

HOW TO SEARCH A PROPERTY



Researching a Property

Su Murdoch

When researching a building or site in Ontario, you are actually tracing the occupancy and use of the real property or land. Unfortunately, the legal documents which are available for a search rarely record the construction of buildings or verify the use of the land. This situation makes researching the history of any building or site very challenging.

Property research can be useful for a number of projects such as:

- when compiling the history of a building
- when tracing the history of the property on which there is a modern development, park, or vacant area
- when studying the development of a neighbourhood or community
- when undertaking a genealogical study

Where do you begin?

There are five steps to researching a property. Before beginning the process, however, it is important to learn as much about the site as possible. The more information that can be accumulated at the start of the project, the easier it will be to make sense of the pieces of the research puzzle. Answers to the following questions can assist with the search.

- Is the building of log, frame, or brick construction? What is the level of technology used? These physical clues could date the building to a certain period in time such as the earliest settlement of the area or some specific date such as before or after the opening of a local sawmill, brickworks, planing mills, or the arrival of the railway.

- Does the building reflect an identifiable architectural style that could be dated to a period during which that style was popular in Ontario? Are there obvious renovations that can also be dated? Does the building closely resemble in form, style, or detail another well recorded building?
- Is there a tradition that the structure was built by a certain person? Was a certain individual born in the house? Do any former occupants or their descendants still reside in the community?
- If the building is gone, is there anyone who can recall what previously stood on the site? Are there any photographs, insurance plans, maps, or other documents which recorded the building?
- Are there any publications that may include references to the site?

Step 1: The Legal Description

The key to a property search is the *current* legal description of the lot or lots. This is not the same as the street address. (If necessary, a recent tax assessment roll can be used to cross-reference the street address to the legal description.) The legal description is used to identify the correct record of the lot held at the Land Registry or Land Titles office as well as other land record collections. It is important to be aware that the legal description may have changed over the course of ownership.

The legal description for the property can be found in several ways.

1. it is printed on the owner's municipal tax bill and on their deed
2. it is available from the municipal clerk's office (if that office is prepared to assist you)
3. consult a recent tax assessment roll available at the Land Registry Office or at the Provincial property assessment office
4. review archival sources such as directories, atlases, personal and

agricultural census records, and old assessment rolls (As the lot reference from these sources may not be current, an attempt should be made to cross-reference it to a modern map or plan.)

Although there are many exceptions, Ontario was divided originally into lots averaging 200 acres in size. (In towns established by the government, lots were laid out and numbered on a government plan and may never have been sold as parts of 200 acre lots.) The legal description for a 200 acre lot is comprised of a lot number (or alpha), concession (or range) number, and a township name, for example, Lot 12, Concession 5, Oro township. In some areas this description has been replaced with a modern regional reference which should be evident on a current map.

Only a small percentage of these 200 acre lots were issued to a single owner or have been retained as full-sized. The legal description identifies which portion of the lot constitutes a parcel. For example, the first division of the 200 acres is usually into two 100 acre parcels of the north or south/east or west half. This is described as, for example, the North 1/2, Lot 12, Con 5, Oro township.

As the 100 acres is further subdivided, the description becomes more complex. For example, the NE 1/4 of the E 1/2 of the N 1/2 Lot 12, Con 5, Oro township is a twelve and one half acre parcel. As these geographic descriptions become too cumbersome, the parcel is identified on assessment rolls and abstract books simply as pt (part), for example, pt E 1/2 of N 1/2, Lot 12, Con 5, Oro township. A survey is used to identify the exact metes and bounds size and location of the parcel within the whole lot. This exact description is given on the actual registered document.

As the subdividing continues, a plan of subdivision may be superimposed on the lot. This abandons the lot and concession description and replaces it with a lot and plan number. For example, the twelve and one half acre parcel may be labelled as Lot 7 on Plan 4 of Oro township. Within Plan 4 there may be several parcels of land that are each assigned their own lot number. In large urban areas, several of these plans of subdivision may exist. It may be necessary to add the street name to the legal description, for example, Lot 12 (or part Lot 12), Plan 6, north side

Blake Street, City of Barrie. Copies of these Plan documents are available at the Registry Office.

A property search begins with the current legal description. It then traces the parcel in reverse to the original lot and concession description (or lot and plan in areas originally surveyed as a townsite).

Step 2: The Land Registry Office and Land Titles Office

The local Land Registry and Land Titles offices in Ontario maintain records of all of the registered legal transactions which relate to a property. These records can be organized either under a Land Registry or a Land Titles system. These are parallel systems (usually in the same office) and lands originally registered in the Registry Office are often transferred to the Land Titles Office.

The Land Titles Act allows a parcel to be certified as having been correctly transferred to date. This system was in use in parts of the Muskoka and Parry Sound districts and northern Ontario from the nineteenth century and in most other areas since the second war.

Throughout southern Ontario, the listing is primarily under the Land Registry system. This system requires that a *Conveyances Abstract* (or Abstract of Title) be maintained for each lot. The Abstract is the chronological list of all of the registered documents (termed *Instruments*) respecting the lot usually starting with the Crown patent. These include mortgages, deeds (sometimes called Bargain and Sales (B&S) or conveyances), grants, leases, discharges, deposits, liens, by-laws, and other documents affecting the property.

The Abstract for the lot is requested, upon payment of a fee, using the current legal description. The present owner is usually the most recent entry. Their name is preceded by all of the earlier owners and transactions dating back to the Crown patent. The Abstract is read from left to right to left in a zigzag fashion. The *grantor* is giving, the *grantee* is receiving; the *mortgagor* is borrowing, the *mortgagee* is lending. The task is to

follow the root of the ownership of the specific parcel back through to the patent date. It is critical to trace only the chronology of the specific parcel of interest and to differentiate between it and other parcels as they divide off from the original acreage. Often the Abstract will be recording documents relative to a number of parcels of land, all of which are in the same lot and were probably originally held by the same owner. Each of these transfers should be noted as they may provide useful background information.

The Abstract is intended only to provide a chronological list of documents. Although this can establish a framework of significant names and dates, for clarification and interest each document should be read. These Instruments can be requested, without fee, at the Registry Office. Any that date prior to 1947 must be viewed on microfilm. Note clearly on the request form that it is a pre-1947 date, as many municipalities later reused these early Instrument numbers.

When trying to estimate the date of construction of a building the main clues are as follows.

1. when a property is subdivided into a smaller building lot(s)
2. when the architectural style or other physical evidence of the building seems to date it to a certain period which also coincides with a change of ownership
3. when the tradition of a building identifies a certain owner as the builder and the years of ownership by that owner seem to coincide with the style and likely date of construction
4. when the resale value increases substantially within a relatively brief period
5. when a mortgage is registered which creates, or increases, the debt on the property in excess of the purchase price. As there could be a number of other reasons for the mortgage, this evidence should be used with caution.

For convenience, many of the Abstracts and documents held by the Registry Offices are also available on microfilm at the Ontario Archives. The cut off date for most Abstracts is 1958. Using the names and dates compiled from the Registry Office as clues, the next step is to search the tax assessment rolls.

Step 3: Tax Assessment Rolls

Tax assessment rolls are compiled annually by the municipality (and since the 1960s have been administered by the Province). Rolls dating from the early nineteenth century are found frequently in regional archives, the municipal clerk's office, and at the Ontario Archives.

Each assessment roll provides the name of the occupant (whether it is an owner (*freeholder*) or a tenant (sometimes called *householder*)), the legal description, and the assessed value of the property. Early rolls may also provide occupation, age, number in the family, school section, other personal and statistical information, as well as a breakdown of real and personal property values. Real property includes the land, buildings, and fixed assets. Personal property includes taxable income and movable assets such as carriages and livestock.

The tax rolls should be consulted for each year but particularly for the years which correspond to a known significant name or date. It is helpful to refer to a few nearby properties of similar size, as a reference group for later analysis of the information. The information provided by each tax roll needs to be compared within the single year and from one year to the next. There are several comparisons which should be undertaken.

