

The surveying industry has come a long way since the days of primitive maps scratched in the dirt. After evolving into the age of the compass, where it rested for many years, surveying is currently a world of satellite navigation, computer imagery, and digital files.

At November's 58th Annual General Meeting of the Association of Nova Scotia Land Surveyors, Jamie

Muir, Minister of SNSMR, recognised the contribution of land surveyors to the Province of Nova Scotia. As guest speaker, Mr. Muir congratulated the surveying profession on its history and the cooperation that exists between his department and the Association.

Land surveyors are responsible for the establishment and re-establishment of property boundaries in the Province and are involved in virtually every development and construction project in Nova Scotia. The entire property tax assessment mapping of Nova Scotia is a result of title information and land surveyors' boundary locations.

The Association of Nova Scotia Land Surveyors is a self-governing association that licenses land surveyors under the authority of the Land Surveyors Act and manages the Association for the protection of the public and the advancement of the survey profession.

Last month's event was also a celebration of 500 years of exploration, mapping and surveying in Nova Scotia. The Honourable Mayann E. Frances, Lieutenant Governor of Nova Scotia, welcomed members and guests and expressed her appreciation for the accomplishments of the surveying profession in the development of the Province, noting that the Lieutenant Governor's residence, the oldest such residence in Canada, was built by and for surveyor Sir John Wentworth.

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E-Land Registry Update

<i>Bi-Weekly Status Reports By County</i>	<i>Years of Online Books</i>	<i>Scanned Back to Book #</i>	<i>GG Indices Online</i>	<i>Plans Online</i>
Annapolis	1922	181	01-Jan-1760	since April 2007
Antigonish	1798	1	01-Jan-1785	all plans
Cape Breton	1965	732	01-Jan-1965	since April 2007
Colchester	1931	189	01-Jan-1931	all plans
Cumberland			01-Jan-1892	since April 2007
Digby	1937	158	01-Jan-1785	since April 2007
Guysborough	1942	46	01-Jan-1785	since April 2007
Halifax	1749	1	01-Jan-1749	all plans
Hants	1945	169	01-Jan-1879	since April 2007
Inverness	1957	65	01-Jan-1825	since April 2007
Kings	1925	144	01-Jan-1917	since April 2007
Lunenburg	1924	95	01-Jan-1759	since April 2007
Pictou	1836	18	01-Jan-1836	all plans
Queens	None		01-Jan-1924	since April 2007
Richmond	None		01-Jan-1821	since April 2007
Shelburne	None		01-Jan-1783	since April 2007
Victoria	1956	9	01-Jan-1851	since April 2007
Yarmouth	1773 – 1948 and 1969 – to date	HA	01-Jan-1774	since April 2007



100% E-Land Planned for 2008/09

<i>County</i>
Antigonish
Yarmouth

Plan Scanning 2008/09 (if possible)

<i>County</i>	
Hants	Budget for 50% plan scanning

Notes and/or Exceptions





Crown Lands Update

Green Layer

When Natural Resources and Service Nova Scotia added the Green Layer (electronic mapping of Crown lands) to Property Online in January 2005, the layer included approximately 28,000 parcels where the Crown title history was uncertain and overlapping interests existed on the ground. Most of the 28,000 parcels were never granted but now appear to be owned and occupied by others.

To clarify ownership and determine which parcels still belong to the Crown, staff at Natural Resources must review the title history for all of the 28,000 parcels. This takes time and resources. Since 2005, Natural Resources staff members have been working to develop policies, processes and tools to resolve mapping discrepancies and conduct research on potential Crown ownership of the 28,000 parcels. Initial reviews identified title problems which would be difficult to resolve using only Section 37 of the Crown Lands Act. As a result, on February 6, 2007, Part II was added to the Land Titles Clarification Act (LTCA) to provide a simplified process for the Crown to assess its interest in unacknowledged Crown land.

Part II of the LTCA allows the Crown to release its interest if four factors are present:

- The land must never have been acknowledged as Crown land;
- The land must be included in a warranty deed;
- Occupation and use as of February 2007 must be evident; and
- Evidence of historical use of the land must exist.

