

Shelley Boulianne & Les Miskolzie
212 Campbell Point
Sherwood Park, Alberta
T8H 0P4

January 9, 2015

County of St. Paul
5015 – 49 Avenue
St. Paul, Alberta
T0A 3A4

Dear County of St. Paul Council

Subject: Lottie Lake Lot 12, Block 1, 7820473 (NE 33-58-11W4M)

In June 2013, the above referenced location, "The Property," was purchased through the county's public offering. In our offer to purchase, we included a letter (Attachment A) outlining that the intended use of The Property was recreational and that we would be using our holiday trailer until such time we built a seasonal residence in 2019. This communication was reiterated during the closing with County of St. Paul staff on July 22, 2013.

Since the time of purchase, The Property has undergone significant improvement, including but not limited to clearing of overgrowth, significant repair to the site building, general aesthetic improvements to the parking area on the east side of The Property, underground power connection, and graveling of the access road. All of this has been done to modify The Property from a vacant state to one that is useful, adds value to the community of Lottie Lake, and allows for further development with a permanent structure.

In November 2014, we received a letter from the County of St Paul dated November 20, 2014 (Attachment B). In the letter it points out that that the area is zoned General Urban District and that, "recreational vehicles are not permitted on vacant properties in General Urban District." This letter came as quite a surprise. There are multiple other properties within the community of Lottie Lake that only have a recreational trailer parked on them. As such, we are disappointed that our property has been singled out. In discussions with county staff, we understand notifications are on a complaint basis and this is the first step in ordering the removal of the trailer. Given that there are other properties with trailers on them, we are suspicious that the complaint is a reflection of the well-documented community discontent over the sale of the property.

Since the purchase of The Property, we have been transparent with our intentions and have proceeded to develop it as initially outlined. The November 20, 2014 notice has given us pause in further development. Our long term intent is to construct a seasonal residence on The Property. In the interim, we would like to continue to use our holiday trailer throughout the spring, summer, and fall months, as initially communicated. Therefore, we respectfully submit this letter as our official request for our holiday trailer to remain as the sole use on The Property, which is zoned General Urban. At the conclusion of the four year period (ending December 31, 2018), we commit to either removing the trailer or initiating the process to construct a seasonal residence.

We would like to continue the discussion on this matter at the next council meeting in February and ask permission to attend. Please confirm our attendance at the council meeting in writing or verbally at 780-416-6921. If you have any questions, please feel free to contact the undersigned at the same phone number.

Sincerely,



Les Miskolzie



Shelley Boulianne

Attachments:

- A) Offer to Purchase date June 21, 2013
- B) County of St Paul Letter dated November 20, 2014

Cc Krystle Fedoretz, Planning and Development Officer
Sheila Kitz, Chief Administrative Officer
Maxine Fodness, Councillor

Attachment A

212 Campbell Point
Sherwood Park, Alberta
T8H 0P4

June 21, 2013

County of St. Paul, No.19
5015 49 Avenue
St. Paul, Alberta
T0A 3A4

To: Linda Meger, Taxation and Assessment Technician

Please find attached my bid form for the property at Lottie Lake (Lot 12 BK1 Plan 7820473, PNE 33-58-11-W4). Please also find my deposit of 10% of the bid amount.

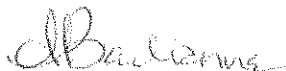
We are very excited to purchase this land for several reasons: 1) the proximity to Lottie Lake makes it an ideal location for a cabin; 2) the proximity of the property to the Boulianne Family Farm (4.5 km).

Our plans are to acquire services on the property immediately, then to build a gravel driveway and pad to park our camper trailer (near the existing structure). Within 5 years, we would like to build a 1000 square foot cabin for our family of four. We plan to use the cabin as a primary residence from May to August each year and visit the cabin most weekends at other times of the year.

We did obtain the Certificate of Title from Alberta Registries as you suggested. We were disappointed that we were denied access to the Land File to find out the land history. This information would have helped us make an informed decision.

Please let me know if you have any questions about our bid or our intentions with the property.

Sincerely,



Shelley Boulianne

Attachment B



County of St. Paul No. 19

November 20, 2014

Dear County Residents:

NE 33-58-11-W4 Lot 12, Block 1, 7820473

RE: Recreational Vehicles

We have received some inquiries regarding the placement of recreational vehicles on vacant properties in General Urban District.

Permitted Uses:

- a) Building and uses accessory to permitted uses
- b) Minor Home Occupations
- c) Single Detached Dwellings

Recreational Vehicles are not permitted on vacant properties in General Urban District. Please contact the County of St. Paul No. 19 at 780-645-3301 to confirm your zoning district.

If you have any questions or concerns, please contact the undersigned at 780-645-3301 ext. 205.

Yours truly,

Krystle Fedoretz
Planning & Development Officer
COUNTY OF ST. PAUL NO. 19

/cst