Court File No.: 10-48766

ONTARIO
SUPERIOR COURT OF JUSTICE

THE HONOURABLE Mr. Scott, J) THURS DAY, THE 26 DAY
) OF May, 2011

BETWEEN:

GARRY LACKNER, LINDA LACKNER,
ERIC THOMSON, SUSAN DEJARDINS and PATRICIA TITE

APPLICANTS/PLAINTIFFS

- and -

SHANE HALL, 2219160 ONTARIO LIMITED, STANLEY THOMAS WALLACE, WILLIAM ROBERT ENGLAND, ALLAN KEYS, CATHERINE KEYS, WAYNE MORRIS, and VIKKI STORIE

RESPONDENTS/DEFENDANTS

ORDER

THIS MOTION made by the Defendant, Wayne Morris, was heard this day, at the Courthouse, 161 Elgin Street, Ottawa.

UPON HEARING the submissions of the parties and not on consent,

1. THIS COURT ORDERS that the action is dismissed as against the Respondent/Defendant, Wayne Morris;

2. THIS COURT ORDERS that the properties described as:

Lot 37, Plan 418, being Part 1, Plan 4R-23784, Part of Lot 38, Plan 418, being Part 2, Plan 4R-23784 and Part of Lot 12, Con 6, being Part 5, Plan 4R-23784, City of Ottawa, Former Township of West Carleton/Torbolton and also known as 4068 Armitage Avenue;

Part of Lot 38, Plan 418, being Part 3, Plan 4R-23784, Part of Lot 39, Plan 418, being Part 4, Plan 4R-23784, and Part of Lot 12, Con 6, being Part 6, Plan 4R-23784, City of Ottawa, Former Township of West Carleton/Torbolton and also known as 4064 Armitage Avenue;

are removed from this action;

3. THIS COURT ORDERS AND ADJUDGES that Parts 1, 2, 3 and 4 of Plan 4R-24005, together with the lands described in paragraph 2 above are not "common lands" pursuant to the Surveys Act, R.S.O. 1990 C. S30; and

4. THIS COURT ORDERS that costs payable by the Applicants/Plaintiffs to the Respondent/Defendant, Wayne Morris, are fixed at $5000.00.

"Registrar,"

ENTERED AT OTTAWA
INSCRIT A OTTAWA

ON/LE MAY 3 1 2011

DOCUMENT # 1386
IN BOOK NO. 73-13
AU REGISTRE NO. 73-13

Ontario

Ministry of Government Services

THIS INDEX MAP SHOWS ALL PROPERTIES EXISTING IN BLOCK 04565 - SHEET 2 ON SEPTEMBER 01, 2011

SCALE

0 20 40 60 80 100 Meters

0 60 120 180 240 300 Feet

PROPERTY INDEX MAP BLOCK 04565 TOWNSHIP OF WEST CARLETON REG. MUNICIPALITY OF OTTAWA-CARLETON (OFFICE 04)

LEGEND

FREEHOLD PROPERTY BOUNDARY	
LEASEHOLD PROPERTY BOUNDARY	
LIMITED INTEREST PROPERTY BOUNDARY	
FREEHOLD PROPERTY NUMBER	0147
LEASEHOLD PROPERTY NUMBER	0147
LIMITED INTEREST PROPERTY NUMBER	0147
TOWNSHIP FABRIC	
STREAMS, RIVERS	
UNDERLYING FABRIC, EASEMENT	
MTM GRID	
ADJOINING MAP NUMBER	BLOCK 3146

THE UNIQUE IDENTIFIER FOR ANY PROPERTY (E.G. 00218 - 0147) IS COMPOSED OF THE MAP BLOCK NUMBER (00218) AND THE FOUR DIGIT NUMBER (0147) WHICH APPEARS IN EACH ACTIVATED PROPERTY

NOTES

NORTH AMERICAN DATUM 1983
3° MODIFIED TRANSVERSE MERCATOR PROJECTION
ZONE 9 CENTRAL MERIDIAN 76° 30'W

THIS IS NOT A PLAN OF SURVEY

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRY SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTY BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

Higgs v. Gennings [1988] O.J. No. 771,64 O.R. (2d) 573

Planning -- Subdivision control -- Title- Violation *-- Whether boundaries registered under the Boundaries Act confer title. A new plan registered under the Boundaries Act would not supersede a registered plan of subdivision. Objection to title held. To supersede an existing plan of subdivision, it would be necessary to register a new plan of subdivision in appropriate form after following the proper procedures under the Land Titles Act. In such case, the previous plan would be deregistered in some form. Here no such steps have been taken. There will be an order to go that the objection to title set out in the application has been satisfactorily answered.*

Real property -- Boundaries -- Construction -- Plan superimposed on other plan to correct boundaries does not supersede old plan but boundaries only --Boundaries Act, R.S.O. 1980, c. 47, ss. 3(1), 15(1), 16(3).

