

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2019-079

A By-law to stop up, close and sell a portion of the unimproved Road Allowance between Concessions 1 & 2

WHEREAS the Council of the Corporation deems it expedient to close a portion of the unimproved Road Allowance between Concessions 1 & 2 located on the south side of Malden road described legally as Part 4 & 5 and to sell the owners of the land abutting same.


AND WHEREAS by virtue of the provisions of Section 34 of the Municipal Act 2001, R.S.O. 2001, c 25, as amended, a by-law permanently closing a highway, including a road allowance on a registered plan of subdivision, does not take effect until a certified copy of the by-law is registered in the appropriate Land Registry Office.

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg hereby enacts as follows:

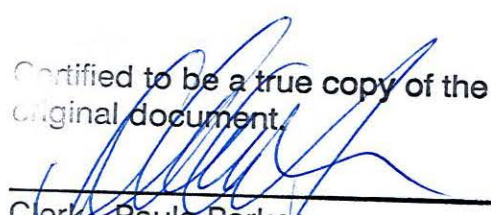
1. That part of original Rdal btw Con 1 and Con 2 Anderdon aka 2nd Concession Rd; Designated as Parts 4 & 5, Plan 12R27869, Amherstburg in the Town of Amherstburg, in the County of Essex are hereby **stopped up and closed**.
2. It is hereby confirmed the lands described in Section 1 of the By-Law are deemed surplus to the needs of the Corporation.
3. Upon completion of the closing of part of original Rdal btw Con 1 and Con 2 Anderdon aka 2nd Concession Rd; Designated as Parts 4 & 5, Plan 12R27869, Amherstburg in the Town of Amherstburg, in the County of Essex more particularly described in Section 1. herein, that the portion of the unimproved Road Allowance so closed may be sold to the abutting owners.
PROVIDED that all costs and expenses incurred in connection with this matter be borne by the ratepayers concerned .
4. This By-law shall come into force and take effect after the final passing thereof on the date upon which the By-law is registered in the Land Registry Office in the County of Essex (No.12).

Read a first and second time and finally passed this 9th day of September, 2019.


MAYOR-Aldo DiCarlo


CLERK- Paula Parker

Certified to be a true copy of the original document.


Clerk- Paula Parker
Town of Amherstburg

Properties

PIN 01547 - 0111 LT Affects Part of Prop
Description PART OF ORIGINAL RDAL BTN CON 1 & CON 2 ANDERDON AKA 2ND CONCESSION
RD; DESIGNATED AS PARTS 4 & 5, PLAN 12R27869, AMHERSTBURG
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 Street South
Amherstburg, Ontario N9V 2A5

This document is being authorized by a municipal corporation Nicole Rubli, Manager of Licensing and Enforcement.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Thomas Robert Porter	500-251 Goyeau Street Windsor N9A 6V2	acting for Applicant(s)	First Signed	2019 10 15
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Tel 519-258-0615
Fax 519-258-6833

Thomas Robert Porter	500-251 Goyeau Street Windsor N9A 6V2	acting for Applicant(s)	Last Signed	2019 11 26
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Tel 519-258-0615
Fax 519-258-6833

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MOUSSEAU DELUCA MCPHERSON PRINCE	500-251 Goyeau Street Windsor N9A 6V2			2019 11 26
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Tel 519-258-0615
Fax 519-258-6833

Fees/Taxes/Payment

Statutory Registration Fee	\$64.40
Total Paid	\$64.40

ACKNOWLEDGEMENT AND DIRECTION

TO: Ilias Kiritsis
(Insert lawyer's name)

AND TO: MOUSSEAU DELUCA MCPHERSON PRINCE
(Insert firm name)

RE: Transfer - Reserve Blocks 39-44, Plan 12M669 (McLellan Ave); ("the transaction")
Amherstburg
(Insert brief description of transaction)

This will confirm that:

- I/We have reviewed the information set out in this Acknowledgement and Direction and in the documents described below (the "Documents"), and that this information is accurate;
- You, your agent or employee are authorized and directed to sign, deliver, and/or register electronically, on my/our behalf the Documents in the form attached.
- You are hereby authorized and directed to enter into an escrow closing arrangement substantially in the form attached hereto being a copy of the version of the Document Registration Agreement, which appears on the website of the Law Society of Upper Canada as the date of the Agreement of Purchase and sale herein. I/We hereby acknowledge the said Agreement has been reviewed by me/us and that I/We shall be bound by its terms;
- The effect of the Documents has been fully explained to me/us, and I/we understand that I/we are parties to and bound by the terms and provisions of the Documents to the same extent as if I/we had signed them; and
- I/we are in fact the parties named in the Documents and I/we have not misrepresented our identities to you.
- I, _____, am the spouse of _____, the (Transferor/Chargor), and hereby consent to the transaction described in the Acknowledgment and Direction. I authorize you to indicate my consent on all the Documents for which it is required.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Document(s) described in the Acknowledgement and Direction are the document(s) selected below which are attached hereto as "Document in Preparation" and are:

- A Transfer of the land described above.
- A Charge of the land described above.
- Other documents set out in Schedule "B" attached hereto.

Dated at Amherstburg, this 23rd day of July, 2020.

WITNESS

(As to all signatures, if required)

 THE CORPORATION OF THE TOWN OF AMHERSTBURG

 ALDO DICARLO - MAYOR

 PAULA PARKER - CLERK

Properties

PIN 70723 - 0362 *LT* *Interest/Estate* Fee Simple
Description RESERVE BLOCK 39, PLAN 12M669; TOWN OF AMHERSTBURG
Address AMHERSTBURG

PIN 70723 - 0363 *LT* *Interest/Estate* Fee Simple
Description RESERVE BLOCK 40, PLAN 12M669; TOWN OF AMHERSTBURG
Address AMHERSTBURG

PIN 70723 - 0364 *LT* *Interest/Estate* Fee Simple
Description RESERVE BLOCK 41, PLAN 12M669; TOWN OF AMHERSTBURG
Address AMHERSTBURG

PIN 70723 - 0365 *LT* *Interest/Estate* Fee Simple
Description RESERVE BLOCK 42, PLAN 12M669; TOWN OF AMHERSTBURG
Address AMHERSTBURG

PIN 70723 - 0366 *LT* *Interest/Estate* Fee Simple
Description RESERVE BLOCK 43, PLAN 12M669; TOWN OF AMHERSTBURG
Address AMHERSTBURG

PIN 70723 - 0367 *LT* *Interest/Estate* Fee Simple
Description RESERVE BLOCK 44, PLAN 12M669; TOWN OF AMHERSTBURG
Address AMHERSTBURG

Consideration

Consideration \$1.00

Transferor(s)

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

Name 1027579 ONTARIO LIMITED
Acting as a company
Address for Service 948 Albert Lane
R.R. #1
Belle River, Ontario
N0R 1A0

I, Michael R. Dunn, President, have the authority to bind the corporation.
This document is not authorized under Power of Attorney by this party.

Transferee(s)	Capacity	Share
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<i>Name</i> THE CORPORATION OF THE TOWN OF AMHERSTBURG Acting as a company	Registered Owner	
<i>Address for Service</i> 271 Sandwich Street South Amherstburg, Ontario N9V 2A8		

Calculated Taxes

Provincial Land Transfer Tax \$0.00

File Number

Transferor Client File Number : 10996/07

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 70723 - 0362 RESERVE BLOCK 39, PLAN 12M669; TOWN OF AMHERSTBURG
 70723 - 0363 RESERVE BLOCK 40, PLAN 12M669; TOWN OF AMHERSTBURG
 70723 - 0364 RESERVE BLOCK 41, PLAN 12M669; TOWN OF AMHERSTBURG
 70723 - 0365 RESERVE BLOCK 42, PLAN 12M669; TOWN OF AMHERSTBURG
 70723 - 0366 RESERVE BLOCK 43, PLAN 12M669; TOWN OF AMHERSTBURG
 70723 - 0367 RESERVE BLOCK 44, PLAN 12M669; TOWN OF AMHERSTBURG

BY: 1027579 ONTARIO LIMITED

TO: THE CORPORATION OF THE TOWN OF AMHERSTBURG Registered Owner

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:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: conveyance of reserves pursuant to subdivision agreement.

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

1. The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:
3. (a) This is not a conveyance of land that is located within the "specified region".
4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.
5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

PROPERTY Information Record

A. Nature of Instrument: Transfer
 LRO 12 Registration No. Date:

B. Property(s):

PIN 70723 - 0362	Address AMHERSTBURG	Assessment -
		Roll No
PIN 70723 - 0363	Address AMHERSTBURG	Assessment -
		Roll No
PIN 70723 - 0364	Address AMHERSTBURG	Assessment -
		Roll No
PIN 70723 - 0365	Address AMHERSTBURG	Assessment -
		Roll No
PIN 70723 - 0366	Address AMHERSTBURG	Assessment -
		Roll No
PIN 70723 - 0367	Address AMHERSTBURG	Assessment -
		Roll No

C. Address for Service: 271 Sandwich Street South
 Amherstburg, Ontario
 N9V 2A8

D. (i) Last Conveyance(s):

PIN 70723 - 0362	Registration No.
PIN 70723 - 0363	Registration No.
PIN 70723 - 0364	Registration No.
PIN 70723 - 0365	Registration No.
PIN 70723 - 0366	Registration No.
PIN 70723 - 0367	Registration No.

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