

CORPORATION OF THE TOWN OF RENFREW  
BY-LAW NO. 45-2016

Being a by-law to dedicate Part 1 on Plan 49R-18772  
as a public highway and naming it Plaunt Street  
South.

**WHEREAS** a parcel of land identified as Part 1 of Plan 49R-18772 has been created for the purpose of transferring to the Town of Renfrew in order to provide for the widening of Plaunt Street South; and

**WHEREAS** a Memorandum of Understanding has been approved for execution between Trinity St. Andrew's United Church and the Corporation of the Town of Renfrew to facilitate the transfer of the subject lands in consideration of certain conditions; and

**WHEREAS** the Corporation of the Town of Renfrew is desirous of dedicating Part 1 of Plan 49R-18772, in the Town of Renfrew, County of Renfrew, as a public highway under the Municipal Act, 2001, S.O. 2001; and

**WHEREAS** this parcel of land be dedicated as a public highway and named Plaunt Street South.

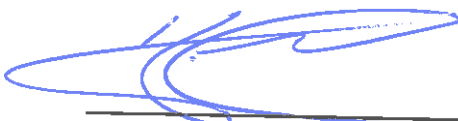
**NOW THEREFORE** the Council of the Corporation of the Town of Renfrew hereby enacts as follows:

1. **THAT** the parcel of land identified as Part 1 of Plan 49R-18772, Town of Renfrew, County of Renfrew, be designated as a public highway under Section 31 of the Municipal Act, 2001, S.O. 2001 and be named Plaunt Street South.
2. **THAT** the Mayor and Clerk are hereby empowered to do and execute all things, papers and documents necessary to the execution of this by-law.
3. **THAT** this by-law shall come into force and effect immediately upon the transfer of Part 1 of Plan 49R-18772 from Trinity St. Andrew's United Church to the Corporation of the Town of Renfrew.

Read a first and second time this 28<sup>th</sup> day of June, 2016.

Read a third time and finally passed this 28<sup>th</sup> day of June, 2016.

  
\_\_\_\_\_  
Don Eady, Mayor

  
\_\_\_\_\_  
Kim R. Bulmer, Clerk



## MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) sets forth the terms and understanding between the Trinity St. Andrews United Church and the Corporation of the Town of Renfrew for the transfer of lands.

**BETWEEN:** TRINITY ST. ANDREWS UNITED CHURCH  
HEREINAFTER CALLED THE "CHURCH"

**AND:** THE CORPORATION OF THE TOWN OF RENFREW  
HEREINAFTER CALLED THE "TOWN"

**IN THE MATTER OF** the propose transfer of land from Trinity St. Andrews United Church (the "Church") to the Corporation of the Town of Renfrew (the "Town"). It is hereby understood that:

1. The Town wishes to obtain lands to allow the Plaunt Street South right of way to be widened to allow sidewalks on each side of the road and on street parking on one side.
2. The concerned lands are owned by the Church and are described as being:  
Item #1 Part 1 of Plan 49R-18772; having a width of 68.48 metres, a depth of 3.05 metres and a surface area of 0.021 acre.
3. The concerned lands identified as Item # 1 and described within this MOU are shown on the attached plan forming Schedule "A".
4. It is understood and agreed that the Church will transfer to the Town the lands identified as Item #1 within this MOU.
5. It is understood and agreed that the lands will be exchanged for one dollar (\$1.00) paid by the Town to the Church.
6. It is understood that the Church be in agreement with the new location of the pathway to the driveway that enters from Plaunt Street South. The Town will relocate the pathway using the existing unit pavers at the cost of the Town. In the event of a shortage of unit pavers, the Town will purchase new unit pavers to match the type, material and pattern of the existing where the shortage is present.
7. It is understood that the Town will fund all the costs required to give effect to the provisions of this MOU. The fees to complete the transaction will consist of legal and surveying fees and are estimated in Schedule "B".
8. It is understood that the Town will install two barrier-free parking spaces on Quarry Avenue at the cost of the Town.
9. It is understood that the Town will remove the existing sidewalk and install a depressed curb to allow for a barrier free access to the pathway from Quarry Avenue.

