



The Municipal Corporation of the Town of Fort Erie

BY-LAW NO. 154-2000

**BEING A BY-LAW TO AUTHORIZE THE GRANTING OF A
QUIT CLAIM DEED FOR THE ESTATE OF MARY SLONCHKA –
396 GILMORE ROAD (120902)**

WHEREAS the solicitor on behalf of the Estate of Mary Slonchka has approached the Town of Fort Erie to grant a Quit Claim Deed to the Estate to comply with terms of Articles of Agreement entered into between the former Town of Fort Erie and Frank and Mary Slonchka, and

WHEREAS the said Articles of Agreement were entered into between the parties on the 20th day of September, 1949 and registered as Instrument No. 6942 on the 7th day of October, 1949 in the Welland Registry Office, and

WHEREAS pursuant to the terms of the said Articles of Agreement the former Town of Fort Erie agreed to sell property known municipally as 396 Gilmore Road to Frank and Mary Slonchka provided they built a home on the property within a defined period of time and in return, upon completion of the building or for the purposes of acquiring a mortgage, the former Town of Fort Erie agreed to grant a Quit Claim Deed, and

WHEREAS the house was constructed on the property, but a search of the former Town's records and the Registry Office Records fail to reveal a registered Quit Claim Deed, and

WHEREAS it is deemed appropriate to grant a Quit Claim Deed to the trustees of the Estate of Mary Slonchka;

NOW THEREFORE the Municipal Council of The Corporation of the Town of Fort Erie hereby enacts as follows:

1. **THAT** the conveyance of a Quit Claim Deed for lands composed of Lot 96 on the north side of Gilmore Road according to Plan 24 for the former Town of Fort Erie now known as Plan 525 in the amount of One Dollar (\$1.00) be and it is hereby approved and authorized.
2. **THAT** an administration fee of \$75.00 shall apply herein and the Estate of Mary Slonchka shall be responsible for all associated legal costs.

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3. **THAT** the Mayor and Clerk be and they are hereby authorized and directed to execute the Transfer/Deed of Land and any other documentation necessary to complete this transaction.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 21st DAY OF AUGUST, 2000.



MAYOR



CLERK

I, the Clerk, Carolyn J. Kett, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true certified copy of By-law No. 154-2000 of the said Town. Given under my hand and the seal of the said Corporation this day of , 2000.



