



Date: August 3, 2017

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Formal request for water well installation, Church of the Holy Spirt.**

Planning and Development Executive Committee will recall at the March 6, 2017 regular meeting Session #25, item number 6.1 was a request from The Church of the Holy Spirit for permission to dig a well on their property located at 1408 Eighth Street East. The church has been trying to sell the land for some time now as they have purchased a place to worship at 824 Victoria Avenue.

The Planning and Development Department was given direction by Council to have a public meeting to gather interest from the residents of Eighth Street, from Mill Road to Minnie Avenue North, obtaining water and/or water and sewer services from the Town of Fort Frances.

Planning and Development Department sent notice out to all property owners in the Eighth Street area with an invitation to attend an information session at the Civic Centre on March 30, 2017, to discuss the potential of services being provided using the Local Improvement Policy, by The Town to the properties. Out of 10 property owners, 9 showed up to the session. Operations and Facility Manager, the CAO as well as Tyson Dennis, participated in the session providing the residents information on how the Local Improvement Policy works, cost estimates, and timelines.

Once the information was given I contacted the residents and obtained a unanimous decision that costs were estimated too extravagant for services to be provided to the properties. Prices for services using Local Improvements are determined by property frontage. Water service started at \$14, 500.00-\$57, 200.00 and water/sewer service ranged from \$38, 200.00 to \$294. 900.00.

The Church of the Holy Spirit has a sewer service to the property, but need a water service. The original water service line on the property has failed and came originally from the Lake View Trailer Court and can no longer be routed through that area. Service must come from an extension of water main on Eighth Street or directly from Mill Road.

The Church has three options for water service:

- find a neighboring property to grant an easement on private property to install a direct water main from Mill Road to the 1408 Eighth Street
- have a water main extension from Mill Road through to 1408 Eighth using The Town's as an installer and have it done at the owner's expense.
- obtain permission from The Town of Fort Frances to install a well, certified by the North-Western Health Unit once completed.

Operations and Facility Manager is in the process of applying for an Ontario Community Infrastructure Grant for the 2018 construction season. This grant is given to Municipalities where infrastructure is lacking and health and safety is a concern. The area of Eighth Street to Williams Avenue is lacking fire hydrants and water infrastructure.

The Planning and Development department is requesting PDEC's direction on whether to support the placement of a well water distribution system on the 1408 Eighth Street property. As existing water mains are near the property, there are options to obtain Fort Frances water services. The recommendation of the Planning and Development Department is to maintain Town services at this location.

Respectfully submitted,

Originally Signed By,

Tyson Dennis