CORPORATION OF THE TOWN OF AMHERSTBURG BYLAW NO. 2007-66

Being a Bylaw to close and return unopened road allowances and to convey surplus lands and easements in the Town of Amherstburg to Boblo Developments Inc.

WHEREAS it is deemed expedient to close up the whole or parts of unopened road allowances described as follows:

Street	Area
Honey Locust Court (Part 54, 12R-16199)	3737.9 sq m
Black Walnut Drive (Part 15, 12R-16226)	3524.1 sq m
Sunset Court (Part 41, 12R-16226)	2422.7 sq m

AND WHEREAS the Council of the Town of Amherstburg has deemed it appropriate and expedient to convey the said unopened road allowances being closed to Boblo Developments Inc to facilitate development;

AND WHEREAS the Council of the Town of Amherstburg has deemed it appropriate and expedient to convey lands no longer required by the Town for a pumping station (water plant) and easements no longer required for water distribution on lands described as follows;

Pumping Station Lands (Parts 16 & 40, 12R-14574)

2019.3 sq m

AND WHEREAS pursuant to Section 34 of the Municipal Act 2001 s.o. 2001 c.25 before passing a bylaw for permanently closing a highway, a municipality shall give public notice of its intention to pass the bylaw;

AND WHEREAS Notice of the Intention of the Council of the Town of Amherstburg was published in the Amherstburg Echo as follows:

September 5th, 2007 September 12th, 2007 September 19th, 2007

AND WHEREAS Council adopted a report prepared by Manager of Development Services at the Council Meeting of June 25th, 2007 which recommended the said unopened road allowances and land conveyances take place;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AMHERSTBURG HEREBY ENACTS AS FOLLOWS:

1. That the following unopened road allowances be closed and returned to Boblo Developments Inc.:

Street

Street	Area
Honey Locust Court (Part 54, 12R-16199)	3737.9 sq m
Black Walnut Drive (Part 15, 12R-16226)	3524.1 sq m
Sunset Court (Part 41, 12R-16226)	2422.7 sq m

- That lands and easements described as Parts 16 & 40, on Plan 12R-14574, Instrument Number R1343019 with an area of 2019.3 sq m be declared surplus and conveyed to Boblo Developments Inc.
- That this bylaw shall come into force and take effect after the final passing thereof on the day upon which it is registered in the Registry Office for the Registry Division of Essex (No. 12).

4. That the Mayor and the Clerk of the Corporation be and are hereby authorized to do all acts and sign all documents which will be necessary to sell and convey the said streets so closed and lands conveyed as provided herein, and to otherwise carry out the intent of this bylaw.

Read a first, second and third time and finally passed this 24th day of September, 2007.

MAYOR

CLERK

LRO # 12 Application To Register Bylaw

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The applicant(s) hereby applies to the Land Registrar.

and a Calif

at 11:02

yyyy mm dd Page 1 of 3

Properties	5	_
PIN	01569 - 0122 LT	
Description	PT BOIS BLANC ISLAND MALDEN PT 16, 40 12R14574; AMHERSTBURG	
Address	AMHERSTBURG	
PIN	01569 - 0112 LT	
Description	PT BOIS BLANC ISLAND MALDEN PT 54 12R16199 BEING HONEY LOCUST COURT; A MHERSTBURG	
Address	AMHERSTBURG	
PIN	01569 - 0117 LT	
Description	PT BOIS BLANC ISLAND MALDEN PT 15 12R16226 BEING BLACK WALNUT DRIVE; AMHERSTBURG	
Address	AMHERSTBURG	
PIN	01569 - 0118 LT	
Description	PT BOIS BLANC ISLAND MALDEN PT 41 12R16226 BEING SUNSET COURT; AMHERST BURG	
Address	AMHERSTBURG	

Applicant(s)

This Order/By-law affects the selected PINs.

Name	THE CORPORATION OF THE TOWN OF AMHERSTBURG
Address for Service	271 Sandwich St. S. Amherstburg, On

This document is being authorized by a municipal corporation Pamela Malott, Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-Law No. 2007-66 dated 2007/09/24.

Schedule: See Schedules

Signe	d By					
Armando Felice Antonio DeLuca		500-251 Goyeau Street Windsor N9A 6V2	acting for Applicant(s)	Signed	2008 01 23	
Tel	519-258-0615					
Fax 5192586833						
Subm	itted By					
MOUSSEAU DELUCA MCPHERSON PRINCE		500-251 Goyeau Street Windsor N9A 6V2			2008 01 25	
Tel	519-258-0615					
Fax	5192586833					
Fees/	Taxes/Payment				bi	
Statutor	y Registration Fee	\$60.00				
Total Pa	aid	\$60.00				
File N	lumber					

Applicant Client File Number :

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The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 1

