

## Report to Corporate Services Committee

**To:** Chair and Members  
Corporate Services Committee  
**From:** Sachit Tatavarti  
Solicitor I, City Solicitor's Office  
**Subject:** Amending By-law Re: Electronic Registration of Real  
Property Documents  
**Meeting on:** November 2<sup>nd</sup>, 2020

## Recommendation

That, on the recommendation of the Managing Director, Corporate Services and City Solicitor, the proposed by-law attached as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 10<sup>th</sup>, 2020 to amend By-Law No. A.-5719-117, a by-law respecting the execution of real property related documents by electronic means.

## Previous Reports Pertinent to this Matter

None.

## Background

Real property transactions in the Province of Ontario are primarily completed through the Electronic Land Registration System, which permits title documents to be registered electronically through the Teraview software platform. In Ontario, only licenced lawyers in good standing with the Law Society of Ontario are authorized to complete transfers of real property.

By-Law No. A.-5719-117 was passed on April 17<sup>th</sup>, 2001. The by-law authorizes the City Solicitor to designate to certain solicitors the authority to sign electronic documents on behalf of the City, as required to complete real property transactions approved by Municipal Council in a by-law. The designated solicitors are listed in Schedule "A" to the by-law.

To avoid requiring future by-law amendments to update the designated solicitor list and allow the City Solicitor to efficiently exercise the authority delegated by Municipal Council under By-Law No. A.-5719-117, it is recommended that Schedule "A" be removed from the by-law. The proposed by-law shall require the City Solicitor to designate, in writing, all solicitors authorized to electronically sign property documents on behalf of the Corporation.

## Conclusion

The proposed amendments to By-Law No. A.-5719-117 attached as Appendix "A" shall permit the City Solicitor to efficiently update the list of solicitors authorized to electronically sign documents on behalf of the City, as required to complete real property transactions approved by Municipal Council.

<b>Prepared by:</b>	<b>Sachit Tatavarti Solicitor I, City Solicitor's Office</b>
<b>Recommended by:</b>	<b>Barry R. Card Managing Director, Corporate Services and City Solicitor</b>

October 26, 2020

## APPENDIX "A"

Bill No.  
2020

By-law No.

A By-law to amend By-law A.-5719-117 entitled, "A by-law respecting the execution of real property related documents by electronic means."

WHEREAS subsection 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section 1 of By-law A.-5719-117 is amended by:
  - (a) adding the phrase "in writing" after the phrase "so designated"; and
  - (b) deleting the phrase "Commissioner of Legal Services &".
2. Section 2 of By-law A.-5719-117 is deleted in its entirety.
3. Schedule "A" of By-law A.-5719-117 is deleted in its entirety.
4. This by-law shall come into force and effect on the day it is passed.

PASSED in Open Council on \_\_\_\_\_, 2020.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading -  
Second Reading –  
Third Reading –