

Thursday, August-10-17

Changing the rules along these slopes as a result of an improperly built home or a badly designed sub division should not constitute these restrictions that you have imposed on me or other tax payers who own properties along these sloped lands. People that are willing to develop lands properly and build sound homes or additions properly, should not be penalized due to other mistakes made by, developers, builders, lack of design or inspection. We learn what the problem is and correct it. Not ban the use of said lands so as not to deal with it. Are we to abandon existing homes now located on these lands having no means to repair improve or fix them. This surely makes them worthless. The Ontario building code is there for a reason and I have been following it for 39 years. I have never had any issues with additions or new homes that I have built in this community along these ravines, rivers and lake that surrounds it when following the building code and the existing bylaws that were in place prior to this change. When building on these sloped lands you need to do the following good building practises. Footings should always be placed on native soil and the lower foundation wall for walk out basement should be below the basement floor so the building is locked into the hill side. It need to be at a depth that is low enough to be protected by frost and large enough for the lateral force from the buried side during winter months and frost pressures. The existing homes in this community and around the district that I have built or added onto, where designed using this simple construction method which comes for our Ontario code. These projects have stood the test of time and after 39 years have never had any customer's contact me concerning any issues with the addition or home that our firm had constructed. It is time that we put aside the poor workmanship and design that some homes have along these ravines, river banks and lake shores that the "town" has allowed to be built in this community. I do know that through proper design, inspection and enforcement there is no reason to deem these lands HAZADOUS. A review of the foundation design prior to issuing a permit should be done but keep in mind that we have a building code and a building inspector the tools required to deal with these issues let's not make new rules that become unaffordable or deem property unusable, for people who own or live on these sloped lands.

In closing I feel there is no reason why we are not like other communities in northwest Ontario and this bylaw should be removed. We are a progress community not one that passes laws to avoid the issues from the past.

A concerned taxpaying land owner



Wayne Kaun

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To: The Mayor and Council for the town of Fort Frances

It has come to my attention recently that the town has adopted a new bylaw that has directly affected me and the land to which I own, located directly north of Old Shambles road along the Biddison creek. This new bylaw concerning building along the edge of this ravine will restrict any future development of this property because of the new requirement to build 15 meters back of the crest of the hill beside this ravine, and who determines the crest? I was disappointed to learn that the town had changed the rules concerning river banks and ravines without directly consulting local land and home owners with property that is on sloped lands. This bylaw as a result has lowered the value of my land and lands owned by other property owners, along banks within the town of Fort Frances. This law restrict us from adding on to or change existing residence and limits the area that one can develop because of the restriction that this bylaw states. "Deming all banks hazardous" This by law has reduced my usable land by 30 to 50% this is unacceptable.

My son and I have been asking other communities in northwest Ontario if they have such a bylaw and they wondered why a community like ours would adopt such a rule to restrict land use like this. Like most communities in Ontario with sloping terrain, as long as residential buildings are built correctly and according to the Ontario building code, there should be no cause for concern.

As a result of this new bylaw which was passed people who now own lands adjacent to ravine, rivers or lakes, have had their values reduced because you have eliminated any future improvements to my property and or other people's homes along these sloped lands. This loss of value and freedom to build on these slopes as we had in the past, forces me to contest this bylaw and if not remove, also forces me contest the amount of taxes I should have to pay annually because of its now limited use of this land that the town has elected to place upon me. This bylaw in my opinion has reduced the values of all river, ravine and waterfront properties due to its limitations. It is unfair that the town should charge me or others tax on land that we can now no longer use or improve. This new bylaw has also reduced the value of my land, should I want to re sell and feel that the town should be held liable for this change in the value of these properties and homes located on hills within the Town of Fort Frances. I also feel that this change in the by-law, that that has been imposed on land holder like myself where passed without direct notification to the people that it would affect. This was unfair and unjustified and needs to be contested.