



FIVE-YEAR

REALIGNED SURFACE TREATMENT PLAN

June 10, 2025



Where we are & WHY

PURPOSE AND BACKGROUND

This document represents a realignment to the fourth cycle of the Township's Five-Year Surface Treatment Plan. These plans serve as an essential tool for budgeting, communicating with Council and residents, long-term strategic planning, and scheduling.

Long-term plans like this are crucial to ensuring the Township remains in compliance with **O. Reg. 588/17**, which mandates the development of an Asset Management Plan (AMP) for all key municipal infrastructure. This Surface Treatment Plan will play a vital role in shaping the overall AMP.

Beyond simply maintaining current surface treatment assets, this plan addresses key operational and maintenance needs, ensuring the longevity of our infrastructure while enhancing the experience for the traveling public - primarily our residents.

The process for building a five-year plan begins with addressing surface treatments that are beyond maintenance, while also introducing new treatments to optimize the allocation of taxpayer funds.

It is important to recognize that this plan is a living document. It will be adjusted annually to reflect changing operational needs, updated budget allocations, and will be presented to Council as necessary to ensure continued alignment with community and municipal goals.

2026 SURFACE TREATMENT PLAN

The 2026 Surface Treatment Plan will include two (2) reconstructions: the first on Asphodel 7th Line, from Sand Road to Centre Line, and the second on Asphodel 8th Line, from Highway 7 to Centre Line.

Project work will include but not be limited to the following:

ASPHODEL 8TH LINE – HWY 7 TO CENTRE LINE ROAD (3.2 KM)

- Ditching and culvert installation as required
- Pulverize 400M of existing surface treatment
- Add 100mm of 5/8" Granular M supplied from the Township's Sand Road Pit to resurface and re-grade
- An application of a poly woven geosynthetic cloth will be applied under the gravel in known soft spots to help improve tensile strength
- Application of a double surface treatment that will include a base layer of a class 2 aggregate and a top coat of a class 6 aggregate, all placed in a 150HP emulsion

Estimated Cost: **\$229,184.00**

ASPHODEL 7TH LINE – SAND ROAD TO CENTRE LINE ROAD (2.45 KM*)

- Pulverize existing surface
- Excavate known soft spot from Centre Line 200 meters north, add 2 inch minus as well as a poly woven geosynthetic cloth
- Add 100mm of 5/8" Granular M supplied from the Township's Sand Road Pit to resurface and re-grade
- Application of a double surface treatment that will include a base layer of a class 2 aggregate and a topcoat of a class 6 aggregate, all placed in a 150HP emulsion

* Included in cost, maintenance layer on the 7th Line South of Centre Line for 1km

Estimated Cost: **\$248,795.00**

The total cost estimate to complete **6.65km** surface treatment in **2026** is **\$477,979.00**, pricing based on current market pricing. Projects to be completed with Township's own forces other than the pulverizing and surface treatment.

2027 SURFACE TREATMENT PLAN

The 2027 Surface Treatment Plan will see a combination of reconstruction as well as some single lift maintenance layers to help extend the expected useful life.

ASPHODEL 3RD LINE – CENTRE LINE TO COUNTY ROAD 2 (3.02 KM)

- Ditch both sides of road and cut off high edges
- Replace all Centre Line culverts
- Pulverize existing surface
- Add 100mm of 5/8" granular M gravel from the Township pit source
- Application of a double surface treatment that will include a base layer of a class 2 aggregate and a top coat of a class 6 aggregate, all placed in a 150HP emulsion

Estimated Cost: **\$283,107.00**

Maintenance Layers

The following roads shall receive a single lift surface treatment as a maintenance layer.

ASPHODEL 3RD LINE – COUNTY ROAD 2 SOUTH TO ASPHODEL HEIGHTS (2.3 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted

Estimated Cost: **\$75,910.00**

ASPHODEL HEIGHTS (ALL ROADS 3.1 KM)

- Repair any surface defects including edge maintenance
- Application of a Class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$94,500.00**

The total cost estimate to complete **8.32km** surface treatment in **2027** is **\$453,517.00**, pricing based on current market pricing.

2028 SURFACE TREATMENT PLAN

The 2028 Surface Treatment Plan takes an aggressive approach to sealing problematic hills that are prone to washouts during heavy rain events. In addition, surface treatment offers significant benefits in reducing icy conditions during winter rains, compared to gravel surfaces. A maintenance layer covering 3.05 km will also be completed.

CENTRE LINE - COUNTY ROAD 45 TO ASPHODEL 12TH LINE (4.0 KM)

- Ditching and culvert installation as required
- Add 100mm of 5/8" Granular M supplied from the Township's Sand Road pit to resurface and re-grade
- An application of a poly woven geosynthetic cloth will be applied under the gravel in known soft spots to help improve tensile strength
- Application of a double surface treatment that will include a base layer of a class 2 aggregate and a top coat of a class 6 aggregate, all placed in a 150HP emulsion

Estimated Cost: **\$340,760.00**

Maintenance Layer

The following roads shall receive a single lift surface treatment as a maintenance layer.