10. It is understood that the Town will install a new handrail on the proposed steps as part of the reconstruction of Plaunt Street to the satisfactory of the Church.
11. It is understood that the Town reinstate the existing walkway to Plaunt Street.
12. It is understood that the Town will administer all the required procedures in order to give effect to the provisions of this MOU.
13. It is understood and agreed that the Town and the Church will execute any documents reasonably necessary to give effect to the provisions of this MOU and obtain the lands contemplate herein.
14. It is understood and agreed that the Mayor and the Clerk will have the authority to execute any documents reasonably necessary to give effect to the provisions of this MOU on behalf of the Town.
15. This MOU is at-will and may be modified by mutual consent of authorized officials from Trinity St. Andrews United Church and the Corporation of the Town of Renfrew. This MOU shall become effective upon signature by the authorized officials from the Trinity St. Andrews United Church and the Corporation of the Town of Renfrew and will remain in effect until terminated.

### **Contact Information**

Any such notice required to be given herein shall be in writing and shall be delivered in person or by prepaid registered mail, to the attention of the Developer and/or the Town as follows:

TO THE CHURCH:

TRINITY ST. ANDREWS UNITED CHURCH  
291 PLAUNT STREET SOUTH  
RENFREW, ONTARIO K7V 1N2

or such other address as the Developer has notified the Town Clerk in writing.

TO THE TOWN:

CORPORATION OF THE TOWN OF RENFREW  
127 RAGLAN STREET SOUTH  
RENFREW, ONTARIO K7V 1P8

DATED AT THE Trinity St. Andrew's United Church THIS 29 DAY OF June, 2016.

SIGNED, SEALED AND DELIVERED in the presence of:

**TRINITY ST. ANDREWS UNITED CHURCH**

Per: Bert Brisio  
Title: Chair of Trustees  
TSA

Per: Rev. [Signature]  
Title: Minister of Pastoral Charge

**"I/We have the authority to bind the Corporation"**

DATED AT THE TOWN OF RENFREW THIS 27 DAY OF July, 2016.

SIGNED, SEALED AND DELIVERED in the presence of:

**THE CORPORATION OF THE TOWN OF RENFREW**

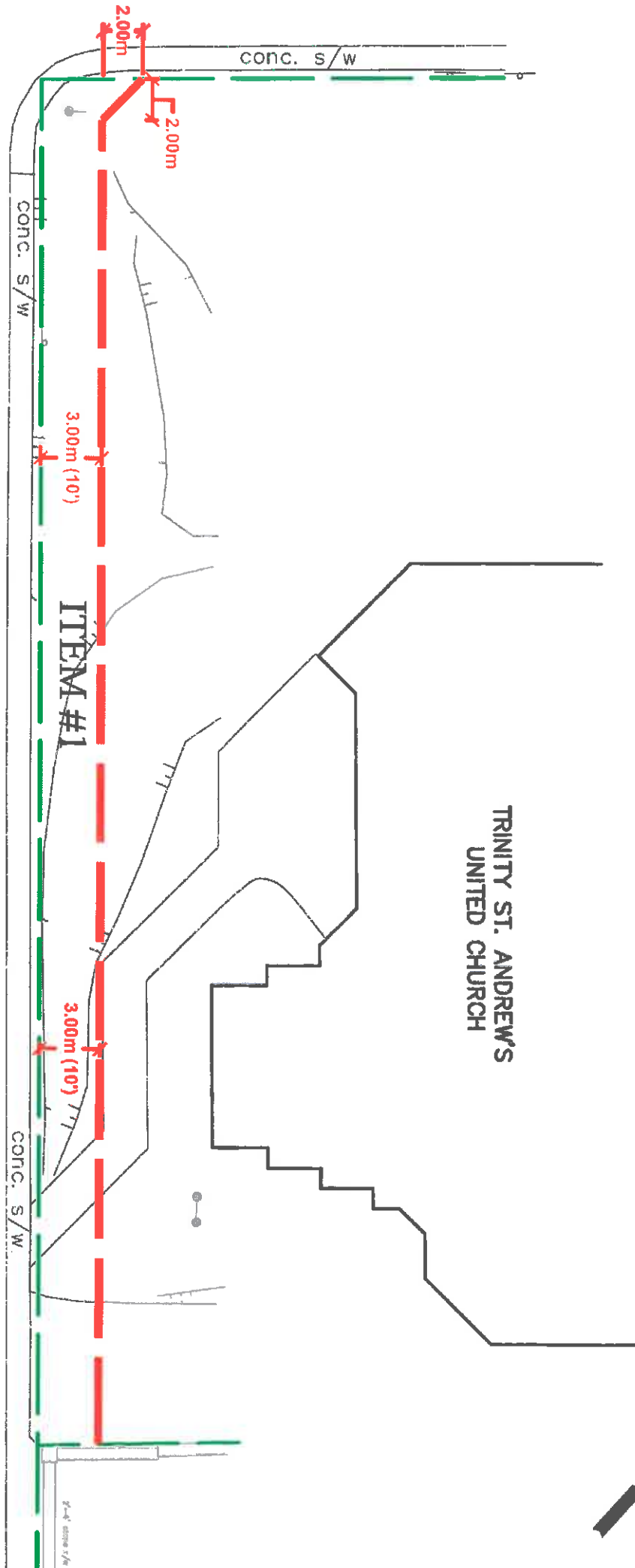
[Signature]  
Don Eady, Mayor

[Signature]  
Jennifer Chankavi - Deputy Clerk  
Kim R. Bulmer, Clerk per

Schedule "A"  
Plan

QUARRY AVE.

PLAUNT STREET SOUTH



TRINITY ST. ANDREWS  
UNITED CHURCH

conc. s/w

conc. s/w

conc. s/w

conc. s/w

3.00m (10')

3.00m (10')

2.00m

2.00m

**SCHEDULE 'B'**  
**FINANCIAL REQUIREMENTS**

1. It is understood that the Town will fund all the costs required to give effect to the provisions of this MOU. The fees to complete the transaction will consist of legal and surveying fees and are estimated to be the following:

1. Legal Fees	\$3,500.00
2. Surveying Fees	\$3,500.00
<b>TOTAL</b>	<b>\$7,000.00</b>

\* Not including HST.

# McNAB, STEWART & PRINCE

BARRISTERS - SOLICITORS  
NOTARIES PUBLIC

117 Raglan Street South, Renfrew, Ontario K7V 1P8  
Tel: 613-432-5844

David A. Stewart, B.A., LL.B.  
A PROFESSIONAL CORPORATION  
dstewart@mcnablaw.com  
Fax: 613-432-7832

Thomas J. Prince, B.A., LL.B.  
tprince@mcnablaw.com  
Fax: 613-432-0955

November 14, 2016

Corporation of the Town of Renfrew,  
127 Raglan Street, South,  
Renfrew, Ontario.  
K7V 1P8

**ATTENTION: Lane Cleroux**

Dear Sir:

**Re: Transfer of Part 1 of Plan 49R-18772 and  
from Trinity St. Andrews United Church to the Town of Renfrew; and  
Registration of By-law to dedicate Part 1 of Plan 49R-18772 as a public  
highway and name it Plaunt Street, South, Renfrew**

We have now completed the requirements as included in your letter of July 27<sup>th</sup>, 2016 and report as follows:

We took the necessary steps to transfer the parcel known as Part 1 of Reference Plan 49R-18772 from the Trinity St. Andrews United Church to the Town of Renfrew. Pursuant to my Acknowledgement and Direction, as solicitor for the Town of Renfrew, the Deed/Transfer was registered on August 29<sup>th</sup>, 2016 in the Registry Office for the County of Renfrew as No. RE210286. This deed was subsequently withdrawn by the Registry Office and a new deed was registered September 28<sup>th</sup>, 2016 as Instrument No. RE211395. A copy is enclosed.

Upon completion of the registration of the Deed/Transfer, we registered By-law 45-2016 to dedicate the parcel as a public highway and naming it Plaunt Street, South. Pursuant to my Acknowledgement and Direction, as solicitor for the Town of Renfrew, the By-Law was registered on August 29<sup>th</sup>, 2016 in the Registry Office for the County of Renfrew as No. RE210287. A copy is enclosed.

After review of the parcel register for the property, it was determined that an old mortgage remained on the title. We took the appropriate steps to discharge the mortgage. Pursuant to Brian Douglas Fraser's Acknowledgement and Direction as President of Frasers Clothes Shops Limited, the discharge was registered on August 29<sup>th</sup>, 2016 as Instrument No. RE210285, prior to the transfer from the United Church.

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Allan A. McNab, Q.C. (1911-1998)

As all matters have been completed, I take the liberty to enclose my account which I trust you will find satisfactory.