The applicant(s) hereby applies to the Land Registrar.						yyyy mm dd		
Properties	s							
PIN Description Address	PT BOI	- 0122 LT S BLANC ISLAND M RSTBURG	Interest/Est IALDEN PT 16	ate Fee Simple 5, 40 12R14574; AMHERST	ſBURG			
Considera	ation							
Consideratior	n \$1.	00						
Transfero	or(s)							
The transfero	ror(s) hereb	by transfers the land	to the transfer	ee(s).				
Name Address for S	Service	271 Sandwich St. S		OWNSHIP OF MALDEN				
This documer	nt is not a	Amherstburg, On uthorized under Pow	ver of Attorney	by this party				
				tion PAMELA MALOTT, CL	ERK.			
Transfere	ee(s)		47		Capacity		Sha	are
Transfere								
Vame	Service	BOBLO DEVELOF 2155 Fasan Dr. Windsor,On NOR 1LO	MENTS INC.		Registered Own	ər		
Vame		2155 Fasan Dr. Windsor,On	PMENTS INC.		Registered Own	ər		
Vame Address for S	ly	2155 Fasan Dr. Windsor,On NOR 1LO	PMENTS INC.	500-251 Goyeau Street Windsor N9A 6V2	Registered Own acting fo Transfer	r	Signed	2008 01 23
Vame Address for S Signed By Armando Fe Tel 51	ly	2155 Fasan Dr. Windsor,On NOR 1LO nio DeLuca	MENTS INC.	Windsor	acting fo	r	Signed	2008 01 23
Vame Address for S Signed By Armando Fe Tel 51	elice Antor 19-258-06	2155 Fasan Dr. Windsor,On NOR 1LO io DeLuca	MENTS INC.	Windsor	acting fo	r or(s) r	Signed	
Vame Address for S Signed By Armando Fe Tel 51 Fax 51 Armando Fe Tel 51	elice Antor 19-258-06	2155 Fasan Dr. Windsor,On NOR 1LO io DeLuca 15 3 io DeLuca 15	MENTS INC.	Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		
Vame Address for S Signed By Armando Fe Tel 51 Armando Fe Tel 51 Fax 51	elice Antor 19-258-06 192586833 elice Antor 19-258-06 192586833	2155 Fasan Dr. Windsor,On NOR 1LO io DeLuca 15 3 io DeLuca 15	MENTS INC.	Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		
Vame Address for S Signed By Armando Fe Tel 51 Fax 51 Armando Fe Tel 51 Fax 51 Submitted	By elice Antor 19-258-06 192586833 elice Antor 19-258-06 192586833 d By	2155 Fasan Dr. Windsor,On NOR 1LO io DeLuca 15 3 io DeLuca 15		Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		2008 01 23
Name Address for S Signed By Armando Fe Tel 51 Fax 51 Armando Fe Tel 51 Fax 51 Submitted MOUSSEAU Tel 51	By elice Antor 19-258-06 192586833 elice Antor 19-258-06 192586833 d By	2155 Fasan Dr. Windsor,On NOR 1LO nio DeLuca 15 3 nio DeLuca 15 3 MCPHERSON PRI 15		Windsor N9A 6V2 500-251 Goyeau Street Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		2008 01 23
Name Address for S Signed By Armando Fe Tel 51 Fax 51 Armando Fe Tel 51 Armando Fe Tel 51 Armando Fe Tel 51 Fax 51 MOUSSEAL Tel 51 Fax 51 Submitted MOUSSEAL Tel 51 Fax 51	By elice Antor (19-258-06) (192586833) elice Antor (19-258-06) (192586833) d By U DELUCA (19-258-06) (192586833)	2155 Fasan Dr. Windsor,On NOR 1LO nio DeLuca 15 3 io DeLuca 15 3 A MCPHERSON PRI 15 3		Windsor N9A 6V2 500-251 Goyeau Street Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		2008 01 23
Name Address for S Signed By Armando Fe Tel 51 Fax 51 Armando Fe Tel 51 Fax 51 Submitted MOUSSEAU Tel 51 Fax 51	By elice Antor 19-258-06 192586833 elice Antor 19-258-06 192586833 d By U DELUCA 19-258-06 192586833 es/Paym	2155 Fasan Dr. Windsor,On NOR 1LO nio DeLuca 15 3 nio DeLuca 15 3 MCPHERSON PRI 15 3 ment		Windsor N9A 6V2 500-251 Goyeau Street Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		2008 01 23 2008 01 23 2008 01 25
Name Address for S Signed By Armando Fe Tel 51 Fax 51 Armando Fe Tel 51 Fax 51 Submitted MOUSSEAU Tel 51	elice Antor 19-258-06 192586833 elice Antor 19-258-06 192586833 d By U DELUCA 19-258-06 192586833 es/Paym egistration I	2155 Fasan Dr. Windsor,On NOR 1LO	INCE	Windsor N9A 6V2 500-251 Goyeau Street Windsor N9A 6V2 500-251 Goyeau Street Windsor	acting fo Transfer acting fo	r or(s) r		2008 01 23