PART IX
PLANS OF SUBDIVISION

Definition

53 In this Part,

"plan of subdivision" means a plan of subdivision that is registered under the *Land Titles Act* or under the *Registry Act*. R.S.O. 1990, c. S.30, s. 53.

True and unalterable line, boundary and corner

54 Every line, boundary and corner established by survey and shown on a plan of subdivision is a true and unalterable line, boundary or corner, as the case may be, with respect to such plan and shall be deemed to be defined by the original posts or blazed trees in the first survey thereof, whether or not the actual measurements between the original posts are the same as shown on the plan of subdivision or expressed in any grant or other instrument R.S.O. 1990, c. S.30, s. 54.

Update Week 2004-52

Residential Properties

Case Name:

Lackner v. Municipal Property Assessment Corp., Region No. 3

IN THE MATTER OF Section 40 of the Assessment Act, R.S.O. 1990, c. A.31, as amended, and IN THE MATTER OF a complaint with respect to taxation year 2004 on premises known municipally as 4098 Armitage Avenue
Between
Linda Lee Lackner, Garry Lackner, Assessed Person/Complainants, and
The Municipal Property Assessment Corporation, Region No. 3 and the City of Ottawa, Respondents

[2004] O.A.R.B.D. No. 653

File No. 32282

Hearing No. 93428

Complaint No. 1631258

Ontario Assessment Review Board

T. Thompson, Member

December 23, 2004.

(21 paras.)

Appearances:

L.L. Lackner, G. Lackner, for the Assessed Persons/Complainants.

G. Frederick, for the Municipal Property Assessment Corporation.

No one appeared for the Municipality.

DECISION

1 This complaint came before the Assessment Review Board on July 19, 2004 in the City of Ottawa.

ISSUE

2 Issues to be determined by the Board are:

1. Whether the current assessment of the subject property is correct.
2. Whether the subject property is correctly classified as a waterfront property.

DECISION

3 The Board finds that the subject property is correctly classified as a waterfront property and, that the assessment of the subject property at $339,000 for the 2004 taxation year is correct.

REASONS FOR DECISION

The Property:

4 Mr. Frederick, representing the Municipal Property Assessment Corporation (MPAC), described the subject property, located at 4098 Armitage Avenue, as a two-storey waterfront residence, built in 1990, with a total building area of 2,253 square feet. The subject lot has an effective frontage of 106.52 feet and a depth of 248.5 feet. The property has a detached garage of 551 square feet, built in 1990. On the property there is a second garage, 12 feet by 20 feet, which is not assessed.

5 The subject property is assessed at $339,000 for the 2004 taxation year.

Complainants' Position:

6 It is Mr. and Mrs. Lackners' position that the subject property is incorrectly classified as a waterfront property. Mr. Lackner testified that a narrow strip of land separates the Ottawa River from the subject property and other properties located, like the subject, on Armitage Avenue. He requested that the assessment of the subject property be reduced to reflect its non-waterfront location.

7 In support of their position, the complainants submitted as evidence, a map, letters, a photocopy of part of a survey report, photocopies of newspaper articles, all to show that they do not own the strip of land between the subject property and the Ottawa River.

8 Mr. and Mrs. Lackner acknowledged that they bought the subject land as waterfront property. Sometime after the purchase they became aware that a strip of land along the river may belong to another person. The Board heard that the owner of the strip of land probably was unaware that she owned it, and that she has made no attempt to restrict access by the complainants, to the water.

9 Photocopies of local newspaper articles show the Municipal Council's intent to purchase the riverbank strip of land to terminate disputes regarding the ownership of the land.

Assessor's Position:

10 Mr. Frederick testified that there is no issue regarding the ownership of the strip of land separating the Ottawa River from the subject property. He acknowledged that the strip is not owned by the complainants, and that it may be purchased by the municipality.

11 Mr. Frederick testified that it is MPAC's position that since there is no traveled roadway between the water and the subject land, and since the complainants clearly utilize the land as if it was their own, that the subject property is correctly classified as waterfront property and is correctly assessed at $339,000 for the 2004 taxation year.

12 Mr. Frederick submitted as evidence, photographs showing a well-groomed lawn extending from the subject residence to the river, with a dock and a boat in the river.

13 He submitted an MPAC "Section 19.1 Analysis Report" (subsection 19(1)) showing information on the subject property and four other properties, all of which are assessed as waterfront properties. The four sales comparables submitted as evidence, although smaller than the subject property in total building area, are similar to the subject property in age, style and utility. The average sale price of these four comparables was for $155.61 per square foot of total building area. This value, if applied to the 2,253 square feet of total building area of the subject property, would suggest a current assessed value of $350,000. The current assessed value of the subject property is $339,000.

14 Mr. Frederick submitted as evidence, an MPAC "Section 44.2 Analysis Report" (subsection 44(2)) showing information on the subject property, and three similar properties. The residences on these three properties are similar to the subject residence in size, style and age. The three comparable properties are assessed at an average value of $3,182.50 per foot of waterfront. The subject property is assessed at a rate of $3,182.50 per waterfront foot.

