

Ma MAHON

THIRD READING

No. 18-90

COUNCIL OF Wollaston SESSION April 2 19 90

Moved by *Julian Bailey* Seconded by *Robert Cooper*

That a By-law to authorize Reeve and Clerk to sign an Agreement to validate title as per Planning Act Section 56 on Lot 2, Concession 6, Wollaston Township.

as reported by the Committee of the Whole be read a third time, passed and numbered and that the said by-law be signed by the and clerk, sealed with the seal of the Corporation, and be engrossed in the By-law Book.

Carried. *Horis Danford*

SECOND READING

No. 18-90

COUNCIL OF Wollaston SESSION April 2 19 90

Moved by *Norman Cali* Seconded by *Albert Vadev*

That a By-law to authorize Reeve and Clerk to sign an Agreement to validate title as per Planning Act, Section 56, Lot 2, Concession 6, Wollaston Township.

be read a second time and be referred to a committee of the whole council.

Carried. *Horis Danford*

FIRST READING

No. 18-90

COUNCIL OF Township of Wollaston SESSION Apr 2, 19 90

Moved by *Albert Vadev* Seconded by *Julian Bailey*

That a By-law to authorize Reeve & Clerk to sign an agreement to validate title as per Planning Act Sec. 56 on Lot 2, Con 6, Wollaston Twp.

be received and read a first time.

Carried. *Horis Danford*

THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

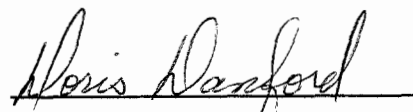
BY-LAW NO: 18-90

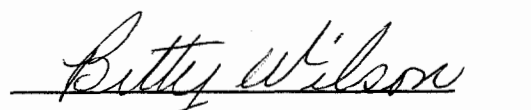
Being a By-Law to authorize Reeve and Clerk to sign an Agreement to validate title as per Planning Act, Section 56 on Lot 2, Concession 6, Wollaston Township.

Re: McMahon

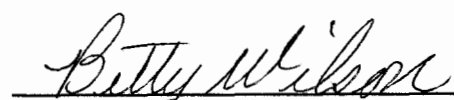
Read a first, secon and third time this 2nd day of April, 1990.

Passed, sealed and entered into the By-Law Book.


Doris Danford, Reeve


Betty Wilson, Clerk-Treas.

I certify that this is true copy of By-Law NO. 18-90, as passed by Council the 2nd day of April, 1990.


Betty Wilson, Clerk

APPLICATION FORM FOR A BYLAW TO VALIDATE TITLE
THE PLANNING ACT - SECTION 56

"I hereby certify that the following information is accurate and correct to
the best of my knowledge".

..March...12...1990.
Date

Barbara McMahon
Signature of Owner

Paul Douglas Galvin
Signature of Agent

PLEASE PRINT CLEARLY

1.
Applicant's Name .FRANCIS JOSEPH McMAHON & BARBARA ANN McMAHON
Address c/o Mr. P. Douglas Galvin, Barrister & Solicitor,
P.O. Box 1118, PETERBOROUGH, Ont. Tel. No. 705-743-7500

2.
Agent's Name P. Douglas Galvin
Address P.O. Box 1118, 176 McDonnell Street, Peterborough,
Ontario. K9J 7H4 Tel. No. 705-743-7500

3.
In whose name is the property registered Applicants
.....

4.
When was the property purchased November 17, 1989.....

5.
Property description: Lot 2, Concession 6, Wollaston Township

Reference Plan - Part No.	Frontage	Depth	Area
	1320' +/-	3300' +/-	100 ac. +/-

IV

6. What is the present use of the land vacant bush land.....
7. What is the intended use of the land rural use.....
8. Has a building permit been issued no - none required.....
9. Has construction commenced no - none contemplated.....
10.

