

December 30, 2024

Municipality of East Ferris
390 Hwy 94
Corbeil, Ontario P0H 1K0

ATTN: Mr. Jason Trottier,
Chief Administrative Officer

**RE: Closing Part of Road Allowance Between Concession 2 and 3,
Municipality of East Ferris**

Dear Mr. Trottier:

In the 1960s the Township of East Ferris rerouted part of South Shore Road in order to circumvent a sharp corner and steep hill. This new section of South Shore Road was constructed on lands abutting the road allowance between concessions 2 and 3, owned by our grandfather, Mr. Adjutor Perron.

The Township did improvements to South Shore Road in the early 1970s and as part of these improvements had a survey prepared of this section of South Shore Road. In the 1980s the Perron family transferred the lands appropriated for this section of roadway and described as Parts 4, 14, and 15 of Plan 36R-2558 to the municipality and compensation was not paid for the land.

Pursuant to Section 66 of the Municipal Act, 2001 S.O. 2001.c.25, the persons that own the land abutting on the allowance are entitled to a conveyance of the original road allowance.

The abutting owners of part of the road allowance between Concessions 2 and 3, Lot 16, hereby make the following request to the Municipality:

1. That part of the road allowance described as Parts 11, 12, and 13 on Plan 36R-15236 be transferred to Roger and Louise Champagne;
2. That part of the road allowance described as Parts ____ on Plan 36R-____ (to be described upon completion of the survey) be transferred to Tim and Marie Duquette;
3. That the following sections of South Shore Road which were rerouted be closed up:
 - a. Part 1 on Plan 36R-14891
 - b. Parts 3, 4, 7, 10, and 12 on Plan 36R-15236;
4. And that, prior to closing Part 10 on Plan 36R-15236, a right of way be given in favour of the owners of Parts 1, 2, and 6 on Plan 36R-14891 and Parts 12, 13, and 14 on Plan 36R-15236, Mr. Roger and Louise Champagne in order to provide continued access to their property over the existing roadway.

Should Council agree to this request, the applicants, Mr. Roger and Louise Champagne and Mr. Tim and Marie Duquette, have agreed to cover the costs of the survey.

Mr. Jason Trottier, Chief Administrative Officer

RE : Closing Part of Road Allowance Between Concession 2 and 3, Municipality of East Ferris

The Municipality would benefit by having reduced liability over the use of this old section of South Shore Road and they could not be held responsible for any future maintenance of the portion still in use. The applicants would benefit by improving the size of their property and preventing any possible encroachment by the public onto their lands.

In order to assist the Municipality, we include the following attachments:

1. Transfer of Part 4 on Plan 36R-2558 from Christine Perron to the Municipality;
2. Transfer of Part 15 on Plan 36R-2558 from Adelard and Nora Perron to the Municipality;
3. Plan 36R-15236;
4. Plan 36R-2558;
5. Plan 36R-14891;
6. Letter from Louise Champagne agreeing to transfer the portion of the road allowance abutting her lot to Louise and Roger Champagne; and
7. Letter from David Perron agreeing to transfer the portion of the road allowance abutting his land to Tim and Marie Duquette.

I have been asked by the applicants, Mr. Roger and Louise Champagne and Mr. Tim and Marie Duquette, to submit this request to Council on their behalf since I have knowledge of the facts in this matter. I am available to answer any questions and provide any further information that may be required.

I trust you will find the above to in order.

Yours truly,



Raymond Champagne

Telephone: (705) 752-3058

Email: raychampagne@bell.net

Enclosures

**c: Roger and Louise Champagne
Tim and Marie Duquette**

Transfer/Deed of Land

Form 1 - Land Registration Reform Act, 1984

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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">FOR OFFICE USE ONLY</p>	Number 248968 CERTIFICATE OF RECEIPT	(1) Registry <input type="checkbox"/> Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 2 pages B-1	
	05 JUL 17 P 2: 47 NIPISSING NO. 38 NORTH BAY S. S. Linnell Land Registrar	(3) Property Identifier(s) Block Property Additional: See Schedule <input type="checkbox"/>	(4) Consideration TWO ----- Dollars \$ 2.00	
	New Property Identifiers Additional: See Schedule <input type="checkbox"/>	(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/> Remainder Part of Parcel 10787 in the Register for Widdifield and Ferris; Part of Lot 16, Concession 3; being Part 15 Plan 36R-2558, Township of East Ferris District of Nipissing		
	Executions Additional: See Schedule <input type="checkbox"/>			

(6) This Document Contains	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple
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(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that **we are spouses of one another**

Name(s)	Signature(s)	Date of Signature
		Y M D
PERRON, Adelard	<i>Adelard Perron</i>	1985 06 00
PERRON, Nora	<i>Nora T. Perron</i>	1985 06 10

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s)	Signature(s)	Date of Signature
		Y M D

(10) Transferor(s) Address for Service: **Box 101, Route 1, Astorville, Ontario POH 1B0**

