



Date: May 3, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Hamilton Letter to Extent Driveway Agreement and Develop Land**

The Planning and Development department has been gathering information of the installation of a water main on Woodward Street in the East end of Fort Frances. In late 2017 a letter was brought forward to Council and given to the Planning and Development Executive Committee to determine what the costs would be to allow for property owned by the Hamilton's to be developed with Town water.

One of the existing properties, 1341 has an agreement which became By-Law 22/85 allowing John Martin Sus, (property now owned by the Hamilton's) to be accessed and maintained privately as a driveway to the property.

The Hamilton's have purchase the neighboring property and wish to develop a single detached dwelling. To allow for this, the access agreement must be extended to allow further development. There are services which would need to be extended, moved, and an agreement made by the Hamilton's and the Town of Fort Frances if the road allowance continues to be privately accessed.

The road allowance of Woodward has not been maintained since a sewer main was installed in the mid 1960's. The sewer main services the residence of Woodward from the front of their properties. The water lines servicing these properties cross private properties, are fed from the rear of the properties and are not fed by individual service lines as they should be. Each property in the area should have an individual water service line of ¾" coming from a water main. The existing water services are on private properties and stem from a single service line with extensions to neighboring properties. This is an area of infrastructure which could use servicing improvements.

The Fort Frances Fire Department had an opportunity to give input into the area Woodward and the possible expansion regarding fire suppression. Upon further review, Section 2.5 of the Fire Code "Fire Department Access to Buildings", is not applicable to residential dwelling units. This section is specific to Fire Access Routes as required to be constructed under the Building Code, Municipal By-Law and where required within the Fire Code. Therefore, the need for an established turn around for Fire Department apparatus would have to fall within By-Law or the Building Code. As for water supply, it is the position of the Fire Department, that an additional fire hydrant would be necessary, as required in 3.2.5.7. (2)" Water Supply" of the Ontario Building Code. The proposed residential dwelling would be more than 90

meters from the existing hydrant. The water main service would have to be extended from Bayview Street down toward Woodward.

I have attached a cost estimate to install a new watermain sufficient to supply fire hydrants for proper fire suppression, development of Woodward Road to have proper access for emergency vehicles, access for public vehicles and to Town owned infrastructure and finally to allow proper connection water of services to existing properties fronting Woodward Street.

Administration is requesting direction from the Planning and Development Executive Committee on further development of the Woodward Street area. The estimated costs of installing water mains has been calculated. The Hamilton's have shown interest to pay a portion of the installation of services to their property, sewer already exists in the area and there is potential for private development beyond the Hamilton's property if services are provided. Please review the information provided and discuss possible options.

Respectfully submitted by,

Tyson Dennis Chief Building Official and Municipal Planner.