
Extension Numbers

What Is an Extension Number?

There are two terms commonly used to describe land:

- **LLD** refers to the Old Paper-based System Legal Land Description.
- **Land Description** is the new LAND System term used to describe land.

Extension numbers are a newly implemented LAND System land descriptor that will attach to **all** Old Paper-based System LLDs at the time of conversion. The addition of these extension numbers ensures that all land descriptions are, and will remain, truly unique. New extension numbers will be assigned to any parcel changing size or shape as defined on a new plan. These extension numbers are arbitrarily assigned and have no intrinsic meaning whatsoever.



NOTE

You are able to determine which portion of land the extension number relates to by viewing the Geographic Information System (GIS) picture of the parcel of land. This parcel picture is available when searching the land registry via the ISC website (www.isc.ca).



NOTE

By entering the extension number in your search criteria (e.g., Search by Land Description), the LAND System will bring back search results for the specific parcel of land (e.g., the portion to the east/west of the roadway) that you are searching.



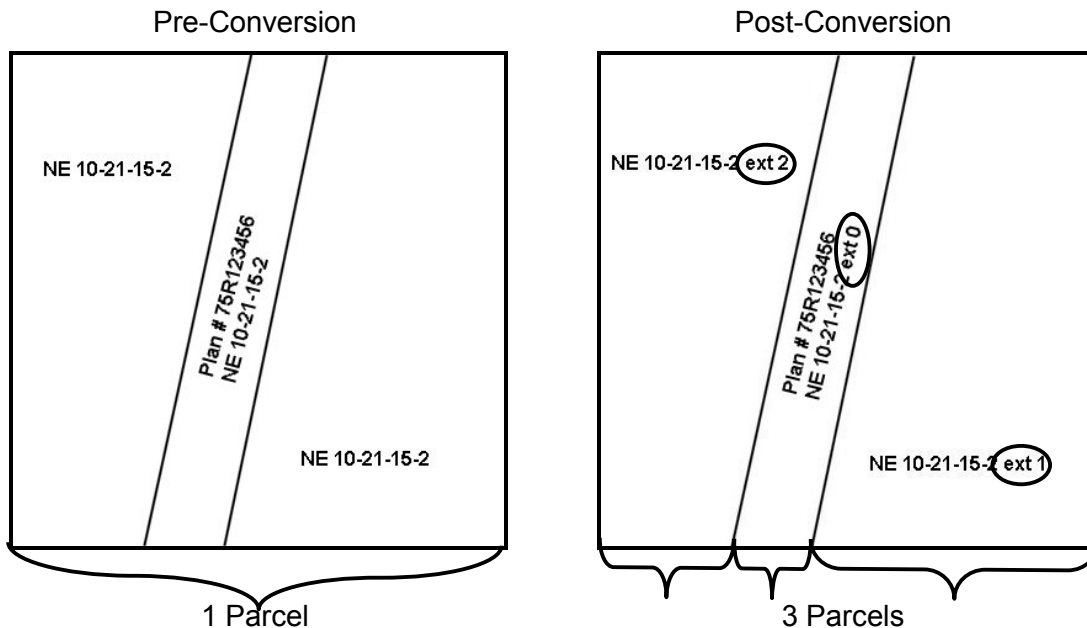
NOTE

Evidence of ownership is no longer a “certificate of title” in paper form. Each “ownership register” established under *The Land Titles Act, 2000* is for a parcel. By always keeping ownership registers at the parcel level, ISC achieves consistency, ease of interpretation of titles, and the ability to track divided ownership more easily. It is a safeguard against the issuing of titles that collectively represent less than 100% ownership.

To further explain, let's examine a parcel of land, pre- and post- conversion:

Sample Scenario

A quarter section of land (described in the Old Paper-based System as the NE 10-21-15-2) has a roadway running through its centre (*see illustrations listed below*). Upon conversion to the new LAND System, this single parcel is split into three individual parcels, each with its own unique land description.



- Parcels in the Old Paper-based System (i.e., pre-conversion) existed as one title minus any exceptions (e.g., roads, rivers, metes & bounds, etc.). All exceptions were described on a single Certificate of Title.
- Parcels in the new LAND System are created for each surveyed piece of land (or, in the case of descriptive plans, the parcel created by the plan). Each lot in an urban subdivision and quarter section in rural subdivisions is a separately surveyed parcel, drawn on the plan individually, and identified with a land description.
 - All exceptions (e.g., roadways, railways, rivers, etc.) and metes & bounds will be assigned their own parcel number and land description.
 - All dissected parcels will be assigned their own unique land description (i.e., through the addition of an extension number to their current land description) and will be tied together by way of a parcel tie. Parcel ties will ensure that one fraction of a parcel is not transferred without the other tied parcels.
 - Mineral and surface titles, even if they have the same boundaries, can be dealt with independently.

