

POST-SUBDIVISION REGISTRATIONS

Elias Metlej

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Atlantic Canada's Law Firm

New Brunswick Newfoundland & Labrador Nova Scotia Prince Edward Island mcinnescooper.com

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PID ASSIGNMENT AND ACTIVATION

- PIDs are assigned in advance of subdivision
- List of PIDs and corresponding lots numbers can be obtained prior to final subdivision from the municipality
- Upon registration of the plan, it may take 5 days for PIDs to be activated and to have the new, individual parcel registers available on *Property OnLine*

NEW PARCEL REGISTERS

- Information is not complete or accurate
 - Access type is not noted
 - All inherited interests will appear on the register
 - An asterisk (*) will identify the inherited interests
 - The description of the parcel will be in short form

SHORT FORM DESCRIPTIONS

Registration County: Halifax County

Street/Place Name: Keep Crescent /Hammonds Plains

Title of Plan: Plan Of Survey Of Lots K-1 To K-15 Incl.;
And Street Parcel Kc-1 - Kingswood North -
Phase 3, S/D Of Lands Conveyed To
Armco Capital Inc.

Designation of Parcel on Plan: LOT K-1

Registration Number of Plan: 95754876

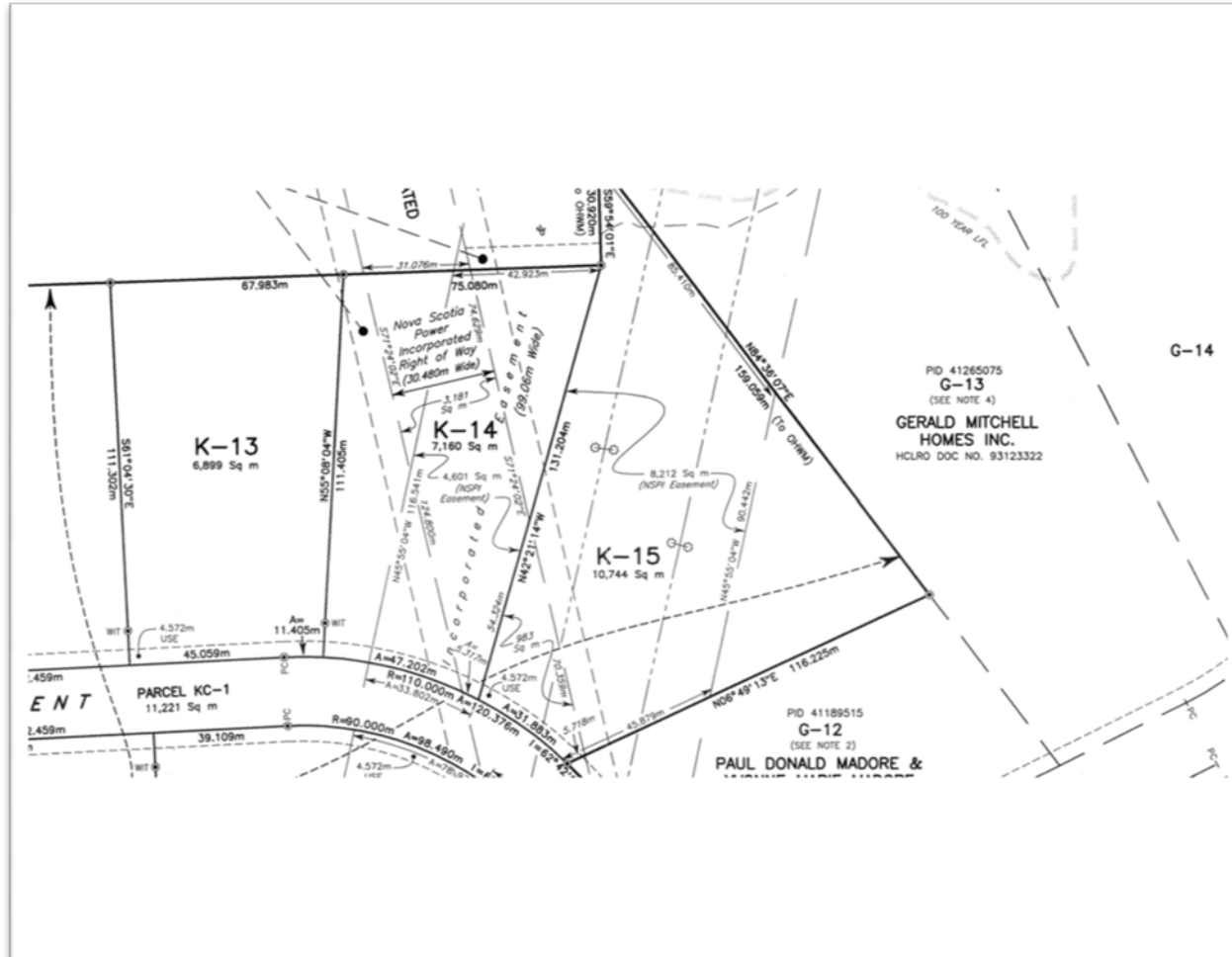
Registration Date of Plan: 2010-04-22 12:07:51

