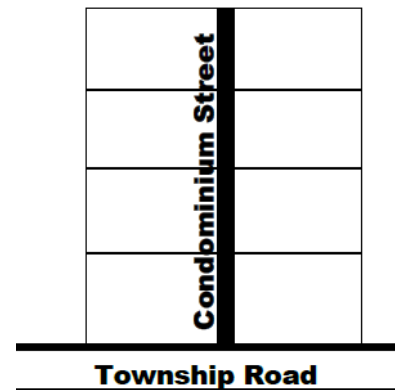


access, cross-over, land use or encroachments, cutting of trees, removing obstructions, grading and hosting social or any social, recreational or sporting events/use of an unopened road allowance. Council may govern travel on an unopened road allowance by off-road vehicles, snowmobiles and bicycles.

Council may as a condition of use, require a legal plan of survey, may enter into an agreement, may require liability insurance, may provide that permission for use may be cancelled, that permission is not assignable and may be exclusive, and may require the installation of signage cautioning use or access to the road allowance. Council may also provide for input from neighbours or other users of the road before granting use and may require the right to inspect for compliance with any conditions imposed in the use of the unopened road allowance.

5.3.4 Private Roads

1. A private road is defined as a road or easement under private ownership which serves two or more legally conveyable lots. The location and the rights of use must be sufficiently identifiable including the owner of the land (servient tenement or one over whose land the easement or right-of-way will extend), the user (dominant tenement or the one benefitting from the easement), the location of the route or alignment on the landscape (to excluding the notion of wandering at large), and the rights conferred on the use (e.g. type or traffic permitted, exclusive or shared use), width and height clearances of the road, material use, maintenance, what can be constructed on the easement (i.e. utilities, fences, poles, drains), also how parties are to notify each other, the right of municipal access and level of services which may or may not be offered, tree removal or trimming, signage and speed controls and indemnity of a municipality from any actions.



Note: A driveway provides access to only one property or legally conveyable lot, despite the length of the driveway.

2. The Township has no legal obligation to maintain or repair any private road or otherwise provide services to any development located on a private road, nor is there any responsibility acknowledged for the provision of school bussing.
3. New private roads shall not be permitted except for a condominium where the internal private road has direct access to a public road (see diagram).

4. Council may permit new lot creation or development on an existing lot on an existing private road and may as a condition of approval require the upgrading and maintenance of the private road to an acceptable municipal standard and a standard which meets the access requirements for emergency vehicles in accordance with the *Ontario Building Code*, and may require one or more signs to be installed indicating that the road is used at the risk of the user (see diagram). The *Municipal Act* may be used for any agreements related to the construction, maintenance and use of a private road.
5. A private road may be dedicated and assumed by the municipality subject to Section 5.3.2.6.
6. A lot may be used or developed for a use permitted by this Plan and the zoning by-law which does not have frontage on a public road provided the lot has an existing legal access.
7. The provisions of this section shall not be deemed to prohibit the blockage of an existing road over one person's land which provides the only motor vehicle access to another person's land or boat docking facility where otherwise permitted under the auspices of the *Road Access Act*. The *Road Access Act* does not apply on land not owned by a municipality.



5.3.5 Roads on Crown Land

Roads across Crown Land are intended to provide access to resource-based land uses such as forestry, mineral or mineral aggregate extraction, subject to approval by MNRF, and do not have guaranteed maintenance; consequently Crown Land roads are not considered acceptable access for the purposes of providing or approving access to residential or commercial land uses.

5.3.6 Shoreline Road Allowances

1. Shoreline road allowances are intended to be kept in the public domain, but may be sold to an abutting shoreline property owner to provide riparian rights and access to the abutting water body.
2. This Plan is not deemed to convey any right by a property owner for the construction of any dock, building or structure on a shoreline road allowance without prior permission from a municipality. Council may enter into encroachment agreements for any use of a municipally-owned shoreline road allowance.
3. Shoreline road allowances are intended to be retained in the public domain where they conserve public access to a water body, serve to