Thank you for your attention to this matter and should you have any questions or concerns, please contact me.

Yours truly,

McNAB, STEWART & PRINCE



David A. Stewart

*dv*  
Encls.

cc Bert Brisco,  
Trustee for Trinity St. Andrews United Church

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**Properties**

PIN 57286 - 0126 LT Interest/Estate Fee Simple  Split  
 Description PART LOTS 8 & 9, SECOND RANGE, REGISTERED PLAN 3, BEING PART 1, PLAN 49R-18772, TOWN OF RENFREW  
 Address 291 S PLAUNT ST  
 RENFREW

**Consideration**

Consideration \$ 0.00

**Transferor(s)**

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

Name TRUSTEES OF TRINITY-ST. ANDREW'S CONGREGATION OF THE UNITED CHURCH OF CANADA AT THE TOWN OF RENFREW  
 Address for Service 291 Plaunt St., S.,  
 Renfrew, ON. K7V 1N2

The signing trustees are all the trustees of the religious organization or are sufficient in number to bind the said religious organization and all relevant provisions of the Religious Organizations' Land Act have been complied with.

**Transferee(s)**

Capacity Share

Name CORPORATION OF THE TOWN OF RENFREW  
 Address for Service 127 Raglan St., S.,  
 RENFREW, ON. K7V 1P8

**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**

David Alexander Stewart	117 Raglan Street South Renfrew K7V 1P8	acting for Transferee(s)	Signed	2016 09 28
Tel 6134325844				
Fax 6134320955				

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

David Alexander Stewart	117 Raglan Street South Renfrew K7V 1P8	acting for Transferee(s)	Signed	2016 09 28
Tel 6134325844				
Fax 6134320955				

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

**Submitted By**

MCNAB STEWART AND PRINCE	117 Raglan Street South Renfrew K7V 1P8			2016 09 28
Tel 6134325844				
Fax 6134320955				

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

**Fees/Taxes/Payment**

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

**File Number**

Transferor Client File Number : 216002

## LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 57286 - 0126 PART LOTS 8 & 9, SECOND RANGE, REGISTERED PLAN 3, BEING PART 1, PLAN 49R-18772, TOWN OF RENFREW

BY: TRUSTEES OF TRINITY-ST. ANDREW'S CONGREGATION OF THE  
UNITED CHURCH OF CANADA AT THE TOWN OF RENFREW

TO: CORPORATION OF THE TOWN OF RENFREW % (all PINs)

### 1. DAVID A. STEWART

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 CORPORATION OF THE TOWN OF RENFREW described in paragraph(s) (c) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_
- (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 deposited 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)<br>(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: acquiring property for public highway

### 5. The land is not subject to an encumbrance

#### PROPERTY Information Record

- A. Nature of Instrument: Transfer By Religious Organization
- LRO 49 Registration No. RE211395 Date: 2016/09/28
- B. Property(s): PIN 57286 - 0126 Address 291 S PLAUNT ST Assessment 4748000 - 03506800  
RENFREW Roll No
- C. Address for Service: 127 Raglan St., S.,  
RENFREW, ON. K7V 1P8
- D. (i) Last Conveyance(s): PIN 57286 - 0126 Registration No. RE210286
- (ii) Legal Description for Property Conveyed : Same as in last conveyance? Yes  No  Not known
- E. Tax Statements Prepared By: David Alexander Stewart  
117 Raglan Street South  
Renfrew K7V 1P8

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

**Properties**

PIN 57286 - 0126 LT

Description PART LT 8, SECOND RANGE, PL 3; PT LT 9, SECOND RANGE, PL 3; PART 1, PLAN 49R18772; TOWN OF RENFREW  Affects Part of PropAddress 291 S PLAUNT ST  
RENFREW**Applicant(s)**

This Order/By-law affects the selected PINs.

Name CORPORATION OF THE TOWN OF RENFREW

Address for Service 127 Raglan St., S.,  
Renfrew, ON. K7V 1P8

I, Don Eady, Mayor and Kim Bulmer, Clerk, have the authority to bind the corporation.

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

**Statements**

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

I David A. Stewart solicitor make the following law statement By-law 45-2016 for the Corporation of the Town of Renfrew, attached hereto, refers to the property described as Part Lot 8, Second Range, Plan 3; Part Lot 9, Second Range, Plan 3, Part 1, Plan49R-18772, Town of Renfrew.

