Ministry of Consumer and Business Services

Title and Survey Services Office Registration Division 393 University Avenue, 3<sup>rd</sup> Floor Toronto ON M5G 1E6 Telephone: (416) 314 - 4881

Facsimile: (416) 314 - 4878

EM # 200303

July 25, 2003

TO:

**Land Registrars** 

Ministère des Services

Division De L'Enregistrement

393, av. University, 3e étage

Téléphone: (416) 314 - 4881 Télécopieur: (416) 314 - 4878

aux consommateurs

Toronto ON M5G 1E6

et aux entreprises

FROM:

Kate Murray
Director of Titles

SUBJECT:

Electricity Act, 1998 – Transfer of Corridor Lands

Le Bureau De L-Arpentage et Des Droits Immobiliers

Effective December 31, 2002, the corridor land assets of Hydro One Networks Inc. were transferred to Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet by an amendment of the *Electricity Act, 1998*. Section 114 of the Act provides for notice of the transfer to be given in written statements contained in subsequent registered documents and that these statements are conclusive evidence of the facts stated. The purpose of this memo is to set out the method of reflecting the transfer of Corridor Lands from a Hydro entity to Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet on Land Titles records and on future Registry Division documents.

#### **Land Titles Division Corridor Land**

Recognition of the new ownership of the Land Titles Corridor Land will be made through the registration of an application to amend the register under Section 69 of the *Land Titles Act*. This document will be executed by Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet.

In the manual system, the application to amend the register should be set out on a Document General. A schedule setting out the standard recitals in Bulletin 99006 and additional recitals per Section 114 of the *Electricity Act, 1998*, as shown on the attached precedents, should be attached. The application to amend the register will place ownership of the specified corridor land into the name of Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet. Once the application has been registered, any further transfers of the Corridor Land by Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet to another party can then take place in a separate document without the additional supporting statements contained in the attachments.

In those offices where electronic registration is mandatory, the request should be registered by way of an Application General modified as an application to amend the register under Section 69 of the *Land Titles Act*. This request should have the same recitals as in the paper document. A sample electronic document is attached.

Ontario

## **Registry Division Corridor Land**

For Corridor Land in a Registry Division all recitals regarding the transfer of corridor land to Her Majesty the Queen in right of Ontario can be included in an attached schedule on the next registration document involving the Corridor Land. A sample Registry transfer document is attached.

### **Descriptions**

The descriptions contained in both Registry and Land Titles documents should comply with the current regulations. Often they will be the same descriptions used in a previous registration involving the Corridor Land parcel. Some updates to the existing description to reflect the current municipality, a geographical change or the assignment of a PIN may be required.

This transfer of corridor land project is required to be completed by March of 2004. As there may be instances where the description provided does not comply entirely with current regulations, it may be necessary to accept an undertaking to provide a reference plan. Land Registrars are also encouraged to exercise their discretion in arriving at the most cost effective method of achieving a description that can be recorded correctly and provide a reasonably accurate description of the interest to be conveyed. The Regional Surveyor should be consulted as to what would be appropriate in the circumstances.

Real Property Registration Branch

c.c. Regional Managers
 John Dalgliesh, Director, Real Property Registration Branch
 Doug Aron
 Regional Surveyors
 TSSO staff

