

**Index to Application for Certificate of Validation of Title**

**Committee of Adjustment**

**136 Acacia Avenue, Ottawa**

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Application under Section 57 of the Planning Act  
For Certificate of Validation  
Regarding 136 and 138 Acacia Avenue

**EXECUTIVE SUMMARY**

- Two lots abutting on Acacia Avenue were conveyed separately in 1937 before the first *Planning Act* came into effect in 1946.
- 138 Acacia Avenue was used as part of an electric railway right-of-way by the City of Ottawa. In 1957, the City of Ottawa released the lands on 138 Acacia Avenue back to the then current owner.
- In 1961, 138 Acacia Avenue was transferred to the owner of the abutting property at 136 Acacia Avenue, contrary to the *Planning Act* of 1960. That transfer contravened the *Planning Act* and arguably no property passed because of the provisions of Section 29 in the 1970 *Planning Act*.
- That contravention arguably impacts the validity of title to 138 Acacia Avenue and 136 Acacia Avenue.
- There are two applications under Section 57 of the *Planning Act* for a Certificate of Validation to perfect the titles and allow the two properties to be treated as separate conveyable properties for the purposes of an application for consent under Section 53 of the *Planning Act*.
- The legal answer to this dilemma appears to be contained in S.57 of the Planning Act giving the Committee of Adjustment the jurisdiction and authority to issue Certificate of Validation under Section 57(1) and to issue conditions and orders regarding “consent” under Section 57(8) and (9). Section 57 in its entirety reads as follows:

**57** (1) A council authorized to give a consent under section 53, other than a council authorized to give a consent pursuant to an order under section 4, may issue a certificate of validation in respect of land described in the certificate, providing that the contravention of section 50 or a predecessor of it or of a by-law passed under a predecessor of section 50 or of an order made under clause 27 (1) (b), as it read on the 25th day of June, 1970, of *The Planning Act*, being chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor of it does not have and shall be deemed never to have had the effect of preventing the conveyance of or creation of any interest in such land. 1993, c. 26, s. 63; 1996, c. 4, s. 30 (1).

**Limitation**

(2) A certificate of validation under subsection (1) or an order of the Minister under subsection (3) does not affect the rights acquired by any person from a judgment or order of any court given or made on or before the day on which the certificate is issued or order is made. 1993, c. 26, s. 63.

**Territorial district**

(3) If the Minister has authority to give consents under section 53, the Minister may by order exercise the powers conferred upon a council by subsection (1) in respect of land in a territorial district. 2002, c. 17, Sched. B, s. 23.

**Proviso**

(4) No order shall be made by the Minister under subsection (3) in respect of land situate in a local municipality unless the council of the local municipality in which the land is situate has by by-law requested the Minister to make such order, and the council has the power to pass that by-law. 1993, c. 26, s. 63; 2009, c. 33, Sched. 21, s. 10 (15).

**Conditions**

(5) A council may, as a condition to the passage of a by-law under subsection (4), impose such conditions in respect of any land described in the by-law as it considers appropriate. 1993, c. 26, s. 63.

**Criteria for certificate**

(6) No certificate shall be issued under subsection (1) unless the land described in the certificate of validation conforms with the same criteria that apply to the granting of consents under section 53. 2021, c. 25, Sched. 24, s. 7.

(7) REPEALED: 2021, c. 25, Sched. 24, s. 7.

**Conditions**

(8) A council or the Minister may, as a condition to issuing a certificate of validation or order, impose such conditions in respect of any land described in the certificate or order as it considers appropriate. 1993, c. 26, s. 63.

**Proviso**

(9) Nothing in this section derogates from the power a council or the Minister has to grant consents referred to in section 53. 1993, c. 26, s. 63.

Reply To: D. Kenneth Gibson  
Extension 305  
E-mail: [dkg@gibsonslaw.com](mailto:dkg@gibsonslaw.com)

October 19, 2023

Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive  
Ottawa ON K2G 5K7

Dear Sir/Madam:

**Re: Application under Section 57 of the Planning Act  
For Certificate of Validation regarding the property at  
136 Acacia Avenue, Ottawa, Ontario  
Our File No. 16516**

The areas of the two properties of concern are:

Municipal #136 Acacia Avenue – 887.94 m<sup>2</sup> or 9557.72 sq.ft.  
Municipal #138 Acacia Avenue – 856.83 m<sup>2</sup> or 9222.82 sq.ft.

These two properties were originally made up of 4 registered lots (5, 6, 7 and 8) on Plan M46. In 1937, 138 Acacia Avenue was severed by an easement in perpetuity prior to the *Planning Act* becoming applicable in order to become part of the right of way for the Ottawa Electric Railway Company (“OERC”). See Transfer Instrument No. 20012 registered December 5, 1937 (Parcel 1787).

Because of the alignment of the railway easement, the easement taken by OERC cut across portions of Lots 5, 6, 7 and 8 on Plan M46. See sketch attached.

In 1947 a new Registered Plan of Subdivision, Plan M80, was registered which showed the alignment of the OERC easement across Plan M80 and Plan M46. Plan M80 is attached showing the easement.

In 1948 the easement was transferred to the City of Ottawa which acquired OERC.

In 1953 the Corporation of the City of Ottawa decided to cease operating the electric railway and resolved to release and abandon the easement lands back to the owners of the underlying fee simple interest, which still remained in the original grantors of the easement or their successors and assigns in title of those lands.

Then on June 24, 1959, the City of Ottawa transferred and released to the successors of the underlying lands all interest in the easement. This was accomplished through one transfer executed by the City of Ottawa in favour of several different parties, each of whom received a conveyance of part of the easement, all of which parts abutted the other easement lands on at least one side.

The result was that the then current owners of the underlying fee simple interest were free to dispose of the lands free and clear of any easement which had encumbered the lands since 1937.

138 Acacia Avenue was subject to the easement in favour of OERC until it was released back to Mrs. Kemp in 1959. Mrs. Kemp prior to that time had become the owner of the fee simple interest of Lot 38 and Parts of Lots 5, 6, 7 and 8 (Parcel 3008) which were abutting lands. See Transfer Instrument No. 29392 registered on July 9, 1948.

It should be noted that 136 Acacia Avenue was never subject to the easement in favour of OERC, but was always the lands abutting the lands being 138 Acacia Avenue. Further, the City of Ottawa website, in its history of aerial photographs of Ottawa, discloses a very substantial house had been constructed on the property at 136 Acacia Avenue before the easement was released in 1959.

Therefore, when Mrs. Kemp received the release of easement in 1959, she became entitled to sell the fee simple interest in Parts of Lots 5, 6, 7 and 8 on Plan M46, unencumbered by the former easement. This she promptly did in 1961, in transferring Parts of Lots 5, 6, 7 and 8 Plan M46 while retaining Lot 38, Plan M80, the abutting lands.

This transaction is where the first contravention of the *Planning Act* occurred because Mrs. Kemp did not obtain the consent to sever those lands from Lot 38, which she also owned. This probably occurred because the part lot control provisions of the *Planning Act* were relatively new at the time and Mrs. Kemp had a separate Parcel number (#3008) and even after the conveyance to Mr. Crean, the owner of 136 Acacia Avenue, which abuts 138 Acacia Avenue, the two properties continued to have separate and distinct Parcel numbers under the Land Titles Act, and they continue to this day to have separate Parcel numbers:

136 Acacia Avenue is Parcel No. 4511  
138 Acacia Avenue is Parcel No. 6089

Unfortunately, the 1960 version of the *Planning Act* contained in Section 26(2) the following prohibition:

no person shall convey a part of any lot or block of the land by way of a deed or transfer on any sale, or enter into an agreement of sale and purchase of a part of any lot or block of the land, or enter into any agreement that has the effect of granting the use of or right in a part of any lot or block of the land directly or by entitlement to renewal for a period of twenty-one years or more; and when the by-law contains any such provision, no person shall contravene the provision.

Then in the 1970 version of the *Planning Act*, Section 29(7) contains the following provision:

An agreement, conveyance, mortgage or charge made, or a power of appointment granted, assigned or exercised in contravention of this section or a predecessor thereof does not create or convey any interest in land, but this section does not affect an agreement entered into subject to the express condition contained therein that such agreement is to be effective only if the provisions of this section are complied with.  
[Emphasis added]

The result of the combination of the 1960 prohibition and the 1970 provision regarding contravention of the 1960 prohibition is that it is arguable that no property passed to Mr. Crean for the parts of Lots 5, 6, 7 and 8 Plan M46, that were the subject matter of the transfer from Mrs. Kemp to Mr. Crean in 1961.

Therefore, in 1975 when Mr. Crean attempted to transfer 136 Acacia Avenue (Parcel 4511) and 138 Acacia Avenue (Parcel 3008) to Mr. Stanfield, once again *Planning Act* 1970 S. 29(7) provides that no property could pass to Mr. Stanfield because the two parcels abut and neither has had the benefit of a “consent” under what is now S.53 of the *Planning Act*.

Since the 1975 transfer to Mr. Stanfield, the two parcels--4511 and 6089--have been repeatedly transferred as two separate Parcels under the *Land Titles Act*, and have been described in subsequent transfers as “firstly” and “secondly” on the assumption that each Parcel was a separate conveyable parcel under the *Planning Act*.

136 Acacia Avenue, Parcel 4511 has had a single family home constructed solely on the property since before 1961 when Mrs. Kemp transferred to Mr. Crean. 138 Acacia Avenue has always been vacant and continues today as a vacant lot.

The legal answer to this dilemma appears to be S.57 of the *Planning Act*, which provides as follows:

A council authorized to give a consent under section 53, other than a council authorized to give a consent pursuant to an order under section 4, may issue a certificate of validation in respect of land described in the certificate, providing that the contravention of section 50 or a predecessor of it or of a by-law passed under a predecessor of section 50 or of an order made under clause 27 (1) (b), as it read on the 25th day of June, 1970, of *The Planning Act*, being chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor of it does not have and shall be deemed never to have had the effect of preventing the conveyance of or creation of any interest in such land. 1993, c. 26, s. 63; 1996, c. 4, s. 30 (1).

**GIBSONS** LLP

Further, pursuant to S.57(8) and (9) of the Planning Act, the applicants request that the Committee Order that 136 Acacia Avenue Parcel 4511, be deemed to be a separate conveyable property under the Planning Act for the purposes of bringing an application to the Committee for the purposes of obtaining Consent under S.53 of the Act to realign the property boundary separating 138 Acacia Avenue from 136 Acacia Avenue to regularize the shape of the respective lots.

We have prepared a draft of the Verification Certificate for each of the subject properties, along with a draft Supplementary Order. Both draft documents are enclosed for your consideration.

Sincerely,

**GIBSONS** LLP

A handwritten signature in black ink, appearing to read 'DKG', is written over the printed name 'D. Kenneth Gibson'.

D. Kenneth Gibson

DKG/se

Encl.

20012 (9)

LAND TITLES ACT

We, Charles Osborne Wood, Civil Engineer, and Alan Christy Fleming, Solicitor, both of the City of Ottawa in the County of Carleton and Province of Ontario, Trustees, the registered owners of the land registered in the office of Land Titles at Ottawa as parcel No. 1178 in the Register for Carleton, in consideration of \$1.00 paid to us, grant and transfer to The Ottawa Electric Railway Company, its successors and assigns, the sole and exclusive permission, easement, right and privilege at any time or times, of constructing, completing, operating and maintaining:-

- (a) A single or double track line of railway with the necessary side tracks, switches, turn-outs, poles, wires, conduits, works, appliances, stations, platforms, and equipment, underground as well as overground
- (b) Its transportation system as defined in its Special Acts, and any vehicle of such system

over and upon the lands shown coloured pink on the plan attached hereto, being part of the said parcel, and being more particularly described as follows:-

BEING COMPOSED OF all those parts of Lots 64-65-66-67-68-69 70 on the East side of Arbutus Avenue, and all those parts of Lots 105-106-107-108 on the West side of Lakeview Avenue, and all that part of the triangular parcel of land adjoining the southerly limit of the said Lot 105, marked "Reserve K", in the Village of Rockcliffe Park, in the County of Carleton and Province of Ontario, and as shown on Plan M 46 in the Office of Land Titles for the County of Carleton and being more particularly described as follows:- COMMENCING at a point on the westerly limit of the said Lot 67, distant fifteen feet seven inches (15'7") measured northerly and along the westerly limit of the said Lot from the south west angle thereof; thence south thirty-eight degrees thirty-four minutes east (S38°34'E) astronomic, one hundred and twenty-two feet (122') to the point "C" on plan hereto annexed; thence along a curve to the right having a radius of eight hundred and forty-five feet (845') for a chord length of forty-eight feet (48') to the point "D" shown on plan hereto annexed; thence along a curve to the right having a radius of two hundred and seventy-six feet (276') for a chord length of thirty-five feet (35') more or less to the south west angle of Lot 105 on the West side of Lakeview Avenue; thence south sixty-three degrees fifty-four minutes east (S63°54'E) astronomic, thirty-seven feet ten inches (37'10") more or less to the west angle of the triangle marked "Reserve K" upon said plan M 46; thence easterly and



"K" along the southerly limit of the said triangle marked "Reserve" twenty-eight feet (28'); thence north westerly and along a curve having a radius of three hundred and thirty-six feet (336') for a chord length of seven feet (7') more or less to a point in the southerly limit of the said lot 105; distant twenty-eight feet five inches (28'5") easterly from the west angle of said triangle marked "Reserve" measured along the southerly limit of said lot 105; thence in a north westerly direction along a curve having a radius of three hundred and thirty-six feet (336') for a chord length of sixty-eight (68') more or less to a point distant sixty feet (60') measured at right angles to the tangent to the curve at point "D" thence along a curve to the left having a radius of nine hundred and five feet (905') for a chord length of forty-nine feet (49') more or less to a point distant sixty feet (60') measured at right angles to the tangent to the curve at point "C"; thence north thirty-eight degrees thirty-four minutes west (N 38°34'W) astronomic, two hundred and thirty-five feet (235') more or less to a point on the westerly limit of the said lot 70; distant fifteen feet four inches (15'4") southerly from the north west angle of the said lot 70; thence southerly and along the westerly limit of the said lots 70-69-68-67, one hundred and twenty-nine feet one inch (129'1") to the point of Commencement.

BEING COMPOSED OF all those parts of lots 5-6-7-8 on the East side of Butternut Terrace and parts of lots 30-31-32-33-34-35 on the west side of Arbutus Avenue in the Village of Rockcliffe Park, in the County of Carleton and Province of Ontario, and as shown on Plan M46 in the Office of Land Titles for the County of Carleton, and being more particularly described as follows:- COMMENCING at a point on the southerly limit of the said lot 30 on the west side of Arbutus Avenue distant forty-seven feet nine inches (47'9") measured westerly and along the southerly limit of the said lot 30 from the south east angle thereof, and down at point "A" on plan hereto annexed; thence north thirty-eight degrees thirty-four minutes west (N 38°34'W) two hundred and thirty-two feet (232'); to the point "B" on plan hereto annexed; thence along a curve to the left having a radius of one hundred and forty-eight feet (148') for a chord length of eighty-five feet (85') more or less to a point on the westerly limit of the said lot 8 on the East side of Butternut Terrace, distant sixteen feet one inch (16'1") northerly from the south west angle of the said Lot 8; thence northerly and along the westerly limit of the said Lot 8, thirty-three feet eleven inches (33'11") to the north west angle thereof; thence easterly and along the northerly limit of the said lot 8, forty-two feet five inches (42'5"); thence in a south easterly direction along a curve having a radius of two hundred and eight feet (208') for a chord length of eighty-nine feet (89') more or less to a point distant sixty feet (60') measured at right angles to the line A-B; thence south thirty-eight degrees thirty-four minutes east (S 38°34'E) two hundred and twenty-two feet (222') more or less to a point on the easterly limit of the said lot 30 on the west side of Arbutus Avenue, distant eight feet one inch (8'1") measured southerly and along the easterly limit of the said lot from the north east angle thereof; thence southerly and following the easterly limit of the said Lot 30, thirty-nine feet (39') five inches (5") more or less to the south east angle of the said lot 30; thence westerly and following the southerly limit of the said lot 30, forty-seven feet nine inches (47'9") to the point of commencement.

BEING COMPOSED OF all that part of lot 27 on the west side of Arbutus Avenue, in the Village of Rockcliffe Park, in the County of Carleton and Province of Ontario, and as shown on Plan M46 in the Office of Land Titles for the County of Carleton, and being more particularly described as follows:- COMMENCING at the north east angle of the said lot 27; thence westerly and following the northerly limit of the said lot, eleven feet ten inches (11'10"); thence south thirty-eight degrees thirty-four minutes east (S 38°34'E) to the easterly limit of the said lot 27; thence northerly and following the easterly limit of the said lot 27, twenty-one feet ten inches (21' 10") more or less to the point of commencement.

The said grant and transfer is upon and subject to the following terms, covenants and conditions.

The Ottawa Electric Railway Company, its successors and assigns, shall have the sole and exclusive permission, easement, right and privilege at any time or times of substituting for such of the said property as may be from time to time upon the said lands, other property of a similar type or used for the purpose of transportation and shall have the right to enter in and upon the said lands for the purpose of making substitutions, and for the purpose of making all necessary repairs, removals, replacements, maintenance and inspection.

The said Charles Osborne Wood and Alan Christy Fleming, their successors and assigns, may at any time or from time to time dedicate the whole or any part of the said lands for the uses and purposes of highways or streets, subject to the right and privilege hereby granted of completing, operating and maintaining a railway and transportation system; provided that should such dedication occur, The Ottawa Electric Railway Company, its successors and assigns, shall have the right to open the highways or streets for the purposes of maintaining and replacing any of its works or installing additional works, and shall not be liable for any part of the cost of the construction, repair or maintenance of any of such highways or streets or any part thereof, or for the cost of removal of snow therefrom or any part of such cost and the vehicles of The Ottawa Electric Railway Company, its successors and assigns, shall have the right-of-way over all persons, animals and vehicles using such highways or streets.

If at any time hereafter The Ottawa Electric Railway Company, its successors and assigns, discontinue for the space of one year the use of the said lands for the running of its vehicles in connection with the railway and transportation system operated by it in and about and to and from the City of Ottawa, the easement hereby granted and the rights and privileges of The Ottawa Electric Railway Company, its successors and assigns, in connection and therewith shall immediately thereupon cease and determine/the Ottawa Electric Railway Company for itself, its successors and assigns, doth covenant and agree that in such event it will, at its own expense, remove from the said lands over which the said easement is granted, all rails, ties, poles, wires, ballast and other railway plant and material, restore the said lands to the same condition as nearly as reasonably practicable as the same were in before the entry of The Ottawa Electric <sup>RAILWAY</sup> Company thereon, and prepare, execute and deliver a release and reconveyance to the said Charles Osborne Wood and Alan Christy Fleming, their successors and assigns, of all right, title and interest in the said lands acquired under this agreement.

DATED the *third* day of December. 1937

WITNESS:

*Juby Sullivan*

*Chas. O. Wood*

*Alan Christy Fleming*

LAND TITLES ACT

I. *Ruby Sullivan*, of the  
City of Ottawa in the County of Carleton, *Stenographer*,  
make oath and say:-

1. That I am well acquainted with Charles Osborne Wood and Alan Christy Fleming, named in the within document, and saw them sign the said document, in the signatures purporting to be their respective signatures at the foot of the said document and in their handwriting.
2. That the said Charles Osborne Wood and Alan Christy Fleming are, as I verily believe, the owners of the lands within mentioned.
3. That the said Charles Osborne Wood and Alan Christy Fleming are each of the age of twenty-one years however, are each of sound mind, and signed the document voluntarily at the City of Ottawa in the County of Carleton and Province of Ontario.
4. That I am the subscribing witness to the said document.

SWORN BEFORE ME at  
the City of Ottawa  
in the County of  
Carleton this 3<sup>d</sup>  
day of December,  
1937.

*Ruby Sullivan*

*A. J. Honeywell*  
.....  
A COMMISSIONER

We, Charles Osborne Wood and Alan Christy Fleming, the transferors named in the within transfer, make oath and say:-

1. That we are both of the age of twenty-one years or over.

SWORN BEFORE ME at  
the City of Ottawa  
in the County of  
Carleton this 3<sup>rd</sup>  
day of December,  
1937.

*Chas. O. Wood*  
*Alan Christy Fleming*

*A. J. Greywell*  
.....  
A COMMISSIONER

AFFIDAVIT, LAND TRANSFER TAX

PROVINCE OF ONTARIO  
COUNTY OF CARLETON  
TO WIT:

I, *James T. Wilson* of the City of Ottawa,  
in the County of Carleton,  *Solicitor* , make oath and  
say:-

1. I am *Solicitor of the Transferee* named in the  
within deed.

2. I have a personal knowledge of the facts stated in this  
affidavit.

3. The true amount of moneys in cash and the value of any  
property or security included in the consideration is as  
follows:-

- (a) Moneys in cash paid ..... *1<sup>00</sup>*
- (b) Property transferred in exchange to the value of ... *Nil.*
- (c) Securities transferred in the value of ..... *Nil.*

4. The amount of liens and encumbrances subject to which  
this transfer is made is as follows ..... *Nil.*

5. The total consideration in moneys, cash, property,  
liens and encumbrances is \$ *1<sup>00</sup>* and no more.

SWORN BEFORE ME at the  
City of Ottawa, in the  
County of Carleton,  
this *6<sup>th</sup>* day of *December*  
193*7*.

*[Signature]*  
.....  
A COMMISSIONER, etc,

*[Signature]*  
.....

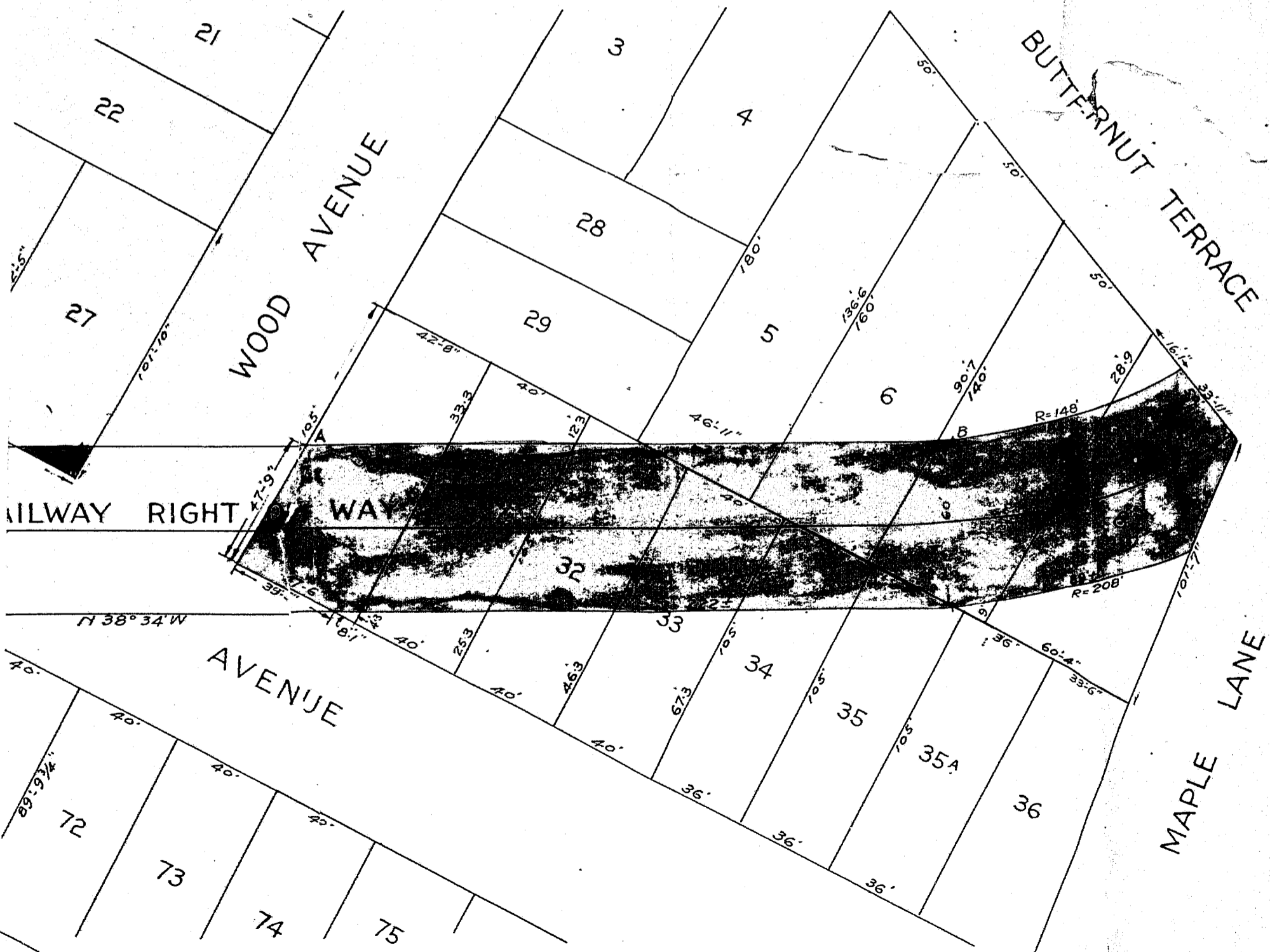
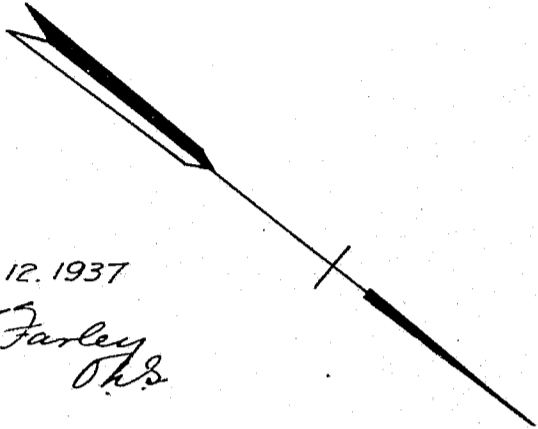
SHOWING  
OTTAWA ELECTRIC RAILWAY

, 7 & 8, East Butternut Terrace,  
3, 34 & 35, West Arbutus Avenue,  
3, 69 & 70, East Arbutus Avenue and  
17 & 108, West Lakeview Avenue  
in M 46 in the Office of  
the County of Carleton

1 in = 40 ft.

Ottawa Nov. 12, 1937

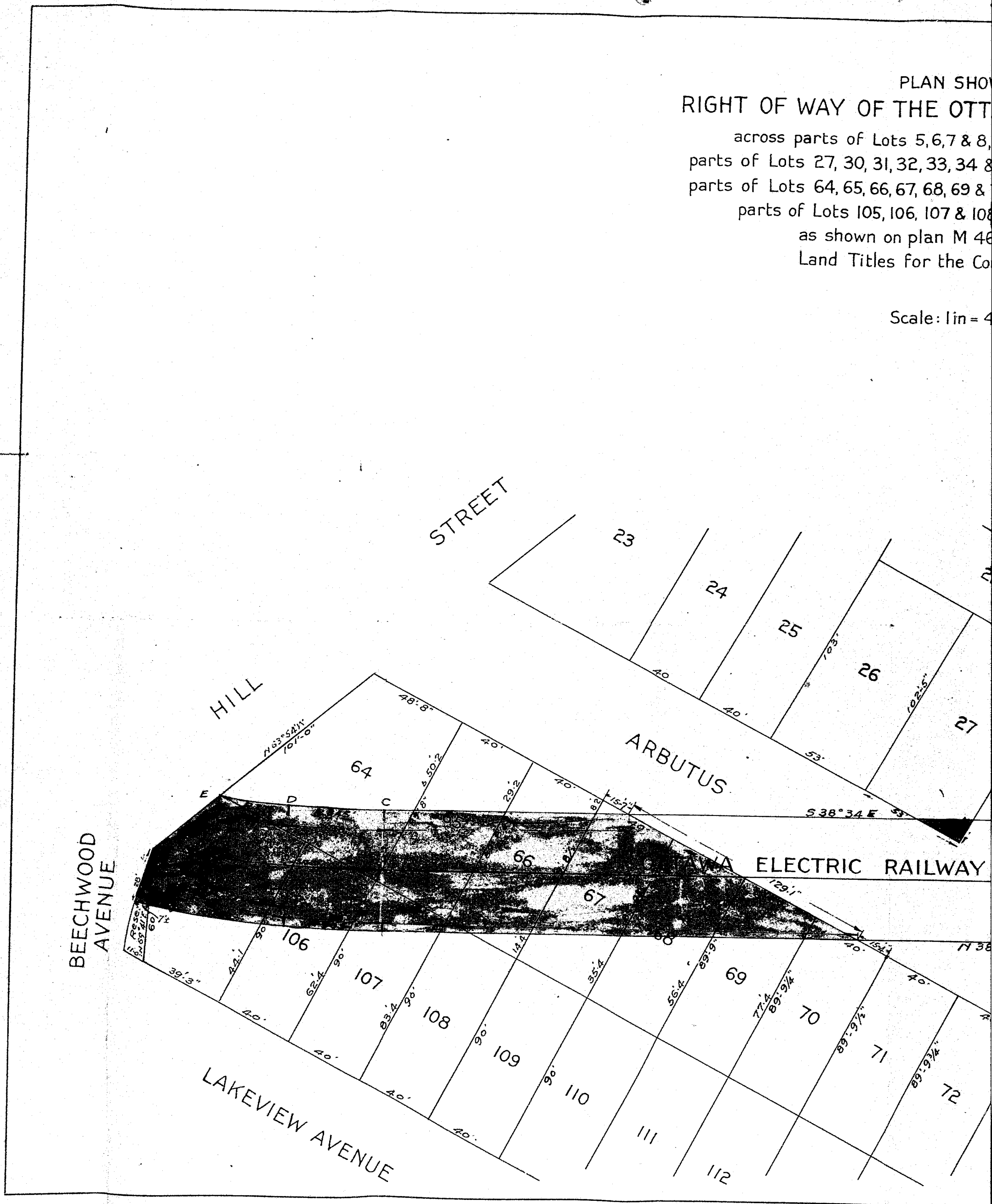
*O. Farley*  
O.R.S.