Legislation:

15 Subsection 19(1) of the Assessment Act (Act) provides that:

> 19(1) Assessment based on current value. - The assessment of land shall be based on its current value or average current value, as determined under section 19.1.

16 Subsection 19.1(1) of the Act states:

> 19.1(1) Assessment, single years and averages. - Subject to subsections (2) and (3), land shall be assessed for a taxation year at the current value of the land for the taxation year.

17 Definitions, in the Act, describes "current value" as follows:

> "current value" means, in relation to land, the amount of money the fee simple, if unencumbered, would realize if sold at arm's length by a willing seller to a willing buyer.

18 Subsections 44(2) and 40(11) of the Act state:

> 44(2) Reference to similar lands in the vicinity. - In determining the value at which any land shall be assessed, reference shall be had to the value at which similar lands in the vicinity are assessed.

> 40(11) Board to make determination - After hearing the evidence and the submissions of the parties, the Board shall determine the matter and, in complaints involving current value, shall determine the amount of the assessment as necessary to reflect corrections to the current value.

Board's Deliberations:

19 Having heard evidence, which illustrates that Mr. and Mrs. Lackner enjoy unrestricted use of the strip of land, which separates the Ottawa River from the subject property, the Board finds the subject property is correctly classified as a waterfront property.

20 The MPAC property reports submitted by Mr. Frederick showing information on seven properties, which are very similar to the subject property, strongly supports the current assessed value of the subject property.

21 The Board finds that the subject property is correctly assessed as waterfront property, and that the assessed value of $339,000 for the taxation year 2004 is correct.

CONSERVATION AUTHORITY

P.O. BOX 268, LANARK, ONTARIO, K0G 1K0 — (613) 2

WEST CARLET
RECEI
APR 11 1989
TOWNSH

File: W89-18

April 6, 1989

-Registered-

Mr. Garry Lackner
3857 Armitage Avenue
R.R. #1
Dunrobin, Ontario
K0A 1T0

Dear Mr. Lackner:

Re: Proposal to erect a retaining wall and place fill,
4098 Armitage Avenue, Township of West Carleton

We have reviewed your application and note that you are proposing to place the fill on the riverside of your lot line. As you are proposing to do the work on someone else's property you must obtain their written permission and submit it to this Conservation Authority before we can consider your application.

Please contact this office should you have any questions.

Yours very truly,

Cheryl Harrison
Regulations Planner

CH:kdp

c.c. Mr. Bruce Leclaire, Clerk
Township of West Carleton

Mr. John Sellers, District Manager
Ministry of Natural Resoures, Carleton Place (Encl.)

comparables did not sell and many details that would assist the Board to make a comparison are missing.

- **2014 CVA increase by $2,000:** The Board agrees with the Appellant. A building meant to have a foundation that is not yet affixed to the ground can have no market value. Consequently, the Board finds that the subject property's current value did not increase by $2,000 in 2014.

Board's Analysis – Is the Subject Property a Waterfront Property?

[17] It is not disputed and it is clear from the evidence that a strip of land separates the subject property from the Ottawa River shoreline. MPAC nevertheless considers the subject property a waterfront property and assessed it as such. Mr. Lynch's report states that the subject property "is valued as a waterfront property, the land contributes the majority of the value to this property", (Exhibit 1 at p. 4). The Appellant claims that the subject property should not be assessed as a waterfront property as a strip of land separates the subject property from the shoreline. That's the issue.

[18] In *Lackner v. Hall*, a decision of the Ontario Superior Court, the plaintiffs sought a declaration that the boundaries of certain lots extend to the water's edge of the Ottawa River. The plaintiff lots are located near the subject property and are faced with the same issue; that being a strip of land separates the lots from the Ottawa River. In that case, the position of the plaintiffs and the defendants is that they are owners of the "strip of land". McNamara J. after considering the history of the land transactions and the evidence concluded in paragraph 76 that:

> I am satisfied on a totality of the evidence that the intention of the original subdividers was to subdivide all of the land they owned based on the mistaken belief that the strip in dispute was public land. As such, the **Plaintiffs are entitled to a declaration that the boundaries of the lots in issue extend to the water's edge.** (Emphasis added).

[19] The Board finds that Justice McNamara's decision is easily distinguishable and

provides no assistance in determining the subject property's current value because the decision does not confer unrestrictive title to the shoreline on the Plaintiffs' property. It merely says the Plaintiffs are "entitled to a declaration"; the meaning/consequence of that statement is not explained. Furthermore, Justice McNamara's decision did not address the assessed value of the Plaintiff lots or how the "entitlement to a declaration" affects current value.

[20] In *Lackner v. MPAC*, a 2004 decision of the Board, Member T. Thomson was faced with an issue that is similar to the one presently before the Board; that being the Board had to decide whether or not a property located on the same street as the subject property should be classified as a waterfront property and assessed as such even though "a narrow strip of land separates the Ottawa River from the subject property[3]". Member Thomson held at page four that:

> Having heard evidence, which illustrates that Mr. and Mrs. Lackner enjoy unrestricted use of the strip of land, which separates the Ottawa River from the subject property, the Board finds the subject property is correctly classified as a waterfront property.

