to identify any potential environmental impacts associated with the proposed works and to plan for appropriate mitigation of any identified impacts. This process includes consultation with the general public, government review agencies, indigenous communities and affected property owners. A public meeting has been scheduled for the fall of 2021 to update residents on the status of study investigations. Details of the meeting are as follows:

A **Virtual Public Meeting** has been scheduled to advise residents of the current status of the project and to receive additional input from interested parties.

Date: Monday September 27, 2021
Time: 6:00 p.m. - 9:00 p.m.
Format: Virtual Meeting

Due to COVID-19 concerns, the meeting will be held virtually using the Zoom platform. Presentation material will be posted on the municipal website at www.acwtownship.ca as of September 20, 2021 to allow an opportunity to review the material in advance. Representatives from the Township of ACW and the project engineers, will be present at the meeting to answer questions. Please contact Florence Witherspoon at clerk@acwtownship.ca or 519-524-4669 to find out more about participation in the meeting.

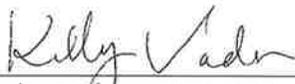
Your organization was previously contacted regarding this project so we are providing additional information as an update on study progress. If you are unable to attend the meeting, but would still want to review the information, the presentation material can be forwarded for your information. Following the PIC, comments will be received until October 30, 2021.

Please contact the undersigned directly if you have any questions or want to receive the presentation material. Alternatively, we can forward you hard copies of the presentation material to review. Please forward any comments on the information by October 30, 2021. If you have any questions or require further information, please contact the undersigned at kvader@bmross.net or by phone at 519-525-2170.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per


 Kelly Vader, MCIP, RPP
 Environmental Planner

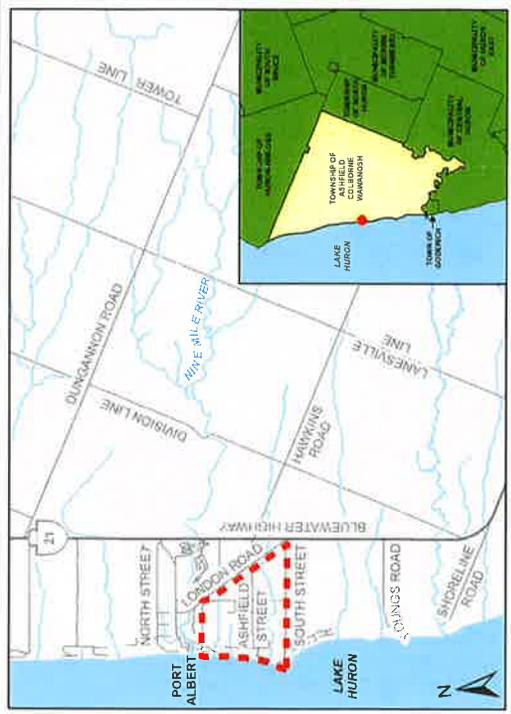
KV:es

Encl.

c.c. Mark Becker, ACW



AERIAL PHOTOGRAPHY OF PROJECT AREA
SCALE 1 : 10,000



KEY PLAN
NOT TO SCALE



ASHFIELD STREET
LOOKING WEST



INTERSECTION OF WELLINGTON STREET
AND RUSSELL STREET LOOKING WEST



INTERSECTION OF SOUTH STREET AND
WELLINGTON STREET LOOKING NORTHWEST



ASHFIELD STREET JUST PAST
SYDENHAM STREET LOOKING WEST

SITE PHOTOS TAKEN ON JUNE 1, 2018



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

DATE	PROJECT No.
APR. 15, 2020	16135
SCALE	FIGURE No.
AS SHOWN	2.2