

Municipality of Callander  
Municipal Shore Road Allowance Sale  
Application Request

Submitted in accordance with the Municipal Policy attached hereto as Schedule 'A'

To: Council  
Municipality of Callander  
P.O. Box 100, 280 Main St. N.  
Callander, ON P0H 1H0

Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
(require all listed owners of property to benefit from sale)

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Phone No. \_\_\_\_\_

Email and alternate phone number: \_\_\_\_\_

Name of agent if applicable and contact information.

Written authorization must be attached from property owner contracting an agent.

Property Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please complete and submit the following:**

1. Site Plan drawn to scale of the proposed shore road allowance to be closed and sold and the property it will be consolidated with
2. Consent from abutting property owners to projected property lines
3. Application Fee
4. Completion of the consolidation acknowledgement (attached)
5. When directed by the municipality, a survey of the proposed shoreline road allowance property to be transferred will be required

**Applicant Acknowledgement**

Applicant hereby acknowledges that all costs incurred by the Municipality in processing the application shall be borne by the applicant. If the sale is approved by Council, the corporation shall not transfer title until all costs incurred are paid in full by the applicant.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant signature (s)

**MUNICIPALITY OF CALLANDER**  
**ORIGINAL LAKESHORE ROAD ALLOWANCE**  
**CLOSURE POLICY/SITE PLAN CONTROL AGREEMENT**

Schedule 'A'

The Municipality of Callander Official Plan Policies and Municipal Act enable the Municipality close up and sell original Shoreline Road Allowances to the adjacent land owner provided certain conditions can be met.

1. Complete application with site plan, drawn to scale, shall be submitted to Council
2. **Administration fee of \$575** is required to process the application. All additional fees incurred by the municipality to process the application will be charged back to the applicant.
3. Consent from abutting lot owners to the proposed projected lot lines, although it is not a legal requirement, is considered useful for Council on its assessment of the lakeshore closure application request.
4. Upon receipt of Council approval of proposed closure and sale of lakeshore road allowance it shall be the applicant(s) responsibility to order a survey describing the subject closure (showing encroachment on the said lakeshore road allowance, if any) and pay all costs associated with same.
5. When the Municipality has received the registered survey of the portion of the shore road allowance to be purchased, Council will advertise the proposal and hold a public meeting enabling the by-law to be considered for closing. The applicant will be notified of the decision of Council.
6. If approved the sale of original lakeshore road allowance shall be subject to a charge of \$16.00 per linear foot of frontage and any applicable land transfer tax fee(s).
7. As a requirement purchase of Shore Road Allowance, and by-law 2004-907, a Site Plan Control Agreement (SPCA) between the applicant and the Municipality of Callander is required. **The fee for a SPCA is \$550.00**, all additional fees incurred by the municipality to process the application will be charged back to the applicant. The executed agreement is registered on title of the parent property and will reflect the new shore road allowance, all existing development on the property including the septic system, driveways buffer areas shore access trails etc.. As noted in the agreement template. In its efforts to protect the lake and riparian ecosystems by encouraging the retention of shoreline areas in as natural a state as possible and to minimize impacts associated with the lot development and shoreline purchase, the owner shall enter into a Site Plan Control Agreement with the Municipality of Callander. An example is attached. It is recommended that the SPCA survey requirements be undertaken in conjunction with the Shore Road Allowance requirements to enable concurrent approvals.
8. The option of a **Combined Lake Shore Road Allowance Closure and Site Plan Control Agreement** is available. The process is the same as noted above however the fee is \$960.00. All additional fees incurred by the municipality to process the application will be charged back to the applicant.

TO: THE MUNICIPALITY OF CALLANDER

AND TO: VALIN PARTNERS LLP  
Solicitors for the Municipality

RE: Lakeshore Road Allowance Closure &  
Purchase from the Municipality of Callander

ACKNOWLEDGMENT & DIRECTION

WE, the undersigned, hereby acknowledge that a condition of our Application and Request to stop up and purchase a portion of the original lakeshore road allowance in front of our existing parcel(s) of land is that we must proceed with an Application to Consolidate the lands after ownership, of the lakeshore road allowance, has been transferred to us.

AND WE hereby direct Valin Partners LLP to proceed with the Application to Consolidate our existing parcel(s) of land with the newly acquired portion of the lakeshore road allowance, that we are purchasing from the Municipality, once registration has been completed in our favour.

AND THIS SHALL CONSTITUTE your good and irrevocable authority for doing so.

Dated this            day of            , 20

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