The Board went on to confirm the assessment based on MPAC's property report which listed four sales comparables. In that case, the Board calculated the average residential per square foot selling price of the four sales comparables and applied it to the subject property. The result indicated that the CVA for the subject property could be higher.

[21] The above decision is undistinguishable from the present case; the issue being whether or not a residential property should be assessed as waterfront property even though the property does not enjoy clear title to the Ottawa River. As a practical matter, the Board usually defers to previous Board decisions so the parties and the public can expect similar outcomes in like situations. If the Board did this in this case, it would have to assume that a reasonable person would attribute the same market value to two properties; one of which enjoys clear title to a waterfront, as opposed to another similar

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[3] [2004] O.A.R.B.D. No. 653 at page 2.

property that does not. The Board is of the view that it would be absurd to make such an assumption without some kind of empirical evidence. Consequently, the Board finds that the subject property should not be assessed as a waterfront property and will not follow the Board's decision in *Lackner v. MPAC*.

Board's Analysis - Current Value

[22] The best evidence of current value is the sale of the subject property if the sale meets the definition of current value on or near the valuation day. When no such sale occurs, the Board looks to the sale of similar properties in the vicinity to determine current value. If for whatever reason there are insufficient sales or the sales are not considered to be good comparables, the Board contemplates other methods to determine current value utilizing the best available evidence. The Board reviewed the evidence and finds that, although all the sales comparables are waterfront properties and the subject property is not, MPAC's sales comparables is the best evidence available to determine the subject property's current value.

[23] Listed in Table 1 below are MPAC's four sales comparables submitted in evidence, (Exhibit 1).

Table 1

Property	Time Adjusted Selling Price (TASP)	Lot Size in Acres	Year Built	Waterfront?	Quality	Septic?	Water?	Total Square Feet	TASP per Total Square Feet
Subject	N/A	0.77	1937	No	3.5	No	No	420	N/A
Sale A	$298,872	0.25	1959	Yes	4.0	Yes	Yes	650	$459
Sale B	$317,023	0.25	1962	Yes	4.0	Yes	Yes	776	$408
Sale C	$379,322	0.31	1949	Yes	3.0	Yes	Yes	595	$637
Sale D	$284,751	0.24	1953	Yes	4.0	Unknown	Unknown	1,001	$284
Average									$447

NOTE: The Respondent did not appeal this decision to Divisional Court, perhaps for obvious reasons. Only Divisional Court has the legal ability to review a decision of the ARB, the time for appeal having long since expired.

43.1 (1) An appeal lies from the Assessment Review Board to the Divisional Court, with leave of the Divisional Court, on a question of law. 1997, c. 5, s. 28.

(2) An application for leave to appeal under this section shall be made within 30 days of the mailing of the decision of the Assessment Review Board. 1999, c. 9, s. 15.

SolowayWright LLP
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FILE NO: 37759-1008

BY REGULAR MAIL

February 9, 2012

James L. Shields
Shields and Hunt
68 Chamberlain Avenue
Ottawa, ON K1S 1V9

Dear Sir:

Re: Legal Opinion – Ownership of Part of Lot 12, Concession 6, being Parts 1, 2 and 3 on Plan 4R-24005

You have asked me to provide an opinion as to the ownership of Part of Lot 12, Concession 6, being Parts 1, 2 and 3 on Plan 4R-24005 (the "Property") assuming only the following facts.

(a) Lot 12, Concession 6 (Torbolton) was originally granted to Robert Harvey by Crown Patent dated September 16, 1839. The Patent for the land extended to the Ottawa River and ran along the water's edge.

(b) Between 1839 and 1920 there was no alteration or change in the description of the riparian or waterfront boundary in any transfer of ownership concerning the Property.

(c) In May of 1920, John Thomas Armitage ("John") and Godfrey Duckworth Armitage ("Godfrey") became the sole owners of Lot 12, Concession 6.

(d) On September 10, 1931, John and Godfrey registered a plan of subdivision (Plan 418) on Parts 11 and 12, Concession 6 in the Township of Torbolton.

The plan shows an area of land between the lots and the June 1931 shore line.

The lots on the plan have clearly defined boundaries on each side and do not have the Ottawa River as the Northerly boundary.

(e) On or about July 18, 1937, John died intestate and his wife, Edith Annie Armitage, became the administrator of the estate.

(f) By 1956, all of the Lots comprising Plan 418 had been sold by John's estate and Godfrey.

All of the transfers referred specifically to lots on Plan 418 and did not convey any rights to the Property, the area of land between the lots and the shore line.

(g) In 1956 Godfrey conveyed his half interest in the remainder of Lot 12, Concession 6 to June and Brian Pye.