PLAN SHOWING  
RIGHT OF WAY OF THE OTTAWA

across parts of Lots 5, 6, 7 & 8,  
parts of Lots 27, 30, 31, 32, 33, 34 & 35,  
parts of Lots 64, 65, 66, 67, 68, 69 & 70,  
parts of Lots 105, 106, 107 & 108  
as shown on plan M 46  
Land Titles for the City of Ottawa

Scale: 1 in = 40 ft



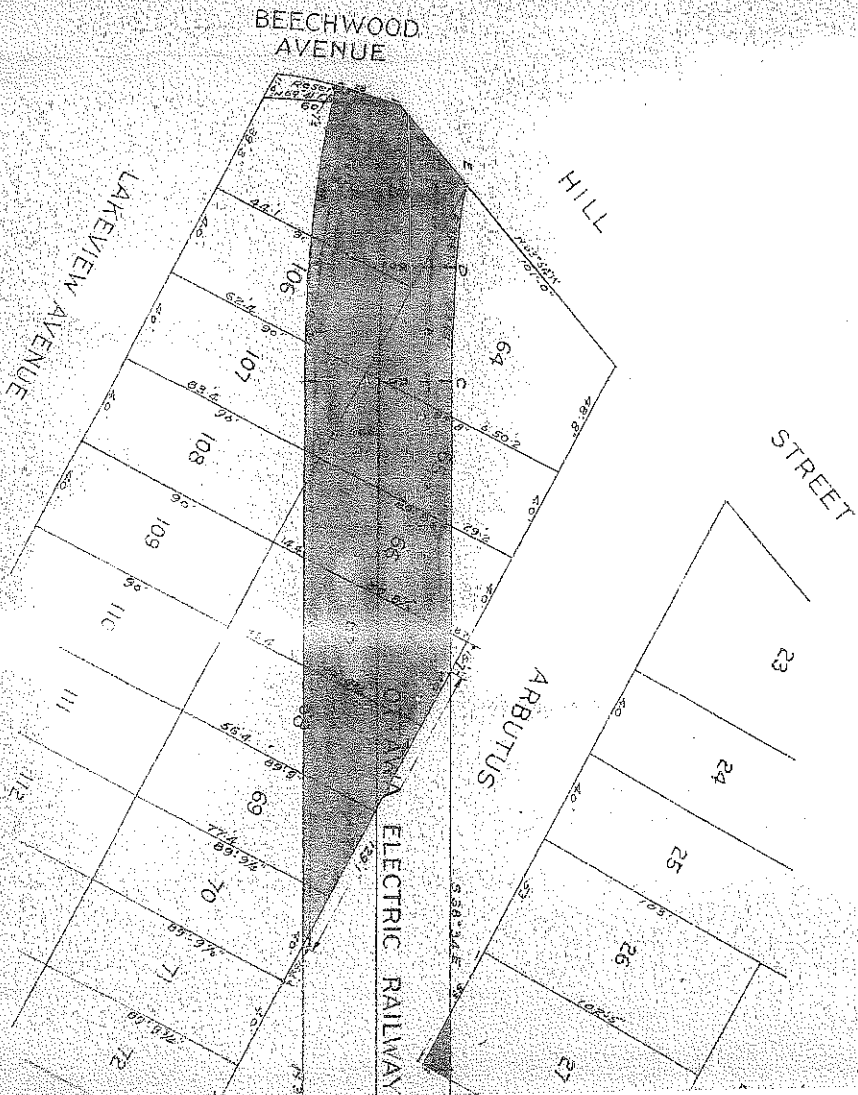


PLAN 516

RIGHT OF WAY OF THE O.T.R.

across parts of Lots 5, 6, 7 & 8  
parts of Lots 27, 30, 31, 32, 33, 34,  
parts of Lots 54, 55, 56, 57, 58, 59 &  
parts of Lots 105, 106, 107 & 110  
as shown on plan M 4  
Land Titles for the C.

Scale: 1in =



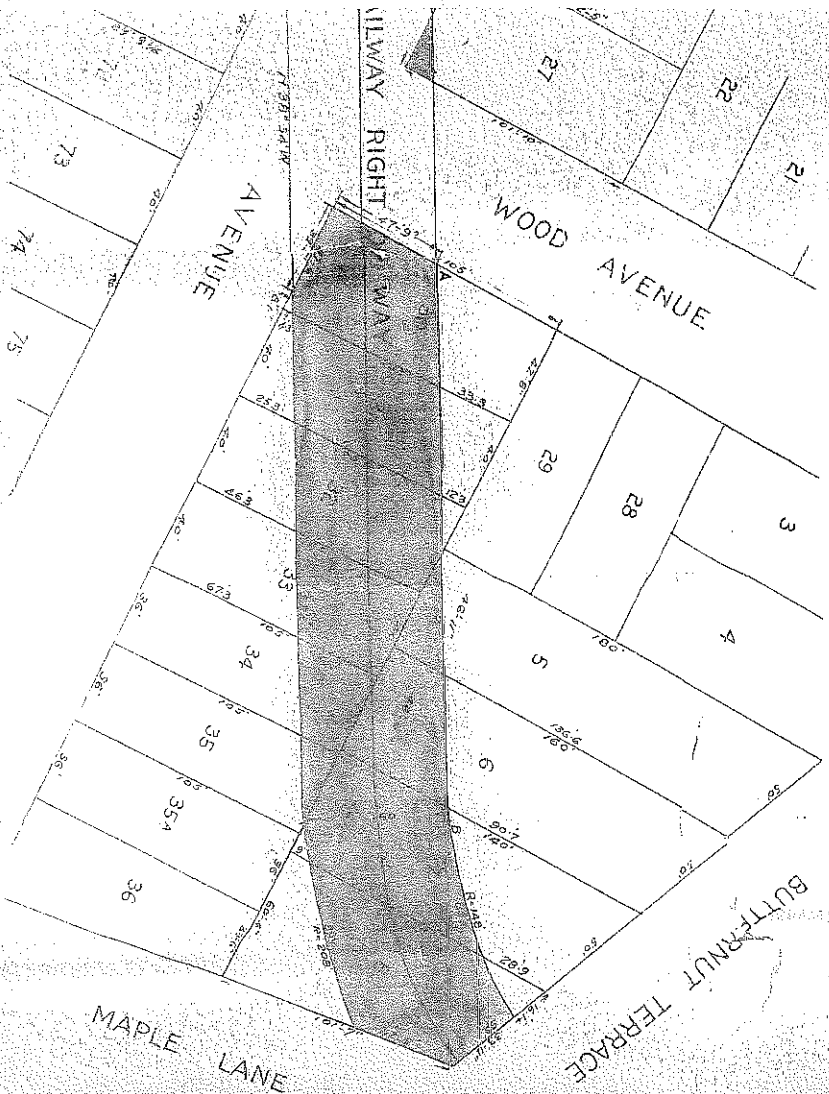
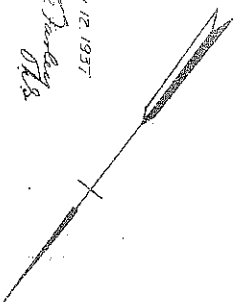
SHOWING  
OTTAWA ELECTRIC RAILWAY

7 & 8, East Butternut Terrace,  
3, 34 & 35, West Arbutus Avenue,  
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17 & 108, West Lakeview Avenue  
1 M. 46 in the Office of  
the County of Carleton

1 in = 40 ft.

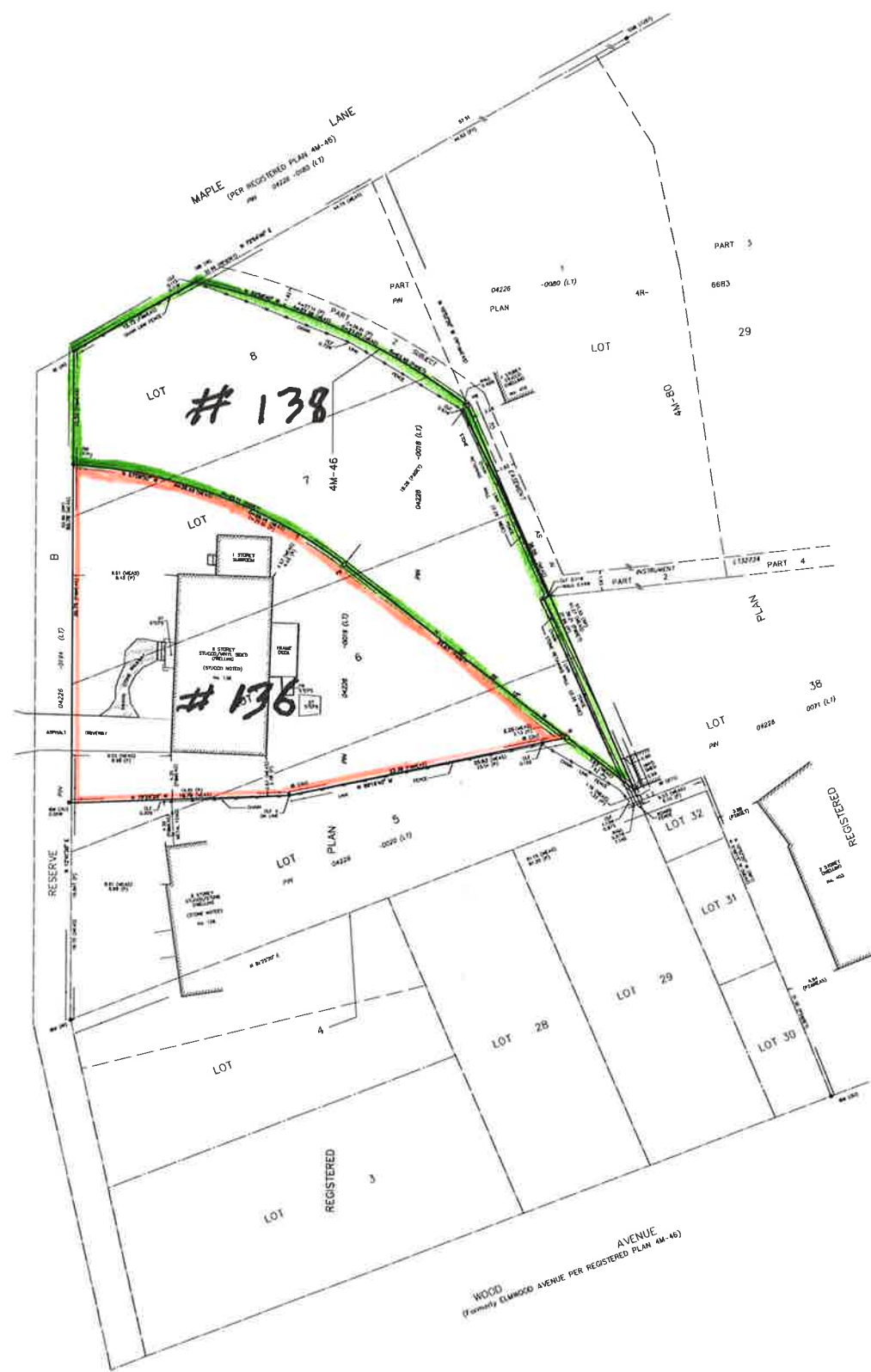
OTTAWA NOV 12, 1937

*O. J. ...*  
078





ACACIA AVENUE (PER REGISTERED PLAN 4M-46)  
FORMERLY BUTTERNUT TERRACE (PER REGISTERED PLAN 4M-46)



**SURVEYOR'S REAL PROPERTY REPORT WITH TOPOGRAPHIC DETAILS**  
**PART 1 - PLAN SHOWING**  
**PART OF LOTS 5, 6, 7 AND 8 REGISTERED PLAN 4M-46**  
**CITY OF OTTAWA**  
**J.D. BARNES LIMITED**  
© Copyright 2022  
SCALE: 1:150  
METRIC DIMENSIONS AND APPROXIMATE DIMENSIONS OF THIS PLAN ARE IN METERS AND CAN BE ENLARGED BY 25% BY SQUARE METERS.

**NOTES**  
1. BEARING AND DISTANCE MEASUREMENTS FROM (LOCAL) MAGNETIC CANTILE  
2. THE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.  
3. FOR BEARING COMPASSION, A DETAILED EXPLANATION OF CHANGES  
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
5. COMPLIANCE WITH CANADIAN BUILDING CODE SETBACK REQUIREMENTS ARE NOT  
6. THE SURVEYOR'S LIABILITY IS LIMITED BY THE SURVEY ACT AND REGULATIONS THEREUNDER.

**PART 2 - SURVEY REPORT**  
- DESCRIPTION  
- IDENTIFICATION  
- BOUNDARY FEATURES  
- LOCATION OF THE CHAIN LINK FENCE  
- LOCATION OF THE STONE FINISHING WALL AND CHAIN LINK FENCE  
- LOCATION OF THE STONE FINISHING WALL AND CHAIN LINK FENCE  
- LOCATION OF THE STONE FINISHING WALL AND CHAIN LINK FENCE

**LEGEND**  
L1 IDENTIFY SURVEY MONUMENT (CONCRETE)  
L2 IDENTIFY SURVEY MONUMENT (SET)  
L3 IDENTIFY SURVEY MONUMENT (WOOD)  
L4 IDENTIFY SURVEY MONUMENT (METAL)  
L5 IDENTIFY SURVEY MONUMENT (PLASTIC)  
L6 IDENTIFY SURVEY MONUMENT (METAL)  
L7 IDENTIFY SURVEY MONUMENT (METAL)  
L8 IDENTIFY SURVEY MONUMENT (METAL)  
L9 IDENTIFY SURVEY MONUMENT (METAL)  
L10 IDENTIFY SURVEY MONUMENT (METAL)

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE REGULATIONS AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON APRIL 22, 2022.  
DATE: APRIL 22, 2022

**J.D. BARNES**  
LAND SURVEYING AND ESTIMATION  
1111-1275  
1111-1275  
1111-1275  
1111-1275  
1111-1275  
1111-1275

PROFESSIONAL ENGINEER REGISTRATION NO. 12-10-024-01

Approved by the Municipal Council  
of the Village of Rockcliffe Park.

*W. Hamilton*  
*H. Cunniff*

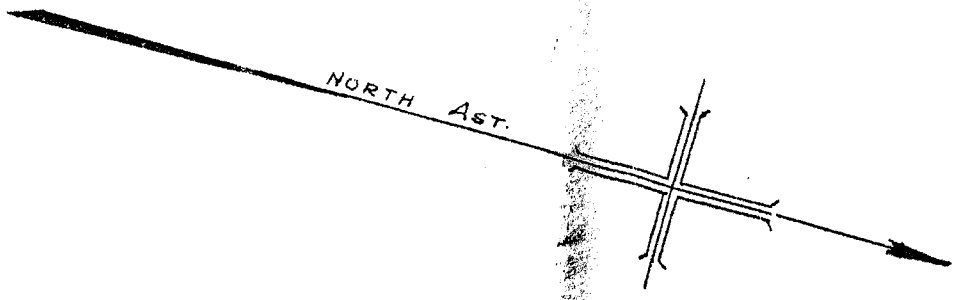
Reeve  
Clerk

Ottawa, May 1st. 1947

M-80

Amended pursuant to  
By-law 51-13  
(vide 35508)

*L.M. of T.*



No. M80

11.20  
12th  
77  
June  
*L.M. of T.*  
Approved by The Ottawa Municipal  
Council and entered the 22nd day of  
April, 1947. *M. P. Candace*  
Recorder.



Charles Edward Russell,  
Surveyor,  
Gentleman,  
in and for the  
County of Carleton,  
do hereby certify that  
the above is a true and  
correct copy of the  
parties  
at the City of Ottawa,  
this 12th day of February, 1947.

Sworn before me  
at the City of Ottawa,  
in the County of Carleton,  
this 12th day  
of February, 1947.  
*Levin Scott*  
A Commissioner

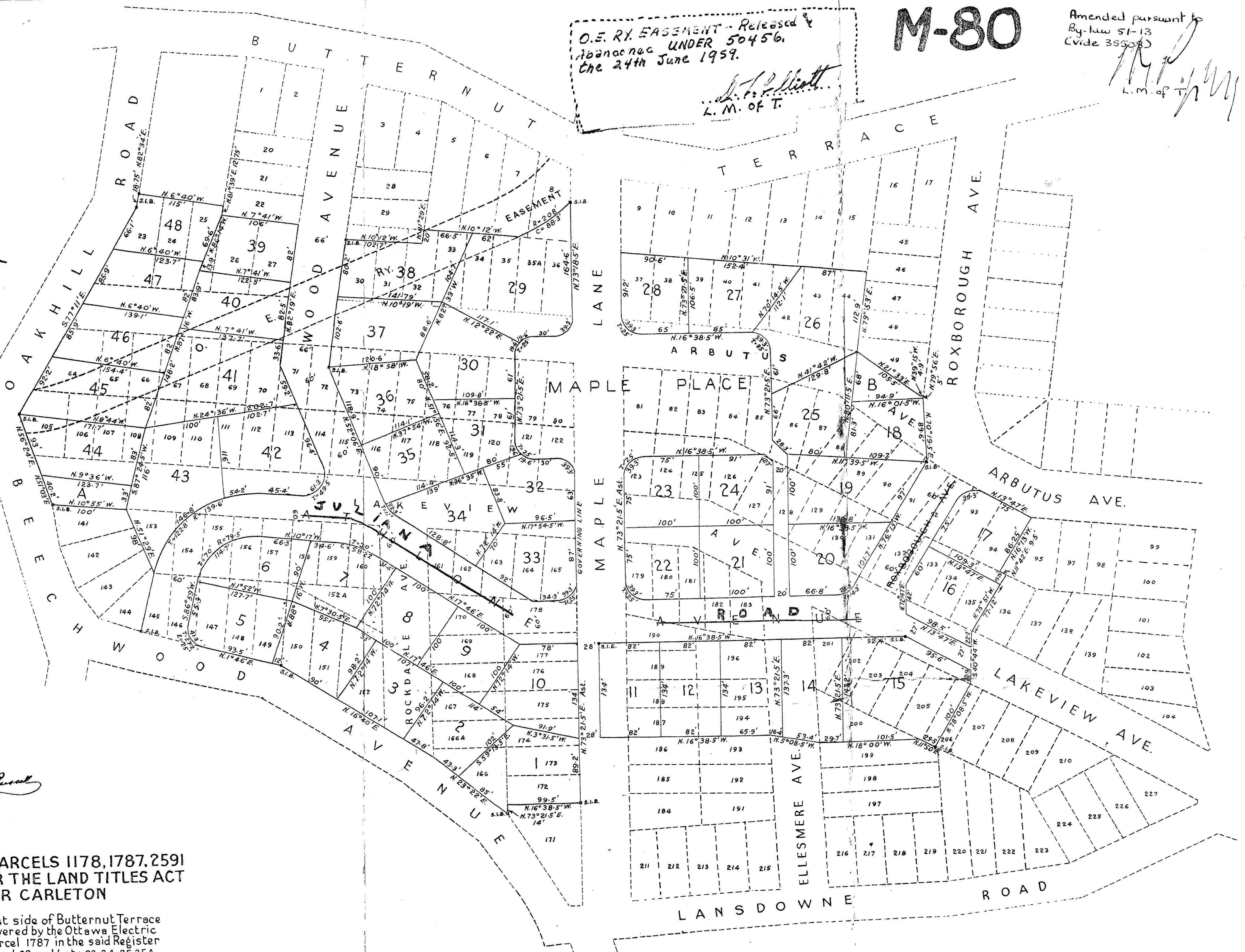
PLAN OF  
THE SUBDIVISION OF PART OF PARCELS 1178, 1787, 2591  
AND 2592 REGISTERED UNDER THE LAND TITLES ACT  
IN THE REGISTER FOR CARLETON

Being those parts of Lots 7 & 8 on the east side of Butternut Terrace lying to the east and north of the lands covered by the Ottawa Electric Railway Company right-of-way defined in parcel 1787 in the said Register and Lots 23, 24, 25, 26, 27, parts of Lots 30, 31 and 32 and Lots 33, 34, 35, 35A, 36, 37, 38, 39, 40, 41, 42, 43 and 44 West Arbutus Ave. and Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94 East Arbutus Avenue and Lots 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135 West Lakeview Avenue and Lots 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 179, 181, 182, 183, 201, 202, 203, 204, 205 and the southerly 20 feet from front to rear of Lot 206, all on the east side of Lakeview Avenue and Lots 145, 146, 147, 148, 149, 150, 151 and 152 West Beechwood Avenue and Lot 200 North Ellesmere Avenue and Lots 194, 195, 196 South Ellesmere Avenue and Lots 187, 188, 189 and 190 North Maple Lane and Lots 172, 173, 174, 175, 176, 177, 178 South Maple Lane and Lots 166, 166A, 167, 168, 169 and 170 North Rockdale Avenue and Lot 152A South Rockdale Avenue together with parts of Lakeview Avenue, Arbutus Avenue, Maple Lane and Ellesmere Avenue and all of Rockdale Avenue, all as shown on Plan M.46 in the Register for Carleton.

Scale - 1" = 80'

CERTIFIED TO BE A TRUE COPY OF PLAN  
REGISTERED IN THE REGISTRY OFFICE FOR THE  
REGISTRY DIVISION OF \_\_\_\_\_

DATE \_\_\_\_\_ REGISTRAR \_\_\_\_\_



O.E. RY. EASEMENT - Released &  
Abandoned UNDER 50456,  
the 24th June 1959.  
*L.M. of T.*

We hereby certify that this plan was prepared on my behalf.

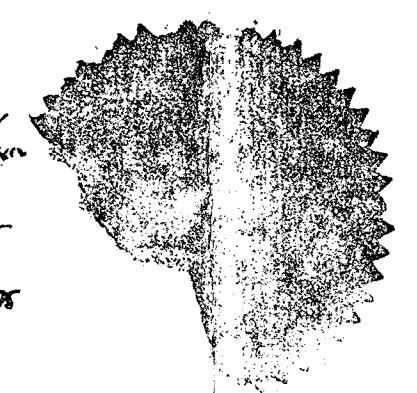
*Alan C. Fleming*  
Owner of part.  
*Alan C. Fleming*  
Alan C. Fleming,  
Lawyers and owners of  
the remaining part.

I hereby certify that this plan accurately shows the  
manner in which the land included therein has been  
surveyed and subdivided by me and that this plan  
has been prepared in accordance with the provisions  
of the Registry Act and the Surveys Act and the Land Titles Act.  
*W. Russell*  
Ontario Land Surveyor  
Ottawa Feb. 4, 1947.

Approved For Registration Pursuant To  
THE PLANNING ACT 1946  
this 12th day of FEB. 1947

*Dana Porter*  
MINISTER OF PLANNING & DEVELOPMENT

WE CONSENT TO REGISTRATION  
THE OTTAWA ELECTRIC RAILWAY  
COMPANY  
*J. H. Shearn*  
PRESIDENT  
*G. L. Dunning*  
RECY-TRAM  
OWNERS OF RIGHT OF WAY  
DEFINED IN PARCEL 1787



Originally 23  
Recently

Under Transfer 29392  
ETHELWYNNE BERNICE KEMP, wife of James Lewis  
Kemp, of the Village of Rockcliffe Park, in the  
County of Carleton, Solicitor,

is the owner in fee simple with an absolute title of that certain parcel  
of land situate in the Village of Rockcliffe Park in the County of Carlet  
and Province of Ontario, namely,

FIRST

**Lot 38 on the North side of Wood Avenue on Plan M. 80, filed in  
the Office of Land Titles, Ottawa.**

ABANDONED and  
RELEASED  
24th June 1959,  
under 50458.

~~SUBJECT TO the easement or incorporeal hereditament granted and  
transferred to The Ottawa Electric Railway Company by Transfer 20012  
particularly defined in Parcel 1787 Carleton.~~

AND SECONDLY

Parts of Lots 5, 6, 7 and 8 on the East side of Butternut Terrace  
on Plan M. 46, filed in the Office of Land Titles, Ottawa, particularly  
described as follows: COMMENCING at a point on the westerly boundary of  
the said lot 8 distant 18 feet 1 inch measured northerly along the  
westerly boundary of the said lot 8 from the south-west angle thereof  
Thence northerly following the westerly boundary of the said lot 8, a  
distance of 33 feet 11 inches to the north-west angle thereof Thence  
easterly and following the northerly boundary of the said lot 8, a  
distance of 42 feet 5 inches Thence south-easterly following a curve to  
the right having a radius of 208 feet for a cord length of 88 feet  
3 3/5 inches to an intersection with the easterly boundary of lot 7  
aforsaid Thence southerly and following the easterly boundary of lot 7  
the easterly boundary of lot 6 and the easterly boundary of lot 5, a  
distance of 124 feet 4 inches more or less to a point on the easterly  
boundary of lot 5, distant 3 feet 5.18 inches measured northerly along  
the said easterly boundary of lot 5, from the south-east angle thereof  
Thence North 38 degrees 34 minutes west, a distance of 111 feet more or  
less to the commencement of a curve to the left having a radius of  
148 feet Thence following the said curve to the left having the said  
radius of 148 feet for a cord length of 85 feet more or less to the  
point of commencement

ABANDONED and  
RELEASED  
24th June 1959.  
under 50458.

~~SUBJECT to the easement or incorporeal hereditament in favour of  
The Ottawa Electric Railway Company, by Transfer 20012 particularly  
defined in Parcel 1787 Carleton.~~

*A.T. Elliott*  
L.M. of T.

The title of the owner is subject to the exceptions and  
qualifications mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this  
9th day of July A.D. 1948.  
Certificate issued.

*J.M. Pittaway*

Deputy Local Master of Titles at Ottawa.

The title of the owner is subject also to the following:

CHARGE  
DISCHARGED  
under 52838  
13th September  
1960.

CHARGE 33719, dated 5th July 1950, registered 6th July 1950, upon the  
above Lot 38 on said Plan M.80, part of the above parcel, (together with  
other lands) made by Ethelwynne Bernice Kemp, above-named, to secure  
\$12,000. with interest at 5% per annum payable at the times and in the  
manner therein mentioned; with a power of sale;  
The owner of the said Charge is THE WATERLOO TRUST AND SAVINGS COMPANY.

*A.T. Elliott*  
L.M. of T.

*J.M. Pittaway*  
L.M. OF T.

Re-entry

By re-entry the 13th July 1961, the parts of Lots 5, 6, 7 and 8, above  
secondly described, are now entered as PARCEL 6089.

*A.T. Elliott*  
L.M. OF T.

Re-entry

By re-entry the 17th May 1962, the above Lot 38 on said Plan M.80, being the whole remainder of the above parcel, is now entered as PARCEL 6185.

*L. M. O'F.*  
L.M.O'F.