LAN	D TRANSFER T	AX STA	TEMENTS		
In the	matter of the conve	yance of:	01569 - 0122 PT BOIS BLAN	C ISLAND MALDEN PT 16, 40 12R	14574; AMHERSTBURG
BY:	THE CORPOR	ATION OF	THE TOWNSHIP OF MALDEN		
TO:	BOBLO DEVEL	OPMENT	S INC.	Registered Owner	%(all PINs)
1. D	OMINIC AMICONE	PRESIDE	ENT		
	l am				
	(a) A person	in trust for	whom the land conveyed in the all	bove-described conveyance is being	conveyed;
	(b) A trustee	named in	the above-described conveyance	to whom the land is being conveyed;	
	(c) A transfer	ee named	in the above-described conveyand	ce;	12
	(d) The author	orized age	nt or solicitor acting in this transac	tion for described in paragraph	(s) () above.
	(e) The Presi	dent, Vice		pirector, or Treasurer authorized to a	
	(f) A transfer who is deposed to.	ee describ a my spous	ed in paragraph () and am making e described in paragraph (_) and	g these statements on my own beha as such, I have personal knowledge	If and on behalf of of the facts herein
3. Tł	he total considerat (a) Monies paid		s transaction is allocated as fol baid in cash	lows:	1
	(b) Mortgages	Particular and a second		be credited against purchase price)	0
		A CANADA CONTRACTOR	Back to Vendor		0
	Sector and the second		n exchange (detail below)		0
	(d) Fair market				0
			ties and maintenance charges to v	a construction of the second state of the second	0
	(A) Othersteinhort	le conside	eration subject to land transfer tax	An and a second se	0
	Contraction of the second				
	Contraction of the second	d, building	, fixtures and goodwill subject to la	and transfer tax (total of (a) to (f))	1
	(g) Value of lan (h) VALUE OF	ALL CHA	ITELS - items of tangible personal	property	1
	(g) Value of lan (h) VALUE OF	ALL CHA		property	

s) other: lands no longer required by the Transferor for a pumping station per Bylaw No.2007-66

5. The land is not subject to an encumbrance

PROPERTY Information Record	
A. Nature of Instrument:	Transfer
	LRO 12 Registration No. CE312331 Date: 2008/01/25
B. Property(s):	PIN 01569 - 0122 Address Assessment -
	AMHERSTBURG Roll No
C. Address for Service:	2155 Fasan Dr. Windsor,On NOR 1LO
D. (i) Last Conveyance(s):	PIN 01569 - 0122 Registration No. R1343026
(ii) Legal Description for I	Property Conveyed : Same as in last conveyance? Yes 🗹 No 📃 Not known 📃
E. Tax Statements Prepared	d By: Armando Felice Antonio DeLuca 500-251 Goyeau Street Windsor N9A 6V2

LRO # 12 Transfer

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd	Page 1 of 2

Properties	S				
PIN	01569 - 0112 LT	Interest/Estate	Fee Simple		
Description	PT BOIS BLANC ISLAN A MHERSTBURG	D MALDEN PT 54 12R	16199 BEING HONEY LOCUST COURT;		
Address	AMHERSTBURG			20	
PIN	01569 - 0117 LT	Interest/Estate	Fee Simple		
Description	PT BOIS BLANC ISLAN AMHERSTBURG	D MALDEN PT 15 12R	16226 BEING BLACK WALNUT DRIVE;		
Address	AMHERSTBURG				
PIN	01569 - 0118 LT	Interest/Estate	Fee Simple		
Description	PT BOIS BLANC ISLAN AMHERST BURG	D MALDEN PT 41 12R	16226 BEING SUNSET COURT;		
Address	AMHERSTBURG				

Consideration

Consideration \$ 1.00

Transferor(s)

The transferor(s) hereby transfers the land to the transferee(s).

THE CORPORATION OF THE TOWN OF AMHERSTBURG Name Address for Service 271 Sandwich St. S. Amherstburg, On

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation The Corporation of the Town of Amherstburg.