Province of Ontario	Document General Form 4 — Land Registration Reform Act	SoftDocs@ 4.1 Wordprocessor Interface
	(1) Registry \( \square\) Land Titles \( \overline{\text{X}} \)	(2) Page 1 of 2 pages
	(3) Property Block Pro Identifier(s)	operty Additional: See Schedule
	Land Titles Act)	REGISTER – (Subsection 69(1) of the
NC N	(5) Consideration	Dallaca
<u>JSE (</u>	(6) Description	Dollars \$
New Property Identifiers	All of Parcel 10526 in the Regis Township of Manitouwadge (fo	ster for Thunder Bay Freehold, in the ormerly the Improvement District of of Thunder Bay, more particularly hed.
	Additional: See Schedule	
	Additional: See Contains:  (7) This (a) Redescription New Easement Contains:  Report Contains:	(b) Schedule for:  Additional  Description
(8) This Document provides as follows:	Schedule Plan/Sketch Plan/Sketch	Description Est Fattles C Other [A]
•	FOR THE LAND TITLES DIVISION OF THU	JNDER BAY (NO. 55)
by changing the name of the regi	ection 69(1) of the Land Titles Act to have the stered owner on the parcel register to HER MA air of the Management Board of Cabinet.	
	pplication consists of the attached statements p	ursuant to the Electricity Act, 1998,
The evidence in support of this ap	pplication consists of the attached statements p	ursuant to the Electricity Act, 1998,  Continued on Schedule
The evidence in support of this ap		·
The evidence in support of this agas amended.		·
The evidence in support of this as as amended.  (9) This Document relates to instrument not (10) Party(les) (Set out Status or Interest) Name(s)  HER MAJESTY THE QUEEN, in the content of	umber(s) Signature(s) in right of Ontario as	Continued on Schedule
The evidence in support of this as amended.  (9) This Document relates to instrument number (10) Party(ies) (Set out Status or Interest) Name(s)	umber(s) Signature(s) in right of Ontario as	Continued on Schedule  Date of Signature  M D  Estate Marketing,
The evidence in support of this as as amended.  (9) This Document relates to instrument not (10) Party(les) (Set out Status or Interest) Name(s)  HER MAJESTY THE QUEEN, is represented by the Chair of the Majest Cabinet	Signature(s) in right of Ontario as Management Board of Peter Wilson Vice-President, Real Ontario Realty Corp	Continued on Schedule  Date of Signature  M D  Estate Marketing, oration ind the Corporation
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The evidence in support of this as as amended.  (9) This Document relates to instrument not (10) Party(ies) (Set out Status or Interest) Name(s)  HER MAJESTY THE QUEEN, is represented by the Chair of the Majest Cabinet  (11) Address 11 <sup>th</sup> Floor, Ferguson for Service	Signature(s) in right of Ontario as Management Board of Peter Wilson Vice-President, Real Ontario Realty Corport I have authority to bi	Continued on Schedule  Date of Signature  M D  Estate Marketing, oration ind the Corporation
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The evidence in support of this as as amended.  (9) This Document relates to instrument not (10) Party(ies) (Set out Status or Interest) Name(s)  HER MAJESTY THE QUEEN, is represented by the Chair of the Name (11) Address for Service  (11) Address for Service (12) Party(ies) (Set out Status or Interest)	Signature(s)  in right of Ontario as Management Board of  Peter Wilson Vice-President, Real Ontario Realty Corport I have authority to bit M. Block, Queen's Park, 77 Wellesley Street W.,	Continued on Schedule  Date of Signature Y  Estate Marketing, oration ind the Corporation  Toronto, Ontario. M7A 2G3
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The evidence in support of this as as amended.  (9) This Document relates to instrument not (10) Party(ies) (Set out Status or Interest) Name(s)  HER MAJESTY THE QUEEN, is represented by the Chair of the Majest Cabinet  (11) Address for Service  (12) Party(ies) (Set out Status or Interest) Name(s)  (13) Address for Service	Signature(s)  in right of Ontario as Management Board of  Peter Wilson Vice-President, Real Ontario Realty Corp I have authority to bi  Block, Queen's Park, 77 Wellesley Street W.,  Signature(s)  (15) Document Prepared by:  JM: Manitouwadge TS Hydro One Networks Inc. 483 Bay Street	Continued on Schedule  Date of Signature M D  Estate Marketing, oration ind the Corporation  Toronto, Ontario. M7A 2G3  Date of Signature M D  Fees and Tax  Registration Fee
The evidence in support of this as as amended.  (9) This Document relates to instrument not (10) Party(ies) (Set out Status or Interest) Name(s)  HER MAJESTY THE QUEEN, is represented by the Chair of the Name (Service)  (11) Address for Service  (12) Party(ies) (Set out Status or Interest) Name(s)  (13) Address for Service  (14) Municipal Address of Property  Ski Hill Road	Signature(s)  in right of Ontario as Management Board of  Peter Wilson Vice-President, Real Ontario Realty Corp I have authority to bi  a Block, Queen's Park, 77 Wellesley Street W.,  Signature(s)  [15] Document Prepared by: JM: Manitouwadge TS Hydro One Networks Inc.	Continued on Schedule  Date of Signature M D  Estate Marketing, oration ind the Corporation  Toronto, Ontario. M7A 2G3  Date of Signature M D  Fees and Tax  Registration Fee

# Schedule

Form 5—Land Registration Reform Act

SoftDocs® 4.1 Wordprocessor Interface

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Additional Property Identifier(s) and/or Other Information

# (7)(b) Schedule for Other

The name of The Hydro-Electric Power Commission of Ontario was changed to Ontario Hydro by virtue of the Power Commission Amendment Act, 1973, proclaimed in force March 4, 1974.

