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August 16 2019

**Town of Hawkesbury
600 Higginson Street
Hawkesbury, ON
K6A 1H1**

Attn: Mrs. Manon Belle-Isle

Dear Mrs. Belle-Isle,

**RE: Application for Removal of Part Lot Control
293 Catherine Street, Hawkesbury**

Mr. Villeneuve purchased all of lot 154 and lot 155 on plan M4 in May 2014. He then proceeded to have both lots consolidated in order to have these two lots considered as one (1) full and only lot (now PIN: 54177-0197). He then purchased the entire lot 156 on plan M4 (PIN: 54177-0089) in April of 2015 and proceeded to register a mortgage on lot 156 only on June 2016.

It is our understanding that both parcels of land have always been treated as separate with the Town of Hawkesbury, both before Mr. Villeneuve's purchase of lot 156 and since he is the owner. To that effect, we understand he receives two (2) separate tax bills, both single family residences have two (2) separate addresses, two fees for garbage, water and sewer. The Town of Hawkesbury has never considered these two properties as a single lot, a single property or a merged property.

Mr. Villeneuve and many others thought that the Plan M-4 was a plan of subdivision but in fact the Plan M-4 is only a plan made under the *Plan Boundaries Act*, so not a plan of subdivision. This Plan M-4 is a plan made to survey all of the lots created on the plan of subdivision 37.

We believe that since Lots 154-155 are parts of lots 61 & 67 on the plan of subdivision, Plan 37, we can request the council to accept our Application for Removal of Part Lot Control. Then we would be able to sell the lots 154 & 155 without contravening the *Planning Act*.

The by-law should be to allow the removal of part lot control on Parts of Lots 61 & 67 on Plan 37 being now legally described as Lot 154 & 155 on Plan M-4. For your convenience, I am including a copy of the proposed by-law.

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Further to discussion with Mr. Louis Prévost from the United Counties of Prescott and Russell, we agree that this by-law shall be limited to this transaction and can include a provision that this by-law will expire within 3 months from its acceptance to prevent any further division of this property.

The closing of the transaction was schedule to be on August 15th but further to our discussion, we understand that the municipal council could accept this request and adopt the by-law on August 26th, so we have an agreement between the Seller and the Purchaser to close on August 28th 2019.

For you information, I am including copy of part of the Plan 37 and of Plan M-4. To cover the cost of this request, I will have a cheque of \$375.00 drop at the Town of Hawkesbury's office to your attention shortly.

We are appreciating your great collaboration in this matter and if you have any question or missing documents, please let me know.

Yours truly,


Mathieu Guesnel

Encl.