



DIRECTIVE
Real Property Registry

SECTION: Applications for First Registrations

NUMBER: 3900- 010

SUBJECT: Easements on Plans – No Easement Holder Identified

PURPOSE:

To outline the process for reflecting an easement shown on a plan as an encumbrance when the beneficiary of the easement delineated is not identified.

DIRECTIVE:

There are many types of easements reflected on plans. Noted below are 2 examples of common situations.

Utility Easement:

Subdivision plans may create easements and the vesting of some types of easements occurs on registration of the plan. If the beneficiary of the easement is not identified on the plan, it is preferable to identify the easement holder by inserting the label of the easement, as shown on the plan, in the Enterprise Name field.

Example:

Enterprise Name – Joint Utility Easement
Interest Type – Easement Holder
Enabling Instrument – Subdivision Plan Registration Particulars
Address – General Location of the Easement (City, Province and Country)

Existing Easement:

A Subdivision Plan or Survey Plan may also delineate existing easements. If the beneficiary of the easement is not identified on the plan or in associated documentation, it is preferable to identify the easement encumbrance against each PID that it crosses by inserting the label of the easement, as shown on the plan, in the Enterprise Name field.

Example:

Enterprise Name – 3 Metre Wide Drainage Easement
Interest Type – Easement Holder
Enabling Instrument – Subdivision Plan Registration Particulars
Address – General Location of the Easement (City, Province and Country)

It is not necessary to reference the benefit in the parcel descriptions in PID Databank, if it is unclear as to which PID is benefiting by the easement.