(11) Transferee(s)

Name(s)	Date of Birth
	Y M D
THE CORPORATION OF THE TOWNSHIP OF EAST FERRIS	

(12) Transferee(s) Address for Service: **Corbeil, Ontario POH 1K0**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature: _____ Date of Signature: Y M D	Signature: _____ Date of Signature: Y M D
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Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor: _____ Signature: _____ Date of Signature: Y M D

(14) Solicitor for 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 subclause 49 (21a) (c) (ii) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor: _____ Signature: _____ Date of Signature: Y M D

(15) Assessment Roll Number of Property City: 48 Mon: 34 Map: 001 Sub: 310 Par: 10000	(16) Municipal Address of Property Astorville, Ontario POH 1B0	(17) Document Prepared by: Albert E. Klein 387 Fraser Street North Bay, Ontario P1B 3W8
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Fees and Tax	
Registration Fee	16.00
Land Transfer Tax	
Total	16.00

LAND TRANSFER TAX ACT
AFFIDAVIT OF RESIDENCE AND OF VALUE OF THE CONSIDERATION

Revised October, 1981.
 Refer to all instructions on Reverse Side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Parcel 10787 in the
Register for Widdifield and Ferris, Part of Lot 16, Concession 3, being Part 15
Plan 36R-2558, Township of East Ferris District of Nipissing

BY (print names of all transferors in full) ADELARD PERRON AND NORA PERRON

TO (see instruction 1 and print names of all transferees in full) THE CORPORATION OF THE TOWNSHIP OF EAST FERRIS

1. (see instruction 2 and print name(s) in full) ALBERT E. KLEIN

MAKE OATH AND SAY THAT:

1. I am (place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)

- (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 EAST FERRIS (insert name(s) of principal(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)

- (f) A transferee described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph (); (insert only one of paragraph (a), (b) or (c) above, as applicable)

and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act. (see instruction 3)

3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act. (see instruction 4)
none

4. 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)	\$ nil	
(ii) Given back to vendor	\$ nil	
(c) Property transferred in exchange (detail below)	\$ nil	
(d) Securities transferred to the value of (detail below)	\$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ nil	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (total of (a) to (f))	\$ 2.00	\$ 2.00
(h) VALUE OF ALL CHATTELS -- Items of tangible personal property (Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of "Retail Sales Tax Act", R.S.O. 1980, c. 494, as amended)	\$ nil	
(i) Other consideration for transaction not included in (g) or (h) above	\$ nil	
(j) TOTAL CONSIDERATION	\$ 2.00	\$ 2.00

ALL BLANKS MUST BE FILLED OR INSERT "NIL" WHERE APPLICABLE.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 5) see #7 below

6. If the consideration is nominal, is the land subject to any encumbrance? nil

7. Other remarks and explanations, if necessary. Conveyance to The Corporation of the Township of East Ferris in accordance with consent application file # 9785
The Corporation of the Township of East Ferris

SWORN before me at the City of North Bay
 in the District of Nipissing
 this 17th day of July 19 85

A Commissioner for taking Affidavits, etc.

[Signature]
 (signature)

PROPERTY INFORMATION RECORD

- A. Describe nature of instrument Transfer/Deed of Land Astorville, Ontario
- B. (i) Address of property being conveyed (if available) not available
- (ii) Assessment Roll # (if available) 48.34.001.310.10000
- C. Mailing address(es) or future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 6) Cc Bell, Ontario P0H 1K0
- D. (i) Registration number for last conveyance of property being conveyed (if available) not available
- (ii) Legal description of property conveyed Same as in D.(i) above. Yes No Not Known
- E. Name(s) and address(es) of each transferee's solicitor ALBERT E. KLEIN
387 Fraser Street
North Bay, Ontario

For Land Registry Office use only		
REGISTRATION NO.		
LAND REGISTRY OFFICE NO.		
REGISTRATION DATE		



Transfer/Deed of Land

Form 1 - Land Registration Reform Act, 1984

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FOR OFFICE USE ONLY	Number 273712	(1) Registry <input type="checkbox"/>	Land Titles <input checked="" type="checkbox"/>	(2) Page 1 of 2 pages BP
	CERTIFICATE OF RECEIPT	(3) Property Identifier(s)	Block	Property
	87 DEC 18 P 3: 44	(4) Consideration		
	NIPISSING NO. 36 NORTH BAY <i>Steven Suedin</i> Land Registrar	-----ONE----- Dollars \$1.00		
	New Property Identifier 17302wff	(5) Description This is a: Property Division <input checked="" type="checkbox"/> Property Consolidation <input type="checkbox"/>		
Executions <i>lean</i>	part of Parcel 10788 in the Register for Widdifield and Ferris, Part of lot 16, Concession 3, Part 4 on Plan 36R-2558, in the Township of East Ferris, in the District of Nipissing.			