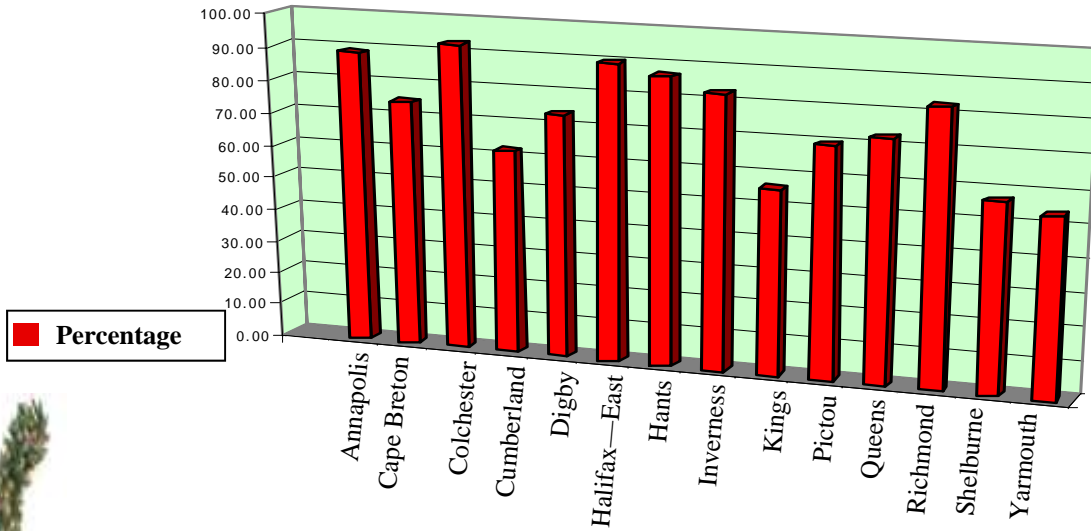
Using Section 37 of the Crown Lands Act and Part II of the LTCA, Natural Resources has begun releasing the Crown's interest in the 28,000 parcels. The initial focus has been to reconcile and clarify title of ungranted Crown lands in areas across the province where one Crown parcel covers many Property Online PIDs (Parcel Identification Numbers). For example, large areas of Clayton Park in Halifax, Creighton Park in Dartmouth, Eastern Passage, and New Glasgow have been reviewed and are moving through the release process. To date, more than 4,000 parcels have been released or through clarification of GIS information, removed from POL mapping. Concentrated efforts are now underway to clear up all 28,000 parcels as quickly as possible.

Migration of Crown Land

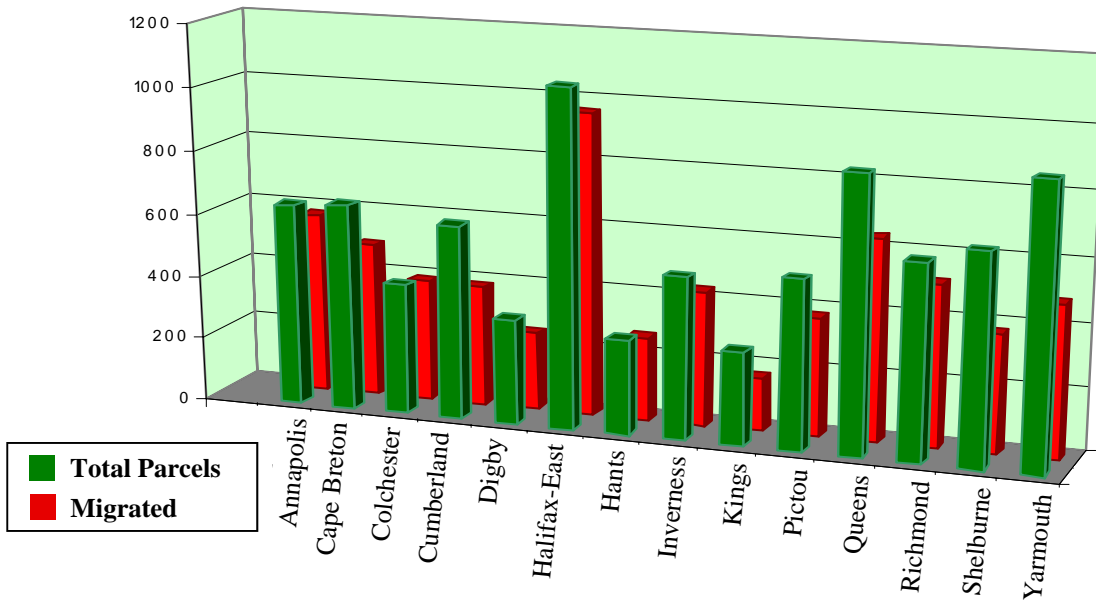
Natural Resources is also working closely with Service Nova Scotia to migrate Crown lands into the land registration system. In September 2007, an agreement was entered into between Natural Resources and the Registrar General of Land Titles to establish a protocol for expedited migration of parcels which, in the past, DNR has confirmed as Crown lands. For example, the 28,000 parcels of uncertain Crown title in the Green Layer are not included in this process.

