

**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:

<u>Street</u>	<u>Area</u>
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
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**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 5<sup>th</sup>, 2007  
September 12<sup>th</sup>, 2007  
September 19<sup>th</sup>, 2007

**AND WHEREAS** Council adopted a report prepared by Manager of Development Services at the Council Meeting of June 25<sup>th</sup>, 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:**

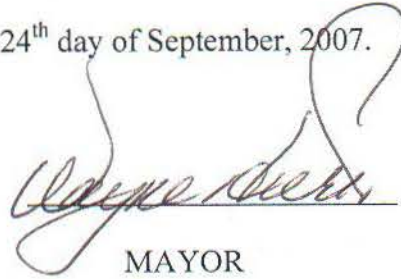
1. That the following unopened road allowances be closed and returned to Boblo Developments Inc.:

<u>Street</u>	<u>Area</u>
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

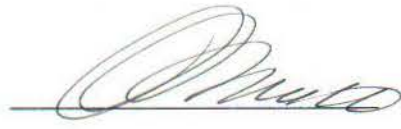
2. That lands and easements described as Parts 16 & 40, on Plan 12R-14574, Instrument Number R1343019 with an area of 2019.3 sq m be declared surplus and conveyed to Boblo Developments Inc.
3. That this bylaw shall come into force and take effect after the final passing thereof on the day upon which 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 24<sup>th</sup> day of September, 2007.



MAYOR



CLERK

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

yyyy mm dd

Page 1 of 3

**Properties**

**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

**Signed 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			

**Submitted By**

MOUSSEAU DELUCA MCPHERSON PRINCE	500-251 Goyeau Street Windsor N9A 6V2	2008 01 25
Tel 519-258-0615		
Fax 5192586833		

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Applicant Client File Number : 23437

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

yyyy mm dd

Page 1 of 1

**Properties**

PIN 01569 - 0122 LT Interest/Estate Fee Simple  
 Description PT BOIS BLANC ISLAND MALDEN PT 16, 40 12R14574; AMHERSTBURG  
 Address AMHERSTBURG

**Consideration**

Consideration \$ 1.00

**Transferor(s)**

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

Name THE CORPORATION OF THE TOWNSHIP OF MALDEN  
 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 PAMELA MALOTT, CLERK.

**Transferee(s)**

Capacity

Share

Name BOBLO DEVELOPMENTS INC. Registered Owner  
 Address for Service 2155 Fasan Dr.  
 Windsor, On  
 NOR 1LO

**Signed By**

Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Signed 2008 01 23  
 Windsor Transferor(s)  
 N9A 6V2

Tel 519-258-0615  
 Fax 5192586833

Armando Felice Antonio DeLuca 500-251 Goyeau Street acting for Signed 2008 01 23  
 Windsor Transferee(s)  
 N9A 6V2

Tel 519-258-0615  
 Fax 5192586833

**Submitted By**

MOUSSEAU DELUCA MCPHERSON PRINCE 500-251 Goyeau Street 2008 01 25  
 Windsor  
 N9A 6V2

Tel 519-258-0615  
 Fax 5192586833

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00  
 Land Transfer Tax \$0.00  
 Total Paid \$60.00

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 01569 - 0122 PT BOIS BLANC ISLAND MALDEN PT 16, 40 12R14574; AMHERSTBURG

BY: THE CORPORATION OF THE TOWNSHIP OF MALDEN

TO: BOBLO DEVELOPMENTS INC. Registered Owner %(all PINs)

1. DOMINIC AMICONE, PRESIDENT

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for BOBLO DEVELOPMENTS INC. described in paragraph(s) (c) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposited to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1.00

4.