*Parcel closed.*

MICROFILMED JUN 11 1980

MICROFILMED JUN. '85,

29392

LAND TITLES ACT

ACACIA REALTY LIMITED, the registered owner of the land registered in the Office of Land Titles at Ottawa as Parcel 2723 and Parcel 2733 in the Register for Carleton; in consideration of the sum of SIX HUNDRED (\$600.00) DOLLARS paid to it, transfers to ETHELWYNNE BERNICE KEMP, wife of James Lewis Kemp, Solicitor, both of the Village of Rockcliffe Park, in the County of Carleton, the land hereinafter particularly described, namely,

Lot Number Thirty-eight (38) on the North side of Wood Avenue on Plan M80, filed in the Office of Land Titles, Ottawa, being part of Parcel 2723;

SUBJECT to the easement or incorporeal hereditament granted and transferred to The Ottawa Electric Railway Company by Transfer 20012, dated 3rd December, 1937, and registered 6th December, 1937, as appears and is particularly described in Parcel 1787, Carleton; and

Parts of Lots Five (5), Six (6), Seven (7) and Eight (8) on the East side of Butternut Terrace on Plan M46, filed in the Office of Land Titles, Ottawa, particularly described as follows:

COMMENCING at a point on the Westerly boundary of the said Lot Eight (8) distant Sixteen feet One inch (16' 1") measured Northerly along the Westerly boundary of the said Lot Eight (8) from the South-west angle thereof; THENCE Northerly following the Westerly boundary of the said Lot Eight (8) a distance of Thirty-three feet Eleven inches (33' 11") to the North-west angle thereof; THENCE Easterly and following the Northerly boundary of the said Lot Eight (8) a distance of Forty-two feet Five inches (42' 5"); THENCE South-easterly following a curve to the right having a radius of Two Hundred and Eight feet (208') for a chord length of Eighty-eight feet Three and Three-fifths inches (88' 3 3/5") to an intersection with the Easterly boundary of Lot Seven (7) aforesaid; THENCE Southerly and following the Easterly boundary of Lot Seven (7) the Easterly boundary of Lot Six (6) and the Easterly boundary of Lot Five (5) a distance of One Hundred and Twenty-four feet Four inches (124' 4") more or less to a point on the Easterly

boundary of Lot Five (5) distant Three feet Five and Sixteen-onehundredths inches (3' 5 16/100") measured Northerly along the said Easterly boundary of Lot Five (5) from the South-east angle thereof; THENCE North Thirty-eight degrees (38°) Thirty-four minutes (34') west, a distance of One Hundred and Eleven feet (111') more or less to the commencement of a curve to the left having a radius of One Hundred and Forty-eight feet (148'); THENCE following the said curve to the left having the said radius of One Hundred and Forty-eight feet (148') for a chord length of Eighty-five feet (85') more or less to the point of commencement, being the whole of Parcel 2733;

SUBJECT to an easement or incorporeal hereditament in favour of The Ottawa Electric Railway Company, particularly defined in Parcel 1787 Carleton and contained in Transfer 20012.

DATED the *28<sup>th</sup>* day of *June*, 1948.

WITNESS

*W. S. Gale*

)  
)  
)  
)  
)  
)  
)  
)  
)  
)

ACACIA REALTY LIMITED

*[Signature]*  
President

*[Signature]*  
Secretary-Treasurer





# Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT, 1921 AND 1922

PROVINCE OF ONTARIO  
COUNTY OF CARLETON

I, George Alfred Ault  
of the City of Ottawa  
in the County of Carleton, Solicitor for the  
Transferor named in the within (or annexed) transfer make oath and say:

To Wit:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am the Solicitor for the Transferor named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash		\$ 600.00
(b) Property transferred in exchange;		
	Equity value \$	<u>Nil</u>
	Encumbrance \$	<u>Nil</u> \$ <u>Nil</u>
(c) Securities transferred to the value of		\$ <u>Nil</u>
(d) Balances of existing encumbrances with interest owing at date of transfer		\$ <u>Nil</u>
(e) Monies secured by mortgage under this transaction		\$
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject		\$ <u>Nil</u>
	Total consideration	\$ <u>600.00</u>

4. If consideration is nominal, is the transfer for natural love and affection? N/A
5. If so, what is the relationship between Grantor and Grantee? N/A
6. Other remarks and explanations, if necessary Nil

Sworn before me at the City  
of Ottawa  
in the County of Carleton  
this 28th  
day of June

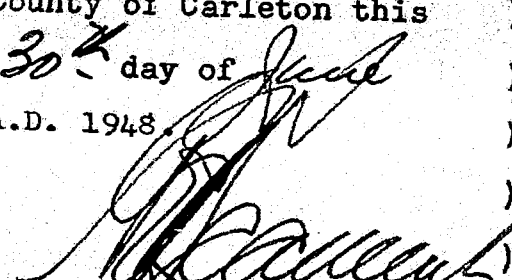
[Signature]  
A. D. 19 48  
A Commissioner, etc.

he  
of

LAND TITLES ACT

I, CHARLES GORDON GALE, of the City of Ottawa, in the County of Carleton, Accountant, make oath and say:

1. I am the Assistant <sup>Secretary-</sup>Treasurer of Acacia Realty Limited.
2. George Edwin Beament whose signature is affixed to the within document is the President of the said Company and Robert Bruce Davis whose signature is also affixed thereto is the Secretary-Treasurer thereof and the seal affixed thereto is the corporate seal of the said Company.
3. Under the By-laws of the said Company, the President and the Secretary-Treasurer are empowered to execute on behalf of the Company all deeds and other instruments requiring the seal of the Company.
4. I am well acquainted with the said George Edwin Beament and the said Robert Bruce Davis and saw them execute the said document and I am a subscribing witness thereto.
5. The said Company is, I verily believe, the owner of the land mentioned in the said document.

SWORN BEFORE ME at the )  
City of Ottawa, in the )  
County of Carleton this )  
30<sup>th</sup> day of June )  
A.D. 1948. )  
  
A Commissioner, Etc. )  
)

*Ch. Gale*

29392

LAND TITLES ACT

DATED 28<sup>th</sup> June, 1948

ACACIA REALTY LIMITED

TO

ETHEL WYNNE BERNICE KEMP

Address

401 Weed Avenue,  
Rockcliffe,  
Ontario.

29392

T R A N S F E R

July 9/48 1130  
JMP

BEAMANT, FYFE & AULT,  
56 Sparks Street,  
OTTAWA, Ontario.

No. 29392  
Received at the Office of  
Land Titles at OTTAWA  
at 11:30 o'clock A.M. of  
the 9<sup>th</sup> day of July  
A.D. 1948 and countersigned  
thereunder entered in  
the Register of Land Titles  
at Ottawa on the 12<sup>th</sup> day of July  
1948.

2223  
2933  
3008

Carleton

*JMP Pittaway*  
Dep. L. M. of T.O.

**IN THE MATTER OF AN APPLICATION  
TO THE COMMITTEE OF ADJUSTMENT  
RE: 136 ACACIA AVENUE**

Form of Certificate Requested

We request from the Committee of Adjustment a Certificate of Validation for 136 Acacia Avenue pursuant to Section 57 of the *Planning Act* as follows:

The contravention of section 50 or a predecessor of it or of a by-law passed under a predecessor of section 50 or of an order made under clause 27(1)(b), as it read on the 25<sup>th</sup> day of June 1970, of the *Planning Act*, being Chapter 296 of the Revised Statutes of Ontario, 1960, or a predecessor of it does not have and shall be deemed never to have had the effect of preventing the conveyance of or creation of any interest in such land described as follows:

PCL 5-1, SEC 4M-46; PT TS 5, 6, 7 & 8, PL 4M-46; described as follows: Commencing at a point established as follows: Commencing at the SW angle of LT 5, thence N 25 Deg 22' E along the E limit of Acacia Av a distance of 75 ft more or less to its intersection with the division line btn the N and S halves of LT 6, said point of intersection being the POC of the herein described PCL; Thence on a bearing of S 25 deg 22' along the E limit of Acacia Av a distance of 9.9 ft, Thence S 66 deg 50' E a distance of 65 ft, thence S 76 deg 41' E a distance of 83.7 ft to its intersection with the WLY limit of the Ottawa Electric Railway ROW, as described in PCL 1787, Carleton said point of intersection being distant N WLY 25 ft measured along thence on a tangential curve to the left, having a radius of 148 ft a distance of 85 ft more or less to the intersection of said curve with the E limit of Acacia Av at a point distant 16.08 ft from the NW angle of Lt 7, thence S 25 deg 22' W a distance of 91.08 ft to the POC; formerly Rockcliffe Park; Now City of Ottawa

**IN THE MATTER OF AN APPLICATION  
TO THE COMMITTEE OF ADJUSTMENT  
RE: 136 ACACIA AVENUE**

Supplemental Order

We are seeking an Order from the Committee of Adjustment pursuant to Sections 57(8) and (9) of the *Planning Act* as follows:

That 136 Acacia Avenue Parcel 4511, be deemed to be a separate conveyable property under the Planning Act for the purposes of bringing an application to the Committee for the purposes of obtaining Consent under S.53 of the Act to realign the property boundary separating 138 Acacia Avenue from 136 Acacia Avenue to regularize the shape of the respective lots.



### Notice of public record

Information and material required in support of your application must be made available to the public pursuant to the *Planning Act*. Also, pursuant to the **Municipal Freedom of Information and Protection of Privacy Act**, personal information on this form is collected under the authority of the *Planning Act* and will be used to process the application.

**Committee staff are available by appointment to review an application before filing.**

**Applications will be placed on hold if required information is not provided.**

## Section 1: Pre-application consultation checklist

**Indicate who you consulted before filing your application.**

Development Information Officer ([dioinquiry@ottawa.ca](mailto:dioinquiry@ottawa.ca))

A solicitor (Consent Applications involve legal processes)

City Planning staff

City Infill Forester ([cofa\\_trees@ottawa.ca](mailto:cofa_trees@ottawa.ca))

Conservative Authority (if applicable)

Ward Councillor

Local community association(s)

Neighbours

Hydro Ottawa (<http://hydroottawa.com/en>)

## Section 2: Submission requirements (in metric)

1. A completed **Application Form – 1 copy**
2. A **detailed cover letter** explaining your proposal and addressing the statutory test under section 45 of the *Planning Act* and including all planning evidence necessary to support your application - **1 copy**
3. A **Tree Information Report (TIR)** as required under the Tree Protection By-law **or written confirmation from a City Infill Forester that a TIR is not necessary. – 1 copy**
4. An up-to-date **Survey Plan** of the subject property - **1 full-sized copy and 1 reduced copy**
- 5 **A Site Plan** with a scale bar showing all existing structures, all proposed construction, and all trees protected under the *Tree Protection By-law* - **1 full-sized copy and 1 reduced copy**
6. For applications in the rural area, a completed **Schedule A: Rural Consent Additional Application Information. – 1 copy**
7. The **application fee.**

Office Use Only		
Application No:	Application Received (dd/mm/yyyy)	
Client service centre staff:	File lead:	
Fee Received:	Ward No.:	Panel No.

### Section 3: Subject property

#### 1. Location

- a) Municipal address:
- b) Neighbourhood:
- c) City Ward:
- d) Legal description:

#### 2. Planning information (Please contact a Development Information Officer):

- a) Official Plan designation:
- b) Zoning designation:
- c) Zoning By-law #:

#### 3. Registered owner(s) and authorized agent

- a) Registered property owner information (all owner or company names must be listed):

Check this box if you are applying under an agreement to purchase and sale

Name(s):

Mailing address:

Telephone:

Email:

#### b) Agent information:

Name:

Mailing address:

Telephone:

Email:

If applicable, all communications will be sent to the owner's authorized agent.

- 4. Do you require matters to be conducted in French?      Yes      No

## Section 4: Application details

1. **Purpose of application:** (e.g, severance to create a new lot for residential development)

2. Type of transaction for which consent is requested: (check all that apply)

Conveyance for lot creation (severance)

Easement/ right-of-way

Conveyance for a lot line adjustment

Long-term lease

Mortgage/ partial discharge of mortgage

Other

Joint-use and maintenance agreement

3. If a lot line adjustment, the lot to which the severed land will be added and the name of the person(s) to whom the land or interest in land is to be transferred, charged or leased:

4. Are there any **existing easements or restrictive covenants** affecting the subject land? If so, describe the existing easement or covenant and its effect:

### 5. Proposed conveyance

Lot	Severed	Retained
Parts on Draft Reference Plan		
Frontage (m) - include all frontages		
Depth (m) - indicate if irregular		
Area (m <sup>2</sup> or ha)		
This lot fronts on (Name of St/Rd)		

6. **Certificate for retained land** (not applicable to lot line adjustments)

Does this application include a request for a certificate for the retained land as referred to in clause 53 (42.1)(a) of the *Planning Act*? Yes No

If Yes, *Planning Act* regulations require a statement from an Ontario solicitor in good standing indicating that there is no land abutting the subject land that is owned by the owner of the subject land other than land that could be conveyed without contravening section 50 of the Act. If the application is approved, a registrable legal description for the retained land will also be required.



**7. Proposed easement / right-of-way**

If no severance is proposed, indicate the Part(s), dimensions and purpose of the proposed easement/ right-of-way on the existing lot. If a severance is proposed, easements/rights-of-way on the retained land require a secondary application.

Lot	Severed or Existing
Parts on Draft Reference Plan	
Frontage (m) (include all frontages on open roadways)	
Depth (m) (please indicate if depth is irregular)	
Area (m <sup>2</sup> or ha)	
Purpose (e.g., Access, servicing)	

**8. Use of property**

Lot	Severed	Retained
Existing use(s)		
Proposed use(s)		

**9. Buildings / structures (e.g., Detached, semi-detached, vacant)**

Lot	Severed	Retained
Existing		
Date of construction		
Address of existing building(s)		
Proposed		

**10. Water, sewage and stormwater (existing & proposed)**

Lot	Severed	Retained
Existing water supply (e.g., City water, private well, lake or water body)		
Proposed water supply		
Existing sewage disposal (e.g., City sanitary sewer, private septic, privy)		
Proposed sewage disposal		
Existing stormwater drainage (e.g., City storm sewers, roadside ditch, lot swale)		

Proposed stormwater drainage		
------------------------------	--	--

**11. Access**

Lot	Severed	Retained
Type of Access (e.g., Municipal road, regional road, right-of-way/ lane)		

**12.** Are there any agriculture operations, abattoirs, livestock operations, stockyards, kennels, and/or aggregate operations (sand/gravel pit and/or quarry) location within 1000 metres of the subject lands? Yes      No  
 If Yes, please provide the municipal address below and illustrate on a sketch and complete the Ontario Ministry of Agriculture, Food and Rural Affairs **Minimum Distance Separation (MDS)** form found in Schedule A: Rural Consent Additional Application Information.

**13. Current or past applications:**

Has this property been the subject of:	File number	Approval date	Active (Yes / No)
Official plan amendment			
Zoning by-law amendment			
Subdivision application			
Site Plan application			
Consent application			
Minor variance application			
Building permit application			
Other (i.e. Road opening, Tree permit)			

**Section 5: Affidavit / declaration**

I, D. Kenneth Gibson, of the City of Ottawa, solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath.

**Sworn/ Declared before me**

in the City of Ottawa  
this 19<sup>th</sup> day of Oct. 2023.

Sherry-lee Elliot

D. Kenneth Gibson

Commissioner of Oaths, etc. **Sherry Lee Elliot, a Commissioner,  
Province of Ontario, for Gibsons LLP,  
Barristers and Solicitors.  
Expires January 28, 2024.**

Signature of applicant

**Section 6: Authorization of owner for agent to make the application**

If the application is to be signed by an agent/solicitor on behalf of the owner, one of the following authorizations must be completed or the owner must submit a letter of authorization. Authorization must be signed by all Registered Owners.

**A. Where the property is owned by one or more natural persons:**

WE, Stephen Norton and Emily Jamieson am the owner of the land that is the subject of this application and I authorize D. Kenneth Gibson to make this application on my behalf.

10/17/2023

Date

DocuSigned by:

Stephen Norton

004FD117733D463...

Stephen Norton

DocuSigned by:

Emily Jamieson

F1F2506A23E443C

Signature of owner Emily Jamieson

**B. Where the property is owned by a corporation:**

I, \_\_\_\_\_ having signing authority for \_\_\_\_\_ (name of corporation or number company) that is the owner of the land that is the subject of this application, authorize \_\_\_\_\_ to make this application on the corporation's behalf.

Date

Signature of signing officer

LAND  
REGISTRY  
OFFICE #4

04226-0019 (LT)

PAGE 1 OF 2  
PREPARED FOR Sherrye01  
ON 2023/10/18 AT 12:10:11

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

**PROPERTY DESCRIPTION:** PCL 5-1, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 ; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ESTABLISHED AS FOLLOWS: COMMENCING AT THE SW ANGLE OF LT 5, THENCE N 25 DEG 22 ' E ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 75 FT MORE OR LESS TO ITS INTERSECTION WITH THE DIVISION LINE BTN THE N AND S HALVES OF LT 6, SAID POINT OF INTERSECTION BEING THE POC OF THE HEREIN DESCRIBED PCL; THENCE ON A BEARING OF S 25 DEG 22 ' W ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 9.9 FT, THENCE S 66 DEG 50 ' E A DISTANCE OF 65 FT, THENCE S 76 DEG 41 ' E A DISTANCE OF 83.7 FT TO ITS INTERSECTION WITH THE WLY LIMIT OF THE OTTAWA ELECTRIC RAILWAY ROW, AS DESCRIBED IN PCL 1787, CARLETON SAID POINT OF INTERSECTION BEING DISTANT N WLY 25 FT MEASURED ALONG SAID W LIMIT OF THE ROW FROM ITS INTERSECTION WITH THE E LIMIT OF LT 5, THENCE N 25 DEG 09 ' W ALONG SAID WLY LIMIT OF ROW A DISTANCE OF 84.1 FT, THENCE ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 148 FT A DISTANCE OF 85 FT MORE OR LESS TO THE INTERSECTION OF SAID CURVE WITH THE E LIMIT OF ACACIA AV AT A POINT DISTANT 16.08 FT FROM THE NW ANGLE OF LT 7, THENCE S 25 DEG 22 ' W A DISTANCE OF 91.08 FT TO THE POC ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA

**PROPERTY REMARKS:**

**ESTATE/QUALIFIER:**  
FEE SIMPLE  
ABSOLUTE

**RECENTLY:**  
FIRST CONVERSION FROM BOOK OM16

**PIN CREATION DATE:**  
1997/02/24

**OWNERS' NAMES**  
NORTON, STEPHEN  
JAMIESON, EMILY

**CAPACITY SHARE**  
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p><b>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/02/24 ON THIS PIN**</b></p> <p><b>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/02/24**</b></p> <p><b>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1997/02/21 **</b></p>						
LT39422	1954/01/15	NOTICE			THE CORPORATION OF THE CITY OF OTTAWA	C
LT41004	1954/11/15	NOTICE			THE CORPORATION OF THE CITY OF OTTAWA	C
LT41005	1954/11/15	NOTICE			THE CORPORATION OF THE CITY OF OTTAWA	C
LT122774	1975/10/01	TRANSFER		*** COMPLETELY DELETED ***	STANFIELD, ROBERT LORNE	
LT1120927	1998/05/14	TRANSFER		*** COMPLETELY DELETED *** STANFIELD, ROBERT LORNE	STANFIELD, ROBERT LORNE STANFIELD, ANNE MARGARET	
OC293502	2004/01/23	APL OF SURV-LAND		*** COMPLETELY DELETED *** STANFIELD, ROBERT LORNE	STANFIELD, ANNE MARGARET	
OC2451559	2022/02/01	TRANSMISSION-LAND		*** COMPLETELY DELETED *** STANFIELD, ANNE MARGARET - ESTATE	AUSTIN, WILLIAM NELSON AUSTIN, LAURENCE DOUGLAS STANFIELD, ANNE MARGARET - ESTATE	
OC2508212	2022/06/30	TRANS PERSONAL REP	\$2,000,000	AUSTIN, WILLIAM NELSON	NORTON, STEPHEN	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.

NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

LAND  
 REGISTRY  
 OFFICE #4

04226-0019 (LT)

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
OC2508213	2022/06/30	CHARGE	\$1,000,000	AUSTIN, LAURENCE DOUGLAS NORTON, STEPHEN JAMIESON, EMILY	JAMIESON, EMILY THE BANK OF NOVA SCOTIA	C

REMARKS: PLANNING ACT STATEMENTS.

136 Acacia Avenue  
Transfer History

September 27, 1928

Plan 4M-46 registered.  
Parcel 1178. Charles Osborne Wood and Alan Christy Fleming become owners of entire subdivision by Transfer Instrument No. 13971. TAB 1

August 30, 1944

Parcel No. 2345. Charles Osborne Wood and Alan Christy Fleming transfer to David R. Thomas by Transfer Instrument No. 24463. TAB 2

September 19, 1946

Parcel No. 2345. David R. Thomas transfers to Reverend Father Bacil Gegeychuk by Transfer Instrument No. 26594. TAB 3

March 28, 1950

Parcel No. 2345. Reverend Father Bacil Gegeychuk transfers to William Frederick Bull and Marjorie Ruth Bull by Transfer Instrument No. 33112. TAB 4

November 3, 1954

Parcel No. 2345. William Frederick Bull and Marjorie Ruth Bull transfer to David Younghusband by Transfer Instrument No. 40932. TAB 5

March 30, 1955

Parcel No. 4511. Re-entry of Parcels 2317 and 2345. David Younghusband is noted as owner. TAB 6

October 27, 1955

Parcel No. 4511. David Younghusband transfers to Gordon Gale Crean by Transfer Instrument No. 42857. TAB 7

October 1, 1975

Parcel No. 4511. Gordon Gale Crean transfers both 136 and 138 Acacia Avenue to Robert Lorne Stanfield by Transfer Instrument No. 122774. TAB 8

May 14, 1998

Firstly PIN 04226-0018. Parcel 5-2 – 136 Acacia Avenue  
Secondly PIN 04226-0019. Parcel 5-1 – 138 Acacia Avenue  
Robert Lorne Stanfield to Robert Lorne Stanfield and Anne Margaret Stanfield by Transfer Instrument No. 1120927. TAB 9

January 23, 2004

Survivorship Application – Instrument No. OC293502. Anne Margaret Stanfield sole owner.  
TAB 10

February 1, 2022

Estate of Anne Margaret Stanfield transfers to Estate Trustees, William Nelson Austin and Laurence Douglas Austin. Transmission Instrument No. OC2451559. TAB 11

June 30, 2022

Estate Trustees transfer to Stephen Norton and Emily Jamieson by Transfer by Personal Representative Instrument No. OC2508212. TAB 12

PARCEL 1170

Recently 432

Originally 23

COUNTY OF CARLETON

Under Transfer 13971, and made in consideration of \$1.00 CHARLES OSBORNE WOOD, Civil Engineer and ALAN CHRISTY FLEMING, Solicitor, both of the City of Ottawa, are the owners in fee simple with an absolute title of that certain Parcel of land registered under The Land Titles Act as Parcel 1170 in the Register for Carleton, situate in the Village of Rockcliffe Park in the County of Carleton and Province of Ontario, namely:

Lots 1, 3, 4, 5, 6, 7 and 8 on the East side of Butternut Terrace.

Lots 9 on the East side of Acacia Avenue.

Lots 20, 21 and 22 on the South side of Wood Avenue.

Lots 23, 24, 25, 26 and 27 on the West side of Arbutus Avenue.

Lots 28 and 29 on the North side of Wood Avenue.

Lots 30, 31, 32, 33, 34, 35, 35A, 36, 37, 38, 39, 40, 41, 42, 43 and 44 on the West side of Arbutus Avenue.

Lots 45, 46, 47, 48 and 49 on the South side of Roxborough Avenue.

Lots 50, 51, 52, 53, 54, 55, 56 and 57 on the North side of Roxborough Avenue.

Lots 58, 59, 60 and 61 on the West side of Arbutus Avenue.

Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97 and 98 on the East side of Arbutus Avenue.

Lots 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136 and 137 on the West side of Lakeview Avenue.

Lots 145, 146, 147, 148, 149, 150, 151, and 152 on the West side of Beachwood Avenue.

Lot 152A on the South side of Rockdale Avenue.

Lots 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164 and 166 on the East side of Lakeview Avenue.

Lots 165, 167, 168, 169, and 170 on the North side of Rockdale Avenue.

Lots 171, 172, 173, 174, 175, 176, 177 and 178 on the South side of Maple Lane.

Lots 179, 180, 181, 182 and 183 on the East side of Lakeview Avenue.

Lots 184, 185, 186, 187, 188, 189 and 190 on the North side of Maple Lane.

Lots 191, 192, 193, 194, 195, and 196 on the South side of Ellesmere Avenue.

Lots 197, 198, 199, and 200 on the North side of Ellesmere Avenue.

Lots 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210 on the East side of Lakeview Avenue.

AND Lots 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224 and 225 on the West side of Lansdowne Road all as shown on Plan M. 46, filed in the Office of Land Titles, Ottawa, and Reserves A, B, C, D, E, F, G, H, I, J and K on said Plan M. 46.

The title of the said Charles Osborne Wood and Alan Christy Fleming is subject to the following:

- 1. Any unpaid municipal taxes, charges, rates or assessments imposed for 1909 or afterwards.

For By You Closing Street See Page 855 J.M. Sutton Dep. L.R.

John L.H. 7

Amended this 23rd September 1946, pursuant to Application 26612

W.L. of T

Taxes



Continuation of Parcel 1172 from preceding page:

*Effectively by the Act of 1928*  
 Covenants, & certain covenants running with the land set forth in transfer 3420. (vide parcel 432 Volume 3 Folio 388) AND its also subject to the exceptions and qualifications mentioned in Section 23 of the Land Titles Act.

In Witness Whereof I have hereunto subscribed my name this 27th day of September A.D. 1928.

Certificate issued 27th September 1928.

*F.A. Magee* Local Master of Titles  
 at Ottawa

*Transfer Lot 45*

By Transfer 14205, dated 4th January 1928, registered 8th January 1928, and made in consideration of \$700. Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred Lot 45 on the South side of Roxborough Avenue on Plan M.48 to Frances Maud Brunel, now entered as Parcel 1189 Volume 8 Folio 880.

*F.A. Magee* L.M. of T.

*Transfer Lots  
 45, 47, 48,  
 136 & 137.*

By Transfer 18385, dated 10th July 1935, registered 12th July 1935, and made in consideration of \$1,500. Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred to Hoyer Lloyd, Lots 95, 97 and 98 East Arbutus Avenue and Lots 135 and 137 West Lakeview Avenue on said Plan M.48, now entered as Parcel 1594 Volume 8 Folio 250.

*F.A. Magee*  
 L.M. of T.

*Transfer Lot 1*

By Transfer 18418, dated 30th July 1935, registered 31st July 1935, and made in consideration of \$1.00, Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred to Alan Christy Fleming, Lot 1 on Plan M.48, now entered as Parcel 1597 Volume 8 Folio 258.

*F.A. Magee*  
 L. M. of T.

Transfers By Transfer 18878, dated 19th May 1933, registered 27th May 1933, Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred to Lloyd Montgomery Pidgeon and Frances Pidgeon, as joint tenants, and 51 Lots 50 and 51 on Plan M.48, part of the above parcel, now entered as Parcel 1588 Volume 8 Folio 384.

*F.A. Magee*  
 L.M. of T.

Transfers By Transfer 19031, dated 31st July 1933, registered 1st September 1933, Lot 48 Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred to James A. Rodd and Mae W. Rodd, as joint tenants, Lot 48 on Plan M.48, part of the above parcel, now entered as Parcel 1878 Volume 8 Folio 424.

*F.A. Magee*  
 L.M. of T.

Transfers By Transfer 19095, dated 28th September 1933, registered 30th September 1933, Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred to Barbara Louise Flood, Lots 55, 56, 57 and 58 on Plan M.48, part of the above parcel, now entered as Parcel 1885 Volume 8 Folio 446.

*F.A. Magee* L.M. of T.

- Forward to next folio -

Continuation of Parcel 1178 from preceding page:

The following lots on Plan M. 46, were removed from the above parcel on the dates and under the Transfer numbers hereunder specified:

DATE	LOT	TRANSFER	NEW PARCEL	VOL.	FOLIO	
1 March 1937	220, 221 222 & 223	19407	1719	8	520	<i>J.A. Magee</i>
6 May 1937	52 and 53 and the West Half of Lot 54	19528	1733	8	554	<i>P.A. Magee</i>
28 May 1937	210, 224 and 225	19571	1743	8	574	<i>P.A. Magee</i>
27 October 1937	171	19859	1779	9	42	<i>J.A. Magee</i>

Transfers to

Ottawa Electric  
Railway Company  
Easement in gross

By Transfer 20012, dated 3rd December 1937, registered 8th December 1937, Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, granted and transferred to The Ottawa Electric Railway Company, the sole and exclusive permission, easement, right and privilege at any time or times, of constructing, completing, operating and maintaining — (a) A single or double track line of railway with the necessary side track switches, turn-outs, poles, wires, conduits, works, appliances, stations, platforms, and equipment underground as well as overground and (b) The said company's transportation system as defined in its Special Acts and any vehicle of such system, over and upon the lands coloured pink on the plan attached to the said Transfer, the said land being parts of Lots 64 to 70 inclusive and parts of Lots 105 to 108 inclusive and the Reserve on the above plan M. 46 of the said parts of said Lots having a width of 80 feet and extending from Beechwood Avenue and Hill Street to Arbutus Avenue and from Arbutus Avenue and Wood Avenue to Butternut Terrace and Maple Lane, subject to the terms, covenants and conditions in the said Transfer set out—now entered as Parcel 1787 Volume 9 Folio 64.

*P.A. Magee*  
L.M. of T.