Ontario Hydro Networks Company Inc., now Hydro One Networks Inc., is a party to the Form 4 under the Land Registration Reform Act to which this schedule is attached, is a person referred to in section 124 of the Electricity Act, 1998 and is a person from which no consent was required in respect of the transfer in the transfer order, as amended, pursuant to subsection 116(5) of the Electricity Act, 1998.

A fee interest in the lands described in Box (6) above was transferred unconditionally to Ontario Hydro Networks Company Inc. from Ontario Hydro by or pursuant to a transfer order, as amended, made under the Electricity Act, 1998, which transfer has taken effect.

There were no conditions or other provisions in the transfer order, as amended, that restrict the power or right of any person to make the within Application to Amend the Register with respect to the lands described in Box 6.

The foregoing statements are statements made pursuant to Section 124 of the Electricity Act, 1998.

The name of Ontario Hydro Networks Company Inc. was changed to Hydro One Networks Inc. as evidenced by Articles of Amendment registered as Instrument Number 411363.

The following statements are being made by the Applicant herein pursuant to Section 114.2(5) of the *Electricity Act*, 1998, as amended:

The fee simple interest in the lands described in Box 6 in the Form 4 under the *Land Registration Reform Act* to which this schedule is attached was transferred unconditionally as of December 31, 2002 from Hydro One Networks Inc. to Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet pursuant to section 114.2(1) of the *Electricity Act*, 1998, as amended.

# 7(b) Schedule for Description

All of Parcel 10526, in the Register for Thunder Bay Freehold, in the Township of Manitouwadge (formerly the Improvement District of Manitouwadge), in the District of Thunder Bay, having an area of 2.641 acres, more or less, and shown on Plan No. 203-6210 attached to Instrument Number 47295, more particularly described as follows:

COMMENCING at a wood stake distant 3026.06 feet measured South 10 degrees and 52 minutes East from the Northwest angle of the Townsite of Manitouwadge; THENCE South 19 degrees, 33 minutes and 30 seconds East 3.0 feet to a standard iron bar; THENCE south 19 degrees, 33 minutes and 30 seconds East 347.00 feet; THENCE North 70 degrees and 27 minutes East 325.00 feet to the Western limit of a travelled road commonly known as Willroy Road; THENCE North 19 degrees, 33 minutes and 30 seconds West along said Western limit 278.03 feet; THENCE North 7 degrees and 01 minute East along said Western limit 80.42 feet; THENCE South 70 degrees and 27 minutes West 360.96 feet, more or less, to the point of commencement.

Being all of the lands in Instrument Number 47295.

In preparation on 2003 07 21 yyyy mm dd at 13:44

Page 1 of 1

**Properties** 

64408 - 0074 LT

Estate/Qualifier

Fee Simple Lt Conversion Qualified

Description

PT LT 23 & GORE CON 7 CROWLAND AS IN AA15185, CR21171, CR21053; S/T

RO353835 WELLAND (AMENDED DESC. JUNE 29, 1999, A. ROBLEY)

Address

PIN

# Applicant(s)

Name

HER MAJESTY THE QUEEN, IN RIGHT OF ONTARIO AS REPRESENTED BY THE CHAIR OF THE

MANAGEMENT BOARD OF CABINET

Acting as a company

Address for Service

11th Floor, Ferguson Block 77 Wellesley Street West Toronto, Ontario, M7A 2G3

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

This document is being authorized by a representative of the Crown.

#### Statements

Schedule: (Crowland TS)

HER MAJESTY THE QUEEN, in right of Ontario as represented by the Chair of the Management Board of Cabinet, the owner of the lands herein described, by virtue of the Electricity Act, 1998, as amended, hereby applies under Section 69(1) of the Land Titles Act to have the register for the aforesaid lands amended by changing the name of the registered owner on the parcel register to HER MAJESTY THE QUEEN, in right of Ontario as represented by the Chair of the Management Board of Cabinet.

The evidence in support is as follows:

The name for The Hydro-Electric Power Commission of Ontario was changed to Ontario Hydro by virtue of the Power Commission Amendment Act, 1973, proclaimed in force March 4, 1974.