NO MGA Compliance Statement

FORM 45

- Prior to filing any documents at the registry or online, Form 45 must be filed to “clean up” the parcel register.
 - Indicate “Parcel Access”
 - Remove inherited interest that do not apply
 - Development Agreements are the most complicated documents to review to determine applicability
 - Most Development Agreements remain on title until formally released by the municipality

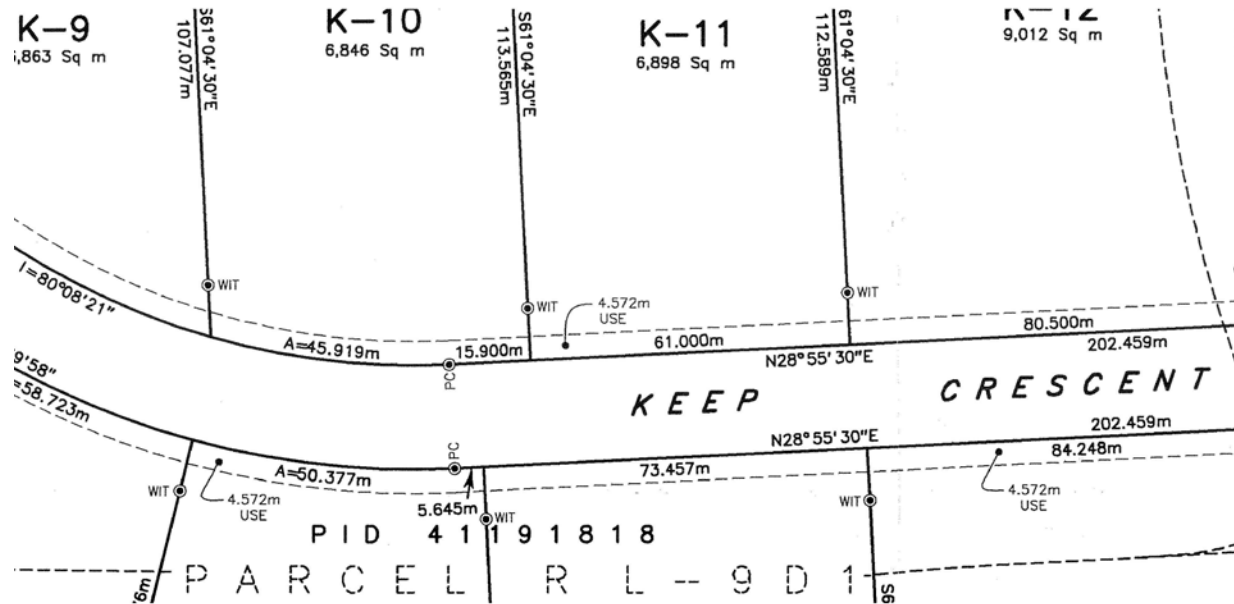
INHERITED INTEREST



GENERAL EASEMENTS

- Utility Service Easements are commonly found across the front of each lot
- Grant easements in favour of NSPI, HRWC, Aliant, etc.
- Standard form agreements can be executed in advance of subdivision
- Approval as to form may be required

