

THE CORPORATION OF THE TOWNSHIP OF
EDWARDSBURGH CARDINAL

BY-LAW NO. 2024-15

**“A BY-LAW TO AUTHORIZE THE ACCEPTANCE OF A CERTAIN DEED OF
LAND AND TO ASSUME AND DEDICATE THE SAID LAND FOR ROAD
PURPOSES IN THE TOWNSHIP OF EDWARDSBURGH CARDINAL”**

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 8(1) states that the powers of a municipality shall be interpreted broadly so as to confer broad authority on municipalities to govern their affairs as they consider appropriate and to enhance their ability to respond to municipal issues; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 8(2) states that in the event of ambiguity, the ambiguity shall be resolved so as to include, rather than exclude, municipal powers that existed before the Municipal Act, 2001 came into force; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 9 gives the municipality the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this Act; and

WHEREAS the Municipal Act 2001, SO 2001, Chapter 25, Section 9 provides that a municipality may pass bylaws respecting highways; and

WHEREAS a parcel of land has been dedicated to the Corporation of the Township of Edwardsburgh Cardinal for road widening purposes; and

WHEREAS Municipal Council deems it expedient to accept the parcel of land and to assume and dedicate said land for road purposes;

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

1. That the land described in Schedule “A” attached hereto and forming part of this bylaw is accepted by the Corporation of the Township of Edwardsburgh Cardinal.
2. That the said land described in Schedule “A” is hereby assumed by the Corporation of the Township of Edwardsburgh Cardinal.
3. That the said land described in Schedule “A” is hereby dedicated as part of the Township Road System of the Corporation of the Township of Edwardsburgh Cardinal for the road as named in which it is situated.
4. That the Mayor and Clerk are hereby authorized to execute such documents as are necessary to affect such conveyance and acceptance.
5. That this by-law will come into force and effect upon passing.

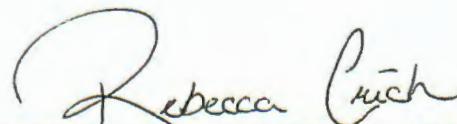
Read a first and second time in open Council this 25 day of March, 2024.

Read a third and final time, passed, signed, and sealed in open Council this 25 day of March, 2024.



Mayor Tory Deschamps (Mar 26, 2024 22:55 EDT)

Mayor



Clerk

Schedule "A" to By-law 2024-15

LEGAL DESCRIPTION

PART LOT 21, CONCESSION 7, EDWARDSBURGH BEING PART 2 PLAN
15R9974, TOWNSHIP OF EDWARDSBURGH/CARDINAL
(MILLAR ROAD, SPENCERVILLE)






Rd Widening - Millar Rd

Final Audit Report

2024-03-27

Created:	2024-03-26
By:	Clerk Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAA7GBk_xBioNWWoLsEEUJgNKwTW645jWCI

"Rd Widening - Millar Rd" History

-  Document created by Clerk Rebecca Crich (rcrich@twpec.ca)
2024-03-26 - 1:45:05 PM GMT- IP address: 142.116.41.15
-  Document emailed to Mayor Tory Deschamps (mayor@twpec.ca) for signature
2024-03-26 - 1:45:09 PM GMT
-  Document emailed to Clerk Rebecca Crich (rcrich@twpec.ca) for signature
2024-03-26 - 1:45:09 PM GMT
-  Email viewed by Clerk Rebecca Crich (rcrich@twpec.ca)
2024-03-26 - 1:48:58 PM GMT- IP address: 18.210.6.165
-  Document e-signed by Clerk Rebecca Crich (rcrich@twpec.ca)
Signature Date: 2024-03-26 - 1:49:05 PM GMT - Time Source: server- IP address: 142.116.41.15
-  Email viewed by Mayor Tory Deschamps (mayor@twpec.ca)
2024-03-27 - 2:54:50 AM GMT- IP address: 3.235.241.183
-  Document e-signed by Mayor Tory Deschamps (mayor@twpec.ca)
Signature Date: 2024-03-27 - 2:55:08 AM GMT - Time Source: server- IP address: 208.96.95.180
-  Agreement completed.
2024-03-27 - 2:55:08 AM GMT



ACKNOWLEDGEMENT AND DIRECTION

TO: Ainslie C. Coleman
(Insert lawyer's name)

AND TO: AINSLIE C. COLEMAN
(Insert firm name)

RE: Road Widening Deed - Part 2 on 15R9974 ("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 _____, this _____ day of April, 2024.

WITNESS

(As to all signatures, if required)

Tory Deschamps

Mayor Tory Deschamps (Apr 22, 2024 18:33 EDT)

TOWNSHIP OF EDWARDSBURGH/CARDINAL

David Grant

CAO David Grant (Apr 3, 2024 14:11 EDT)

Properties

PIN 68142 - 0473 LT Interest/Estate Fee Simple Split
Description PART LOT 21, CONCESSION 7, EDWARDSBURGH BEING PART 2 PLAN 15R9974;
TOWNSHIP OF EDWARDSBURGH/CARDINAL
Address SPENCERVILLE

Consideration

Consideration \$0.00

Transferor(s)

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

Name SOMERVILLE FARMS INC.
Acting as a company
Address for Service 1326 County Road 21
Spencerville, ON K0E 1X0

A person or persons with authority to bind the corporation has/have consented to the registration of this document.

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

Transferee(s) Capacity Share

Name TOWNSHIP OF EDWARDSBURGH/CARDINAL Registered Owner
Acting as a company
Address for Service 18 Centre Street, PO Box 129, Spencerville, Ontario K0E 1X0

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.