(h) In 1971 June and Brian conveyed their half interest in Lot 12, Concession 6 to June alone.

(i) On or about January 21, 1973, Edith Annie Armitage died and thereafter, John's half interest in the remainder of Lot 12, Concession 6 was conveyed to, or vested in, Scott Armitage, Phyllis Hall, Doris Dymond and Shirley Smith, as tenants in common.

(j) On October 13, 2009, Jeffrey Shipman, O.L.S. surveyed Part of Lot 12, Concession 6 and registered Plan 4R-24005.

(k) On February 2, 2010, 2219160 Ontario Limited registered a Notice of Purchase and Sale between June Pye, Shirley Smith, Ronald Hall and Shane Hall as vendors and 2219160 Ontario Limited as purchaser for the property described as Part of Lot 12, Concession 6, being **Parts 1, 3** and 4 on Plan 4R-24005 and Part of lot 12, Concession 6, being **Part 2** on Plan **4R-24005**.

(l) On or about May 28, 2010, the interest of Scott Armitage was transferred to Joan Armitage.

(m) On or about June 3, 2010, the interests of Doris Dymond (Diamond) and Phyllis Hall were finally transferred to Ronald Hall and Shane Hall.

(n) On June 3, 2010, Part of Lot 12, Concession 6, being **Parts 1, 3** and 4 on Plan 4R-24005 and Part of lot 12, Concession 6, being **Part 2** on Plan **4R-24005** was transferred by way of registered Transfer/Deed of Land from June Pye, Shirley Smith, Ronald Hall, Shane Hall and Joan Armitage to 2219160 Ontario Limited.

The present registered and beneficial owner of **Parts 1, 2 and 3 on Plan 4R-24005**, being 2219160, holds title to the Property by way of an unbroken fee simple chain of title from the patent date.

OPINION:

Subject to any rights acquired by adverse possession, based on an unbroken chain of title extending from the Crown Patent to June 3, 2010, 2219160 Ontario Limited has a good and marketable title to the Property.

Yours truly,

Abraham Feinstein

Order of the Director of Titles - Due Diligence

Dated:
May 25th, 2007
Order of the Director of Titles

Land Titles Act
R.S.O. 1990, c.L.5 as amended

Order content:

I, Katherine M. Murray, Director of Titles, hereby order that:

In the Matter of the *Land Titles Act*, R.S.O. 1990, Chapter L.5, subsection 163.1(1.1), clause 57(4)(b); and clause 57(4.1)(b);

Whereas pursuant to subsection 163.1(1.1) of the *Land Titles Act*, the Director of Titles may specify what constitutes the requisite due diligence for the purpose of clause 57(4)(b) and clause 57(4.1)(b);

And Whereas the Director may, at any time, vary any of the due diligence requirements specified under this Order that a person must demonstrate for the purpose of clause 57(4)(b) or clause 57(4.1)(b) of the Land Titles Act, having regard to the circumstances of the case;

And for the purpose of this Order the following words will have the corresponding meanings:

- "person" – means the claimant as defined in subsection 59(2) the *Land Titles Act*, R.S.O. 1990 Chapter L.5, as may be amended from time to time; and
- "property" – means the land or an interest in land that is the subject of the application for compensation from the Land Titles Assurance Fund;

It is Hereby Ordered That due diligence for the purpose of clause 57(4)(b) will require a person who is a mortgagee, chargee or a lender to demonstrate that the person has taken reasonable steps necessary in the circumstances of the case in order to:

1. verify the identity of the chargor or mortgagor who is charging or mortgaging the property; and
2. verify that the registered owner is, in fact, transferring, charging or mortgaging the property.

It is Further Ordered That due diligence for the purpose of clause 57(4)(b) and clause 57(4.1)(b) will require a person who is a purchaser in good faith for valuable consideration to demonstrate that the person has taken reasonable steps necessary in the circumstances of the case in order to verify that the registered owner of the property is in act transferring the property;

It is Further Ordered That, where the person is a mortgagee, chargee or a lender, reasonable steps necessary to demonstrate that the person has verified the identity of the chargor or mortgagor who is charging or mortgaging the property may include:

1. conducting or causing the person's agent to conduct an in person meeting with the chargor or mortgagor within a reasonable time prior to the date of the charge, or mortgage of the property;
2. obtaining, from the chargor or mortgagor at the time of signing of the mortgage loan application, one piece of original government issued photo identification that must contain the name, date of birth and address of the mortgagor and one additional piece of original identification that provides the name of the chargor or mortgagor;
3. making and retaining copies of the front and back of the identification provided by the chargor or mortgagor;
4. instructing the person's agent to retain copies of the front and back of the identification provided by the chargor or mortgagor;
5. verifying the information supplied by the chargor or mortgagor in the mortgage loan application by checking the employment references and by ensuring that the information contained in a consumer report relating to the credit information of the chargor or mortgagor corresponds to the information in the mortgage loan application; and
6. satisfying any other requirement that is just or appropriate in the circumstances of the case;

It is Further Ordered That, where the person is a mortgagee, chargee or a lender, reasonable steps necessary to demonstrate that the person has verified that the registered owner of the property is in fact transferring, charging or mortgaging the property may include:

1. obtaining a copy of the Agreement of Purchase and Sale, whereby the chargor or mortgagor agreed to purchase the property.
2. conducting or causing the person's agent to conduct an onsite appraisal of the property within a reasonable time prior to the date of the transfer, charge or mortgage of the property.
3. visiting or causing the person's agent to visit the property within a reasonable time prior to the date of the transfer, charge or mortgage of the property.
4. instructing the person's agent to complete the appropriate searches of title affecting the person's interest in the property.