- A site plan showing:
- (i) The scale to be not less than 1 inch = 50 feet;
 - (ii) A north point;
 - (iii) The boundaries of the site, its area, dimensions, and its distance from the nearest highway, concession, or other road;
 - (iv) The width and location of all road allowances and rights-of-way;
 - (v) The means of connection to any existing sewer or water services or the location of any proposed septic tank or water supply;
 - (vi) The location of any existing or proposed buildings and structures or other works on the site, showing minimum distances from all lot lines;
 - (vii) The location of any access road to the site;
 - (viii) Significant existing landscape features such as wood lots, trees, shrubs, etc. and the retention of such features on the site;
 - (ix) The location of areas subject to flooding, swampiness and erosion on and adjacent to the site;
 - (x) The slope of the land, including any major physical features such as escarpments, watercourses, drainage ditches and bodies of water;
 - (xi) Any other proposed works to be undertaken, including the provision of landscaping, fences, etc.;
 - (xii) Any existing or proposed easements on the land.

NOTE

For the guidance of the applicant, an example of a site plan is attached.

11. What type of access exists to the land
 (i) Private right-of-way none
 (ii) Municipal open road allowance none
 (iii) Municipal unopened road allowance yes
 (iv) Other (e.g. water access)

12. What type of sewage disposal none required
 Existing... none Proposed none
 If proposed, a report from the Ministry of the Environment or its local representative indicating adequate water and sewage services can be provided on or to the site to meet the demands of the proposed use must be attached.

13. Has a septic tank permit been issued for the subject land no

14. What type of water supply none required
 Existing none Proposed none
 If proposed, a report from the Ministry of the Environment or its local representative indicating adequate water and sewage services can be provided on or to the site to meet the demands of the proposed use must be attached.

15. Did the previous owner retain any interest in the subject land No

16. Do you have any interest in any other land in the municipality ~~No~~ Yes

17. If so, describe each separate parcel

Reference Plan — Part No.	Lot	Con.	Does the Title Need Validating
	4	5	No
	4	6	No

— Attach additional list(s) if necessary.

18. Why do you consider your title may require validation
 On a prior sale on August 7, 1973 the Vendor, Emma
 Weber retained the adjacent Lot 3, Concession 6,
 contrary to the Planning Act, 1970, Section 29.....

VI

REQUIRED SITE PLAN SKETCH

SCALE 1" = 1000'

