

December 2, 2022

Council  
Municipality of East Ferris  
390 Hwy 94  
Corbeil, ON  
P0H1K0

PT Hemlock Island Trout Lake PLAN M475 BLK A PCL 12836 W/F, East Ferris; District of Nipissing. Purchase of Part of the Original Shore Road Allowance described as Part 1, Plan 36R-14930, East Ferris, District of Nipissing – By-Law No. 2022-47  
Request to reduce purchase price to maximum 12 cents per square foot

Thank you for the opportunity to present our request to council on December 13, 2022. We do acknowledge Council's busy schedule and full agenda for the subject meeting and to this end, we would like to offer the following summary of our presentation/request with a view to expediting your decision:

- We purchased the subject vacant lot from your municipality July 15, 2021 on behalf of our son, Sean Stortz, and paid \$110,000 or roughly 92% of asking price. Assessed value \$64,000. Long term objective is to assist our son in developing the property as a seasonal recreation retreat. Since taking possession it has become increasingly clear that we face some real challenges (both physical and financial) in pursuing this development, due to the very wet nature of the land.
- When we purchased the lot, we had no intention of purchasing the subject Shore Road Allowance (SRA) as our previous and present ownership experiences involving lakefront properties in Northern Ontario led us to believe we would have quiet enjoyment of the SRA without constant and unannounced intrusions of various neighbours on the island. With a view to securing the private and peaceful use of the property, we decided to proceed with an application to purchase the SRA with its accompanying cost of \$1,000 and arranged for the required survey as expeditiously as possible with a resultant cost of \$2,373, money we did not plan to spend. We are now faced with further costs in the form of the SRA purchase price set at \$9,900 plus legal fees to close the transaction. We also understand that we may be faced with covering the cost of an appraisal covering the SRA completed by Morland Appraisals and dated June 29, 2022.
- We suggest that Council is well aware of the issues surrounding this matter, based on objections and input presented to you by a good number of Hemlock Island property owners (and others) and as discussed at some length during Council's "Zoom" meeting held the evening of October 20, 2021.

- Our research and various discussions with municipal and provincial staff, and the Municipality's real estate broker, suggested that we could expect to enjoy the privacy and solitude we are seeking by simply asking the neighbours to cease traversing the SRA. Obviously this has not worked and based on subsequent discussions and events, might we suggest that more transparency would have been appropriate, given previous history of SRA purchases on Hemlock Island and the objections, delays and no doubt emotional stress surrounding these transactions. Had we known what to expect, we would very likely have passed on the lot purchase and continued looking elsewhere.
- The current Municipal Fees and Charges By-Law appears to date back to 2019 and sets the purchase price of SRA at .75 per square foot. Our research on GeoWarehouse reveals that three SRA sales closed on Hemlock Island May 2, 2022 (same month we had our survey completed) at an average sale price of .12 per square foot. We are not privy to the aforementioned SRA purchase details including the dates of application, survey etc. and/or any objections or delays involved, however, one might wonder about Council and staff knowledge of neighbour issues that may have led to any protracted purchase transactions.

We are simply asking to be treated fairly and respectfully request that the purchase price for the subject SRA be reduced to an amount equal to .12 per square foot or less, given current market conditions. We look forward to presenting our case in person at the upcoming Council meeting on December 13, 2022 and acknowledge that our time allotment is limited to 10 minutes. Hopefully this letter will prove useful to Council as a preliminary review of our request.

Many thanks for your time and consideration.

Yours truly,

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