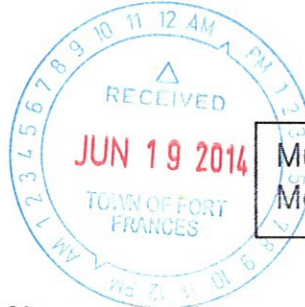


Report



Municipal Planner
Memo #2014-10

To: Mayor and Council
From: Faye Flatt, Municipal Planner
Date: 19 June 2014
Subject: Albright request to purchase portion of lane at 755 Thompson St.

William and Kristi Albright have requested to purchase a portion of laneway in the vicinity of 755 Thompson Street. Council referred the request to the Planning and Development Executive Committee (PDEC) with input from both the Operations & Facilities (OFEC) and Administration & Finance Executive Committees (AFEC). A copy of the original request dated June 2, 2014 is attached.

The AFEC has considered the request and advises that the sale of land is included in the 2014 Schedule of Fees at \$1.00 ft², the portion of lane is approximately 1,292.3 ft² and that it will fully discuss the purchase price at a later date should the request be approved.

The OFEC has considered the request and advises that in addition to the lane being utilized as a "Public Utility Corridor" with Bell and Union Gas infrastructure within its limits, the Town uses this portion of lane when clearing snow from Keating Avenue.

Based on its evaluation and input from OFEC and AFEC, including an objection received from an adjacent property owner, the recommendation from PDEC is that the request from William and Kristi Albright be denied.

Respectfully submitted,

F. Flatt, AMCT, ACST, CPT
Municipal Planner
Enc.

COUNCIL APPROVAL OF THIS REPORT WILL: deny the request by William and Kristi Albright to purchase portion of laneway abutting their property at 755 Thompson Street.





Kristi and William Albright
755 Thompson Street
Fort Frances, ON, P9A2W7
807-274-9662
June 2, 2014

Mr. Glenn Treflin
Town Clerk
Town of Fort Frances
320 Portage Avenue
Fort Frances, ON,
807-274-5323

Dear Mr. Glenn Treflin:

We, William and Kristi Albright, would like to propose the purchase of the portion of the "dead end" laneway directly south of 755 Thompson Street.

Our property is situated at the end of the laneway and is the only access to our garage and rear portion of our lot. Our intent for purchase is to allow for storage of our camper trailer and boat. There are no other residents that require access to this portion of the lane. A deep ravine is located at the end and would likely never be developed.

All town activities such as snow removal and garbage pick-up would not be affected as currently these services back down the lane to the edge of this property and drive out. We continue to maintain this portion of the lane. Sewer and water is located at the front of the property and the only other service is Union Gas's main which would not be affected.

We are upstanding and lifelong residents of Fort Frances and can assure you that our intentions are amicable. We have enclosed photos to support our objective to purchase.

We look forward to discussing this further at your earliest convenience and would like to thank you for your consideration of this matter.

