



**CORPORATION OF THE TOWNSHIP OF AUGUSTA
BY-LAW 3276-2016**

**BEING A BY-LAW TO AUTHORIZE THE ACCEPTANCE OF CERTAIN DEEDS OF LAND
AND TO ASSUME AND DEDICATE THE SAID LANDS FOR ROAD PURPOSES.**

WHEREAS Section 8 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, a municipality has the capacity, rights, owners and privileges of a natural person for the purpose of exercising its authority under this or any other act;

AND WHEREAS Section 51 (25c) of the Planning Act allows the municipality to impose conditions to the giving of a consent;

AND WHEREAS the Corporation of the Township of Augusta deems it expedient to impose the condition that sufficient lands be deed to the Township, to be assumed and dedicated by the Township for road widening purposes;

AND WHEREAS several parcels of land have been so deeded to the said Township as a condition to a subdivision or development agreement, condominium approval, or other municipal purposes;

AND WHEREAS it is deemed expedient to accept these parcels of land and to assume and dedicate them for road purposes;

NOW THEREFORE the Council of the Corporation of the Township of Augusta hereby enacts as follows:

1. That the lands listed and described in the attached Schedule "A" to this By-law and situate, lying and being in the County of Grenville are accepted by the Corporation of the Township of Augusta.
2. That the said lands be and they are hereby assumed by the Corporation of the Township of Augusta.
3. That the said lands be and they are hereby dedicated as part of the Road System of the Corporation of the Township of Augusta for the road on which they are situated as listed in the herein aforementioned Schedule "A".
4. That By-law 2948 hereby be rescinded.
5. This By-law shall come into force and effect upon the date of the final passing thereof.

Read a first and second time this 12 day of December, 2016.

Read a third time and finally passed this 12 day of December, 2016.


MAYOR


CLERK



SCHEDULE 'A'
OF
BY-LAW 3276-2016

Pin Number	Legal
PIN Formerly being Part of PIN 68173-0375(LT) Now being all of PIN 68173-0388	PT COMMONS LOTS B, Con 8 Geographic Twp. of Augusta, County of Grenville BEING PART 2 on PLAN 15R11367

Properties			
PIN	68173 - 0375 LT	Interest/Estate	Fee Simple <input checked="" type="checkbox"/> Split
Description	PT COMMONS LT B CON 8 AUGUSTA, DESIGNATED AS PART 2, PLAN 15R-11367, AUGUSTA		
Address	NORTH AUGUSTA		

Consideration	
Consideration	\$ 1.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	BEATTY, BILLY LEE
Address for Service	2928 Buckwheat Road, Spencerville, ON K0E 1X0
I am at least 18 years of age.	
I am not a spouse	
This document is not authorized under Power of Attorney by this party.	

Name	JODOIN, LUCILLE LEONA JOHANNA
Address for Service	2928 Buckwheat Road, Spencerville, ON K0E 1X0
I am at least 18 years of age.	
<input checked="" type="radio"/> not a spouse	
This document is not authorized under Power of Attorney by this party.	

Transferee(s)	Capacity	Share
Name	THE CORPORATION OF THE TOWNSHIP OF AUGUSTA	Registered Owner
Address for Service	3560 County Road 26 R.R. #2 Prescott, Ontario. K0E 1T0	

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 TRANSFeree (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

Kenneth John Hoyt	157 Gilmour Street Ottawa K2P 0N8	acting for Transferor(s)	Signed	2016 07 29
Tel 613-231-2995				
Fax 613-231-1121				

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

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

John David Slmpson	21 Court House Avenue Brockville K6V 5V2	acting for Transferee(s)	Signed	2016 07 29
Tel 6133424491				
Fax 6133428570				

I am the sollicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

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

Submitted By

STEWART, CORBETT	21 Court House Avenue Brockville K6V 5V2		2016 07 29
Tel 6133424491			
Fax 6133428570			

Fees/Taxes/Payment

Statutory Registration Fee	\$62.85
Provincial Land Transfer Tax	\$0.00
Total Paid	\$62.85

File Number

Transferor Client File Number :	18333
Transferee Client File Number :	203876

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 68173 - 0375 PT COMMONS LT B CON 8 AUGUSTA, DESIGNATED AS PART 2, PLAN 15R-11367, AUGUSTA

BY: BEATTY, BILLY LEE
JODOIN, LUCILLE LEONA JOHANNA
TO: THE CORPORATION OF THE TOWNSHIP OF AUGUSTA Registered Owner %(all PINs)

1. JOHN D. SIMPSON

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 THE CORPORATION OF THE TOWNSHIP OF AUGUSTA 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	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 lands for road widening as a condition of severance of Part 1 on Plan 15R-11367

5. The land is not subject to an encumbrance

PROPERTY Information Record

A. Nature of Instrument: Transfer
LRO 15 Registration No. GC42219 Date: 2016/07/29
B. Property(s): PIN 68173 - 0375 Address NORTH AUGUSTA Assessment Roll No -
C. Address for Service: 3560 County Road 26
R.R. #2
Prescott, Ontario.
K0E 1T0
D. (i) Last Conveyance(s): PIN 68173 - 0375 Registration No. PR215263
(ii) Legal Description for Property Conveyed : Same as In last conveyance? Yes ☐ No ☒ Not known ☐
E. Tax Statements Prepared By: John David Simpson
21 Court House Avenue
Brockville K6V 5V2