**Signed By**

David Alexander Stewart

117 Raglan Street South  
Renfrew  
K7V 1P8acting for  
Applicant(s) First Signed 2016 08 29

Tel 6134325844

Fax 6134320955

David Alexander Stewart

117 Raglan Street South  
Renfrew K7V 1P8acting for  
Applicant(s) Last Signed 2016 09 28

Tel 6134325844

Fax 6134320955

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

**Submitted By**

MCNAB STEWART AND PRINCE

117 Raglan Street South  
Renfrew  
K7V 1P8

2016 09 28

Tel 6134325844

Fax 6134320955

**Fees/Taxes/Payment**

Statutory Registration Fee \$62.85

Total Paid \$62.85

**File Number**

Applicant Client File Number :

216002

CORPORATION OF THE TOWN OF RENFREW  
BY-LAW NO. 45-2016

Being a by-law to dedicate Part 1 on Plan 49R-18772 as a public highway and naming it Plaunt Street South.

**WHEREAS** a parcel of land identified as Part 1 of Plan 49R-18772 has been created for the purpose of transferring to the Town of Renfrew in order to provide for the widening of Plaunt Street South; and

**WHEREAS** a Memorandum of Understanding has been approved for execution between Trinity St. Andrew's United Church and the Corporation of the Town of Renfrew to facilitate the transfer of the subject lands in consideration of certain conditions; and

**WHEREAS** the Corporation of the Town of Renfrew is desirous of dedicating Part 1 of Plan 49R-18772, in the Town of Renfrew, County of Renfrew, as a public highway under the Municipal Act, 2001, S.O. 2001; and

**WHEREAS** this parcel of land be dedicated as a public highway and named Plaunt Street South.

**NOW THEREFORE** the Council of the Corporation of the Town of Renfrew hereby enacts as follows:

1. **THAT** the parcel of land identified as Part 1 of Plan 49R-18772, Town of Renfrew, County of Renfrew, be designated as a public highway under Section 31 of the Municipal Act, 2001, S.O. 2001 and be named Plaunt Street South.
2. **THAT** the Mayor and Clerk are hereby empowered to do and execute all things, papers and documents necessary to the execution of this by-law.
3. **THAT** this by-law shall come into force and effect immediately upon the transfer of Part 1 of Plan 49R-18772 from Trinity St. Andrew's United Church to the Corporation of the Town of Renfrew.


Read a first and second time this 28<sup>th</sup> day of June, 2016.

Read a third time and finally passed this 28<sup>th</sup> day of June, 2016.

  
Don Eady, Mayor

  
Kim R. Bulmer, Clerk

**Certified True Copy**

  
**Jennifer E. Charikavi, Deputy Clerk**  
Corporation of the Town of Renfrew  
A Commissioner for Taking Affidavits  
in the Province of Ontario by virtue of office

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

### Properties

PIN 57286 - 0126 LT  
 Description LT 8, SECOND RANGE, PL 3; PT LT 9, SECOND RANGE, PL 3; PT LT 77, PL 35; PT BLK P, PL 35 AS IN R405925 ; TOWN OF RENFREW  
 Address 291 S PLAUNT ST  
 RENFREW

### Document to be Discharged

Registration No.	Date	Type of Instrument
LT12994	2000 03 02	Charge/Mortgage

### Discharging Party(s)

This discharge complies with the Planning Act. This discharge discharges the charge.

Name FRASERS CLOTHES SHOP HOLDINGS LIMITED  
 Address for Service 154 Quarry Street,  
 Renfrew, ON. K7V 2W4

I, Brian Douglas Fraser, President, have the authority to bind the corporation.

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

The party giving this discharge is the original chargee and is the party entitled to give an effective discharge

### Statements

This document relates to registration no.(s)LT12994

### Signed By

David Alexander Stewart	117 Raglan Street South Renfrew K7V 1P8	acting for Applicant(s)	Signed	2016 08 29
Tel 6134325844				
Fax 6134320955				

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

### Submitted By

MCNAB STEWART AND PRINCE	117 Raglan Street South Renfrew K7V 1P8			2016 08 29
Tel 6134325844				
Fax 6134320955				

### Fees/Taxes/Payment

Statutory Registration Fee	\$62.85
Total Paid	\$62.85

### File Number

Discharging Party Client File Number : 216002