Under "accelerated migration," a comparison of POL and DNR mapping for each parcel is conducted. If the boundaries on the maps coincide within a certain tolerance, the parcel is migrated without further research being conducted on the benefits and burdens attached to the parcel. Benefits and burdens research will be undertaken and the interests added to the parcels after the accelerated migration process is completed. Approximately 75 percent of confirmed Crown parcels are being migrated through this process, which DNR expects to complete by December 31, 2008 (see table below). The remaining 25 percent of Crown parcels will be investigated by staff to uncover reasons for the mapping discrepancies and staff will work with SNSMR to finalize the location of Crown boundaries and to migrate the parcels.

Migration by County



Total Parcels and Migrated Parcels



Migration Still In Progress or Not Completed		
Antigonish	363	partially completed
Guysborough	1419	not started
Halifax - West	1350	partially completed
Lunenburg	587	mostly completed
Victoria	557	partially completed
Total to be Migrated	4276	On target to be completed by Dec 31, 2008

Minister's Award for Excellence



The Excellent E-Vault Team

On October 28, the Halifax E-Vault Team received an Award of Excellence from the Minister of Service Nova Scotia and Municipal Relations, Jamie Muir. This award recognized the team's awesome work involved in transforming the Halifax Land Registration Office into the first 100 percent E-Land Registry in Nova Scotia. Congratulations to:

Mike Jacklyn, Project Manager and Document Imaging Manager, who manages the E-vault project overall, oversees all scanning and quality control processes, supervises all staff, manages the project plan and all related contracts;

Ning Wang, Image Quality Technician, assistant to the project manager, who is responsible for scanning application support, and daily support for image quality. Ning has since become Assistant Data Co-ordinator;

Ken Pierre, Data Administrator, who oversees the quality of data, image data loads, and reconciliation of images with indices/database;

Marie Louis Vieira, Manager, Halifax Land Registration Office, who assisted in managing client expectations, supporting quality control, managing time lines, packing of records to prepare for facility move, and maintaining a land records inventory;

Jim Davison, Property Mapping Supervisor, and Halifax Land Registration office staff, who ensured business continuity, ongoing excellence in customer service, and assisted with quality control of records.

The team accepted this award as well on behalf of the entire LRO staff who assisted in many ways and the casual staff who worked on the project in stages over the three years in Halifax. Patti Christie and Chris Ash are two of the fabulous people who helped make this happen.

