

TOWN OF FORT FRANCES

Planning & Development Executive Committee

AGENDA - May 7, 2018 at 8:00 AM

MEETING - Civic Centre - Committee Room

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1. <u>Call to Order</u> Session #43	
2. <u>Disclosure of pecuniary interest and the general nature thereof</u>	
3. <u>Approval of Previous Committee Minutes</u>	
3.1 Approval of April 2nd, 2018 meeting minutes.	2 - 3
4. <u>Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.</u>	
5. <u>In-Camera</u>	
6. <u>Items Referred from Council</u>	
6.1 Request from EDAC - Sewer and Water Rates - Report 4.	4 - 16
7. <u>New Business</u>	
7.1 Amendment to User Fee By-Law.	17
8. <u>Outstanding Items</u>	
8.1 Request Letter from Mr. G. Durbin - Use of an Existing Road Allowance for a Driveway.	18 - 19
8.2 Request letter from S & T Hamilton.	20 - 34
9. <u>Information</u>	
9.1 Correspondence dated April 9, 2018 from the Township of Baldwin to Members of Parliament, House of Commons re: Cancellation of Bill C71.	35 - 38
10. <u>Non-agenda Items</u>	
11. <u>Adjourn / Next Meeting Date</u> Tuesday May 22nd, 2018.	

TOWN OF FORT FRANCES

MINUTES

SESSION NO. #42

April 2, 2018

The meeting of Planning & Development Executive Committee of the Town of Fort Frances was held in the Civic Centre - Committee Room on April 2, 2018 from 8:00 a.m. to 8:05 a.m.

PRESENT: D. Kitowski, Chair, J. Caul, Councillor, J. Albanese, Councillor, R. Avis, Mayor.

ALSO PRESENT: D. Brown, CAO, T. Dennis, CBO/Planner, P. Briere, Secretary.

1. Call to Order - 0800am

Session #42

2. Disclosure of pecuniary interest and the general nature thereof

None.

3. Approval of Previous Committee Minutes

- 3.1 Approval of March 19th, 2018 meeting minutes.
- Approved as presented.

4. Non-agenda items identified to be considered later in this meeting, both in-camera and in open meeting.

None.

5. In-Camera

None.

6. Items Referred from Council

- 6.1 Letter dated March 19, 2018 from W. Allen and J. Cuthbertson, Co-Chairman, Fort Frances Canadian Bass Championship re; Request Support.
- The Planning & Development Executive Committee reviewed the request letter and item #5, 8 & 9 are relevant to this Committee.
Item #5 - The Planning & Development Executive Committee is recommending that the Administration & Finance Executive Committee recommend that Council waive the fee for a building permit.
Item #8 & 9 - The Planning & Development Executive Committee is recommending that the Administration & Finance Executive Committee recommend that Council approve both of these requests and that the organizing committee of the event work with administration to ensure that all signage, etc is removed after the event is completed.

7. New Business

None.

8. Outstanding Items

None.

9. Information

- 9.1 By-Law Enforcement 1st Quarter Activities Report.
- The report was accepted and received as information.

10. Non-agenda Items

None.

- 11. **Adjourn / Next Meeting Date - 0805am**
Monday April 16th, 2018.

Executive Committee Chair

Secretary, Planning & Development Executive
Committee



Date: May 3, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Sewer and Water installation rate for consideration into Community Improvement Plan**

At the April 23rd, 2018 Council meeting a resolution was passed for Report No. 4 from T. Rob, Manager of Operations and Facilities to approve the recommendation of Administration that the Operations and Facilities Division continue to charge time and materials for the installation of sewer and water services. That being the most fair and equitable method and refer the matter of installation to the Planning and Development Executive Committee for a program to be considered of inclusion for sewer and water rate into the Community Improvement Plan.

When considering the installation of sewer and water for a replacement into a property, the Planning and Development division considers the Residential Renovation and Rebuild Grant a great opportunity for the public to receive rebates for improvement to property value. The Revitalization Grant has certain criteria to be met to allow for application. The criteria needed to apply includes:

PROGRAM REQUIREMENTS:

- For the full the property must be residential, the value of the renovation must be \$25,000.00 as determined by a building permit
- The property must be located on existing water and sewer services.
- Landfill cost rebates are eligible for the demolition on a residential property if the intent is to rebuild within two years, the application can be approved at the time that a building permit is issued.

The Revitalization Grant has a listing of Services Eligible for Rebate which are listed but not limited to:

Services Eligible for Rebate:

- Tipping fees
- Grade set fee
- Fees for services connect
- Driveway crossing approach/entrance fees
- Printing of maps as may be required
- Some application fees for a:
 - Minor Variance
 - Consent

- Agreements such as
 - Easement
 - Encroachment
 - Other as may be required
- Building Permit Fees:
 - Construction
 - Renovation
 - Alteration
 - Repair
 - Demolition
 - Plumbing

An area for improvement for the Revitalization Grant would be to list the installation of water and sewer as an eligible rebate for the program. It is now accepted as a rebate option but not listed in the application.

The Revitalization Grant has been available for residents of Fort Frances since 2012. The average applications received per year has been *six* applications. The average completion of those accepted applications is only *three per year*. In early 2018, Economic Development Executive Committee and the Planning and Development Division reviewed the Revitalization Grant and made slight changes making the application shorter and easier to apply for. The brochure was updated, and the hope was for a better number of applicants and completed grants. With the 2018 building season now underway, more applications have been given out, but it is still too early in the year to determine if grants will be completed.

The Community Improvement Plan was last modified and adopted in 2008 by the Town of Fort Frances Council. The Revitalization Grant is part of the Town's CIP and with some additional information provided in the application, may increase the number of grant applications if sewer and water installation is listed as a potential rebate.

Administration would like to revise the Residential Revitalization Grant application list sewer and water installation to be included in the rebate eligibility, for part of the \$2000.00 rebate. Residence of the Town must complete an application for the grant and obtain a building permit for the sewer and water installation.

Please review the statistics for the Revitalization Grant since 2012 and discuss with Administration the pros and cons cited for adding sewer and water installation costs to the Community Improvement Plans, Residential Revitalization Grant rebate eligibility.

Respectfully submitted by,

Tyson Dennis Chief Building Official and Municipal Planner.



Residential Revitalization Grant

If approved, this grant will provide a rebate on any Town service up to a maximum of \$2,000.00.

