

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

BY-LAW NO. 2022-76

**“A BY-LAW TO STOP UP, CLOSE AND CONVEY UNOPENED ROAD
ALLOWANCES BEING:
QUEEN ST PL 6 JOHNSTOWN BTN SECOND ST AND THIRD ST;
EDWARDSBURGH/CARDINAL; AND
SECOND ST PL 6 JOHNSTOWN BTN PT 2, 15R7494 AND PT 1, 15R6481;
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

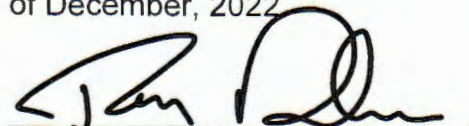
WHEREAS Municipal Council deems it expedient that the unopened road allowances, known as QUEEN ST PLAN 6 JOHNSTOWN BETWEEN SECOND ST AND THIRD ST; EDWARDSBURGH/CARDINAL; AND SECOND ST PLAN 6 JOHNSTOWN BETWEEN PART 2, 15R7494 AND PART 1, 15R6481; EDWARDSBURGH/CARDINAL; in the geographic Township of Edwardsburgh, 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 Carl Stephen Ferguson and Muriel Georgina Ferguson;

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, Carl Stephen Ferguson and Muriel Georgina Ferguson.
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 allowances:

QUEEN ST PLAN 6 JOHNSTOWN BETWEEN SECOND ST AND THIRD ST;
EDWARDSBURGH/CARDINAL; AND

SECOND ST PLAN 6 JOHNSTOWN BETWEEN PART 2, 15R7494 AND PART 1,
15R6481; 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: BYLAW 2022-76 - FERGUSON ("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:

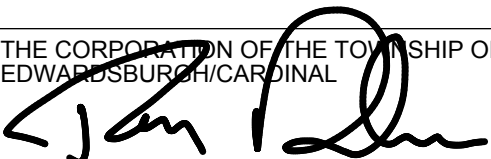
- ☐ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☒ Other documents set out in Schedule "B" attached hereto.

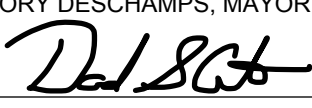
Dated at Spencerville, Ontario , this _____ day of _____ , 2023 .

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 68155 - 0181 LT

Description QUEEN ST PL 6 JOHNSTOWN BTN SECOND ST AND THIRD ST;
EDWARDSBURGH/CARDINAL

Address PRESCOTT

PIN 68155 - 0185 LT

<i>Description</i>	SECOND ST PL 6 JOHNSTOWN BTN PT 2, 15R7494 AND PT 1, 15R6481; EDWARDSBURGH/CARDINAL
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Address PRESCOTT

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.

Statements

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

File Number

Applicant Client File Number : 10883

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:

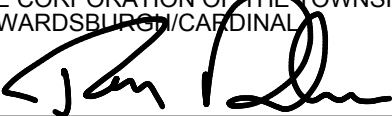
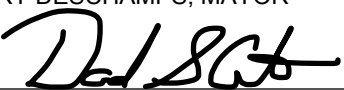
- ☐ A Transfer of the land described above.
- ☐ A Charge of the land described above.
- ☒ Other documents set out in Schedule "B" attached hereto.

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 AUTHORIZATION TO BIND THE CORPORATION

Properties

PIN

68155 - 0185 LT

Description

SECOND ST PL 6 JOHNSTOWN BTN PT 2, 15R7494 AND PT 1, 15R6481;
EDWARDSBURGH/CARDINAL

Address

PRESCOTT

PIN

68155 - 0181 LT

Description

QUEEN ST PL 6 JOHNSTOWN BTN SECOND ST AND THIRD ST;
EDWARDSBURGH/CARDINAL

Address

PRESCOTT

Applicant(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.

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 properties as such.

File Number

Applicant Client File Number :

10889

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	68155 - 0185	LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Redescription
Description	SECOND ST PL 6 JOHNSTOWN BTN PT 2, 15R7494 AND PT 1, 15R6481; CLOSED BY GC_____; EDWARDSBURGH/CARDINAL				
Address	PRESCOTT				
PIN	68155 - 0181	LT	Interest/Estate	Fee Simple	<input checked="" type="checkbox"/> Redescription
Description	QUEEN ST PL 6 JOHNSTOWN BTN SECOND ST AND THIRD ST; CLOSED BY GC_____;EDWARDSBURGH/CARDINAL				
Address	PRESCOTT				

Consideration

Consideration	\$0.00
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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 St, Spencerville, ON 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	FERGUSON, CARL STEPHEN	Joint Tenants
	Acting as an individual	
Date of Birth	1940 11 01	
Address for Service	P.O. Box 1083 Prescott, ON K0E 1T0	
Name	FERGUSON, MURIEL GEORGINA	Joint Tenants
	Acting as an individual	
Date of Birth	1940 11 18	
Address for Service	P.O. Box 1083 Prescott, ON K0E 1T0	

Calculated Taxes

Provincial Land Transfer Tax	\$0.00
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File Number

Transferor Client File Number :	10889
Transferee Client File Number :	FE22-646-02 (VP4PAJ)

Properties

PIN

68155 - 0190 LT

Interest/Estate

Fee Simple

Description

KING ST PL 6 JOHNSTOWN AS CLOSED BY UNREGISTERED BYLAW # 368 BTN
WATER ST AND FIRST ST NORTH OF PR152106 EXCEPT PR78775;
EDWARDSBURGH/CARDINAL

Address

PRESCOTT

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>JOHNSTOWN SELF STORAGE INC.</div></div> <div><div>Address for Service</div><div>15 Howden Crescent, Guelph, Ontario N1L 1T2</div></div>		

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 02 13

Tel

613-774-2670

Fax

613-774-2266

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

Michael Joseph Philippe Henley

140 Fullarton Street, Suite 1800
London
N6A 5P2

acting for
Transferee(s)

Signed

2023 02 13

Tel

519-672-5666

Fax

519-672-2674

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

Submitted By

MCKENZIE LAKE LAWYERS LLP

140 Fullarton Street, Suite 1800
London
N6A 5P2

2023 02 13

Tel

519-672-5666

Fax

519-672-2674

Fees/Taxes/Payment

Statutory Registration Fee

\$69.00

Provincial Land Transfer Tax

\$0.00

Total Paid

\$69.00

File Number

Transferor Client File Number :

11064

Transferee Client File Number :

110940

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68155 - 0190 KING ST PL 6 JOHNSTOWN AS CLOSED BY UNREGISTERED BYLAW # 368 BTN
WATER ST AND FIRST ST NORTH OF PR152106 EXCEPT PR78775;
EDWARDSBURGH/CARDINAL

BY: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL
TO: JOHNSTOWN SELF STORAGE INC.

1. ROBERT MITCHELL

- 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 JOHNSTOWN SELF STORAGE 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	\$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:
- (b) This is not a conveyance of "designated land".
- 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. GC81677 Date: 2023/02/13

B. Property(s): PIN 68155 - 0190 Address PRESCOTT Assessment - Roll No

C. Address for Service: 15 Howden Crescent, Guelph, Ontario N1L 1T2

D. (i) Last Conveyance(s): PIN 68155 - 0190 Registration No.
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☒ No ☐ Not known ☐

E. Tax Statements Prepared By: Michael Joseph Philippe Henley
140 Fullarton Street, Suite 1800
London N6A 5P2