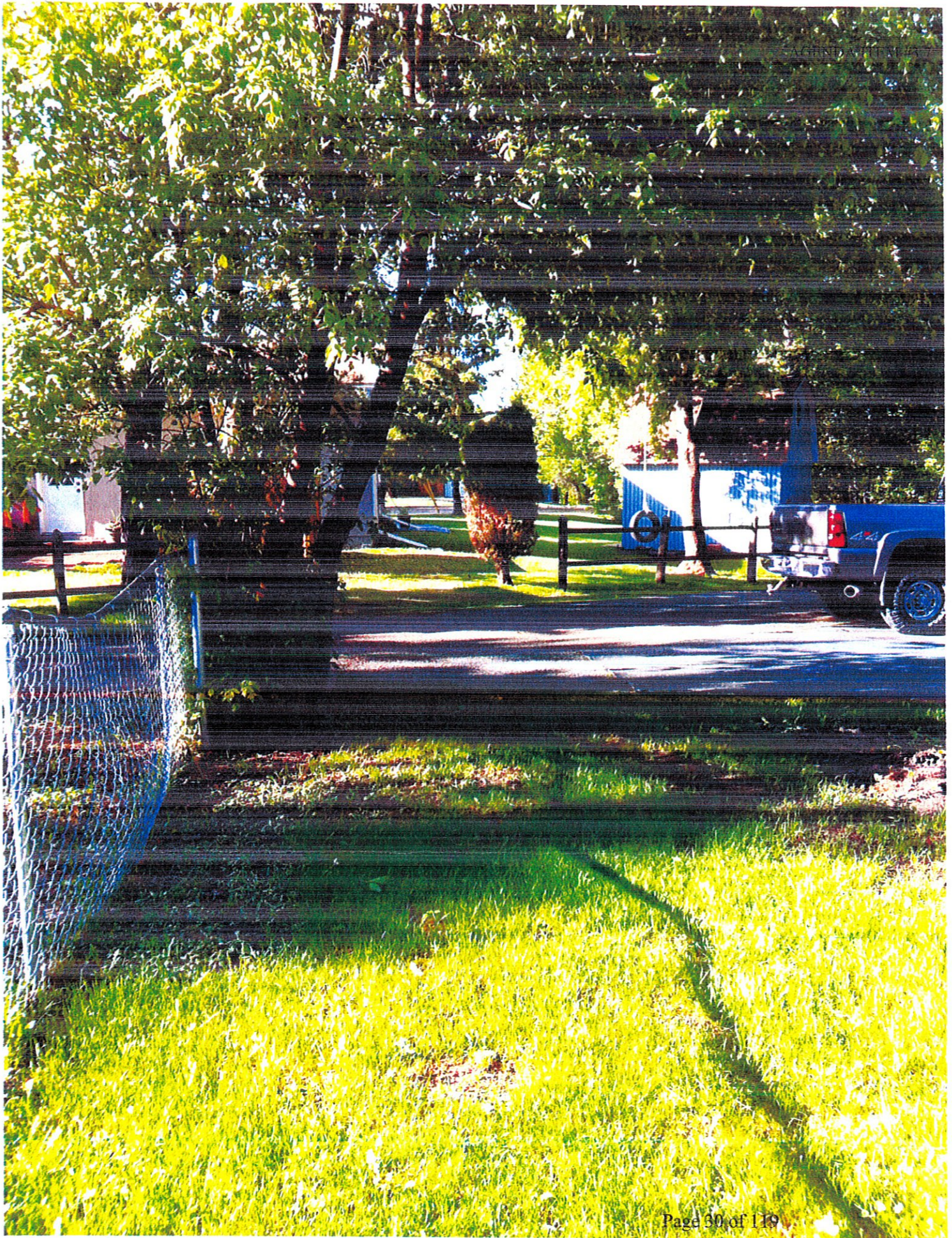
Sincerely,

William (Jay) and Kristi Albright

Enclosures









Administration & Finance Division
Civic Centre

Operations & Facilities Division
Fifth Street & Wright Avenue
Phone: 807-274-9893
Fax: 807-274-7360

Civic Centre
320 Portage Avenue
Phone: 807-274-5323
Fax: 807-274-8479
email: town@fort-frances.com



Planning & Development Division
Civic Centre

Community Services Division
740 Scott Street P9A 1H8
Phone: 807-274-4561

Mailing Address:
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

www.fort-frances.com

June 11, 2014

William and Kristi Albright
755 Thompson Street
Fort Frances, Ontario
P9A 2W7

Dear Mr. and Mrs. Albright:

At their meeting June 9, 2014, Council referred the request dated June 2, 2014 from William and Kristi Albright re: Purchase of a portion of a laneway in the vicinity of 755 Thompson Street to the Planning and Development Executive Committee for recommendation with input from Operations and Facilities and Administration and Finance Executive Committees.

By copy of this letter, your request has been referred as directed.

Please direct any questions you may have to F. Flatt, Municipal Planner/Executive Committee Secretary, at 274-5323, ext 275.