5. reviewing or causing the person's agent to review, the Multiple Listing Service (MLS) history or other sale listing, if any is available, and making reasonable inquiries into the sale listing; and
6. satisfying any other requirement that is just or appropriate in the circumstances of the case.

And it is Further Ordered That, where the person is a purchaser in good faith for valuable consideration, reasonable steps necessary to demonstrate that the person has verified that the registered owner of the property is in fact transferring the property may include:

1. instructing the person's agent to complete the appropriate searches of title affecting the person's interest in the property;
2. providing the person's agent with a copy of the Agreement of Purchase and Sale, whereby the person agreed to purchase the property;
3. visiting or causing the person's agent to visit the property within a reasonable time prior to the date of the transfer of the property;
4. reviewing or causing the person's agent to review, the MLS history or other sale listing, if any is available, and making reasonable inquiries into the sale listing; and
5. satisfying any other requirement that is just or appropriate in the circumstances of the case.

Dated at Toronto, this 25th day of May, 2007

Original signed by:

Katherine M. Murray
Director of Titles

Ministry of Government and Consumer Services
ServiceOntario
Regulatory Services Branch

Bulletin No. 2020-01

Land Titles and Registry Act

Electronic Land Registration Services Act, 2010

Date: May 25, 2020

Updates to OnLand

1. What is happening?

Effective June 6, 2020, OnLand.ca will provide customers with remote access to download historical book pages at no fee, and to order certified copies of historical book pages.

2. Information

We are committed to providing more digital options to make it simpler, faster and more convenient to access government services.

There is no fee to download historical book pages in OnLand upon acceptance of the Terms of Service.

Customers can download a maximum of 20 pages per request. If more than 20 pages are required, a new request must be submitted.

Another new feature now available is the ability to order certified copies (at the prescribed fee) of historical book pages. If more than 20 pages are required, a new request must be submitted.

If you have any questions about this update to OnLand please visit the OnLand help section.

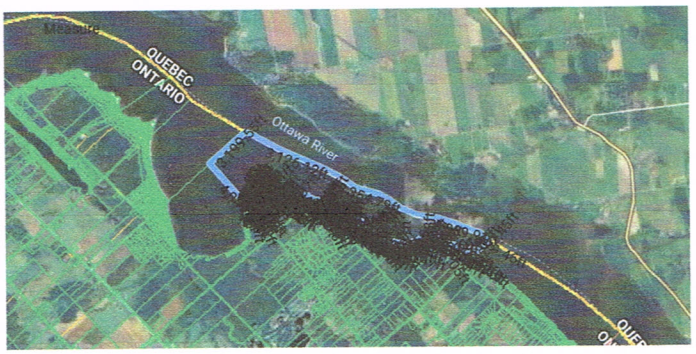
(original signed by)

Jeffrey W. Lem
Director of Titles

(original signed by)