GENERAL UTILITY EASEMENT



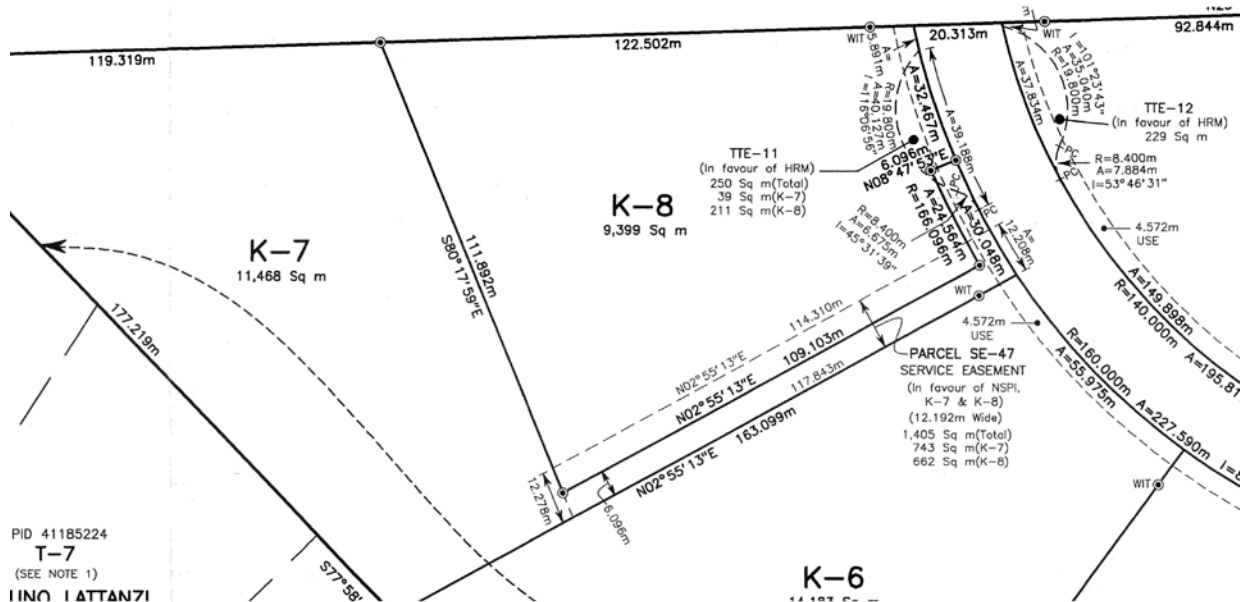
SPECIFIC UTILITY EASEMENTS

- Identify utility easements on individual lots that do not apply to the entire subdivision
- The grant of easement can be identified in the same document as the general utility easement

PRIVATE EASEMENT

- Identify private easements that relate to specific lots within the subdivision
 - Access easements and services easements(common with townhouses)
 - Parking easements
 - Temporary easements for construction
 - Encroachment easements

PRIVATE SERVICE EASEMENT



PRIVATE SERVICE EASEMENT

- Easement Agreement with developer as both Grantor and Grantee can be registered in advance of sales to create all private benefits and burden for the subdivision
- One document can be used for all benefits and burdens
- One recording fee of \$85.18

