1. CALL TO ORDER
2. ADDENDUM TO AGENDA
3. DISCLOSURE OF PECUNIARY INTEREST
4. PLANNING
   Report from Planner Heather James – Transfer of 1 foot by 1 foot parcel – Gerald Goodhue Application
5. BY-LAWS
   (a) By-law No. 2019-30 - A By-Law to Authorize an Agreement Regarding the Transfer of a 1 foot by 1 foot Parcel of Land from Scott to the Township of Southwold
6. ADJOURNMENT
   NEXT REGULAR MEETING OF COUNCIL
   MONDAY MAY 13, 2019 @ 7:00 P.M.
   Council Chambers, Fingal
TO: Mayor and Council of the Township of Southwold

FROM: Heather James, MCIP, RPP, Planner

SUBJECT: Proposed Severance Application by Gerald and Carol Goodhue to permit a non-farm residential lot addition

REASONS FOR AND NATURE OF THE ADDENDUM:

Council of the Township of Southwold recommended approval to Elgin County Land Division Committee on October 9, 2018 for severance file E 89/18. Elgin County Land Division Committee conditionally approved the severance on November 14, 2018.

As a condition of the severance, Township Council recommended to Land Division Committee the following condition be added to the severance:

‘That the severed portion be added to the adjoining property and the applicant lawyer provide proof of the same.’

The lands to be added to were created in 1979 by Elgin County Land Division Committee and cannot merge on title with the severed parcel unless a parcel of land is severed from the parcel and merged with an abutting landowner.

Figure 1 Draft Survey
It is recommended, in order to address the condition listed above that a 0.09 sq. metre parcel of land as identified as Part 3 on Figure 1 be deeded to the Township of Southwold at the expense of the owners to ensure the proposed severed parcel will merge on title with the lands to be added to. Part 3 is adjacent to the Scotch Line municipal road allowance. Once the parcel is transferred to the Township, it will merge with Scotch Line.

RECOMMENDATION:

THAT Council of the Township of Southwold for severance file no. E 89/18, Gerald and Carol Goodhue, accept a 0.09 sq. metre parcel of land, identified as Part 3 on Figure 1 Draft Survey, and that Part 3 be deeded to the Township at the expense of the owners.

Respectfully submitted by:

Heather James, MCIP, RPP
Planner

Approved by:
Lisa Higgs, CAO/Clerk
THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

BY-LAW NO. 2019-30

Being a By-Law to Authorize the Transfer of Land from Nancy Jean Scott to the Township of Southwold

THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD ENACTS AS FOLLOWS:

1. THAT the Corporation of the Township of Southwold endorse an Acknowledgement and Direction to authorize the Township solicitor to transfer land from Nancy Jean Scott to the Township of Southwold. These lands are described in the Acknowledgement and Transfer attached to this By-Law as Schedule “A”.

2. AND THAT the Mayor and Clerk are authorized to execute the said Acknowledgement and Direction on behalf of and under the seal of the Corporation of the Township of Southwold.


Mayor
Grant Jones

Clerk
Lisa Higgs
ACKNOWLEDGEMENT AND DIRECTION

TO:  Amy C. Dale

AND TO:  Gunn and Associates
          Barristers & Solicitors

RE:  Scott Transfer to The Corporation of The Township of Southwold
     37218 Scotch Line, Port Stanley
     Closing Date: April 26, 2019
     Our File No.: 81091

This will confirm that:

- I 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 behalf of me, the Documents in the form attached subject to minor changes or additions that may be necessary to complete the transaction described above.

- If required, the Document Registration Agreement shall designate the solicitor responsible for registering the electronic documents in clause 3 thereof and shall specify a "Release Deadline" in clause 4(b) thereof and such designation shall be as in Schedule "A" thereto.

- 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 Upper Canada as of the date of the Agreement of Purchase and Sale herein. I hereby acknowledge the said Agreement has been reviewed by me and that I shall be bound by its terms.

- The effect of the Documents has been fully explained to me and I understood that I am a party to and bound by the terms and provisions of these electronic Documents to the same extent as if I had signed them.

- I am in fact the party named in the Documents and I have not misrepresented my identity to you.

DESCRIPTION OF ELECTRONIC DOCUMENTS

The Documents described in the Acknowledgement and Direction are the documents selected below which are attached hereto as "Document In Preparation" and are:

- [x] A Transfer of Land described above.
- [ ] A Charge of the land described above.
- [ ] Other documents set out in Schedule "B" attached hereto.

DATED at St Thomas, this 26 day of April, 2019.

The Corporation of The Township of Southwold
Per:

Grant Jones, Mayor

Lisa Higgs, CAO/Clerk
We have the authority to bind the Corporation
# LRO # 11  
Transfer  

This document has not been submitted and may be incomplete.

## Properties

<table>
<thead>
<tr>
<th>PIN</th>
<th>35151 - 0104</th>
<th>LT</th>
<th>Interest/Estate</th>
<th>Fee Simple</th>
<th>Split</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description</td>
<td>PT LT 11 RANGE 3 N LAKE RD SOUTHWOLD PT 3 11R-</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>37218 SCOTCH LINE SOUTHWOLD</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Consideration

Consideration $2.00

## Transferor(s)

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

**Name**  
SCOTT, NANCY JEAN

*Acting as an individual*

**Address for Service**  
37218 Scotch Line, Port Stanley, Ontario N5L 1J1

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.

## Transferee(s)

<table>
<thead>
<tr>
<th>Name</th>
<th>THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acting as a company</td>
</tr>
</tbody>
</table>

**Address for Service**  
35663 Fingal Line, Fingal, ON N0L 1K0

## 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: 81091
LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 35151 - 0104  PT LT 11 RANGE 3 N LAKE RD SOUTHWOLD PT 3 11R

BY: SCOTT, NANCY JEAN
TO: THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

1. GRANT JONES, MAYOR AND LISA HIGGS, CAO/CLERK

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 SOUTHWOLD 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 ( ) assumed (show principal and interest to be credited against purchase price) $0.00
   (i) 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.
   (a) other: Transfer to fulfill conditions imposed on severance application file no. E89/18

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 considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "specified region" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act, and declare one of the following statements:
   2. (a) This is not a conveyance of land that is located within the "specified region".

3. (a) 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 11 Registration No.
   Date:

B. Property(s):
   PIN 35151 - 0104 Address 37218 SCOTCH LINE SOUTHWOLD
   Assessment Roll No 3424000 - 00815201

C. Address for Service:
   35663 Fingal Line,
   Fingal, ON
   N0L 1K0

D. (i) Last Conveyance(s):
   PIN 35151 - 0104 Registration No.
   (ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes No ☒ Not known ☐