Dan Petoran
Director of Land Registration

Site & Structure



Map data ©2020 Imagery ©2020 TerraMetrics

Map data ©2020 Google

Lot Size

Area: 43,031,940.95 ft² (987.877 ac) Perimeter: 47,900.26 ft

Measurements: 8,354.79 ft x 3,126.12 ft x 3,199.55 ft x 4,042.31 ft x 74.02 ft x 12.72 ft x 37.36 ft x 34.56 ft x 43.91 ft x 21.97 ft x 49.61 ft x 31.10 ft x 30.69 ft x 151.24 ft x 0.89 ft x 122.72 ft x 17.28 ft x 34.17 ft x 70.02 ft x 102.82 ft x 26.92 ft x 140.05 ft x 6.93 ft x 83.82 ft x 141.63 ft x 48.19 ft x 36.16 ft x 44.18 ft x 53.78 ft x 32.65 ft x 14.11 ft x 35.67 ft x 69.19 ft x 19.50 ft x 10.22 ft x 47.64 ft x 14.35 ft x 7.77 ft x 6.95 ft x 19.97 ft x 15.85 ft x 50.41 ft x 4.96 ft x 7.55 ft x 17.09 ft x 9.83 ft x 46.66 ft x 21.10 ft x 34.24 ft x 23.67 ft x 9.74 ft x 8.00 ft x 7.12 ft x 18.93 ft x 7.55 ft x 22.14 ft x 39.77 ft x 50.46 ft x 8.16 ft x 34.52 ft x 41.44 ft x 66.23 ft x 8.00 ft x 47.71 ft x 16.72 ft x 31.33 ft x 24.31 ft x 22.14 ft x 212.64 ft x 5.33 ft x 4.96 ft x 39.42 ft x 146.04 ft x 9.72 ft x 21.00 ft x 61.38 ft x 122.94 ft x 16.49 ft x 35.28 ft x 4.75 ft x 25.42 ft x 20.59 ft x 23.97 ft x 7.37 ft x 19.44 ft x 13.72 ft x 23.71 ft x 45.71 ft x 173.73 ft x 40.96 ft x 228.92 ft x 9.73 ft x 19.50 ft x 27.59 ft x 50.23 ft x 27.75 ft x 21.41 ft x 87.57 ft x 71.45 ft x 515.38 ft x 208.81 ft x 100.32 ft x 175.04 ft x 711.67 ft x 142.32 ft x 368.80 ft x 231.10 ft x 68.18 ft x 34.37 ft x 166.88 ft x 21.60 ft x 493.20 ft x 93.19 ft x 59.62 ft x 25.35 ft x 25.03 ft x 50.20 ft x 58.62 ft x 90.58 ft x 67.93 ft x 186.36 ft x 31.16 ft x 14.82 ft x 18.61 ft x 18.61 ft x 60.38 ft x 110.14 ft x 143.28 ft x 40.03 ft x 87.29 ft x 1.41 ft x 0.94 ft x 73.41 ft x 7.50 ft x 141.68 ft x 27.61 ft x 55.25 ft x 5.99 ft x 53.18 ft x 269.75 ft x 75.00 ft x 65.92 ft x 106.38 ft x 61.93 ft x 133.10 ft x 148.78 ft x 123.35 ft x 59.95 ft x 42.30 ft x 6.01 ft x 42.47 ft x 73.92 ft x 51.44 ft x 2.58 ft x 126.02 ft x 36.73 ft x 124.73 ft x 33.00 ft x 134.04 ft x 34.33 ft x 5.99 ft x 32.87 ft x 22.96 ft x 29.97 ft x 30.00 ft x 60.18 ft x 32.08 ft x 501.07 ft x 186.63 ft x 39.94 ft x 94.34 ft x 121.26 ft x 26.86 ft x 13.51 ft x 362.72 ft x 104.45 ft x 350.37 ft x 206.42 ft x 339.04 ft x 121.23 ft x 413.22 ft x 44.02 ft x 59.88 ft x 104.85 ft x 223.09 ft x 75.79 ft x 229.92 ft x 14.65 ft x 28.00 ft x 286.18 ft x 88.54 ft x 32.40 ft x 125.11 ft x 788.19 ft x 56.00 ft x 17.91 ft x 95.45 ft x 210.47 ft x 202.07 ft x 504.63 ft x 133.27 ft x 227.76 ft x 4.98 ft x 2.09 ft x 286.56 ft x 62.93 ft x 24.06 ft x 130.09 ft x 40.38 ft x 923.07 ft x 105.65 ft x 69.96 ft x 107.05 ft x 133.01 ft x 162.44 ft x 158.71 ft x 812.03 ft x 432.87 ft x 102.44 ft x 100.96 ft x 411.09 ft x 371.09 ft x 1,257.45 ft x 279.46 ft x 6,009.91 ft

Lot Measurement Accuracy: HIGH

Valuation & Sales

Sales History

Sale Date	Sale Amount	Type	Party To	Notes
Feb 08, 2018	$1	Transfer	MAXWELL, WILLIAM JOSEPH CLENDENAN;	The following PINs were transferred together with the Subject Property : 045650674, 045650673
Feb 08, 2018	$1	Transfer	MAXWELL, FLORENCE PEARL;	
Dec 05, 2017	$1	Transfer	MAXWELL, ROBERT JOHN THOMAS;	
Sept 23, 2016	$375,000	Transfer	TRAVERSE, CAROLYN; TRAVERSE, BRIAN;	
April 14, 2014	$152,500	Transfer	MONKHOUSE, HUGH DUNCAN;	
Dec 15, 2010	$359,900	Transfer	MARTIN, LINDA RUTH;	
June 08, 2010	$25,199	Transfer	HALL, SHANE DAVID; STORIE, VIKKI HELENE;	
June 03, 2010	$5	Transfer	2219160 ONTARIO LIMITED;	
June 03, 2010	$1	Transfer	HALL, SHANE; HALL, RONALD;	
May 28, 2010	$2	Transfer	ARMITAGE, JOAN;	
May 28, 2010	$2	Transfer	HALL, RONALD; HALL, PHYLLIS (ESTATE); SMITH, SHIRLEY;	