Yours very truly,

ADMINISTRATION & FINANCE DIVISION

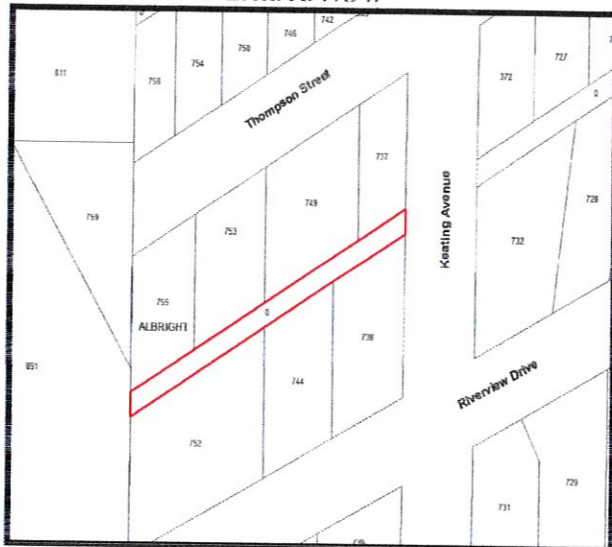


G.W. Treftlin, AMCT, Clerk

GWT/kl

c.c. **Planning and Development Executive Committee**
-Attn: F. Flatt, Municipal Planner/Executive Committee Secretary
Operations and Facilities Executive Committee
-Attn: D. Brown, Manager Operations and Facilities
Administration and Finance Executive Committee
-Attn: L. Witherspoon, Treasurer

LANEWAY AS IT EXISTS NOW



AREA OF INTEREST (120.058 m²)



AERIAL VIEW



June 9, 2014

Report To: Planning & Development Executive Committee

From: Operations & Facilities Executive Committee

SUBJECT: Requests from Jay & Kristi Albright to Purchase portion of back lane between Riverview Drive & Thompson Street

The letter dated June 2, 2014 from Jay & Kristi Albright (property owners of 755 Thompson Street) in regards to the request to purchase a portion of the back lane between Riverview Drive & Thompson Street was referred to the Planning & Development Executive Committee with input from the Operations & Facilities Executive committee. See attached copy of the letter.

Presently, this backlane is utilized as a “**Public Utility Corridor**” and has both Bell Canada and Union Gas utility infrastructure located in this back lane. Also the Town usually wants to push the snow westerly from Keating Avenue to the end of this lane, as there is a sloped area at the end of the lane. The spring melt water can go directly into the existing creek from the stockpile of snow at the end of the lane (assists with spring runoff in the immediate area). There have been a few times where the Albrights parked their camper on the backlane and interfered with snow clearing activities. The By-law officers have had to address the camper location issue in the past.

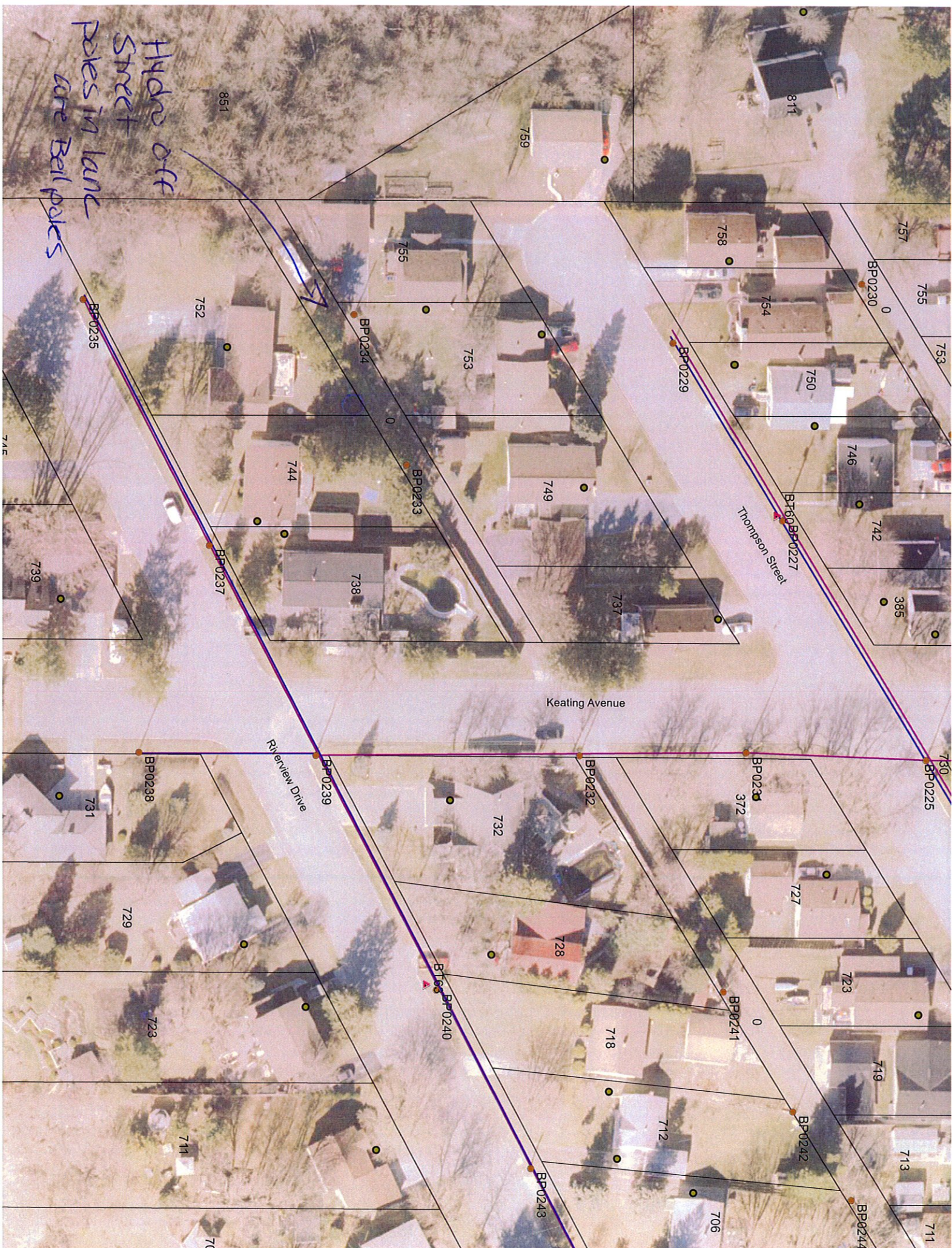
The Operations & Facilities Executive Committee recommends that the Town retain the entire backlane between Riverview Drive and Thompson Street and that the request from Jay & Kristi Albright be denied.