The following lots on Plan M. 43, were removed from the above parcel on the dates and under the Transfer numbers hereunder specified:

DATE	LOT	TRANSFER	NEW PARCEL	VOLUME	FOLIO	
28 July 1938	47	20378	1822	9	142	<i>J.A. Magee</i>
18 January 1941	3 & 4	21633	2011	9	526	<i>J.A. Magee</i>
8 September 1943	9	23026	2234	10	372	<i>J.A. Magee</i>
11 October 1948	Lot 59 & East 1/2 of lot 54	28718	2587	11	440	<i>J.A. Magee</i>
11 October 1948	60 & 61	28717	2570	11	443	<i>J.A. Magee</i>

Continuation of Parcel 1178 from preceding pages:

*Transfer Lot 48  
I. Carterly part  
of Lot 189*

By Transfer 20775, dated 6th March 1930, registered 18th March 1930, Charles Osborne Wood, above-named, and Alan Christy Fleming, above-named, Trustees, transferred to John Bow Rutherford, and Mary Gladys Rutherford, as joint tenants, Lot 48 and the westerly part of Lot 49 on said Plan M.48, which said part of said Lot 49 is particularly described as follows: COMMENCING at the north-westerly angle of Lot 49 Thence easterly and along the northerly limit of said Lot, a distance of 35 feet Thence southerly on a line parallel with the westerly limit of said lot to the south-easterly limit of said lot Thence south-westerly and along the said south-easterly limit of said lot to the south-easterly angle of said lot Thence westerly and along the southerly limit of said lot a distance of 22 feet 8 inches more or less to the south-westerly angle of said lot Thence northerly and along the said westerly limit of said lot, a distance of 95 feet more or less to the place of beginning, part of the above parcel, now entered as Parcel 1886 Volume 9 Folio 234.

*P. A. Meyer*  
L.M. of T.

*Re-entry of  
Lots 209, 208  
12077 north  
1/2 Lot 206*

By re-entry made the 27th March 1944, the above lots 209, 208 and 207 on said Plan M.48 and the north half of Lot 208 on said Plan M.48, particularly described as follows: COMMENCING at the north-westerly angle of lot 208 Thence southerly and along the westerly limit of the said lot (being also the easterly limit of ~~LANCASHIRE AVENUE~~ shown on said Plan M.48) 20 feet Thence easterly on a line parallel with the northerly limit of said lot 100 feet more or less to the easterly limit of said lot Thence northerly and along the said easterly limit 20 feet to the north-easterly angle of said lot Thence westerly and along the said northerly limit 100 feet more or less to the place of commencement, are removed from this parcel and entered as Parcel 2294.

*H. P. Fisher*  
L.M. of T.

*Re-entry of  
Parts of lots 5 & 6*

By re-entry made the 13th June 1944, parts of the above lots 5 and 6 on said Plan M. 48, particularly described as follows: COMMENCING at the south-west angle of said lot 5, Thence easterly and along the southerly limit of said lot 180 feet more or less to the south-east angle of the said lot Thence northerly and along the easterly limit of said lot 4 feet more or less to the westerly limit of the Ottawa Electric Railway right-of-way described in Parcel 1787 Carleton, Thence northerly and along the said westerly limit, 75 feet more or less to the division line between the north half and south half of said lot 6 Thence westerly and along said division line, 117.29 feet to the westerly limit of said lot, being also the easterly limit of the said Butternut Terrace Thence southerly and along the westerly limit of said lots 6 and 5, 75 feet more or less to the place of commencement, are removed from this parcel and entered as Parcel 2317.

*H.P.*

*H. P. Fisher*  
L. M. of T.

*Re-entry of  
Parts of lots  
6, 7, and 8.*

By re-entry made the 30th August 1944, parts of the above lots 6, 7 and 8 on said Plan M. 48, (part of the above parcel) particularly described as follows: COMMENCING at a point where the division line between the north half and south half of lot 8 connects with the westerly limit of said lot (being also the easterly limit of said Butternut Terrace) Thence easterly and along said division line 117.29 feet to the westerly limit of The Ottawa Electric Railway Company's right-of-way described in Parcel 1787 Carleton Thence northerly and north-westerly along the westerly and south-westerly limit of said right-of-way to the westerly limit of said lot 8 (being also the easterly limit of said Butternut Terrace) Thence southerly and along the westerly limit of lots 8, 7 and 6, 91.1 feet more or less to the place of commencement, are removed from this parcel and entered as Parcel 2346.

*H. P. Fisher*  
L. M. of T.

LAND TITLES ACT.

WE, CHARLES HENRY KEEFER and  
THOMAS COLTRIN KEEFER, both of the Township of Gloucester,  
in the County of Carleton, Civil Engineers, Trustees, the  
registered owners of the freehold land registered in the  
Office of Land Titles at Ottawa, as Parcel 432, in the Register  
for Carleton, IN CONSIDERATION of One Dollar (\$1.00)  
paid to us, TRANSFER to CHARLES OSBORNE WOOD, Civil Engineer  
and ALAN CHRISTY FLEMING, Solicitor, both of the City of  
Ottawa, in the County of Carleton, Trustees, the land herein-  
after particularly described, namely:-

Lots 1, 3, 4, 5, 6, 7, 8, 9, 20,  
21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,  
35A, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50,  
51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 64, 65, 66, 67,  
68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82,  
83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 97, 98,  
105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115,  
116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127,

128, 129, 130, 131, 132, 133, 134, 135, 136, 137, ~~138~~ a.c.f.  
 145, 146, 147, 148, 149, 150, 151, 152, 152A, 153, 154, 155, 156,  
 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169,  
 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182,  
 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196,  
 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209,  
 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223,  
 224, 225, Situate in the Township of Gloucester, in the County of

Carleton, being Block A. 45, as shown upon Plan M. 46, filed in the  
 Office of Land Titles, Ottawa, *being the whole remainder*  
*of the said parcel.*  
 DATED the 26<sup>th</sup> day of April, A.D. 1928.

a.c.f.

WITNESS:

*Maurice Holdham*

*G. H. Keefer*

*R. R. Rife*

LAND TITLES ACT.

WE, CHARLES HENRY KEEFER and THOMAS COLTRIN KEEFER, the Trans-ferers named in the annexed document, make oath and say:-

THAT we are the owners of the land within mentioned, and that we are both over the age of twenty-one years.

SWORN before me at the City of Ottawa, in the County of Carleton, this 26<sup>th</sup> day of April, A.D. 1928.

*[Signature]*  
A Commissioner, Etc.

*[Signature: C. H. Keefer]*  
*[Signature: T. Coltrin Keefer]*

LAND TITLES ACT.

CANADA  
PROVINCE OF ONTARIO

) I, *Maurice Holdham*  
) of the City of Ottawa, in the County of  
) Carleton, *Civ. Clerk.* make oath and say:

1. THAT I am well acquainted with CHARLES HENRY KEEFER and THOMAS COLTRIN KEEFER, named in the within document, and saw them sign the said document, and the signatures purporting to be their respective signatures at the foot of the said document are in their handwriting.

2. THE said Charles Henry Keefer and Thomas Coltrin Keefer are, as I verily believe, the owners of the land within mentioned.

3. THE said Charles Henry Keefer and Thomas Coltrin Keefer, are each of the age of twenty-one years or over, are each of sound mind, and signed the said document voluntarily at the City of Ottawa, in the County of Carleton, in the Province of Ontario.

4. I am a subscribing witness to the said document.

SWORN BEFORE ME at the City of Ottawa, in the County of Carleton, this 26<sup>th</sup> day of April, A.D. 1928.

*[Signature]*  
A Commissioner, Etc.

*Maurice Holdham*

# Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT, 1921 AND 1922

PROVINCE OF ONTARIO  
CITY OF CARLETON

I, **ALAN CHRISTY FLEMING,**  
of the **City** of **Ottawa**  
in the County of **Carleton,** **one of** ~~xxx~~ **the Transferees**

To Wit: named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am one of the Transferees named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the moneys in cash and the value of any property or security included in the consideration is as follows:—

- (a) Moneys in cash paid: One Dollar,
- (b) Property transferred in exchange to the value of: None
- (c) Securities transferred in the value of: None

4. The amount of liens and encumbrances subject to which such transfer is made is as follows:—

**None**

Set out liens and encumbrances in detail.

When clauses 3, 4 and 5 are applicable, clauses 6 and 7 should be struck out. When clauses 4, 6 and 7 are applicable, clauses 3 and 5 should be struck out.

5. The total consideration in moneys, cash, property, liens and encumbrances is \$1.00 and no more.

~~The true amount of the consideration for the within (or annexed) transfer is as follows:—~~  
~~to be struck out in the original and annexed copies.~~

Sworn before me at the **City**  
of **Ottawa**  
in the County of **Carleton**  
this Second  
day of June 1928.

*Alan C. Fleming*

*John J. Macbratney*  
A Commissioner, etc.



13971  
5

DATED the 26<sup>th</sup> day of April, 1928.

CHARLES HENRY KEEFER and  
THOMAS COLTRIN KEEFER,  
Trustees,

to

CHARLES OSBORNE WOOD and  
ALAN CHRISTY FLEMING,  
Trustees,

13971

TRANSFER

11.15 Sept 26/28  
O.M.P.

MacCraken, Fleming & Schroeder,  
Barristers and Solicitors,  
Trusts Building,  
Ottawa.

No. 13971

Received at the Office of  
Land Titles at OTTAWA,  
at 11.15 o'clock A.M., of  
the 26<sup>th</sup> day of September  
A. D. 1928 and entered in 1178  
Folio 836 Volume 6 Parcel 432

Carlton  
J. A. Mayn  
S. M. G. T.



Originally 23  
Recently 1178

UNDER Transfer 24463,

~~DAVID R. THOMAS, of the Village of  
Rockcliffe Park, in the County of  
Carleton, Gentleman,~~

is the owner in fee simple with an absolute title of that certain parcel  
of land situate in the Village of Rockcliffe Park in the ~~ESKXXIX~~ Regional Municipality of Ottawa-  
Carleton and Province of Ontario, namely,

The north-west part of Lot 6, the west part of Lot 7 and the south-  
west part of Lot 8 on the East side of ~~Butternut Terrace~~ <sup>Acacia Avenue</sup> on Plan M. 46,  
filed in the Office of Land Titles, Ottawa, particularly described as  
follows:

COMMENCING at a point where the division line between the north half and  
the south half of lot 6 connects with the westerly limit of said lot  
(being also the easterly limit of said Butternut Terrace) Thence  
easterly and along said division line 117.29 feet to the westerly limit  
of The Ottawa Electric Railway Company's right-of-way described in  
Parcel 1787 Carleton Thence northerly and north-westerly along the  
westerly and south-westerly limit of said right-of-way to the westerly  
limit of said lot (being also the easterly limit of said Butternut  
Terrace) Thence southerly and along the westerly limit of lots 8, 7 and  
6, 91.1 feet more or less to the place of commencement.

The title of the owner is subject to the exceptions and qualifications  
mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this 30th day  
of August A. D. 1944.

Certificate issued.

*[Signature]*  
Local Master of Titles at Ottawa.

Transfers parcel to  
Rev. Father  
B. N. GEGEYCHUK.

~~REVEREND FATHER BACIL N. GEGEYCHUK, of the City of Ottawa, Priest, was  
registered as owner of the above parcel, the 19th September 1946, under  
Transfer 26594.~~

*[Signature]*  
L. M. of T.

Transfers Parcel  
To  
W.F. Bull and  
M.R. Bull.

~~WILLIAM FREDERICK BULL, of the City of Ottawa, Civil Servant, and MARJORIE  
RUTH BULL, his wife, were registered as owners of the above parcel, as  
joint tenants, the 28th March 1950, under Transfer 33112.~~

*[Signature]*  
L.M. of T.

Transfers  
Parcel to  
D. Youngusband

~~DAVID YOUNGHUSBAND, of the City of Ottawa, Contractor, was registered as  
owner of the above parcel, the 3rd November 1954, under Transfer 40932.~~

*[Signature]*  
L.M. of T.

The title of the owner is subject also to the following:

AGREEMENT  
Re: Sewage

AGREEMENT 41004, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$6. cost of connecting building or buildings on said land with its sewer and annual rental or charge of \$6.37 calculated at 7 cents per foot frontage of 91.1 feet and upon the conditions therein mentioned, agrees to the said connection.

*[Signature]*  
L.M. of T.

AGREEMENT  
Re: Water-works

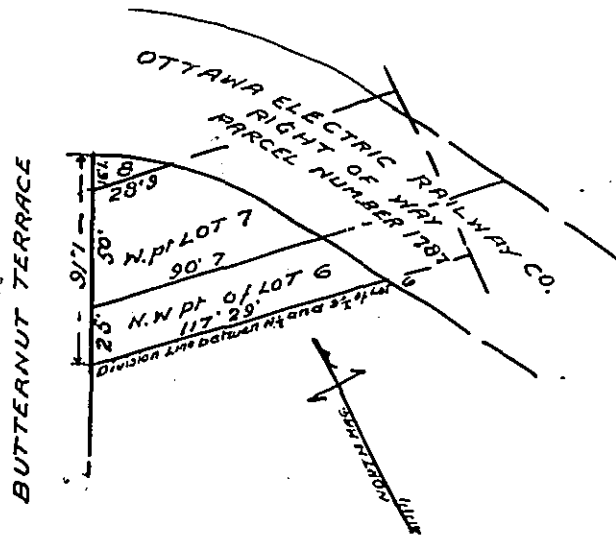
AGREEMENT 41005, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$363.85 agrees to extend the Waterworks System of the City of Ottawa to the street adjoining the said parcel, and the said David Younghusband agrees that any additional cost of such extension and the rent, rates and prices mentioned in the said Agreement shall become and be until paid a lien or charge upon the said parcel.

*[Signature]*  
L.M. of T.

Re-entry of parcel.

By re-entry the 30th March 1955 the above parcel is now entered (together with other land) as parcel 4511.

*[Signature]*  
Deputy L.M. of T.



— PLAN —  
 — OF N.W. PART OF LOT 6, W. PART OF —  
 — LOT 7 AND S.W. PART OF LOT 8, —  
 — SHOWN ON PLAN M. 46, —  
 — ROCKCLIFFE PARK —  
 — SCALE 1 INCH = 60 FEET. —

MICROFILMED JUN. '85

PARCEL CLOSED.

LAND TITLES ACT.

TRANSFER.

WE, CHARLES OSBORNE WOOD, Civil Engineer, and ALAN CHRISTY FLEMING,  
<sup>-as trustee</sup> Solicitor, the registered owners of the freehold land registered  
in the Office of Land Titles at Ottawa, as Parcel- 1178 - in the  
Register for Carleton, IN CONSIDERATION OF the sum of Eight  
Hundred Dollars (\$800.00 ) paid to us, transfer to DAVID R. THOMAS,  
of Rockcliffe Park, in the County of Carleton, Gentleman, the land  
hereinafter particularly described, namely-

BEING COMPOSED OF the north west part of lot 6, West part of  
lot 7 and the south west part of lot 8, on the East side of  
BUTTERNUT TERRACE, shown on plan M-46, filed in the Office of Land  
Titles at Ottawa for Carleton, more particularly described as  
follows;-

COMMENCING at a point where the division line between the  
North half and South half of lot number 6 connects with the west-  
erly limit of said lot (being also the easterly limit of said  
Butternut Terrace), thence easterly and along said division line  
one hundred and seventeen and twenty nine hundredths feet (117<sup>29</sup>/<sub>100</sub>)  
to the westerly limit of The Ottawa Electric Railway Company's  
Right of way, described in parcel number 1787 filed in the said  
Land Titles Office, thence northerly and north westerly along the  
westerly and south westerly limit of said Right of way to the  
westerly limit of said lot 8 (Being also the easterly limit of  
said Butternut Terrace), thence southerly and along the westerly  
limit of lots numbered 8, 7 and 6, ninety one and one tenths feet ( 91<sup>1</sup>/<sub>10</sub>  
) more or less to the place of commencement.

BEING part of the said parcel.

DATED the 21st day of August, A.D. 1944.

W I T N E S S ;

*Shirley Wilson*

*Char. O. Wood*

*Alan C. Fleming*

County of Carleton. (

To Wit.

We, Charles Osborne Wood, Civil Engineer, and  
( Alan Christy Fleming, Solicitor, both of the  
City of Ottawa, in the County of Carleton,  
and Province of Ontario, severally Make oath  
and say;

1. That we are the owners as trustees of the Lands within mentioned  
and that we are both of the age of twenty-one years or over.

SEVERALLY Sworn before me at the (

City of Ottawa, in the County of

Carleton, this 21st day of

August, A.D. 1944.

*James I. Kemp*  
A Commissioner &c.

*Char. O. Wood*

*Alan C. Fleming*

Province of Ontario. ( I, *Shirley Wilson*, of the City of  
County of Carleton. ( Ottawa, in the County of Carleton, *Secretary*,

To Wit. ( MAKE OATH AND SAY;

1. That I am well acquainted with Charles Osborne Wood and Alan Christy Fleming named in the within document, and saw them sign the said document, and the signatures at the foot of the said document are in their respective handwriting.
2. That the said Charles Osborne Wood and Alan Christy Fleming are, as I verily believe, the owners as trustees of the lands within mentioned.
3. That the said Charles Osborne Wood and Alan Christy Fleming are each of the age of twenty-one years or over, are each of sound mind, and signed the said document voluntarily at the City of Ottawa.
4. That I am a subscribing witness to the said document and duplicate.

SWORN BEFORE ME at the City of  
Ottawa, in the County of Carleton,  
this *21st* day of August, A.D. 1944.

*Shirley Wilson*

*James J. Kemp*  
A Commissioner & Co. *Kemp*

24463

# Affidavit, Land Transfer Tax Act

In the Matter of the Land Transfer Tax Act

PROVINCE OF ONTARIO

COUNTY OF Carleton

I, Stanley Gardner Metcalf, of the City of Ottawa,  
Solicitor, in the County of Carleton, -

To wit: make oath and say:

1. I am Solicitor for the Grantor.

\_\_\_\_\_ named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

- (a) Monies paid in cash ..... \$ 800.00
- (b) Property transferred in exchange:
  - Equity value \$
  - Encumbrances \$
- (c) Securities transferred to the value of ..... \$
- (d) Balances of existing encumbrances with interest owing at date of transfer ..... \$
- (e) Monies secured by mortgage under this transaction ..... \$
- (f) Liens, legacies, annuities and maintenance charges to which transfer is subject ..... \$
- Total consideration ..... \$ 800.00

all blanks should be filled in.

4. If consideration is nominal, is the transfer for natural love and affection? \_\_\_\_\_

5. If so, what is the relationship between Grantor and Grantee? \_\_\_\_\_

6. Other remarks and explanations, if necessary \_\_\_\_\_

Sworn before me at the City of Ottawa,  
in the { County } of Carleton  
          { District }

Stanley Gardner Metcalf

this 30th day of August, A.D. 19 44.  
W. A. Appleton  
A Commissioner, etc.

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them or by some other person approved by the Treasurer of Ontario

24463

LAND TITLES ACT.

Dated, August, 21st. A.D. 1944.

CHARLES OSBORNE WOOD  
et al.

No. 24463  
Received at the Office of  
Land Titles at OTTAWA  
at 11 o'clock P.M. of  
the 30<sup>th</sup> day of August,  
A.D. 1944 and entered  
thereunder entries  
No. 1178  
Volume 10  
Page 235

- TO -  
DAVID R. THOMAS.  
*Buena Vista Road,  
Rockcliffe - Ont.*

----- T R A N S F E R -----

24463

*Carlton*  
*1178*  
*11*  
*Aug 30/44*  
*DMP*

STANLEY G. METCALFE, K.C.  
75 Sparks Street,  
Ottawa, Ontario.

Originally 23  
Recently 1178

UNDER Transfer 24463,

~~DAVID R. THOMAS, of the Village of  
Rockcliffe Park, in the County of  
Carleton, Gentleman,~~

is the owner in fee simple with an absolute title of that certain parcel  
of land situate in the Village of Rockcliffe Park in the ~~ESKXXIX~~ Regional Municipality of Ottawa-  
Carleton and Province of Ontario, namely,

The north-west part of Lot 6, the west part of Lot 7 and the south-  
west part of Lot 8 on the East side of ~~Butternut Terrace~~ <sup>Acacia Avenue</sup> on Plan M. 46,  
filed in the Office of Land Titles, Ottawa, particularly described as  
follows:

COMMENCING at a point where the division line between the north half and  
the south half of lot 6 connects with the westerly limit of said lot  
(being also the easterly limit of said Butternut Terrace) Thence  
easterly and along said division line 117.29 feet to the westerly limit  
of The Ottawa Electric Railway Company's right-of-way described in  
Parcel 1787 Carleton Thence northerly and north-westerly along the  
westerly and south-westerly limit of said right-of-way to the westerly  
limit of said lot (being also the easterly limit of said Butternut  
Terrace) Thence southerly and along the westerly limit of lots 8, 7 and  
6, 91.1 feet more or less to the place of commencement.

The title of the owner is subject to the exceptions and qualifications  
mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this 30th day  
of August A. D. 1944.

Certificate issued.

*[Signature]*  
Local Master of Titles at Ottawa.

Transfers parcel to  
Rev. Father  
B. N. GEGEYCHUK.

~~REVEREND FATHER BACIL N. GEGEYCHUK, of the City of Ottawa, Priest, was  
registered as owner of the above parcel, the 19th September 1946, under  
Transfer 26594.~~

*[Signature]*  
L. M. of T.

Transfers Parcel  
To  
W.F. Bull and  
M.R. Bull.

~~WILLIAM FREDERICK BULL, of the City of Ottawa, Civil Servant, and MARJORIE  
RUTH BULL, his wife, were registered as owners of the above parcel, as  
joint tenants, the 28th March 1950, under Transfer 33112.~~

*[Signature]*  
L.M. of T.

Transfers  
Parcel to  
D. Youngusband

~~DAVID YOUNGHUSBAND, of the City of Ottawa, Contractor, was registered as  
owner of the above parcel, the 3rd November 1954, under Transfer 40932.~~

*[Signature]*  
L.M. of T.

The title of the owner is subject also to the following:

AGREEMENT  
Re: Sewage

AGREEMENT 41004, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$6. cost of connecting building or buildings on said land with its sewer and annual rental or charge of \$6.37 calculated at 7 cents per foot frontage of 91.1 feet and upon the conditions therein mentioned, agrees to the said connection.

*[Signature]*  
L.M. of T.

AGREEMENT  
Re: Water-works

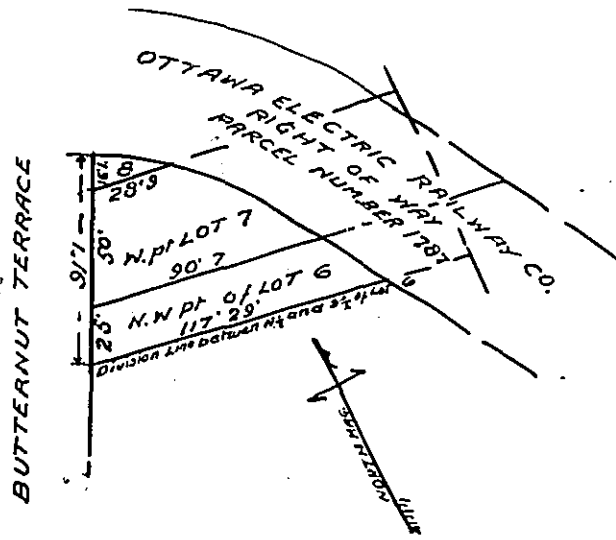
AGREEMENT 41005, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$363.85 agrees to extend the Waterworks System of the City of Ottawa to the street adjoining the said parcel, and the said David Younghusband agrees that any additional cost of such extension and the rent, rates and prices mentioned in the said Agreement shall become and be until paid a lien or charge upon the said parcel.

*[Signature]*  
L.M. of T.

Re-entry of parcel.

By re-entry the 30th March 1955 the above parcel is now entered (together with other land) as parcel 4511.

*[Signature]*  
Deputy L.M. of T.



— PLAN —  
 — OF N.W. PART OF LOT 6, W. PART OF —  
 — LOT 7 AND S.W. PART OF LOT 8, —  
 — SHOWN ON PLAN M. 46, —  
 — ROCKCLIFFE PARK —  
 — SCALE 1 INCH = 60 FEET. —

MICROFILMED JUN. '85

PARCEL CLOSED.



LAND TITLES ACT.

TRANSFER.

I, DAVID R. THOMAS, of the Village of Rockcliffe Park, in the County of Carleton, Gentleman, the registered owner of the freehold land registered in the Office of Land Titles, at Ottawa, as Parcel-2345- in the Register for Carleton, IN CONSIDERATION OF Twelve Hundred Dollars (\$1200.00) paid to me, transfer to Reverend Father Basil N. Gegeychuk, of the City of Ottawa, in the County of Carleton, Priest, the land hereinafter particularly described, namely-

The north-west part of Lot 6, the west part of lot 7, and the South-west part of lot 8, on the west side of Butternut Terrace • on plan M-46-filed in the Office of Land Titles, Ottawa, particularly described as follows-

COMMENCING at a point where the division line between the North half and the south half of lot 6 connects with the westerly limit of said lot (being also the easterly limit of said Butternut Terrace), Thence easterly and along said division line 117.29 feet to the westerly limit of The Ottawa Electric Railway Company's right of way described in parcel-1787 Carleton, Thence northerly and north-westerly along the westerly and south-westerly limit of said right-of-way to the westerly limit of said lot 8 (being also the easterly limit of said Butternut Terrace), Thence southerly and along the westerly limit of lots 8, 7 and 6, 91.1 feet more or less to the place of commencement. *being whole of said Parcel.*

AND I, Eva Thomas, wife of the said David R. Thomas, hereby bar my dower in the said lands.

WITNESSES;

*D. R. Thomas*

*Ewen Campbell, Eva Thomas,*

I, DAVID R. THOMAS, of the Village of Rockcliffe Park, in the County of Carleton, Gentleman, MAKE OATH AND SAY;

That Eva Thomas who executed the within instrument is my wife and that we are each of the age of Twenty-one years or over.

SWORN BEFORE ME at the City of  
Ottawa, in the County of Carleton,  
this 17<sup>th</sup> day of September, A.D. 1946.

*D.R. Thomas*

*Harley Metcalf*  
A Commissioner &c.

1. *Gwen Campbell* of the City of Ottawa, in the County of Carleton, *Stenographer*, MAKE OATH AND SAY;

1. I am well acquainted with David R. Thomas and Eva Thomas named in the within document, and saw them sign the said document, and the signatures purporting to be their respective signatures at the foot of the said document are in their handwriting.

2. The said David R. Thomas is, as I verily believe, the owner of the land within mentioned, and the said Eva Thomas is reputed to be, and is, as I verily believe, his wife.

3. The said David R. Thomas and Eva Thomas are each of the age of twenty-one years or over, are each of sound mind, and signed the said document voluntarily at the City of Ottawa, in the County of Carleton and Province of Ontario.

4. I am a subscribing witness to the said document.

SWORN BEFORE ME at the City of  
Ottawa, in the County of Carleton,  
this 17<sup>th</sup> day of September, A.D. 1946.

*Gwen Campbell*

*Harley Metcalf*  
A Commissioner &c.

# Affidavit, Land Transfer Tax Act

26594

In the Matter of the Land Transfer Tax Act

PROVINCE OF ONTARIO

1. *Stanley J. Metzger* of the *City of Ottawa*

COUNTY OF *Carleton*

in the County of *Carleton*, *Solicitor*

To wit: make oath and say:

1. I am *Solicitor for the grantee* named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	<u>1200.00</u>
(b) Property transferred in exchange:		
Equity value	\$	<u>      </u>
Encumbrances	\$	<u>      </u>
(c) Securities transferred to the value of	\$	<u>      </u>
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	<u>      </u>
(e) Monies secured by mortgage under this transaction	\$	<u>      </u>
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>      </u>
Total consideration		\$ <u>1200.00</u>

all blanks should be filled in.

- 4. If consideration is nominal, is the transfer for natural love and affection?
- 5. If so, what is the relationship between Grantor and Grantee?
- 6. Other remarks and explanations, if necessary

Sworn before me at the *City*  
of *Ottawa*  
in the { County } of *Carleton*  
{ District }  
this *17th*  
day of *September*, A.D. 19 *46*  
*Richard Sturdy*

*Stanley J. Metzger*

A Commissioner, etc.

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them or by some other person approved by the Treasurer of Ontario

26594

DATED, September, 17<sup>th</sup> A.D. 1946.

4

LAND TITLES ACT.

DAVID R. THOMAS,  
et ux.

-TO-

REVEREND FATHER BACIL N.  
GEGEYCHUK.

26594

-----TRANSFER-----

Sept 19/46  
B20  
GMP

STANLEY G. METCALFE, K.C.

55 Metcalfe Street,

Ottawa, Ontario.

no. 26594  
Received at the Office of  
Land Titles at Ottawa  
at 2:20 o'clock P.M. on  
the 19<sup>th</sup> day of Sept.  
A.D. 1946 and ownership  
thereunder entered in  
folio Volume 10 2345.

Carleton  
J. H. P. "h"  
L. H. P.

