

RR2 Site 218-88
Fort Frances, ON
P9A 3M3
steiner_ryan21@hotmail.com
807-355-2256

Dear Mayor and Council:

I am writing to request consideration to waive the cost of paying \$21,000 for a third of the cost of a main line along Colonization Road East.

I would ask reconsideration for the following reasons:

- When the house was built in 2009, the Town of Fort Frances approved a connection to an existing main sewer line that runs underneath 3 houses and a garage. Since then, there has been many issues with the sewer system, which is out of the home owners control.
- The line has had to be examined with a camera and it was determined that the sewer line is made of tar paper substance that has since deteriorated and caused sewer to back up into the laundry room of the house.
- The line also has had to be snaked to clear the line in February 2020, due to a sewer block that occurred from the failing main sewer line. This was also determined by a camera. There is historical problems over the last several years. In speaking with Mr. Rob from the town, we have been informed that clearing the line is a temporary fix and is destined to fail eventually.
- I have contacted 3 insurance companies who will not insure for sewer backup due to the existing situation, until this new Colonization sewer line connection is established.
- In 2015 work was undertaken to upgrade road and infrastructure along Colonization Road and a decision was made to install a new sewer line. I assume that this decision was made knowing that the existing main line servicing those 3 properties would have sewer failure due to the deterioration of the existing main line.
- In order to be connected to the main line on Colonization Road, the town is asking the home owners to cover the cost of that install which amounts to \$21,000 for this residence.
- The approximate plumbing cost of \$10,000 to run the line from the house to the street main line is the responsibility of the property owner therefore, we are looking at over \$31,000 to connect to a working sewer line.
- The question becomes, who should be responsible for the cost of installing the main line and who should be responsible for a potential sewer back up. Normally, the town is responsible for the upgrading of sewer main lines and is recovered in taxation.
- As an example, if a main line failed, the town would be responsible to replace/repair the main line. It is my position that this is no different than any other failed main line.
- The only difference in this case is that the main line has already been installed and no further costs to the town.

I appreciate the time and consideration that you have given to this matter.

Respectfully,

Ryan Steiner

Sara Bennardo

Oct 1, 2020

Sanitary Main Installed in 2016 during
Road Reconstruction

3 lots Serviced 825, 835A + B

Matkinga Contracting Install cost: \$56,610.00
(Change Order #3)

Install cost = \$56,610.00

Engineering (10%) = \$5,661.00

Subtotal = \$62,271.00

Town's Portion HST = \$1,095.97

TOTAL COST = \$63,366.97

1/3 Share = \$21,122.32

Due Upon CONNECTION

Ln Rgb

June 22, 2016

Report To: Mayor and Council

From: Doug Brown, Manager of Operations & Facilities

SUBJECT: Installation of Sanitary Sewer Infrastructure along Colonization Road East for Future Sanitary Service line connections for 825 & 835 Colonization Road East

Background Information

Back in August of 2007 during a zoning by-law amendment application for 825 Colonization Road East, the O & F Division clearly pointed out that the existing sanitary sewer service line for the property in question was connected to the sanitary sewer main along 5th Street and crosses two northerly abutting residential properties. It was suggested that registered easements could be considered going forward. See attached email dated August 8, 2007 addressed to Faye Flatt Municipal Planner.

It was the O & F Division's understanding that registered easements had taken place prior to issuing a new building permit. This action never occurred. The building permit was issued on September 28, 2007.

On May 16, 2016 an email was forwarded to myself from Henriette Verhoef property owner of 825 Colonization Road East (CON RIVER RANGE PT LOT 19 RP; 48R988 PART 9 PCL 10709) requesting an approximate cost to design and install sanitary sewer infrastructure along Colonization Road East to service her property and possibly the property north of her property commonly known as 835 Colonization Road East. The property with the street address of 835 Colonization Road East consists of three individual parts of land; CON RIVER RANGE PT LOT 19 RP; 48R830 PART 1 PCL 20472, PLAN 48R988 PT 7 PCL 13284 & RP 48R988 PART 8 PCL 21196. See attached plan.

As a result of this email, I discussed the issue with Mrs. Watson, property owner of 835 Colonization Road East and her daughter Joanna Renn to determine if there was interest in connecting to the new sanitary sewer infrastructure being proposed to be installed along Colonization Road East. The existing property files for 825 Colonization Road East were reviewed with the CBO.

