



Province Initiates Large Land Purchase Project

This fall, by allocating \$75 million for land purchases, the new government demonstrated its commitment to the land conservation goals set out in the *Environmental Goals and Sustainable Prosperity Act* (12 percent of the land mass protected by 2015) and for addressing other land priorities. The Department of Natural Resources (DNR) is leading this initiative, working in partnership with Finance, Aboriginal Affairs, Environment, Economic and Rural Development, and Policy and Priorities to determine what lands should be purchased. In addition to land conservation priorities, the team is considering aboriginal and community land use, parks and recreation, as well as economic, forestry, and mining interests.

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Nova Scotia Civic Address Data Updated in Property Online

On October 24, we updated more than 130,000 civic address changes in Property Online from the Nova Scotia Civic Address File. This data was also sent to the Property Assessment Roll via the data interface between the Nova Scotia Property Records database and the Property Assessment system.

May this holiday season shine bright in your heart with the warmth of family and friends, and may you look back upon this past year with great satisfaction and inspiration for 2010.

Merry Christmas and Happy New Year from the Land Programs team: Nancy Saunders, Vivian Barriault, Eileen Bartlett, Kevin Blades, Alison Briand, Ryan Douthwright, Mike Jacklyn, Roberta MacAskill, Janice McNenly, Veronica Price, Ning Wang, and Diane Zwicker.

E-Land Registry

Update



Cape Breton E-Land Update

- Suzanne Corbett has been busy scanning the remaining breakable books in the Sydney Land Registration Office since Sept 15, 2009. She has recently been joined by Kaillee McPherson to ensure our planned completion date of March 31, 2010, is realized. They currently have scanned 106 of the remaining 276 breakable books with 170 remaining.
- Doreen Sanderson has completed 11 years worth of electronic index quality control and is currently working on years 1948 to 1952.
- Our index keying vendor is busy keying the remaining paper index into electronic format. Updates will follow as they happen.
- Head Office quality control staff (Patti Christie and Chris Ash) has begun the upload process of the remaining scanned books. These will be available in POL once the final index integrity checks have been completed

Details are currently under way to estimate the effort required to have the Sydney historical plans scanned as well as their bound book inventory. Stay tuned for news on these two important initiatives.

Hants E-Land Update

- Breakable book and bound book scanning is complete for the Hants office. Only miscellaneous bound books (grants/lease/will) remain. QC staff are currently performing the Quality Control of these records with uploads to follow.

All indexed Hants plans have been uploaded into POL planlog. Non-indexed plans are currently being indexed by Hants staff. Once completed, uploads will follow.

Kings E-Land Update

- All breakable books for the Kings LRO have been uploaded and are available in Property Online.
- All bound books, except books 1-117 and miscellaneous bound books, have been uploaded. Once the outstanding electronic index goes through quality control, the remaining bound books can be uploaded into POL.
- Kings Plans have been uploaded in Property Online (Planlog). All plans that did not load are currently being rationalized by quality control staff. Kings staff has been instrumental in helping with this effort.

Kings staff has committed to helping with the keying and quality control of the outstanding electronic index. Their assistance with this effort is crucial to the completion of the E-Land initiative.



New Look and Feel of POL Web Page !

The eServices team of Service Nova Scotia and Municipal Relations has been working very diligently to update the department's thousands of web pages - a formidable task! The new look is exciting, youthful and refreshing, and the pages have also been redesigned to contain the most useful information in a more user-friendly layout for visitors to our sites.

Land Programs members have been working closely with eServices to ensure that the new web page will work for our subscribers - clients of Property Online should not be concerned about losing their favourite links; those on the current page will still be found on the main menu and the Quick Links menu of the new page. Below the main menu will be four boxes, each containing a link to a frequently accessed site.

The new look and feel will be available on the SNSMR web site early in the new year. Meanwhile, sneak a peek at the main POL page.



Ungranted Crown Land Conversion

The Accelerated Migration process involves securing the Crown's interest by migration into the Land Registration System. This is being done in a joint project between Land Programs and the Department of Natural Resources.



DNR is presently the only department using this process to migrate the lands it administers.

As of September, 13 counties are complete. Victoria is the latest county to enter the migration process, leaving only four more counties to migrate before the preliminary step under the Accelerated Migration Protocol is complete.

The four remaining counties are: Guysborough, Halifax, Inverness, and Lunenburg.

**** Please note: lawyers are advised to leave a few extra days for getting work processed by the Registrar General of Land Titles, due to the backlog of work. ****

Request for Exemption - Section 17 of the Land Registration Administration Regulations: “Various PIDs”

Requirement to obtain exemption prior to submitting AFR

Regulation 14 requires that if an AFR includes a benefit/burden on the parcel being registered, the submitting lawyer must identify any parcels which are affected by the corresponding benefit/burden unless it relates to a burden in favour of a public utility, an unidentified utility or a municipality, or with respect to a restrictive covenant.

Regulation 17 of the *Land Registration Administration Regulations* permits an authorized lawyer to seek an exemption from the above requirement to identify all the applicable parcels if they are of the opinion that they cannot identify the other parcels affected, or if it is not practicable to do so. An exemption from the requirements in Regulation 14 must be obtained prior to the submission of an AFR with “Various PIDs” as a benefit or burden.

All requests should be directed to the Register General by e-mail to RGLandTitles@gov.ns.ca providing clear and concise reasons as to why the requirements of Regulation 14 cannot be met. State in the subject line: **Request for Section 17 exemption - PID#**. It is important to identify the number of PIDs affected, whether the PIDs are land titles or non-land titles PIDs, and the basis for your opinion with respect to the existence of the easement. It is imperative that you allow enough time for the Registrar General’s office to respond to your request (two to three business days) prior to the submission of your AFR. Requests for exemptions under Regulation 17 are processed in the order that they are received.

If your request for exemption is granted, you will be asked to include a comment in the “Comments” field on the AFR indicating that the Registrar General’s permission was obtained with respect to the use of “Various PIDs” and to provide the date on which the

permission was granted. This expedites the processing of the AFR and does not require the grant of permission to be verified by the RG’s office. The exemption may incorporate directions on whether or not some PIDs are required to be identified or if “Various PIDs” is permitted for all PIDs; what information must be included in a textual qualification on your AFR; if any notice is required, and if so, to whom; or any other terms or conditions of the exemption to be granted.

When you have complied with the exemption directions, you will not be required to take any further action under Regulation 14.

Requirement for textual qualification with “Various PIDs”



When granted an exemption under Regulation 17, you must add a textual qualification in the AFR, which gives the basis for the additional information and that provides enough infor-

mation for a subsequent purchaser to ascertain what potential PIDs may be affected. It must also include a qualification that the corresponding benefit/burden may not be reflected in the parcel registers of the affected “flip-side” PIDs.

Blanket “Various PIDs” exemption for corresponding benefits/burdens affecting condos

“Various PIDs” may be used where the benefit or burden is related to condominium units in a condominium corporation without seeking the approval of the Registrar General. A textual qualification is required to be provided that follows the guidelines set out in the preceding paragraph.