PROGRAM REQUIREMENTS:

- For the full the property must be residential, the value of the renovation must be \$25,000.00 as determined by a building permit
- The property must be located on existing water and sewer services.
- Landfill cost rebates are eligible for the demolition on a residential property if the intent is to rebuild within two years, the application can be approved at the time that a building permit is issued.
- AND

GENERAL REQUIREMENTS:

- a) The applicant must be the registered owner of the property. An agent may act on behalf of the applicant with required authorization.
- b) Applications shall be submitted on forms provided and supported by documentation as required by the Finance Department.
- c) All applications for assistance under this program will be considered subject to the availability of funding.
- d) The properties must be located within one of the identified Community Improvement Project areas.
- e) Realty taxes, service fees and utilities paid to the Town of Fort Frances or The Fort Frances Power Corp must be paid current on all properties owned by the applicant at the time of the application and throughout the development process. Special consideration may be given to brownfield sites.
- f) Property owners who have previously defaulted under any Town of Fort Frances loans program will not be eligible.
- g) Grants must be approved prior to any work being done to the associated building or property.
- h) The Town of Fort Frances may discontinue any of the Financial Incentive Programs at any time; however, any participants in the program prior to its discontinuation will continue to receive the grants as were determined through agreement for their properties.
- i) The applicant must provide a definite construction start date and construction must be complete within 2 years of the incentive approval.
- j) The total value of funding under any and all programs that may be granted to any individual site shall not exceed the annual value of the tax dollars derived from the re-assessment due to the construction, rehabilitation, renovation or conversion undertaken.
- k) **All fees etc. must be paid first. Grant monies will be reimbursed to acceptable receipts.**
- l) The Town retains the right to assess the reasonableness of costs and which costs are eligible under the terms of the program.
- m) In kind services provided at reduced rates as related to grants programs must be used for the purposes of forwarding the development in the approved application. Expenses incurred for other properties are not eligible expenses.

Services Eligible for Rebate:

- Tipping fees
- Grade set fee
- Fees for services connect
- Driveway crossing approach/entrance fees
- Printing of maps as may be required
- Some application fees for a:
 - Minor Variance
 - Consent
 - Agreements such as
 - Easement
 - Encroachment
 - Other as may be required
- Building Permit Fees:
 - Construction
 - Renovation
 - Alteration
 - Repair
 - Demolition
 - Plumbing

ALL SERVICES MUST BE PAID FOR AT THE TIME OF INVOICE AND WILL BE REPAID UPON REQUEST BY SUBMITTING THE FIP REBATE REQUEST FORM.

ONLY TOWN OF FORT FRANCES FEES ARE ELIGIBLE FOR REBATE

APPLICATION CHECKLIST:

- I have attached forms:
- ☐ Application
 - ☐ A copy of the Building/Demolition Permit
- ☐ I have read and understand both the General and Specific Program Requirements
- ☐ I have completed all sections of this application including the sworn declaration

You may deliver your application in person or send it by mail to:

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

Or for more information: Phone: (807) 274-3276

FAILURE TO COMPLETE THIS ENTIRE APPLICATION MAY RESULT IN DELAYS IN PROCESSING.



Residential Revitalization Grant

FOR OFFICE USE ONLY
File Number:
File Name:
Date Application Received:
Date Application Complete:

PART ONE ABOUT YOU

APPLICANT INFORMATION:

NOTE: If applicant is not the Owner, a Letter of Authorization from the Owner must be attached

Primary Contact: _____
Registered Owner(s) _____
Address _____
Telephone Number _____ Fax Number: _____
Email: _____

Applicant (Agent): _____
Address _____
Telephone Number _____ Fax Number: _____
Email: _____

PART TWO: ABOUT THE PROPERTY

SUBJECT LAND or HOME:

Legal Description of Lands

Lot No: _____ Plan No: _____

Parcel No(s): _____

Street Address: _____

PART THREE: ABOUT YOUR PLANS

DEVELOPMENT / REDEVELOPMENT PROPOSAL:

Provide a description of the work to be done:

I have a building permit for demolition: YES NO

(Please attach a copy of the permit issued)

Approximate Start Date of: Demolition *if applicable* _____

I have a building permit for construction YES NO

(Please attach a copy of the permit issued)

Approximate Start Date of: Construction: *if applicable* _____

PART FOUR: OTHER INFORMATION

You may provide any other information that may be useful to the Town in reviewing this application and development proposal on an attached page.

**SIGNATURE OF OWNER/AUTHORIZED AGENT
AFFIDAVIT OR SWORN DECLARATION OF APPLICANT**

► I _____ of the _____ of _____ in the _____ of _____ make oath and say (or solemnly declare) that the information contained in this application is true and that the information contained in the documents that accompany this application is true; AND FURTHER acknowledge and consent to the personal information collected be used by or disclosed to any person or public body for the purposes of processing this application. AND FURTHER I have read and understand both the General and Specific Requirements of the Demolition Program and to the best of my knowledge declare that this project satisfies those conditions.

Sworn (or declared) before me _____)

at the Town of Fort Frances, _____)

in the District of Rainy River _____)

this _____ day of _____)

Applicant

Witness

OWNER'S CONSENT OF INFORMATION

Information collected during the processing of this application the application and all supporting documentation is required to be available for public viewing. Complete the consent of the owner concerning personal information as set out below.

I _____, am the registered owner(s) of the land that is the subject of this application, and hereby acknowledge, authorize and consent, for the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, to the use by or disclosure of my personal information collected for the purposes of processing this application.

Date

Signature of Owner

INTERNAL APPLICATION PROCESS RECORD



**Town of
Fort Frances**

**Residential Revitalization Grant
Demolition, Rebuild, Revitalization**

FOR OFFICE USE ONLY
File Number:
File Name:
Date Application Received:
Date Application Complete:
Approval/Refusal sent Grant Advice:
Project Start Date:
Grant Expiration Date:
SIGNATURE OF APPROVAL:

REQUIREMENTS:

- ☐ Demolition Permit
- ☐ Construction Permit
- ☐ Applicant is the registered owner of the property or has an equitable interest in the property or an agent with required authorization.
- ☐ Realty taxes are current
- ☐ Service fees and Utilities are current
- ☐ The Fort Frances Power Corp payments are current
- ☐ No previous grant defaults
- ☐ Application occurs before demolition start date

GRANT PAYMENTS

Maximum of \$2,000.00

	DATE	AMOUNT	TOTAL REMAINING
1st Payment to applicant:	_____	_____	_____
2 nd Payment to applicant:	_____	_____	_____
3 rd Payment to applicant:	_____	_____	_____

<u>Building Permit Activity</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>Average</u>
Residential Building Permits All Categories	64	65	75	100	77	83	77.33333333
Value of Construction	\$1,321,000.00	\$1,557,636.00	\$2,661,484.60	\$2,196,419.44	\$4,184,450.00	\$4,957,700.00	\$2,813,115.01
Residential Building Grants Applied	1	5	7	11	6	6	6
Residential Building Grants Completed	0	3	4	8	5	3	3.83333333

Administration & Finance Division
Planning & Development Division
Phone: 807-274-5323
Fax: 807-274-8479

Mailing Address for All Divisions:
Civic Centre
320 Portage Avenue
Fort Frances, ON
P9A 3P9



Operations & Facilities Division
Phone: 807-274-9893
Fax: 807-274-7360

Community Services Division
Phone 807-274-4561
Fax: 807-274-3799

email: town@fortfrances.com
www.fort-frances.com

April 26, 2017

T. Rob, Manager Operations and Facilities
Town of Fort Frances

Dear Sir:

At the recent meeting of Council on Monday, April 23rd, 2018, the following resolution was approved:

" THAT the report dated April 23, 2018 from T. Rob, Manager of Operations and Facilities re: Request from Economic Development Advisory Committee - Sewer and Water Rates - Report No. 4 be approved to agree with the recommendation of Administration that The Operations and Facilities Division continues to charge time and materials for the installation of sewer and water services as this is the most fair and equitable method to do so and that the matter be referred to the Planning and Development Executive Committee for consideration of inclusion into the Community Improvement Plan."