Originally 23  
Recently 1178

UNDER Transfer 24463,

~~DAVID R. THOMAS, of the Village of  
Rockcliffe Park, in the County of  
Carleton, Gentleman,~~

is the owner in fee simple with an absolute title of that certain parcel  
of land situate in the Village of Rockcliffe Park in the ~~ESKXXIX~~ Regional Municipality of Ottawa-  
Carleton and Province of Ontario, namely,

The north-west part of Lot 6, the west part of Lot 7 and the south-  
west part of Lot 8 on the East side of ~~Butternut Terrace~~ <sup>Acacia Avenue</sup> on Plan M. 46,  
filed in the Office of Land Titles, Ottawa, particularly described as  
follows:

COMMENCING at a point where the division line between the north half and  
the south half of lot 6 connects with the westerly limit of said lot  
(being also the easterly limit of said Butternut Terrace) Thence  
easterly and along said division line 117.29 feet to the westerly limit  
of The Ottawa Electric Railway Company's right-of-way described in  
Parcel 1787 Carleton Thence northerly and north-westerly along the  
westerly and south-westerly limit of said right-of-way to the westerly  
limit of said lot (being also the easterly limit of said Butternut  
Terrace) Thence southerly and along the westerly limit of lots 8, 7 and  
6, 91.1 feet more or less to the place of commencement.

The title of the owner is subject to the exceptions and qualifications  
mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this 30th day  
of August A. D. 1944.

Certificate issued.

*[Signature]*  
Local Master of Titles at Ottawa.

Transfers parcel to  
Rev. Father  
B. N. GEGEYCHUK.

~~REVEREND FATHER BACIL N. GEGEYCHUK, of the City of Ottawa, Priest, was  
registered as owner of the above parcel, the 19th September 1946, under  
Transfer 26594.~~

*[Signature]*  
L. M. of T.

Transfers Parcel  
To  
W.F. Bull and  
M.R. Bull.

~~WILLIAM FREDERICK BULL, of the City of Ottawa, Civil Servant, and MARJORIE  
RUTH BULL, his wife, were registered as owners of the above parcel, as  
joint tenants, the 28th March 1950, under Transfer 33112.~~

*[Signature]*  
L.M. of T.

Transfers  
Parcel to  
D. Youngusband

~~DAVID YOUNGHUSBAND, of the City of Ottawa, Contractor, was registered as  
owner of the above parcel, the 3rd November 1954, under Transfer 40932.~~

*[Signature]*  
L.M. of T.

The title of the owner is subject also to the following:

AGREEMENT  
Re: Sewage

AGREEMENT 41004, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$6. cost of connecting building or buildings on said land with its sewer and annual rental or charge of \$6.37 calculated at 7 cents per foot frontage of 91.1 feet and upon the conditions therein mentioned, agrees to the said connection.

*[Signature]*  
L.M. of T.

AGREEMENT  
Re: Water-works

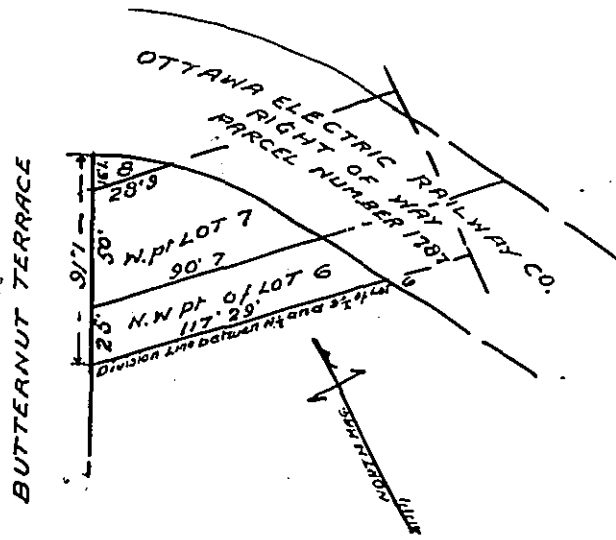
AGREEMENT 41005, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$363.85 agrees to extend the Waterworks System of the City of Ottawa to the street adjoining the said parcel, and the said David Younghusband agrees that any additional cost of such extension and the rent, rates and prices mentioned in the said Agreement shall become and be until paid a lien or charge upon the said parcel.

*[Signature]*  
L.M. of T.

Re-entry of parcel.

By re-entry the 30th March 1955 the above parcel is now entered (together with other land) as parcel 4511.

*[Signature]*  
Deputy L.M. of T.



— PLAN —  
 — OF N.W. PART OF LOT 6, W. PART OF —  
 — LOT 7 AND S.W. PART OF LOT 8, —  
 — SHOWN ON PLAN M. 46, —  
 — ROCKCLIFFE PARK —  
 — SCALE 1 INCH = 60 FEET. —

MICROFILMED JUN. '85

PARCEL CLOSED.

# Land Titles Act 33112

I, REVEREND FATHER BACIL GEGEYCHUK, of the City of Ottawa,  
in the County of Carleton, Priest,

the registered owner of the freehold land registered in the office of Land  
Titles at Ottawa  
as Parcel 2345  
in the Register for Carleton

in consideration of the sum of  
One Thousand Eight Hundred - - - (\$1,800.00) - - - - - Dollars  
paid to me transfer such land to

WILLIAM FREDERICK BULL, Civil Servant, and MARJORIE RUTH BULL,  
wife of the said William Frederick Bull,  
of the City of Ottawa in the County of Carleton,  
as joint tenants and not as tenants in common,

~~the land hereinafter particularly~~

~~described namely:~~

*Lot 6 & Lot 7  
S. West & Lot 8 S. 746*

~~And I,~~

~~wife of the said~~

~~heretofore my dower in the said land.~~

Dated the 28<sup>th</sup> day of March A.D. 1945

Witness:

*W. H. Powell Basil N. Gegeychuk*

**Land Titles Act**

I, REVEREND FATHER BACIL GEGEYCHUK

the transferor named in the above document, make oath and say:

That I am unmarried

~~who is not the wife of any man, and that~~ I am ~~not~~ of the age of twenty-one years or over.

SWORN before me at the City

of Ottawa

in the County

of Carleton

this 28<sup>th</sup>

day of March A.D. 1945

*Basil N. Gegeychuk*

*W. H. Powell*  
A Commissioner, etc.



# Affidavit under Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO  
OF

I, Ward Hughson Powell  
of the City of Ottawa  
in the County of Carleton

To Wit: \_\_\_\_\_ make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am the Solicitor for the Grantee  
named in the within (or annexed) transfer.

2. I have a personal knowledge of the facts stated in this affidavit.

3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	_____	\$ <u>1800.00</u>
(b) Property transferred in exchange;		
Equity value \$	_____	nil \$
Encumbrances \$	_____	nil \$
(c) Securities transferred to the value of	_____	
(d) Balances of existing encumbrances with interest owing at date of transfer	_____	\$ nil
(e) Monies secured by mortgage under this transaction	_____	\$
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject	_____	\$ nil
	<b>Total consideration</b>	<b>\$ <u>1800.00</u></b>

4. ~~If consideration in kind is the subject of the transfer, state the nature and value of the same.~~  
5. ~~If the transfer is subject to a mortgage, state the amount of the mortgage and the name of the mortgagee.~~  
6. ~~Other remarks and explanations, if necessary.~~

Clauses 4, 5 and 6 should be struck out if not applicable or necessary.

SWORN before me at the City  
of Ottawa  
in the County  
of Carleton  
this 15<sup>th</sup>  
day of April 1960

A Commissioner, etc.

*Ward Hughson Powell*

## Affidavit as to Authority of Persons Executing for a Corporation Land Titles Act

I, \_\_\_\_\_  
of the \_\_\_\_\_ of \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_  
make oath and say:

- (1) I am \_\_\_\_\_ of \_\_\_\_\_  
(2) whose signature is affixed to the annexed (or within) document is the \_\_\_\_\_ of the said company, and whose signature is also affixed thereto is the \_\_\_\_\_ thereof, and the seal affixed thereto is the corporate seal of the said company.  
(3) Under the by-laws of the said company the \_\_\_\_\_ and \_\_\_\_\_ are empowered to execute on behalf of the company all deeds and other instruments requiring the seal of the company.  
*(If the officers executing are not authorized by by-laws, then state how they are authorized).*

- (4) I am well acquainted with the said \_\_\_\_\_ and \_\_\_\_\_ and saw them execute the said document, and I am a subscribing witness thereto.  
(5) The said company is, I verily believe, the owner of the land (or charge) mentioned in the said document.

SWORN before me at the \_\_\_\_\_  
in the \_\_\_\_\_  
of \_\_\_\_\_  
this \_\_\_\_\_  
day of \_\_\_\_\_

194

A Commissioner, etc.

NOTE:—When an officer cannot be the witness, one of the officers should make an affidavit as to the facts in the first three paragraphs of the above form, and the witness should make an affidavit as to the facts in the remaining two paragraphs.

# Affidavit of Execution

Form 134  
Transfer of  
Freehold Land  
With Dower  
Page 4  
Printed Jan., 1949  
1069

**J.** WARD HUGHSON POWELL  
City of Ottawa  
of Carleton, Solicitor,  
in the County of the  
make oath and say

1. I am well acquainted with REVEREND FATHER BACIL GEGEYCHUK

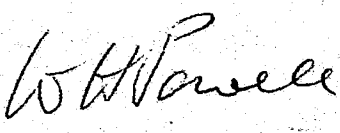
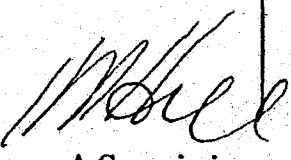
named in the within document, and saw <sup>him</sup> ~~them~~ sign the said document; and the signatures purporting to be ~~their~~ <sup>his</sup> respective signatures at the foot of the said documents ~~are in their~~ <sup>is his</sup> handwriting.

2. The said REVEREND FATHER BACIL GEGEYCHUK is, as I verily believe, the owner of the land within mentioned, ~~and the said~~  
~~is reported to be, and I verily believe, his wife.~~

3. The said REVEREND FATHER BACIL GEGEYCHUK <sup>is</sup> ~~are~~ each of the age of twenty-one years or over, ~~are~~ <sup>is</sup> each of sound mind, and signed the said document voluntarily at the City of Ottawa in the County of Carleton in the Province of Ontario.

4. I am a subscribing witness to the said document.

Subscribed before me at the City  
of Ottawa  
in the County  
of Carleton  
this 15<sup>th</sup>  
day of April  
1950

  
  
A Commissioner, etc.

33112

## Land Titles Act

Dated 19 50  
day of March

REVEREND FATHER BACIL GEGEYCHUK

TO  
WILLIAM FREDERICK BULL  
and  
MARJORIE RUTH BULL  
Address 8 Maple Lane,  
Rockcliffe, Ontario

Transfer of Freehold Land

WILKINSON & DOWNER

Underwood Limited, Toronto

Mar 28/50 10.55  
A.M.S.

HILL HILL & POWELL,  
Barristers, etc.,  
14 Metcalfe Street,  
OTTAWA, Ontario.

No. 33112

Received at the office of Land Titles

O. H. H. H.

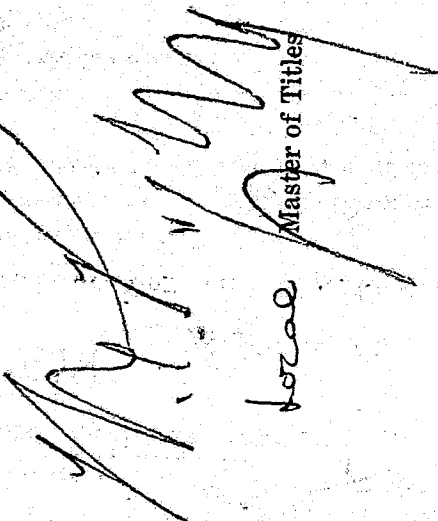
at 10.55 o'clock A.M., of the

28<sup>th</sup> day of March

A.D., 1950 and entered in Folio 598

Volume 10 Parcel 2345

Carleton

  
Master of Titles

Originally 23  
Recently 1178

UNDER Transfer 24463,

~~DAVID R. THOMAS, of the Village of  
Rockcliffe Park, in the County of  
Carleton, Gentleman,~~

is the owner in fee simple with an absolute title of that certain parcel  
of land situate in the Village of Rockcliffe Park in the ~~ESKXXIX~~ Regional Municipality of Ottawa-  
Carleton and Province of Ontario, namely,

The north-west part of Lot 6, the west part of Lot 7 and the south-  
west part of Lot 8 on the East side of ~~Butternut Terrace~~ <sup>Acacia Avenue</sup> on Plan M. 46,  
filed in the Office of Land Titles, Ottawa, particularly described as  
follows:

COMMENCING at a point where the division line between the north half and  
the south half of lot 6 connects with the westerly limit of said lot  
(being also the easterly limit of said Butternut Terrace) Thence  
easterly and along said division line 117.29 feet to the westerly limit  
of The Ottawa Electric Railway Company's right-of-way described in  
Parcel 1787 Carleton Thence northerly and north-westerly along the  
westerly and south-westerly limit of said right-of-way to the westerly  
limit of said lot (being also the easterly limit of said Butternut  
Terrace) Thence southerly and along the westerly limit of lots 8, 7 and  
6, 91.1 feet more or less to the place of commencement.

The title of the owner is subject to the exceptions and qualifications  
mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this 30th day  
of August A. D. 1944.

Certificate issued.

*[Signature]*  
Local Master of Titles at Ottawa.

Transfers parcel to  
Rev. Father  
B. N. GEGEYCHUK.

~~REVEREND FATHER BACIL N. GEGEYCHUK, of the City of Ottawa, Priest, was  
registered as owner of the above parcel, the 19th September 1946, under  
Transfer 26594.~~

*[Signature]*  
L. M. of T.

Transfers Parcel  
To  
W.F. Bull and  
M.R. Bull.

~~WILLIAM FREDERICK BULL, of the City of Ottawa, Civil Servant, and MARJORIE  
RUTH BULL, his wife, were registered as owners of the above parcel, as  
joint tenants, the 28th March 1950, under Transfer 33112.~~

*[Signature]*  
L.M. of T.

Transfers  
Parcel to  
D. Youngusband

~~DAVID YOUNGHUSBAND, of the City of Ottawa, Contractor, was registered as  
owner of the above parcel, the 3rd November 1954, under Transfer 40932.~~

*[Signature]*  
L.M. of T.

The title of the owner is subject also to the following:

AGREEMENT  
Re: Sewage

AGREEMENT 41004, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$6. cost of connecting building or buildings on said land with its sewer and annual rental or charge of \$6.37 calculated at 7 cents per foot frontage of 91.1 feet and upon the conditions therein mentioned, agrees to the said connection.

*[Signature]*  
L.M. of T.

AGREEMENT  
Re: Water-works

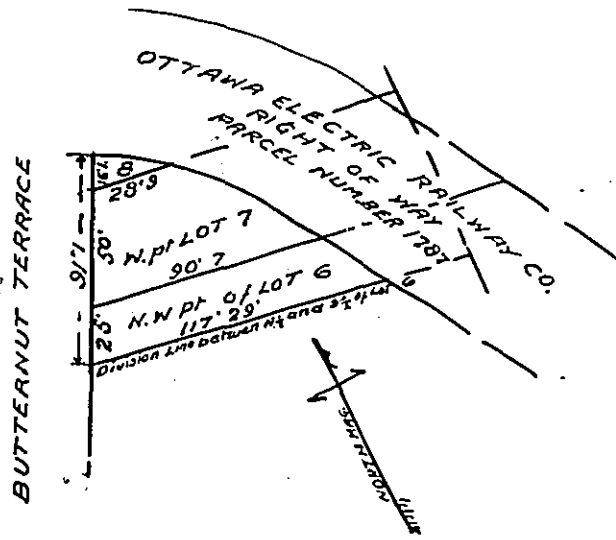
AGREEMENT 41005, dated 18th October 1954, registered 15th November 1954, made between David Younghusband, above-named, and The Corporation of the City of Ottawa, whereby the said The Corporation of the City of Ottawa in consideration of \$363.85 agrees to extend the Waterworks System of the City of Ottawa to the street adjoining the said parcel, and the said David Younghusband agrees that any additional cost of such extension and the rent, rates and prices mentioned in the said Agreement shall become and be until paid a lien or charge upon the said parcel.

*[Signature]*  
L.M. of T.

Re-entry of parcel.

By re-entry the 30th March 1955 the above parcel is now entered (together with other land) as parcel 4511.

*[Signature]*  
Deputy L.M. of T.



— PLAN —  
 — OF N.W. PART OF LOT 6, W. PART OF —  
 — LOT 7 AND S.W. PART OF LOT 8, —  
 — SHOWN ON PLAN M. 46, —  
 — ROCKCLIFFE PARK —  
 — SCALE 1 INCH = 60 FEET. —

MICROFILMED JUN. '85

PARCEL CLOSED.

40932

WE, FREDERICK BULL of the City of Ottawa, in the County of Carleton, Civil Servant, and MARJORIE BULL, his wife, as joint tenants, the registered owners of the lands registered in the Office of Land Titles at Ottawa as Parcel 2345 in the Register for Carleton.

IN CONSIDERATION of the sum of THIRTY THOUSAND FIVE HUNDRED (\$3,500.00) DOLLARS paid to us, transfer to DAVID WAINWRIGHT, of the said City of Ottawa, Contractor, the land hereinafter particularly described, namely:

The north west part of Lot 6, the west part of Lot 7, and the south west part of Lot 8 on the east side of Acacia Avenue on Plan M.46, filed in the Office of Land Titles, particularly described as follows:

COMMENCING at a point where the division line between the north half and the south half of lot 6 connects with the westerly limit of said lot (being also the easterly limit of said Butternut Terrace) thence easterly and along said division line 117.29 feet to the westerly limit of the Ottawa - Electric Railway Company's right-of-way described in Parcel 1787 Carleton; thence northerly and north-westerly along the westerly and south-westerly limit of said right-of-way to the westerly limit of said lot 8 (being also the easterly limit of said Butternut Terrace); thence southerly and along the westerly limit of lots 8, 7 and 6, 91.1 feet more or less to the place of commencement, being the whole of the said parcel.

DATED at Ottawa this 15 day of <sup>October</sup> ~~November~~, A.D. 1953.

WITNESSES:

*[Handwritten signature]*

)  
)  
) *[Handwritten signature: Frederick Bull]*  
)

)  
) *[Handwritten signature: Marjorie Bull]*  
)

LAND TRANSFER ACT

COUNTY OF CARLETON )

I, *Harriet Pender Hill*

TO WIT:

) of the City of Ottawa, in the County of Carleton,

) *Salvator*

MADE DATE AND DAY:

1. THAT I am well acquainted with Frederick Bull and Marjorie Ruth Bull named in the within instrument and saw them sign the said document and the signatures purporting to be their signatures at the foot of the said document is in their handwriting.

2. THAT the said Frederick Bull and Marjorie Ruth Bull are, as I verily believe, the owners of the lands within mentioned.

3. THAT the said Frederick Bull and Marjorie Ruth Bull are of the age of twenty-one years or over and are of sound mind and signed the said document voluntarily at the City of Ottawa.

4. THAT I am a subscribing witness to the said document.

SWORN BEFORE ME at the City )  
of Ottawa, in the County of )  
Carleton, this *25* day of )  
~~March~~, A.D., 1953. )  
*October*

*Hill*

*Harriet Pender Hill*  
Commissioner, etc.

.....

Affidavit, Land Transfer Tax Act

In the Matter of the Land Transfer Tax Act, 1921 and 1922

PROVINCE OF ONTARIO

COUNTY OF

Carleton

To wit:

*Robert L. McLaughlin*  
I, ~~GREGORY JOSEPH GORMAN~~

of the City of Ottawa

in the County of Carleton, solicitor

for the transferee named in the within (or

annexed) transfer make oath and say:

1. I am solicitor for the transferee named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the moneys in cash and the value of any property or security included in the consideration is as follows:

(a) Moneys in cash paid..... 3,500.00

(b) Property transferred in exchange to the value of..... nil

(c) Securities transferred in the value of..... nil

4. The amount of liens and encumbrances subject to which such transfer is made is as follows:

nil

5. The total consideration in moneys, cash, property, liens and encumbrances is \$3,500.00

and no more.

6. The only consideration for the within (or annexed) transfer is natural love and affection.

7. The relationship between the Grantor and Grantee is that of..... nil

Sworn before me at the City

of Ottawa, in the

County of Carleton this 3rd

day of November A.D. 1954

*Irving Eisenberg*  
A Commissioner, etc.

*Robert L. McLaughlin*

40932

4

NOVEMBER 1953

FREDERICK BULL and MARJORIE RUTH BULL

No. 40932.

Received at the Office of Land Titles at OTTAWA at 4:15 o'clock P.M. of the 2nd day of November A.D. 1954 and ownership thereunder entered in Folio Volume Parcel 598 10 2345

Carleton

TO

DAVID YOUNGHEUSMAN

283 MacLeod.

TRANSFER

40932

Nov 3/54

4:15

HAP

CLARK, MACDONALD, CONNOLLY, AFFLECK & BROCKLESBY

BARRISTERS, SOLICITORS 88 SPARKS STREET

OTTAWA - ONTARIO



Originally 23

Recently 2317 and 2345

Under re-entry of Parcels 2317 and 2345  
~~Carleton, DAVID YOUNGHUSBAND, of the~~  
~~City of Ottawa, Contractor, is~~

the owner in fee simple with an absolute title of that certain parcel of land situate in the Village of Rockcliffe Park in the County of Carleton and Province of Ontario, namely,

Parts of Lots 5, 6, 7 and 8 on the east side of Acacia Avenue on Plan M.46 filed in the Office of Land Titles, Ottawa, particularly

described as follows: COMMENCING at a point, position of said point being established as follows; - COMMENCING at the Southwest angle of said Lot 5; THENCE north 25 degrees 22 minutes east along the east limit of Acacia Avenue a distance of 75.0 feet, more or less, to its intersection with the division line between the north and south halves of Lot 6, the said point of intersection being the point of commencement of the herein described parcel; THENCE on a bearing of south 25 degrees 22 minutes west along the east limit of Acacia Avenue a distance of 9.9 feet; THENCE south 68 degrees 50 minutes east a distance of 65.0 feet; THENCE south 76 degrees 41 minutes east a distance of 83.7 feet to its intersection with the westerly limit of the Ottawa Electric Railway Right-of-Way, as described in parcel 1787, Carleton, said point of intersection being distant northwesterly 25.0 feet measured along said West limit of the Right-of-Way from its intersection with the east limit of Lot 5; THENCE north 25 degrees 09 minutes west along said westerly limit of the Right-of-Way a distance of 84.1 feet; THENCE on a tangential curve to the left, having a radius of 148.0 feet a distance of 85.0 feet, more or less, to the intersection of said curve with the east limit of Acacia Avenue at a point distant 16.08 feet from the northwest angle of Lot 7; THENCE south 25 degrees 22 minutes west a distance of 91.08 feet to the point of commencement

The title of the owner is subject to the following:

AGREEMENT

1. As to the southerly parts of the above Lots 5 & 6, AGREEMENT 39422 dated 2nd November 1953, registered 15th January 1954, made with The Corporation of the City of Ottawa, to extend the Waterworks System of the City of Ottawa. (Vide Vol. 10 Folio 542)

AGREEMENTS

2. As to the northwest part of the above Lot 6, the west part of the above Lot 7 and the south part of the above Lot 8, AGREEMENT 41004, dated 18th October 1954, registered 15th November 1954, made with The Corporation of the City of Ottawa re Sewer, and AGREEMENT 41005, dated 18th October 1954, registered 15th November 1954, made with The Corporation of the City of Ottawa, to extend the Waterworks System of the City of Ottawa. (Vide Vol. 10 Folio 598)

The title of the owner is subject to the exceptions and qualifications mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this 30th day of March A. D. 1955.

Certificate issued -Cancelled

Local Master of Titles at Ottawa

The title of the owner is subject also to the following:

CHARGE  
DISCHARGED  
under 42880  
26th September 1955

CHARGE 41649, dated the 10th February 1955, registered 30th March 1955, upon the above parcel, made by David Younghusband, above-named, and his wife, Edith Younghusband, barring her dower, to secure \$18,000. with interest at 6% per annum payable at the times and in the manner therein mentioned; With a power of sale; The owner of the said Charge is THE CROWN LIFE INSURANCE COMPANY.

*Ompittawaf*  
Dep L.H. of T.

L.H. of T.

Continuation of Parcel 4511 from preceding Folio.....

503

Transfers  
parcel to  
G. G. CREAM

GORDON GALE CREAM, Of the City of Ottawa, Civil Servant, was registered as owner of the above parcel, the 27th October 1966, under Transfer 42857.

*M. P. [Signature]*  
L.H. of T.

TRANSFERS PARCEL

By Transfer 122774, dated 30th September 1975, registered 1st October 1975, the above parcel was transferred to ROBERT LORNE STANFIELD of the Village of Rockcliffe Park in the Regional Municipality of Ottawa-Carleton. Together with parcel 6089.

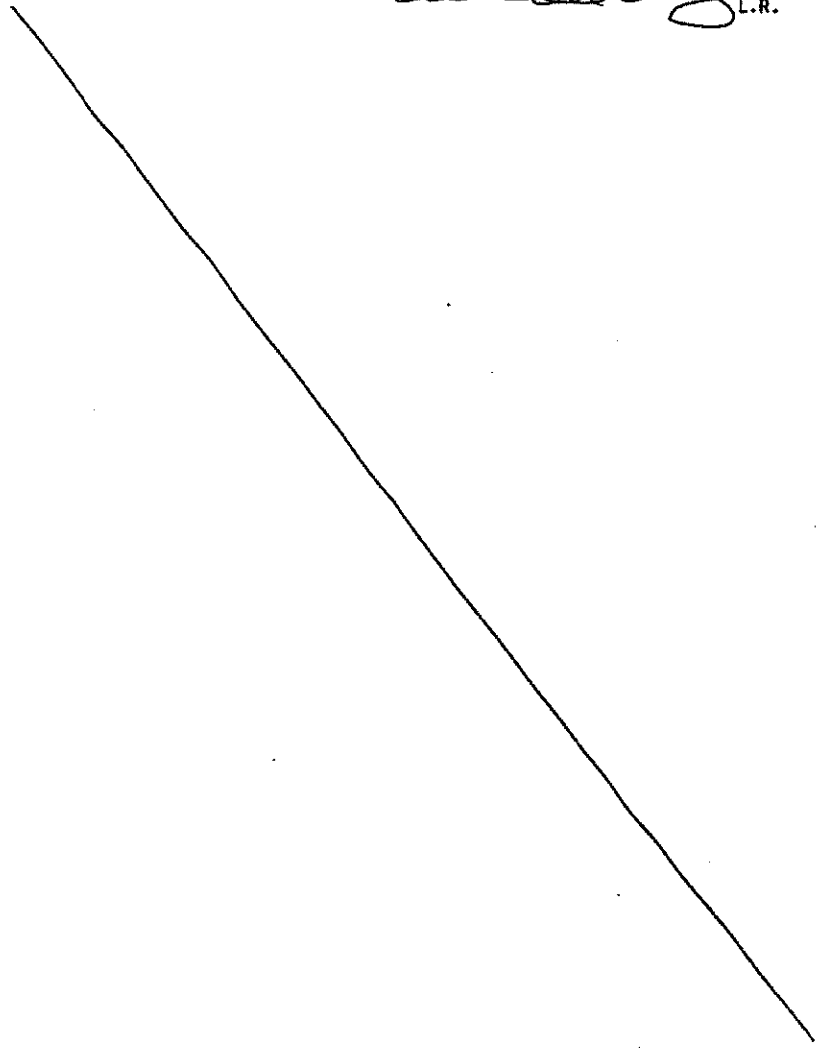
*[Signature]*  
L.R.

MICROFILMED JUL 16 1980

MICROFILMED JUN. '85

RE-ENTERED TO Parcel 5-1 Section M-46 this 10th day of April 1991.

*[Signature]*  
L.R.



Originally 23

Recently 2317 and 2345

Under re-entry of Parcels 2317 and 2345  
~~Carleton, DAVID YOUNGHUSBAND, of the~~  
~~City of Ottawa, Contractor, is~~

the owner in fee simple with an absolute title of that certain parcel of land situate in the Village of Rockcliffe Park in the County of Carleton and Province of Ontario, namely,

Parts of Lots 5, 6, 7 and 8 on the east side of Acacia Avenue on Plan M.46 filed in the Office of Land Titles, Ottawa, particularly

described as follows: COMMENCING at a point, position of said point being established as follows; - COMMENCING at the Southwest angle of said Lot 5; THENCE north 25 degrees 22 minutes east along the east limit of Acacia Avenue a distance of 75.0 feet, more or less, to its intersection with the division line between the north and south halves of Lot 6, the said point of intersection being the point of commencement of the herein described parcel; THENCE on a bearing of south 25 degrees 22 minutes west along the east limit of Acacia Avenue a distance of 9.9 feet; THENCE south 68 degrees 50 minutes east a distance of 65.0 feet; THENCE south 76 degrees 41 minutes east a distance of 83.7 feet to its intersection with the westerly limit of the Ottawa Electric Railway Right-of-Way, as described in parcel 1787, Carleton, said point of intersection being distant northwesterly 25.0 feet measured along said West limit of the Right-of-Way from its intersection with the east limit of Lot 5; THENCE north 25 degrees 09 minutes west along said westerly limit of the Right-of-Way a distance of 84.1 feet; THENCE on a tangential curve to the left, having a radius of 148.0 feet a distance of 85.0 feet, more or less, to the intersection of said curve with the east limit of Acacia Avenue at a point distant 16.08 feet from the northwest angle of Lot 7; THENCE south 25 degrees 22 minutes west a distance of 91.08 feet to the point of commencement

The title of the owner is subject to the following:

AGREEMENT

1. As to the southerly parts of the above Lots 5 & 6, AGREEMENT 39422 dated 2nd November 1953, registered 15th January 1954, made with The Corporation of the City of Ottawa, to extend the Waterworks System of the City of Ottawa. (Vide Vol. 10 Folio 542)

AGREEMENTS

2. As to the northwest part of the above Lot 6, the west part of the above Lot 7 and the south part of the above Lot 8, AGREEMENT 41004, dated 18th October 1954, registered 15th November 1954, made with The Corporation of the City of Ottawa re Sewer, and AGREEMENT 41005, dated 18th October 1954, registered 15th November 1954, made with The Corporation of the City of Ottawa, to extend the Waterworks System of the City of Ottawa. (Vide Vol. 10 Folio 598)

The title of the owner is subject to the exceptions and qualifications mentioned in Section 23 of the Land Titles Act.

