

Execution of Certain Documents By-law

A-1 – Consolidated October 17, 2017

As Amended by:

By-law No.	Date Passed at Council
A-1-94001	March 21, 1994
A-1-96002	December 18, 1995
A-1-99003	April 19, 1999
A-1-99004	August 3, 1999
A-1-00005	August 8, 2000
A-1-00006	September 18, 2000
A-1-01007	November 5, 2001
A-1-03008	January 20, 2003
A-1-03009	October 6, 2003
A-1-04010	October 4, 2004
A-1-11011	December 20, 2010
A-1-11012	February 28, 2011
A-1-12013	May 1, 2012
A-1-17014	October 17, 2017

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London
CANADA

**OFFICE CONSOLIDATION
INCLUDING AMENDMENT A-1-17014 (October 17, 2017)**

ADMINISTRATIVE

**By-law A-1
A by-law to provide for the
EXECUTION OF CERTAIN DOCUMENTS**

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The Municipal Council of The Corporation of the City of London enacts as follows:

**SHORT TITLE
DOCUMENT EXECUTION BY-LAW**

**Part 1
AUTHORITY - MAYOR - CLERK**

1.1 Documents - agreements - execution

The Mayor and Clerk, without individual approval of Board of Control and Council, are hereby authorized to execute under seal on behalf of The Corporation of the City of London:

- (a) any deed, grant, assignment, release, surrender, discharge, quit claim deed, conveyance, re-conveyance, instrument, notice, caution or other document relating to any estate, right or interest in land which is of a routine nature, is for nominal consideration, or has been approved for such execution by the City Solicitor, and falls within any of the categories set out in the table below;
- (b) any agreement for the purchase of services by the Corporation from the successor of an operator with whom the Corporation had a similar agreement immediately prior to the change in operator, where such agreement is required by reason of a change of name, ownership, address or legal status of the operator and the agreement has been approved for such execution by the City Solicitor.
- (c) banking resolutions and account agreements at the request of the City Treasurer as required by banking and financial institutions;

- (d) any agreements with consulting engineers for projects where the estimated fee is \$75,000 or less and where the assignment is not of a complex nature, all as prescribed by Council Policy 7(9) and 7(9A)(a);
- (e) execution of contracts and agreements with a value not exceeding \$100,000.00 (inclusive of GST and PST where applicable) other than those engineering agreements mentioned in part (d) above of this by-law and other than those procurement contracts authorized for execution by section 2.2 of Council Policy 21(2), the Purchasing and Materials Management Policy.

Category	Subject Matter	Required By
1. Road Allowances	(a) Conveyance of an original road allowance to an abutting owner or his successor where land is taken without compensation for the site of a highway laid out and opened.	<i>Municipal Act</i> , RSO 1990, c. M.45, s. 316
	(b) Conveyance of an original road allowance to an abutting owner who or whose predecessors laid out and opened a highway without compensation for the site.	Municipal Act, RSO 1990, M.45, s. 317.
	(c) Conveyance to an abutting owner of an unassumed road allowance, highway, street, lane, or walk shown on a registered plan of subdivision which has been closed by judge's order.	Municipal Act, RSO 1990, c. M.45, s. 315
	(d) Renewal of existing sidewalk café licence agreements where the size and location of the café has not changed.	Municipal Act, RSO 1990, c.M.45, s. 310 (a)
2. Condominiums	(a) Declaration and/or consent where the City is the owner of land or an interest appurtenant to the land described in the description.	Condominium Act, RSO 1990, c. C.26, s. 3 (1)
3. Land Titles	(a) Application by the Corporation as owner or purchaser of land or an interest appurtenant thereto for its own benefit to be registered under the Land Titles Act as owner.	Land Titles Act, RSO 1990, c. L.5, ss. 30 (1), (2) and s. 39
	(b) Consent to a purchaser of land from the Corporation being registered under the Land Titles Act as owner.	Land Titles Act, RSO 1990, c. L.5, s. 30(2)
	(c) Authorization for actual or beneficial owner of land nominally owned by the Corporation registered under the Land Titles Act as owner.	Land Titles Act, RSO 1990, c. L.5, s. 30 (1)
	(d) Statement of an adverse claim or a claim not recognized in the application of any person to be registered under the Land Titles Act as owner.	Land Titles Act, RSO 1990, c. L.5, s. 41. Reg 690, RRO 1990, s. 5
	(e) Caution and any renewal thereof against registration under the Land Titles Act of land in which the	Land Titles Act, RSO 1990, c. L.5, s. 43. Reg 690, RRO 1990,

