

CORPORATION OF THE TOWNSHIP OF HILTON

Application to Purchase a Portion of the Shore Road Allowance

Applicant's Guide

These notes for the assistance of applicants should not be regarded as complete or exhaustive. Reference should be made to the Municipal Act, to the Official Plan of the St. Joseph Island Planning Area, and the Zoning By-Law of the Township of Hilton. In any case of doubt or difficulty, inquiries may be directed to:

Sara Dinsdale, CAO/Clerk-Treasurer
Township of Hilton
2983 Base Line
Hilton Beach, Ontario P0R 1G0
Phone: (705)246-2472 Fax: (705)246-0132
Email: admin@hiltontownship.ca

1. One copy of the completed application is to be submitted to the Clerk of the Township of Hilton. The application must be signed by the landowner(s) and must be accompanied by:
 - 1) A cheque for \$240.00 made payable to the Corporation of the Township of Hilton.
NOTE: The application includes an undertaking to assume all expenses, fees or charges in respect to this application and subsequent transaction.
 - 2) One copy of a sketch of illustration or survey plan (see item 5 on the application).
2. The Clerk will circulate copies of the application, together with a request for comments thereon, to affected agencies such as Department of Public Works (Canada), Ministry of Natural Resources and Forestry, Ministry of Transportation, Algoma Power Inc. and Bell Canada.
3. Providing an application is in conformity with Council's adopted policies, and Council deems it advisable to sell 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, as Council deems advisable. Portions of the Shore Road Allowance may only be sold to the adjacent landowner(s).
4. In the event that an application is approved, the applicant(s) shall be required:
 - a) to provide seven (7) copies of a written legal description and seven (7) 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 owner(s) and the municipality.
 - b) to assume all administrative, legal and survey costs associated with this application and any subsequent transaction.
 - c) to submit to the Township of Hilton a non-refundable deposit in the amount of Two Hundred Dollars (\$250.00).
 - d) to 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 Hilton nor the Provincial Government 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 Section 270 of the Municipal Act, 2001, other pertinent legislation, the Official Plan for the St. Joseph Island Planning Area and the Zoning By-Law of the Township of Hilton.