

RECEIVED NOV 13 2018

Dale and Sandra Carleton

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Edmonton, Alberta
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October 21, 2018

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

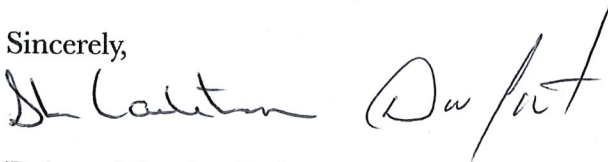
St Paul City Councillors,

A few weeks ago we received a letter in the mail from the St Paul Chief Administrative Officer, Sheila Kitz. The letter indicated that as a result of a recent inspection of our property at Upper Mann Lake (SE 1-60-11-W4, Lot 30, Block 1, Plan 7620518), a shed and a boathouse encroach onto the adjacent Municipal Reserve parcel and would need to be removed by July 31, 2019. There was also an indication that the County did not have a record of approval to construct these 2 buildings.

This property/buildings have been in the family for 32 years (purchased in 1986) and never before has there been a problem identified. It was and still is our understanding and belief that at the time buildings were constructed with no formal process or formal process followed with regards to building permits in the Upper Mann Lake area. Verbal agreements by Council and City administrators were given at the time when approached. No formal paperwork or approval was required.

For this reason, we find it unfair and unjustifiable to ask that we move the 2 buildings in question. We would also like to know what other options are available to us and to future owners of our property. Our understanding is that property lines have been adjusted as well as encroachments granted for other properties at near by lakes. We believe that a fair and consistent approach to all who are impacted by this recent inspection must be administered by the County of St Paul.

Sincerely,



Dale and Sandra Carleton

Boathouse assessed 1983
since.



County of St. Paul No. 19

August 20, 2018

Dale & Sandra Carleton
15507 – 62 Street
Edmonton, AB
T5Y 2N1

Dear Dale & Sandra Carleton

Re: Encroachment of Structures from SE 1-60-11-W4, Lot 30, Block 1, Plan 7620518 onto Municipal Reserve Land Legally described as SE 1-60-11-W4, Lot 43R, Block 1, Plan 7620518

During the summer and fall of 2016 the County's Assessors inspected properties within the County as part of their re-inspection cycle. During the inspection of your property the County Assessors observed that the shed and boathouse extend over the property line between your property and the adjacent Municipal Reserve parcel owned by the County. We have since had our surveyor out to survey your property in order to document what has been built and to confirm whether any of the structures observed by the Assessors encroach onto County owned property. A copy of the survey drawing for your property is attached. You will see that it clearly shows the shed and boathouse encroach onto the adjacent Municipal Reserve parcel. A copy of a picture of the encroaching structures is also enclosed.

The County has no record of having granted you, or a previous owner, permission to construct, erect or place the shed and boathouse on the Municipal Reserve parcel. Further, the County has no record of a development permit being issued approving the development of the shed and boathouse.

At the County Council meeting of July 27, 2018, Council was advised about the encroaching structures and Council directed staff to contact residents, like yourselves, who have structures or buildings that encroach onto Municipal Reserve parcels and advise those residents that the encroaching buildings or structures must be removed from County property by July 31st, 2019.

In accordance with Council's instructions, you are hereby directed to remove the shed and boathouse shown on the enclosed drawing from the County owned land legally described as **SE 1-60-11-W4, Lot 43R, Block 1, Plan 7620518** by July 31st, 2019 and restore the surface of the Municipal Reserve parcel to a level and undisturbed state. The County will conduct a site visit after that date to confirm that the shed and boathouse have been removed from the County owned Municipal Reserve parcel. If you fail to remove the encroaching buildings or structures the County will consider the options that may be available to the County to compel compliance with this direction which may or may not include legal action.

If you decide to relocate or rebuild and replace the shed and boathouse a Development Permit or Building Permit may be required. I would recommend that you to contact our Planning and Development Department to determine the need for a Development and/or Building Permit prior to relocating or rebuilding and replacing the shed and boathouse.



County of St. Paul No. 19

Should you require further clarification, do not hesitate to contact me at 780-645-3301 ext. 208.

Sincerely,

Sheila Kitz, CLGM
Chief Administrative Officer

Enclosures:

Survey Drawing
Picture of Encroaching Development