IN WITNESS WHEREOF I have hereunto subscribed my name this 30th day of March A. D. 1955.

Certificate issued -Cancelled

Local Master of Titles at Ottawa

The title of the owner is subject also to the following:

CHARGE

DISCHARGED under 42880 26th September 1955

CHARGE 41649, dated the 10th February 1955, registered 30th March 1955, upon the above parcel, made by David Younghusband, above-named, and his wife, Edith Younghusband, barring her dower, to secure \$18,000. with interest at 6% per annum payable at the times and in the manner therein mentioned; With a power of sale; The owner of the said Charge is THE CROWN LIFE INSURANCE COMPANY.

*O.M.P. Ottawa*  
Dep L.H. of T.

L.H. of T.

Continuation of Parcel 4511 from preceding Folio.....

503

Transfers  
parcel to  
G. G. CREAM

GORDON GALE CREAM, Of the City of Ottawa, Civil Servant, was registered as owner of the above parcel, the 27th October 1966, under Transfer 42857.

*M. P. [Signature]*  
L.H. of T.

TRANSFERS PARCEL

By Transfer 122774, dated 30th September 1975, registered 1st October 1975, the above parcel was transferred to ROBERT LORNE STANFIELD of the Village of Rockcliffe Park in the Regional Municipality of Ottawa-Carleton. Together with parcel 6089.

*[Signature]*  
L.R.

MICROFILMED JUL 16 1980

MICROFILMED JUN. '85

RE-ENTERED TO Parcel 5-1 Section M-46 this 10th day of April 1991.

*[Signature]*  
L.R.

42857

# Land Titles Act

J.                    DAVID YOUNGHUSBAND, of the City of  
Ottawa, in the County of Carleton,  
Contractor,

the registered owner      of the freehold    land registered in the office  
of Land Titles at      Ottawa  
as Parcel      4511  
in the register for      Carleton

in consideration of the sum of .....  
Forty-three thousand, eight hundred (\$43,800.00).....  
.....Dollars,

paid to      me    TRANSFER to

GORDON GALE GREAN

of the      City    of                    Ottawa    in the  
County of Carleton, Civil Servant,

the land hereinafter particularly described namely parts of lots 5, 6, 7 and 8 on the east side of Acacia Avenue on Plan M46 filed in the Office of Land Titles, Ottawa, particularly described as follows: Commencing at the Southwest angle of said Lot 5; Thence north 25 degrees 22 minutes east along the east limit of Acacia Avenue a distance of 75.0 feet more or less to its intersection with the division line between the north and south halves of Lot 6 the said point of intersection being the point of commencement of the herein described parcel; Thence on a bearing of south 25 degrees 22 minutes west along the east limit of Acacia Avenue a distance of 9.9 feet; Thence south 66 degrees 50 minutes east a distance of 83.7 feet to its intersection with the westerly limit of the Ottawa Electric Railway Right-of-way as described in parcel 1787, Carleton, said point of intersection being distant northwesterly 25.0 feet measured along said west limit of the Right-of-way from its intersection with the east limit of Lot 5; Thence north 25 degrees 09 minutes west along said westerly limit of the Right-of-Way a distance of 84.1 feet; Thence on a tangential curve to the left having a radius of 148.0 feet a distance of 85.0 feet more or less, to the intersection of said curve with the east limit of Acacia Avenue at a point distant 16.08 feet from the northwest angle of Lot 7; Thence south 25 degrees 22 minutes west a distance of 91.08 feet to the point of commencement.

Insert here 'the whole' or 'a part according to the fact. Where the whole parcel is transferred a particular description is unnecessary.

being all of the said Parcel

AND I, Edith Younghusband,  
wife of the said David Younghusband,  
hereby bar my dower in the said land.

DATED the 26<sup>th</sup> day of October 19 55

WITNESS:

DAVID YOUNGHUSBAND  
BUILDER & CONTRACTOR  
283 McLEOD ST. OTTAWA

*Murphy Macdonald*  
*Edith Younghusband*

**Land Titles Act**

I, DAVID YOUNGHUSBAND  
the transferor named in the above document, make oath and say:  
That EDITH YOUNGHUSBAND  
who executed the above instrument is my wife, and that we are both of the  
age of twenty-one years or over.

SWORN before me at the City  
of Ottawa  
in the County  
of Carleton  
this 26<sup>th</sup>  
day of October A.D. 1955

DAVID YOUNGHUSBAND  
BUILDER & CONTRACTOR  
283 McLEOD ST. OTTAWA

*Murphy Macdonald*  
A Commissioner, etc.

**Affidavit, Land Transfer Tax Act**  
 IN THE MATTER OF THE LAND TRANSFER TAX ACT, 1921 AND 1922

PROVINCE OF ONTARIO  
 COUNTY OF CARLETON

I, Livius Anglin Sherwood  
 of the City of Ottawa  
 in the County of Carleton, Solicitor for the  
 To Wit: } Transferee named in the within (or annexed) transfer make oath and say:

This affidavit may be made by the purchaser or vendor or by any one acting for them under power of attorney or by an agent accredited in writing by the purchaser or vendor or by the solicitor of either of them.

1. I am Solicitor for the Transferee named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	_____	\$ <u>43,800.00</u>
(b) Property transferred in exchange;		
	Equity value \$ _____	
	Encumbrance \$ _____	\$ <u>Nil</u>
(c) Securities transferred to the value of _____		\$ <u>Nil</u>
(d) Balances of existing encumbrances with interest owing at date of transfer		\$ <u>Nil</u>
(e) Monies secured by mortgage under this transaction		\$ <u>Nil</u>
(f) Liens, legacies, annuities and maintenance charges to which transfer is subject		\$ <u>Nil</u>
	Total consideration	\$ <u>43,800.00</u>

4. If consideration is nominal, is the transfer for natural love and affection? \_\_\_\_\_ No
5. If so, what is the relationship between Grantor and Grantee? \_\_\_\_\_ Nil
6. Other remarks and explanations, if necessary \_\_\_\_\_

Sworn before me at the City  
 of Ottawa  
 in the County of Carleton  
 this 25<sup>th</sup>  
 day of October

A.D. 19 55

Livius A. Sherwood  
 A Commissioner, etc.



Land Titles Act

I,

*Arthur Macdonald*

of the City of Ottawa in the County of Carleton

*Suburban*

make oath and say:

That I am well acquainted with David Younghusband and Edith Younghusband

named in the within document and saw them sign the said document, and the signatures purporting to be their signatures at the foot of the said document is in their handwriting.

The said David Younghusband

is as I verily believe the owner of the lands within mentioned, and the said Edith Younghusband ~~is~~ is reputed to be, and is, as I verily believe, his wife. They are each

~~is~~ of the age of twenty-one years or over; ~~he is reputed to be and as I believe is unmarried;~~ they <sup>are</sup> of sound

mind and signed the said document voluntarily at the City

of Ottawa in the County of Carleton

in the Province of Ontario.

I am a subscribing witness to the said document.

SWORN before me at the City

of Ottawa

in the County

of Carleton

this 26<sup>th</sup> day of *September* 19 55

*Arthur Macdonald*

*Arthur Macdonald*  
A Commissioner, etc.

42857

5

Land Titles Act

Dated day of 1955

DAVID YOUNGHUSBAND ET UX

TO

GORDON GALE CREAN  
136 ACACIA  
ROCKCLIFFE

Transfer of Freehold Land  
42857  
WITHOUT DOWER

Newsome & Gilbert, Limited, Toronto

*Oct 27/55* *Imp*

MACLAREN, LAIDLAW, CORLETT & SHERWOOD,  
Barristers, etc.,  
48 Sparks Street,  
OTTAWA, Ontario.

No. 42857

Received at the Office of Land Titles,

*Ottawa*

at 11 o'clock *A.m.*, of the

27<sup>th</sup> day of *October*

A.D. 1955 and entered in Folio 507

Volume 18 Parcel 4511

*Carleton*

*Arthur Macdonald*  
Local Master of Titles

# The Land Titles Act

3.

GORDON GALE CREAN, of the City of Ottawa,  
in the Regional Municipality of Ottawa-  
Carleton, Public Servant,

the registered owner of the freehold lands registered in the Land  
Registry Office for the Land Titles Division of Ottawa (No 4)  
as Parcels 6089 and 4511  
in the register for ~~Ottawa~~ *Carleton*

in consideration of the sum of One Hundred and Sixty Thousand-----  
-----(\$160,000.00)-----  
-----Dollars

paid to him **TRANSFER** to

ROBERT LORNE STANFIELD

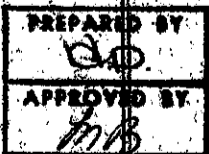
of the Village of Rockcliffe Park in the  
Regional Municipality of Ottawa-Carleton, a member of Her  
Majesty's Privy Council for Canada and one of Her Majesty's Counsel  
the land hereinafter particularly described namely

FIRST: Parts of Lots 5, 6, 7 and 8 on the East side of Acacia  
Avenue on Plan M46, filed in the Office of Land Titles, Ottawa,  
particularly described as follows:

COMMENCING at a point on the Westerly boundary of the said Lot 8  
distant 16 feet 1 inch measured northerly along the Westerly  
boundary of the said Lot 8 from the South-West angle thereof  
THENCE Northerly following the Westerly boundary of the said  
Lot 8, a distance of 33 feet 11 inches to the North-West angle  
thereof THENCE Easterly and following the Northerly boundary of  
the said Lot 8, a distance of 42 feet 5 inches THENCE South-  
Easterly following a curve to the right having a radius of 208  
feet for a chord length of 88 feet 3 3/5 inches to an intersec-  
tion with the Easterly boundary of Lot 7 aforesaid THENCE South-  
erly and following the Easterly boundary of Lot 7, the Easterly  
boundary of Lot 6 and the Easterly boundary of Lot 5, a distance  
of 124 feet 4 inches more or less to a point on the Easterly  
boundary of Lot 5, distant 3 feet 5.16 inches measured Northerly  
along the said Easterly boundary of Lot 5, from the South-East  
angle thereof THENCE North 38 degrees 34 minutes West, a  
distance of 111 feet more or less to the commencement of a curve  
to the left having a radius of 148 feet THENCE following the said  
curve to the left having the said radius of 148 feet for a chord  
length of 85 feet more or less to the point of commencement.

THE TITLE OF THE OWNER IS subject to the exceptions and qualifica-  
tions mentioned in Section 51 of The Land Titles Act,  
being the whole of Parcel 6089 in the Register for ~~Ottawa~~ *Carleton*

EXECUTIONS CLEAR



122774

SECOND: Parts of Lots 5, 6, 7 and 8 on the east side of Acacia Avenue on Plan M46 filed in the Office of Land Titles, Ottawa, particularly described as follows:

COMMENCING at a point, position of said point being established as follows:- COMMENCING at the Southwest angle of said Lot 5; THENCE North 25 degrees 22 minutes East along the East limit of Acacia Avenue a distance of 75.0 feet, more or less, to its intersection with the division line between the North and South halves of Lot 6, the said point of intersection being the point of commencement of the herein described parcel; THENCE on a bearing of South 25 degrees 22 minutes West along the East limit of Acacia Avenue a distance of 9.9 feet; THENCE South 66 degrees 50 minutes East a distance of 65.0 feet; THENCE South 76 degrees 41 minutes East a distance of 83.7 feet to its intersection with the Westerly limit of the Ottawa Electric Railway Right-of-Way, as described in Parcel 1787, Carleton, said point of intersection being distant Northwesterly 25.0 feet measured along said West limit of the Right-of-Way from its intersection with the East limit of Lot 5; THENCE North 25 degrees 09 minutes West along said Westerly limit of the Right-of-Way a distance of 84.1 feet; THENCE on a tangential curve to the left, having a radius of 148.0 feet a distance of 85.0 feet, more or less, to the intersection of said curve with the East limit of Acacia Avenue at a point distant 16.08 feet from the Northwest angle of Lot 7; THENCE South 25 degrees 22 minutes West a distance of 91.08 feet to the point of commencement.

PREPARED BY  
N.O.  
APPROVED BY  
M.B.

being the whole of the said parcel, 4511 in the Register for <sup>Carleton</sup> ~~Ottawa~~.

Insert here  
"the whole"  
or "a part"  
according to  
the fact.

Where the  
whole parcel  
is transferred  
a particular  
description is  
unnecessary.

And I, ELIZABETH MURIEL CREAN  
wife of the said GORDON GALE CREAN  
hereby bar my dower in the said land.

Dated the 30<sup>th</sup> day of September, A.D. 1975

Witness:

*[Signature]*

*Gordon Gale Crean*  
*Elizabeth M. Crean*

**Land Titles Act**

I, GORDON GALE CREAN,  
the transferor named in the above document, make oath and say:  
That ELIZABETH MURIEL CREAN

who executed the above instrument is my wife, and that we are both of the age of twenty-one years or over.

SWORN before me at the City  
of Ottawa  
in the Regional Municipality  
of Ottawa-Carleton  
this 30<sup>th</sup>  
day of September, A.D. 1975

*Gordon Gale Crean*  
*Elizabeth M. Crean*

*[Signature]*  
A Commissioner, etc.



Ontario

**IN THE MATTER OF SUBSECTION 3 OF SECTION 5 OF  
THE LAND SPECULATION TAX ACT, 1974**

**Affidavit**

I, GORDON GALE CREAN of the City of  
(print name)  
Ottawa in the Regional Municipality of Ottawa-Carleton  
(print address)

**MAKE OATH AND SAY THAT:**

- 1. I verily believe that the disposition of designated land evidenced in the attached instrument or writing is exempt from the tax imposed by subsection 1 of section 2 of the above Act by virtue of the disposition being:

describe nature of disposition

the disposition of the principal residence of the Transferor ordinarily inhabited by me.

as provided for by section 4, clause (e), subclause \_\_\_\_\_ of the above Act.

delete this paragraph if inapplicable

- 2. I am the transferor making the disposition referred to in paragraph 1 hereof. Since the acquisition of my interest in the designated land that is referred to in paragraph 1 hereof and that is being disposed of to the transferee named in the attached instrument or writing, no disposition with respect to such designated land has occurred prior to the disposition to the said transferee.

delete this paragraph if inapplicable

- 3. ~~I am authorized in writing by the transferor making the disposition referred to in paragraph 1 hereof to make this affidavit. Since the acquisition of the interest of the transferor in the designated land that is referred to in paragraph 1 hereof and that is being disposed of to the transferee named in the attached instrument or writing, no disposition with respect to such designated land has occurred prior to the disposition to the said transferee.~~

Sworn before me at Ottawa  
in the Regional Municipality  
of Ottawa-Carleton  
this 30<sup>th</sup>  
day of September 1975

Gordon Gale Crean  
GORDON GALE CREAN

[Signature]  
A. Commissioner, etc.

## THE LAND TRANSFER TAX ACT, 1974

## Affidavit of Residence

IN THE MATTER OF THE CONVEYANCE OF Parts of Lots 5, 6, 7 and 8 on the  
east side of Acacia Avenue on Plan M46 filed in the Land Titles  
Office, Ottawa.  
(insert brief description of land)

TO ROBERT LORNE STANFIELD  
(insert names of all transferees)

I, ROBERT LORNE STANFIELD of the Village of Rockcliffe Park  
(print name and address)  
in the Regional Municipality of Ottawa-Carleton

## 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):

(a) A person to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed;

(b) One of the trustees named in the above-described conveyance to whom the land is being conveyed;

(c) A transferee named in the above-described conveyance;

(d) An agent authorized in writing to act for \_\_\_\_\_ who is a person  
(insert name of principal)  
described in paragraph \_\_\_\_\_ above (insert only one of paragraph (a), (b), or (c) above);

(e) The solicitor acting in this matter for \_\_\_\_\_ who is a person  
(insert name of client)  
described in paragraph \_\_\_\_\_ above (insert only one of paragraph (a), (b) or (c) above);

and as such, I have personal knowledge of the facts herein deposed to.

2. None of the transferees to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed is, within the meaning of the Act, a non-resident person (strike out this paragraph if inapplicable).

~~3. The following persons to whom or in trust for whom the land conveyed in the above-described conveyance is being conveyed are non-resident persons within the meaning of the Act.~~

(insert the name and place of residence - or in the case of a corporation, the place of incorporation - of any transferee who is a non-resident person. If space is insufficient, attach a list of those transferees who are non-resident persons.)

4. I have read over and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clause f and g of subsection 1 of section 1 of the Act.

Sworn before me at the City of  
Ottawa  
in the Regional Municipality  
of Ottawa-Carleton

this 30<sup>th</sup>  
day of Sept 1975

Robert Lorne Stanfield  
ROBERT LORNE STANFIELD

R. B. Fairnie  
ROBERT B. FAIRNIE, A COMMISSIONER, ETC.,  
JUDICIAL DISTRICT OF OTTAWA-CARLETON.

EXPIRES April 30<sup>th</sup> 1976

122774

# The Land Titles Act

IN THE MATTER of the PLANNING ACT (R.S.O. <sup>1970, 349</sup> ~~1960 c. 296~~, as amended)

AND IN THE MATTER of a (Transfer) ~~(Charge)~~ ~~(Cautions)~~ ~~(Lease)~~ of ~~(Part of)~~ Parcels 4511 & 6089  
in the Register for Section ..... dated 29 September, 1975

nb

I, ~~Frank~~ F. M. WOTHERSPOON .....

of the ..... City ..... of ..... Ottawa .....

in the ..... Regional Municipality of Ottawa-Carleton .....

make oath and say as follows:

1. That I am the solicitor for the (Transferor) ~~(Chargee)~~ ~~(Cautioneer)~~ ~~(Lessee)~~ named in the above mentioned (Transfer) ~~(Charge)~~ ~~(Lease)~~ ~~(Cautions)~~, which is attached hereto.

2. That the said (Transfer) ~~(Charge)~~ ~~(Cautions)~~ ~~(Lease)~~ does not contravene the provisions of Section 26 of The Planning Act, as amended, because:

(State Exception) ..... The present registered owner retains no land abutting that affected by the transfer.

SWORN before me  
at the City of Ottawa  
in the Regional Municipality of  
Ottawa-Carleton,  
this 30th day of September, 19 75



*Nancy Byron*  
A Commissioner, etc.

NANCY BYRON, Commissioner for affidavits  
in and for the Province of Ontario for  
Honeywell, Wotherspoon, Barristers. Expires  
DECEMBER 19, 1977.

### EXCEPTIONS

1. "The present registered owner retains no land abutting that affected by the transfer (charge, caution or lease)".
2. "The land (or interest therein) described in the transfer, (charge, caution or lease) is being acquired or disposed of by the Crown (or a municipality)".

as to Age and Marital Status

AFFIDAVIT AS TO AGE AND MARITAL STATUS

I/WE ~~EX~~ GORDON GALE CREAN  
of the City of Ottawa  
in the Regional Municipality of Ottawa-Carleton

\* If attorney see footnote

make oath and say: When I executed the attached instrument,

I/WE was at least eighteen years old.

Strike out inapplicable clauses.

I was married / ~~divorced / widower~~

~~was my wife / husband~~

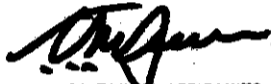
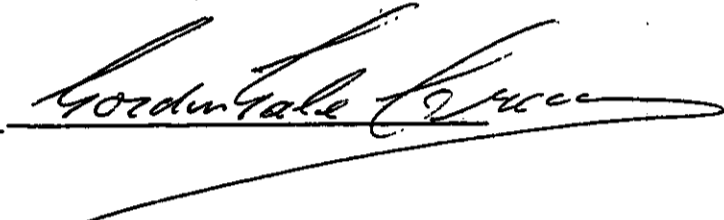
~~We were married to each other~~

~~We held the land as Joint Tenants / Trustees / Partnership Property~~

Resident of Canada, etc.

5. The Parties of the first part named herein are resident in Canada.

(SEVERALLY) SWORN before me at the City  
of Ottawa in the Regional  
Municipality of Ottawa-Carleton  
this 30 day of September, 19 75



A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

\* Where affidavits made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".

AFFIDAVIT AS TO AGE AND MARITAL STATUS

I/WE

of the

in the

\* If attorney see footnote

make oath and say: When executed the attached instrument,

I/WE at least eighteen years old.

Strike out inapplicable clauses.

I was married / divorced / widower.

was my wife / husband.

We were married to each other.

We held the land as Joint Tenants / Trustees / Partnership Property.

Resident of Canada, etc.

5. The Parties of the first part named herein are resident in Canada.

(SEVERALLY) SWORN before me at the

in the

this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

\* Where affidavits made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority".



AFFIDAVIT OF SUBSCRIBING WITNESS

I, STUART F. M. WOTHERSPOON,  
of the City of Ottawa  
in the Regional Municipality of Ottawa-Carleton make oath and say:  
I am a subscribing witness to the attached instrument and I was present and saw it executed  
at the City of Ottawa by Gordon Gale Crean  
and Elizabeth Muriel Crean.

\*See footnote

\*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the City of Ottawa  
in the Regional Municipality of  
Ottawa-Carleton, ~~in the~~  
this 30th day of September, 1975



*Nancy Byron*

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

NANCY BYRON, Commissioner for affidavits  
is and for the Province of Ontario for  
Nancywell, Wother spoon, Barrister, Solicitor  
\*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add  
"after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney  
insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose  
signature I witnessed was authorized to execute the instrument as attorney for (name)".

For place of residence insert appropriate County, District, Regional Municipality, etc.

AFFIDAVIT OF SUBSCRIBING WITNESS

I,  
of the  
in the  
make oath and say:  
I am a subscribing witness to the attached instrument and I was present and saw it executed  
at by

\*See footnote

\*See footnote

I verily believe that each person whose signature I witnessed is the party of the same name referred to in the instrument.

SWORN before me at the  
in the  
this day of 19

A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

\*Where a party is unable to read the instrument or where a party signs by making his mark or in foreign characters add  
"after the instrument had been read to him and he appeared fully to understand it". Where executed under a power of attorney  
insert "(name of attorney) as attorney for (name of party)"; and for next clause substitute "I verily believe that the person whose  
signature I witnessed was authorized to execute the instrument as attorney for (name)".

122774

Amended, Jan. 1975

THE LAND TRANSFER TAX ACT, 1974  
AFFIDAVIT OF VALUE OF THE CONSIDERATION

IN THE MATTER OF THE CONVEYANCE made

Identify the parties to the conveyance

by: GORDON GALE CREAN

to: ROBERT LORNE STANFIELD

on the Twenty-Ninth day of September, 1975

I, GORDON GALE CREAN

of the City of Ottawa

in the Regional Municipality of Ottawa-Carleton

MAKE OATH AND SAY THAT:

This affidavit may be made by the purchaser or vendor or by anyone acting for them under power of attorney or by an agent accredited in writing by the purchaser, or vendor or by the solicitor of either of them or by some other person approved by the Minister of Revenue.

- 1. I am the Transferor named in the within (or annexed) conveyance.
- 2. I have a personal knowledge of the facts stated in this affidavit.
- 3. (1) The total consideration for this transaction has been allocated as follows:
  - (a) Land, building, fixtures and goodwill ..... \$159,900.00
  - (b) Chattels — items of tangible personal property (see note) ..... \$ 100.00

TOTAL CONSIDERATION ..... \$160,000.00

- (2) The true consideration for the transfer or conveyance for Land Transfer Tax purposes is as follows:
  - (a) Monies paid in cash ..... \$159,900.00
  - (b) Property transferred in exchange (Detail Below) ..... \$ nil
  - (c) Securities transferred to the value of (Detail Below) ..... \$ nil
  - (d) Balances of existing encumbrances with interest owing at date of transfer ..... \$ nil
  - (e) Monies secured by mortgage under this transaction ..... \$ nil
  - (f) Liens, legacies, annuities and maintenance charges to which transfer is subject ..... \$ nil
  - (g) Other (Detail Below) ..... \$ nil

All blanks must be filled in.

TOTAL CONSIDERATION (should agree with 3(1) (a) above) ..... \$159,900.00

- 4. If consideration is nominal, is the transfer for natural love and affection? No
- 5. If so, what is the relationship between Grantor and Grantee? N/A
- 6. Other remarks and explanations, if necessary:

SWORN before me at the City of Ottawa in the Regional Municipality of Ottawa-Carleton, this 30th day of September, 1975

*Gordon Gale Crean*  
(signature)

*[Signature]*  
A Commissioner, etc.

NOTE TO PARAGRAPH 3(1) (b): Chattels: Retail sales tax is payable on the valuation of items shown in 3(1) (b) unless otherwise exempted under the provisions of The Retail Sales Tax Act, R.S.O. 1970, c.415, as amended. For the purpose of this affidavit insert above only the value of chattels, the total value of which in the opinion of the deponent exceeds \$100.00. This does not exonerate a purchaser from the payment of Retail Sales Tax on any tangible personal property as part of this transaction. When chattels are purchased as part of this transaction with a value of less than \$100.00, the applicable tax should be paid by the purchaser to the Treasurer of Ontario and remitted to the Minister of Revenue.

AFFIDAVIT AS TO AGE AND MARITAL STATUS

AMENDED MARCH 1972

I/~~WE~~  
~~XX~~ GORDON GALE CREAN  
of the City of Ottawa  
in the Regional Municipality of Ottawa-Carleton

\* If attorney see footnote

make oath and say: When I executed the attached instrument,

I/~~WE~~  
~~XX~~ was at least eighteen years old.

Strike out inapplicable clauses.

I was ~~married / divorced / widowed~~ I am married to ELIZABETH MURIEL CREAN  
~~XXXXXXXXXXXXXXXXXXXX~~  
~~was my wife / husband~~  
~~XXXXXXXXXXXX~~

We were married to each other.

We held the land as ~~Joint Tenants / Trustees / Partners / Partners~~  
~~XX~~

Resident of Canada, etc.

(~~SEVERALLY~~) SWORN before me at the City  
of Ottawa in the Regional Municipality of Ottawa-Carleton  
this 30<sup>th</sup> day of September, 1975

*Gordon Gale Crean*  
GORDON GALE CREAN

*[Signature]*  
A COMMISSIONER FOR TAKING AFFIDAVITS, ETC.

\* Where affidavit made by attorney substitute: "When I executed the attached instrument as attorney for (name), he/she was (marital status, and if married, name of spouse), and when he/she executed the power of attorney, he/she had attained the age of majority."

122774  
The Land Titles Act

Dated 29th day of Sept 1975

GORDON GALE CREAN  
PROPERTY OF LAND  
REGISTRY No. 4

TO

ROBERT LORNE STANFIELD

Address: *Rockliffe Park*  
*c/o Bell, Baker, Thompson*  
*Agents, 202 St. Patrick St.*

Transfer of Freehold Land  
WITH DOWER

UNITED STATIONERY CO. LIMITED  
30 PRODUCTION DRIVE, SCARBOROUGH, ONTARIO

ASSESSMENT ROLL NO:  
ADDRESS OF PROPERTY:

Bell, Baker, Thompson, Oyen  
& Webber  
Barristers & Solicitors  
116 Lisgar Street  
Ottawa, Ontario, K2P 0C2

122774

No. Received at 11:00 o'clock A. M. on day of

OCT - 1 1975

Land Registry Office at Ottawa No. 4  
*[Signature]*  
LAND REGISTRAR

LAND REGISTRY #4

EXECUT.	
MICRO.	
CHECK.	<i>[Signature]</i>
ASSESS.	<i>[Signature]</i>

REGISTRATION FEE	12.00
LAND TRANSFER TAX	854.00
RETAIL SALES TAX	5.00

THIS SPACE TO BE RESERVED FOR CERTIFICATE OF REGISTRATION

FOR OFFICE USE ONLY

1120927

RECEIPT

OTTAWA CARLETON (4)

'98 05 14 12 53

New Property Identifiers

Additional: See Schedule

Executions

EXECUTIONS CLEAR

Additional: See Schedule

(1) Registry  Land Titles  (2) Page 1 of 3 pages

(3) Property Identifier(s) Block Property  
 Firstly: 04226 - 0018 (LT)  
 Secondly: 04226 - 0019 (LT)

Additional: See Schedule

(4) Consideration  
 ONE----- Dollars \$ 1.00

(5) Description This is a: Property Division  Property Consolidation   
 Firstly:  
 Parcel 5-2, Section 4M-46  
 Being Part Lots 5, 6, 7 and 8 on Plan 4M-46  
 Secondly:  
 Parcel 5-1, Section 4M-46  
 Being Part Lots 5, 6, 7 and 8 on Plan 4M-46  
 City of Ottawa  
 Regional Municipality of Ottawa-Carleton  
 Land Titles Division of Ottawa-Carleton No.4.  
 More Particularly described in the attached Schedule.

