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No. 104.

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3rd Session, 6th Parliament, 23 Victoria, 1860.

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**BILL.**

An Act to Incorporate the Windsor Improvement Company.

(PRIVATE BILL.)

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Received and read, first time, Tuesday, 27th  
March, 1860.

Second reading, Wednesday, 28th March  
1860.

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Mr. MACLEOD.

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QUEBEC:

PRINTED BY THOMPSON & CO., ST. URSULE STREET.

## An Act to Incorporate the Windsor Improvement Company.

**WHEREAS**, Samuel Smith Macdonell, John Prince, M. L. C., John MacLeod, M. P. P., Alexander Macdonell, Stephen Heward, Daniel D. Brodhead, James C. Dunn, George B. Jones, James W. Emery, James Hale and J. Howard Wainwright, have, by their Petition, represented that they have associated themselves together for the purchase of a tract or tracts of land in the County of Essex, and by the expenditure of money in the way of clearing, draining, cultivating and ornamenting, to render the same fit for subdivision into small holdings; and to enable persons of limited means, as well as others, to acquire homesteads; and praying that they, their associates and successors, may be incorporated: And whereas, it is expedient to grant the prayer of such Petition;

Therefore, Her Majesty, by and with the advice and consent of the Legislative Council and Assembly of Canada, enacts as follows:

I. Samuel Smith Macdonell, John Prince, M. L. C., John MacLeod, M. P. P., Alexander Macdonell, Stephen Heward, Daniel D. Brodhead, James C. Dunn, George B. Jones, James W. Emery, James Hale, and J. Howard Wainwright, their associates, successors and assigns, are hereby made and constituted a Corporation by the name of the Windsor Improvement Company, with all the powers and privileges granted to incorporated Joint Stock Companies by chapter fifty of the Consolidated Statutes for Upper Canada.

Certain persons incorporated.

Corporate name and powers.

II. The said Corporation may purchase, hold and possess, in fee simple and otherwise, all such tract or tracts of land within the County of Essex, as the said Corporation may deem advisable to be purchased and held by them, and the privileges and appurtenances thereto appertaining, and all rights and easements therewith used and enjoyed, with such personal property as may be necessary for the proper conducting of the affairs of the said Corporation; Provided, that the whole real and personal estate of the said Corporation shall not exceed in value the sum of five hundred thousand dollars; And provided also, that the lawful owners or proprietors of such estate shall convey the same to the said Corporation.

Empowered to purchase and hold land.

Value of real property limited.

III. The said Corporation shall have power to sell and convey, lease, mortgage or otherwise dispose of the said Corporate property or any part thereof, and to manage and improve the same at its will and pleasure, with authority to construct buildings and to lay out streets and passage-ways within the limits of the property acquired by the said Corporation as it shall deem expedient.

Empowered to sell and convey land; to construct buildings, lay out streets, &c.

IV. The said Corporation may agree upon the number and amount of shares into which the Corporate estate and property shall be divided, and upon the form of certificates of shares to be issued to the proprietor, and upon the manner and conditions of transferring the same, and the place where subscription and transfer of share may be made; which

Corporation may fix number and amount of shares, &c.

Election of Directors. shares shall be deemed and held as personal property; and the said Corporation shall have power to provide for the annual election of not less than three nor more than five Directors, and for the appointment of such and so many officers as may, from time to time, be requisite; and to define the power and duties of said Directors and officers, and to borrow monies and to assess upon each share such sums of money as may be considered as necessary for constructing and repairing buildings, and for the making, opening and maintaining roads and passages, drains and sewers, and for the improvement and good management of the property of the said Corporation, and for the incidental expenses thereof; and to sell and dispose of the shares of any delinquent proprietor for the payments of assessments in such manner as said Corporation may by its By-laws determine; Provided, that no assessment shall be made at any meeting unless agreed to by two-thirds at least in value of those proprietors present and represented, nor unless notice of the purpose of the said meeting shall have been given ten days at least previous thereto, in the manner prescribed by the By-laws; And generally to make such regulations in reference to the management of the said property as may be considered requisite, provided the same be not contrary to any law in force in this Province.

Company may depute one of their directors or officers to convey lands. V. It shall be lawful for the said Company to authorize one of their Officers or Directors to make and execute conveyances under the seal and in the name and on behalf of the said Company, to any individual or individuals of any part of the lands purchased or held by the said Company.

Common Seal. VI. The seal of the said Company affixed to any Conveyance, Deed or Instrument in writing or to any memorial or memorials thereof, for the purpose of registration of the said Conveyance, Deed or Instrument in writing in the proper office for registering the same in Upper Canada, shall of itself be sufficient evidence of the due execution of such Conveyance, Deed or Instrument in writing or the memorial thereof by the said Company for all purposes respecting the said registration, and no further evidence or verification of such execution nor any evidence of verification of the signature of the Officer or Director who shall attest the sealing of such Conveyance, Deed or Instrument in writing or the memorial thereof shall be required for the purposes of such registry, any law or custom now in force in Upper Canada notwithstanding.

Liability of shareholders limited. VII. No shareholder in the said Corporation shall be in any manner liable or charged with the payment of any debt or demand due by the said Corporation beyond the amount of his, her, or their subscribed share or shares in the capital stock of the said Corporation.

First meeting of the Company. VIII. Immediately after the passing of this Act, the said original Corporation or any three of them may, by a notice inserted for two weeks in one newspaper published in the County of Essex, call a meeting of the said Company for the purpose of adopting a constitution therefor, to be held in the Town of Windsor, where the chief office or place of business of the said Company shall be established.

Public Act. IX. This Act shall be deemed and taken to be a Public Act.