1. compare the real property value with nearby properties of equal size
If your lot is assessed at, for example, \$50 and most lots in the vicinity are assessed at \$200 each, it may be that your lot is vacant;

OR if your lot is assessed at, for example, \$200 and comparable lots are valued at \$400, you may have a frame house while the others are brick and therefore of a higher assessed value;

OR your lot may be assessed at, for example, \$3000, in which case it may be a building of mansion quality or the property has other assets such as a commercial or industrial development. This may be obvious from the occupation of the resident and/or other research findings.

2. note the changes in the assessed value of the real property from one year to the next. If, for example, in 1875 and 1876 the value remains \$50 but, in 1877, it rises to \$400, then there probably has been some taxable improvement. It is likely that a building has been completed enough by 1877 to account for the higher assessed value. This may coincide with a change in ownership or mortgaging recorded at the Registry Office.

Caution should be taken when using the assessment rolls. Few assessors visit each lot on an annual basis so any change in value may be, in fact, one to several years behind the actual date of the improvement. A change in tax assessors was common so a variation in the assessed value may simply reflect a second opinion. Also, a slight increase in the assessed value may be indicative of a major renovation to an existing structure. Some fluctuation in value can be the result of a widespread economic situation, such as a recession that devalues the real estate market. In addition, there is always the possibility that the structure burned but was not reassessed during reconstruction. Investigating other research sources should explain these apparent puzzles and inconsistencies.

Step 4: Pre-Patent Land Records

The legal ownership of a lot is not final until the patenting process is complete and the Crown patent is issued. It is only at that date when the Abstract is opened for the lot at the local Registry Office.

In the nineteenth century it was common for the *locatee* or settler to inadvertently or otherwise avoid completing the requirements for the patent to be issued. This delay often was due to the false assurance that the *Ticket of Location* assigning the use of a specific lot would be sufficient proof of ownership, if needed. Others simply neglected the process, usually in order to avoid the cost of having the lot surveyed and paying the patenting fees.

Due to this delay, the patent date is unlikely to coincide with the date a settler actually first occupied the lot. This is an important consideration when tracing early buildings or compiling a complete history of the lot. Do not be deceived by the patent date. It is rarely the date of arrival (which could be much earlier or much later) nor does it necessarily coincide with the date of construction of the first building on the property. The receiver of the patent may also not be the first settler.

Sources for Pre-Patent Information:

Upper Canada Land Records

There are several documents which record transactions in this pre-patent period. One major Finding Aid for these documents is a computerized index created by the Ontario Archives known as the Upper Canada Land Records. This index is a compilation of the Crown Land papers, Canada Company papers, and Peter Robinson papers, dating from the 1780s to the first war. It is organized by surname and township or town and provides a synopsis of the information with a volume and page reference to the original papers. The index may identify, for example, the date the Ticket of Location was issued and/or there was an Order-in-Council allowing the use of the lot. Microfiche copies of this index are available at many public libraries, regional archives, and at the Ontario Archives.

Heir and Devisee Commission Records

When patenting was delayed it created the situation where many settlers were resident on their property for years prior to the patent date. It was not until the lot was to be sold outside of the original *nominee* or their heirs that the matter of the patent could no longer be avoided. When the patent was required, the heir, *devisee* (recipient through a will), or person assigned the use of the lot by the original nominee could appeal to a court-like body known as the Heir and Devisee Commission,

The Commission acted as a court of review for patent claims. Claimants had to file supporting documentation and were often asked to provide witnesses for oral testimony. Since this documentation survives, it can be a valuable source of information detailing the chronology of the occupation and development of the lot. The Heir and Devisee Commission records are indexed by name dating from about 1804 to its last sitting in 1895. They are held by the Ontario Archives and the National Archives of Canada.

Other Pre-Patent Land Records

The Upper Canada Land Records index and the Heir and Devisee Commission records should be used in conjunction with other land records. The Ontario Archives holds a large collection known as Record Group 1 (RG1) which contains several records which should be consulted. Series C-1-3 (Fiats and Warrants) and Series C-IV (Township Papers) are particularly useful. In addition, the Upper Canada Land Petitions collection offers early personal details regarding the settler. Instruction on how to find and use these collections is available at the Archives.

When searching in this early period, it is important to recognize that the system was very complex. For example, although it was known that land was not to be sold or transferred until the patent was issued, this frequently did occur. Such transfers may be referred to in the Heir and Devisee records or may be found in the Township Papers. When a *bond* is found, it often relates to a promise to sign a deed once the patent is

issued. A common, but technically illegal practice, was for a settler to purchase a claim (a grant or fiat) and then, using the original claimant's name, obtain a Ticket of Location, make the improvements, have the patent issued in the claimant's name, and then have a deed registered from the claimant to the settler. This was done often with Loyalist land grants and is a good example of how each land record should be thoroughly cross-referenced before any conclusions are made.

Step 5: Additional Sources

By this stage, a profile of the property history should be evident. It remains to add to this profile by consulting other sources. Many regional archives, libraries, and heritage institutions and organizations can provide additional information through various collections. The standard sources such as census records, directories, photographs, atlases, newspapers, and family manuscript material can be accessed using the now known dates and names connected with the property. The following are some of the major sources of property information.

- newspapers should be studied for references to local construction activities and to individuals known to be connected with the property
- fire insurance plans are available for many towns and villages throughout Ontario. These are graphic depictions of construction details for fire insurance coverage purposes. By comparing plans of different dates, a structural profile of buildings on the property can be compiled.
- agricultural and personal census records contain information on the family as well as details of the development on their lot
- illustrated atlases contain depictions, although idealized, of residential and commercial properties as well as biographical information
- photograph collections should be examined using the geographic location and the names of former occupants

Conclusion

Anyone undertaking property research will soon discover that it can be very challenging. In many cases, the most thorough study will result only in a series of clues to the history of the property or site. For the large majority of nineteenth century buildings in Ontario, it simply is not possible to confirm a date of construction. It often takes time to make sense of the physical and documentary evidence and for answers to the mystery to emerge. Overall, property research is a very exciting way to discover and appreciate the built heritage of Ontario.

ONTARIO ARCHIVES COMPUTERIZED LAND RECORDS INDEX

The Index consists of two alphabetical listings: (1) by locatee and (2) by township or town. They give researchers a fast and efficient means to search land records in the Archives of Ontario, trace initial land grants, and exploit fully a valuable source of data reflecting the patterns of Ontario settlement.

The information is derived from three groups of records: 1) the Crown Lands Papers (R.G.1), 2) the Canada Company Papers (C.C.), and 3) the Peter Robinson Papers (MS-12). It refers only to the original alienation of land resulting in a deed or patent. The Index to Land Patents is not incorporated into this system, and must be used separately, also available at the Archives. Any conveyances made after issue of patent are registered in the local Registry Office.

The data range from the 1780s to the beginning of World War I, from the grants to the United Empire Loyalists to those for the veterans of the Boer War. Only a few entries of sales of Clergy Reserves and Canada Company lands go beyond that period. Each listing contains 236,747 entries.

