

Dear Mayor and Council,

I am writing to you regarding a piece of property that I now own with my partner (formerly owned by Edward (Ted) Linley) in the Town of Iron Bridge, located at the cross road of Warnock Road and Richard Avenue, but on the west side of Warnock Road (please see included map). Currently, the remaining portion of Richard Avenue is an unopened and unassumed road. We are in the beginning stages of planning for a house build (hopefully breaking ground this coming April) and we have hit a snag.

At this time, access to the property and the ability to obtain a 911 number is hindered due to there not be a formal road that connects from Warnock to the land in question. Natasha has kindly provided the Dedicated/un-assumed and seasonally maintained public highways status change requirements document. After reviewing this document, I do not believe that this is the best course of action for the needs that we have, related to gaining access to the property, for the following reasons:

-This is and would not be a through road, therefore there should be little to no traffic on this road at any given time. There is a green space owed by Huron Shores that this road would allow access to and should we be given permission to proceed with opening the road, we will not hinder the ability for this green space to be used. We are seeking access from Warnock Road to our property, with our own dedicated parking/driveway spaces to be allocated on our land. This is just a means to get to the property. We do not feel as though we should build and pay for a road, to standards that the general public will reap the benefits of.

-To the point above, If we build this road to the standards laid out in the document, who is to say that in 5 years' time for instance, Huron Shores doesn't decide to develop the green space into a playground, a splash pad or something similar, now that there is public access because we footed the bill to open and complete the road in question.

-As mentioned, we have planned to build a house on this piece of property in the very near future, if we use the limited resources accessible to us, to build this road, following the document provided, the cost to us could end up equating to what we need to begin the process of building. This means the dream of building a home stays a dream.

-We are not asking for Huron Shores to plow or maintain the access point from Warnock to the property, we would take sole responsibility for that and would mean no additional resources to be allocated by Huron Shores.

What we are proposing instead, is to allow the road to be designated as Open, maintained by us but owned still by Huron Shores. We will lay gravel from Warnock to our property (at our expense) with it being wide enough for a car and half. We will maintain the "roadway" from Warnock to the property year over year and ensure that it is kept in a manor fit for the general public to use. This access will allow the general public to still utilize the green space should they so choose, with the maintenance falling on us.

At this time, the snowmobile club has access, directly through our property, we would re-route them around the one side of our land (to the right on the map) so that this does not affect their ability to continue coming through and intern also continue to stimulate the economy of Huron Shores.

The "road", our driveway, the septic, the well and the building of the house would all be completed by local companies, which means that we are now putting money back into the community. By us also opting to build a house it means that Huron Shores will be able to have another means of funds through the property taxes in which we would be paying. With a newer house being built, it also means that we are stimulating the economy by means of adjusting current property values by building a new home.

We wish to not explore other avenues as other avenues would for us mean buying a house elsewhere. We cannot fund the cost of building a roadway to the standards laid out in the document as it would mean being unable to then proceed in building.

Please allow this to serve as a formal request, Tommy Morningstar, Kyle Clapp and Ted Linley are asking that the roadway currently unopened be changed to open, so that we may immediately proceed with laying gravel to the property, facilitate getting a 911 number and begin building our future and permanent dream home in the beautiful Municipality of Huron Shores.

Your Truly,

Tommy Morningstar, Kyle Clapp and Ted Linley