THE TOWNSHIP OF ST. JOSEPH
APPLICATION TO PURCHASE SHORE ROAD ALLOWANCE

These notes are provided for the assistance of the applicants and should not be regarded as complete or exhaustive. Reference should be made to the Municipal Act, 2001, as amended, to the St. Joseph Island Official Plan, and to the St. Joseph Island Zoning By-law, No. 2011 – 34. Questions or concerns may be directed to:

Carol O. Trainor, Clerk Administrator
The Township of St. Joseph
P.O. Box 187
Richards Landing, Ontario
P0R 1J0
e-mail: stjoeadmin@bellnet.ca

Ph: 705-246-2625, ext 202
Fax: 705-246-3142

1. Eight copies of this completed application with supporting documentation are to be submitted to the Clerk Administrator of The Township of St. Joseph for distribution. Applications must be signed by the property owner or agent and must be accompanied by:

    a. a cheque for $60.00 made payable to The Corporation of The Township of St. Joseph; and
    b. Eight (8) copies of a sketch, drawing, survey or illustration of the subject property.

2. The Clerk will circulate copies of the application, together with a request for comments, to affected public agencies such as the Ministry of Natural Resources, Ministry of Transportation, and local utility providers.

3. Providing that an application is in conformity with Council's adopted policies and Council deems it advisable to sell or lease the subject portion of the Shore Road Allowance, Council may approve the application subject to such terms and conditions in regard to easements, access, rights of way, and building. Portions of the Shore Road Allowance may only be sold to the adjacent landowner.

4. If an application is approved, the applicant shall be required to:

    a. Provide eight (8) copies of a written legal description and eight (8) copies of a Reference Plan prepared by an Ontario Land Surveyor of the subject land acceptable to the municipality and the Ministry of Natural Resources. The survey performed should be a straight line survey. The property boundaries should be drawn from the ends of the present lot boundaries perpendicular to the shore and not necessarily by extending the lot lines. Where this creates hardship for an owner, the property boundaries may be determined by agreement of the adjoining owners and the municipality;

    b. Assume all administrative, legal and survey costs associated with this application and subsequent transaction;

c. Submit to the Township of St. Joseph a non-refundable application fee in the amount of Two Hundred Fifty dollars ($250.00);

d. Agree to a covenant being placed in the deeds to run with the land indicating that it is understood and agreed that neither the Township of St. Joseph nor the Province of Ontario shall be liable in case of future flooding or erosion of the subject land.

5. All sales and/or leases of portions of the Shore Road Allowance shall be in compliance with the provisions of the *Municipal Act* 2001, other pertinent legislation, the St. Joseph Island Official Plan and the St. Joseph Island Comprehensive Zoning By-law in effect on the day the by-law approving the sale of the shore road allowance is passed.

6. Eight copies of the application and the detailed sketch are to be provided to the Clerk along with the deposit of $60.00 made payable to The Township of St. Joseph.

I/WE solemnly declare that, to the best of my/our knowledge and belief, the particulars given in this application and accompanying plan are true and correct. In addition to the fee payable upon filing this application, I/WE also hereby undertake and agree to assume all fees or charges incurred by the Township in the processing of this application and transferring the subject lands, and that in the event this application is approved, such approval shall be subject to the provisions of the *Municipal Act*, 2001, as amended, and The Township of St. Joseph Zoning By-law.

DECLARED BEFORE ME AT	)
	)
THE TOWNSHIP OF ST. JOSEPH	) _____
	) Applicant
IN THE Province of Ontario	)
	)_____
This _____ day of _____, 20___	) Applicant

_____

Clerk Administrator

THE TOWNSHIP OF ST. JOSEPH
APPLICATION TO PURCHASE A
PORTION OF SHORE ROAD ALLOWANCE

Name of Applicant: _____

Mailing Address: _____

Daytime Phone: _____ E-mail: _____

Location: A Portion of the Shore Road Allowance lying in front of (current owned parcel):

Lot _____ Conc/Plan: _____ Dimensions: _____

Frontage: _____ feet / metres Area: _____

Existing Use: _____ Proposed Use: _____

Description of Shore Road Allowance (parcel to be purchased):