TRANSACTION CODE ABBREVIATIONS AND TABLES

<u>TRANSACTION TYPE</u>		<u>TYPE OF LEASE/SALE</u>		<u>DATE IDENTITY CODE</u>	
<u>CODE</u>	<u>TRANSACTION</u>	<u>CODE</u>	<u>TYPE</u>	<u>CODE</u>	<u>TYPE OF DATE</u>
FG	Free Grant	CL	Clergy	1	Location
L	Lease	CR	Crown Reserve	2	Assignment
S	Sale	SCH	School	3	Patent
A	Assignment	I	Indian	4	Lease
				5	Sale
				6	Contract
				7	Deed
				8	Order-in-Council

<u>TYPE OF FREE GRANT</u>		<u>DATE TABLE</u>		<u>DATE SEQUENCE</u>
<u>CODE</u>	<u>TYPE</u>	<u>MONTH</u>	<u>MONTH</u>	Year - month - day
OR	Old Regulations	1	Jan	e.g. 18320125:
NR	New Regulations	2	Feb	
FF	Full Fees	3	Mar	1832, January 25
UE	United Empire Loyalist	4	Apr	
DUE	Daughter of UE	5	May	
SUE	Son of UE	6	Jun	
MC	Military Claimant	7	Jul	
CCM	Commission	8	Aug	
M	Military/Militia	9	Sep	
ME	Military Emigrant	10	Oct	
LB	Land Board	11	Nov	
PR	Peter Robinson	12	Dec	
SE	Scotch Emigrants (sons)			
AA	Gratuitous			
1819	Reg. 5 Jan. 1819			
1820	Reg. 1 Jan. 1820			
1825	Reg. 21 Nov. 1825			

V. Veteran's Grants (Fenian & South African War)

ONTARIO ARCHIVES AND RECORD INDEX

ALPHABETICAL LISTING BY NAME OF LOCATEE

NAME OF LOCATEE	TOWNSHIP / TOWN / CITY	LOT	CONC.	DATE ID.	ISSUE DATE	TRANS TYPE	TYPE FG,	TYPE OF LEASE / SALE	ARCHIVAL REFERENCE		
									RG	SERIES	PAGE
DRINKWATER JAMES RESIDENCE	CHINGWICOUSSY CHINGWICOUSSY	E 1/2 20	444ST	8 1	18241124 18241208	FG	FF	DEED NO.	01 C13	054	105
DRINKWATER JAS RESIDENCE	COCHRANE	S1/2 6	3	1 3	19080620 19080727	FG	V	DEED NO.	01 CVI18	003	043
DRINKWATER JNO SR RESIDENCE	ORILLIA NO	1	2	1	18320804 NO	FG		DEED NO.	01 C14	023	011
DRINKWATER JNO SR RESIDENCE	ORILLIA NO	W1/2 1	3	1	18320804 NO	FG		DEED NO.	01 C14	023	011
DRINKWATER JOHN RESIDENCE	ORILLIA ORILLIA	W1/2 1	3ND	5	18350522 NO	S	CR	DEED NO.	01 C1114	010	016
DRINKWATER JOHN H S RESIDENCE	ORILLIA ORILLIA	1	2ND	8	18400527 NO	S	CR	DEED NO.	01 C1114	010	069
DRINKWATER THOS H RESIDENCE	TISDALE ORILLIA	W1/2 1	5	1 3	19040722 19080603	FG	V	DEED NO.	01 CVI18	007	022
DRINKWATER WILLIAM RESIDENCE	CHINGWICOUSSY CHINGWICOUSSY	W 1/2 20	444ST	8 1	18241208 18241220	FG	FF	DEED NO.	01 C13	054	112
DRIM THOS. RESIDENCE	HIMCHINBROOKE	E1/2 15	2	1	18350603 NO	FG	M	DEED NO.	01 C14	006	009
DRISCOL DANIEL RESIDENCE	SANDWICH SANDWICH	304SS TALBOT RD		8	18480110 NO	FG	FF	DEED-NO.	01 C13	035	083
DRISCOL DENNIS RESIDENCE	EMTSHORE	S 1/2 1	8	8	18471229 NO	FG	PR	DEED NO.	01 C13	154	026
DRISCOL DENNIS RESIDENCE	PAKENHAM	W1/2 2	7	5	18730404 NO	S		DEED NO.	01 C1113	003	186
DRISCOL JOHN RESIDENCE	SANDWICH	W1/2 13	7	5	18590603 NO	S	CL	DEED NO.	01 C1113	002	496
DRISCOL MICHAEL RESIDENCE	EMTSHORE	S 1/2 12	6	8	18471229 NO	FG	PR	DEED NO.	01 C13	154	026
DRISCOL C JR RESIDENCE	EMTSHORE	W1/2 7	7	1	1826 NO	FG	PR	DEED NO.	01 C14	020	037
DRISCOL C CORNELIUS RESIDENCE	EMILY (GORE)	W1/2 10	5	1	18251124 NO	FG	PR	DEED NO.	01 C14	020	258
DRISCOL CORNELIUS RESIDENCE	OSGOODE	E1/2 23	10	4	18690128 NO	L		DEED NO.	CC B3	036	006

ASSESSMENT ROLL FOR THE TOWNSHIP OF

NAMES AND DESCRIPTIONS OF PERSONS ASSESSED.							DESCRIPTION AND VALUE OF		
No.	NAME OF OCCUPANT OR OTHER TAXABLE PARTY.	OCCUPATION	Residence, Township or County.	Age of Occupant.	OWNERS AND ADDRESS.	Rate assessed.	Value of Real Estate.	No. of Occupants, Hired, Partners, or other Indigents.	No. of Lot, Block, &c.
<i>Bro't forward</i>									
699	George Robertson	Farmer	T 32	Andw Robertson	Rugby	9	12	E & 10	
"	do do	"	"	"	Rugby	9	13	W & 11	
"	do do	"	"	"	"	9	13	W & 14	
700	John Burton	"	F 42	"	"	9	12	W & 10	
701	Duncan McLean	"	F 26	Inc. McLean	Rugby P.O.	9	12	W & 11	
702	Alexander Brown	"	F 21	Keo. Brown	"	9	12	pl E & 11	
703	David Payne	"	F 64	Rugby P.O.	"	9	12	pl N & 11	
704	Edward Ormsby	"	F 27	"	"	9	12	pl N & 11	
705	William Horne	"	F 32	"	"	9	12	N pl 12	
706	James Fell	"	F 27	Isaac Fell	Rugby	9	12	Sp 12	
707	George Ormsby	"	F 23	Mrs Leach	Billia	9	12	S & C N 13	
708	John Johnston	"	F 36	Rugby P.O.	"	9	12	W & 13	
709	John McMahon	"	F 65	East Oro P.O.	"	10	12	W & 14	
"	do do	"	"	"	"	9	12	W & 13	
710	George B. Ormsby	"	F 52	Rugby P.O.	"	10	12	N & pl 14	
"	do do	"	"	"	"	9	12	E & E 13	
711	Andrew Horne	"	F 61	"	"	10	12	E & 15	
712	John McPherson	"	F 36	"	"	10	12	W pl 15	
713	G. L. Bell	Shrickspen	F 30	East Oro	"	10	12	pl N & 15	
714	Richard B. Rook	Blacksmith	F 24	"	"	10	12	pl N & 15	
715	Liden Banner	Wagon Maker	F 24	"	"	10	12	pl N & 15	

FOR 1875.

H. KNOX, COUNTY PRINTER, BARNES.

REAL PROPERTY.				PERSONAL PROPERTY AND INCOME.			AGGREGATE VALUE OF ALL PROPERTY.	STATUTE LABORS.		DECS.	STATISTICS.								
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25				
No. of Acres in other than Homestead.	No. of Acres Cleared.	Value of such Tract of Real Property.	Total Value of Real Property.	Value of Personal Property other than Income.	Amount of Taxable Income.	Total Value of Personal Property and Taxable Income.	Total Value of Real and Personal Property and Taxable Income.	Days of Labor.	No. of Days.	Real Estate.	Days.	Months.	No. of Persons in the Family.	RELIGION.	No. of Colored.	No. of Slaves.	No. of Horses.	No. of Cattle.	Date of Delivery of Notice and Location of.
60084285782	—	32225829625	400	30025352283	2414	3443	2892328912661184												
100	85	400	680	100	—	100	780	6		6	long	9	—	2	May				
49	49	2000	—	—	—	—	—	—		—	—	—	—	—	—	—			
25	12	80	—	—	—	—	—	—		—	—	—	—	—	—	—			
100	70	—	350	100	—	100	450	4		7	Pres	6	6	5	3	June			
100	40	—	275	—	—	—	275	3		6	Pres	2	3	2	2	—			
98	60	—	425	100	—	100	525	5		8	Pres	5	11	2	4	May			
1/4	1/4	—	150	—	—	—	150	3		3	H.M.	1	—	—	—	June			
1/8	1/8	—	100	—	—	—	100	3		4	Pres	—	—	—	—	May			
98	50	—	450	100	—	100	550	5		5	Pres	8	—	—	3	—			
100	70	—	450	100	—	100	550	5		4	Bapt	6	11	—	2	—			
2	2	—	100	—	—	—	100	3		1	Con.	—	—	—	—	—			
100	60	—	500	100	—	100	600	5		7	long	6	3	1	2	June			
100	60	570	770	100	—	100	870	6		9	Pres	3	12	4	3	—			
50	12	200	—	—	—	—	—	—		—	—	—	—	—	—	—			
45	30	240	440	—	—	—	440	4		11	long	7	10	4	3	May			
50	25	200	—	—	—	—	—	—		—	—	—	—	—	—	—			
100	60	—	640	100	—	100	740	6		3	Pres	7	6	—	2	—			
97 1/2	40	—	570	—	—	—	570	5		9	Bapt	3	—	1	2	—			
1/4	1/4	—	200	—	—	—	200	3		2	Pres	—	—	—	1	Apr			
1/4	1/4	—	200	—	—	—	200	3		3	P.M.	—	—	—	1	—			
1/4	1/4	—	200	—	—	—	200	3		2	Ep	—	—	—	—	—			