Ontario Hydro Networks Company Inc., now Hydro One Networks Inc. is a person referred to in Section 124 of the Electricity Act, 1998 and is a person from which no consent was required in respect of the transfer in the transfer order, as amended, pursuant to subsection 116(5) of the Electricity Act, 1998.

A fee interest in the above-described lands was transferred unconditionally to Ontario Hydro Networks Company Inc. from Ontario Hydro by or pursuant to a transfer order, as amended, made under the Electricity Act, 1998, which transfer has taken effect.

There were no conditions or other provisions in the transfer order, as amended, that restrict the power or right of any person to make the within Application to Amend the Register with respect to the lands above-described.

The aforegoing statements are statements made pursuant to Section 124 of the Electricity Act, 1998.

The name of Ontario Hydro Networks Company Inc. was changed to Hydro One Networks Inc. as evidenced by Articles Amendment registered as Instrument Number LT167755.

The following statements are being made by the Applicant herein pursuant to Section 114.2(5) of the Electricity Act, 1998, as amended:

The fee simple interest in the lands above-described herein was transferred unconditionally as of December 31, 2002 from Hydro One Networks Inc. to Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet pursuant to section 114.2(1) of the Electric Act, 1998, as amended.

# Signed By

Benita Ho

663 Rhodes Av. Toronto M4J 4X5 acting for Applicant(s)

Signed

2003 07 21

Tel

4167780178

Fax

4167788663

M5G 2P5

Total



Additional Property Identifier(s) and/or Other Information

# 6(b)Other

The name of The Hydro-Electric Power Commission of Ontario was changed to Ontario Hydro by virtue of The Power Commission Amendment Act, 1973, proclaimed in force March 4, 1974.

Ontario Hydro Networks Company Inc., now Hydro One Networks Inc., is a person referred to in section 124 of the Electricity Act, 1998 and is a person from which no consent was required in respect of the transfer in the transfer order, as amended, pursuant to subsection 116(5) of the Electricity Act, 1998.

The interest described in Box (7) in the lands described in Box (5) in the Form 1 under the Land Registration Reform Act to which this schedule is attached was transferred unconditionally to Ontario Hydro Networks Company Inc. from Ontario Hydro by or pursuant to a transfer order, as amended, made under the Electricity Act, 1998, which transfer has taken effect.

There were no conditions or other provisions in the transfer order, as amended, that restrict the power or right of Hydro One Networks Inc. to transfer the interest described in Box 7 in the lands described in Box 5 in the Form 1 under the Land Registration Reform Act to which this schedule is attached.

The foregoing statements are statements made pursuant to Section 124 of the Electricity Act, 1998.

The name of Ontario Hydro Networks Company Inc. was changed to Hydro One Networks Inc. as evidenced by Articles of Amendment registered as Instrument Number CA672229.

The following statements are being made by the Transferor and the Transferee herein pursuant to Section 114.2(5) of the *Electricity Act, 1998*, as amended:

Hydro One Networks Inc., being a subsidiary of Hydro One Inc. is a party to the Form 1 under the Land Registration Reform Act to which this schedule is attached is a person referred to in Section 114.13(1) of the Electricity Act, 1998, as amended.

The fee simple interest in the lands described in Box 5 in the Form 1 under the Land Registration Reform Act to which this schedule is attached was transferred unconditionally as of December 31, 2002 from Hydro One Networks Inc. to Her Majesty the Queen in right of Ontario as represented by the Chair of the Management Board of Cabinet pursuant to section 114.2 (1) of the Electricity Act, 1998, as amended.

By Order in Council dated April 9, 2003, Her Majesty the Queen in Right of Ontario as represented by the Chair of the Management Board of Cabinet is authorized to transfer back to Hydro One Networks Inc., the fee simple interest of the lands described in Box 5 in the Form 1 under the Land Registration Reform Act to which this schedule is attached.