PRIVATE SERVICE EASEMENT

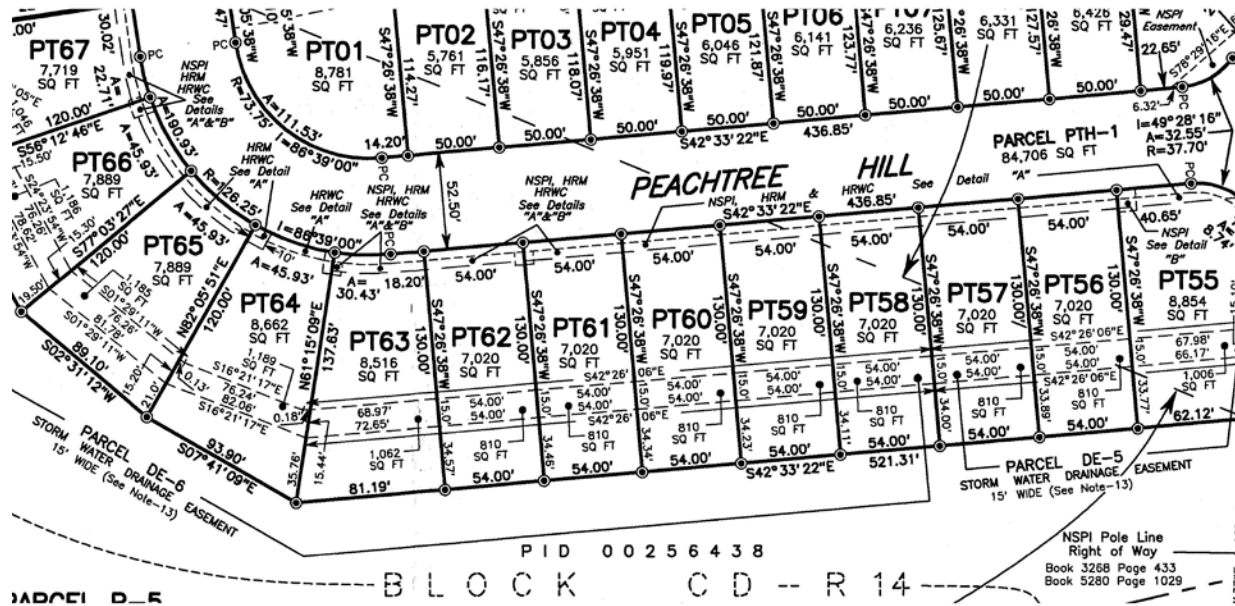
- Warranty Deed in favour of third party may be used to create easement
 - Requires buyer's lawyer to update parcel register to include benefits and burdens when registering the deed
 - Paper filing is required as benefits and burdens can't be added through e-submission
 - Multiple forms are required as the “flip-side” of the benefit/burden must be reflected

PRIVATE SERVICE EASEMENT

CAUTIONS

- Requires searching parcels other than the buyer's parcel
- Requires registration against parcels other than the buyer's parcel
- Ensure description in deed is complete
- Check all prior and related conveyances to ensure they were completed correctly

PRIVATE SERVICE EASEMENT



RESTRICTIVE COVENANTS

- Warranty Deed with developer as Grantor and Grantee can be registered in advance of sales to create the burden of restrictive covenants
- Warranty Deed in favour of third party may be used as well
 - Requires buyer's lawyer to update parcel register to include covenants when registering the deed
 - Covenants can be added through e-submission

REGISTRATION

- Paper copies required for easements as they can't be created through e-submission
- Limit of 9 PIDs per form
- Certified copies of the original when dealing with more than 9 lots
- Each group of 9 PIDs assigned a **different document number** for the registration of the same document
- Copying seems excessive but mandated.

UPDATED PARCEL DESCRIPTIONS

- Following all registrations, parcel descriptions can be updated to reflect the various benefits and burdens
- Different document numbers for same document
 - 9 PIDs per document number
- No MGA compliance statement as initial description was created by provincial staff

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