ABSTRACT OF TITLE

Lot 7, Concession 11, West of Yonge Street, Township of York

Items etc. fictitious:
for illustrative purposes only.

No. of Instrument	Instrument	Its date	Date of Reg.	Grantor	Grantee	Consideration	Quantity of Land and Remarks
	Patent		10 June 1801	Crown	Abraham Brown		200 acres
8647	Mortgage	2 July 1803	3 Oct. 1803	Abraham Brown Edna — wife 2nd pt.	Charles Done	100 pound	200 acres
10673	Dis. of Mort.	4 July 1805	10 July 1810	Charles Done	Abraham Brown		Mortg 8647
19854	Memorial B. & S.	3 May 1824	13 Apr. 1829	Abraham Brown Margaret — wife 2nd pt.	Henry Shaw	100 pound	North ½ Lot 100 ac.
29650	Lease for Life	4 Jan. 1830	10 Feb. 1830	Henry Shaw Mary Shaw — wife 2nd pt.	William Shaw & Eleanor Shaw his wife,		During lives of sd William & Eleanor Shaw and survivor of them and remainder to their children. North Half Lot 100 ac. rent payable by life tenant 1 pepper corn yearly.
52326	B. & S.	15 Mar. 1849	12 Jan. 1854	Thomas Shaw & Mary Smith formerly Shaw — Pauline wife of 1st-2nd part.	John N. Holland	200 pound	Thomas Shaw & Mary Smith the children of William & Eleanor Shaw — N½ Lot 100 ac.
74683	Will	13 Feb. 1863	15 Mar. 1865	Will of Abraham Brown			To sons John Brown & Elisha Brown — S½ Lot 7 — 100 acres. Subject to legacy to Henry Brown — \$500.

Instrument No. of	Instrument	Its date	Date of Reg.	Grantor	Grantee	Consideration	Quantity of Land and Remarks
83510	B. & S.	22 June 1867	18 May 1868	John Brown & Elisha Brown and James Brown Executors Abraham Brown Margaret — wife of Abraham Brown dec.	John Brown & Elisha Brown	\$2.00	S½ Lot 7 — 100 acres. Subject to payment to Henry Brown legacy \$500. One-half interest in S½ Lot 7 — 100 acres.
<i>Quit Claim Deed</i> 84163	Q.C.D.	19 July 1868	30 Aug. 1868	Elisha Brown & Sally Ann, wife.	John Brown	\$3,000	One-half interest in S½ Lot 7, 100 acres.
<i>Release</i> 84273	Rel.	2 Jan. 1869	12 Feb. 1869	Henry Brown.	John Brown		Recites payment of legacy of \$500 charged on S½ Lot 7.
<i>Grant</i> 90131	G.	4 Feb. 1869	26 Mar. 1870	Wm. D. Holland James Holland admr. of John N. Holland Letitia — wife of John N. Holland dec. of 2nd pt. Wm. D. Holland, James Holland, John Holland, Keziah Holland and Ann Jane Moore of the 3rd pt.	Wm. Smith	\$5,000	North Half Lot 100 ac.
90132	Declaration	4 Feb. 1869	25 Mar. 1870	Declaration by William	Holland as to heirs	of John N.	Holland, dec.
<i>Mortgage</i> 90133	Mort.	4 Mar. 1870	25 Mar. 1870	Wm. Smith Jane — wife of 1.	John Hamilton	\$5,000	North half lot — 100 ac.
<i>Lease</i> 5455	F.O.F.	15 Mar. 1880	17 Sept. 1880	John Hamilton Pltf. (Plaintiff).	Wm. Smith Def. (Defendant) Jane his wife.		Def. foreclosed of any interest in north half 100 ac.
115470	G.	22 June, 1900	14 July 1900	John Brown Elsie L., wife of 1.	A. B. Co. Ltd.	\$15,500	S½ Lot 7 — 100 ac.
120563	G.	23 Sept. 1903	25 Oct. 1903	John Hamilton Ellen wife of 1.	A. B. Co. Ltd.	\$14,000	N½ Lot 7 — 100 ac.
Plan No. 576		14 June 1904	25 Sept. 1904	A. B. Co. Ltd.			Lot 7 — 200 ac.

**Land Registry Office
590 Rossland Rd. E.
Whitby, Ont.**

Phone : 430- 3452

Hours : Mon. - Fri. 9:00 - 4:30

Directions : North on Brock St. (Whitby) East on Rossland. Land Registry Office is on the north side of Rossland, almost immediately east of Brock St.

Land Registry Offices in Ontario

As a money-saving device, the government of Ontario has been consolidating its land registry services by merging various of the offices. The following lists give the addresses of the various registry offices now active, with their geographical areas of responsibility. They are presented for the use of members who may be left confused by the changes.

OGS is grateful to Steve Small of the Ministry of Consumer and Commercial Relations, and the Minister's office, for making these materials available.

There are four lists: 1) List of all offices and addresses; 2) Land titles divisions (Descriptions); 3) registry division (descriptions); 4) integration of land registration divisions.

The question may arise in some members' minds about the difference between a registry office and a land titles office. We have been told that each does essentially the same things (registering ownership of land), but using different methods according to arrangements made by the government.

List of All Offices and Addresses

Land Registrars and Senior Deputies Names and Addresses

Division	Land Registrars	Address	Telephone
Algoma #1 (L.T. & Reg.) Deputy	Penny Hanson Ann Lundy	420 Queen St. E. Box 550 Sault Ste. Marie Ontario, P6A 5M8	(705) 253-8887
Brant #2 (Reg.) Senior Deputy	Patricia Gale Shelley Eggert	Court House 80 Wellington St. Brantford, Ontario N3T 2L9	(519) 752-8321
Bruce #3 (L.T. & Reg.) Deputy	Lee Trevors Joan Arnold	203 Cayley Street Box 1690 Walkerton, Ontario N0G 2V0	(519) 881-2259
Ottawa-Carleton #4 (L.T.) Deputy	Harvey Hale John Staden	4th. Floor 161 Elgin Street Court House Ottawa, Ontario K2P 2K1	(613) 239-1230
Ottawa-Carleton #5 (Reg.) Senior Deputy	Dan P. Potterton Marilyn McLean	4th. Floor 161 Elgin Street Court House Ottawa, Ontario K2P 2K1	(613) 239-1319 Fax: (613) 239-1422