Respectfully submitted,

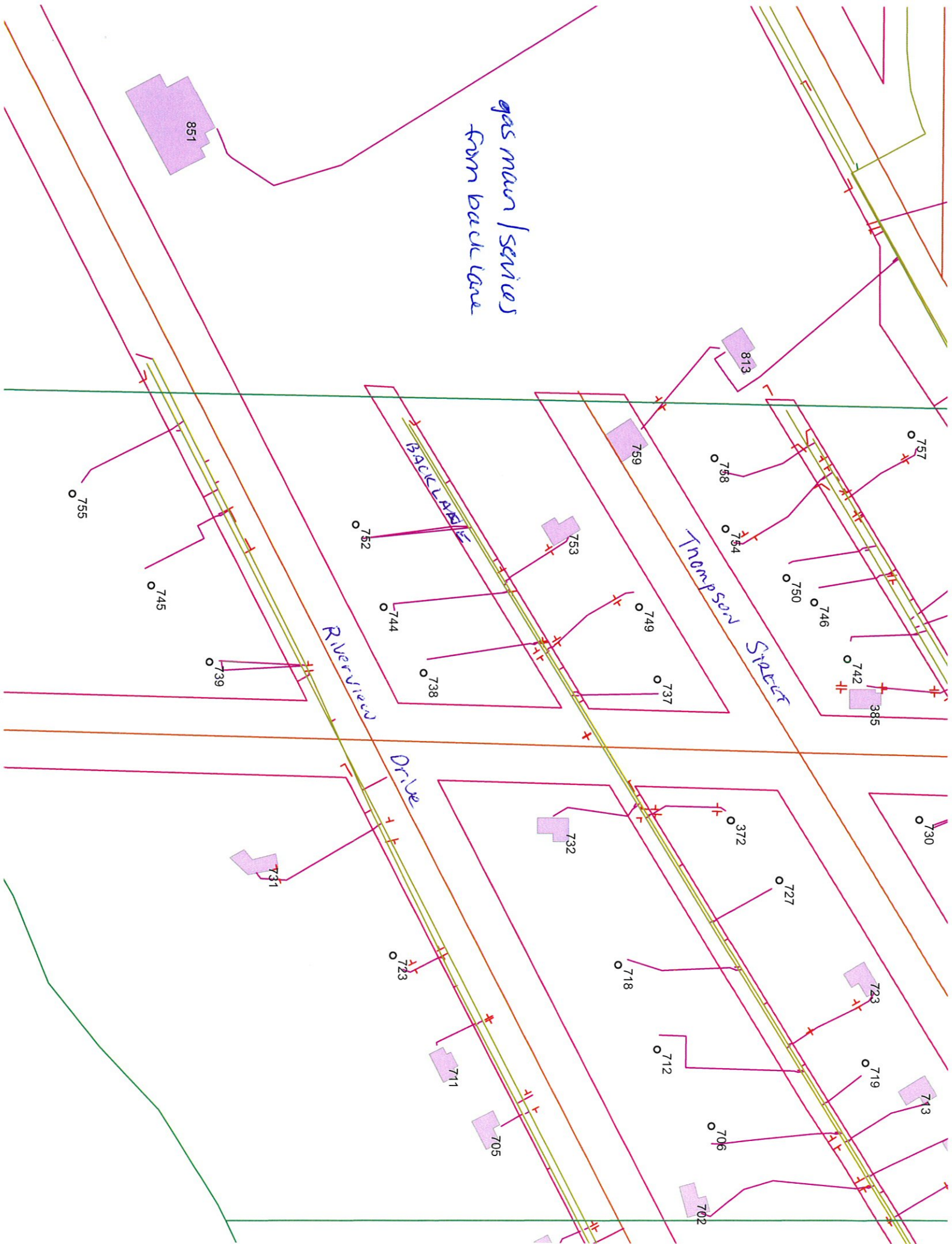
A handwritten signature in black ink, appearing to read "R. Wiedenhoef", with a stylized flourish at the end.

