



GUIDELINES FOR DUAL DIMENSIONS IN DESCRIPTIONS

The recent amendments to the regulations prohibit dual dimensions on plans and require that measurements on a PLAN shall be shown either in metric or in imperial units, but not both.

With regard to metes and bounds descriptions dual dimensioning is **not** prohibited under the amended regulations, although such practice should be discouraged in the interest of converting our title records to metric terms as quickly as possible.

Where dual dimensioning in descriptions does occur at the insistence of a conveyancer, the comparison between metric and imperial measurements should be shown in schedule form with the following note:

"The measurements of distance in the metes and bounds description contained herein were originally expressed in imperial units, as shown in the following schedule."—

In converting imperial measurements to metric measurements care should be taken to avoid dimensions that are inconsistent with the precision intended in the original description. In no case should a conversion be taken to more than 3 places of decimals and for most conversions in descriptions, 2 places of decimals are adequate.

The following decimal places are suggested when converting from imperial measurements.

Original distance

1. To nearest 0.01 feet
2. To nearest 0.1 foot
To nearest foot
3. To nearest $\frac{1}{8}$ inch
4. To nearest $\frac{1}{4}$ inch
To nearest $\frac{1}{2}$ inch
To nearest inch

Converted metric equivalent

1. To 3 decimals
2. To 2 decimals
To 2 decimals
3. To 3 decimals
4. To nearest 2 decimals
To 2 decimals
To 2 decimals

PLANS OF SUBDIVISION REGISTRATION & DISTRIBUTION

The registration procedure and distribution procedure of plans of subdivision under the Registry and Land Titles systems will be changed. Part

of the change in procedure is the result of certain Metropolitan, District and Regional Municipalities being delegated authority by Order-in-Council to approve plans of subdivision. In order to make this responsibility as complete as possible, the procedure has been changed so that the delegated municipalities, rather than the Ministry of Housing, are responsible for submitting the final plans and the necessary duplicates for registration.

The procedure will be as follows:

The Registry Act

Under the Registry system, the Ministry of Housing, Metropolitan, District or Regional Municipality, instead of sending the final approved plans of subdivision to the owner, will be forwarding the plan together with all copies directly to the Land Registrar. The Land Registrar will hold the plan until the owner requests the registration of the plan and pays the required registration fee.

As a result of the above-noted changes, Land Registrars should be sure that when they receive a plan of subdivision from the Ministry of Housing or the properly delegated Metropolitan, District or Regional Municipality, the following plans are provided:

- (a) one original;
- (b) one white opaque linen;
- (c) three translucent duplicates;
- (d) two white paper prints;
- (e) the owner's copies, if any.

Once the plan is registered, the scheme of distribution of the copies of the said plan will be identical to the procedure set out above with respect to The Registry Act.

With respect to the distribution of the copies of the plan of subdivision after registration, the Land Registrar will be required to endorse them with registration particulars and:

- (a) retain the original and white opaque linen copy;
- (b) deliver one translucent duplicate to the Clerk of the local municipality in which the subdivision is located;
- (c) deliver one translucent duplicate and two white paper prints to the Regional Office of the Assessment Division of the Ministry of Revenue;
- (d) deliver one translucent duplicate to the approving authority, either the Minister of Housing or the delegated authority, as the case may be;
- (e) deliver the owner's copy, if any, to the owner.

The Land Titles Act

Under the Land Titles system, the Ministry of Housing or Metropolitan, District or Regional Municipality will continue to send the final approved plan of subdivision together with all copies to the Examiner of Surveys who will forward them to the Land Registrar.



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