46 (Reg.)	Tim Miedema Gerry McGoldrick	Court House 149-4th Avenue Box 580 Cochrane, Ontario P0L 1C1	(705) 272-5791 Fax: (705) 272-2951	Haldimand #18 (Reg. & #37) Senior Deputy	Norma J. Davidson Jean A. Nixon	Box 310 10 Echo Street Cayuga, Ontario N0A 1E0	(416) 772-3531
47	Joan Crawford Karen Perryman	10 Louisa Street Orangeville, Ont. L9W 3P9	(519) 941-1481	Halliburton #19 (Reg.) Deputy	Melvin Flood Cheryl Howe	Newcastle Street Box 270 Minden, Ontario K0M 2K0	(705) 286-1391
48	Louis Arkai	5th Street Box 645 Morrisburg, Ontario K0C 1X0	(613) 543-2583	Halton #20 (L.T. & Reg.) Senior Deputy	John Menard Sandra Shepherd	491 Steeles Ave. E. Milton, Ontario L9T 1Y7	(416) 878-7287 Fax: (416) 878-8298
49 (Reg. & #39)	Pauline Green Elizabeth A. Devine	17 Mill Street N. Box 122 Port Hope, Ontario L1A 3W3	(416) 885-5616	Hastings #21 (L.T. & Reg.) Senior Deputy	Janet Price Wesley Goddard	280 Pinnacle Street Belleville, Ontario K8N 3B1	(613) 968-4598
51 (L.T. & Reg.) Senior Deputy	Wayne W. Burke Donald L. Cosens	Wellington Street Box 4 St. Thomas, Ontario N5P 3T5	(519) 631-3015	Huron #22 (Reg.) Deputy	Pat Maclean Frank G. Hagan	38 North Street Goderich, Ontario N7A 2T4	(519) 524-9562
52 (L.T. & Reg.)	Wayne Patterson Pam McNab	250 Windsor Avenue 3rd Floor Windsor, Ontario N9A 6V9	(519) 971-9980 Fax: (519) 971-9979	Kenora #23 (L.T. & Reg.) Deputy	Linda McGeachy Beverlee Pirozek	220 Main Street S. Box 1350 Kenora, Ontario P9N 3X7	(807) 468-2794 Fax: (807) 468-2796
53 (Reg.) Senior Deputy	Desmond Dias Iris Little	1 Court Street Kingston, Ontario K7L 2N4	(613) 548-6767	Kent #24 (Reg.) Senior Deputy	Elizabeth Wright Jane Seifried	40 William Street N. Chatham, Ontario N7M 5L8	(519) 352-5520 Fax: (519) 352-3222
54 (Reg.) Deputy	Jean-Claude Brisson Joanne Villeneuve	63 Kenyon Street West Box 668 Alexandria, Ontario K0C 1A0	(613) 525-1315	Lambton #25 (Reg.) Senior Deputy	Ken Doan Stephen Hale	Court House 700 Christina St. N. Sarnia, Ontario N7V 3C2	(519) 337-2393
55 (Reg. & #28) Deputy	Lorne A. Cross Sylvia A. Collison	499 Centre Street Box 1660 Prescott, Ontario K0E 1T0	(613) 925-3177	Lanark North #26 (Reg.)	D. Oosterholt- Walvius (A)	2 Industrial Dr. Box 1180 Almonte, Ontario K0A 1A0	(613) 256-1577
56 (Reg.) Senior Deputy	Paul Nixon Gerry Inshaw	Court House 595-9th. Avenue E. Owen Sound, Ontario N4K 3E3	(519) 376-1637	Lanark South #27 (Reg.) Deputy	Dale Wilson Mark G. Bovington	10 Sunset Blvd. Box 278 Perth, Ontario K7H 3E4	(613) 267-1144
				Leeds #28 (Reg. & #15) Deputy	Lorne E. Cross Roger P. Hunt	7 King Street W. Brockville, Ontario K6V 3P7	(613) 345-5751

North #29	Jane Alkenbrack (A)	87 Thomas Street E. Napanee, Ontario K7R 1L1	(613) 354-3751	Oxford #41 (L.T. & Reg.) Senior Deputy	Keith Thomson Vacant	75 Graham St. Box 246 Woodstock, Ontario N4S 7W8	(519) 537-6287 Fax: (519) 537-3107
North #30 (L.T. & Reg.) Deputy	Roland Gregoire Mary Severy	59 Church Street St. Catharines, Ontario L2R 3C3	(416) 684-6351	Parry Sound #42 (L.T. & Reg.) Deputy	John M. Boyer Irene Calow	28 Miller Street Parry Sound, Ontario P2A 1T1	(705) 746-5816
North #31 (L.T. & Reg.) Deputy	Ron J. Lane Carmen R. Walker	27 Phipps Street Court House Gore Bay, Ontario P0P 1H0	(705) 282-2442 Fax: (705) 282-3245	Peele #43 (L.T. & Reg.) Senior Deputy	Al Cordery Peter Massey	7765 Hurontario St. Box 1200 Brampton, Ontario L6V 2L8	(416) 874-4008 Fax: (416) 874-4012
North #33 (L.T. & Reg.) Deputy	Wentworth Newman (A) Mark Viner (A)	180 Dundas Street Box 5600 London, Ontario N6A 2P3	(519) 675-7600 Fax: (519) 675-7633	Perth #44 (Reg.) Deputy	J. Carson Wilmont Grace E. Park	York Street West Box 902 Stratford, Ontario N5A 6T1	(519) 271-3343
North #35 (L.T. & Reg.) Deputy	R. Craig Stewart Joanne Inglis	15 Dominion Street Box 720 Bracebridge, Ontario P1L 1R6	(705) 645-4415	Peterborough #45 (L.T. & Reg.) Senior Deputy	Robert Appleton Raymond Viozzi	Court House 470 Water Street Box 958 Peterborough, Ontario K9J 7A5	(705) 745-0583 Ex. 44
North #36 (L.T. & Reg.) Deputy	Rodney C. Wickett (A) Bernice Daly	Court House 360 Plouffe Street North Bay, Ontario P1B 9L5	(705) 474-2270 Fax: (705) 474-9155	Prescott #46 (L.T. & Reg.) Deputy	Roger Cote (A)	Queen & Court St. Box 302 L'Orignal, Ontario K0B 1K0	(613) 675-4648
North #37 (L.T. & Reg. & #18) Deputy	Norma J. Davidson Elizabeth Huitema	Court House, 2nd. Fl. 530 Queensway W. P.O. Box 9 Simcoe, Ontario N3Y 4K8	(519) 426-2216	Prince Edward #47 (Reg.) Deputy	Richard G. Rowe Sandra Norval	1 Pitt Street Box 1310 Picton, Ontario K0K 2T0	(613) 476-3219
Northumberland East #38 (L.T. & Reg.) Deputy	Doreen Snider Evelyn Hennessy	51 King Street E. Box 339 Colborne, Ontario K0K 1S0	(416) 355-2338	Rainy River #48 (L.T. & Reg.) Deputy	Raymond J. Bibby Carolyn Rutherford	353 Church St. Box 398 Fort Frances, Ontario P9A 3M7	(807) 274-5451 Fax: (807) 274-9540
Northumberland West #39 (Reg. & #19) Deputy	Pauline Green Kim Coleman	Fleming Building Suite 105 1005 William St. Cobourg, Ontario K9A 5J5	(416) 372-3813	Renfrew #49 (Reg.) Senior Deputy	Robert Price Michael Gallagher	400 Pembroke St. E. Box 760 Pembroke, Ontario K8A 6X1	(613) 732-8331
Durham #40 (L.T. & Reg.) Senior Deputy	Terry Brown Myna J. Peters	590 Rossland Rd. E. Whitby, Ontario L1N 9G5	(416) 430-3452 Fax: (416) 666-9806	Russel #50 (L.T. & Reg.) Senior Deputy	Joseph M. Fatica (A) Vacant	1122 Concession St. Box 10 Russel, Ontario K4R 1C8	(613) 445-2138

