

Date: July 12, 2021

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: Roy Avis – Sunny Cove Hydro Easement Request

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Request has come forth from Hydro One and Roy Avis looking to request an easement on the Sunny Cove properties for the installation of two new hydro poles which will extend northerly across the property and connect with Roy Avis's property.

The request appears to indicate a 5m wide easement extending from the main lodge northerly approximately 203m.

The current easement location is approximately 50m from the water's edge extending northly at this distance across the beach. Generally, an easement would not allow development within the specified area indicated in the easement. Therefore, this proposed location could be restrictive for the Town if future plans to further develop Sunny Cove arise. Two photos have been attached showing the location of the lake in respect to the proposed pole locations.

The following divisional comments were gather on the request:

Fort Frances Fire Rescue: No issues

Fort Frances By-law: No issues

Fort Frances Recreation & Culture: recommend discussions with lease holder group

Fort Frances Operations and Facilities: suggests the location should be revised to further back in property

Fort Frances Human Resources: recommend discussions with lease holder group and ensure proposed location mitigates future development impact

It would be recommended that if mayor and council wish to proceed with this request, which there is no obligation to, that the easement location be revised and moved easterly towards the east property limits as shown in the attached documents. There is a new-existing hydro pole at the hilltop prior to turning down to the main lodge. This location would cause less impact for future development opportunities.

It should also be made clear to the Committee that is it likely the property being serviced may be developed into multiple lots which would increase the demand on the system.

The Planning and Development Executive Committee considered this matter at their July 5, 2021 session where the following was recommended:

- That the proposed easement be re-routed as shown in the attached documents
- That the Town's legal team put together the easement documents at the cost of the applicant
- That the applicant cover all costs associated including legal, survey and any necessary hydro service modifications that may be required as a result of this easement or future development/demand increase on the applicants property

Respectfully submitted.

A handwritten signature in black ink, appearing to read 'Cody Vangel', with a stylized, flowing script.

Cody Vangel  
Chief Building Official & Municipal Planner

**Council approval of this report will** agree with the recommendation of the Planning and Development Executive Committee to approve the easement request subject to the following:

- That the proposed easement be re-routed as shown in the attached documents;
- That the Town's legal team put together the easement documents at the cost of the applicant; and
- That the applicant cover all costs associated including legal, survey and any necessary hydro service modifications that may be required as a result of this easement or future development/demand increase on the applicants property.