

Questions and Responses from the June PIC

1) What is the Infrastructure Master Plan?

- A. The Infrastructure Master Plan (IMP) for Loyalist Township is a plan to address the needs of core infrastructure, specifically road right of way, potable water, wastewater, and stormwater systems within the Township for the next 25 years. The IMP will be driven by five themes. These themes are growth, new legislation, new technology, addressing remedial issues and adapting to climate change.

2) What changes can we expect to see due to this Master Plan in all areas for Amherst Island?

- A. Currently there are two projects within the Infrastructure Master Plan that are being considered for Amherst Island. The main project would be the construction of Stella Forty Foot Road southerly from the ferry dock, and Front Road from the public school to the east end of Stella. Although plans have not been finalized yet, the Front Road project may include a storm sewer installation and sidewalk improvements. The Township expects to have more information on the Front Road project later this year. If this project is of interest, we encourage you to touch base with the project team in a few months.

The second project is a longer term one, which includes plans for a trail development for active transportation around the island, for both bicycle and pedestrian.

3) How does the Infrastructure Master Plan relate to the Amherstview West Secondary Plan?

- A. The Loyalist Township Infrastructure Master Plan will evaluate the core infrastructure required to address the Township's future growth and change over the next thirty years (to 2041). The core infrastructure that will be studied under the



IMP includes: transportation infrastructure such as roads, bridges, transit, and walkways, potable water systems, sanitary sewer systems, and storm water systems.

Part of the IMP will focus on the core infrastructure required to service the Amherstview West Secondary Plan study area. The work being undertaken for the Infrastructure Master Plan is independent from the Secondary Plan project.

4) Will future utility needs (i.e. power, phone, cell service) be included in the IMP? If not, where are those needs addressed?

- A. Non-municipal utilities are not included in IMP, the Township is solely looking at Municipal Infrastructure. The municipal projects subject to Environmental Assessment are listed within provincial regulations.

The Township doesn't have a lot to do with the other utilities you mentioned as they are regulated by federal legislation, other than the coordination role for infrastructure placed in the road allowances. Loyalist Township regularly coordinates with Enbridge, Bell, Hydro One, etc., to make sure services are in place for new developments, and that those companies are aware of what developments are upcoming so that their services can meet the consumer demand. The exception to this is the rural cell and internet coverage which continues to be an issue, however there is political efforts underway for this. This information can be provided if you would like it.

5) How many building permits were issued in 2019 and 2020?

- A. In 2019, just under 100 building permits were issued for new dwelling units, and for 2020, 130 permits were issued. Numbers for 2021 are significantly higher so far, with 80 permits issued in just the first 4 months of this year.

6) Regarding number of employments, does working in the Township mean living in the township and employed, or just employed within the Township?

- A. This means that people may or may not live in the Township, but their place of employment is situated within Loyalist Township.

7) For communities relying on wells, is there plans to link those communities into the municipal water structure?

- A. As part of the IMP, the Township will examine extensions of the municipal water system to facilitate planned development that will be occurring, but we are not generally looking at extending these municipal water systems into these areas currently serviced by wells.

Loyalist's Official Plan delineates the current urban boundary, and those are the areas we'll look at servicing with municipal water services, but not looking outside the urban boundaries.

The cost of servicing the rural lots is heavy with high upfront costs. The municipality is trying to control the number of rural lots such that rural groundwater supply isn't negatively impacted by rural growth.

There are no immediate plans now to link rural communities to the municipal water services, but if you have a specific situation you'd like to comment on, please email us and we can evaluate and respond to your comments.

8) Are developments happening adjacent to the rural community to the urban one?

- A. The Township must follow the Official Plan, and as of now there are no developments being considered which are located adjacent to any rural communities, other than Amherstview West Secondary Plan Area which extends westerly to Parrott's Bay. Previously, Loyalist Township Council provided draft plan

approval for the Babcock Mills development in Odessa which is adjacent to the current westerly limits of the designated growth area for Odessa.

9) Is additional Water Storage in Odessa contemplated?

- A. Water storage needs in all serviced communities is being evaluated based on the expected growth.

10) Will timing of Plant upgrades include allocation for specific areas? Can triggers be established to expedite upgrades in high growth scenarios?

- A. The Township doesn't formally allocate capacity until Draft Plan Approval, however the Township can informally set some capacity aside. The development applications will need to go through the proper process as laid out in the Planning Act before that allocation is finalized. Land developers are encouraged to make sure the project team is aware of your plans, and the infrastructure placement will only be done in accordance with the Official Plan.