(6) This Document Contains (a) Redescription New Easement Plan/Sketch  (b) Schedule for: Description  Additional Parties  Other  (7) Interest/Estate Transferred Fee Simple

(8) Transferor(s) The transferor hereby transfers the land to the transferee and certifies that the transferor is at least eighteen years old and that I am a spouse. The person consenting below is my spouse.

Name(s) STANFIELD, Robert Lorne Signature(s) *R.L. Stanfield* Date of Signature Y M D 1998 05 13

(9) Spouse(s) of Transferor(s) I hereby consent to this transaction Name(s) STANFIELD, Anne Margaret Signature(s) *Anne Stanfield* Date of Signature Y M D 1998 05 13

(10) Transferor(s) Address for Service 136 Acacia Avenue, Ottawa, Ontario, K1M 0R1

(11) Transferee(s)  
 STANFIELD, Robert Lorne Date of Birth Y M D 1914 04 11  
 STANFIELD, Anne Margaret Date of Birth Y M D 1931 07 11  
 As Joint Tenants

(12) Transferee(s) Address for Service 136 Acacia Avenue, Ottawa, Ontario, K1M 0R1

(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. Date of Signature Y M D Signature  
 Signature Solicitor for Transferor(s) I have explained the effect of section 50 of the Planning Act to the transferor and I have made inquiries of the transferor to determine that this transfer does not contravene that section and based on the information supplied by the transferor, to the best of my knowledge and belief, this transfer does not contravene that section. I am an Ontario solicitor in good standing. Date of Signature Y M D Signature  
 Name and Address of Solicitor Signature

(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. Name and Address of Solicitor Date of Signature Y M D Signature

(15) Assessment Roll Number of Property 06 11 000 210 04700

(16) Municipal Address of Property 136 Acacia Avenue Ottawa, Ontario K1M 0R1 (17) Document Prepared by: J. Desmond Adam ADAM & MILLER 400-300 March Road Kanata, Ontario K2K 2E2 R.O. Box # 3

Fees and Tax	
Registration Fee	50
Land Transfer Tax	2/15
Total	

## Additional Property Identifier(s) and/or Other Information

## Legal Description (Continued)

Firstly: (04226 - 0018)

Parcel 5-2, Section 4M-46, Being Part Lots 5, 6, 7 and 8 on Plan 4M-46  
More particularly described as follows:

COMMENCING at a point on the Westerly boundary of the said Lot 8 distant 16 feet 1 inch measured northerly along the Westerly boundary of the said Lot 8 from the South-West angle thereof;

THENCE Northerly following the Westerly boundary of the said Lot 8, a distance of 33 feet 11 inches to the North-West angle thereof;

THENCE Easterly and following the Northerly boundary of the said Lot 8, a distance of 42 feet 5 inches;

THENCE South-Easterly following a curve to the right having a radius of 208 feet for a chord length of 88 feet 3 3/5 inches to an intersection with the Easterly boundary of Lot 7 aforesaid;

THENCE Southerly and following the Easterly boundary of Lot 7, the Easterly boundary of Lot 6 and the Easterly boundary of Lot 5, a distance of 124 feet 4 inches more or less to a point on the Easterly boundary of Lot 5, distant 3 feet 5.16 inches measured Northerly along the said Easterly boundary of Lot 5, from the South-East angle thereof;

THENCE North 38 degrees 34 minutes West, a distance of 111 feet more or less to the commencement of a curve to the left having a radius of 148 feet;

THENCE following the said curve to the left having the said radius of 148 feet for a chord length of 85 feet more or less to the point of commencement;

SECONDLY: (04226-0019)

Parcel 5-1, Plan 4M-46, Being Part Lots 5, 6, 7 and 8 on Plan 4M-46.  
More particularly described as follows:

COMMENCING at a point, position of said point being established as follows:

COMMENCING at the Southwest angle of said Lot 5;

THENCE North 25 degrees 22 minutes East along the East limit of Acacia Avenue a distance of 75.0 feet, more or less, to its intersection with the division line between the North and South halves of Lot 6, the said point of intersection being the point of commencement of the herein described parcel;

THENCE on a bearing of South 25 degrees 22 minutes West along the East limit of Acacia Avenue a distance of 9.9 feet;

THENCE South 66 degrees 50 minutes East a distance of 65.0 feet;

THENCE South 76 degrees 41 minutes East a distance of 83.7 feet to its intersection with the Westerly limit of the Ottawa Electric Railway Right-of-Way as described in Parcel 1787, Carleton, said point of intersection being distant Northwesterly 25.0 feet measured along said West limit of the Right-of-Way from its intersection with the East limit of Lot 5;

THENCE North 25 degrees 09 minutes West along said Westerly limit of the Right-of-Way a distance of 84.1 feet;

THENCE on a tangential curve to the left, having a radius of 148.0 feet a distance of 85.0 feet, more or less, to the intersection of said curve with the East limit of Acacia Avenue at a point distant 16.08 feet from the Northwest angle of Lot 7;

THENCE South 25 degrees 22 minutes West a distance of 91.08 feet to the point of commencement.

Last Described in Deed No. LT122774.

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF (insert brief description of land) Firstly: Parcel 5-2, Section 4M-46

Being Part Lots 5, 6, 7 and 8 on Plan 4M-46 Secondly: Parcel 5-1, Section 4M-46,

Being Part Lots 5, 6, 7 and 8 on Plan 4M-46, City of Ottawa, Regional Municipality of Ottawa-Carleton

BY (print names of all transferors in full) Robert Lorne Stanfield

TO (see instruction 1 and print names of all transferees in full) Robert Lorne Stanfield and Anne Margaret Stanfield

I (see instruction 2 and print name(s) in full) We, Robert Lorne Stanfield and Anne Margaret Stanfield

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)) \_\_\_\_\_

(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.
  - does not contain a single family residence.
  - contains more than two single family residences. (see instruction 3)
- 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.

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) None

4 THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:

(a) Monies paid or to be paid in cash	\$	<u>1.00</u>	
(b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price)	\$	<u>Nil</u>	
(ii) Given back to vendor	\$	<u>Nil</u>	
(c) Property transferred in exchange (detail below)	\$	<u>Nil</u>	
(d) Securities transferred to the value of (detail below)	\$	<u>Nil</u>	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$	<u>Nil</u>	
(f) Other valuable consideration subject to land transfer tax (detail below)	\$	<u>Nil</u>	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (f))	\$	<u>1.00</u>	\$ <u>1.00</u>
(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)	\$	<u>Nil</u>	
(i) Other consideration for transaction not included in (g) or (h) above	\$	<u>Nil</u>	
(j) TOTAL CONSIDERATION	\$	<u>1.00</u>	

All Blanks  
Must Be  
Filled In.  
Insert "Nil"  
Where  
Applicable



5 If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) Transfer from husband to husband and wife for \$1.00 and natural love and affection.

6 If the consideration is nominal, is the land subject to any encumbrance? No

7 Other remarks and explanations, if necessary. n/a

Sworn before me at the City of Kanata  
in the Regional Municipality of Ottawa-Carleton  
this 13 day of May 19 98

  
A Commissioner for taking Affidavits, etc.

  
Anne Margaret Stanfield  
  
Robert Lorne Stanfield signature(s)

Property Information Record

A Describe nature of instrument: Transfer/Deed of Land

B (i) Address of property being conveyed (if available) 136 Acacia Avenue, Ottawa, Ontario, K1M 0R1


(ii) Assessment Roll No (if available) \_\_\_\_\_

C Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 136 Acacia Avenue, Ottawa, Ontario, K1M 0R1

D (i) Registration number for last conveyance of property being conveyed (if available) LT122774

(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  
J. Desmond Adam, ADAM & MILLER  
400-300 March Road, Kanata, Ontario, K2K 2E2, R.O. Box # 3  
File # 4119-01

For Land Registry Office Use Only	
Registration No.	
	
Registration Date	Land Registry Office No.

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

(d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes  No

NOTE: As to (c) and (d) the land being transferred will be assigned to the French Public School Board or Sector unless otherwise directed in (a) and (b). 0449D (90-00)

**Properties**

**PIN** 04226 – 0018 LT *Estate/Qualifier* Fee Simple Absolute  Redescription

**Description** PCL 5–2, SEC 4M–46 ; PT LTS 5, 6, 7 & 8, PL 4M–46 , PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WLY BOUNDARY OF LT 8 DISTANT 16 FEET 1 INCH MEASURED NLY ALONG WLY BOUNDARY OF LT 8 FROM THE SW ANGLE THEREOF, THENCE NLY FOLLOWING THE WLY BOUNDARY OF LT 8 A DISTANCE OF 33 FEET 11 INCHES TO THE NW ANGLE THEREOF, THENCE ELY FOLLOWING THE NLY BOUNDARY OF LT 8 A DISTANCE OF 42 FEET 5 INCHES, THENCE S ELY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET FOR A CHORD LENGTH OF 88 FEET 3 3/5 INCHES TO AN INTERSECTION WITH THE ELY BOUNDARY OF LT 7, THENCE SLY FOLLOWING THE ELY BOUNDARY OF LT 7, LT 6 & LT 5, A DISTANCE OF 124 FEET 4 INCHES MORE OR LESS TO A POINT ON THE ELY BOUNDARY OF LT 5, DISTANT 3 FEET 5.16 INCHES MEASURED NLY ALONG THE ELY BOUNDARY OF LT 5, FROM THE SE ANGLE THEREOF, THENCE N 38 DEGREES 34 MINUTES W, A DISTANCE OF 111 FEET MORE OR LESS TO THE COMMENCEMENT OF A CURVE TO THE LEFT HAVING A RADIUS OF 148 FEET, THENCE FOLLOWING THE SAID CURVE TO THE LEFT HAVING A RADIUS IF 148 FEET FOR A CHORD LENGTH OF 85 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT ; FORMERLY ROCKCLIFFE PARK, NOW IN THE CITY OF OTTAWA

**Address** 136 ACACIA AVENUE  
OTTAWA

**PIN** 04226 – 0019 LT *Estate/Qualifier* Fee Simple Absolute  Redescription

**Description** PCL 5–1, SEC 4M–46 ; PT LTS 5, 6, 7 & 8, PL 4M–46 ; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ESTABLISHED AS FOLLOWS: COMMENCING AT THE SW ANGLE OF LT 5, THENCE N 25 DEG 22 ' E ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 75 FT MORE OR LESS TO ITS INTERSECTION WITH THE DIVISION LINE BTN THE N AND S HALVES OF LT 6, SAID POINT OF INTERSECTION BEING THE POC OF THE HEREIN DESCRIBED PCL; THENCE ON A BEARING OF S 25 DEG 22 ' W ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 9.9 FT, THENCE S 66 DEG 50 ' E A DISTANCE OF 65 FT, THENCE S 76 DEG 41 ' E A DISTANCE OF 83.7 FT TO ITS INTERSECTION WITH THE WLY LIMIT OF THE OTTAWA ELECTRIC RAILWAY ROW, AS DESCRIBED IN PCL 1787, CARLETON SAID POINT OF INTERSECTION BEING DISTANT N WLY 25 FT MEASURED ALONG SAID W LIMIT OF THE ROW FROM ITS INTERSECTION WITH THE E LIMIT OF LT 5, THENCE N 25 DEG 09 ' W ALONG SAID WLY LIMIT OF ROW A DISTANCE OF 84.1 FT, THENCE ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 148 FT A DISTANCE OF 85 FT MORE OR LESS TO THE INTERSECTION OF SAID CURVE WITH THE E LIMIT OF ACACIA AV AT A POINT DISTANT 16.08 FT FROM THE NW ANGLE OF LT 7, THENCE S 25 DEG 22 ' W A DISTANCE OF 91.08 FT TO THE POC ; FORMERLY ROCKCLIFFE PARK, NOW IN THE CITY OF OTTAWA

**Address** 136 ACACIA AVENUE  
OTTAWA

**Deceased(s)**

**Name** STANFIELD, ROBERT LORNE

**Address for Service**

Date of death was 2003/12/16

The deceased and Anne Margaret Stanfield, a/the surviving joint tenant, were spouses of each other when the deceased died.

**Applicant(s)**

<b>Applicant(s)</b>	<b>Capacity</b>	<b>Share</b>
<b>Name</b> STANFIELD, ANNE MARGARET	Beneficial Owner	
<b>Address for Service</b> 136 ACACIA AVENUE OTTAWA, ON K1M 0R1		

This document is not authorized under Power of Attorney by this party.

The applicant(s) held the property as joint tenants with the deceased.

By right of survivorship, the applicant(s) is entitled to be the owner(s), as a surviving joint tenant(s).

**Statements**

This document relates to registration no.(s)LT1120927

**Signed By**

John Desmond Adam	601-300 March Road Kanata K2K 2E2	acting for Applicant(s)	Signed	2004 01 23
Tel	6135926290			
Fax	6135923116			

**Submitted By**

ADAM, MILLER, KELLY	601-300 March Road Kanata K2K 2E2			2004 01 23
Tel	6135926290			
Fax	6135923116			

**Fees/Taxes/Payment**

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

**File Number**

Deceased Client File Number :	4119-02
Applicant Client File Number :	4119-02



**Properties**

PIN 04226 - 0019 LT  Redescription

Description PCL 5-1, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 ; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ESTABLISHED AS FOLLOWS: COMMENCING AT THE SW ANGLE OF LT 5, THENCE N 25 DEG 22 ' E ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 75 FT MORE OR LESS TO ITS INTERSECTION WITH THE DIVISION LINE BTN THE N AND S HALVES OF LT 6, SAID POINT OF INTERSECTION BEING THE POC OF THE HEREIN DESCRIBED PCL; THENCE ON A BEARING OF S 25 DEG 22 ' W ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 9.9 FT, THENCE S 66 DEG 50 ' E A DISTANCE OF 65 FT, THENCE S 76 DEG 41 ' E A DISTANCE OF 83.7 FT TO ITS INTERSECTION WITH THE WLY LIMIT OF THE OTTAWA ELECTRIC RAILWAY ROW, AS DESCRIBED IN PCL 1787, CARLETON SAID POINT OF INTERSECTION BEING DISTANT N WLY 25 FT MEASURED ALONG SAID W LIMIT OF THE ROW FROM ITS INTERSECTION WITH THE E LIMIT OF LT 5, THENCE N 25 DEG 09 ' W ALONG SAID WLY LIMIT OF ROW A DISTANCE OF 84.1 FT, THENCE ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 148 FT A DISTANCE OF 85 FT MORE OR LESS TO THE INTERSECTION OF SAID CURVE WITH THE E LIMIT OF ACACIA AV AT A POINT DISTANT 16.08 FT FROM THE NW ANGLE OF LT 7, THENCE S 25 DEG 22 ' W A DISTANCE OF 91.08 FT TO THE POC ; FORMERLY ROCKCLIFFE PARK, NOW IN THE CITY OF OTTAWA

Address 136 ACACIA AVENUE OTTAWA

PIN 04226 - 0018 LT  Redescription

Description PCL 5-2, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 , PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WLY BOUNDARY OF LT 8 DISTANT 16 FEET 1 INCH MEASURED NLY ALONG WLY BOUNDARY OF LT 8 FROM THE SW ANGLE THEREOF, THENCE NLY FOLLOWING THE WLY BOUNDARY OF LT 8 A DISTANCE OF 33 FEET 11 INCHES TO THE NW ANGLE THEREOF, THENCE ELY FOLLOWING THE NLY BOUNDARY OF LT 8 A DISTANCE OF 42 FEET 5 INCHES, THENCE S ELY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET FOR A CHORD LENGTH OF 88 FEET 3 3/5 INCHES TO AN INTERSECTION WITH THE ELY BOUNDARY OF LT 7, THENCE SLY FOLLOWING THE ELY BOUNDARY OF LT 7, LT 6 & LT 5, A DISTANCE OF 124 FEET 4 INCHES MORE OR LESS TO A POINT ON THE ELY BOUNDARY OF LT 5, DISTANT 3 FEET 5.16 INCHES MEASURED NLY ALONG THE ELY BOUNDARY OF LT 5, FROM THE SE ANGLE THEREOF, THENCE N 38 DEGREES 34 MINUTES W, A DISTANCE OF 111 FEET MORE OR LESS TO THE COMMENCEMENT OF A CURVE TO THE LEFT HAVING A RADIUS OF 148 FEET, THENCE FOLLOWING THE SAID CURVE TO THE LEFT HAVING A RADIUS IF 148 FEET FOR A CHORD LENGTH OF 85 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT ; FORMERLY ROCKCLIFFE PARK, NOW IN THE CITY OF OTTAWA

Address 136 ACACIA AVENUE OTTAWA

**Deceased(s)**

Name STANFIELD, ANNE MARGARET  
Address for Service 136 Acacia Avenue, Ottawa, ON K1M 0R1  
Date of death was 2021/04/22

**Applicant(s)** Capacity Share

Name AUSTIN, WILLIAM NELSON Estate Trustee With A Will  
Address for Service 21 Sparta Court, Markham, ON L3S 4A4

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.  
This document is not authorized under Power of Attorney by this party.

Name AUSTIN, LAURENCE DOUGLAS Estate Trustee With A Will  
Address for Service 313 Ridgeway Drive, Riverview, New Brunswick E1B 2L1

The applicant is entitled to be the owner by law, as Estate Trustee of the estate of the deceased owner.  
This document is not authorized under Power of Attorney by this party.

**Statements**

The debts of the deceased are paid in full  
The applicant is appointed as Estate Trustee with a will by Superior Court of Justice at Ottawa Court, under file number 2021-44317, dated 2022/01/20 and is still in full force and effect.  
This document relates to registration number(s)LT1120927 & OC293502

<b>Signed By</b>
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Jennifer Jean Florence Gaspar	601-300 March Road Kanata K2K 2E2	acting for Applicant(s)	Signed	2022 02 01
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Tel 613-592-6290

Fax 613-592-3116

I have the authority to sign and register the document on behalf of the Applicant(s).

<b>Submitted By</b>
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ADAM, MILLER, KELLY	601-300 March Road Kanata K2K 2E2	2022 02 01
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Tel 613-592-6290

Fax 613-592-3116

<b>Fees/Taxes/Payment</b>
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<i>Statutory Registration Fee</i>	\$66.30
<i>Total Paid</i>	\$66.30

<b>File Number</b>
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*Deceased Client File Number :* 4119-07

*Applicant Client File Number :* 4119-07

**Properties**

*PIN* 04226 - 0019 *LT* *Interest/Estate* Fee Simple  
*Description* PCL 5-1, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 ; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ESTABLISHED AS FOLLOWS: COMMENCING AT THE SW ANGLE OF LT 5, THENCE N 25 DEG 22 ' E ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 75 FT MORE OR LESS TO ITS INTERSECTION WITH THE DIVISION LINE BTN THE N AND S HALVES OF LT 6, SAID POINT OF INTERSECTION BEING THE POC OF THE HEREIN DESCRIBED PCL; THENCE ON A BEARING OF S 25 DEG 22 ' W ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 9.9 FT, THENCE S 66 DEG 50 ' E A DISTANCE OF 65 FT, THENCE S 76 DEG 41 ' E A DISTANCE OF 83.7 FT TO ITS INTERSECTION WITH THE WLY LIMIT OF THE OTTAWA ELECTRIC RAILWAY ROW, AS DESCRIBED IN PCL 1787, CARLETON SAID POINT OF INTERSECTION BEING DISTANT N WLY 25 FT MEASURED ALONG SAID W LIMIT OF THE ROW FROM ITS INTERSECTION WITH THE E LIMIT OF LT 5, THENCE N 25 DEG 09 ' W ALONG SAID WLY LIMIT OF ROW A DISTANCE OF 84.1 FT, THENCE ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 148 FT A DISTANCE OF 85 FT MORE OR LESS TO THE INTERSECTION OF SAID CURVE WITH THE E LIMIT OF ACACIA AV AT A POINT DISTANT 16.08 FT FROM THE NW ANGLE OF LT 7, THENCE S 25 DEG 22 ' W A DISTANCE OF 91.08 FT TO THE POC ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA  
*Address* 136 ACACIA AVENUE  
 OTTAWA

*PIN* 04226 - 0018 *LT* *Interest/Estate* Fee Simple  
*Description* PCL 5-2, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 , PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WLY BOUNDARY OF LT 8 DISTANT 16 FEET 1 INCH MEASURED NLY ALONG WLY BOUNDARY OF LT 8 FROM THE SW ANGLE THEREOF, THENCE NLY FOLLOWING THE WLY BOUNDARY OF LT 8 A DISTANCE OF 33 FEET 11 INCHES TO THE NW ANGLE THEREOF, THENCE ELY FOLLOWING THE NLY BOUNDARY OF LT 8 A DISTANCE OF 42 FEET 5 INCHES, THENCE S ELY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET FOR A CHORD LENGTH OF 88 FEET 3 3/5 INCHES TO AN INTERSECTION WITH THE ELY BOUNDARY OF LT 7, THENCE SLY FOLLOWING THE ELY BOUNDARY OF LT 7, LT 6 & LT 5, A DISTANCE OF 124 FEET 4 INCHES MORE OR LESS TO A POINT ON THE ELY BOUNDARY OF LT 5, DISTANT 3 FEET 5.16 INCHES MEASURED NLY ALONG THE ELY BOUNDARY OF LT 5, FROM THE SE ANGLE THEREOF, THENCE N 38 DEGREES 34 MINUTES W, A DISTANCE OF 111 FEET MORE OR LESS TO THE COMMENCEMENT OF A CURVE TO THE LEFT HAVING A RADIUS OF 148 FEET, THENCE FOLLOWING THE SAID CURVE TO THE LEFT HAVING A RADIUS IF 148 FEET FOR A CHORD LENGTH OF 85 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA  
*Address* 136 ACACIA AVENUE  
 OTTAWA

**Consideration**

*Consideration* \$2,000,000.00

**Transferor(s)**

The transferor(s) hereby transfers the land to the transferee(s).

*Name* AUSTIN, WILLIAM NELSON  
*Address for Service* 21 Sparta Court  
 Markham, Ontario L3S 4A4

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2022/06/30. Clear execution Number(s) 45439603-3067399B against Anne Margaret Stanfield. I Jennifer Gaspar confirm the appropriate party(ies) were searched.

*Name* AUSTIN, LAURENCE DOUGLAS  
*Address for Service* 313 Ridgeway Drive  
 Riverview, New Brunswick E1B 2L1

This document is not authorized under Power of Attorney by this party.

This transaction is not subject to any writs of execution. Execution search(s) completed on 2022/07/30. Clear execution Number(s) 45439603-3067399B against Anne Margaret Stanfield. I Jennifer Gaspar confirm the appropriate party(ies) were searched.

**Transferee(s)** *Capacity* *Share*

*Name* NORTON, STEPHEN Joint Tenants  
*Date of Birth* 1983 07 02  
*Address for Service* 136 Acacia Avenue, Ottawa, Ontario K1M 0R1

<b>Transferee(s)</b>	<b>Capacity</b>	<b>Share</b>
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Name	JAMIESON, EMILY	Joint Tenants
Date of Birth	1983 11 01	
Address for Service	136 Acacia Avenue, Ottawa, Ontario K1M 0R1	

### Statements

The personal representative has the authority to transfer the land under the terms of the will, if any, the Estates Administration Act and the Succession Law Reform Act.

The sale is bona fide and for value.

Title to the land is not subject to spousal rights under the Family Law Act

No consents are required for this transfer

This document relates to registration number(s)OC2451559

STATEMENT OF THE TRANSFEROR (S): The transferor(s) verifies that to the best of the transferor's knowledge and belief, this transfer does not contravene the Planning Act.

STATEMENT OF THE SOLICITOR FOR THE TRANSFEROR (S): I have explained the effect of the Planning Act to the transferor(s) and I have made inquiries of the transferor(s) to determine that this transfer does not contravene that Act and based on the information supplied by the transferor(s), to the best of my knowledge and belief, this transfer does not contravene that Act. I am an Ontario solicitor in good standing.

STATEMENT OF THE SOLICITOR FOR THE 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 the Planning Act, and to the best of my knowledge and belief this transfer does not contravene the Planning Act. I act independently of the solicitor for the transferor(s) and I am an Ontario solicitor in good standing.

### Signed By

Jennifer Jean Florence Gaspar	601-300 March Road Kanata K2K 2E2	acting for Transferor(s)	Signed	2022 06 30
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Tel 613-592-6290

Fax 613-592-3116

I am the solicitor for the transferor(s) and I am not one and the same as the solicitor for the transferee(s).

I have the authority to sign and register the document on behalf of the Transferor(s).

Guillaume Hache Chiasson	700-427 Laurier Ave. West Ottawa K1R 7Y2	acting for Transferee(s)	Signed	2022 06 30
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Tel 613-236-0111

Fax 613-238-8507

I am the solicitor for the transferee(s) and I am not one and the same as the solicitor for the transferor(s).

I have the authority to sign and register the document on behalf of the Transferee(s).

### Submitted By

SOLOWAY, WRIGHT (2)	700-427 Laurier Ave. West Ottawa K1R 7Y2			2022 06 30
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Tel 613-236-0111

Fax 613-238-8507

### Fees/Taxes/Payment

Statutory Registration Fee	\$66.30
Provincial Land Transfer Tax	\$36,475.00
Total Paid	\$36,541.30

### File Number

Transferor Client File Number :	4119-08
Transferee Client File Number :	55425-1001 (JAH/JW)

**LAND TRANSFER TAX STATEMENTS**

In the matter of the conveyance of: 04226 - 0019 PCL 5-1, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 ; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ESTABLISHED AS FOLLOWS: COMMENCING AT THE SW ANGLE OF LT 5, THENCE N 25 DEG 22 ' E ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 75 FT MORE OR LESS TO ITS INTERSECTION WITH THE DIVISION LINE BTN THE N AND S HALVES OF LT 6, SAID POINT OF INTERSECTION BEING THE POC OF THE HEREIN DESCRIBED PCL; THENCE ON A BEARING OF S 25 DEG 22 ' W ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 9.9 FT, THENCE S 66 DEG 50 ' E A DISTANCE OF 65 FT, THENCE S 76 DEG 41 ' E A DISTANCE OF 83.7 FT TO ITS INTERSECTION WITH THE WLY LIMIT OF THE OTTAWA ELECTRIC RAILWAY ROW, AS DESCRIBED IN PCL 1787, CARLETON SAID POINT OF INTERSECTION BEING DISTANT N WLY 25 FT MEASURED ALONG SAID W LIMIT OF THE ROW FROM ITS INTERSECTION WITH THE E LIMIT OF LT 5, THENCE N 25 DEG 09 ' W ALONG SAID WLY LIMIT OF ROW A DISTANCE OF 84.1 FT, THENCE ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 148 FT A DISTANCE OF 85 FT MORE OR LESS TO THE INTERSECTION OF SAID CURVE WITH THE E LIMIT OF ACACIA AV AT A POINT DISTANT 16.08 FT FROM THE NW ANGLE OF LT 7, THENCE S 25 DEG 22 ' W A DISTANCE OF 91.08 FT TO THE POC ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA

04226 - 0018 PCL 5-2, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 , PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WLY BOUNDARY OF LT 8 DISTANT 16 FEET 1 INCH MEASURED NLY ALONG WLY BOUNDARY OF LT 8 FROM THE SW ANGLE THEREOF, THENCE NLY FOLLOWING THE WLY BOUNDARY OF LT 8 A DISTANCE OF 33 FEET 11 INCHES TO THE NW ANGLE THEREOF, THENCE ELY FOLLOWING THE NLY BOUNDARY OF LT 8 A DISTANCE OF 42 FEET 5 INCHES, THENCE S ELY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET FOR A CHORD LENGTH OF 88 FEET 3 3/5 INCHES TO AN INTERSECTION WITH THE ELY BOUNDARY OF LT 7, THENCE SLY FOLLOWING THE ELY BOUNDARY OF LT 7, LT 6 & LT 5, A DISTANCE OF 124 FEET 4 INCHES MORE OR LESS TO A POINT ON THE ELY BOUNDARY OF LT 5, DISTANT 3 FEET 5.16 INCHES MEASURED NLY ALONG THE ELY BOUNDARY OF LT 5, FROM THE SE ANGLE THEREOF, THENCE N 38 DEGREES 34 MINUTES W, A DISTANCE OF 111 FEET MORE OR LESS TO THE COMMENCEMENT OF A CURVE TO THE LEFT HAVING A RADIUS OF 148 FEET, THENCE FOLLOWING THE SAID CURVE TO THE LEFT HAVING A RADIUS IF 148 FEET FOR A CHORD LENGTH OF 85 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA

BY: AUSTIN, WILLIAM NELSON  
AUSTIN, LAURENCE DOUGLAS

TO: NORTON, STEPHEN Joint Tenants  
JAMIESON, EMILY Joint Tenants

1. NORTON, STEPHEN AND JAMIESON, EMILY

I am

- (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 \_\_\_\_\_ described in paragraph(s) ( ) above.
- (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for \_\_\_\_\_ described in paragraph(s) ( ) above.
- (f) A transferee described in paragraph ( ) and am making these statements on my own behalf and on behalf of \_\_\_\_\_ who is my spouse described in paragraph ( ) and as such, I have personal knowledge of the facts herein deposed to.