Yours very truly,

ADMINISTRATION & FINANCE DIVISION

Kathryn M. Lawson, Deputy Clerk

/kl

c.c. Planning and Development Executive Committee
Attn: P. Briere, Committee Secretary
T. Dennis, CBO/Municipal Planner

April 23, 2018

Report To: Mayor and Council

From: Travis Rob, Manager of Operations and Facilities

RE: Request from EDAC - Sewer and Water Rates – Report 4

The following item has been defeated at the Council table 5 different times, the matter has, each time, been reviewed at the Operations and Facilities Executive Committee Level, returned to council to be defeated. Attached to this report you will find copies of all reports taken to OFEC as well as the original recommendation from the Economic Development Advisory Committee. At the April 18, 2018 meeting of the Operations and Facilities Executive Committee the matter was again discussed where Administration informed the committee that to review it again at the committee level would be a waste of time as the committee majority are in favour of remaining with the current model and that instead, the matter would return directly to the Committee of the Whole for consideration by all of Council.

Administration has been working with the request from Economic Development Advisory Committee since December of 2017. Administration has been looking for direction from both the whole of Council as well as the Operations and Facilities Executive Committee and has received very little. At the April 9, 2018 meeting the comment was made that the town charges too much for this work. The Town bills on a time and materials formula plus a 10% administration charge. At the end of the job the time taken to complete the work is reviewed as is the materials used. If time was taken to complete works not directly related to the installation or materials were used to complete repairs outside of the installation works, those costs are take out of the bill to be sure that the cost borne by the property owner is as fair as possible. Attached you will find a full break down of an installation that was completed in 2017 where there was 18" of frost in the road way therefore the asphalt patch will be completed in 2018. In addition, you will find attached the actual billed amounts showing the difference absorbed by the Town, \$5438.12 before asphalt. Currently we are paying \$50.45 per m² for asphalt through our contract with Pioneer. The Town does not charge a mark-up on any of the materials, we bill out at true cost (materials plus shipping) nor do we charge overtime. Further the rates we charge are set out in the Town's user fee by-law which is reviewed annually. Typically, an installation takes between one to two days depending on depth, ground conditions, main location, etc. This comment therefore does not apply to the current costing model.

Another comment that has been made is that people choose to build homes outside of Town because the cost of servicing is too much. The price listed above of \$8,212.81 is far lower than any septic system could be installed to code by a licenced installer, and the life of a current service installation is well in excess of 80 years compared to 25 years for a maintained septic system. This comment also does not apply to the current costing mode.

What the Operations and Facilities Executive Committee has been saying through this entire process reviewing this matter, is that the person that is getting the installation should pay the true costs for that work and no one should be subsidising another, each person gets exactly what they pay for as this is the fairest method for this type of work. What other members of council are NOT saying but eluding to is that the Town should be subsidising these installations at some level up to no cost to the property owner. This would mean that all property owners would pay some set amount less than the actual costs

for the work and the Town would pay for the remaining costs from the Sewer and Water Rates or Reserves. In relation to this, the Town of Fort Frances Official Plan states that

“The Planning Act allows municipalities to identify Community Improvement Project Areas, prepare Community Improvement Plans, and provide incentive programs which stimulate redevelopment of lands as a means to maintain the vitality of the municipality.”

The Town of Fort Frances Community Improvement Plan states that

1.0 Plan Background

1.1 Foundation and Basis

The Town of Fort Frances has undertaken a number of studies in recent years that recognise the changing role of the Town towards economic development and the need to facilitate a broader and more diverse range of uses throughout the community.

Various and significant area of the community are available for development and although the permitted uses generally exemplify the current and anticipated uses, it is recognized that the opportunity exists to attract and broaden potential prospective developers to the Town of Fort Frances through innovative and unprecedented methods.

In June 2002 Council considered and approved in principle the establishment of various financial incentive programs as a means toward attracting development to the community.

This community improvement plan was adopted by council and represents a strong indication by Council to the community that the future health and vitality of the Town is important and that the Community Improvement Project Areas identified, and defined by by-law, are deserving of special attention.

The Planning and Development Division will administer this Community Improvement Plan with assistance provided by various other Departments and Divisions assigned the responsibility for specific implementation of projects.

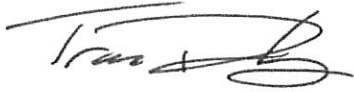
Currently the Town administers a grant program for residential property owners where they can get up to \$2500.00 to put toward a number of costs relating to works over \$25,000.00 that require a building permit through the current Community Improvement Plan which was adopted in 2002. To ensure that the Town incentivises development in a fair and equitable manner, in accordance with the regulations set out in the Municipal Act and Planning Act, any incentive put toward the installation of sewer and water services should be part of a Community Improvement Plan. Further the economic outlook of the Town has changed dramatically since 2002 and areas of the current Community Improvement Plan are no longer valid.

It is the recommendation of Administration that:

1. The Operations and Facilities Division continues to charge time and materials for the installation of sewer and water services as this is the most fair and equitable method to do so.

2. That the matter be referred to the Planning and Development Executive Committee for consideration of inclusion into the Community Improvement Plan.

Respectfully Submitted



Travis Rob, P.Eng
Manager of Operations and Facilities

Council approval of this report will ensure the following:

1. The Operations and Facilities Division continues to charge time and materials for the installation of sewer and water services as this is the most fair and equitable method to do so.
2. That the matter be referred to the Planning and Development Executive Committee for consideration of inclusion into the Community Improvement Plan.

Date: April 27th, 2018

Report To: Planning & Development Executive Committee.

From: Patrick Briere, By-Law Enforcement Officer

Re: Amendment to User Fee By-Law #54/17.

The By-Law Enforcement Department has found that a fee is missing in the User Fee By-Law #57/14. The fee that is missing is the impoundment daily fee that is used for vehicle, trailers and boats. This fee is from the Traffic Control By-Law #21/14 and is use within the contract for users of the Sorting Gap Marina.

This fee is used when By-Law Enforcement Officers have to tow a vehicle. The vehicle is towed and placed at Public Works in an area designated as our impound lot. The vehicle stays in our impound lot until it is claimed by the owner, or until such a time as the Repair and Storage Liens Act timelines expire. The current rate that is supposed to be in effect is \$100.00/day fee that is applied as long as the vehicle is in our impoundment lot. This is similar to the towing and impoundment rates that are used at eh Sorting Gap Marina for boats illegally parked at our docks.