#51 (Reg.) Deputy	William Broadhurst T.B. Nelson	Court House 114 Worsley St. Barrie, Ontario L4M 1M1	(705) 734-2722
#52	Louis Arki Andre Bernier	127 Sydney Street Cornwall, Ontario K6H 3H1	(613) 932-4522 Fax: (613) 932-4523
#53 (Reg.) Deputy	Walter Zaverucha Roland Paradis	199 Larch Street 3rd. Floor Sudbury, Ontario P3E 3P9	(705) 675-4300 Fax: (705) 675-4148
Residing #54 (Reg.) Deputy	Rodney Wickett (A) Glenn A. Perry	375 Main Street Box 159 Haileybury, Ontario P0J 1K0	(705) 672-3322 Fax: (705) 672-3906
Thunder Bay #55 (Reg.) Deputy	Robert Johnson Tamara Jorgen- Stansell (A)	2nd. Floor 189 Red River Road P.O. Box 2060 Thunder Bay, Ontario P7B 5E7	(807) 343-7436 Fax: (807) 343-7439
Victoria #57 (Reg.) Senior Deputy	Elizabeth Legacey Carol A. Hallett	Provincial Court Blvd. Box 4000 440 Kent St. W. Lindsay, Ontario K9V 4S5	(705) 324-4912
Waterloo #58 (Reg.) Senior Deputy	Murray Smith Dennis Hinz	200 Frederick St. 3rd. Floor Kitchener, Ontario N2H 6N9	(519) 571-6043
Niagara South #59 (L.T. & Reg.) Senior Deputy	Dave Hill Bahman Fazeli	200 Division St. Box 730 Welland, Ontario L3B 3G1	(416) 735-4011/4013 Fax: (416) 735-2430
Wellington #61 (Reg.) Deputy	Tony Sharp Jeff Gilbert	Box 905 21 Douglas St. Guelph, Ontario N1H 6M6	(519) 822-0251
Wentworth #62 (L.T. & Reg.) Senior Deputy	Virginia Mattuzzi Ann Fleming	Ontario Government Bldg. 119 King St. W. 4th Fl Hamilton, Ontario L8N 3Z9	(416) 521-7561 Fax: (416) 521-7505

Metropolitan Toronto - Registry #64 (Reg.) Senior Deputy	David Thompson Abdul Rahim	Suite 321, Box 108 20 Dundas St. W. Toronto, Ontario M5G 2C2	(416) 314-4400 Fax: (416) 314-4453
York Region #65 (L.T. & Reg.) Senior Deputy	James A. Small Sheila L. Houlahan	50 Eagle St. W. 1st. Floor Newmarket, Ontario L3Y 6B1	(416) 895-1561
Metropolitan Toronto - Land Titles #66 (L.T.) Senior Deputy	Donna Bell (A) Steve Smail (A)	420-20 Dundas St. W. Box 117 4th. Floor Toronto, Ontario M5G 2C2	(416) 314-4430 Fax: (416) 314-4453

Regional Offices

Toronto Regional Office Regional Manager Co-ordinator	Bekir Kaya Barb Moir	393 University Ave. 3rd. Floor Toronto, Ontario M7A 2H6	(416) 596-3763 (416) 596-3765
Central East Regional Office Regional Manager Co-ordinator	Jan Jeffrey Chye Goh (A)	LRO #57 440 Kent Street West Box 4000 Lindsay, Ontario K9V 4S5 (Temporary location)	(705) 878-5191 (705) 878-5192 Fax: (705) 878-5198
Central West Regional Office Regional Manager Co-ordinator	Arnie Warner Jean Knowlton	200 Frederick Street 3rd. Floor Kitchener, Ontario N2H 6N9	(519) 571-6072 (519) 571-6068 Fax: (519) 571-6073
Eastern Regional Office Regional Manager Co-ordinator	Jack Armstrong Debbie Givens	1055 Princess St. Suite 202 Kingston, Ontario K7L 5T3	(613) 545-4460 (613) 545-4460 Speed Call 173-68 Fax: (613) 545-4466
Northern Regional Office Regional Manager Co-ordinator	Steve Friedrich Jill Bennett	128 Larch Street Suite 501 Sudbury, Ontario P3E 5J8	(705) 675-4111 (705) 675-4111 Speed Call 173-98 Fax: (705) 675-2352
Southwest Regional Office Regional Manager Co-ordinator	Wayne Giles Janet Redman	205 York Street 2nd. Floor London, Ontario N6A 1B4	(519) 675-7767 (519) 675-7767 Speed Call 173-56 Fax: (519) 675-7771

Land Titles Divisions (Descriptions)

Item	Land Titles Division	Location of Land Registry Office	Description of Land Titles Division				
1.	Algoma (No. 1)	Sault Ste. Marie	All of the Territorial District of Algoma.	11.	Kenora (No. 23)	Kenora	All of the Territorial District of Kenora.
2.	Bruce (No. 3)	Walkerton	All of the County of Bruce.	12.	Niagara North (No. 30)	St. Catharines	Parts of The Regional Municipality of Niagara, being: (a) the City of St. Catharines; (b) the towns of Grimsby, Lincoln and Niagara-on-the-Lake; and (c) the Township of West Lincoln.
3.	Ottawa-Carleton (No. 4)	Ottawa	All of The Regional Municipality of Ottawa-Carleton	13.	Manitoulin (No. 31)	Gore Bay	All of the Territorial District of Manitoulin
4.	Cochrane (No. 6)	Cochrane	All of the Territorial District of Cochrane.	14.	Middlesex East (No. 33)	London	Parts of: (a) the County of Middlesex, being: (i) the City of London, (ii) the Town of Parkhill, (iii) the villages of Ailsa Craig and Lucan, and (iv) the townships of Biddulph, East Williams, Lobo, London, McGillivray, North Dorchester, West Nissouri, West Williams and Westminster; and (b) the Village of Belmont, in the County of Elgin, being those parts of the geographic townships of Westminster and North Dorchester described in Schedule "A" to Order P.F.M.-10162-60 of the Ontario Municipal Board, the said order being registered in the Land Registry Office for the Registry Division of Middlesex East (No. 33) as No. 147881.
5.	See Integration March 23 1992	Port Hope		15.	Middlesex West (No. 34) Now London #33	Glencoe	Parts of the County of Middlesex, being (a) the Town of Strathroy; (b) the villages of Glencoe, Newbury and Wardsville; and (c) the townships of Adelaide, Caradoc, Delaware, Ekfrid, Metcalfe and Mosa.
6.	Newcastle (No. 10) Now Durham #40	Newcastle (Bowmanville)	Parts of The Regional Municipality of Durham, being, (a) the Town of Newcastle; and (b) part of the Township of Scugog, being the former Township of Cartwright in the former County of Durham.	16.	Muskoka (No. 35)	Bracebridge	All of the Territorial District of Muskoka.
7.	Elgin (No. 11)	St. Thomas	All of, (a) the County of Elgin, except, (i) part of the Village of Belmont, being those parts of the geographic townships of Westminster and North Dorchester described in Schedule "A" to Order P.F.M.-10162-60 of the Ontario Municipal Board, the said order being registered in the Land Registry Office for the Registry Division of Elgin (No. 11) as No. 11430 South Dorchester and No. 44641 Yarmouth, and (ii) that part of the said county included within Area 4 on Plan No. 1551, on file with the Archives of Ontario, and being part of the bed of Lake Erie; (b) those parts of the County of Kent included within Areas 2 and 3 on Plan No. 1551, on file in the Archives of Ontario, and being parts of the bed of Lake Erie; and (c) that part of the County of Essex included within Area 2 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.	17.	Nipissing (No. 36)	North Bay	All of the Territorial District of Nipissing.
8.	Essex (No. 12)	Windsor	All of the County of Essex as it existed on 1st day of June, 1984, except that part of the said County included within Area 2 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.	18.	Haldimand-Norfolk (No. 37)	Simcoe	All of, (a) that part of the City of Nanicoke, in The Regional Municipality of Haldimand-Norfolk, being part of the former township of Townsend, in the former County of Norfolk, as it existed on the 31st day of March, 1974, and being composed of: (i) lots 18, 19, 20, 21, 22, 23 and 24, Concession 9, (ii) lots 17, 18, 19, 20, 21, 22, 23 and 24, Concession 10, (iii) lots 15, 16, 17, 18., 19, 20, 21, 22, 23, and 24, Concession 11, (iv) lots 15, 16, 17, 18, 19, 20, 21, 22,
9.	Halton (No. 20)	Milton	All of The Regional Municipality of Halton.				