2. I have read and considered the definition of "single family residence" set out in subsection 1(1) of the Act. The land being conveyed herein: contains at least one and not more than two single family residences.

3. The total consideration for this transaction is allocated as follows:

(a) Monies paid or to be paid in cash	\$2,000,000.00
(b) Mortgages (i) assumed (show principal and interest to be credited against purchase price)	\$0.00
(ii) Given Back to Vendor	\$0.00
(c) Property transferred in exchange (detail below)	\$0.00
(d) Fair market value of the land(s)	\$0.00
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	\$0.00
(f) Other valuable consideration subject to land transfer tax (detail below)	\$0.00
(g) Value of land, building, fixtures and goodwill subject to land transfer tax (total of (a) to (f))	\$2,000,000.00
(h) VALUE OF ALL CHATTELS -items of tangible personal property	\$0.00
(i) Other considerations for transaction not included in (g) or (h) above	\$0.00
(j) Total consideration	\$2,000,000.00

6. Other remarks and explanations, if necessary.

1. The information prescribed for the purposes of section 5.0.1 of the Land Transfer Tax Act is required to be provided for this conveyance. The information has been provided as confirmed by A2012905.

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**LAND TRANSFER TAX STATEMENTS**

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2. The transferee(s) has read and considered the definitions of "designated land", "foreign corporation", "foreign entity", "foreign national", "Greater Golden Horseshoe Region", "specified region", "spouse" and "taxable trustee" as set out in subsection 1(1) of the Land Transfer Tax Act and O. Reg 182/17. The transferee(s) declare that this conveyance is not subject to additional tax as set out in subsection 2(2.1) of the Act because:

3. (a) This is a conveyance of land located outside of the Greater Golden Horseshoe Region pursuant to an agreement of purchase and sale or an assignment of an agreement of purchase and sale that was entered into ON OR BEFORE March 29, 2022, AND THE LAND IS NOT BEING CONVEYED to any foreign corporation that is not a purchaser under the agreement of purchase and sale or a corporation to which the agreement of purchase and sale was assigned, or to any foreign national or taxable trustee other than a purchaser, or the spouse of a purchaser, under the agreement of purchase and sale or a person, or the spouse of a person, to whom the agreement was assigned.

4. The transferee(s) declare that they will keep at their place of residence in Ontario (or at their principal place of business in Ontario) such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act for a period of at least seven years.

5. The transferee(s) agree that they or the designated custodian will provide such documents, records and accounts in such form and containing such information as will enable an accurate determination of the taxes payable under the Land Transfer Tax Act, to the Ministry of Finance upon request.

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**PROPERTY Information Record**

A. Nature of Instrument: Transfer By Personal Representative  
LRO 4 Registration No. OC2508212 Date: 2022/06/30

B. Property(s):  
PIN 04226 - 0019 Address 136 ACACIA AVENUE Assessment -  
OTTAWA Roll No  
PIN 04226 - 0018 Address 136 ACACIA AVENUE Assessment -  
OTTAWA Roll No

C. Address for Service: 136 Acacia Avenue, Ottawa, Ontario K1M 0R1

D. (i) Last Conveyance(s): PIN 04226 - 0019 Registration No. LT1120927  
PIN 04226 - 0018 Registration No. LT1120927

(ii) Legal Description for Property Conveyed: Same as in last conveyance? Yes  No  Not known

E. Tax Statements Prepared By: Guillaume Hache Chiasson  
700-427 Laurier Ave. West  
Ottawa K1R 7Y2

**Properties**

<i>PIN</i>	04226 - 0018 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PCL 5-2, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 , PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WLY BOUNDARY OF LT 8 DISTANT 16 FEET 1 INCH MEASURED NLY ALONG WLY BOUNDARY OF LT 8 FROM THE SW ANGLE THEREOF, THENCE NLY FOLLOWING THE WLY BOUNDARY OF LT 8 A DISTANCE OF 33 FEET 11 INCHES TO THE NW ANGLE THEREOF, THENCE ELY FOLLOWING THE NLY BOUNDARY OF LT 8 A DISTANCE OF 42 FEET 5 INCHES, THENCE S ELY FOLLOWING A CURVE TO THE RIGHT HAVING A RADIUS OF 208 FEET FOR A CHORD LENGTH OF 88 FEET 3 3/5 INCHES TO AN INTERSECTION WITH THE ELY BOUNDARY OF LT 7, THENCE SLY FOLLOWING THE ELY BOUNDARY OF LT 7, LT 6 & LT 5, A DISTANCE OF 124 FEET 4 INCHES MORE OR LESS TO A POINT ON THE ELY BOUNDARY OF LT 5, DISTANT 3 FEET 5.16 INCHES MEASURED NLY ALONG THE ELY BOUNDARY OF LT 5, FROM THE SE ANGLE THEREOF, THENCE N 38 DEGREES 34 MINUTES W, A DISTANCE OF 111 FEET MORE OR LESS TO THE COMMENCEMENT OF A CURVE TO THE LEFT HAVING A RADIUS OF 148 FEET, THENCE FOLLOWING THE SAID CURVE TO THE LEFT HAVING A RADIUS IF 148 FEET FOR A CHORD LENGTH OF 85 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA		
<i>Address</i>	136 ACACIA AVENUE OTTAWA		
<i>PIN</i>	04226 - 0019 LT	<i>Interest/Estate</i>	Fee Simple
<i>Description</i>	PCL 5-1, SEC 4M-46 ; PT LTS 5, 6, 7 & 8, PL 4M-46 ; DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ESTABLISHED AS FOLLOWS: COMMENCING AT THE SW ANGLE OF LT 5, THENCE N 25 DEG 22 ' E ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 75 FT MORE OR LESS TO ITS INTERSECTION WITH THE DIVISION LINE BTN THE N AND S HALVES OF LT 6, SAID POINT OF INTERSECTION BEING THE POC OF THE HEREIN DESCRIBED PCL; THENCE ON A BEARING OF S 25 DEG 22 ' W ALONG THE E LIMIT OF ACACIA AV A DISTANCE OF 9.9 FT, THENCE S 66 DEG 50 ' E A DISTANCE OF 65 FT, THENCE S 76 DEG 41 ' E A DISTANCE OF 83.7 FT TO ITS INTERSECTION WITH THE WLY LIMIT OF THE OTTAWA ELECTRIC RAILWAY ROW, AS DESCRIBED IN PCL 1787, CARLETON SAID POINT OF INTERSECTION BEING DISTANT N WLY 25 FT MEASURED ALONG SAID W LIMIT OF THE ROW FROM ITS INTERSECTION WITH THE E LIMIT OF LT 5, THENCE N 25 DEG 09 ' W ALONG SAID WLY LIMIT OF ROW A DISTANCE OF 84.1 FT, THENCE ON A TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 148 FT A DISTANCE OF 85 FT MORE OR LESS TO THE INTERSECTION OF SAID CURVE WITH THE E LIMIT OF ACACIA AV AT A POINT DISTANT 16.08 FT FROM THE NW ANGLE OF LT 7, THENCE S 25 DEG 22 ' W A DISTANCE OF 91.08 FT TO THE POC ;FORMERLY ROCKCLIFFE PARK; NOW CITY OF OTTAWA		
<i>Address</i>	136 ACACIA AVENUE OTTAWA		

**Chargor(s)**

The chargor(s) hereby charges the land to the chargee(s). The chargor(s) acknowledges the receipt of the charge and the standard charge terms, if any.

*Name* NORTON, STEPHEN  
*Address for Service* 136 Acacia Avenue, Ottawa, Ontario  
K1M 0R1

I am at least 18 years of age.

My spouse is a party to this document.

This document is not authorized under Power of Attorney by this party.

*Name* JAMIESON, EMILY  
*Address for Service* 136 Acacia Avenue, Ottawa, Ontario  
K1M 0R1

I am at least 18 years of age.

My spouse is a party to this document.

This document is not authorized under Power of Attorney by this party.

**Chargee(s)***Capacity**Share*

*Name* THE BANK OF NOVA SCOTIA  
*Address for Service* Retail Mortgage and Auto Lending Operations  
10 Wright Blvd., Stratford, Ontario, N4Z 1H3

**Provisions**

*Principal* \$1,000,000.00 *Currency* CDN

**Provisions**

Calculation Period  
 Balance Due Date  
 Interest Rate Prime + 10.0000%  
 Payments  
 Interest Adjustment Date  
 Payment Date  
 First Payment Date  
 Last Payment Date  
 Standard Charge Terms 201809  
 Insurance Amount See standard charge terms  
 Guarantor

**Additional Provisions**

Interest on the outstanding principal amount is payable at the variable prime lending rate of The Bank of Nova Scotia for Canadian dollar loans announced from time to time, plus 10% per year, calculated on a daily basis and payable monthly, following demand, default and/or judgement.

**Signed By**

Jeanine Nicole Wilson 700-427 Laurier Ave. West acting for Signed 2022 06 30  
 Ottawa  
 K1R 7Y2 Chargor(s)

Tel 613-236-0111

Fax 613-238-8507

I have the authority to sign and register the document on behalf of the Chargor(s).

**Submitted By**

SOLOWAY, WRIGHT (2) 700-427 Laurier Ave. West 2022 06 30  
 Ottawa  
 K1R 7Y2

Tel 613-236-0111

Fax 613-238-8507

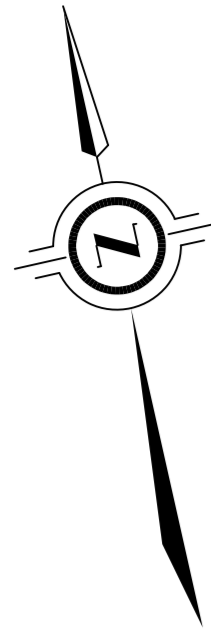
**Fees/Taxes/Payment**

Statutory Registration Fee \$66.30  
 Total Paid \$66.30

**File Number**

Chargor Client File Number : 55425-1001 (JAH/JW)  
 Chargee Client File Number : 3836555





SURVEYOR'S REAL PROPERTY REPORT  
WITH TOPOGRAPHIC DETAILS  
PART 1 - PLAN SHOWING  
**PART OF LOTS 5, 6, 7 AND 8  
REGISTERED PLAN 4M-46**  
CITY OF OTTAWA  
J.D. BARNES LIMITED  
© COPYRIGHT 2023  
SCALE 1 : 150  
2.5 0 2.5 5 10 metres

**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**

BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (CSRS) (2010.0).  
FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°02'20" WAS APPLIED TO REGISTERED PLAN 4M-80.  
DISTANCES ARE GROUND.  
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.  
COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

**PART 2 - SURVEY REPORT**

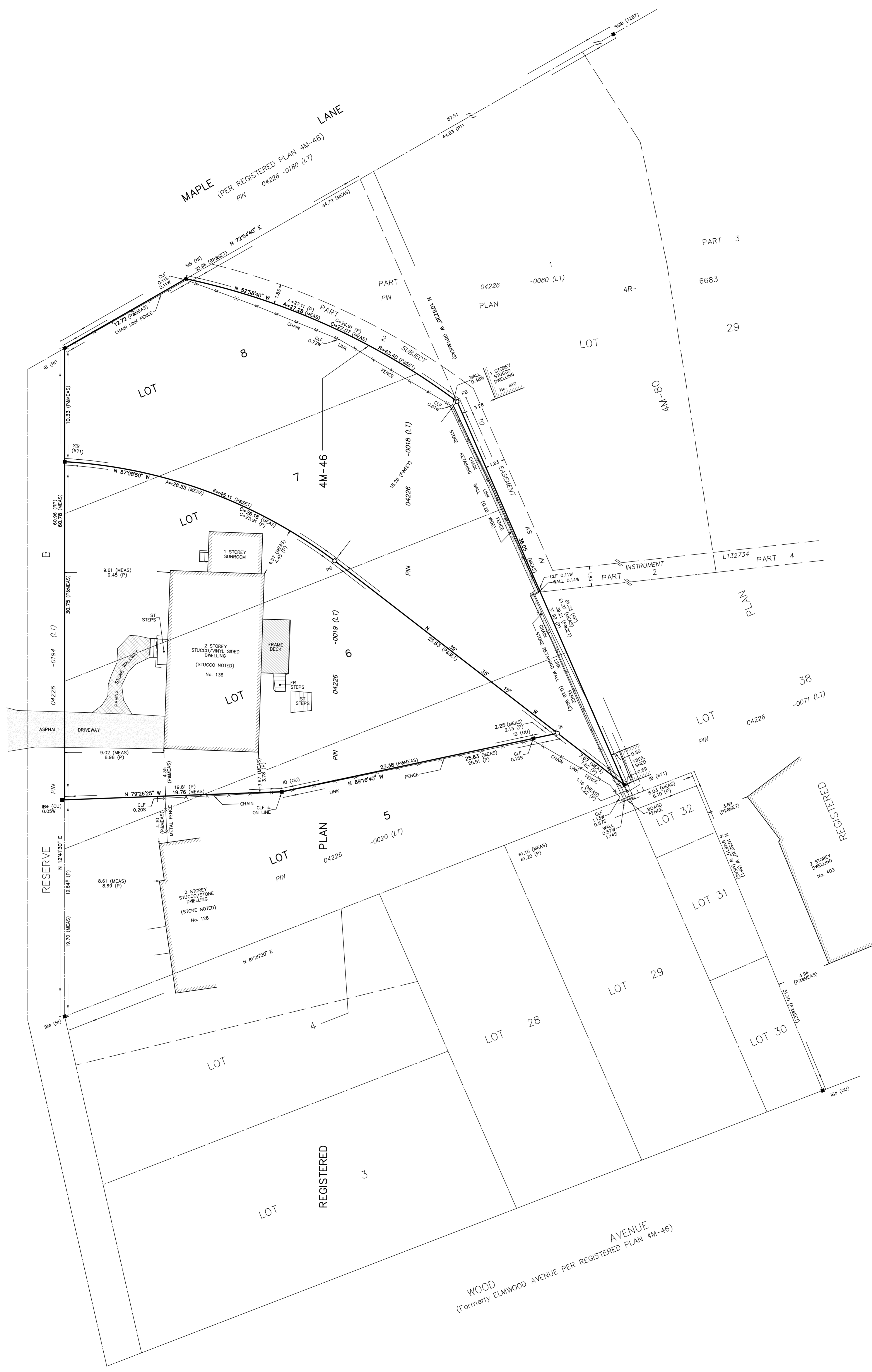
**- DESCRIPTION**  
PART OF LOTS 5, 6, 7 AND 8 ON REGISTERED PLAN 4M-46, BEING ALL OF PINS 04226-0018 (LT) AND 04226-0019 (LT), IN THE CITY OF OTTAWA  
**- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY**  
NONE  
**- BOUNDARY FEATURES**  
NOTE LOCATION OF THE CHAIN LINK FENCE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTIES  
NOTE LOCATION OF THE STONE RETAINING WALL, AND THE CHAIN LINK FENCE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTIES  
NOTE LOCATION OF THE CHAIN LINK FENCE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTIES

**LEGEND**

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB# DENOTES ROUND IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- MEAS DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
- NI DENOTES NO IDENTIFICATION
- Acc DENOTES ACCEPTED
- RP DENOTES REGISTERED PLAN 4M-46
- RP1 DENOTES REGISTERED PLAN 4M-80
- P DENOTES PLAN BY F.H. GOOCH, O.L.S., DATED AUGUST 19, 1964
- P1 DENOTES PLAN 4R-6683
- P2 DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ANNIS, O'SULLIVAN, VOLLEBECK LTD., DATED NOVEMBER 9, 1977
- 671 DENOTES F.H. GOOCH, O.L.S.
- 1287 DENOTES FARLEY, SMITH & DENIS SURVEYING LTD.
- FR DENOTES FRAME
- ST DENOTES STONE
- CLF DENOTES CHAIN LINK FENCE

N=North / S=South / E=East / W=West

ACACIA AVENUE (PER BY-LAW 29-1927)  
(Formerly BUTTERNUT TERRACE PER REGISTERED PLAN 4M-46)



**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON MARCH 23, 2022.  
APRIL 14, 2022  
DATE

REVISION NOTE:  
TOPOGRAPHIC INFORMATION REMOVED FOR CLARITY OCTOBER 11, 2023  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2160673

**J.D. BARNES** SURVEYING MAPPING GIS  
LAND INFORMATION SPECIALISTS  
63 STEVIE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 22-10-024-01
PLOTTED: 10/11/23	DATE: 10/11/23	

# PLAN

SHOWING

## SUBDIVISION OF PARCEL N°432

### BEING BLOCK A45

AS SHOWN ON PLAN M22 IN THE REGISTER FOR LAND TITLES FOR THE COUNTY OF CARLETON

SCALE 80 FEET = 1 INCH.

of Carleton } William Mellie Mackenzie  
 of the City of Ottawa }  
 Province of Ontario }  
 and } make oath and say:-

1<sup>st</sup> That I was personally present and did see the within plan and duplicate thereof duly signed by John S. Macbratney, Amos W. Greene, Chas. H. Keefe, and James D. Brown

2<sup>nd</sup> That the said plan and duplicate were signed by the said parties at the said City of Ottawa

3<sup>rd</sup> That I know the said parties.

4<sup>th</sup> That I am a subscribing witness to the said plan and duplicate.

Sworn before me at the City of Ottawa in the County of Carleton this 11th day of September in the year of Our Lord 1914

Wm. J. Macbratney  
 A Commissioner

We hereby consent to the registration of this plan.

Witness: W. J. Macbratney, Mortgages

Amended 16<sup>th</sup> March 1949, pursuant to By-law 49-10 (Code 30825)

M.P. 4/4  
L.M. of T.

Ainslie Wilson Greene,  
 of the City of Ottawa in the County of Carleton  
 Solicitor, make oath and say:-

1<sup>st</sup> I am Secretary-Treasurer of Rockcliffe Land & Building Company, Limited.

2<sup>nd</sup> John Imkermann Macbratney, whose signature is affixed to the annexed plan is the President of the said Company and Ainslie Wilson Greene, whose signature is also affixed thereto is Secretary-Treasurer thereof and the Seal affixed thereto is the Corporate Seal of the said Company.

3<sup>rd</sup> Under the By-laws of the said Company the President and Secretary-Treasurer are empowered to execute on behalf of the Company all deeds and other instruments requiring the seal of the Company.

4<sup>th</sup> The said Company is I verily believe the owner of the land subdivided by the said plan.

Sworn before me at the City of Ottawa in the County of Carleton this 11th day of September in the year of Our Lord 1914

Ainslie W. Greene  
 A Commissioner

CERTIFIED AND APPROVED,

DEC-8 1914  
 J.B. Lewis  
 CHAIRMAN OF THE ONTARIO RAILWAY AND MUNICIPAL BOARD.

This plan was prepared by J.B. Lewis, Ontario Land Surveyor at our request.

The Rockcliffe Land and Building Company Limited  
 President  
 Secretary-Treasurer

Witness: W. J. Macbratney

Approved by the Council of the City of Ottawa, the 5<sup>th</sup> Oct 1914

John Macbratney, Mayor

Approved by the Council of the Township of Gloucester the 2<sup>nd</sup> Oct 1914

H.A. Billings, Clerk

The reserves shown on this plan are intended for the purpose of Street widening.  
 Parts have been planned at each angle of every lot. No lot is to be taken either than the bearings and sizes of lots as shown hereon.  
 The bearings given on this plan are magnetic as at present.

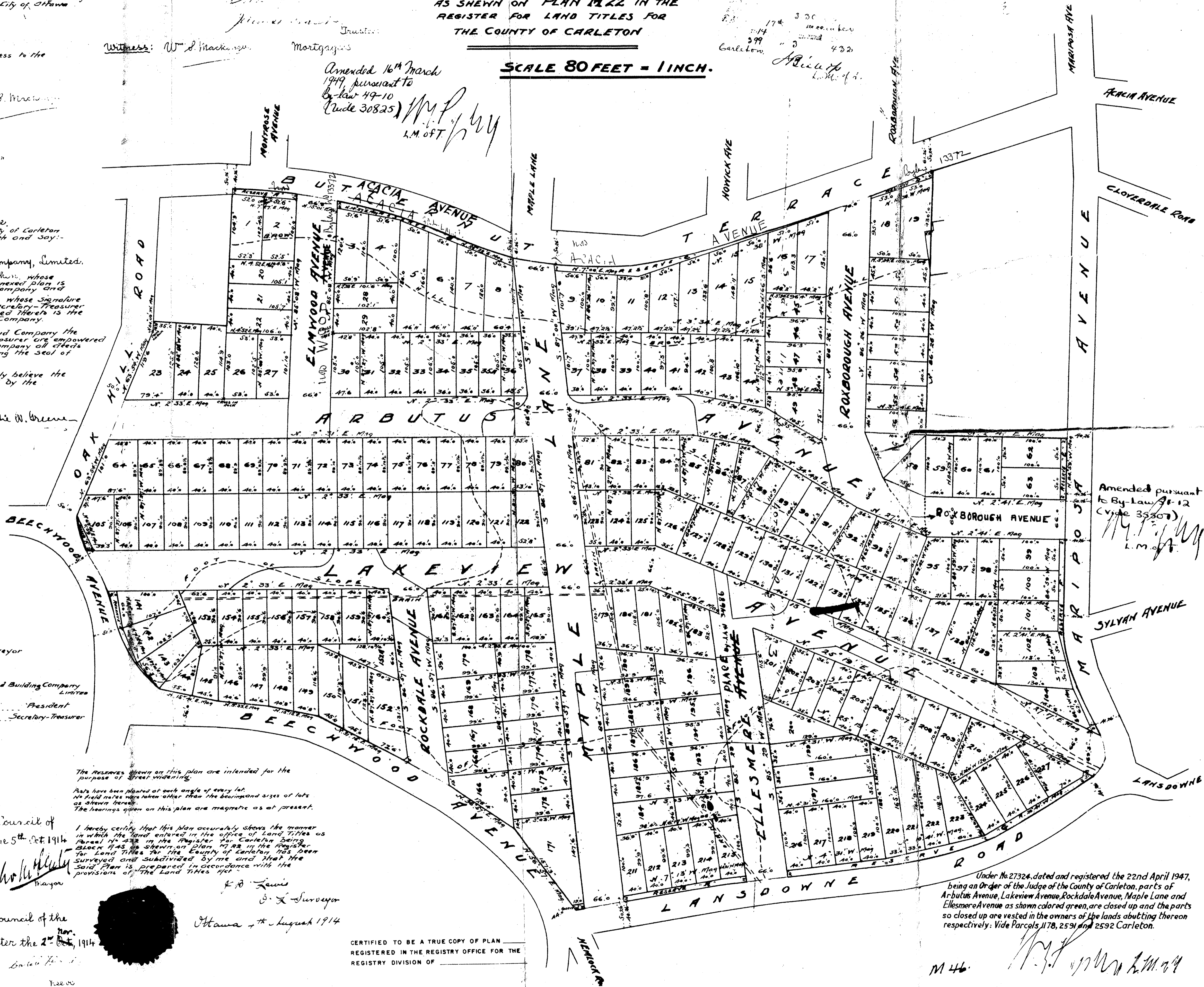
I hereby certify that this plan accurately shows the manner in which the land entered in the office of Land Titles as Parcel N° 432 in the Register for Carleton being Block A45 as shown on Plan M22 in the Register for Land Titles for the County of Carleton has been surveyed and subdivided by me and that the said plan is prepared in accordance with the provisions of the Land Titles Act.

J.B. Lewis, Surveyor

Ottawa 7<sup>th</sup> August 1914

CERTIFIED TO BE A TRUE COPY OF PLAN REGISTERED IN THE REGISTRY OFFICE FOR THE REGISTRY DIVISION OF

DATE REGISTRAR



M 46

M.P. 4/4  
L.M. of T.

Approved by the Municipal Council  
of the Village of Rockcliffe Park.

*W. Hamilton*  
*H. Curran*

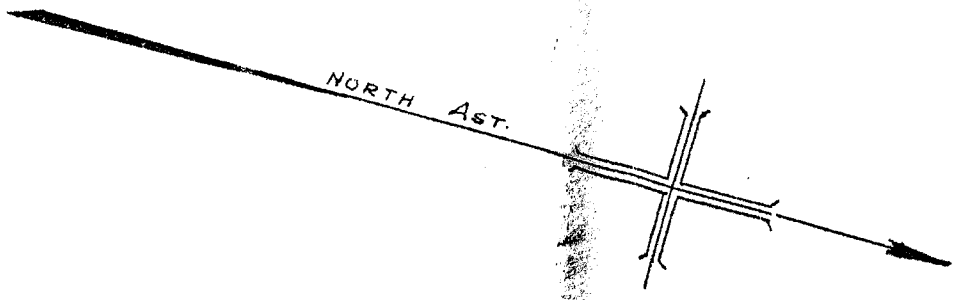
Reeve  
Clerk

Ottawa, May 1st. 1947

M-80

Amended pursuant to  
By-law 51-13  
(vide 35508)

*L.M. of T.*



No. M80

11.20  
12th  
77

*L.M. of T.*

Approved by The Ottawa Municipal  
Board and entered the 22nd day of  
April, 1947. *M. P. Candace*  
Recorder.



Charles Edward Russell,  
Surveyor,  
Gentleman,  
in and for the  
County of Carleton,  
do hereby certify that  
the above is a true and  
correct copy of the  
parties  
at the City of Ottawa,  
this 12th day of February, 1947.

Sworn before me  
at the City of Ottawa,  
in the County of Carleton,  
this 12th day  
of February, 1947.  
*Levin Scott*  
A Commissioner

PLAN OF  
THE SUBDIVISION OF PART OF PARCELS 1178, 1787, 2591  
AND 2592 REGISTERED UNDER THE LAND TITLES ACT  
IN THE REGISTER FOR CARLETON

Being those parts of Lots 7 & 8 on the east side of Butternut Terrace lying to the east and north of the lands covered by the Ottawa Electric Railway Company right-of-way defined in parcel 1787 in the said Register and Lots 23, 24, 25, 26, 27, parts of Lots 30, 31 and 32 and Lots 33, 34, 35, 35A, 36, 37, 38, 39, 40, 41, 42, 43 and 44 West Arbutus Ave. and Lots 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94 East Arbutus Avenue and Lots 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135 West Lakeview Avenue and Lots 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 179, 181, 182, 183, 201, 202, 203, 204, 205 and the southerly 20 feet from front to rear of Lot 206, all on the east side of Lakeview Avenue and Lots 145, 146, 147, 148, 149, 150, 151 and 152 West Beechwood Avenue and Lot 200 North Ellesmere Avenue and Lots 194, 195, 196 South Ellesmere Avenue and Lots 187, 188, 189 and 190 North Maple Lane and Lots 172, 173, 174, 175, 176, 177, 178 South Maple Lane and Lots 166, 166A, 167, 168, 169 and 170 North Rockdale Avenue and Lot 152A South Rockdale Avenue together with parts of Lakeview Avenue, Arbutus Avenue, Maple Lane and Ellesmere Avenue and all of Rockdale Avenue, all as shown on Plan M.46 in the Register for Carleton.

Scale - 1" = 80'

CERTIFIED TO BE A TRUE COPY OF PLAN  
REGISTERED IN THE REGISTRY OFFICE FOR THE  
REGISTRY DIVISION OF \_\_\_\_\_

DATE \_\_\_\_\_ REGISTRAR \_\_\_\_\_



O.E. RY. EASEMENT - Released &  
Abandoned UNDER 50456,  
the 24th June 1959.  
*L.M. of T.*

We hereby certify that this plan was prepared on my behalf.

*Alan C. Fleming*  
Owner of part.

*Alan C. Fleming*  
Alan C. Fleming,  
Lawyers and owners of  
the remaining part  
WE CONSENT TO REGISTRATION  
THE OTTAWA ELECTRIC RAILWAY  
COMPANY  
*J. H. Shearn*  
PRESIDENT  
*G. L. Dunning*  
RECY-TRAM  
OWNERS OF RIGHT OF WAY  
DEFINED IN PARCEL 1787

I hereby certify that this plan accurately shows the  
manner in which the land included therein has been  
surveyed and subdivided by me and that this plan  
has been prepared in accordance with the provisions  
of the Registry Act and the Surveys Act and the Land Titles Act.  
*W. H. Russell*  
Ontario Land Surveyor  
Ottawa Feb. 4, 1947.

Approved For Registration Pursuant To  
THE PLANNING ACT 1946  
this 12th day of FEB. 1947

*Dana Porter*  
MINISTER OF PLANNING & DEVELOPMENT