Trans	feree(s)			Capacity	Sh	are
Name BOBLO DEVELOPMENTS II Address for Service 2155 Fasan Dr. Windsor,On NOR 1LO			NC.	Registered Owner		
Signe	d By					
Armando Felice Antonio DeLuca		500-251 Goyeau Street Windsor N9A 6V2	acting for Transferor(s)	Signed	2008 01 28	
Tel	519-258-00	615				
Fax	519258683	33				
Armano	do Felice Anto	nio DeLuca	500-251 Goyeau Street Windsor N9A 6V2	acting for Transferee(s)	Signed	2008 01 28
Tel	519-258-00	615				
Fax	519258683	33				
Subm	itted By					
MOUSSEAU DELUCA MCPHERSON PRINCE		500-251 Goyeau Street Windsor N9A 6V2	N 10		2008 01 28	
Tel	519-258-00	615				
Fax	519258683	33				
Fees/	Taxes/Payr	ment	With the second s			1
Statutor	y Registration	Fee \$60.00				

LNU# 12 Hansie	LRO	#	12	Transfer
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Receipted as CE312649 on 2008 01 28 at 14:09

Page 2 of 2

to the Land Registrar.	yyyy mm dd	Page 2 of 2
\$0.00		
\$60.00		
23437		
	\$60.00	\$0.00 \$60.00

23437

Transferee Client File Number :

LAN	TRANSFER TAX STAT	EME	NTS								Q.	
In the	matter of the conveyance of:	0156	9 - 0112		OIS BLANG			N PT 54	12R1619	9 BEIN	G HON	EY LOCUST
		0156	9 - 0117		OIS BLANC			N PT 15	12R1622	6 BEIN	G BLAC	CK WALNUT
		0156	9 - 0118		OIS BLANG		D MALDE	N PT 41	12R1622	6 BEIN	G SUN	SET COURT;
BY:	THE CORPORATION OF	THE TO	OWN OF	AMH	ERSTBURG	3						
то:	BOBLO DEVELOPMENTS	INC.					Reg	istered (Owner	%(all	I PINs)	
1. D	OMINIC AMICONE, PRESIDE	NT										
	l am											
	(a) A person in trust for v	whom t	the land c	onvey	ed in the al	oove-des	cribed co	nveyanc	e is being	convey	ed;	
	(b) A trustee named in th	ne abov	ve-descril	bed co	onveyance t	o whom	the land is	s being o	conveyed;			
	(c) A transferee named i	n the a	above-des	cribed	d conveyan	ce;						
	(d) The authorized agen	t or sol	licitor acti	na in t	his transac	tion for	descr	ribed in r	aragraph	(s) () a	bove.	
	(e) The President, Vice-I	Preside	ent, Mana	ger, S	Secretary, D	irector, c						
	DÉVELOPMENTS INC.											
	(f) A transferee describe who is my spouse deposed to.											
3. Th	e total consideration for this			alloc	ated as fol	lows:					_	
	(a) Monies paid or to be pa				internet to	he eredit	ad agains	toursha				1.0
	(b) Mortgages (i) assume (ii) Given I				interest to	be credit	eu agains	st purcha	se price)			0.0
	(c) Property transferred in			belo	w)							0.0
	(d) Fair market value of the	e land(s)									0.0
	(e) Liens, legacies, annuiti	es and	maintena	ance o	harges to v	which tran	nsfer is su	bject				0.0
	(f) Other valuable consider	ation s	subject to	land t	ransfer tax	(detail be	elow)					0.0
	(g) Value of land, building,							tal of (a)	to (f))			1.0
	(h) VALUE OF ALL CHAT			Service Sugar	Conception and Super-	against shine						0.0
	 (i) Other considerations for (i) Total consideration 	r transa	action not	inclu	ded in (g) or	(h) abov	ve					0.0
4	(j) Total consideration	_						-		_		1.0
4.	Explanation for nominal cor	sidera	tions									
					n The Corn	orotion o	fthe Tow	n of Amb	orothura	the Tre	neferor	to the
	s) other: return of unopened Transferee pursuant to By-I				in the Corp	oration o	I the Town	IT OF AIM	iersiburg,	ule na	ISIEIOI	to the
5 1 - 47 A MAL	e land is not subject to an encu	mbran	ice									
PROP	ERTY Information Record	-	-									
	A. Nature of Instrument:	Tran	(7.9455C).	.		0504	0010		00/04/00			
		LRO			tration No.	CE31	2649 D		08/01/28			
	B. Property(s):	PIN	01569 -	0112	Address				sessment	-		
					0	AMHERS	STBURG	N				
		PIN	01569 -	0117	Address				sessment	140		
					2	AMHERS	STBURG	R	oll No			
		PIN	01569 -	0118	Address	AMHERS	STBURG		sessment oll No	÷		
	C. Address for Service:	Wind	5 Fasan D dsor,On R 1LO)r.								
	D. (i) Last Conveyance(s):	PIN	01569 -	0112	Registrat	ion No.	R14280)54				
		PIN	01569 -	0117	Registrat	ion No.	R14280)54				
		PIN	01569 -	0118	Registrat	ion No.	R14280	54				
	(ii) Legal Description for	Proper	ty Conve	yed :	Same as in	last con	veyance?	Yes 🗸	No 🗌	Not kr	nown	
	E. Tax Statements Prepare	d By:		1 Goy	lice Antonic veau Street \ 6V2	DeLuca						