

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

**BY-LAW NO. 2024-03**

**“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 29 day of January, 2024.

Read a third and final time, passed, signed, and sealed in open Council this 29 day of January, 2024.

  
\_\_\_\_\_  
Mayor Tory Deschamps (Feb 1, 2024 11:48 EST)  
**Mayor**

  
\_\_\_\_\_  
**Clerk**

**Schedule "A" to By-law 2024-03**

**LEGAL DESCRIPTION**

PART LOT 36, CONCESSION 7 EDWARDSBURGH BEING PT 2, 15R7059;  
TOWNSHIP OF EDWARDSBURGH CARDINAL

(HURLEY ROAD, SPENCERVILLE)









# Rd Widening

Final Audit Report

2024-02-01

Created:	2024-01-31
By:	Clerk Rebecca Williams (rcrich@twpec.ca)
Status:	Signed
Transaction ID:	CBJCHBCAABAAuX1nMoRG88WWWh1DeNAMP_wUmZq0cLAQw

## "Rd Widening" History

-  Document created by Clerk Rebecca Williams (rcrich@twpec.ca)  
2024-01-31 - 7:11:31 PM GMT- IP address: 142.116.41.15
-  Document emailed to Mayor Tory Deschamps (mayor@twpec.ca) for signature  
2024-01-31 - 7:11:35 PM GMT
-  Document emailed to Clerk Rebecca Williams (rcrich@twpec.ca) for signature  
2024-01-31 - 7:11:35 PM GMT
-  Email viewed by Clerk Rebecca Williams (rcrich@twpec.ca)  
2024-01-31 - 7:19:09 PM GMT- IP address: 3.234.144.171
-  Document e-signed by Clerk Rebecca Williams (rcrich@twpec.ca)  
Signature Date: 2024-01-31 - 7:19:18 PM GMT - Time Source: server- IP address: 142.116.41.15
-  Email viewed by Mayor Tory Deschamps (mayor@twpec.ca)  
2024-02-01 - 4:45:43 PM GMT- IP address: 54.235.53.171
-  Document e-signed by Mayor Tory Deschamps (mayor@twpec.ca)  
Signature Date: 2024-02-01 - 4:48:51 PM GMT - Time Source: server- IP address: 66.206.234.21
-  Agreement completed.  
2024-02-01 - 4:48:51 PM GMT



Adobe Acrobat Sign

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

**Properties**

PIN 68141 - 0560 LT Interest/Estate Fee Simple ☒ Redescription  
Description PART LOT 36, CONCESSION 7 EDWARDSBURGH BEING PT 2, 15R7059; TOWNSHIP OF EDWARDSBURGH/CARDINAL  
Address HURLEY ROAD  
SPENCERVILLE

**Consideration**

Consideration \$2.00

**Transferor(s)**

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

Name MORRIS, SUSAN GAIL  
Address for Service 1927 County Road 2  
Johnstown, ON  
K0E 1T1

I am at least 18 years of age.

The property is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

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

**Transferee(s)****Capacity****Share**

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

**Statements**

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEE (S): I have investigated the title to this land and to abutting land where relevant and I am satisfied that the title records reveal no contravention as set out in the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

**Signed By**

Scott Daniel Laushway 214 King St. W. PO Box 190 acting for Signed 2024 02 02  
Prescott Transferor(s)  
K0E 1T0

Tel 613-925-5991

Fax 613-925-4533

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

Scott Daniel Laushway 214 King St. W. PO Box 190 acting for Signed 2024 02 02  
Prescott Transferee(s)  
K0E 1T0

Tel 613-925-5991

Fax 613-925-4533

I am the solicitor for the transferor(s) and the transferee(s) and this transfer is being completed in accordance with my professional standards.

I have the authority to sign and register the document on behalf of all parties to the document.

**Submitted By**

LAUSHWAY LAW OFFICE

214 King St. W. PO Box 190  
Prescott  
K0E 1T0

2024 02 02

Tel 613-925-5991

Fax 613-925-4533

**Fees/Taxes/Payment**

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

**File Number**

Transferor Client File Number :

29763



**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 68141 - 0560 PART LOT 36, CONCESSION 7 EDWARDSBURGH BEING PT 2, 15R7059;  
TOWNSHIP OF EDWARDSBURGH/CARDINAL

BY: MORRIS, SUSAN GAIL  
TO: THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL  
Registered Owner

**1. TORY DESCHAMPS - MAYOR**

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 THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL 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	\$2.00
(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))	\$2.00
(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	\$2.00

**4.**

Explanation for nominal considerations:

(g) Transfer to a municipality pursuant to subdivision or development agreement, condominium approval or other municipal purposes: For road widening.

**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. GC86886 Date: 2024/02/02

B. Property(s): PIN 68141 - 0560 Address HURLEY ROAD  
SPENCERVILLE Assessment  
Roll No

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

D. (i) Last Conveyance(s): PIN 68141 - 0560 Registration No. PR121690  
(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes ☐ No ☒ Not known ☐

E. Tax Statements Prepared By: Scott Daniel Laushway  
214 King St. W. PO Box 190  
Prescott K0E 1T0

### Properties

**PIN** 68141 - 0560 LT  
**Description** PART LOT 36, CONCESSION 7 EDWARDSBURGH BEING PART 2, 15R7059;  
TOWNSHIP OF EDWARDSBURGH/CARDINAL  
**Address** HURLEY ROAD  
SPENCERVILLE

☒ Redescription

### Applicant(s)

This Order/By-law affects the selected PINs.

**Name** THE CORPORATION OF THE TOWNSHIP OF EDWARDSBURGH/CARDINAL  
**Address for Service** 18 Centre Street, PO Box 129,  
Spencerville, Ontario. K0E 1X0

This document is being authorized by a municipal corporation The Corporation of the Township of Edwardsburgh/Cardinal.

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

Scott Daniel Laushway 214 King St. W. PO Box 190 acting for Signed 2024 02 02  
Prescott Applicant(s)  
K0E 1T0

**Tel** 613-925-5991

**Fax** 613-925-4533

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

### Submitted By

LAUSHWAY LAW OFFICE 214 King St. W. PO Box 190 2024 02 02  
Prescott  
K0E 1T0

**Tel** 613-925-5991

**Fax** 613-925-4533

### Fees/Taxes/Payment

**Statutory Registration Fee** \$69.95

**Total Paid** \$69.95

### File Number

**Applicant Client File Number :** 29763

**THE CORPORATION OF THE TOWNSHIP OF  
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Mayor Tory Deschamps (Feb 1, 2024 11:48 EST)

**Mayor**



**Clerk**



**Schedule "A" to By-law 2024-03**

**LEGAL DESCRIPTION**

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TOWNSHIP OF EDWARDSBURGH CARDINAL

(HURLEY ROAD, SPENCERVILLE)