

March 8, 2017

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Request dated January 18, 2017 from Church of the Holy Spirit for the Installation of a Ground Water Well at 1408 Eighth Street East

At the February 13, 2017 meeting of Council a request from Mr. Eric Fagerdahl on behalf of Church of the Holy Spirit was referred to the Operations and Facilities Executive Committee. The request in the letter was to permit the installation of a groundwater well on their property at 1408 Eighth Street East to allow for the rezoning of the property back to Residential Type 1 (R1) from Institutional and the eventual sale for residential development.

This property is serviced by an existing sanitary sewer service off of Eighth Street East and the former house on this lot was serviced by a water service through 1205 Mill Road. This situation was not covered by any type of servicing agreement or easement and therefore could not be reutilized. Further there is no proper water main along this section of Eighth Street at this time. Section 3.4.3 (b) in the Official plan states that 'any development within the built area is required to be connected to the water system as a condition of development'. In addition section 3.3 of the Zoning By-Law 03/14 states:

No land shall be used or the intensity of any **use** of land expanded or any **building** placed, **erected** or altered, enlarged or used within the **Town** of Fort Frances unless the land is serviced by municipal water and sewer systems that have adequate capacity, except under the following conditions:

- a) in the Resource Development (RD) **Zone**, the Seasonal Residential (SR) **Zone**, or where municipal water and/or sewage systems are not available, private services approved by the Northwestern Health Unit may be permitted; or
- b) where the lands are subject to unique servicing constraints or restricted connection privileges through separate municipal by-laws and through legal and servicing agreement with the **Town** of Fort Frances, such lands are considered to be in compliance with this **By-Law**.

Mr. Tyson Dennis, Chief Building Official/Municipal Planner was asked about the request and gave the following comments:

In response to the request for the well at this property located on 8th Street for the Church of the Holy Spirit I feel at this time for the following reasons should not be allowed:

1. Water is located fairly close to the property as it is currently available in the overpass area
2. Council directed the Planning and Development Division to gather information by the end of the first quarter 2017 to determine how many properties in the area of 8th Street East (Mill Road to Williams Ave) want to get municipal water services to their properties. This would be a project completed under Local Improvements where the costs would be shared by all property owners.
3. From a planning perspective, the ability to provide water to the property is fairly simple (directional drill) and an overall better long term solution.

4. average cost of a diamond drill well without the mechanics of pumps softeners and iron removers would be around \$10 500.00

For these reasons, I would not support the well to be drilled at this point in time.

Given the provisions of the Official Plan and Zoning By-Law, the comments from Mr. Dennis, and the proximity of municipal water to the site, it is the recommendation of the Operations and Facilities Division to deny the request by the Church of the Holy Spirit for the installation of a groundwater well at 1408 Eighth Street East pending notification of funding for the reconstruction of the Mill Road Overpass and results of a meeting of property owners gauging interest in the installation of a watermain extension down Eighth Street East.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Travis Rob', with a stylized flourish at the end.

Travis Rob, EIT
Manager of Operations and Facilities

Council Approval of this report will agree to the recommendation of the Operations and Facilities Division to deny the request by the Church of the Holy Spirit for the installation of a groundwater well at 1408 Eighth Street East pending notification of funding for the reconstruction of the Mill Road Overpass and results of a meeting of property owners gauging interest in the installation of a watermain extension down Eighth Street East.

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