AREA AS NOTED

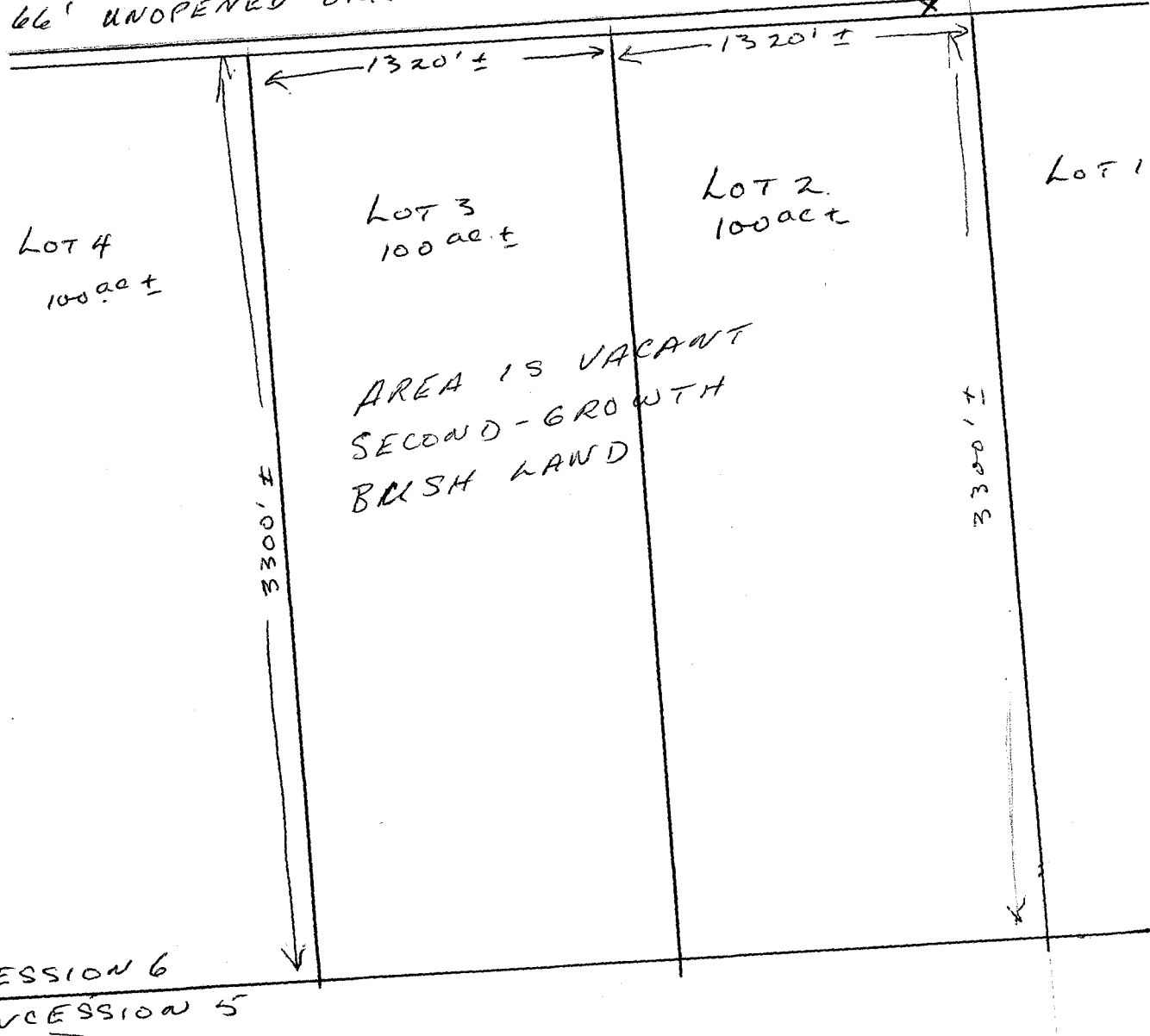
TOWNSHIP OF WOLLASTON
COUNTY OF HASTINGS



TRAVELLED ROAD APPROX.
1 mi. FROM LOT 3 - TO
HWY 620

APPROX. 1 MILE
TO HASTINGS
ROAD →

66' UNOPENED ORIGINAL ROAD ALLOWANCE



APPLICANT TO COMPLETE AND RETURN TO MUNICIPALITY

MUNICIPAL APPRAISAL FORM TO ACCOMPANY BYLAW RECOMMENDING VALIDATION

THE PLANNING ACT - SECTION 56 appendix C

GENERAL INFORMATION

1. The subject land(s) is located in the municipality of Wollaston.....

2. Validation is requested by bylaw number

3. Location of the subject land(s): Lot 2..... Con 6.....

Reference plan number (if any)... N/A

4. Description of subject land(s):

Reference Plan - Part No.	Frontage	Depth	Area
	1720' +/-	3300' +/-	100 ac. +/-

- Attach additional lists(s) if necessary

Planning Policy

5. Is the subject land(s) within an area covered by an Official Plan Yes.....
State any Official Plan amendment number None.....

6. If so what is the land use designation in the Official Plan and does the intended use conform to the Official Plan Rural, Yes.....
If not, is Council initiating an Official Plan amendment N/A.....

7. Is the subject land(s) within an area covered by an approved zoning bylaw Yes.....

8. if so, does the intended use and dimensions conform to the bylaw Yes.....

9. If not, is council initiating zoning to restrict the use of the property to that recommended; give zoning bylaw number N/A.....

Provision of Community Facilities

10.

Can the following facilities be adequately and economically provided

(i)

Adequate access road *Not required for intended use*.....

(ii)

Adequate primary and secondary school provision "

(iii)

Adequate transportation for school pupils "

(iv)

Adequate garbage collection "

(v)

Adequate snow removal "

(vi)

Adequate fire fighting services "

(vii)

Adequate public open space, recreational facilities and play areas "

11.

Is the municipality of the opinion that the general overall provision of facilities outlined in 10. above will be adequate to serve the subject land(s) proposed to be validated *Yes*.....

12.