It is our recommendation to prepare an amendment by-law for signing by Mayor & Clerk with the following wording being approved:

2.18 Impoundment Fee – Vehicle, Trailer or Boat \$100.00/day.

We are asking the Planning & Development Executive Committee to recommend that Council approve the recommendation as presented and authorize that an amendment by-law be prepared for signing by Mayor & Clerk.

Respectfully submitted,

Original Signed By

Patrick Briere
By-Law Enforcement Officer



Date: May 3, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Durbin Property McIrvine Road Driveway Access**

Planning and Development department had a letter submitted and referred from Council regarding property owned by the Durbin's on McIrvine Road. I have provided a map to this report showing the property. The Durbin's have requested to have a private driveway entrance to be placed off the old road allowance known as "Balsam Street". The entrance has been requested to be roughly 350 feet off McIrvine Road. The Durbin's wish to have the access off Balsam Street to allow a quieter access point to their property where they plan to build a single-family dwelling in the future.

Information provided by Public Works shows Balsam Street was closed up in the 1980's to limit access to the area owned by the Paper Mill and Town owned property which is used for ditching. There is a road closure gate installed roughly 75 feet down "Balsam Street" from McIrvine Road, restricting this area to Town employees only and in winter months access to Ontario Federation of Snowmobile Club. The road is not maintained to any standard at this time. Operations and Facilities department does not agree with a private entrance being granted from a closed road allowance.

This area also allows access to Ontario Federation of Snowmobile Club trails which would have to be relocated if a private driveway access was installed.

Administration is asking Planning and Development Executive Committee for direction on allowing a private entrance on the closed road allowance known as "Balsam Street". Normal practice does not allow for private entrances on closed road allowances. Please review the information and map provided and direct administration on whether to allow a private driveway on the closed road alliance known as "Balsam Street".

Respectfully submitted by,

Tyson Dennis Chief Building Official and Municipal Planner.





Date: May 3, 2018

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: **Hamilton Letter to Extent Driveway Agreement and Develop Land**

The Planning and Development department has been gathering information of the installation of a water main on Woodward Street in the East end of Fort Frances. In late 2017 a letter was brought forward to Council and given to the Planning and Development Executive Committee to determine what the costs would be to allow for property owned by the Hamilton's to be developed with Town water.

One of the existing properties, 1341 has an agreement which became By-Law 22/85 allowing John Martin Sus, (property now owned by the Hamilton's) to be accessed and maintained privately as a driveway to the property.

The Hamilton's have purchase the neighboring property and wish to develop a single detached dwelling. To allow for this, the access agreement must be extended to allow further development. There are services which would need to be extended, moved, and an agreement made by the Hamilton's and the Town of Fort Frances if the road allowance continues to be privately accessed.

The road allowance of Woodward has not been maintained since a sewer main was installed in the mid 1960's. The sewer main services the residence of Woodward from the front of their properties. The water lines servicing these properties cross private properties, are fed from the rear of the properties and are not fed by individual service lines as they should be. Each property in the area should have an individual water service line of ¾" coming from a water main. The existing water services are on private properties and stem from a single service line with extensions to neighboring properties. This is an area of infrastructure which could use servicing improvements.

The Fort Frances Fire Department had an opportunity to give input into the area Woodward and the possible expansion regarding fire suppression. Upon further review, Section 2.5 of the Fire Code "Fire Department Access to Buildings", is not applicable to residential dwelling units. This section is specific to Fire Access Routes as required to be constructed under the Building Code, Municipal By-Law and where required within the Fire Code. Therefore, the need for an established turn around for Fire Department apparatus would have to fall within By-Law or the Building Code. As for water supply, it is the position of the Fire Department, that an additional fire hydrant would be necessary, as required in 3.2.5.7. (2)" Water Supply" of the Ontario Building Code. The proposed residential dwelling would be more than 90

meters from the existing hydrant. The water main service would have to be extended from Bayview Street down toward Woodward.

I have attached a cost estimate to install a new watermain sufficient to supply fire hydrants for proper fire suppression, development of Woodward Road to have proper access for emergency vehicles, access for public vehicles and to Town owned infrastructure and finally to allow proper connection water of services to existing properties fronting Woodward Street.

Administration is requesting direction from the Planning and Development Executive Committee on further development of the Woodward Street area. The estimated costs of installing water mains has been calculated. The Hamilton's have shown interest to pay a portion of the installation of services to their property, sewer already exists in the area and there is potential for private development beyond the Hamilton's property if services are provided. Please review the information provided and discuss possible options.

Respectfully submitted by,

Tyson Dennis Chief Building Official and Municipal Planner.

Municipal Planner, Chief Building Official

320 Portage Ave. Fort Frances, ON P9A 3P9

2/26/2018

Property Development on Woodward Street, Scott and Tara
Hamilton

1341 Woodward St. Fort Frances, Ontario

Tyson Dennis

320 Portage Ave. Fort Frances, Ontario

Dear Mr. Dennis

We are writing this letter to express our desire to give a piece of property we own to our daughter, son-in-law and their growing family. They recently returned to Fort Frances from Melville, Saskatchewan. They are hoping to get a good start and utilize their university educations in professional positions in Fort Frances. Michael, our son-in-law, is already a practicing grade school teacher in the Catholic and Public school systems. Our daughter Kali is raising their two young daughters and planning to use her university education here in Fort Frances once her girls start school.

As you know the availability of affordable building properties in Fort Frances are limited. My wife and I have a piece of land we wish to give this young, highly educated, family. It would be the foothold they need to stay and raise their family here in town. Something our community needs more of.

As you know, the property already has sewer hookup close by. Water, power and a driveway are the issues. The driveway isn't that great of a problem as we can simply extend our drive along the existing road allowance to the proposed

building site. Tara and I are also willing to negotiate the agreements we have with the town regarding access if ever further development occurs west of our properties. We are willing to work with the town on the expansion of this roadway. Power can be supplied by the installation of a couple poles so again no real problem there.

Water distribution in this area of town is a mess and has been for a long time. Many of the homes, built on the back lane called Woodward Street; have water lines crossing under properties from below the back lane. They are old and may be nearing the end of their life span. The water line servicing our home crosses from the fire hydrant approximately 290 feet, under our neighbor's yard and through a ditch. This line has proved to be prone to freezing so we run our water a minimum of 4 months a year. Who knows how old it is? The town will have records regarding the number of times this water line has frozen in the past. We appreciated Doug Brown finally helping us get the line more adequately covered a couple years ago. Thankfully we haven't seen a freeze up since. I know our neighbors also have water supply concerns. We would like to have that resolved with a properly installed water supply line. By replacing/extending this line, proper hook ups to all the houses and future houses in this area can be ensured. This would also include proper fire hydrant location. Not the "Cozy Corners" way it has been done in the past. We realize and are willing to pay regular tie-in fees to the new house once the water source and house is built. Just to the west of our home there is substantial development potential. One very large piece of land between us and Aspen House and just Southwest of this

is another large area of land available for development in the future. Providing services with forethought saves time and money. As Napoleon said, all battles are won with, “planning and the shovel.”