Dissected parcels will have unique land descriptions but still maintain their connection to each other via parcel ties.

When Are Extension Numbers Assigned?

Extension numbers are initially assigned to **all** land descriptions at the time of conversion. Every parcel of land, including those created as a result of parcelization (e.g., the creation of new parcels as a result of metes & bounds and exceptions such as roadways, rivers, railways, etc.) will have its own unique land description.



NOTE

In the new LAND System, you cannot search a title containing a metes & bounds description using that same metes & bounds description as the search criteria itself. Instead, you must use the land description of the “remaining” land.

Metes & bounds descriptions do not exist in the new LAND System. Titles no longer carry forward metes & bounds exceptions. Rather, all metes & bounds are assigned their own plan number and extension number on conversion and become their own parcel (versus an exception to an existing parcel).

- There are two portions of land associated with a title containing a metes & bounds description:
 - The land that is represented by the metes & bounds description (i.e., represented by a plan number in the new LAND System).
 - The remainder of the land (i.e., out of which the land represented by the metes & bounds description is carved).



NOTE

Extension numbers will attach to all Old Paper-based System LLDs at the time of conversion. New extension numbers will be assigned to any parcel changing size or shape as defined on a new plan. The addition of these extension numbers ensures that all land descriptions are, and remain, truly unique.

Once a parcel has been converted, a new extension number is assigned whenever that parcel of land changes size and shape. This allows for the ability to track a parcel's history from conversion onward.

During the conversion title entry process the convention of setting the extension number equal to the descriptor number was adopted. This guaranteed no duplication of extension numbers for a given old world LLD and eliminated the need for a process to determine the next available extension number for any given land description. This has resulted in “large” extension numbers (i.e., the highest extension number is currently 1189) but was considered acceptable since **extension numbers have no intrinsic meaning.**



NOTE

It is a misconception to assume an extension number of zero means a pristine parcel, although it is possible to have two parcels with the same land description and extension numbers of 0 and 1.

Why Do We Need Extension Numbers?

There are two terms commonly used to describe land:

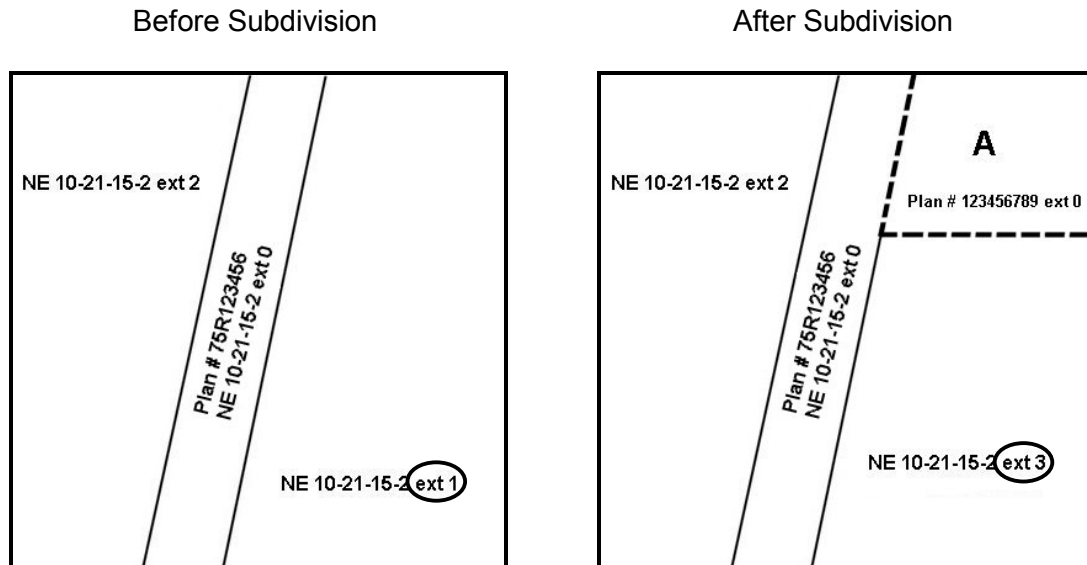
- **LLD** refers to the Old Paper-based System Legal Land Description.
- **Land Description** is the new LAND System term used to describe land.

The legal land description (LLD), which is now known as the land description, is a main key in today's LAND System as well as other agencies' land based systems.