Are conditions being applied against property by council *No*.....

13.

If yes, please attach copy of conditions.

Signed *Betty Wilson*..... Municipal Clerk

Municipality *Wollaston*..... Date *April 2, 1990*

Municipality to complete this form and attach

1.

Copy of application form(s) – appendix A.

2.

Certified copy of bylaw – appendix B.

3.

Reference plans (if any) and where applicable.

4.

Copy of conditions imposed with the passage of the bylaw.

5.

Copy of deed(s).

Return to PLANS ADMINISTRATION DIVISION
MINISTRY OF HOUSING
56 WELLESLEY STREET WEST
TORONTO, ONTARIO

MUNICIPALITY OF THE CORPORATION OF THE TOWNSHIP OF WOLLASTON

BY LAW NUMBER - 18-90

Pursuant to Section 56 of the Planning Act, 1983 as amended, The Council of the Corporation of the Township of Wollaston

hereby enact as follows:

That the Minister of Housing is hereby requested to make an order under Section 56 of the Planning Act, 1983 as amended in respect of Lot 2, Concession 6, of this Municipality.

Read a first time this 2 day of April, 1990.

Read a first time this 2 day of April, 1990.

Read a first time this 2 day of April, 1990.

Doris Danford
DORIS DANFORD, REEVE

Betty Wilson
BETTY WILSON, CLERK

O. GREGORY ANDERSON Q.C., B.A., LL.B.

Barrister and Solicitor

TELEPHONE
613-332-3773

P.O. BOX 700
129 HASTINGS STREET NORTH
BANCROFT, ONTARIO
K0L 1C0

TELECOPIER
613-332-5079

Feb. 12, 1991

Mr. & Mrs. Frank McMahon,
R. R. #10,
PETERBOROUGH, Ontario.
K9J 6Y2

Dear Mr. & Mrs. McMahon:

Re: Validation Order,
Lot 2, Concession 6,
Township of Wollaston,
County of Hastings.

Further to your letter of January 24, 1991 enclosing payment of my account I am enclosing herewith registered duplicate copy of Validation Order registered February 6, 1991 as Instrument No. 449599 which will complete this matter.

I thank you for your kind attention.

Yours very truly,

O. GREGORY ANDERSON

OGA/cr
c.c. Galvin, Murphy & Bosh
c.c. Township of Wollaston

<p style="text-align: center; font-size: 24px; margin: 0;">449599</p> <p style="text-align: center; font-size: 18px; margin: 10px 0;">CERTIFICATE OF REGISTRATION</p> <p style="text-align: center; font-size: 24px; margin: 10px 0;">31 FEB 6 13 19</p> <p style="text-align: center; font-size: 12px; margin: 5px 0;">HASTINGS (NO. 21) BELLEVILLE</p> <p style="text-align: center; font-size: 18px; margin: 5px 0;"><i>O. Gregory Anderson</i></p> <p style="text-align: center; font-size: 12px; margin: 5px 0;">VALIDATION</p> <p style="margin-top: 20px;">New Property Identifiers</p> <p style="text-align: right; font-size: 10px;">Additional: See Schedule <input type="checkbox"/></p> <p>Executions</p> <p style="text-align: right; font-size: 10px;">Additional: See Schedule <input type="checkbox"/></p>	<p>(1) Registry <input checked="" type="checkbox"/> Land Titles <input type="checkbox"/></p>	<p>(2) Page 1 of 2 pages</p>	
	<p>(3) Property Identifier(s) Block Property</p> <p style="text-align: right; font-size: 10px;">Additional: See Schedule <input type="checkbox"/></p>	<p>(4) Nature of Document VALIDATION ORDER UNDER SECTION 56 OF THE PLANNING ACT</p>	
	<p>(5) Consideration</p> <p style="text-align: right;">Dollars \$</p>		
	<p>(6) Description</p> <p style="text-align: center; font-size: 14px;">Lot 2, Concession 6, Township of Wollaston, County of Hastings.</p> <div style="text-align: right; border: 1px solid black; padding: 2px; font-size: 10px; margin-top: 5px;"> <i>By</i> COMPARED </div>		
	<p>(7) This Document Contains:</p> <p>(a) Redescription New Easement Plan/Sketch <input type="checkbox"/></p> <p>(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input checked="" type="checkbox"/></p>		
	<p>(8) This Document provides as follows:</p> <p style="margin-top: 20px;">1. Order made under Section 56 of The Planning Act, 1983 attached.</p> <p style="text-align: right; font-size: 10px;">Continued on Schedule <input checked="" type="checkbox"/></p>		