On Monday June 6, I was informed by Joanna Renn, daughter of Mrs. Watson that her mother is not interested in connecting into the new sanitary sewer infrastructure being proposed to be installed along Colonization Road East. A letter of understanding was drafted and emailed to Henriette Verhoef for review and comments. See attached letter.

On June 20, 2016 an on-site meeting took place with Henriette Verhoef, her sister Monique Ibey and Hatch's field inspector Jim Squissato to explain the proposed letter of understanding, the drawing outlining the new sanitary sewer infrastructure being

proposed along Colonization Road East and to determine the exact location for the new sanitary sewer service line for 825 Colonization Road East.

On June 21, 2016, Henriette Verhoef declined to proceed with the installation of new sanitary sewer infrastructure along Colonization Road East to service her property at this point in time. The two main factors are as follows;

- 1) Over the past 8 years she has not experienced any sanitary sewer blockage issues with her existing sanitary sewer service line
- 2) The associated cost for designing and installing the necessary sanitary sewer infrastructure (estimated at \$ 65,332.08) is too costly at this time.

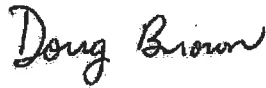
I am of the opinion that the Town should install the proposed sanitary sewer infrastructure at this point in time and recover a portion of this installation & design costs in the future through a request made by either residential property owners of 825 & 835 Colonization Road East to connect to the new sanitary sewer infrastructure. Basically, a sanitary sewer connection fee will be implemented by the Town. This is a similar situation which took place with the development of the Boston Pizza property. The exact amount of the sanitary sewer connection fee will depend on the type of future residential development that may take place on 835 Colonization Road East (1/3 or 1/2 of the total costs).

From a financial point of view, there is a \$200,000 contingency allowance set-up for the construction contract with Makkinga Contracting & Equipment Rental which could be utilized for the proposed sanitary sewer infrastructure works.

The Operations & Facilities Executive Committee recommends the following;

- 1) That the Town would be responsible for the initial design and installation costs to provide the necessary sanitary sewer infrastructure along Colonization Road East to ensure either 825 and /or 835 Colonization Road East residential properties can connect or tie-in to this new infrastructure in the future.
- 2) That if a request is received by the Town from either the residential property owner of 825 and /or 835 Colonization Road East to connect to the new sanitary sewer infrastructure along Colonization Road East that the Town ensure the appropriate sanitary sewer connection fee is charged to recover the initial design and installation costs.

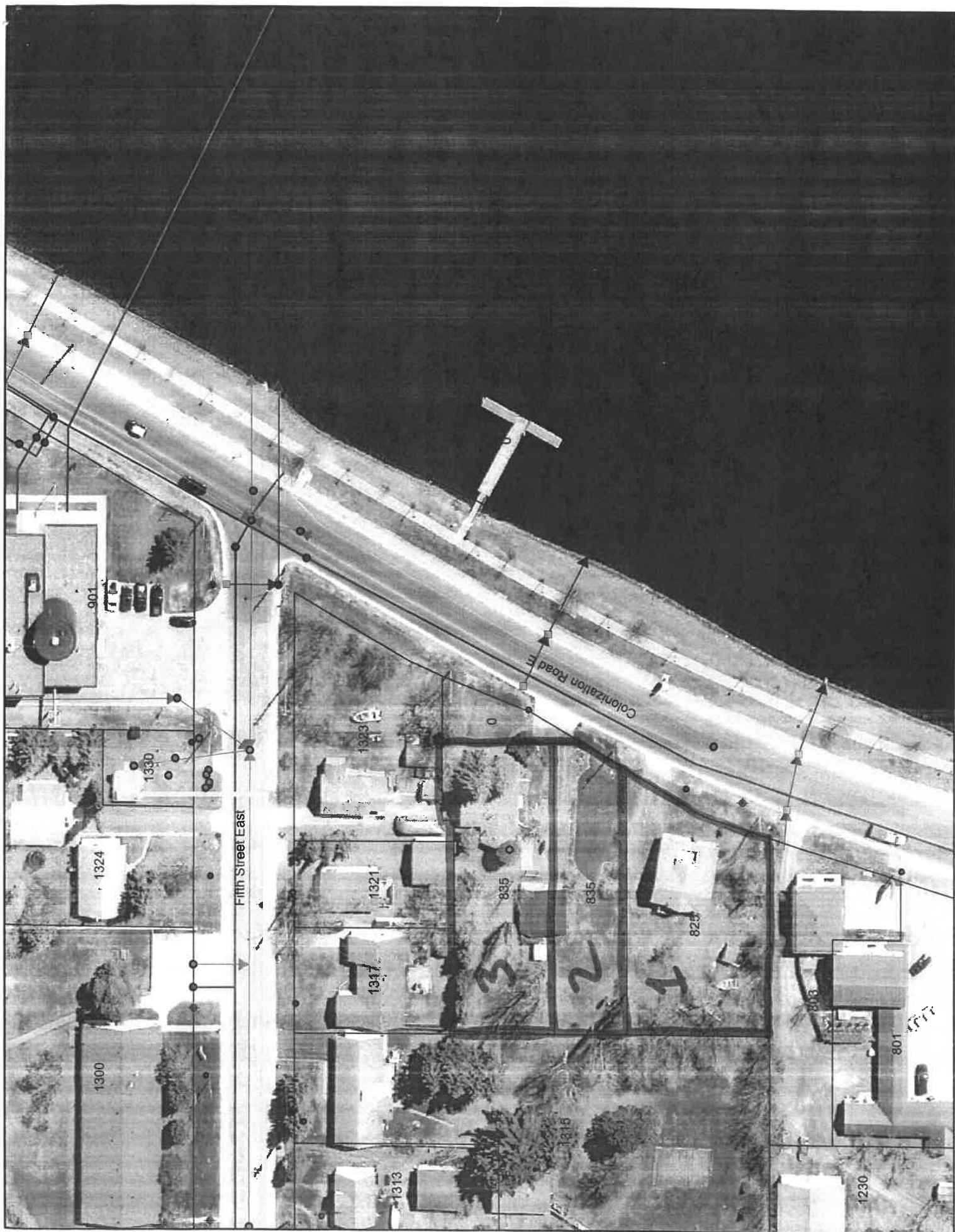
Respectfully Submitted
Operations & Facilities Division,