Thank-you for taking the time to consider our position. If you have any further questions or need any assistance regarding our request please feel free to contact us.

Respectfully,

Scott J. Hamilton

Tara Hamilton



Woodward Phase 1 Expansion								Hatch Mott MacDonald Cost Estimate					
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost
Section A - Grading													
A.001	206, SP	Earth Excavation (Grading)	480	m ³ (P)	\$ 11.00	\$ 5,280.00	\$11.83	\$5,678.40	\$6,946.94	\$1,262.53	\$2,083.18	\$281.09	\$16,252.15
A.002	310, SP	Hot Mix HL4 Asphalt	0	t	\$ 230.00	\$ -	\$256.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.003	314, SP	Granular 'A'	400	t	\$ 21.00	\$ 8,400.00	\$21.33	\$8,532.00	\$10,438.03	\$1,897.00	\$3,130.05	\$422.35	\$24,419.44
A.004	314, SP	Granular 'B' (Type 1)	700	t	\$ 18.00	\$ 12,600.00	\$16.25	\$11,375.00	\$13,916.15	\$2,529.11	\$4,173.04	\$563.08	\$32,556.38
A.005	510, SP	Removal of Asphalt Pavement (Full Depth)	0	m ² (P)	\$ 4.00	\$ -	\$4.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.006	510, SP	Remove Curb and Gutter	0	m (P)	\$ 10.00	\$ -	\$13.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.007	510, SP	Remove Concrete Driveway, and Aprons	0	m ²	\$ 10.00	\$ -	\$20.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.008	510, 351, SP	Concrete Driveways and Aprons	0	m ²	\$ 135.00	\$ -	\$210.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.009	353, SP	Concrete Curb and Gutter (R-109-5)	0	m	\$ 130.00	\$ -	\$149.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.010	Section 02930	100 mm Topsoil and Sod	453	m ²	\$ 12.00	\$ 5,436.00	\$12.00	\$5,436.00	\$6,650.39	\$1,208.64	\$1,994.25	\$269.09	\$15,558.37
									\$0.00				
Total Section A - Grading						\$ 31,716.00		\$31,021.40	\$37,951.51	\$6,897.29	\$11,380.53	\$1,535.61	\$88,786.34
									\$0.00				
Section B - Storm Sewers									\$0.00				
B.001	510, SP	Remove Existing Catchbasins and Manholes	0	ea	\$ 800.00	\$ -	\$958.33	\$0.00	\$0.00	\$0.00			
B.002	510, SP	Remove Existing Catchbasin Leads	0	m	\$ 15.00	\$ -	\$28.33	\$0.00	\$0.00	\$0.00			
B.007	407, SP	Catchbasins	0	ea	\$ 3,000.00	\$ -	\$3,350.00	\$0.00	\$0.00	\$0.00			
B.008	407, SP	Catchbasin Manholes	0	ea	\$ 5,000.00	\$ -	\$6,133.33	\$0.00	\$0.00	\$0.00			
B.010	410, SP	250 mm PVC SDR 35 Catchbasin Leads	0	m	\$ 200.00	\$ -	\$179.50	\$0.00	\$0.00	\$0.00			
		300 mm PVC SDR 35 Catchbasin Leads	0				\$227.50	\$0.00	\$0.00	\$0.00			
		450 mm PVC SDR 35 Catchbasin Leads	0				\$302.50	\$0.00	\$0.00	\$0.00			
		525 mm PVC SDR 35 Catchbasin Leads	10				\$417.50	\$4,175.00	\$5,107.69	\$928.27			
		Ditching	280	m			\$45.00	\$12,600.00	\$15,414.81	\$2,801.48			
B.011	410, SP	Connect to Existing Storm Sewer	0	ea	\$ 500.00	\$ -	\$900.00	\$0.00	\$0.00	\$0.00			
									\$0.00	\$0.00			
Total Section B - Storm Sewers						\$0.00		\$16,775.00	\$20,522.50	\$3,729.75	\$4,102.72	\$794.29	\$45,924.26
									\$0.00				
Section C - Watermain									\$0.00				
C.001	441, SP	Remove and Replace existing 150mm Watermain with New 150mm PVC DR 18 Class 150 Watermain*	149.0	m	\$ 400.00	\$ 59,600.00	\$337.50	\$50,287.50	\$61,521.61				
C.002	441, SP	New 150 mm Water Valve and Box	2	ea	\$ 4,000.00	\$ 8,000.00	\$2,800.00	\$5,600.00	\$6,851.03				
C.003	441, SP	Remove and Replace 19mm Copper Water Service	5	ea	\$ 3,000.00	\$ 15,000.00	\$3,066.67	\$15,333.35	\$18,758.78				
C.004	441, SP	Temporary Water Service	0	LS	\$ 5,000.00	\$ -	\$7,500.00	\$0.00	\$0.00				

Woodward Phase 1 Expansion										Hatch Mott MacDonald Cost Estimate					
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost		
C.005	441, SP	Remove and Replace Hydrant Sets	2	ea	\$ 8,500.00	\$ 17,000.00	\$10,300.00	\$20,600.00	\$25,201.99						
		Watermain Bedding Upgrade	149	m			\$23.00	\$3,427.00	\$4,192.58						
									\$0.00						
Total Section C - Watermain						\$ 99,600.00		\$95,247.85	\$116,526.00	\$21,177.38	\$23,295.12	\$4,509.94	\$260,756.29		
Section D - Sanitary Supply, Adjust and Install New Adjustable Manhole Frame and Cover on Existing Sanitary Manhole									\$0.00						
										\$0.00					
			D.001	408, SP	0	ea	\$ 2,000.00	\$ -	\$1,950.00	\$0.00	\$0.00				
			D.002	510, SP	0	ea	\$ 1,000.00	\$ -	\$1,366.67	\$0.00	\$0.00				
			D.003	410, 510, SP	0	ea	\$ 22.00	\$ -	\$27.67	\$0.00	\$0.00				
			D.004	410, SP	0	m	\$ 450.00	\$ -	\$400.00	\$0.00	\$0.00				
			D.005	410, SP	0	ea	\$ 3,000.00	\$ -	\$2,900.00	\$0.00	\$0.00				
			D.006	410, SP	0	ea	\$ 10,000.00	\$ -	\$12,800.00	\$0.00	\$0.00				
			D.007	409, SP	0	m	\$ 20.00	\$ -	\$19.33	\$0.00	\$0.00				
D.008	SP	0	m	\$ 30.00	\$ -	\$28.67	\$0.00	\$0.00							
									\$0.00						
Total Section D - Sanitary						\$ -		\$ -	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Total Woodward Phase 1 Expansion						\$ 131,316.00		\$ 143,044.25	\$175,000.00	\$ 31,804.43	\$ 38,778.38	\$ 6,839.84	\$ 395,466.89		
SECTION G - GENERAL									\$175,000.00						
			G.001		1	LS	\$ 75,000.00	\$ 75,000.00		\$75,000.00	\$75,000.00				
			G.002		1	LS	\$ 175,000.00	\$ 175,000.00		#####	\$100,000.00				
			G.003		1	LS	\$ 100,000.00	\$ 100,000.00							
Total Section G - General						\$ 350,000.00		\$175,000.00							
SUMMARY OF TENDER PRICES															
Woodward CONSTRUCTION															
Section A - Grading						\$ 31,716.00		\$ 31,021.40							
Section B - Storm Sewers						\$ -		\$ 16,775.00							
Section C - Watermain						\$ 99,600.00		\$ 95,247.85							
Section D - Sanitary						\$ -		\$ -							
Woodward Expansion Total						\$ 131,316.00		\$ 143,044.25							