Calculated Taxes

Provincial Land Transfer Tax \$0.00

File Number

Transferor Client File Number : C24076
Transferee Client File Number : C24076

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68142 - 0473 PART LOT 21, CONCESSION 7, EDWARDSBURGH BEING PART 2 PLAN 15R9974; TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY: SOMERVILLE FARMS INC.

TO: TOWNSHIP OF EDWARDSBURGH/CARDINAL

Registered Owner

1. 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 TOWNSHIP OF EDWARDSBURGH/CARDINAL 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:

g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: This transfer is for road widening purposes, and the said property being transferred will form part of Millar Road

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", "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:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
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 15 Registration No. Date:

B. Property(s): PIN 68142 - 0473 Address SPENCERVILLE Assessment - Roll No

C. Address for Service: 18 Centre Street, PO Box 129, Spencerville, Ontario K0E 1X0

D. (i) Last Conveyance(s): PIN 68142 - 0473 Registration No.

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









A&D Millar Rd to register the parcel for rd assumption

Final Audit Report

2024-04-22

Created:	2024-04-03
By:	Rebecca Crich (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAd-sKCNggww07HXva6mvt-oYx0Bylyt_e

"A&D Millar Rd to register the parcel for rd assumption" History

-  Document created by Rebecca Crich (rcrich@twpec.ca)
2024-04-03 - 4:32:24 PM GMT- IP address: 142.116.41.15
-  Document emailed to Mayor Tory Deschamps (mayor@twpec.ca) for signature
2024-04-03 - 4:32:28 PM GMT
-  Document emailed to CAO David Grant (dsgrant@twpec.ca) for signature
2024-04-03 - 4:32:28 PM GMT
-  Email viewed by CAO David Grant (dsgrant@twpec.ca)
2024-04-03 - 6:11:10 PM GMT- IP address: 3.234.144.171
-  Document e-signed by CAO David Grant (dsgrant@twpec.ca)
Signature Date: 2024-04-03 - 6:11:40 PM GMT - Time Source: server- IP address: 142.116.41.16
-  Email viewed by Mayor Tory Deschamps (mayor@twpec.ca)
2024-04-22 - 10:32:59 PM GMT- IP address: 3.219.35.58
-  Document e-signed by Mayor Tory Deschamps (mayor@twpec.ca)
Signature Date: 2024-04-22 - 10:33:25 PM GMT - Time Source: server- IP address: 142.169.18.35
-  Agreement completed.
2024-04-22 - 10:33:25 PM GMT

Properties

PIN 68142 - 0473 LT Interest/Estate Fee Simple Split
 Description PART LOT 21, CONCESSION 7, EDWARDSBURGH BEING PART 2 PLAN 15R9974;
 TOWNSHIP OF EDWARDSBURGH/CARDINAL
 Address SPENCERVILLE

Consideration

Consideration \$0.00

Transferor(s)

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

Name SOMERVILLE FARMS INC.
 Address for Service 1326 County Road 21
 Spencerville, ON K0E 1X0

A person or persons with authority to bind the corporation has/have consented to the registration of this document.
 This document is not authorized under Power of Attorney by this party.

Transferee(s)

Capacity

Share

Name TOWNSHIP OF EDWARDSBURGH/CARDINAL Registered Owner
 Address for Service 18 Centre Street, PO Box 129, Spencerville, Ontario K0E 1X0

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

Eric Geoffrey Pietersma 77 Main Street acting for Signed 2024 04 23
 Morrisburg Transferor(s)
 K0C 1X0

Tel 613-543-2946
 Fax 613-543-3867

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

Ainslie Christine Coleman 20 King Street West P.O. Box 757 acting for Signed 2024 04 23
 Brockville Transferee(s)
 K6V 5W1

Tel 613-342-5577
 Fax 613-342-1773

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

Submitted By

AINSLIE C. COLEMAN 20 King Street West P.O. Box 757 2024 04 24
 Brockville
 K6V 5W1

Tel 613-342-5577
 Fax 613-342-1773

Fees/Taxes/Payment

Statutory Registration Fee \$69.95
 Provincial Land Transfer Tax \$0.00
 Total Paid \$69.95

File Number

Transferor Client File Number : 2024-05
 Transferee Client File Number : C24076

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68142 - 0473 PART LOT 21, CONCESSION 7, EDWARDSBURGH BEING PART 2 PLAN 15R9974; TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY: SOMERVILLE FARMS INC.

TO: TOWNSHIP OF EDWARDSBURGH/CARDINAL

Registered Owner

1. AINSLIE C. COLEMAN

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 TOWNSHIP OF EDWARDSBURGH/CARDINAL described in paragraph(s) (c) 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:

- g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: This transfer is for road widening purposes, and the said property being transferred will form part of Millar Road

5. The land is subject to 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", "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:
3. (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
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.
6. I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 15 Registration No. GC87878 Date: 2024/04/24

B. Property(s): PIN 68142 - 0473 Address SPENCERVILLE Assessment -
Roll No

C. Address for Service: 18 Centre Street, PO Box 129, Spencerville, Ontario K0E 1X0

D. (i) Last Conveyance(s): PIN 68142 - 0473 Registration No. GC87291
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No Not known

E. Tax Statements Prepared By: Ainslie Christine Coleman
20 King Street West P.O. Box 757

LAND TRANSFER TAX STATEMENTS

Brockville K6V 5W1