

May 15, 2013

Report To: Mayor and Council

From: Doug Brown, Manager of Operations & Facilities

**SUBJECT: Request for Water Supply for 121 Oakwood Road - Township of
Alberton**



A letter dated April 27, 2013 was received from Mr. Phil Friesen requesting a water supply or service for a 6-unit apartment building at 121 Oakwood Drive on the west side of Oakwood Road within the Township of Alberton. Also attached is the September 1st, 2004 administration report in regards to a similar request from the late Lyle Armstrong back in June of 2004. At that time Council denied the request.

Presently the Town has the capacity to supply water to this property without any detrimental effects and/or service delivery issues to our present water customers. The Town's financial picture has changed since the summer of 2004. Administration is of the opinion that Council should consider obtaining additional water customers where the two factors for denying the 2004 request could be overcome if a binding agreement is developed and executed.

The Operations & Facilities Executive Committee recommends the following;

- 1) Allow the request in principal with the understanding that a service agreement is developed at the cost of the property owners of 121 Oakwood Place which meets all the terms and conditions of the Town. The service agreement will be brought back to Council for approval prior to any installation of infrastructure taking place.
- 2) That the property owners of 121 Oakwood Place will be responsible for all materials, labour & installation costs for both water and sanitary sewer service lines from the Town's water main and sanitary sewer main to their Oakwood Road frontage property line.
- 3) That the property owners of 121 Oakwood Place will be responsible for all materials, labour & installation costs for all individual building water meters. Presently there are two buildings on the 121 Oakwood Place property thus two water meters will be required at this time.
- 4) That 121 Oakwood Place is considered a non-residential metered water customer and will be charged the appropriate fees as per the Town's user fee schedule as amended from time to time.
- 5) That the property owners of 121 Oakwood Place will be responsible to obtain all necessary approvals for the installation of water and sanitary sewer service lines within the Oakwood Road right-a-way within the Township of Alberton from the Township of Alberton.

Respectfully Submitted
Operations & Facilities Division,

Doug Brown, P. Eng.
Operations & Facilities Manager

Council approval of this report will ensure the following:

- 1) Allow the request in principal with the understanding that a service agreement is developed at the cost of the property owners of 121 Oakwood Place which meets all the terms and conditions of the Town. The service agreement will be brought back to Council for approval prior to any installation of infrastructure taking place.
- 2) That the property owners of 121 Oakwood Place will be responsible for all materials, labour & installation costs for both water and sanitary sewer service lines from the Town's water main and sanitary sewer main to their Oakwood Road frontage Property line.
- 3) That the property owners of 121 Oakwood Place will be responsible for all materials, labour & installation costs for all individual building water meters. Presently there are two buildings on the 121 Oakwood Property thus two water meters will be required at this time.
- 4) That 121 Oakwood Place is considered a non-residential metered water customer and will be charged the appropriate fees as per the Town's user fee schedule as amended from time to time.
- 5) That the property owners of 121 Oakwood Place will be responsible to obtain all necessary approvals for the installation of water and sanitary sewer service lines within the Oakwood Road right-a-way within the Township of Alberton from the Township of Alberton.

2013May121Oakwoodwatersupply

RECOMMENDED

MAY 22 2013

DIV. MNG.

Doug Brown

EXECUTIVE COMM.

R. Wiedel

May 15, 2013

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Alberton**

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Presently the Town has the capacity to supply water to this property without any detrimental effects and/or service delivery issues to our present water customers. The Town's financial picture has changed since the summer of 2004. Administration is of the opinion that Council should consider obtaining additional water customers where the two factors for denying the 2004 request could be overcome if a binding agreement is developed and executed.

Respectfully Submitted
Operations & Facilities Division,

A handwritten signature in blue ink that reads "Doug Brown P. Eng." The signature is written in a cursive, flowing style.

Doug Brown, P. Eng.
Operations & Facilities Manager

2013May121Oakwoodwatersupply

Town of Fort Frances
320 Portage Ave
Fort Frances, ON
P9A 3P9



April 27, 2013

Dear Mr. Mayor Roy Avis

Not knowing exactly who to address this letter to.