Woodward Phase 1 Expansion							Hatch Mott MacDonald Cost Estimate						
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost
SECTION G - GENERAL						\$ 350,000.00		\$175,000.00					
General Total						\$ 350,000.00		\$ 175,000.00					
SUB-TOTAL						\$ 481,316.00		\$ 318,044.25					
13% HST						\$ 62,571.08		\$ 41,345.75					
TOTAL TENDER PRICE						\$ 543,887.08		\$ 359,390.00					
Engineering Cost 10%								\$31,804.43		\$17,969.50	\$18,001.13		
Subtotal								\$349,848.68	\$4,134.58	\$35,939.00	\$36,002.25		
15% Contingenncy Allowance								\$52,477.30	\$45,480.33	\$395,329.00	\$396,024.78		
Total								\$402,325.98	\$6,822.05	\$59,299.35	\$59,403.72		
Town's portion of HST								\$7,080.94					
Grand Total								\$409,406.91			314000.9433		

Hatch Mott MacDonald Cost Estimate														
Wooward Expansion Total Project														
ITEM	OPS	DESCRIPTION	EST.	UNIT	UNIT BID	TOTAL BID	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost	
NO.	SPEC.		QTY		PRICE	PRICE								
Section A - Grading														
A.001	206, SP	Earth Excavation (Grading)	800	m³ (P)	\$ 11.00	\$ 8,800.00	\$11.83	\$9,464.00	\$5,008.23	\$1,447.22	\$2,387.92	\$322.21	\$18,629.58	
A.002	310, SP	Hot Mix HL4 Asphalt	0	t	\$ 230.00	\$ -	\$256.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
A.003	314, SP	Granular 'A'	625	t	\$ 21.00	\$ 13,125.00	\$21.33	\$13,331.25	\$7,054.73	\$2,038.60	\$3,363.69	\$453.87	\$26,242.14	
A.004	314, SP	Granular 'B' (Type 1)	1,175	t	\$ 18.00	\$ 21,150.00	\$16.25	\$19,093.75	\$10,104.18	\$2,919.79	\$4,817.66	\$650.06	\$37,585.44	
A.005	510, SP	Removal of Asphalt Pavement (Full Depth)	0	m² (P)	\$ 4.00	\$ -	\$4.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
A.006	510, SP	Remove Curb and Gutter	0	m (P)	\$ 10.00	\$ -	\$13.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
A.007	510, SP	Remove Concrete Driveway, and Aprons	0	m²	\$ 10.00	\$ -	\$20.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
A.008	510, 351, SP	Concrete Driveways and Aprons	0	m²	\$ 135.00	\$ -	\$210.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
A.009	353, SP	Concrete Curb and Gutter (R-109-5)	0	m	\$ 130.00	\$ -	\$149.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
A.010	Section 02930	100 mm Topsoil and Sod	756	m²	\$ 12.00	\$ 9,072.00	\$12.00	\$9,072.00	\$4,800.79	\$1,387.28	\$2,289.01	\$308.86	\$17,857.94	
Total Section A - Grading						\$ 52,147.00		\$50,961.00	\$26,967.93	\$7,792.89	\$12,858.27	\$1,735.01	\$100,315.11	
Section B - Storm Sewers									\$0.00					
B.001	510, SP	Remove Existing Catchbasins and Manholes	0	ea	\$ 800.00	\$ -	\$958.33	\$0.00	\$0.00	\$0.00				
B.002	510, SP	Remove Existing Catchbasin Leads	0	m	\$ 15.00	\$ -	\$28.33	\$0.00	\$0.00	\$0.00				
B.007	407, SP	Catchbasins	0	ea	\$ 3,000.00	\$ -	\$3,350.00	\$0.00	\$0.00	\$0.00				
B.008	407, SP	Catchbasin Manholes	0	ea	\$ 5,000.00	\$ -	\$6,133.33	\$0.00	\$0.00	\$0.00				
B.010	410, SP	250 mm PVC SDR 35 Catchbasin Leads	0	m	\$ 200.00	\$ -	\$179.50	\$0.00	\$0.00	\$0.00				
		300 mm PVC SDR 35 Catchbasin Leads	0				\$227.50	\$0.00	\$0.00	\$0.00				
		450 mm PVC SDR 35 Catchbasin Leads	0				\$302.50	\$0.00	\$0.00	\$0.00				
		525 mm PVC SDR 35 Catchbasin Leads	10				\$417.50	\$4,175.00	\$2,209.36	\$638.44				
		Ditching	500	m			\$45.00	\$22,500.00	\$11,906.72	\$3,440.67				
B.011	410, SP	Connect to Existing Storm Sewer	0	ea	\$ 500.00	\$ -	\$900.00	\$0.00	\$0.00	\$0.00				
Total Section B - Storm Sewers						\$0.00		\$26,675.00	\$14,116.08	\$4,079.11	\$4,487.02	\$868.69	\$50,225.90	
Section C - Watermain									\$0.00					
C.001	441, SP	Remove and Replace existing 150mm Watermain with New 150mm PVC DR 18 Class 150 Watermain*	365.0	m	\$ 400.00	\$ 146,000.00	\$337.50	\$123,187.50	\$65,189.31					
C.002	441, SP	New 150 mm Water Valve and Box	3	ea	\$ 4,000.00	\$ 12,000.00	\$2,800.00	\$8,400.00	\$4,445.18					
C.003	441, SP	Remove and Replace 19mm Copper Water Service	5	ea	\$ 3,000.00	\$ 15,000.00	\$3,066.67	\$15,333.35	\$8,114.22					
C.004	441, SP	Temporary Water Service	0	LS	\$ 5,000.00	\$ -	\$7,500.00	\$0.00	\$0.00					

Wooward Expansion Total Project

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Wooward Expansion Total Project							Hatch Mott MacDonald Cost Estimate						
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost
SECTION G - GENERAL						\$ 350,000.00		\$175,000.00					
General Total						\$ 350,000.00		\$ 175,000.00					
SUB-TOTAL						\$ 668,127.00		\$ 505,695.52					
13% HST						\$ 86,856.51		\$ 65,740.42					
TOTAL TENDER PRICE						\$ 754,983.51		\$ 571,435.94					
Engineering Cost 10%								\$50,569.55		\$28,571.80	\$28,622.08		
Subtotal								\$556,265.07	\$6,574.04	\$57,143.59	\$57,244.17		
15% Contingenncy Allowance								\$83,439.76	\$72,314.46	\$628,579.53	\$629,685.83		
Total								\$639,704.83	\$10,847.17	\$94,286.93	\$94,452.87		
Town's portion of HST								\$11,258.81	\$83,161.63	\$722,866.46			
Grand Total								\$650,963.64			499266.5967		