- 23 and 24, Concession 12.
- (v) lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concession 13.
- (vi) lots 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, Concession 14.
- (vii) the road allowance between concessions 9 and 10 in front of lots 17 to 24, Concession 10.
- (viii) the road allowance between concessions 10 and 11 in front of lots 17 to 24, Concession 11.
- (ix) the road allowance between concessions 11 and 12 in front of lots 15 to 24, Concession 12.
- (x) the road allowance between concessions 12 and 13 in front of lots 15 to 24, Concession 13.
- (xi) the road allowance between concessions 13 and 14 in front of lots 15 to 24, Concession 14.
- (xii) the road allowance between lots 18 and 19 through concessions 9 to 14.
- (xiii) the west half of the road allowance between the former townships of Townsend and Walpole in the former counties of Norfolk and Haldimand, respectively, as it existed on the 31st day of March, 1974, through concessions 9 to 14, and
- (xiv) O'Mahonem Road, according to Plan 660, registered in the Land Registry Office for the Registry Division of Norfolk (No. 37);
- (b) that part of the City of Nanicoke, in The Regional Municipality of Haldimand-Norfolk, being part of the former Township of Walpole, in the former County of Haldimand, as it existed on the 31st day of March, 1974, and being composed of:
 - (i) lots 1, 2, 3, 4, and 5, Concession 8,
 - (ii) lots 1, 2, 3, 4, 5 and 6, Concession 9,
 - (iii) lots 1, 2, 3, 4, 5 and 6, Concession 10,
 - (iv) lots 1 and 2, Concession 11,
 - (v) lots 1, 2, 3, 4, 5 and 6, Concession 12,
 - (vi) the road allowance between concessions 8 and 9 in front of lots 1 to 6, Concession 9,
 - (vii) the road allowance between concessions 9 and 10 in front of lots

- 1 to 6, Concession 10,
- (viii) the road allowance between concessions 10 and 11 in front of lots 1 and 2, Concession 11,
- (ix) the road allowance between concessions 11 and 12 in front of lots 1 to 6, Concession 12, and
- (x) the east half of the road allowance between the former townships of Walpole and Townsend in the former counties of Haldimand and Norfolk, respectively, as it existed on the 31st day of March, 1974, through concessions 8 to 12 of the said Township of Walpole;
- (c) those parts of the former counties of Norfolk and Haldimand, now in The Regional Municipality of Haldimand-Norfolk included within Areas 4 and 5 on Plan No. 1551, on file in the Archives of Ontario, and being parts of the bed of Lake Erie; and
- (d) that part of the County of Elgin, included within Area 4 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.

19. Northumberland West Coburg

20. Durham (No. 40) Oshawa

21. Oxford (No. 41) Woodstock

22. Parry Sound (No. 42) Parry Sound

23. Peel (No. 43) Brampton

24. Revoked: O. Reg. 16683.s. 2(1), *part.*

25. Peterborough (No. 45) Peterborough

26. Prescott (No. 46) L'Orignal

27. Rainy River (No. 48) Fort Frances

28. Russell (No. 50) Russell

29. Simcoe (No. 51) Barrie

30. Sudbury (No. 53) Sudbury

31. Timiskaming (No. 54) Haileybury

Those parts of the Country of Northumberland, being,

- (i) the Town of Port Hope, and
- (ii) the Township of Hope;

All of The Regional Municipality of Durham, except,

- (a) the Town of Newcastle; and
- (b) part of the Township of Scugog, being the former Township of Cartwright in the former County of Durham.

All of the County of Oxford.

All of the Territorial District of Parry Sound.

All of The Regional Municipality of Peel.

All of the County of Peterborough

All of the County of Prescott.

All of The Territorial District of Rainy River.

All of the County of Russell

All of the County of Simcoe.

All of the Territorial District of Sudbury.

All of the Territorial District of Timiskaming.

Thunder Bay (No. 55)	Thunder Bay	All of The Territorial District of Thunder Bay.
Niagara South (No. 59)	Welland	Parts of: (a) The Regional Municipality of Niagara, being: (i) the cities of Niagara Falls, Port Colborne, Thorold and Welland, (ii) the towns of Fort Erie and Pelham, and (iii) the Township of Wainfleet; and (b) The Regional Municipality of Haldimand-Norfolk, being part of the former County of Haldimand included within Area 6 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.
Wentworth (No. 62)	Hamilton	All of The Regional Municipality of Hamilton-Wentworth.
York Region (No. 65)	Newmarket	All of The Regional Municipality of York as existed on the 3rd day of September, 1982.
Metropolitan Toronto (No. 66)	Toronto	All of The Municipality of Metropolitan Toronto as it existed on the 3rd day of September, 1982.

Registry Division (Descriptions)

Item	Registry Division	Location of Land Registry Office	Description of Registry Division
1.	Algoma (No. 1)	Sault Ste. Marie	All of the Territorial District of Algoma.
2.	Brant (No. 2)	Brantford	All of the County of Brant, including the lands in the Township of Tuscarora heretofore or hereafter granted by the Crown.
3.	Bruce (No. 3)	Walkerton	All of the County of Bruce.
4.	Ottawa-Carleton (No. 5)	Ottawa	All of The Regional Municipality of Ottawa-Carleton, except the Township of Cumberland.
5.	Cochrane (No. 6)	Cochrane	All of the Territorial District of Cochrane.
6.	Dufferin (No. 7)	Orangeville	All of the County of Dufferin.
7.	Dundas (No. 8)	Morrisburg	All of the County of Dundas.
8.	Port Hope (No. 9)	Port Hope	All of: (a) those parts of the County of Northumberland, being: (i) the Town of Port Hope, and (ii) the Township of Hope; (b) those parts of the County of Peterborough, being: (i) the Village of Millbrook, and (ii) the Township of Cavan; and (c) the Township of Manvers, in the County of Victoria.

9.	Newcastle (No. 10)	Newcastle (Bowmanville)	Parts of The Regional Municipality of Durham, being: (a) the Town of Newmarket, and (b) part of the Township of Scugog, being the former Township of Cartwright in the former County of Durham.
10.	Elgin (No. 11)	St. Thomas	All of: (a) the County of Elgin, except: (i) part of the Village of Belmont, being those parts of the geographic townships of Westminster and North Dorchester described in Schedule "A" to Order P.F.M.-10162-60 of the Ontario Municipal Board, the said order being registered in the Land Registry Office for the Registry Division of Elgin (No. 11) as No. 11430 South Dorchester and No. 44641 Yarmouth, (ii) that part of the said county included within Area 4 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie; and (b) that part of the County of Kent included within Area 3 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.
11.	Essex (No. 12)	Windsor	All of the County of Essex as it existed on the 1st day of June, 1984, except that part of the said county included within Area 2 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.
12.	Frontenac (No. 13)	Kingston	All of the County of Frontenac.
13.	Glengarry (No. 14)	Alexandria	All of the County of Glengarry.
14.	Grenville (No. 15)	Prescott	All of the County of Grenville as it existed on the 1st day of September, 1984.
15.	Grey (No. 16)	Owen Sound	All of the County of Grey.
17.	Haldimand (No. 18)	Cayuga	Parts of The Regional Municipality of Haldimand-Norfolk, being: (a) all of the former County of Haldimand, except those parts of the said county included within Areas 4 and 6 on Plan No. 1551, on file in the Archives of Ontario, and being parts of the bed of Lake Erie; and (b) parts of the former County of Norfolk, being those parts of the said county included within Area 5 on Plan No.

