

The Corporation of The Town of Ajax
By-Law 08-2026

Being a By-law to ratify the final agreement of purchase and sale between the Corporation of the Town of Ajax and School House Playcare Centre of Durham, with respect to the sale of property municipally known as 99 Barnham St, Ajax, Ontario

Whereas, The Council of the Corporation of the Town of Ajax deemed it expedient to enter into an Agreement of Purchase and Sale for the purpose of disposing of Part of Block 46, Plan 40M2404; designated as Parts 2, 4 and 6 on Plan 40R33113; parts 2, AND 6 on Plan 40R33113, subject to an easement as in DR843451; Town of Ajax, in the Town of Ajax, Regional Municipality of Durham, municipality known as 99 Barnham St, Ajax, Ontario

Therefore, it is enacted as a By-law of the Corporation of the Town of Ajax as follows:

- 1. That the Agreement of Purchase and Sale entered into and executed by the Deputy CAO, upon the direction and authorization of the Council of the Corporation of the Town of Ajax, as substantially described in the Land Transfer Document, attached hereto as Appendix “A”, and Registered as Instrument Number DR2445984, be ratified.

By-law passed this January 19, 2026


Shaun Collier (Jan 22, 2026 22:04:20 GMT+7)
Mayor and CEO



Clerk

Appendix A – Land Transfer Document

LRO # 40 **Transfer**

Received as DR2445984 on 2025 10 23 at 12:21

The applicant(s) hereby applies to the Land Registrar. yyyy mm dd Page 1 of 4

Properties				
PIN	26411 - 0745	LT	Interest/Estate	Fee Simple ☒ Split
Description	PART OF BLOCK 46, PLAN 40M2404; DESIGNATED AS PARTS 2, 4 AND 6 ON PLAN 40R33113; PARTS 2, AND 6 ON PLAN 40R33113 ARE SUBJECT TO AN EASTMENT AS IN DR843451; TOWN OF AJAX			
Address	99 BARNHAM STREET AJAX			

Consideration	
Consideration	\$3,550,000.00

Transferor(s)	
The transferor(s) hereby transfers the land to the transferee(s).	
Name	THE CORPORATION OF THE TOWN OF AJAX
Address for Service	65 Harwood Ave. S. Ajax, ON L1S 2H9
This document is not authorized under Power of Attorney by this party.	
This document is being authorized by a municipal corporation The Corporation of the Town of Ajax, Nicole Cooper, Deputy Chief Administrative Officer.	

Transferee(s)	Capacity	Share
Name	SCHOOLHOUSE PLAYCARE CENTRE OF DURHAM	Registered Owner
Address for Service	Unit #6, 1602 Tricont Avenue Whitby, ON L1N 7C3	

Statements
The land is being acquired or disposed of by the Crown in Right of Ontario or the Crown in Right of Canada, including any Crown corporation, or any agency, board or commission of the Crown; or a municipal corporation.

Signed By				
Adnan Naeem	605 Rossland Road East Whitby L1N 6A3	acting for Transferor(s)	Signed	2025 10 23
Tel	905-668-7711			
Email	adnan.naeem@durham.ca			
I have the authority to sign and register the document on behalf of the Transferor(s).				
Brian John Raymond Hall	235 King St. E. Oshawa L1H 1C5	acting for Transferee(s)	Signed	2025 10 23
Tel	905-723-3446			
Email	aglugosh@durhamlawyers.ca			
I have the authority to sign and register the document on behalf of the Transferee(s).				

Submitted By		
CREIGHTON LAW LLP	235 King St. E. Oshawa L1H 1C5	2025 10 23
Tel	905-723-3446	
Email	aglugosh@durhamlawyers.ca	

Fees/Taxes/Payment	
Statutory Registration Fee	\$70.90
Provincial Land Transfer Tax	\$67,475.00
Total Paid	\$67,545.90

LRO # 40 Transfer

Received as DR2445984 on 2025 10 23 at 12:21

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 2 of 4

<i>File Number</i>

Transferor Client File Number : 2025-3559

LAND TRANSFER TAX STATEMENTS

In the matter of the conveyance of: 26411 - 0745 PART OF BLOCK 46, PLAN 40M2404; DESIGNATED AS PARTS 2, 4 AND 6 ON PLAN 40R33113; PARTS 2, AND 6 ON PLAN 40R33113 ARE SUBJECT TO AN EASTMENT AS IN DR843451; TOWN OF AJAX

BY: THE CORPORATION OF THE TOWN OF AJAX
TO: SCHOOLHOUSE PLAYCARE CENTRE OF DURHAM Registered Owner

1. BRIAN J.R. HALL

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 SCHOOLHOUSE PLAYCARE CENTRE OF DURHAM described in paragraph(s) (c) 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:

does not contain a single family residence or contains 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	\$3,550,000.00
(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))	\$3,550,000.00
(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	\$3,550,000.00

6. Other remarks and explanations, if necessary.

- The transferee(s) has considered the definition of "newly constructed home", "permanent resident of Canada", "purchaser", "qualifying home", and "eligible home" as set out in section 9.2 of the Land Transfer Tax Act and declares one of the following statements:
- (a) The transferee(s) DOES NOT qualify for a refund on the purchase of a qualifying home pursuant to section 9.2 of the Land Transfer Tax Act
- The information prescribed for purposes of section 5.0.1 of the Land Transfer Tax Act is not required to be provided for this conveyance.
- 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:
- (c) The transferee(s) is not a "foreign entity" or a "taxable trustee".
- 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.
- 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.
- I acknowledge that the personal information collected in the provincial land transfer tax statements provided in this conveyance is being collected by the Ministry of Finance under the authority of the Land Transfer Tax Act, R.S.O. 1990, c. L.6, as amended ("the Act"), and that the personal information may be used for purposes of the administration or enforcement of the Act, other tax statutes, and for purposes of compiling statistical information and of developing and evaluating economic, tax and fiscal policy. (Note: Personal information collected under section 5.0.1 of the Act that accompanies this conveyance can be used only to administer and enforce the Act. De-identified data collected under section 5.0.1 can be used to compile statistical information and develop and evaluate economic, tax and fiscal policy.)

PROPERTY Information Record

A. Nature of Instrument:	Transfer			
	LRO 40	Registration No.	DR2445984	Date: 2025/10/23
B. Property(s):	PIN 26411 - 0745	Address	99 BARNHAM STREET AJAX	Assessment - Roll No
C. Address for Service:	Unit #6, 1602 Tricont Avenue Whitby, ON L1N 7C3			
D. (i) Last Conveyance(s):	PIN 26411 - 0745	Registration No.	DR843771	

LAND TRANSFER TAX STATEMENTS

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

E. Tax Statements Prepared By: Brian John Raymond Hall
235 King St. E.
Oshawa L1H 1C5