Rick Wiedenhoef, Chairman
Operations & Facilities Executive Committee





gas main / series
from back line



TO: Planning & Development Executive Committee
FROM: Laurie Witherspoon, Treasurer
DATE: June 18, 2014
SUBJECT: Request from W. & K. Albright to Purchase Portion of Back Lane Between Riverview Drive & Thompson Street

BACKGROUND

At the June 9, 2014 Council Meeting, the letter received from William (Jay) & Kristi Albright requesting to purchase of a portion of a dead end lane directly south of 755 Thompson Street was referred to the Planning & Development Executive Committee with input from Operations & Facilities and Administration & Finance Executive Committees for recommendation.

The sale of land is listed at \$1.00/sq. ft. or as directed by Council otherwise in the 2014 Schedule of Fees – Other Charges 1.3.11.3 Sale of Lane or Roadway Closed. The portion of the subject lane is approximately 1,292.3 ft.² (120.058 m²).

RECOMMENDATION

The Administration & Finance Executive Committee will fully discuss the purchase price following the Planning & Development decision on this matter, should the request be approved.

		Resident	Non-Resident
1.3.9	Vital Statistics Administration Fee		
1.3.9.1	Still Birth Registration	31.05	
1.3.9.2	Death Registration	31.05	
1.3.10	Marriage Licence/Ceremony		
1.3.10.1	Marriage Licence	136.25	136.25
1.3.10.2	Civil Marriage Ceremony	315.25	394.00
1.3.10.3	Civil Marriage Ceremony (After Office Hours at Civic Centre)	367.75	459.70
1.3.10.4	Civil Marriage Ceremony (Weekends other than at Civic Centre)	367.75	459.70
1.3.10.5	Marriage Ceremony Outside of Town * See Below	514.85	514.85
1.3.10.6	Attendance at Wedding Rehearsal * See Below	51.00	63.80
1.3.10.7	Renewal of Wedding Vows * See Below	Same fee as marriage services above less \$50.00	
	*Plus, where applicable, travel time and distance charges on a return basis as per Town Travel Policy		
1.3.11	Application for Closure of		
1.3.11.1	Road or Lane - Deposit	588.45	
1.3.11.2	On Completion of Closure	Actual Costs less Deposit	
1.3.11.3	Sale of Lane or Roadway Closed	1.00/sq. ft. or as directed by council otherwise	
1.3.12	Utility Arrears Letter	31.10	
1.3.13	Committee Room Rental (External Groups)	52.55	
1.4	Tax Sale - Administrative Charges		
1.4.1	File Preparation, Searches, to completion tax arrears certificate	234.65	
1.4.2	Preparation & Registration of Tax Arrears Certificate	234.65	
1.4.3	Regulatory Sub-Searches	117.30	
1.4.4	Processing of First Notice	178.50	
1.4.5	Processing of Treasurer's Statutory Declaration re: 1st Notice	117.30	
1.4.6	Registration of Statutory Declaration	117.30	
1.4.7	Processing of Cancellation Certificate	117.30	
1.4.8	Registration of Cancellation Certificate	117.30	
1.4.9	Processing of Extension Agreement	234.65	
1.4.10	Processing Final Notice	178.50	
1.4.11	Processing Treasurer's Statutory Declaration re: Final Notice	117.30	
1.4.12	Sale process	234.65	
1.4.13	Legal Fees as they apply to any process	actual	
1.4.14	Mailing Costs as they apply to any process	actual	
2.0	Planning & Development (Plus applicable taxes) Effective January 1, 2014		
2.1	Building/Demolition Permits		
2.1.1.1	Garages, Accessory Use Buildings, Covered Decks	0.40/sq.ft.	
2.1.1.2	Uncovered Decks, Sheds, Temporary Structures	0.25/sq.ft.	
2.1.1.3	Residential Constructions (Single Detached Dwellings, Attached Garages, Factory Built Structures)		
2.1.1.3.1	Main Floor	0.80/sq.ft.	
2.1.1.3.2	Basement	0.64/sq.ft.	
2.1.1.3.3	Each Additional Floor	0.40/sq.ft.	
2.1.2	All Other Construction Not Conforming to the Above Fee Schedule		
2.1.2.1	1st \$1,000 of Value	54.55	
2.1.2.2	Each Additional \$1,000 of Value or Part Thereof	10.90	
2.1.2.3	Progress Reports	87.25	

