

**THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH CARDINAL**

BY-LAW NO. 2022-78

**“A BY-LAW TO STOP UP, CLOSE AND CONVEY PART OF AN UNOPENED
ROAD ALLOWANCE BEING:**

**PT RDAL BTN LT 24 AND LT 25 CON 7, EDWARDSBURGH PT 4 PLAN 15R6142,
PIN 68141-0298, EDWARDSBURGH/CARDINAL, IN THE GEOGRAPHIC
TOWNSHIP OF EDWARDSBURGH, TOWNSHIP OF EDWARDSBURGH
CARDINAL, COUNTY OF GRENVILLE”**

WHEREAS Section 27(1) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, empowers a municipality to pass by-laws in respect of a highway over which it has jurisdiction; and

WHEREAS Section 28(2)(b) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, gives local municipality jurisdiction over all road allowances, streets and lanes shown on a registered plan of subdivision; and

WHEREAS Section 34(1) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a by-law permanently closing a highway does not take effect until a certified copy of the by-law is registered in the proper land registry office; and

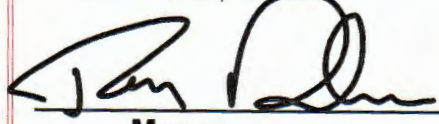
WHEREAS Municipal Council deems it expedient that the unopened road allowances, known as PART ROAD ALLOWANCE BETWEEN LOT 24 AND LOT 25 CONCESSION 7, EDWARDSBURGH PART 4 PLAN 15R6142, PIN 68141-0298, EDWARDSBURGH/CARDINAL; in the geographic Township of Edwardsburgh, Township of Edwardsburgh Cardinal, County of Grenville in the Registry Office for the Land Titles Division of Grenville be stopped up, closed and conveyed to Cynthia Ellen Pincott;

NOW THEREFORE BE IT RESOLVED that the Council of the Township of Edwardsburgh Cardinal enacts as follows:

1. That the road allowance, as set out and described in Schedule “A” attached be stopped up and closed.
2. That the road allowance as set out and described in Schedule “A” be conveyed to adjacent owner, Cynthia Ellen Pincott.
3. That the conveyed road allowances be registered on title in the exact same name in which the abutting land is registered.
3. That the Mayor and Clerk are hereby authorized to execute such documents as are necessary to affect such closure and conveyance.
4. That this by-law will come into force and effect upon passing.

Read a first and second time in open Council this 12 day of December, 2022.

Read a third and final time, passed, signed, and sealed in open Council this 12 day of December, 2022



Mayor



Clerk

Schedule "A" to By-law 2022-

Parcels of land, being portions of road allowance:

PART ROAD ALLOWANCE BETWEEN LOT 24 AND LOT 25 CONCESSION 7,
EDWARDSBURGH PART 4 PLAN 15R6142, PIN 68141-0298,
EDWARDSBURGH/CARDINAL

In the geographic Township of Edwardsburgh, Township of Edwardsburgh Cardinal,
County of Grenville.

ACKNOWLEDGEMENT AND DIRECTION

TO: WARREN LEROY
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: TRANSFER ("the transaction")
(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 Ontario 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:

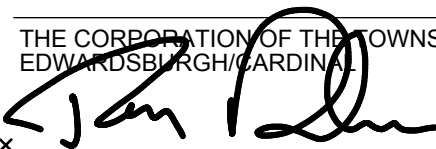
- ☒ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☐ Other documents set out in Schedule "B" attached hereto.


Dated at Spencerville, Ontario , this _____ day of _____ , 2023 .

WITNESS

(As to all signatures, if required)

N/A

THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL
x 

TORY DESCHAMPS - MAYOR
x 

DAVID GRANT - CAO

WE HAVE AUTHORITY TO BIND THE CORPORATION

Properties

PIN

68141 - 0298 LT

Interest/Estate

Fee Simple

Description

PT RDAL BTN LT 24 AND LT 25 CON 7 EDWARDSBURGH PT 4, 15R6142;
EDWARDSBURGH/CARDINAL

Address

SPENCERVILLE

Consideration

Consideration

\$0.00

Transferor(s)

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

Name

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Acting as a company

Address for Service

18 Centre Street, Spencerville, Ontario, K0E 1X0

This document is not authorized

under Power of Attorney by this party.

This document is being authorized by a municipal corporation

Tory Deschamps, Mayor and David Grant, CAO.

Transferee(s)

Capacity

Share

Name

PINCOTT, CYNTHIA ELLEN

Registered Owner

Acting as an individual

Date of Birth

1962 04 20

Address for Service

7064 County Rd 44, Spencerville, Ontario K0E 1X0

Calculated Taxes

Provincial Land Transfer Tax

\$0.00

File Number

Transferor Client File Number :

11058

Transferee Client File Number :

230010

ACKNOWLEDGEMENT AND DIRECTION

TO: WARREN LEROY
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: BYLAW 2022-78 ("the transaction")
(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 Ontario 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.

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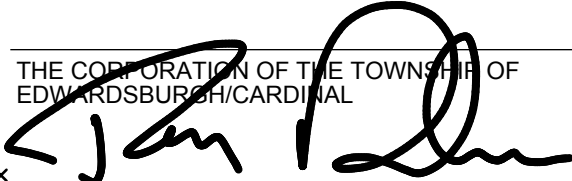
- ☐ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☒ Other documents set out in Schedule "B" attached hereto.


Dated at Spencerville, Ontario , this _____ day of _____ , 2023 .

WITNESS

(As to all signatures, if required)

N/A

THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL
x 

TORY DESCHAMPS - MAYOR
x 

DAVID GRANT - CAO

WE HAVE AUTHORITY TO BIND THE CORPORATION

Properties

PIN 68141 - 0298 LT

<i>Description</i>	PT RDAL BTN LT 24 AND LT 25 CON 7 EDWARDSBURGH PT 4, 15R6142; EDWARDSBURGH/CARDINAL
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Address SPENCERVILLE

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
Acting as a company

Address for Service 18 Centre Street, Spencerville, Ontario, K0E 1X0

This document is being authorized by a municipal corporation Tory Deschamps, Mayor and David Grant, CAO.

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

Statements

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

File Number

Applicant Client File Number : 11058

ACKNOWLEDGEMENT AND DIRECTION

TO: WARREN LEROY
(Insert lawyer's name)

AND TO: AULT & AULT
(Insert firm name)

RE: NAME CHANGE APPLICATION ("the transaction")
(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 Ontario 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.

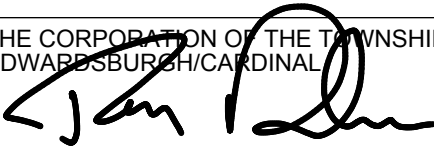
Dated at Spencerville, Ontario , this _____ day of _____ , 2023 .


WITNESS

(As to all signatures, if required)

N/A

THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH/CARDINAL

x 
TORY DESCHAMPS - MAYOR

x 
DAVID GRANT - CAO

WE HAVE AUTHORITY TO BIND THE CORPORATION

Properties

PIN68141 - 0298 LT

DescriptionPT RDAL BTN LT 24 AND LT 25 CON 7 EDWARDSBURGH PT 4, 15R6142;
EDWARDSBURGH/CARDINAL

AddressSPENCERVILLE

Applicant(s)

NameTHE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Acting as a company

Address for Service18 Centre Street, Spencerville, Ontario, K0E 1X0

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

This document is being authorized by a municipal corporation Tory Deschamps, Mayor and David Grant, CAO.

Statements

I The Corporation Of The Township of Edwardsburgh/Cardinal registered owner(s) of the lands hereby apply under section 75 of the Land Titles Act to have the register for the said PIN amended by: reflecting the ownership as The Corporation Of The Township of Edwardsburgh/Cardinal.

I Warren Leroy solicitor make the following law statement The Corporation Of The Township of Edwardsburgh/Cardinal is The Public Authority Having Jurisdiction and can deal with the property as such.

File Number

Applicant Client File Number :11058

Properties

PIN

68141 - 0298 LT

Interest/Estate

Fee Simple

☒ Redescription

Description

PT RDAL BTN LT 24 AND LT 25 CON 7 EDWARDSBURGH PT 4, 15R6142; CLOSED BY GC81863; EDWARDSBURGH/CARDINAL

Address

SPENCERVILLE

Consideration

Consideration

\$0.00

Transferor(s)

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

Name

THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL

Address for Service

18 Centre Street, Spencerville, Ontario,
K0E 1X0

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

This document is being authorized by a municipal corporation Tory Deschamps, Mayor and David Grant, CAO.

Transferee(s)	Capacity	Share
<div><div>Name</div><div>PINCOTT, CYNTHIA ELLEN</div></div> <div><div>Date of Birth</div><div>1962 04 20</div></div> <div><div>Address for Service</div><div>7064 County Rd 44, Spencerville, Ontario K0E 1X0</div></div>	Registered Owner	

Statements

The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By

Warren Andrew Leroy

Box 428, 522 St. Lawrence St.
Winchester
K0C 2K0

acting for
Transferor(s)

Signed

2023 03 01

Tel

613-774-2670

Fax

613-774-2266

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

Connie Lyn Lamble

222 Prescott Street
Kemptville
K0G 1J0

acting for
Transferee(s)

Signed

2023 03 01

Tel

613-258-0038

Fax

613-258-0039

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

Submitted By

THE LAW OFFICE OF CONNIE LAMBLE

222 Prescott Street
Kemptville
K0G 1J0

2023 03 02

Tel

613-258-0038

Fax

613-258-0039

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Provincial Land Transfer Tax

\$0.00

Total Paid

\$69.00

File Number

Transferor Client File Number :

11058

Transferee Client File Number :

230010

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68141 - 0298 PT RDAL BTN LT 24 AND LT 25 CON 7 EDWARDSBURGH PT 4, 15R6142;
CLOSED BY GC81863; EDWARDSBURGH/CARDINAL

BY: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
TO: PINCOTT, CYNTHIA ELLEN Registered Owner

1. PINCOTT, CYNTHIA ELLEN

- 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 _____ described in paragraph(s) () 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	\$0.00
(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))	\$0.00
(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	\$0.00

- 4.
- Explanation for nominal considerations:
s) other: Transfer of an unopened road allowance to the adjacent owner.

5. The land is not subject to an encumbrance

6. Other remarks and explanations, if necessary.

- 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.
- The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. 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:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 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.
- 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 15 Registration No. GC81884 Date: 2023/03/02

B. Property(s): PIN 68141 - 0298 Address SPENCERVILLE Assessment - Roll No

C. Address for Service: 7064 County Rd 44, Spencerville, Ontario K0E 1X0

D. (i) Last Conveyance(s): PIN 68141 - 0298 Registration No.
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Connie Lyn Lamble
222 Prescott Street
Kemptville K0G 1J0