As the size and shape of land changes over time as parcels are dissected, subdivided, consolidated, etc., the land description for these parcels must also be amended to accurately represent the land it describes. The Old Paper-based System documented these changes by simply "describing" them on the certificate of title. The land description was never changed, but rather 'portions' were taken away by means of metes & bounds, etc. This method often resulted in the use one LLD to reference multiple parcels. Scrupulous examination of a certificate of title was required to correctly identify a specific 'portion' of land. The LAND System, on the other hand, has implemented a "unique identifier" system by which all land descriptions will be and remain unique. When the size and shape of any parcel of land is changed the land description that describes it will change also. The LAND System extension number serves as this identifier, ensuring the uniqueness of every land description.

An inactive extension number will serve as a historical record of how that parcel of land once existed. This allows for a truly unique identifier for all parcels of land over time.

Here is an illustration:



All instances requiring the consolidation or subdivision of LAND parcels now require a Plan (e.g., Plan of Survey, Description Plan, etc.).

The illustrations above depict how the land description for a parcel of land might change when subdivided. This example has Parcel A being subdivided (by way of a new plan) from the original parcel with the land description NE 10-21-15-2 ext. 1.

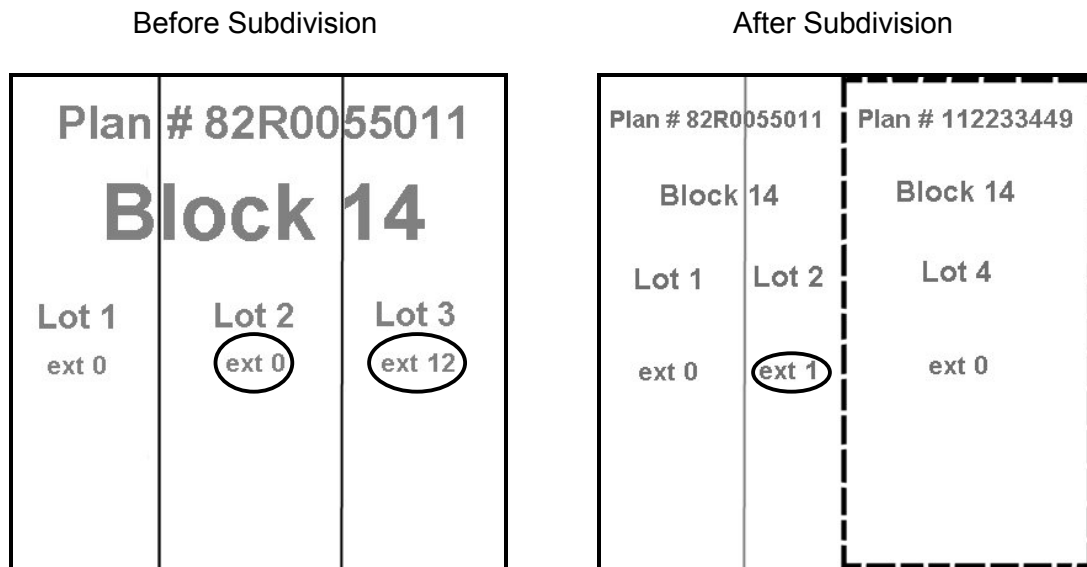
Parcel A is assigned a new plan number and land description (i.e., Plan #123456789 ext 0), and the remaining portion of the original parcel (i.e., NE 10-21-15-2 **ext. 1**) is assigned a new extension number (i.e., NE 10-21-15-2 **ext 3**), thus preserving the uniqueness of every parcel, past and present.



NOTE

When a portion is taken from an existing parcel (i.e., by way of a new plan), the remaining portion of the existing parcel retains the land description - only the extension number changes to a new value.

Here is another example:



In the example above, a new plan (i.e., Plan # 112233449) replaces part of an existing plan (i.e., Plan # 82R0055011), affecting two parcels:

- Lot 3 is now replaced entirely by the new plan and no longer exists as an active parcel.
 - It's land description (i.e., Plan #82R005501 Blk 14 Lot 3 ext 12) will forever remain as an historical record of how this parcel once existed.
- Lot 2 is only partially replaced by the new plan (i.e., Plan #112233449).
 - The remaining portion of lot 2 will be assigned a new extension number (i.e., ext 1) so that its' land description now represents **only** the current portion of the active parcel (not the portion replaced by the new plan).

If you have any further questions regarding extension numbers, please contact the Customer Call Centre at our toll-free telephone number at 1-866-ASK-ISC1 (1-866-275-4721) or over the Internet at ask@isc.ca.