Language

Metric Conversion > Metric Converter > Area Converter > Square Meters Conversion > Square Meters to Square Feet

Square Meters to Square Feet

120.058

Convert

Metric Conversion

Follow +1

Temperature
Weight
Length
Area
Volume
Speed
Time

**Mobile
phone
converter
app**

[Download](#)

**Metric
Conversion
Table**

[Learn more](#)

**Online
Calculator**

[Learn more](#)Accuracy: [Select resolution](#)[Decimal](#)

$$120.058\text{m}^2 = 1292.3\text{ft}^2$$

113

More information
Note: Fractional results are rounded to the nearest 1/64. For a more accurate answer please select 'decimal' from the options above the result. Note: You can increase or decrease the accuracy of this answer by selecting the number of significant figures required from the options above the result. Note: For a pure decimal result please select 'decimal' from the options above the result.
[Show result in exponential \(scientific\) format >>](#)

[Show formula >>](#)[Show working >>](#)[More information on Square Meters >>](#)[More information on Square Feet >>](#)



Glenn Treftlin/Frances
06/16/2014 01:45 PM

To fflatt@fort-frances.com
mmccaig@fort-frances.com, jalbanese@nwhu.on.ca,
cc weedy@bell.net, doug@kitowskitrucking.com, Kathy
Lawson/Frances@Frances
bcc
Subject Fw: Letter

Received in opposition to the request to close lane at 755 Thompson Street - Albright

Glenn W. Treftlin, AMCT
Town Clerk
Town of Fort Frances
Secretary-Treasurer
Rainy River District Municipal Association
Civic Centre
320 Portage Avenue, Fort Frances, ON P9A 3P9
ph. 807-274-5323, ext. 236, fax: 807-274-8479
email: gtreftlin@fort-frances.com

----- Forwarded by Glenn Treftlin/Frances on 06/16/2014 11:48 AM -----



"Sandra Weir"
<sandraw@rrdssab.on.ca>
06/16/2014 11:31 AM

To <gtreftlin@fort-frances.com>
cc
Subject Letter



Please read the attached letter. Thank you. Letter to Town June 16 2014.docx

June 16, 2014

Town of Fort Frances

Attention : Mr. Glenn Treftlin

Re: J&K Albright, 755 Thompson, Fort Frances, Ontario – purchase back alley property

It's been brought to my attention that the above noted neighbor is requesting to purchase the back alley property that is adjacent to my property at 752 Riverview Drive.

I would like to bring forward my concerns and request that this request is denied for the following reasons:

- 1) Back alley access to my property is not only convenient it is also essential for future modifications I'm planning for my property. These modifications will include a pull through driveway on the west side of my property for the use of our camper which will need to be located in that area, as we plan to put in a pool on the east side of the property where the camper is currently located.
- 2) Once the pool is in place we will need west side back yard access to store and move around our personal & recreational items.
- 3) Having the back alley access also keeps our properties separate which adds to the privacy of the two properties; this is part of the beauty of living in the area that we do.

It is my request that the following information is shared with me:

- 1) Request to purchase and the footage.
- 2) Notification of any meetings to review request.

Thank you in advance for your cooperation in this matter and please notify me if you have any questions at 274-4740 or my cell at 276-0907.

Sincerely,

Matt Weir