Transfer/Deed of Land

DYE & DUBHAM CO. INC. - Form No. 970
Amended NOV. 1992

Form 1 - Land Registration Reform Act

A

<div style="text-align: center; font-size: 24px; font-weight: bold;">71045</div> <div style="text-align: center; font-size: 24px; font-weight: bold;">08 30 13 58</div> <div style="text-align: center; font-size: 12px;">New Property Identifiers</div> <div style="text-align: center; font-size: 12px;">Additional: See Schedule <input type="checkbox"/></div> <div style="text-align: center; font-size: 12px;">Executions</div> <div style="text-align: center; font-size: 12px;">Additional: See Schedule <input type="checkbox"/></div>	(1) Registry <input checked="" type="checkbox"/>	Land Titles <input type="checkbox"/>	(2) Page 1 of 2 pages																
	(3) Property Identifier(s)	Block	Property	Additional: See Schedule <input type="checkbox"/>															
	(4) Consideration ONE----- Dollars \$ 1.00																		
	(5) Description This is a: Property Division <input type="checkbox"/> Property Consolidation <input type="checkbox"/> Town of Fort Erie, Regional Municipality of Niagara, being Lot 96, north side Gilmore Road, Plan 525.																		
	(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 See Schedule Quit Claim																		
(8) Transferor(s) The transferor hereby transfers the land to the transferee(s) who is/are at least eighteen years old and that																			
<table style="width:100%;"><tr><td style="width:40%;">Name(s)</td><td style="width:40%;">Signature(s)</td><td style="width:20%;">Date of Signature Y M D</td></tr><tr><td>THE CORPORATION OF THE TOWN OF FORT ERIE</td><td></td><td>2000 08 24</td></tr><tr><td></td><td>Per: Carolyn J. Kett, Clerk</td><td></td></tr><tr><td></td><td></td><td>2000 08 23</td></tr><tr><td></td><td>Per: Wayne H. Redekop, Mayor</td><td></td></tr></table>					Name(s)	Signature(s)	Date of Signature Y M D	THE CORPORATION OF THE TOWN OF FORT ERIE		2000 08 24		Per: Carolyn J. Kett, Clerk				2000 08 23		Per: Wayne H. Redekop, Mayor	
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(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 1 Municipal Centre Drive, Fort Erie, Ontario L2A 2S6																			
(11) Transferee(s)																			
<table style="width:100%;"><tr><td style="width:80%;">Name(s)</td><td style="width:20%;">Date of Birth Y M D</td></tr><tr><td>SLONCHKA, Norman John - Estate Trustee</td><td>1936 07 28</td></tr><tr><td>STRILEC, Jean Mary - Estate Trustee (of the Estate of Mary Slonchka)</td><td>1944 11 19</td></tr></table>					Name(s)	Date of Birth Y M D	SLONCHKA, Norman John - Estate Trustee	1936 07 28	STRILEC, Jean Mary - Estate Trustee (of the Estate of Mary Slonchka)	1944 11 19									
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(12) Transferee(s) Address for Service Norman John Slonchka - 107 Leander Street, Bramalea, Ontario L6S 3N6 Jean Mary Strilec - 46 Daffoe Crescent, Brampton, Ontario L6Y 2L2																			
(13) Transferor(s) The transferor verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene section 50 of the Planning Act.																			
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Signature	Signature	Date of Signature Y M D																	
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 50 (22) (c) (ii) of the Planning Act and that to the best of my knowledge and belief this transfer does not contravene section 50 of the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.																			
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(15) Assessment Roll Number of Property																			
<table style="width:100%;"><tr><td style="width:10%;">City</td><td style="width:10%;">Mun</td><td style="width:10%;">Map</td><td style="width:10%;">Sub</td><td style="width:10%;">Par</td><td style="width:50%;"></td></tr><tr><td>27</td><td>03</td><td>010</td><td>048</td><td>0100</td><td></td></tr></table>					City	Mun	Map	Sub	Par		27	03	010	048	0100				
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27	03	010	048	0100															
(16) Municipal Address of Property 396 Gilmore Road, FORT ERIE, Ontario L2A 2N1																			
(17) Document Prepared by: RUCH & WILLIAMS 43 Jarvis Street, P.O. Box 8, FORT ERIE, Ontario P-13885																			
(18) Fees and Tax																			
<table style="width:100%;"><tr><td style="width:80%;">Registration Fee</td><td style="width:20%;"></td></tr><tr><td>Land Transfer Tax</td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>					Registration Fee		Land Transfer Tax												
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Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Town of Fort Erie, Regional Municipality of Niagara, being Lot 96, north side Gilmore Road, Plan 525.BY (print names of all transferors in full) The Corporation of the Town of Fort ErieTO (see instruction 1 and print names of all transferees in full) Norman John Slonchka and Jean Mary Strilec, Estate TrusteesI, (see instruction 2 and print name(s) in full) Gerald F. Ruch

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 (insert name(s) of principal(s)) Norman John Slonchka and Jean Mary Strilec, Estate Trustees

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. (To be completed where the value of the consideration for the conveyance exceeds \$400,000).

I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences. **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 \$400,000 where the 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)

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)

4. 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)	\$ NTL	
(ii) Given back to vendor	\$ NTL	
(c) Property transferred in exchange (detail below)	\$ NTL	
(d) Securities transferred to the value of (detail below)	\$ NTL	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$ NTL	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$ NTL	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$ 1.00	\$ 1.00
(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 the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)	\$ NTL	
(i) Other consideration for transaction not included in (g) or (h) above	\$ NTL	
(j) TOTAL CONSIDERATION	\$ 1.00	

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5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6)

See number 7.6. If the consideration is nominal, is the land subject to any encumbrance? No.7. Other remarks and explanations, if necessary: To complete transfer as called for in instrument number 6942 - Articles of Agreement

Sworn before me at the Town of Fort Erie
in the Regional Municipality of Niagara
this 1st day of August, 2000.

A Commissioner for taking Affidavits, etc.

Gail Thompson, a Commissioner, etc.
Regional Municipality of Niagara, for
Ruch & Williams, Barristers and Solicitors

Expires October 9, 2002

GERALD F. RUCH (signature)

Property Information Record

- A. Describe nature of instrument: Transfer Quit Claim
B. (i) Address of property being conveyed (if available) 396 Gilmore Road, Fort Erie, Ontario
(ii) Assessment Roll No. (if available) 27 03 010 048 01600 01700
C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) xxxx107xxxxxx, 396 Gilmore Road Brampton, Ontario x16Sx9N6x Fort Erie
D. (i) Registration number for last conveyance of property being conveyed (if available) 6942
(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
RUCH & WILLIAMS
43 Jarvis Street, P.O. Box 8,
FORT ERIE, Ontario L2A 5M6

School Tax Support (Voluntary Election) See reverse for explanation

- (a) Are all individual transferees Roman Catholic? Yes ☐ No ☐
(b) If Yes: do all individual transferees wish to be Roman Catholic Separate School Supporters? Yes ☐ No ☐
(c) Do all individual transferees have French Language Education Rights? Yes ☐ No ☐
Do all individual transferees wish to support the French Language School Board (where established)? Yes ☐ No ☐

For Land Registry Office Use Only

Registration No.

Registration Date

Land Registry Office