Explanation for nominal considerations:

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 AMHERSTBURG Assessment 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 Property Conveyed : Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Armando Felice Antonio DeLuca  
 500-251 Goyeau Street  
 Windsor N9A 6V2

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

**Properties**

PIN 01569 - 0112 LT Interest/Estate Fee Simple  
 Description PT BOIS BLANC ISLAND MALDEN PT 54 12R16199 BEING HONEY LOCUST COURT;  
 A MHERSTBURG  
 Address AMHERSTBURG

PIN 01569 - 0117 LT Interest/Estate Fee Simple  
 Description PT BOIS BLANC ISLAND MALDEN PT 15 12R16226 BEING BLACK WALNUT DRIVE;  
 AMHERSTBURG  
 Address AMHERSTBURG

PIN 01569 - 0118 LT Interest/Estate Fee Simple  
 Description PT BOIS BLANC ISLAND MALDEN PT 41 12R16226 BEING SUNSET COURT;  
 AMHERST BURG  
 Address AMHERSTBURG

**Consideration**

Consideration \$ 1.00

**Transferor(s)**

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

Name THE CORPORATION OF THE TOWN OF AMHERSTBURG  
 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.

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
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Name BOBLO DEVELOPMENTS INC.	Registered Owner	
Address for Service 2155 Fasan Dr. Windsor, On NOR 1LO		

**Signed By**

Armando Felice Antonio DeLuca	500-251 Goyeau Street Windsor N9A 6V2	acting for Transferor(s)	Signed	2008 01 28
Tel 519-258-0615				
Fax 5192586833				
Armando Felice Antonio DeLuca	500-251 Goyeau Street Windsor N9A 6V2	acting for Transferee(s)	Signed	2008 01 28
Tel 519-258-0615				
Fax 5192586833				

**Submitted By**

MOUSSEAU DELUCA MCPHERSON PRINCE	500-251 Goyeau Street Windsor N9A 6V2		2008 01 28
Tel 519-258-0615			
Fax 5192586833			

**Fees/Taxes/Payment**

Statutory Registration Fee \$60.00

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

yyyy mm dd Page 2 of 2

**Fees/Taxes/Payment**

Land Transfer Tax \$0.00

Total Paid \$60.00

**File Number**

Transferor Client File Number : 23437

Transferee Client File Number : 23437

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 01569 - 0112 PT BOIS BLANC ISLAND MALDEN PT 54 12R16199 BEING HONEY LOCUST COURT; A MHERSTBURG  
01569 - 0117 PT BOIS BLANC ISLAND MALDEN PT 15 12R16226 BEING BLACK WALNUT DRIVE; AMHERSTBURG  
01569 - 0118 PT BOIS BLANC ISLAND MALDEN PT 41 12R16226 BEING SUNSET COURT; AMHERST BURG

BY: THE CORPORATION OF THE TOWN OF AMHERSTBURG  
TO: BOBLO DEVELOPMENTS INC. Registered Owner %(all PINs)

1. DOMINIC AMICONE, PRESIDENT

I am

- (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- (c) A transferee named in the above-described conveyance;
- (d) The authorized agent or solicitor acting in this transaction for \_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for BOBLO DEVELOPMENTS INC. described in paragraph(s) (C) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	1.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	0.00
(ii) Given Back to Vendor	0.00
(c) Property transferred in exchange (detail below)	0.00
(d) Fair market value of the land(s)	0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	1.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property	0.00
(i) Other considerations for transaction not included in (g) or (h) above	0.00
(j) Total consideration	1.00

4. Explanation for nominal considerations:

s) other: return of unopened road allowances from The Corporation of the Town of Amherstburg, the Transferor to the Transferee pursuant to By-Law No. 2007-66

5. The land is not subject to an encumbrance

**PROPERTY Information Record**

A. Nature of Instrument: Transfer  
LRO 12 Registration No. CE312649 Date: 2008/01/28

B. Property(s):  
PIN 01569 - 0112 Address AMHERSTBURG Assessment Roll No -  
PIN 01569 - 0117 Address AMHERSTBURG Assessment Roll No -  
PIN 01569 - 0118 Address AMHERSTBURG Assessment Roll No -

C. Address for Service: 2155 Fasan Dr.  
Windsor, On  
NOR 1LO

D. (i) Last Conveyance(s): PIN 01569 - 0112 Registration No. R1428054  
PIN 01569 - 0117 Registration No. R1428054  
PIN 01569 - 0118 Registration No. R1428054

(ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Armando Felice Antonio DeLuca  
500-251 Goyeau Street  
Windsor N9A 6V2