

November 2, 2017

As owners of property within the County of St. Paul, we would like to request that Council consider making an amendment to your by-laws which at the moment has us, in a sense land-locked. The following is an explanation.

We own 10.28 acres of land located at NE-6-60-10 W4th (10501 Highway 28, Lot 702, Lot B) between Ashmont and Mallaig. Our property is part of a subdivision of land that was officially registered on April 18, 1983. The original quarter was owned by the late Ronald Allan McDonald (My father). The parcel we own jointly James (Jim) McDonald and Monique Ouellette borders my late father's property (Lot 703/Lot C) which consists of 28.19 acres of land. The original subdivision was never properly done, as a portion of his land (the very SW corner) is inaccessible from his side due to a large body of water running between us (see satellite image in your files), but can only be accessed through our property. Over the years we have tolerated all sorts of traffic traversing over our front lawn in order to get to the piece of land, or to get to the Crown land which borders Ronald's property on the South end, or to get to the County lease on the West, which also borders our property and his SW corner of property.

Through my father's recent passing on September 17, 2017, I have inherited 22.5% of his estate. My 3 other siblings have indicated their support and approval of subdividing the land before the remaining estate is sold.

We would love to make a proper subdivision that merges the inaccessible SW corner of Ronald McDonald's land to ours, and would result in extending our property lines straight south to the border—a simple clear-cut extension to our land, in our opinion. (See the black & white map with a block highlighted in pink). What has a land-locked in a sense is that Ronald's property is zoned as agricultural land.

We have no intention to develop this land for any purpose. It is simply to establish boundaries that make more sense for us. As it is, whomever purchases the remainder of my father's estate cannot currently access that portion of the land--and a culverted road bridging his land would be a very expensive proposal as your satellite image doesn't really give a great visual of how wide an expanse the water is. It is accessible only through us, and is virtually a waste of land. It has not been farmed in over 15 years (which in the last 25 or so was only being used to harvest alfalfa) due to the fact that we have an abundance of beavers and the water level is quite high and they've done their fair share of re-constructing the West side of our property where we had built a culverted road for tractors to cross the creek. The road provided access to the two hills on the West side of this whole quarter (1 being our hill as indicated in the colored photograph). The road is only used by ATV's now.

The piece of land we propose to buy and need an amendment from the County for, is indicated on a blown-up image of a County map and highlighted in pink. We estimate it would entail about 8.19 acres. We attached a before and after map so that you can visualize the changes. I've

also submitted a photograph of the proposed purchase, and a video which is a tremendous tool in understanding how the layout of our land looks.

Thank you for taking the time to review our request,

Sincerely,

James (Jim) McDonald and Monique Ouellette