ASPHODEL 5TH LINE – HWY 7 TO DUMMER-ASPHODEL BOUNDARY (3.05 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$97,158.00**

The total cost estimate to complete **7.05km** surface treatment in **2028** is **\$437,918.00**, pricing based on current market pricing.

2029 SURFACE TREATMENT PLAN

The 2029 Surface Treatment Plan will continue to prioritize the addition of new surface treatments through reconstruction, while also maintaining existing layers to preserve past investments.

ASPHODEL 7TH LINE – HWY 7 TO COUNTY ROAD 8 (3.05 KM)

- Ditching and culvert installation as required, one significant culvert which is included in the biennial OSIM inspection
- Add 100mm of 5/8" Granular M supplied from the Township's Sand Road Pit to resurface and re-grade
- An application of a poly woven geosynthetic cloth will be applied under the gravel in known soft spots to help improve tensile strength
- Application of a double surface treatment that will include a base layer of a class 2 aggregate and a top coat of a class 6 aggregate, all placed in a 150HP

Estimated Cost: **\$250,700.00**

Maintenance Layers

The following roads shall receive a single lift surface treatment as a maintenance layer.

TRENTVIEW ESTATES – PARK LANE, HEATHER GLEN, AND PINE RIDGE (1.6 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$52,400.00**

ASPHODEL 6TH LINE - NORTH OF HWY 7 (1.0 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$31,500.00**

2029 SURFACE TREATMENT PLAN CONTINUED

ASPHODEL 4TH LINE - NORTH OF HWY 7 (1.0 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$31,500.00**

The total cost estimate to complete **6.65km** surface treatment in **2029** is **\$366,100.00**, pricing based on current market pricing.



2030 SURFACE TREATMENT PLAN

The 2030 Surface Treatment Plan will shift focus to the reconstruction of Asphodel 2nd Line, prioritizing the repair of existing infrastructure, while also continuing to support current surfaces with maintenance layers.

ASPHODEL 2ND LINE – SOUTH OF COUNTY ROAD 2 (3.1 KM)

- Ditch both sides of road and cut off high edges
- Replace all Centre Line culverts
- Pulverize existing surface
- Add 100mm of 5/8" granular M gravel from the Township pit source
- Application of a double surface treatment that will include a base layer of a class 2 aggregate and a top coat of a class 6 aggregate, all placed in a 150HP emulsion

Estimated Cost: **\$320,675.00**

Maintenance Layers

The following roads shall receive a single lift surface treatment as a maintenance layer.

ASPHODEL 10TH LINE – SOUTH OF CENTRE LINE (1.0 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$38,000.00**

BIRDSALL LINE (2.85 KM)

- Repair any surface defects including edge maintenance
- Application of a class 6 aggregate in a 150HP emulsion and compacted
- Ditch and repair drainage issues

Estimated Cost: **\$88,500.00**

The total cost estimate to complete **6.95km** surface treatment in **2030** is **\$447,175.00**, pricing based on current market pricing.

PLAN SUMMARY

Reconstruction and New Construction Summary

Year	Road Segment	From	To	Length (km)	Estimated cost
2026	8th Line	Hwy 7	Centre Line	3.20	\$229,184.00
2027	7th Line	Sand Rd	Centre Line	2.45	\$248,795.00*
2027	3rd Line	County Rd 2	Centre Line	3.02	\$283,107.00
2028	Centre Line	12th Line	County Rd 8	4.00	\$340,760.00
2029	7th Line	Hwy 7	County Rd 8	3.05	\$250,700.00
2030	2nd Line	County Rd 2	End	3.10	\$320,675.00
Total Estimate				18.82	\$1,673,221.00

*The price includes a 1 km maintenance layer south of Centre Line

Single Lift Maintenance Layers Summary

Year	Road Segment	From	To	Length (km)	Estimated cost
2026	7th Line	Centre Line	1km South	1.00	\$31,000.00*
2027	3rd Line	County Rd 2	Asphodel Heights	2.30	\$75,910.00
2027	Asphodel Heights	All Roads	All Roads	3.10	\$94,500.00
2028	5th Line	Hwy 7	DD-AN Boundary	3.05	\$97,158.00
2029	Trentview Estates	All Roads	All Roads	1.60	\$52,400.00
2029	6th Line	Hwy 7	1km North	1.00	\$31,500.00
2029	4th Line	Hwy 7	1km North	1.00	\$31,500.00
2030	Birdsall Line	County Rd 2	End	2.85	\$88,500.00
2030	10th Line	Centre Line	South 1km	1.00	\$38,000.00
Total Estimate				16.90	\$509,468.00

*Pricing included in the reconstruction cost estimate