

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 Platt 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,

A handwritten signature in cursive script that reads "Doug Brown".

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.



Doug Brown

09/08/2007 04:34 PM

To: Faye Platt/Frances@Frances, Julie Crichton/Frances@Frances, Doug
Herr/Frances@Frances, Rick Hallam/Frances@Frances
Subject: Re: 825 Colonization road- No. 8/98-ff- Zoning By-law Amendment

Hi Faye, the staff of the O & F Division has reviewed the application for a zoning by-law amendment from C3 to allow a single family dwelling to be constructed. The application is very straightforward with no real concerns raised by the O & F Division. However, the Chief Building Official might have a issue with the sanitary sewer line as the existing sanitary sewer line for the existing building runs through two or three residential properties and then out onto Fifth Street east. The water service line comes off of Colonization Road East, no issue with the water line. Is there any need to have an easement for the existing sanitary sewer? The existing plumbing doesn't meet the building code. Regards Doug Brown

PS - I will send you a drawing showing these services.

June 15, 2016

Re: Letter of Authorization from Henriette Verhoef, Owner of 825 Colonization Road East (CON RIVER RANGE PT LOT 19 RP;48R988 PART 9 PCL 10709) to authorize the Town to design & install Sanitary Sewer Infrastructure along Colonization Road East in accordance with Hatch-Mott Macdonald Drawing A1-348468-P7 Revision No. 1

Background Information

On May 16, 2016 an email was forwarded by myself, Henriette Verhoef property owner of 825 Colonization Road East (CON RIVER RANGE PT LOT 19 RP;48R988 PART 9 PCL 10709) to Doug Brown, Operations and Facilities Manager of the Town of Fort Frances requesting an approximate cost to design and install sanitary sewer infrastructure along Colonization Road East to service my property, 825 Colonization Road East and possibly the property north of my 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 PCL13284 & RP 48R988 PART 8 PCL 21196.

As a result, Doug Brown 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. On Monday June 6, Doug Brown was informed by Joanna Renn, daughter of Mrs. Watson that at this point in time her mother is **not** interested in connecting into the new sanitary sewer infrastructure being proposed to be installed along Colonization Road East.

The Town provided an cost estimate to design & install the sanitary sewer infrastructure in accordance to the Hatch-Mott-MacDonald drawing A1-384468-P7 Revision No. 1 using the unit prices supplied by the low tender, Makkinga Contracting and Equipment Rental Inc. as outlined in Tender 16-OF-07 – 2016 Road Construction Watermain & Sewer Replacement submission. The cost to complete this work was estimated at \$ 57,816.00 plus HST. The above stated amount is based on estimated quantities where the total actual costs will be based on actual quantities once Makkinga Contracting and Equipment Rental Inc. has completed the installation work.

It is understood by both myself, Henriette Verhoef, property owner of 825 Colonization Road East and the Town of Fort Frances, that I will be totally

responsible for all the initial costs to design & install the new sanitary sewer infrastructure as outlined on Hatch–Mott-MacDonald drawing A1-384468-P7 and tender No. 16-OF-07 specifications. However, that if in the future the owner of 835 Colonization Road East or any portion thereof of the said property requests to connect to the newly installed sanitary sewer infrastructure that the Town would be responsible to ensure that I would be reimbursed either a $\frac{1}{2}$ or $\frac{1}{3}$ portion of the total costs to design and install the new sanitary sewer infrastructure as outlined on Hatch–Mott-MacDonald drawing A1-384468-P7 depending on the type of future residential development which takes place on 835 Colonization Road East. In essence, the Town would charge a sanitary sewer connection fee to the property owner of 835 Colonization Road East at the same rate as $\frac{1}{2}$ or $\frac{1}{3}$ the portion of the total costs to design & install the new sanitary sewer infrastructure as outlined on Hatch–Mott-MacDonald drawing A1-384468-P7 depending on the type of future residential development which takes place on 835 Colonization Road East.