(9) This Document relates to instrument number(s)

<p>(10) Party(ies) (Set out Status or Interest)</p>								
<p>Name(s)</p> <p style="font-size: 14px;">THE CORPORATION OF THE TOWNSHIP OF WOLLASTON</p> <p style="font-size: 14px;">by its Solicitor, O. GREGORY ANDERSON</p>	<p>Signature(s)</p> <p style="font-size: 18px;"><i>O. Gregory Anderson</i></p>	<p>Date of Signature</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-size: 10px;">Y</td> <td style="text-align: center; font-size: 10px;">M</td> <td style="text-align: center; font-size: 10px;">D</td> </tr> <tr> <td style="text-align: center; font-size: 18px;">1991</td> <td style="text-align: center; font-size: 18px;">01</td> <td style="text-align: center; font-size: 18px;">31</td> </tr> </table>	Y	M	D	1991	01	31
Y	M	D						
1991	01	31						

(11) Address for Service: c/o P.O. Box 700, BANCROFT, Ontario. K0L 1C0

<p>(12) Party(ies) (Set out Status or Interest)</p>								
<p>Name(s)</p>	<p>Signature(s)</p>	<p>Date of Signature</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="text-align: center; font-size: 10px;">Y</td> <td style="text-align: center; font-size: 10px;">M</td> <td style="text-align: center; font-size: 10px;">D</td> </tr> <tr> <td style="height: 40px;"></td> <td></td> <td></td> </tr> </table>	Y	M	D			
Y	M	D						

(13) Address for Service

<p>(14) Municipal Address of Property</p> <p style="font-size: 14px;">Township of Wollaston, County of Hastings.</p>	<p>(15) Document Prepared by:</p> <p style="text-align: center; font-weight: bold; font-size: 14px;">O. GREGORY ANDERSON, Q.C.</p> <p style="text-align: center; font-size: 12px;">Barrister & Solicitor 129 Hastings St. N., P.O. Box 700 BANCROFT, ONTARIO K0L 1C0 (613) 332-3773</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center; font-size: 10px;">Fees and Tax</td> </tr> <tr> <td style="width:60%; font-size: 10px;">Registration Fee</td> <td style="width:40%;"></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td style="height: 20px;"></td> <td></td> </tr> <tr> <td style="font-weight: bold; font-size: 10px;">Total</td> <td></td> </tr> </table>	Fees and Tax		Registration Fee						Total	
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FOR OFFICE USE ONLY

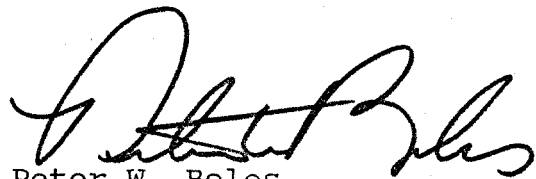
FOR OFFICE USE ONLY

Additional Property Identifier(s) and/or Other Information

ORDER MADE UNDER SECTION 56 OF THE PLANNING ACT, 1983

1. A contravention of section 49 of the Planning Act, 1983 or a predecessor thereof, or a by-law passed under a predecessor of the said section 49 or of an order made under clause 27 (1) (b), as it existed on the 25th day of June, 1970 of The Planning Act, being Chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor thereof, does not have and shall be deemed never to have had the effect of preventing the conveyance or creation of any interest in the following parcel of land:

That parcel of land situated in the Township of Wollaston in the County of Hastings being Lot 2 in Concession VI.



Peter W. Boles
Director
Plans Administration Branch
North and East
Ministry of Municipal Affairs

Dated at Toronto
this 11 day of
Dec., 1990.