(6) This Document Contains	(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>	(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	(7) Interest/Estate Transferred Fee Simple
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(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that the property transferred is not ordinarily occupied by me and my spouse, who is not separated from me, as our family residence.

Name(s) **PERRON, Christine** Signature(s) *Christine Perron* Date of Signature Y M D **1987 12 18**

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction

Name(s) _____ Signature(s) _____ Date of Signature Y M D _____

(10) Transferor(s) Address for Service: **R.R. #1, Astorville, Ontario POH 1B0**

(11) Transferee(s)

CORPORATION OF THE TOWNSHIP OF EAST FERRIS

Date of Birth Y M D _____

(12) Transferee(s) Address for Service: **R.R. #1, Corbeil, Ontario POH 1K0**

(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 49 of the Planning Act, 1983.

Signature *Louis-Marc Hurtubise* Date of Signature Y M D **1987 12**

Solicitor for Transferor(s) I have explained the effect of section 49 of the Planning Act, 1983 to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing.

Name and Address of Solicitor: **LOUIS-MARC HURTUBISE**
207-240 Algonquin Avenue
North Bay, Ontario P1B 4V9 Signature *Louis-Marc Hurtubise* Date of Signature Y M D **1987 12**

(14) Solicitor for Transferee(s) I have investigated the title to this land and to adjoining land where relevant and I am satisfied that the title records reveal no contravention as set out in subclauses 49(21a) (c) (i) of the Planning Act, 1983 and that to the best of my knowledge and belief this transfer does not contravene section 49 of the Planning Act, 1983. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

Name and Address of Solicitor: _____ Date of Signature Y M D _____

Signature _____

(16) Assessment Roll Number of Property	City	Mun.	Map	Sub.	Par.	unassigned	
(18) Municipal Address of Property	(17) Document Prepared by:		Fees and Tax		FOR OFFICE USE ONLY		
R.R. #1	LOUIS-MARC HURTUBISE		Registration Fee	16.00			
Astorville, Ontario	207-240 Algonquin Avenue		Land-Transfer Tax				
POH 1B0	North Bay, Ontario						
					Total		

Form 1 - Land Transfer Tax Act
Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.

2

THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Part of Parcel 10788 in the Register for
Widdifield & Ferris, Part of lot 16, concession 3, Part 4 on Plan 36R-2558, in
Township of East Ferris, in the District of Nipissing

BY (print names of all transferees in full) CHRISTINE PERRON

TO (see instruction 1 and print names of all transferees in full) CORPORATION OF THE TOWNSHIP OF EAST FERRIS

I, (see instruction 2 and print name(s) in full) LOUIS-MARC HURTUBISE

MAKE OATH AND SAY THAT:

1. I am (place a check mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s); (see instruction 2))

- (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 (insert name(s) of principal(s)) CORPORATION OF THE TOWNSHIP OF EAST FERRIS

(e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for (insert name(s) of corporation(s))

(f) I am making this affidavit on my own behalf and on behalf of (insert name of spouse) who is my spouse described in paragraph () (insert only one of paragraph (a), (b) or (c) above, as applicable) and as such, I have personal knowledge of the facts herein deposed to.

2. (To be completed where the value of the consideration for the conveyance exceeds \$250,000.) I have read and considered the definition of "single family residence" set out in clause 1(1)(a) of the Act. The land conveyed in the above-described conveyance

- contains at least one and not more than two single family residences.
does not contain a single family residence.
contains more than two single family residences. (see instruction 3)

Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of \$250,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. (see instructions 4 and 5) None

4. THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

Table with columns for description, amount, and tax status. Includes items like Monies paid, Mortgages, Property transferred, and Land Transfer Tax.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) Transfer to Municipality of Public Travelled Road

6. If the consideration is nominal, is the land subject to any encumbrance? None

7. Other remarks and explanations, if necessary, None

Sworn before me at the City of North Bay in the District of Nipissing this 16th day of December 1997

Helene Lucy Simpson, A Commissioner for taking Affidavits, etc.

HELENE LUCY SIMPSON, a Commissioner, etc., District of Nipissing, for Louis-Marc Hurtubise, Barrister and Solicitor. Expires March 27, 1999.

Signature of Louis-Marc Hurtubise

LOUIS-MARC HURTUBISE

Property Information Record

A. Describe nature of instrument: CONVEYANCE

B. (i) Address of property being conveyed (if available)

(ii) Assessment Roll No. (if available)

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) R.R. #1, Corbeil, Ontario P0H 1K0

D. (i) Registration number for last conveyance of property being conveyed (if available) (ii) Legal description of property conveyed: Same as in D.(i) above. Yes No Not known

E. Name(s) and address(es) of each transferee's solicitor: LOUIS-MARC HURTUBISE 207-240 Algonquin Avenue North Bay, Ontario P1B 4V9

For Land Registry Office use only. REGISTRATION NO. Land Registry Office No. Registration Date