April 20, 2010	$2	Transfer	ROBERTSON, LLOYD ARCHIE; ROBERTSON, JUDY LYNN;
Nov 21, 2008	$710,000	Transfer	SIEFER, CLAUDIA MANUELA; GRAPES, ROBERT RICHARD BURTON;
May 28, 2007	$12,000	Transfer	MARTIN, LINDA RUTH; BROWN, DAVID ALEXANDER;
Oct 20, 2006	$10,000	Transfer	EMOND, GILLES;
Aug 15, 2006	$215,000	Transfer	GRAHAM, KELLY; SHIPOSH, DAVID;
Jan 21, 2004	$8,000	Transfer	FREDA, JULIA MATILDA;
Feb 13, 2002	$0	Transfer	LACHAINE, FRANCOIS;
Oct 29, 2001	$547,500	Transfer	MAIN, ALEXANDOR JAMES; MAIN, ALAYNE JEAN;
Oct 12, 2001	$6,875	Transfer	VENTOLA, VALERIE JANE; VENTOLA, SABINO ROBERT;
Oct 12, 2001	$6,875	Transfer	MACKAY, MARY LOU;
Oct 12, 2001	$6,875	Transfer	MAXWELL, FLORENCE PEARL; MAXWELL, WILLIAM JOSEPH;
Oct 12, 2001	$6,875	Transfer	LOPEZ, MARIA; LACHAINE, FRANCOIS;
Oct 12, 2001	$6,875	Transfer	YUAN, JOANNA; YUAN, JAMES;
Oct 12, 2001	$6,875	Transfer	SCHMIDT, LESLEY ANNE; SCHMIDT, BEVIN GRANT;
Oct 12, 2001	$6,875	Transfer	VAN DYK, JOSINA MARIA; NIGHTINGALE, HAROLD ABBOTT;
Oct 12, 2001	$6,875	Transfer	MAXWELL, WILLIAM JOSEPH;
Oct 12, 2001	$6,875	Transfer	MAXWELL, ROBERT JOHN THOMAS;
Oct 12, 2001	$6,875	Transfer	MONKHOUSE, HUGH DUNCAN; MONKHOUSE, PETER JOHN;
Oct 12, 2001	$6,875	Transfer	ELLIOTT, PATRICIA DIANE; ELLIOTT, COREY LEE;
Oct 12, 2001	$6,875	Transfer	DICKEY, KERRY ANNE;
Oct 12, 2001	$6,875	Transfer	CASHMAN, MORLEY; CASHMAN, CAROLYN;
Oct 12, 2001	$6,875	Transfer	CAMPBELL, ANN LOUISE; CAMPBELL, JOHN FRASER;
Sept 05, 2001	$0	Transfer	CITY OF OTTAWA;
April 30, 2001	$0	Transfer	CASHMAN, MORLEY; CASHMAN, CAROLYN;
April 30, 2001	$0	Transfer	MONKHOUSE, HUGH DUNCAN; MONKHOUSE, PETER JOHN;
April 20, 2001	$0	Transfer	CAMPBELL, ANN LOUISE; CAMPBELL, JOHN FRASER;
April 18, 2001	$0	Transfer	VAN DYK, JOSINA MARIA; NIGHTINGALE, HAROLD ABBOTT;
April 18, 2001	$0	Transfer	MCKAY, MARY LOU;
Nov 30, 2000	$20,000	Transfer	THE CORPORATION OF THE TOWNSHIP OF WEST CARLETON;
June 28, 2000	$0	Transfer	VENTOLA, VALERIE JANE; VENTOLA, SABINO ROBERT;
June 08, 2000	$0	Transfer	OF WEST CARLETON; THE CORPORATION OF THE TOWNSHIP;
Nov 18, 1999	$2	Transfer	ELLIOTT, PATRICIA DIANE; ELLIOTT, COREY LEE;

Nov 16, 1999	$0	Transfer	VENTOLA, VALERIE JANE; VENTOLA, SABINO ROBERT;
Nov 01, 1973	$1	Transfer	DYMOND, DORIS; HALL, PHYLLIS; ARMITAGE, SCOTT; SMITH, SHIRLEY M.;
March 21, 1972	$6,000	Transfer	MULVIHILL, DOROTHY PATRICIA;
Dec 31, 1971	$1	Transfer	PYE, JUNE GODFREY;
May 17, 1956	$1	Transfer	PYE, JUNE GODFREY; PYE, BRIAN;
May 28, 1920	$16,000	Transfer	ARMITAGE, GODFREY DUCKWORTH; ARMITAGE, JOHN THOMAS;

Assessed Value

No assessment data available.

Demographics

Neighbourhood (NBH) Community (COM) City (CITY)

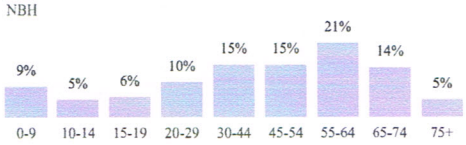
Population

Total Population NBH 1,298 COM 101,905 CITY 1,019,693

Gender

Family Status

Marital Status

Single	20%
Married	68%
Separated / Divorced	7%
Other	5%

Age Distribution