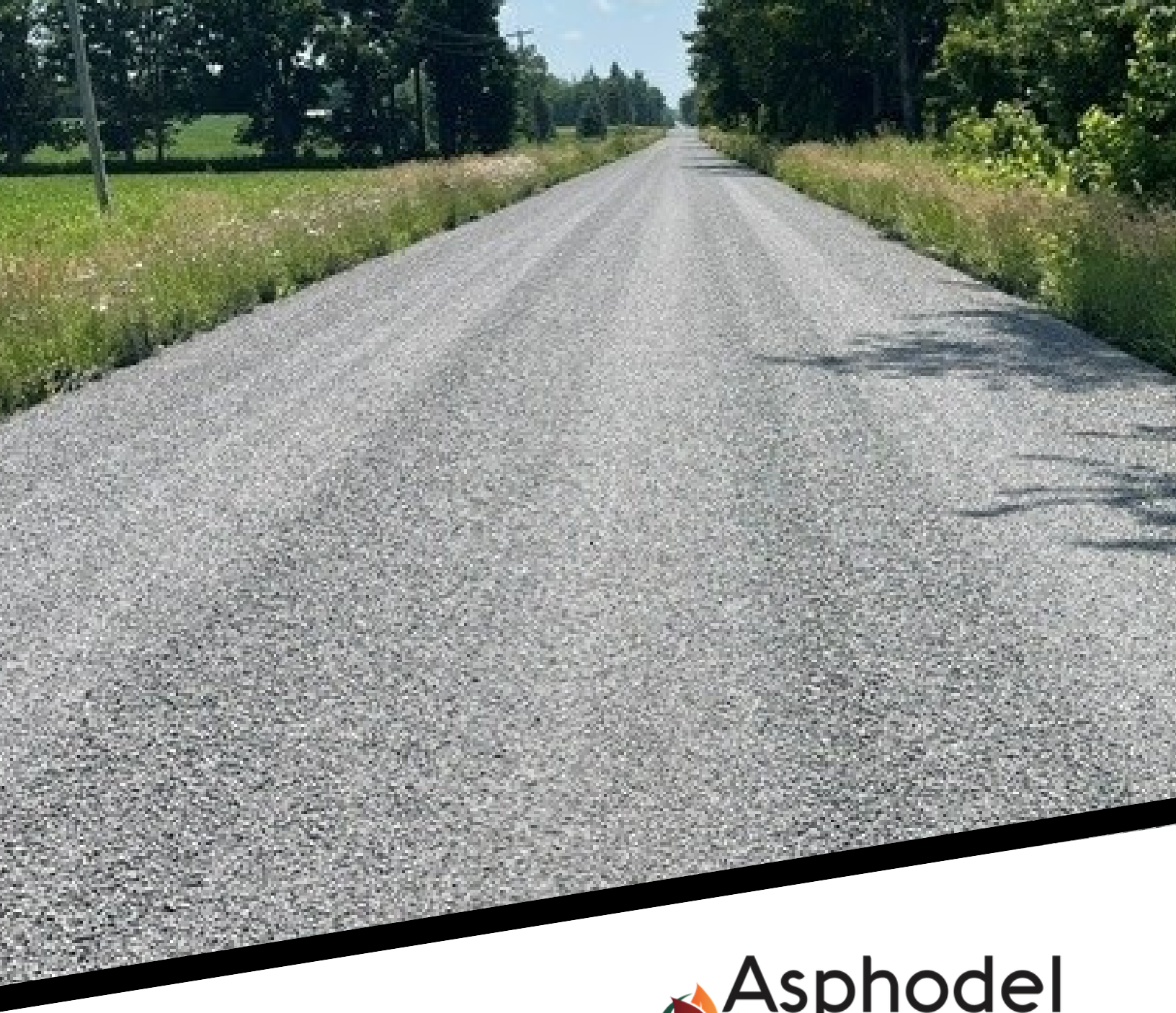




UPDATED

FIVE-YEAR SURFACE TREATMENT PLAN

UPDATED July 28, 2026



PURPOSE AND BACKGROUND

This plan updates the recently realigned Five-Year Surface Treatment Plan. Post-pandemic cost increases and rising fuel prices have changed the Township's approach to long-term planning. Ongoing annual budget pressures, along with the responsibility to remain financially accountable to Township residents, have also influenced the direction of this plan.

Long-term plans are valuable tools for budgeting, communicating with Council and residents, and scheduling future work.

Long-term plans such as this one help ensure the Township remains compliant with **O. Reg. 588/17**, including the requirement to develop an Asset Management Plan (AMP) for key municipal infrastructure. This plan will also help inform the Township's overall AMP.

The plan helps protect and extend the useful life of current surface treatment assets, address key operational and maintenance issues, and provide a better experience for the travelling public, which is made up primarily of Township residents.

The most significant change in this plan is the increased focus on protecting and extending the expected useful life of current surface treatment assets through maintenance layers of single-lift surface treatment. A single layer of surface treatment consists of emulsion sprayed on the existing surface and covered with a 3/8-inch crushed aggregate.

This plan is a living document and will be adjusted annually based on operational needs and updated budget allocations. It will be presented to Council as required.

PHASE 1 SURFACE TREATMENT PLAN

The first phase of the Surface Treatment Plan focuses on protecting current Township-owned and maintained surface treatment sections to help extend their expected useful life before reconstructing new sections.

The following roads are recommended for maintenance layers:

Road Segment	Details	Length	Estimated Cost
Asphodel 3rd Line	County Road 2 to Asphodel Heights	2.2 km	\$76,000.00
Asphodel Heights	All roads within Asphodel Heights	3.0 km	\$95,000.00
Asphodel 5th Line	North of Highway 7	3.05 km	\$98,000.00
Asphodel 6th Line	North of Highway 7 (portion)	1.5 km	\$32,000.00
Asphodel 4th Line	North of Highway 7 (portion)	1.5 km	\$32,000.00

PHASE 1 Overall Cost



\$333,000



11.25 km

PHASE 2 SURFACE TREATMENT PLAN

The second phase of the plan continues the approach of protecting current investments, with a slight transition toward reconstruction through the addition of the short stretch of the 12th Line.

MAINTENANCE LAYERS

The following roads will have a single lift maintenance layer applied:

Road Segment	Details	Length	Estimated Cost
Asphodel 10th Line	South of Centre Line (portion)	1.0 km	\$40,000.00
Birdsall Line	County Rd 2 to Wharf	3.0 km	\$90,000.00
Asphodel 6th Line	North of River Road	2.0 km	\$60,000.00

Total Maintenance Layers: \$190,000.00

RECONSTRUCTION

Asphodel 12th Line has reached the end of its expected useful life and is beyond a maintenance layer application.

Asphodel 12th Line (1.2 km)

1. Ditch both sides of the road and cut off high edges.
2. Replace all Centre Line culverts.
3. Pulverize the existing surface.
4. Add 100 mm of Limestone A gravel.
5. Apply double surface treatment, including a base layer of Class 2 aggregate and a top coat of Class 6 aggregate, placed in 150HP emulsion.

Estimated Cost: \$108,500.00

PHASE 2 SURFACE TREATMENT PLAN

PHASE 2 Overall Cost



\$298,500



9.02 km

PHASE 3 SURFACE TREATMENT PLAN

With a significant portion of the Township's current surface treatment investments protected through maintenance layer applications, the focus can shift back to reconstruction and the elimination of a high-maintenance gravel road section. Surface treating the remainder of Centre Line captures several large hills that create ongoing maintenance challenges in all seasons.

