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From: **Mary-Ann.Keefner** <mary-ann.keefner@shibleyrighton.com>

Date: Tue, 16 Feb 2021 at 13:55

Subject: FW: Issue with 12M673

To: jim@goadandgoad.com <jim@goadandgoad.com>



Mary-Ann Keefner, Associate

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From: Griffin, Wanda (MGCS)

Sent: Friday, February 12, 2021 1:02 PM

To: Mary-Ann.Keefner <mary-ann.keefner@shibleyrighton.com>

Subject: Issue with 12M673

Importance: High

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Mary-Ann

As per our earlier discussion, a LTCQ to Plus application requires a separate application for each owner and a separate reference plan as the reference plan must only show the lands included in the application and its appurtenant rights. This is set out in our Client Guide. I have also advised Mr. Mantha of same so that in the future this error does not happen again.

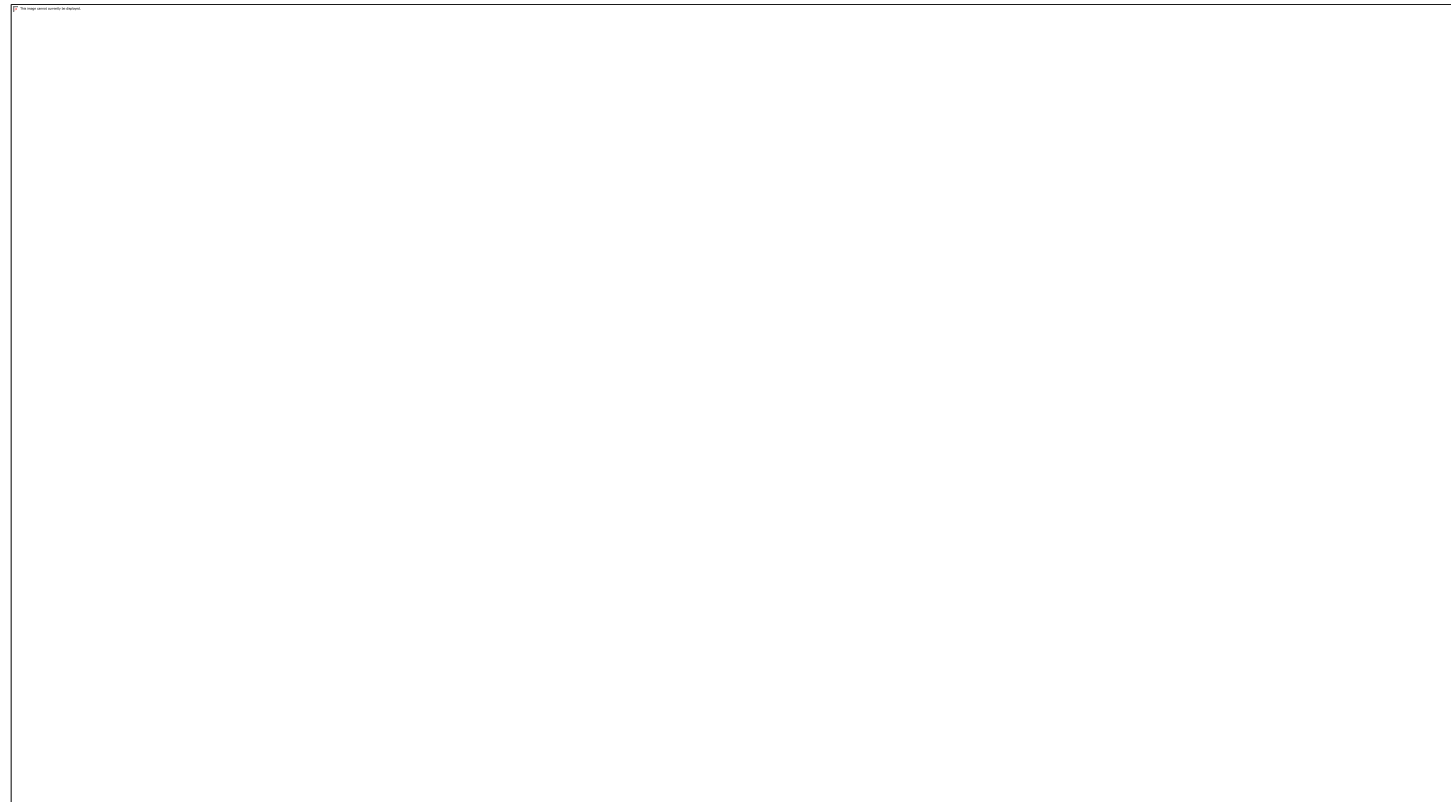
The plan used in the upgrade for Part 2, 12R27846 illustrates Part 8 on 12R20514 as being within Part 2. The extent of your subject lands and the extent of PIN 75001-0550 were not properly illustrated resulting in your client upgrading lands that they do not own as Part 8 was conveyed to the City by CE60235 in 2004. The PIN and transfer attached hereto.

Subsequently the plan of subdivision attached as 12M673 was registered and certified this week perpetuating the error.

The land being Part 8, 12R20514 would be located on Xavier Street and Lot 13 of the subdivision. See below.

As possible solutions to rectify, please contact the City to see if they would be willing to provide documentation to convey part 8 to your client that we would form part of a Land Registrar's Order. There is a charge on the PIN that would also need to be dealt with. Alternatively a court order vesting the lands to your client nunc pro tunc prior to the upgrade process would also suffice.

PIN 75001-0550 and the PINS of the plan of subdivision have been frozen until a solution can be reached.



Kindest regards,

Wanda Griffin

Deputy Director of Titles

Regulatory Services Branch

Ministry of Government and Consumer Services

Cell: 289 928 2350



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