## (6) Schedule for: Description (continued)

All of those portions of Lot 87, 88 and 89, Registered Plan D.93, part of the old bed of the River Don and Part of Lot 15, Concession 1, from the Bay, in the Township of York, now in the City of Toronto, and being all of Lot "T", Don Improvement Plan, in the County of York, now in the City of Toronto, having an area of 1.642 acres, more or less, more particularly described as follows:

COMMENCING at the intersection of the Southern limit of Gerrard Street with the Western limit of Blackburn Street; THENCE South 32 degrees and 10 minutes East along the said Western limit of Blackburn Street, 462.0 feet 9 inches, more or less, to the Northern limit of Mount Stephen Street; THENCE South 74 degrees West along the said Northern limit of Mount Stephen Street, 242.0 feet 11 ¾ inches, more or less, to the Eastern limit of Don Roadway according to City of Toronto By-law No. 4160 as amended by By-law No. 4220; THENCE North 11 degrees and 38 minutes West along the Eastern limit of the said Don Roadway, 439.0 feet and 0 ½ inches, more or less, to the said Southern limit of Gerrard Street; THENCE North 69 degrees and 12 minutes East along the said Southern limit, 80 feet and 11 1/4 inches more or less to the point of commencement.

Being all of the lands in Instrument Number 52262 E.R.

SoftDocs® 41 Wordprocessor Interface Document prepared by Hydro One Networks Inc., Real Estate Services, Toronto, Ontario  Affidavit of Residence and of Value of the Consideration
Refer to all instructions on reverse side.  IN THE MATTER OF THE CONVEYANCE OF (Insert brief description of land) Pt Lots 87, 88 and 89, Registered Plan D.93, part of the old bed of the River Don and part of Lot 15, Con 1 from the Bay, being all of Lot "T", Don Improvement Plan, County of York, now the City of Toronto
BY (print names of all transferors in full) HER MAJESTY THE QUEEN, in right of Ontario as represented by the Chair of the Management Board of Cabinet
TO (see instruction 1 and print names of all transferees in full) <u>HYDRO ONE NETWORKS INC.</u>
I, (see instruction 2 and print name(s) in full) YURI HUMINILOWYCZ
MAKE OATH AND SAY THAT:
<ol> <li>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)</li> <li>(a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;</li> <li>(b) A trustee named in the above-described conveyance to whom the land is being conveyed;</li> <li>(c) A transferee named in the above-described conveyance;</li> <li>(d) The authorized agent or solicitor acting in this transaction for (insert name(s) of principal(s))</li> </ol>
described in paragraph(s) (a), (b), (c) above; (strike out references to inapplicable paragraphs)  【 (e) The ROBENDERING MANAGER, Sex (A), AN
Inc.
described in paragraph(s) (A), (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.
Mote: 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 more than two single family residences.
contains more than two single family residences. (see instruction 3)  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 (b) Mortgages (i) Assumed (show principal and interest to be credited against purchase price) (ii) Given back to vendor (iii) Given back to vendor (c) Property transferred in exchange (detail below) (d) Securities transferred to the value of (detail below) (e) Liens, legacies, annutities and maintenance charges to which transfer is subject (f) Other valuable consideration subject to land transfer tax (detail below) (g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX (Total of (a) to (1)) (h) VALUE OF ALL CHATTELS — items of tangible personal property (steatil Sales Tax lapsyable on the value of all chattes under the provisions of the "feetal Sales Tax Act", R.S.O. 1980, c.454, as mended) (j) TOTAL CONSIDERATION 5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. (see instruction 6) None  6. If the consideration is, in necessary. This transaction is exempt from Land Transfer Tax Act in accordance with Section 114.13(7) of The Electricity Act. 1998 as amended. No consideration is passing directly or indirectly.  Sworn before me at the City of Toronto in the this day of X9X 2003
A Commissioner for taking Affidavits, etc.  Signature(s) YURI HUMINILOWYCZ
Property Information Record For Land Registry Office Use Only
A. Describe nature of instrument: TRANSFER/DEED OF LAND  B. (i) Address of property being conveyed (If available) 20 Blackburn Street, Toronto, Ontario.
(ii) Assessment Roll No. (If available) Not available  C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed (see instruction 7) 483 Bay Street, Toronto, Ontario, M5G 2P5  Registration Date  Land Registry Office No.
D. (i) Registration number for last conveyance of property being conveyed (If available) 52262 E.R.  (ii) Legal description of property conveyed: Same as in D.(i) above. Yes \( \bar{N} \) No \( \bar{N} \) Not known \( \bar{N} \)  E. Name(s) and address(es) of each transferee's solicitor  Hydro One Networks Inc., 483 Bay Street, Toronto, Ontario. M5G 2P5
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 (d) If Yes, do all individual transferees wish to support the French Language School Board (where established)? Yes No (d) 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 (90-09