Woodward Phase 2 Expansion								Hatch Mott MacDonald Cost Estimate					
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost
Section A - Grading													
A.001	206, SP	Earth Excavation (Grading)	320	m³ (P)	\$ 11.00	\$ 3,520.00	\$11.83	\$3,785.60	\$3,534.06	\$731.97	\$1,207.74	\$162.96	\$9,422.34
A.002	310, SP	Hot Mix HL4 Asphalt	0	t	\$ 230.00	\$ -	\$256.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.003	314, SP	Granular 'A'	250	t	\$ 21.00	\$ 5,250.00	\$21.33	\$5,332.50	\$4,978.17	\$1,031.07	\$1,701.26	\$229.56	\$13,272.56
A.004	314, SP	Granular 'B' (Type 1)	480	t	\$ 18.00	\$ 8,640.00	\$16.25	\$7,800.00	\$7,281.72	\$1,508.17	\$2,488.48	\$335.78	\$19,414.15
A.005	510, SP	Removal of Asphalt Pavement (Full Depth)	0	m² (P)	\$ 4.00	\$ -	\$4.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.006	510, SP	Remove Curb and Gutter	0	m (P)	\$ 10.00	\$ -	\$13.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.007	510, SP	Remove Concrete Driveway, and Aprons	0	m²	\$ 10.00	\$ -	\$20.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.008	510, 351, SP	Concrete Driveways and Aprons	0	m²	\$ 135.00	\$ -	\$210.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.009	353, SP	Concrete Curb and Gutter (R-109-5)	0	m	\$ 130.00	\$ -	\$149.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A.010	Section 02930	100 mm Topsoil and Sod	303	m²	\$ 12.00	\$ 3,636.00	\$12.00	\$3,636.00	\$3,394.40	\$703.04	\$1,160.02	\$156.52	\$9,049.98
									\$0.00				
Total Section A - Grading						\$ 21,046.00		\$20,554.10	\$19,188.35	\$3,974.25	\$6,557.50	\$884.83	\$51,159.03
									\$0.00				
Section B - Storm Sewers									\$0.00				
B.001	510, SP	Remove Existing Catchbasins and Manholes	0	ea	\$ 800.00	\$ -	\$958.33	\$0.00	\$0.00	\$0.00			
B.002	510, SP	Remove Existing Catchbasin Leads	0	m	\$ 15.00	\$ -	\$28.33	\$0.00	\$0.00	\$0.00			
B.007	407, SP	Catchbasins	0	ea	\$ 3,000.00	\$ -	\$3,350.00	\$0.00	\$0.00	\$0.00			
B.008	407, SP	Catchbasin Manholes	0	ea	\$ 5,000.00	\$ -	\$6,133.33	\$0.00	\$0.00	\$0.00			
B.010	410, SP	250 mm PVC SDR 35 Catchbasin Leads	0	m	\$ 200.00	\$ -	\$179.50	\$0.00	\$0.00	\$0.00			
		300 mm PVC SDR 35 Catchbasin Leads	0				\$227.50	\$0.00	\$0.00	\$0.00			
		450 mm PVC SDR 35 Catchbasin Leads	0				\$302.50	\$0.00	\$0.00	\$0.00			
		525 mm PVC SDR 35 Catchbasin Leads	0				\$417.50	\$0.00	\$0.00	\$0.00			
		Ditching	202	m			\$45.00	\$9,090.00	\$8,486.00	\$1,757.60			
B.011	410, SP	Connect to Existing Storm Sewer	0	ea	\$ 500.00	\$ -	\$900.00	\$0.00	\$0.00	\$0.00			
									\$0.00	\$0.00			
Total Section B - Storm Sewers						\$0.00		\$9,090.00	\$8,486.00	\$1,757.60	\$1,933.36	\$374.30	\$21,641.26
									\$0.00				
Section C - Watermain									\$0.00				
C.001	441, SP	Remove and Replace existing 150mm Watermain with New 150mm PVC DR 18 Class 150 Watermain*	216.0	m	\$ 400.00	\$ 86,400.00	\$337.50	\$72,900.00	\$68,056.05				
C.002	441, SP	New 150 mm Water Valve and Box	1	ea	\$ 4,000.00	\$ 4,000.00	\$2,800.00	\$2,800.00	\$2,613.95				
C.003	441, SP	Remove and Replace 19mm Copper Water Service	0	ea	\$ 3,000.00	\$ -	\$3,066.67	\$0.00	\$0.00				
C.004	441, SP	Temporary Water Service	0	LS	\$ 5,000.00	\$ -	\$7,500.00	\$0.00	\$0.00				

Woodward Phase 2 Expansion													
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost
C.005	441, SP	Remove and Replace Hydrant Sets	2	ea	\$ 8,500.00	\$ 17,000.00	\$10,300.00	\$20,600.00	\$19,231.20				
		Watermain Bedding Upgrade	216	m			\$23.00	\$4,968.00	\$4,637.89				
									\$0.00				
Total Section C - Watermain						\$ 107,400.00		\$101,268.00	\$94,539.10	\$19,580.71	\$21,538.78	\$4,169.91	\$241,096.50
Section D - Sanitary									\$0.00				
D.001	408, SP	Supply, Adjust and Install New Adjustable Manhole Frame and Cover on Existing Sanitary Manhole	0	ea	\$ 2,000.00	\$ -	\$1,950.00	\$0.00	\$0.00				
D.002	510, SP	Remove Existing Sanitary Manhole	0	ea	\$ 1,000.00	\$ -	\$1,366.67	\$0.00	\$0.00				
D.003	410, 510, SP	Remove Existing 300 mm Sanitary Sewer	0	ea	\$ 22.00	\$ -	\$27.67	\$0.00	\$0.00				
D.004	410, SP	250 mm PVC SDR Sanitary Sewer	102	m	\$ 450.00	\$ 45,900.00	\$400.00	\$40,800.00	\$38,088.98				
D.005	410, SP	Remove and Replace Existing 150 mm Sanitary Service	0	ea	\$ 3,000.00	\$ -	\$2,900.00	\$0.00	\$0.00				
D.006	410, SP	Sanitary Manhole	1	ea	\$ 10,000.00	\$ 10,000.00	\$12,800.00	\$12,800.00	\$11,949.49				
D.007	409, SP	Closed Circuit Television Inspection of Sewer Mainline	1	m	\$ 20.00	\$ 20.00	\$19.33	\$19.33	\$18.05				
D.008	SP	Sanitary Sewer Bedding Upgrade	102	m	\$ 30.00	\$ 3,060.00	\$28.67	\$2,924.34	\$2,730.03				
Total Section D - Sanitary						\$ 58,980.00		\$ 56,543.67	\$52,786.54	\$10,933.02	\$12,026.32	\$2,328.30	\$134,617.86
Total Elizabeth Street West Construction						\$ 187,426.00		\$ 187,455.77	\$175,000.00	\$ 36,245.58	\$ 42,055.97	\$ 7,757.33	\$ 448,514.65
SECTION G - GENERAL									\$175,000.00				
G.001		Bonds & Insurance	1	LS	\$ 75,000.00	\$ 75,000.00	\$75,000.00	\$75,000.00					
G.002		Mobilization & Demobilization	1	LS	\$ 175,000.00	\$ 175,000.00	#####	\$100,000.00					
G.003		Contingency Allowance	1	LS	\$ 100,000.00	\$ 100,000.00							
Total Section G - General						\$ 350,000.00		\$175,000.00					
SUMMARY OF TENDER PRICES													
Woodward CONSTRUCTION													
Section A - Grading						\$ 21,046.00		\$ 20,554.10					
Section B - Storm Sewers						\$ -		\$ 9,090.00					
Section C - Watermain						\$ 107,400.00		\$ 101,268.00					
Section D - Sanitary						\$ 58,980.00		\$ 56,543.67					
Woodward Expansion Total						\$ 187,426.00		\$ 187,455.77					