Centre Line from County Road 45 to Asphodel 12th Line (4.0 km)

1. Ditching and culvert installation as required.
2. Add 100 mm of 5/8-inch Granular M supplied from the Township's Sand Road Pit to resurface and re-grade.
3. Apply poly woven geosynthetic cloth under the gravel in known soft spots to help improve tensile strength.
4. Apply double surface treatment, including a base layer of Class 2 aggregate and a top coat of Class 6 aggregate, placed in 150HP emulsion.

PHASE 3 Overall Cost



\$350,000



4.5 km

PHASE 4 SURFACE TREATMENT PLAN

Phase 4 continues the focus on adding new surface treatment through reconstruction while also applying maintenance layers to preserve previous investments.

RECONSTRUCTION

Asphodel 7th Line from Highway 7 to County Road 8 (3.05 km)

1. Ditching and culvert installation as required, including one significant culvert that is included in the biennial OSIM inspection.
2. Add 100 mm of 5/8-inch Granular M supplied from the Township's Sand Road Pit to resurface and re-grade.
3. Apply poly woven geosynthetic cloth under the gravel in known soft spots to help improve tensile strength.
4. Apply double surface treatment, including a base layer of Class 2 aggregate and a top coat of Class 6 aggregate, placed in 150HP emulsion.

Estimated Cost: \$251,000.00

MAINTENANCE LAYER

Asphodel 3rd Line South of Highway 7 (3.05 km)

1. Patch and repair defects.
2. Apply a single layer application of surface treatment

Estimated Cost: \$120,000.00

PHASE 4 Overall Cost



\$371,000



6.1 km

PHASE 5 SURFACE TREATMENT PLAN

Phase 5 addresses an existing surface that is beyond its expected useful life through the reconstruction of the 3rd Line south of Centre Line to County Road 2. Phase 5 also includes a maintenance layer to protect the investment.

RECONSTRUCTION

Asphodel 3rd Line from Centre Line to County Road 2 (3.05 km)

1. Pulverize the existing surface.
2. Replace all cross culverts.
3. Complete ditching and drainage improvements.
4. Apply 10 cm of Limestone A gravel and reshape the grade.
5. Apply a double surface treatment application.

Estimated Cost: \$285,000.00

MAINTENANCE LAYER

Mill Street from King Street to Asphodel 10th Line (1.0 km)

1. Patch and repair defects.
2. Apply a single layer application of surface treatment

Estimated Cost: \$50,000.00

PHASE 5 Overall Cost



\$335,000



4.05 km

PHASE 1-5 SUMMARY

Reconstruction and New Construction Summary

Road Segment	From	To	Length (km)	Total Cost	Phase
12th Line	Hwy 7		1.2	\$108,500.00	2
Centre Line	12th Line	County Rd 45	4.0	\$350,000.00	3
7th Line	Hwy 7	County Rd 8	3.05	\$251,000.00	4
3rd Line	Centre Line	County Rd 2	3.05	\$285,000.00	5
Totals			11.3 km	\$994,500.00	

Single Lift Maintenance Layers Summary

Road Segment	From	To	Length (km)	Total Cost	Phase
3rd Line	County Rd 2	Asphodel Heights	2.2	\$76,000.00	1
Asphodel Heights	All Roads	All Roads	3.0	\$95,000.00	1
5th Line	Hwy 7	Boundary	3.05	\$98,000.00	1
6th Line N	Hwy 7	1.5 km North	1.5	\$32,000.00	1
4th Line N	Hwy 7	1.5 km North	1.5	\$32,000.00	1
10th Line	Centre Line	1.0 km South	1.0	\$40,000.00	2
Birdsall Line	County Rd 2	Wharf	3.0	\$90,000.00	2
6th Line	River Rd	County Rd 2	2.0	\$60,000.00	2
3rd Line	Hwy 7	Centre Line	3.0	\$120,000.00	4
Mill St	King St	10th Line	1.0	\$50,000.00	5
Totals			21.25 km	\$693,000.00	