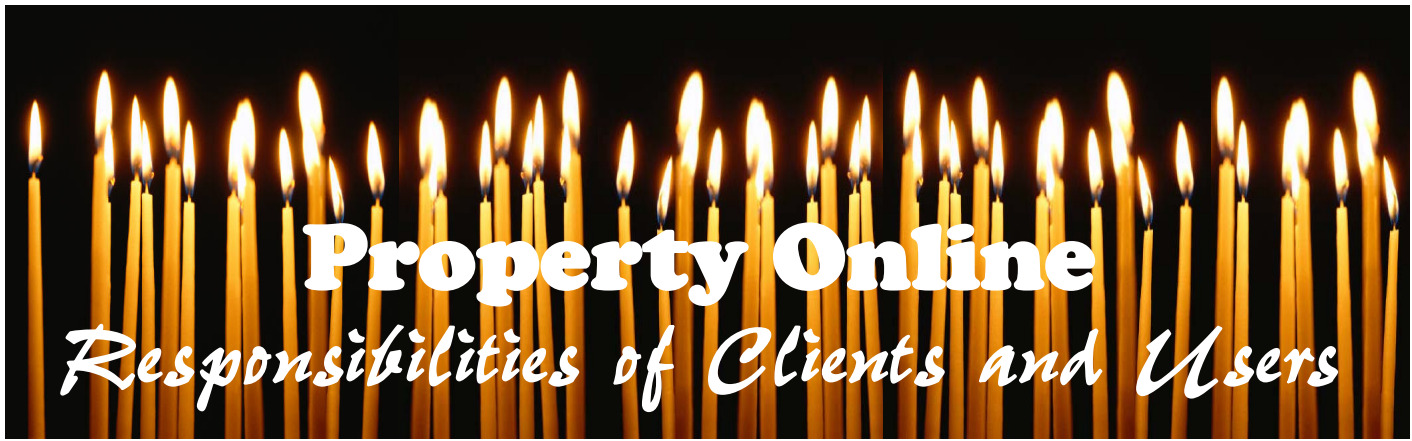


Left to right: Ning Wang, Ken Pierre, Mike Jacklyn, Marie Vieira, Jim Davison

Contacting the Registrar General

E-mails directed to the office of the Registrar General should be sent to RGLandtitles@gov.ns.ca or, within Property Online, click on Ask the Registrar General a Question.





The department of Service Nova Scotia and Municipal Relations would like to remind all clients and users that a Property Online (POL) client is an entity which enters into the POL agreement with the Minister of Service Nova Scotia and Municipal Relations for the purpose of having the privilege to use Property Online. A Property Online Client can authorize users within that organization to use Property Online for query purposes, but the client is fully accountable for the actions of the user(s). The client must make sure that each user is educated on the terms and conditions of the contract and reminded of these regularly.

It is also the client's responsibility to monitor the usage of Property Online within that business. The monthly invoice, available online to the financial contact person, contains a listing of the POL usage for each user under that client. The financial contact person is responsible for reconciling the usage. If a user leaves a company, the financial contact person must notify Property Online immediately so the user can be disabled in the system.

For instance, if a user leaves Company A and goes to Company B, Company A must notify Property Online immediately to have that user's ID terminated. It is the responsibility of Company

B to have that user set up with a new user ID under the Company B name. It is important to remember that if the user continues to use Company A's user ID at Company B, Company A will still be charged for the usage and is still liable for any breach of the POL agreement committed by this former employee.

Each user should have an individual user ID and password so that we can provide the listing of each user and time used on the monthly statement for the client. This allows clients to reconcile their lists of who they have authorized to use POL with who is currently using POL under the client account. It is the client's responsibility to request the separate user IDs for each user from the POL administration, if this was not set up during the completion of the initial agreement.

The Department is in the process of developing changes to the agreements which will enable us to track individual users under the client more effectively; we will provide more information as we proceed with those changes.

The Nova Scotia Barristers' Society is also proposing amendments to Chapter 19 of the Legal Ethics Hand Book which will make it very clear that no one within a law firm may use another's password for any purpose.





HO HO HO! MERRRRRY CHRISTMAS!!



May Santa's sleigh LAND softly on your rooftop this year!

Back row: Kevin, Pierre, Ning, Ryan, Mike, Chris
Front row: Jan, Angela, Eileen, Nancy, Veronica, Diane, Mark, Patti
Inset: Lan, Vivien, Ken, Patricia, Carol