Woodward Phase 2 Expansion							Hatch Mott MacDonald Cost Estimate						
ITEM NO.	OPS SPEC.	DESCRIPTION	EST. QTY	UNIT	UNIT BID PRICE	TOTAL BID PRICE	2016 AVERAGE COSTS		Portion of Bonds/Insurance/(de)mobilization	10% Engineering	10% Contingency Allowance	Town's portion HST	Total Cost
SECTION G - GENERAL						\$ 350,000.00		\$175,000.00					
General Total						\$ 350,000.00		\$ 175,000.00					
SUB-TOTAL						\$ 537,426.00		\$ 362,455.77					
13% HST						\$ 69,865.38		\$ 47,119.25					
TOTAL TENDER PRICE						\$ 607,291.38		\$ 409,575.02					
Engineering Cost 10%								\$36,245.58		\$20,478.75	\$20,514.79		
Subtotal								\$398,701.35	\$4,711.93	\$40,957.50	\$41,029.59		
15% Contingenncy Allowance								\$59,805.20	\$51,831.18	\$450,532.52	\$451,325.46		
Total								\$458,506.55	\$7,774.68	\$67,579.88	\$67,698.82		
Town's portion of HST								\$8,069.72					
Grand Total								\$466,576.26			357847.8582		

Lisa Slomke

From: Karin Bates <karin@baldwin.ca>
Sent: Thursday, April 12, 2018 9:08 AM
To: Karin Bates
Cc: Vern Gorham; Bert McDowell; Dave Fairbairn; Ray Maltais; Texas MacDonald
Subject: SUPPORT MOTION - BILL C-71
Attachments: SUPPORT MOTION - Bill C71.pdf

Good Morning:

Please review and support MOTION #18-39 & letter approved by our Municipality.

This has also been send to all MP's & Senators for Ontario – via Canada Post.

Thank you

Karin Bates
CAO
Township of Baldwin



karin@baldwin.ca
(705) 869-0225 – P
(705) 869-5049 – F



Mailed — 121-MP's
April 10/18 22- Senator

The Corporation of the
TOWNSHIP OF BALDWIN

P.O. Box 7095, 11 Spooner Street
MCKERROW, ONTARIO
POP 1M0

TEL: (705) 869-0225 FAX: (705) 869-5049

April 9th 2018

Dear Members of Parliament, House of Commons,

In our absence from being able to speak in person on this matter of Bill C-71, I request that our esteemed colleagues from the Canadian Shooting Sports Association (CSSA) be allowed to speak on our behalf. These folks are well versed in the existing firearms legislation and licensing requirements in Canada and can easily explain to non-firearm's owners current legislation already in place and the rigorous criteria needed to obtain a Firearms License or PAL that is required before any person can purchase any firearm or any ammunition.

We have listened to both sides of the debate concerning bill C-71 and have also done extensive reading on the matter, reviewed the flawed statistics charts that single out the lowest year of crime in 40 years and use it as a base point for increase or decrease. Its unfortunate that the Federal Government and News Media do not realize what's contained in the currant legislation that is already in place and has been since the mid 1990's. Rather than create new legislation, why not spend the time and money in enforcing the laws that are on the books today that never really seems to matter as a deterrent to the criminal and gang element?

The RCMP daily checks all Firearms License holders (Commonly called Firearms License or PAL) in Canada for any wrong doing and that is more than sufficient without putting additional or duplicate checks in place.

Simply enforce the laws that are in place now without putting new ones in place.

We have heard numerous times that a Police Officer needs to know what firearms he may be facing each time he comes to a residence. That statement, if applied, creates a very false sense of security because if the answer came back and said “no firearms” and he/she proceeds with that thought in mind, and it just happens to be a criminal with illegal firearms, then what happens? However, the Police know better than that and always proceed with caution to any domestic dispute but the Media like to glamourize it as a selling point for any proposed new gun legislation.

The Conservation Officers (CO'S) in this province during a single hunting season encounter more law-abiding people with firearms than most police officers would in their entire career. Many of these encounters are often in very remote locations with no cell service. There are no issues with their checks due to the fact that the majority of all firearms owners are very responsible citizens. For those folks that are unsure of a “Conservation Officer's” duty, they are officers that work for the MNRF enforcing all the hunting and fishing laws in all parts of the province.

Much of our country was founded and built with the use of firearms first in the fur trade and then in the rebellions/uprisings in the 1700's and 1800's and then the wars.

Many Canadian families have a long list of service in the military in WW 1 and WW2 and Foreign Wars with many being left overseas at very young ages. These folks fought for some of the rights and the privileges that we have today.

Trapping has been and still is a way of life for generations in many families.

For many Ontarian's firearms are a part of their lifestyle and culture and heritage especially those living in the north and even to some extent those in the GTA.

I'm asking that you make a wise move and cancel Bill C-71 and simply enforce the legislation that is in place.

Thanks very much,

Sincerely.

**Mayor Vern Gorham,
Township of Baldwin.**

THE CORPORATION OF THE TOWNSHIP OF BALDWIN

MOVED BY:

David Fairbairn

DATE: April 9th, 2018

SECONDED BY:

B. McDowell

MOTION NO.: 18-39

NOW THEREFORE BE IT RESOLVED THAT: The Township of Baldwin send the attached explanatory letter to all Municipalities in Ontario for their support via e-mail as well as by Canada Post to all MP'S and Senators that represent our Province of Ontario.

We don't need bill C-71 and it should be quashed without further ado.

Carried

☒

Defeated

☐

Mayor

[Signature]



RECORDED VOTE	FOR	AGAINST
Vern Gorham	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Fairbairn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Texas MacDonald	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ray Maltais	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bert McDowell	<input checked="" type="checkbox"/>	<input type="checkbox"/>