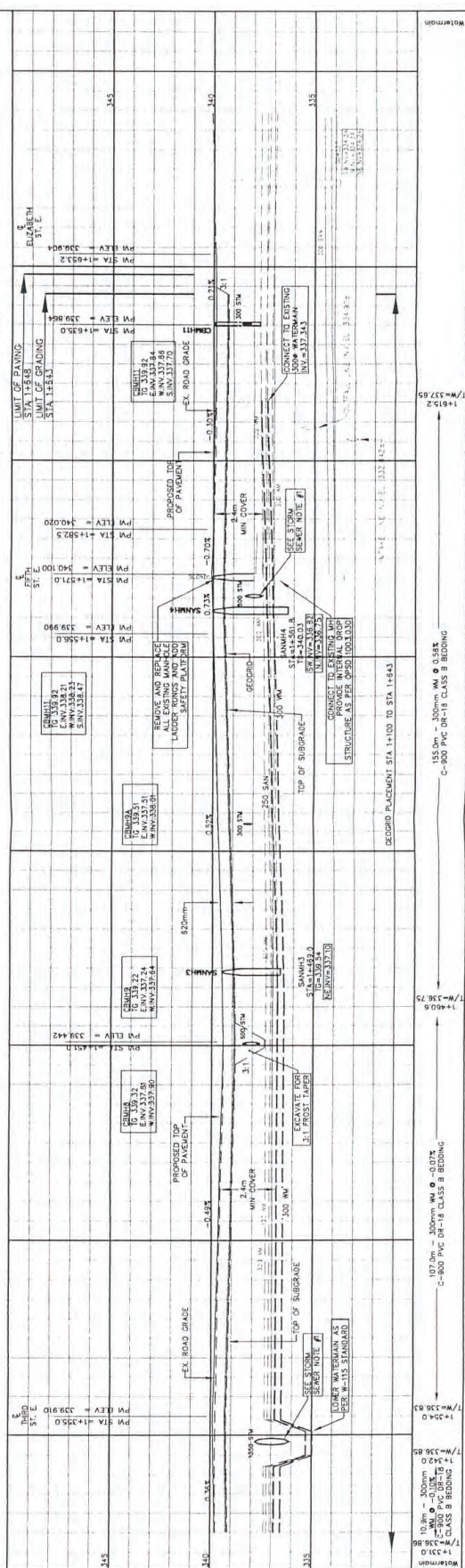
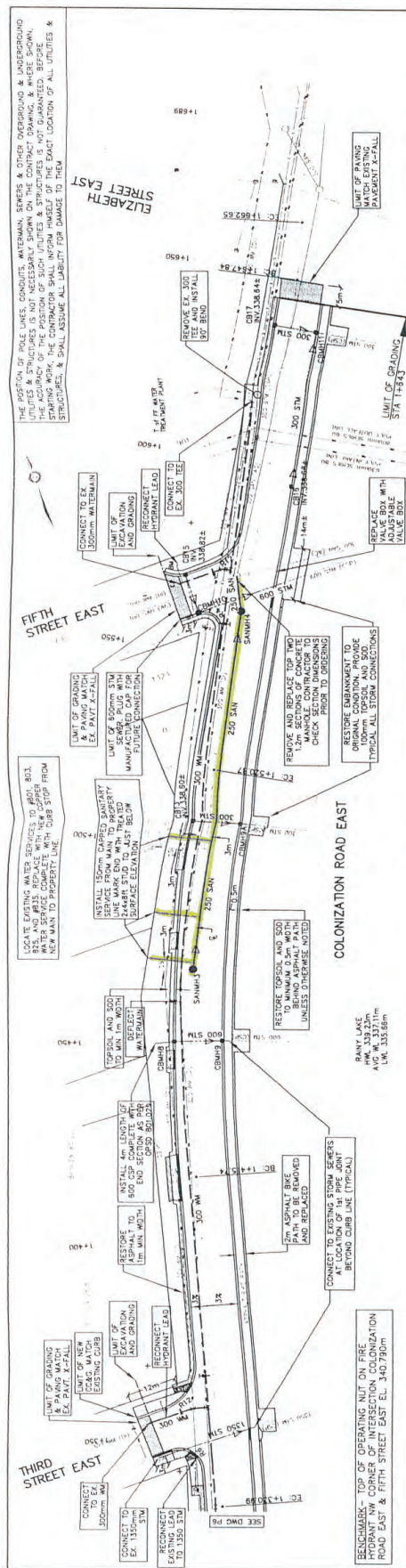
Once the installation work is completed Doug Brown, Operations & Facilities Manager obtain endorsement from Mayor and Council in regards to the reimbursement arrangement. Also the Town will invoice myself for all the costs for the initial design and installation of the new sanitary sewer infrastructure in accordance with Hatch-Mott-MacDonald drawing A1-384468-P7 Revision No. 1.

I Henriette Verhoef, property owner of 825 Colonization Road East fully understand the information contained in this Letter of Authorization and authorize the Town to design and install the necessary sanitary sewer infrastructure along Colonization Road East as outlined Hatch–Mott-MacDonald drawing A1-384468-P7 and tender No 16-OF -07 specifications.

Henriette Verhoef
Owner of 825 Colonization Road

Witnessed

Doug Brown
Town of Fort Frances

[illegible]

