

Thor & Lisa Ruppenstein

1411 Colonization Rd W
Fort Frances, Ontario P9A 2T6
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April 21, 2016

Mayor Roy Avis and Fort Frances Town Council
320 Portage Avenue
Fort Frances, Ontario P9A 3P9

Dear Mayor Avis and Fort Frances Council Members:

Re: Garden Suite

This letter is to request permission to build a garden suite located at our permanent residence, 1411 Colonization Road West, in Fort Frances. We are looking to construct a garden suite, temporary and portable, in our backyard to support my mother with her living arrangements. My mother is not medically or financially able to care for her own home anymore, however we would like her to still have her independence.

We are hoping to build a 24 x 24 garden suite with a bedroom, bathroom, utility room, kitchen and living area. The new construction will not be a permanent building and will be built on pilings a foot off the ground, with the understanding that if we need it moved from our property we are able to comply. We understand that according to the by-law in place we have to come before Mayor and Council every 3 years to ask for it to be extended if needed.

We have explored many avenues for living arrangements for my mother, however in order for to keep her independence and be financially stable as she ages we feel that she is best suited close to family, with the ability to still have her own independence. We have inquired into apartments and even considered our own home, however these spaces are not suitable for many reasons. We currently have 2 children living in our home and only have 3 bedrooms and an apartment is not financially doable and would require her to give up her pet. As a close family we would like her close to us so we are able to care for her and help her with daily chores. We have no interest in charging rent for her to live in the new construction and only require the garden suite to remain on our property for her living arrangements, at no time are we interested in having any other individual residing in the home.



We have spoken with local plumbers and they are willing to tap into our current water and sewer line and run an extension to another building on our property. We realize that this will involve a trench from the main line in our yard to the new construction and that we are responsible for these costs. As well we have spoken with the Fort Frances Power Corporation and have been informed that we have the ability to run an underground wire from our main electrical line, install a sub panel in the new construction to supply electrical and then we run all of our electrical costs through the meter we currently have. The Fort Frances Power Corporation does not foresee any problems supplying power to the new construction site.

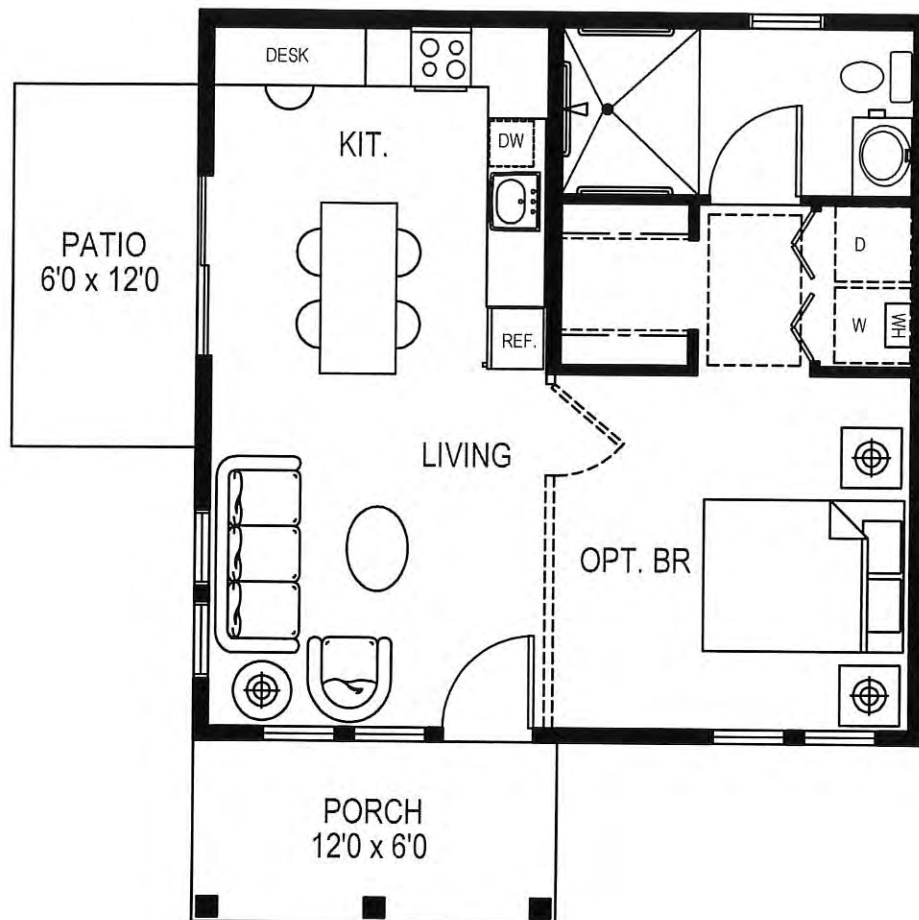
Please find attached a sample floor plan of a 24 x 24 garden suite as well as the plan and layout of our yard and existing buildings.

Thank you for any consideration given to our request. We may be reached at (807) 274-9699 for more information or questions regarding this matter.

Sincerely,



Thor & Lisa Ruppenstein



JULIAN
576 s.f.