Loyalist Township has evaluated its existing infrastructure and current capacity for development in Bath, Odessa, and Amherstview, and determined that the Amherstview West area is best suited for development for several reasons related to municipal servicing and transportation considerations. This area is currently being evaluated in detail through the Secondary Plan process.

There are other pieces of infrastructure that are existing that will factor into some of these considerations for servicing in specific communities, like storage capacity and water and sewage pumping capacity. Part of this process is to make sure the development community is aware of this proposal and provide feedback for the Township's consideration.

Loyalist Township has sent Notice of Commencement letters to all active local developers but hasn't heard too much yet.

11) Will existing Secondary Plan areas be allocated capacity prior to proposed secondary plans and prior to draft plan approvals (i.e. Capacity for Odessa vs Amherstview West)?

- A. Capacity is allocated from Draft Plan approval, and which projects get Draft Plan approval is a decision of Council. Staff is working on developing a policy for Allocation of Capacity, and aiming to present to Council in the Fall, so that may answer some of these questions.

12) With respect to water and usage, when will the Township make it mandatory to install a septic tank when a new house is built in order to capture rainwater for non-consumption use (i.e. watering grass, flushing toilets, washing cars)?

- A. This is the feedback we are looking for from people for items to be considered in the plan. We know there is a need to look at what purposes our municipal drinking water is used for, and what stormwater runoff could be used for instead as you are suggesting. We will take what you are suggesting and review it. We have also been promoting partnership with local schools, who have been selling rain barrels as fundraisers, and we encourage anyone to make use of these rain barrels to undertake some of the activities you mentioned. In this current time there is no plan in place to make it mandatory to do this initiative but will note this suggestion and consider it as we look at the water and stormwater side of things.

13) Will a Taylor Kidd extension be going through?

- A. The County completed an Environment Assessment for an extension of Taylor Kidd from County Rd 4 Westerly through County Rd 7 approximately 10 years ago, which is the life of an Environment Assessment. County staff are planning to recommence the now expired Environmental Assessment, so that means that the project isn't high on the radar. Also, Bath community is growing at a good pace, but nowhere near what was originally intended. However, there is growth in the traffic, and the

study will start in the next year or so. We wouldn't expect the project to be constructed in the decade, and it is a County project, so it is not included in the IMP.

14) For proposed intersection upgrades, is there a team to address accessibility needs (i.e. for visually impaired, individuals with mobility challenges, etc.)?

- A. Loyalist Township is obligated to meet Ontario Disabilities Act requirements and will be accepting comments from anyone regarding this topic. Many sidewalks at intersections don't meet modern standards.

The Joint Accessibility Advisory Committee of Lennox and Addington has been sent a formal Project Notification information regarding the Township's Infrastructure Masterplan. It is expected that this group will participate in project evaluation.

As an example, it is important to note that roundabouts are great for traffic but have their own specific pedestrian issues, and modern signalized intersections have audible chimes for pedestrians.

So please send in any comments that you have for the location of any accessibility concerns that you may have. Transit accessibility concerns should be forwarded directly to Public Works.

15) Is Creighton Drive included in your Infrastructure Plan? Also, will there be drainage issues dealt with along the North side of County road #2 at Creighton Dr and if so, what is your timeline to deal with it?

- A. Part of the evaluation performed by consultants on the Odessa West Plan project, included recommendations for upgrades to Potter and Creighton at certain stages of development. We're close to those trigger points now, as those projects are in the design stage. As part of that project, we are looking at remedial leads and drainage leads, along Creighton South and Potter Street. There is no specific design available yet. Drainage along the County right of way is not necessarily part of the scope of the project as it is County responsibility, but we are working closely with the County

on the project. We don't have specific timelines, it's all part of the evaluation we're doing now. If you have specific concerns and live within that area, go to loyalist.ca/projects and you can click on that specified area. You can see that project information and contact information to give feedback to the design team.

When a road is to be rehabilitated, experienced staff work closely with local residents and Public Works and Utilities staff to identify and specific drainage and other infrastructure concerns. All the roads and intersections under consideration within the Masterplan process will be evaluated similarly.

16) What is the anticipated completion date for the IMP?

- A. Spring/Summer 2022

17) How can I get involved in the process?

- A. Public engagement will be an important component of the plan that provides insights into the needs of the community based on the personal experiences from those living in the community. The Infrastructure Master Plan will be developed over the course of project and will include multiple opportunities for public involvement and engagement. Watch for additional information which may include brief surveys and important updates on the IMP project, and join the mailing list by emailing: infrastructuremasterplan@loyalist.ca

18) Where do I send my questions and/or comments to?

- A. infrastructuremasterplan@loyalist.ca