

Municipality of Callander

Municipal Road Allowance / Lane closure

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: _____

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(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 road allowance/lane to be closed and sold and the property(s) it will be consolidated with
2. Consent from abutting property owners
3. Application Fee
4. Completion of the consolidation acknowledgement (attached)
5. When directed by the municipality, a survey of the proposed municipal road allowance/lane 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)

TO: Municipality of Callander

AND TO: Valin Partners LLP
Solicitors for the Municipality

RE: Municipal Road Allowance/Lane Closure and
Purchase from the Municipality of Callander

ACKNOWLEDGEMENT AND DIRECTION

We, the undersigned, hereby acknowledge that a conditions of our Application and request to close and purchase a portion of road allowance or lane adjacent to our existing parcel(s) of land is that we must proceed with an Application to consolidate the lands after ownership, of the road allowance/lane has been transferred to us.

AND WE herby direct Valin Partners LLP to proceed with the Application to Consolidate Our existing parcel(s) of land with the newly acquired portion of the road allowance/lane that we are purchasing from the municipality, once registration has been competed in our favour.

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

Dated this day of , 20

MUNICIPALITY OF CALLANDER
MUNICIPAL ROAD ALLOWANCE/LANE
CLOSURE POLICY

Schedule 'A'

The Municipal Act provides the Authority for the Municipality to close up and sell Municipal Road Allowances/Lanes 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 municipal road allowance/lane closure application request.
4. Upon receipt of Council approval of proposed closure and sale of municipal 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 municipal road allowance/lane 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 municipal road allowance/lane shall be subject to a market value assessment or letter of opinion from an appraiser, at the expense of the applicant. The assessment value will determine the sale cost of municipal property.