Doug Brown, P. Eng.
Operations & Facilities Manager

Council approval of this report will ensure the following:

- 1) That the Town would be responsible for the initial design and installation costs to provide the necessary sanitary sewer infrastructure along Colonization Road East to ensure either 825 and/or 835 Colonization Road East residential properties can connect or tie-in to this new infrastructure in the future.
- 2) That if a request is received by the Town from either the residential property owner of 825 and/or 835 Colonization Road East to connect to the new sanitary sewer infrastructure along Colonization Road East that the Town ensure the appropriate sanitary sewer connection fee is charged to recover the initial design and installation costs.



BUILDING PERMIT APPRAISAL

CHECKED BY: JULIE M. CRICHTON DATE: SEPTEMBER 26, 2007

ADDRESS (of new construction): 825 COLONIZATION ROAD EAST

NAME (of developer): HENRIETTE VERHOEF

DEVELOPMENT/SUBDIVISION: NEW HOUSE CONSTRUCTION

1. EXISTING SANITARY SEWER MAIN DEPTH: -
2. EXISTING WATERMAIN DEPTH: -
3. EXISTING STORM SEWER MAIN DEPTH: -
4. EXISTING CONNECTIONS TO PROPERTY: Sewer ☒ Water ☒ Storm ☐

APPLICATION MUST BE MADE TO THE TOWN OF FORT FRANCES FOR EACH OF THE FOLLOWING, IF APPLICABLE. ALL CONNECTIONS WILL BE MADE BY THE TOWN OF FORT FRANCES AT THE DEVELOPERS COST. FORMS FOR EACH MUST BE FILLED OUT AND SIGNED BY THE DEVELOPER BEFORE A BUILDING PERMIT IS ISSUED.

5. SANITARY SEWER CONNECTION: EXISTING
6. WATER SERVICE CONNECTION: EXISTING
7. STORM SEWER CONNECTION: N/A
8. PRIVATE CROSSING - CULVERT N/A
9. PRIVATE CROSSING - CONCRETE: EXISTING

10. WEEPING TILE PUMP DISCHARGE (where): SURFACE - EXISTING SIDEYARD DITCH

11. BUILDING GRADE - ELEVATION IF SHOWN ON PLAN: TO BE SET BY PW. ENG.

12. ROAD TYPE: ASPHALT

13. DITCH OR CURB & GUTTER: CC & G

14. SWALES: SIDEYARDS

15. COMMENTS: SANITARY SEWER SERVICE WAS TELEVIEWED THIS

PAST SPRING AND DEEMED TO BE SOUND CCTV NOT REQUIRED

SIGNATURE: Julie M. Crichton