

# Parcel Description Certification: The Process and the Challenge

**R e g i s t r y 2 0 0 0**  
L a n d R e c o r d s R e f o r m

RELANS Conference  
Lord Nelson Hotel, Halifax  
February 21/2003

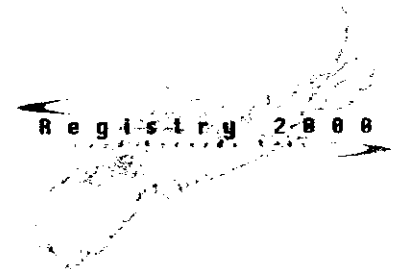
# How was the Provincial Mapping Compiled?

## ■ Initial lift mapping by contractor

- set of assessment data; blank topo or ortho map
- copy of Crown land mapping
- copy of all registered survey plans

## ■ Contractor mapped...

- all crown land
- all survey plans or deeds tied to control available
- info from assessment records - all B/P info available
  - Because assessment data did not always have a B/P reference, further research at ROD was often necessary.



# Ongoing Maintenance; Daily processing

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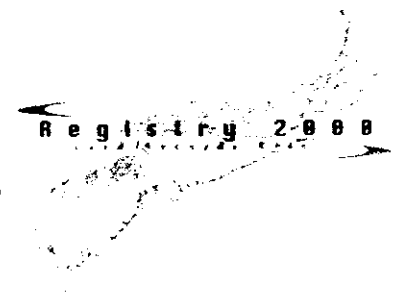
- Mappers review recorded documents (deeds, mortgages, plans) and edit Nova Scotia Property Records Database on a transactional basis.
- Mappers are also advised of updates by
  - public
  - various professionals
    - lawyers, surveyors, title searchers, realtors, etc
  - other government offices
    - assessment services
    - municipalities (DOs, tax clerks)
    - provincial department (DNR, DOT, DOE, etc)
    - federal Gov't (NRCAN)



# Ongoing Maintenance; Daily processing

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- Mappers will review info provided and respond
  - research ROD, assessment records
  - will not do a full title search
  - guided by procedures manual
- Responsible for all ownership updates to assessment role
- Legal opinion
  - forwarded to departmental lawyer for advice
    - RIMS lawyer for mapping concerns
    - Assessment lawyer for concerns regarding the assessment roll



# Existing Challenges

- TIC interests with separate AANs
  - unmapped PIDs because AANs should be consolidated
- More than one parcel per AAN
  - many mapped PIDs with no link to AAN or linked to wrong AAN
  - link between AAN and PID not made
- Sometimes more than one AAN per parcel of land i.e. rentals
- Conversion from hardcopy map to digital format
- Poor quality information in an area
  - unrecorded info, not many surveys, poor descriptions



# File Improvement Projects

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- PID/AAN match projects
  - many are cost shared with municipalities
- Unmapped PIDs
- Poorly mapped areas
- Review of assessment plans
- Duplicate PIDs
- 00000000 PIDs
- Crown lands



# Parcel Description Standards

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## ■ Policy for mapping parcels for the PDCA process

- Parcels of land which contain waterway(s) and that are considered by a Nova Scotia Land Surveyor to be a division of land shall require a separate description and a separate PID.
- Islands require a separate description and a separate PID.
- Parcels created through subdivision by road or railway require a separate description and a separate PID.
- If a parcel can be separately conveyed, then a PDCA must be submitted for each parcel.



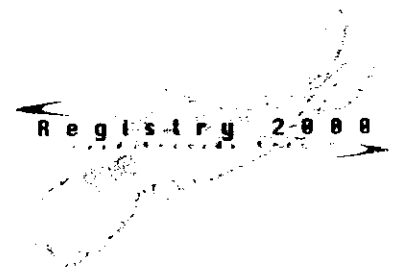
# Parcel Description Standards

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## ■ Reasons for Not Accepting a Submitted Description

- Does not meet the definition of a parcel as set out in the standards
- Does not meet the standards as stipulated in the “Standards for Parcel Description Certification”.
- Description describes wrong PID





# Parcel Description Standards

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- Able to be located relative to two or more neighboring boundaries where applicable.
- Able to be graphically depicted on the map.
- Any reference to PID's and/or the mapping in the descriptions will be disregarded.
- Descriptions must be written in full text for conversion into the Land Registry System (short form descriptions are permitted after a parcel is converted).
- Descriptions must include all savings and excepting clauses and benefits in full text.