Category	Subject Matter	Required By
	Corporation has or claims an interest without its consent.	s. 10
	(f) Any notice, caution, inhibition or restriction to protect any unregistered estate, right, interest or equity of the Corporation in registered land from being impaired by any act of the registered owner.	Land Titles Act, RSO 1990, c. L.5, s. 71 (1)
	(g) Application by the Corporation as registered owner for amendment of any entry in the register of its title.	Land Titles Act, RSO 1990, c. L.5, s. 75
	(h) Application by the Corporation as registered owner to improve, withdraw or modify restrictions on transferring or charging the land or conditions, restrictions or covenants regarding building thereon or use thereof.	Land Titles Act, RSO 1990, c. L.5, ss. 118 and 119. Reg 690, RRO 1990, s 39
	(i) Application for registration or renewal or withdrawal of a caution against dealing with land without notice to the Corporation.	Land Titles Act, RSO 1990, c. L.5, ss. 130 and 134. Reg 690, RRO 1990, ss. 33, 34 and 35
	(j) Signing of a plan of subdivision prepared and to be registered on the Corporation's behalf.	Land Titles Act, RSO 1990, c. L.5, ss. 145 and 151
	(k) Application by the Corporation to be entered as the owner of am public highway laid out on a registered plan.	Land Titles Act, RSO 1990, c. L.5, s. 152
	(l) Application by the Corporation as Registered owner to withdraw land from the Land Titles Act.	Land Titles Act, RSO 1990, c. L.5, s. 171
	(m) Application for an order of entry inhibiting any dealing with registered land or registered charge without notice to the Corporation.	Land Titles Act, RSO 1990, c. L.5, s. 23 Reg 690, RRO 1990, s. 38
	(n) Application for an entry negating implied covenants on transfer of leasehold estate.	Land Titles Act, RSO 1990, c. L.5, s. 110 (1)
4. Boundaries	(a) Application by the Corporation to have the true location of the boundaries confirmed under the Boundaries Act.	Boundaries Act, RSO 1990, c. B.10, s. 3
5. Certification	(a) Application by the Corporation under the <i>Certification of Titles Act</i> , to have the Director of Titles certify title to land.	Certification of Titles Act, RSO 1990, c. C.6, s. 4
	(b) A written statement of claim by affidavit alleging an adverse or inconsistent claim to a claim set out in an application for certification of title.	Certification of Titles Act, RSO 1990, c. C.6, s. 6

Category	Subject Matter	Required By
	(c) Application by the Corporation to be paid compensation out of The Land Titles Assurance Fund.	Certification of Titles Act, RSO 1990, c. C.6, s. 16
6. P.U.C. and Sewers	(a) Execution of grants of easements for the purposes of the P.U.C. for water and electrical services. (b) Execution of grant of easements to City for sewer services.	
7. Correction or Perfection of Title	(a) Execution of deed, quit claim deed, release or other document to correct inadvertent error or defect of title to land.	
8. Road widening agreements wherein the developer has agreed to dedicate the land for public highway purposes	(a) Execution of road widening agreements entered into between the City and developer upon the development or redevelopment of land pursuant to the Planning Act, RSO 1990, c. P.13, s. 41, where the developer has agreed to dedicate land for public highway purposes.	Planning Act, RSO 1990, c. P.13, s. 41
9. Warning Siren Leases	(a) Execution of memorandums of Renewal between the City and the Crown relating to the Department of National Defence siren installations at various sites throughout the City.	
10. Underground Pipe Crossing Agreements	(a) Execution of Agreements with Railway Companies	
11. Subdivision Agreements	(a) Execution of subdivision agreement extensions	Planning Act, RSO 1990, c. P.13

1.2 Documents – agreements – execution – Planning Act and Condominium Act

The City Planner, the Director, Development Services, and the Director, Development and Compliance have delegated to them the authority to execute on behalf of The Corporation of the City of London the following agreements:

Category	Subject Matter	Required By
Consent Agreements	Execution of agreements as required to satisfy conditions imposed by the London Consent Authority	<i>Planning Act</i> , R.S.O. 1990, c. P.13, as amended
Condominium Agreements	Execution of agreements and documents as required to satisfy a condition of condominium draft approval	<i>Condominium Act</i> , 1998, S.O. 1998, c. 19, as amended

1.2.1 Documents – agreements – execution – Planning Act and Condominium Act – two signatories required

The agreements available for execution under section 1.2 shall be signed by any two of the City Planner, the Director, Development Services, the Manager, Development Services (Subdivisions) or the Director, Development and Compliance.

Part 2
REPEAL - ENACTMENT

2.1 By-law - previous

By-law A.-4336-357 and all of its amendments are hereby repealed.

2.2 Effective date

This by-law comes into force on November 15, 1993.

Passed in Open Council on November 15, 1993.

T.C. Gosnell
Mayor

K.W. Sadler
City Clerk

First Reading - November 15, 1993
Second Reading - November 15, 1993
Third Reading - November 15, 1993