Lot _____ Conc/Plan: _____ Dimensions: _____

Frontage: _____ feet / metres Area: _____

Average width: _____ Average depth: _____

Existing Use: _____ Proposed Use: _____

Reasons for application: _____

_____

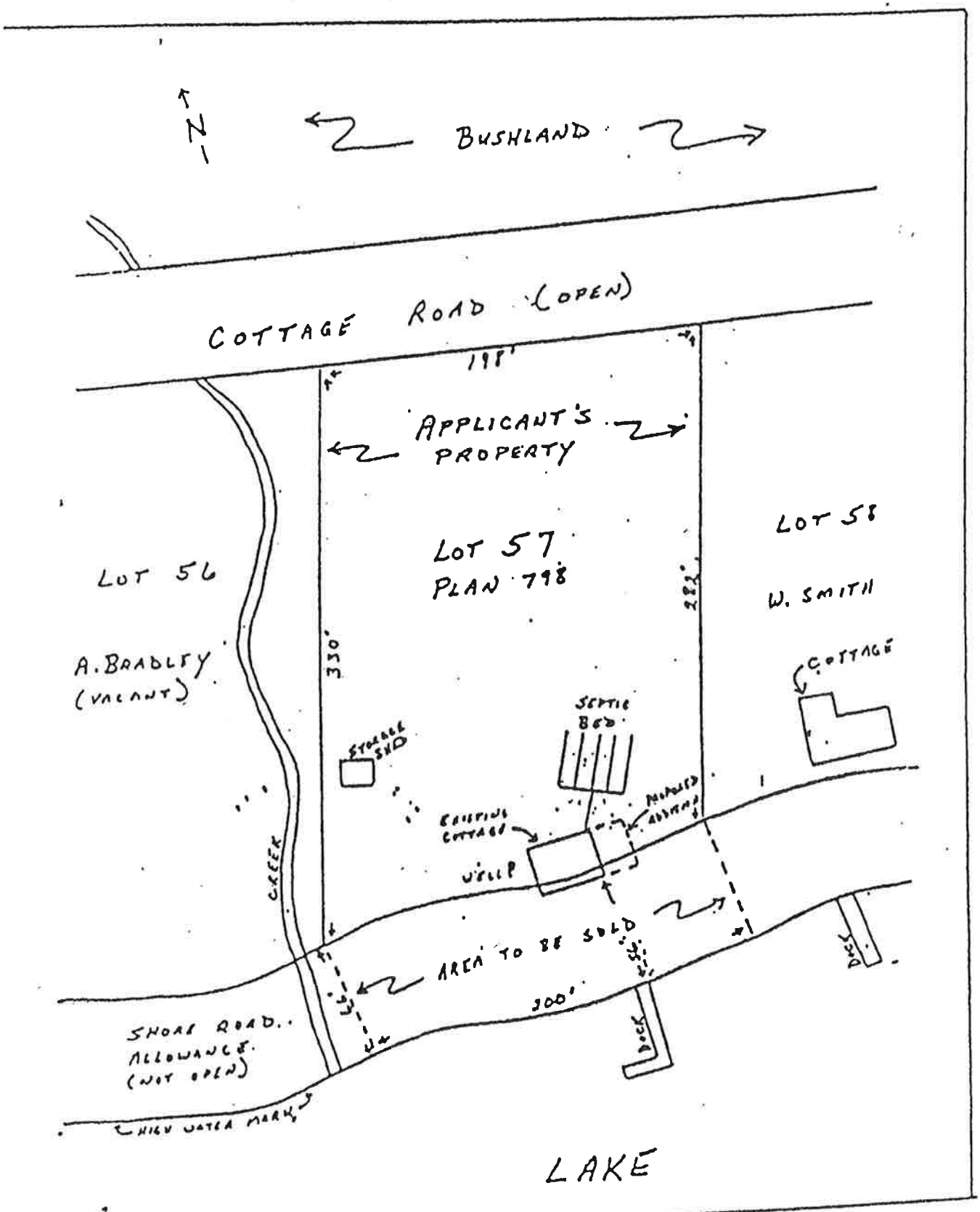
_____

Each copy of this application must be accompanied by a detailed sketch showing:

a. Abutting lands owned by the applicant, showing the boundaries and dimensions thereof
b. The portion of the shore road allowance that is the subject of the application, showing the proposed boundaries and dimensions thereof
c. The approximate location of all natural and artificial features on the applicant's land and the subject portion of the Shore Road Allowance such as buildings, roads, easements, watercourses, drainage ditches, slopes, swamps, wooded areas, docks, wells, septic systems, etc. Also the location of any of these features on adjacent lands which may affect this application.

Sample attached.

SAMPLE SKETCH

APPLICANT'S NAME: _____

ADDRESS: _____