

Municipal Planner, Chief Building Official

320 Portage Ave. Fort Frances, ON P9A 3P9

2/26/2018

Property Development on Woodward Street, Scott and Tara
Hamilton

1341 Woodward St. Fort Frances, Ontario

Tyson Dennis

320 Portage Ave. Fort Frances, Ontario

Dear Mr. Dennis

We are writing this letter to express our desire to give a piece of property we own to our daughter, son-in-law and their growing family. They recently returned to Fort Frances from Melville, Saskatchewan. They are hoping to get a good start and utilize their university educations in professional positions in Fort Frances. Michael, our son-in-law, is already a practicing grade school teacher in the Catholic and Public school systems. Our daughter Kali is raising their two young daughters and planning to use her university education here in Fort Frances once her girls start school.

As you know the availability of affordable building properties in Fort Frances are limited. My wife and I have a piece of land we wish to give this young, highly educated, family. It would be the foothold they need to stay and raise their family here in town. Something our community needs more of.

As you know, the property already has sewer hookup close by. Water, power and a driveway are the issues. The driveway isn't that great of a problem as we can simply extend our drive along the existing road allowance to the proposed

building site. Tara and I are also willing to negotiate the agreements we have with the town regarding access if ever further development occurs west of our properties. We are willing to work with the town on the expansion of this roadway. Power can be supplied by the installation of a couple poles so again no real problem there.

Water distribution in this area of town is a mess and has been for a long time. Many of the homes, built on the back lane called Woodward Street; have water lines crossing under properties from below the back lane. They are old and may be nearing the end of their life span. The water line servicing our home crosses from the fire hydrant approximately 290 feet, under our neighbor's yard and through a ditch. This line has proved to be prone to freezing so we run our water a minimum of 4 months a year. Who knows how old it is? The town will have records regarding the number of times this water line has frozen in the past. We appreciated Doug Brown finally helping us get the line more adequately covered a couple years ago. Thankfully we haven't seen a freeze up since. I know our neighbors also have water supply concerns. We would like to have that resolved with a properly installed water supply line. By replacing/extending this line, proper hook ups to all the houses and future houses in this area can be ensured. This would also include proper fire hydrant location. Not the "Cozy Corners" way it has been done in the past. We realize and are willing to pay regular tie-in fees to the new house once the water source and house is built. Just to the west of our home there is substantial development potential. One very large piece of land between us and Aspen House and just Southwest of this

is another large area of land available for development in the future. Providing services with forethought saves time and money. As Napoleon said, all battles are won with, “planning and the shovel.”

Thank-you for taking the time to consider our position. If you have any further questions or need any assistance regarding our request please feel free to contact us.

Respectfully,

Scott J. Hamilton

Tara Hamilton