As a member of the group currently owning the 6 unit Apartment Complex on 121 Oakwood Rd, now know as OAKWOOD PLACE, I come to you to inquire as to what the possibilities might be of tapping into the town water system as our water supply.

Currently we have a well that supplies us with our water supply, but we are serious about exploring alternatives.

We have had discussions about increasing the size of the apartment complex and having a reliable, safe and sufficient water supply is of utmost importance.

Please let us know whether there is interest in discussing this matter and who we should be discussing this with.

Thank you in advance.

Regards:

Phil Friesen

Administrator

OAKWOOD PLACE

Box 1

Stratton, Ontario

POW INO

Ph: during business hours: 807-274- 1886

E-mail p.freezn@gmail.com

September 1, 2004

Report To: Mayor and Council

From: Doug Brown, Manager of Operations & Facilities

SUBJECT: Water & Sewer Services Township of Alberton

A letter dated June 15, 2004, was received from Mr. Lyle Armstrong requesting water and sewer services be brought to his property on the west side of Oakwood Road within the Township of Alberton. The letter indicates that Mr. Armstrong is willing to pay for the capital costs for installation of the necessary infrastructure and be charged the same fees as non-residential accounts outside the Town limits. This is similar to what the Town is presently charging Couchiching First Nation Reserve. I have taken the liberty to review the file on how the Town handled sewer and water requests from property owners from the Township of Alberton in the past. It appears that there have been only two (2) other requests;

- Mr. George Armstrong – November 21, 1996 – request originally granted and then rescinded in September of 2001.
- Joint request by Mr. Lyle Armstrong and Mr. J.J. Vanderhorst – September 10, 2001- request denied.

The Town's position on the September 10, 2001 request was to establish an agreement with the Township of Alberton and not directly with property owners within Alberton. Basically, the Town would collect fees directly from Alberton, where in return Alberton would collect fees from the property owners. It is my understanding that the reasoning for this position was twofold;

1. The Town's by-laws are not enforceable or binding within another municipality's limits.
2. It is more cumbersome to collect delinquent customer accounts from property owners vs the Township of Alberton.

Presently, the Town provides water and sewer services to the following properties outside the Town limits;

- **Couchiching First Nation Reserve** – Presently working on renewing the expired agreement.
- **Rusty Myers Flying Service Ltd.** – No agreement in place – paying same rate as the Couchiching First Nation Reserve.
- **Fort Frances Tribal Area Health Unit** - No agreement in place – paying same rate as the Couchiching First Nation Reserve.
- **Two Accounts with Nanicost** - No agreement in place – paying same rate as the Couchiching First Nation Reserve.

The Town's water and sewage systems have the capacity to accommodate additional customers. Based on my review it appears that the Town was capable of providing both sewer and water to Mr. Armstrong's property within Alberton back in 2001 and by-law enforcement and receiving payment for services were the major reasons why the Town wanted to establish an agreement with the Township of Alberton and not directly with property owners within the Township.

Based on a verbal conversation with Mr. Armstrong in July, he is willing to pay to develop a service agreement, which would include terms and conditions to satisfy all the Town's concerns.

There are three (3) options available to the Town at this time;

- 1) Deny Mr. Armstrong's request for water and sewer services to his property within the Township of Alberton.
- 2) Allow the request in principal with the understanding that a service agreement is developed at the cost of Mr. Armstrong which meets all the terms and conditions of the Town. The service agreement will be brought back to Council for approval prior to any installation of infrastructure taking place.
- 3) Approach Township of Alberton to determine if their position regarding entering in a water and sewer agreement with the Town has changed since 2001.

It is recommended that the Operations & Facilities Executive Committee approve option 1 and that this report be forwarded to Council for approval.

Respectfully Submitted
Operations & Facilities Division,

Doug Brown, P. Eng.
Operations & Facilities Manager

<p>Council approval of this report will deny Mr. Armstrong's request for water and sewer services to his property within the Township of Alberton at this time.</p>
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