			1551, on file in the Archives of Ontario, and being parts of the bed of Lake Erie.				Registry Office for the Registry Division of Middlesex East (No. 33) as No. 147881.
19.	Haliburton (No. 19)	Minden	All of the County of Haliburton as it existed on the 1st day of January, 1983.	32.	Middlesex West (No. 34)	Glencoe	Parts of the County of Middlesex, being, (a) the Town of Strathroy; (b) the villages of Glencoe, Newbury and Wardsville; and (c) the townships of Adelaide, Caradoc, Delaware, Ekfrid, Metcalfe and Mosa.
20.	Halton (No. 20)	Milton	All of The Regional Municipality of Halton.				
21.	Hastings (No. 21)	Belleville	All of the County of Hastings.	33.	Muskoka (No. 35)	Brucebridge	All of the Territorial District of Muskoka.
22.	Huron (No. 22)	Goderich	All of the County of Huron.	34.	Nipissing (No. 36)	North Bay	All of the Territorial District of Nipissing.
23.	Kenora (No. 23)	Kenora	All of the Territorial District of Kenora.	35.	Norfolk (No. 37)	Simcoe	Parts of, (a) The Regional Municipality of Haldimand-Norfolk, being, (i) all of the former County of Norfolk, except those parts of the said county included in Area 5 on Plan No. 1551, on file in the Archives of Ontario, and being parts of the bed of Lake Erie, and (ii) parts of the former County of Haldimand included within Area 4 on Plan No. 1551, on file in the Archives of Ontario, and being parts of the bed of Lake Erie, and (b) the County of Elgin included within Area 4 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.
24.	Kent (No. 24)	Chatham	All of, (a) the County of Kent as it existed on the 1st day of June, 1984, except that part of the said county included within Area 3 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie; and (b) that part of the County of Essex included within Area 2 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.				
25.	Lambton (No. 25)	Sarnia	All of the County of Lambton.				
26.	Lanark (No. 27)	Perth	All of the County of Lanark as it existed on the 1st day of September, 1984.				
27.	Leeds (No. 28)	Brockville	All of the County of Leeds.				
28.	Lennox (No. 29)	Napanee	All of the County of Lennox and Addington.				
29.	Niagara North (No. 30)	St. Catharines	Parts of The Regional Municipality of Niagara, being, (a) the City of St. Catharines; (b) the towns of Grimsby, Lincoln and Niagara-on-the-Lake, and (c) the Township of West Lincoln.	36.	Northumberland East (No. 38)	Colborne	Parts of the County of Northumberland, being, (a) the Town of Campbellford; (b) the villages of Brighton, Colborne and Hastings; and (c) the townships of Brighton, Cramahe, Murray, Percy and Seymour.
30.	Manitoulin (No. 31)	Gore Bay	All of the Territorial District of Manitoulin.	37.	Northumberland West (No. 39)	Cobourg	All of those parts of the County of Northumberland, being, (a) the Town of Cobourg; and (b) the townships of Alnwick, Haldimand and Hamilton.
31.	Middlesex East (No. 33)	London	Parts of, (a) the County of Middlesex, being, (i) the City of London, (ii) the Town of Parkhill, (iii) the villages of Ailsa Craig and Lucan, and (iv) the townships of Biddulph, East Williams, Lobo, London, McGilivray, North Dorchester, West Nissouri, West Williams and Westminster; and (b) the Village of Belmont, in the County of Elgin, being those parts of the geographic townships of Westminster and North Dorchester described in Schedule "A" to Order P.F.M.-10162-60 of the Ontario Municipal Board, the said order being registered in the Land	38.	Durham (No. 40)	Oshawa	All of The Regional Municipality of Durham, except, (a) the Town of Newcastle; and (b) part of the Township of Scugog, being the former Township of Cartwright in the former County of Durham.
				39.	Oxford (No. 41)	Woodstock	All of the County of Oxford.
				40.	Parry Sound (No. 42)	Parry Sound	All the Territorial District of Parry Sound.
				41.	Peel (No. 43)	Brampton	All of The Regional Municipality of Peel.
				42.	Perth (No. 44)	Stratford	All of the County of Perth.

45. Peterborough (No. 45)	Peterborough	All of the County of Peterborough except the Village of Millbrook and the Township of Cavan.
46. Prescott (No. 46)	L'Orignal	All of the County of Prescott.
47. Prince Edward (No. 47)	Picton	All of the County of Prince Edward.
48. Rainy River (No. 48)	Fort Frances	All of the Territorial District of Rainy River.
49. Renfrew (No. 49)	Pembroke	All of the County of Renfrew.
50. Russell (No. 50)	Russell	All of: (a) the County of Russell; and (b) the Township of Cumberland, in The Regional Municipality of Ottawa-Carleton.
51. Simcoe (No. 51)	Barrie	All of the County of Simcoe.
52. Stormont (No. 52)	Cornwall	All of the County of Stormont.
53. Sudbury (No. 53)	Sudbury	All of the Territorial District of Sudbury.
54. Timiskaming (No. 54)	Haileybury	All of the Territorial District of Timiskaming.
55. Thunder Bay (No. 55)	Thunder Bay	All of the Territorial District of Thunder Bay.
56. Victoria (No. 57)	Lindsay	All of the County of Victoria.
58. Waterloo North (No. 58)	Kitchener	All of The Regional Municipality of Waterloo.
59. Niagara South (No. 59)	Welland	Parts of: (a) The Regional Municipality of Niagara, being: (i) the cities of Niagara Falls, Port Colborne, Thorold and Welland, (ii) the towns of Fort Erie and Pelham, and (iii) the Township of Wainfleet; and (b) The Regional Municipality of Haldimand-Norfolk, being part of the former County of Haldimand included within Area 6 on Plan No. 1551, on file in the Archives of Ontario, and being part of the bed of Lake Erie.
60. Wellington (No. 61)	Guelph	All of the County of Wellington.
61. Wentworth (No. 62)	Hamilton	All of The Regional Municipality of Hamilton-Wentworth.
62. Metropolitan Toronto Registry (No. 63)	Toronto	All of The Municipality of Metropolitan Toronto as it existed on the 3rd day of September, 1982.
63. York Region (No. 65)	Newmarket	All of The Regional Municipality of York as it existed on the 3rd day of September, 1982.

Integration of Land Registration Divisions

Office To Be Merged	Land Registration Division to be Transferred	Office To Assume Responsibility For Enlarged Jurisdiction	Jurisdiction of New Land Registration Division (Counties/Reg. Mun.)	Effective Date of Integration
Ottawa-Registry	Carleton	Ottawa-(Land Titles)	Reg. Mun. of Ottawa-Carleton	Mar-09-92
Morrisburg	Dundas	Cornwall	United Counties of Stormont, Dundas & Glengarry	Did not merge yet
Port Hope	Twp of Cavan Village of Millbrook	Peterborough	Peterborough County	Mar-23-92
	Twp of Manvers	Lindsay	Victoria	Mar-23-92
	Town of Port Hope Twp of Hope	Cobourg	Northumberland	Mar-23-92
Bowmanville Alexandria	Newcastle Glengarry	Whitby Cornwall	Reg. Mun. of Durham United Counties of Stormont, Dundas & Glengarry	Sep-23-91 Did not merge yet
Prescott	Grenville	Brockville	Leeds-Grenville	Did not merge yet
Durham	Grey South	Owen Sound	Grey County	Dec-02-91
Almonte	Lanark North	Perth	Lanark County	Oct-21-91
Glencoe	Middlesex West	London	Middlesex County	Oct-28-91
Colborne	Northumberland East	Cobourg	Northumberland County	Mar-23-92
Russell	Cumberland Twp	Ottawa	Reg. Mun of Ottawa-Carleton	Mar-09-92
	County of Russell	L'Orignal	Prescott-Russell	Did not merge yet
Arthur	Wellington North	Guelph	Wellington County	Oct-7-91
Toronto-Registry	Toronto City	Toronto Boroughs	Metro-Toronto-Registry	Aug-19-91
Cambridge	Waterloo South	Kitchener	Reg. Mun. of Waterloo	Feb-03-92

Members wishing more details can reach the office of the Director of Real Property, which oversees the registry offices, in Toronto at (416) 596-3645.

Two books which will help you understand the land registration process: