

Legal Land Descriptions (LLDs) and Their Format for Plans to be entered into the Land Surveys Directory

The legal land description is a main key in today's LAND System, as well as other agencies' land based systems, for the identification of a particular piece of property.

As the size and shape of land changes over time and parcels are subdivided, consolidated, etc., the land descriptions for these parcels must also be created to accurately represent the land it describes. The old paper based system documented these changes by simply "describing" them on the certificate of titles. The land description, in some cases, was never changed but rather 'portions' were taken away by means of metes and bounds, etc. This method often resulted in the use of one LLD to reference multiple parcels. Scrupulous examination of certificates 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 also change. The LAND System extension number, which forms a part of the legal land description, ensures the uniqueness of every land description.

When are Extension Numbers Assigned?

Extension numbers were initially assigned to **all** legal land descriptions at the time of conversion. Every parcel of land, including those created as a result of parcelization (e.g., metes and bounds, roadways, water bodies, railways, etc.) will have its own unique land description with extension numbers.

Metes and Bounds Parcels

Metes and bounds descriptions do not exist in the new LAND System. Title no longer refers to metes and bound descriptions or exceptions. All existing metes and bounds descriptions created by the new land system were assigned their own plan number, parcel identifier and extension number at conversion.

Established Clients who use only the Old LLD schema

The new LLD is an extension of the old LLD except in the case of Metes and Bounds. Therefore, clients who have other applications linked to the old LLD will not lose their linkage. If their LLD doesn't include the LLD extension then any searches will be resolved to the resolution of the LLD entered. An LLD without the LLD extension could return more than one parcel.

Legal Land Description Format for the New LAND System

The following legal land descriptions are intended to be a guide for how to identify new parcels and any remaining portions of the source parcel shown on a new plan.

In most cases any adjacent parcels shown for orientation purposes should be identified as shown in Map Search or Parcel Picture. However, there are a couple of exceptions to this. If the adjacent parcel is a condominium, the parcel should be labeled with the Condominium Plan number followed by the Parcel Plan number in parenthesis.

e.g: Condominium Plan No. 99RA05654
(Plan No. 96RA68343)

If the adjacent parcel is a street, the street name must be shown. Adjacent lanes and street intersections do not require a LLD be shown.

Format of Urban Legal Land Descriptions shown on new plan

Generally all new parcels shown within the line of approval will have an extension number of zero and/or a statement to that affect in the legend. In the situation where the extension number is shown in the legend, it may be omitted from the new parcel.

Lot and Block

New parcels - Block Number is shown near the centre of the Block and the Lot Number with Extension Number is shown near the centre of the lot.

Remaining portion of source parcels - LLD as shown in Map Search or Parcel Picture with the next available extension number.

Parcel/Block with no Lot

New parcels – Parcel identifier with extension number 0.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Condominium

New parcels – Unit numbers only. (No extension numbers shown within the condominium. A statement is required in the legend stating that the new parcel shown within the line of approval will have an extension number of 0.)

Remaining portion of source parcels – Condominiums cannot have remaining portions of source parcels.

Streets, Lanes and Street Intersections

New parcels – Parcel identifier in the format of S1, S2, etc.(for streets), L1, L2, etc.(for lanes) and SX1, SX2, etc.(for street intersections). Streets must also show a street name.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture (Street, Lane or Street Intersection number 1, 2, etc. but no S, L or SX designation) with the next available extension number.

Buffer Strip

New parcels – Buffer Strip PB1 with extension number or Buffer Strip PB2 with extension number and so on as the case requires, if title is issued to the crown.

Buffer Strip MB1 with extension number or Buffer Strip MB2 with extension number and so on as the case requires, if title is issued to the municipality.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Environmental Reserve

New parcels – Environmental Reserve ER1 with extension number or Environmental Reserve ER2 with extension number and so on as the case requires, if title is issued to the crown. If title is to be issued to the Municipality, a note to that affect should be placed on the plan.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Municipal Reserve

New parcels – Municipal Reserve MR1 with extension number or Municipal Reserve MR2 with extension number and so on as the case requires.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Public Reserve

New parcels – Public Reserve PR1 with extension number or Public Reserve PR2 with extension number and so on as the case requires.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Walkway

New parcels – Walkway W1 with extension number or Walkway W2 with extension number and so on as the case requires.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Railway Station Grounds

New parcels – Parcel designator and Extension Number with parcel labeled “Station Grounds”

Example: Station Grounds
A-Ext. 0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Format of Rural Legal Land Descriptions shown on new plan

Generally all new parcels shown within the line of approval will have an extension number of zero and/or a statement to that affect in the legend. In the situation where the extension number is shown in the legend, it may be omitted from the new parcel.

Quarter Section

New parcels – Quarter Section (NE, NW, SE, or SW), Section Number, Township Number, Range Number, West of __ Meridian with extension number. Example: NE 22-18-14-W3 Mer-Ext.0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Fractional Quarter Section

New parcels – Quarter Section (NE, NW, SE, or SW), Section Number, Township Number, Range Number, West of __ Meridian with extension number with the parcel labeled “Fractional”.
Example: Fractional NE 22-18-14-W3 Mer-Ext.0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number. The parcel should be labeled “Fractional”.

Legal Subdivisions

New parcels – Parcel/Block designator with Extension Number (Example: A-Ext. 0)

Note: The LAND System will not allow the input of the old type of legal land description for a Legal Subdivision (LS 16-22-18-14-W3Mer) so a parcel identifier is required instead.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Parcel

New parcels – Parcel identifier with extension number 0. (A-Ext. 0)

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Public Improvement

New parcels – Parcel identifier with extension number 0 with the parcel labeled as “Public Improvement” Example: Public Improvement
A-Ext. 0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

River Lots

New parcels – Should be no new river lots created.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Railways

New parcels – Parcel designator and Extension Number with parcel labeled with name of railway company. Example: Canadian Pacific Railway
A-Ext. 0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number. Parcel should be labeled with railway company name.

Roads and Road Widenings

New parcels – Road Widenings shown on road plans require a Parcel designator and Extension Number. Road Widenings shown on subdivision plans must also be labeled as “Road Widening”.
Example: Road Widening A-Ext. 0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Hudson's Bay Reserves

New parcels – Should be no new Hudson's Bay Reserves created.

Remaining portion of source parcels – If source parcel is a Hudson's Bay Reserve, the LLD will be the plan number and parcel identifier with the next available extension number along with the parcel labeled as "Hudson's Bay Reserve". Example: Hudson's Bay Reserve, Plan AP3210 – J – Ext. 2

Indian Reserves

New parcels – Quarter Section LLD or Parcel designator and Extension Number.

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Map Sheets

New parcels – Should be no new map sheets created.

Remaining portion of source parcels – If source parcel is a Map Sheet, the LLD will be the Map Sheet number with the next available extension number with the label "Map Sheet". Example: Map Sheet 73P03 – Ext. 3

Water Bodies in Urban and Rural area

New parcels – Quarter Section (NE, NW, SE, or SW), Section Number, Township Number, Range Number, West of __ Meridian with extension number and labeled as Lake, River, etc. or as the case may require. If possible the name of the water body should be displayed as well. Example: Clearwater Lake
NE 22-18-14-W3 Mer-Ext.0

Remaining portion of source parcels – LLD as shown in Map Search or Parcel Picture with the next available extension number.

Features

Surface Leases

New parcels – Parcel identifier with no extension number

Parcels affected by the easement – Surface LLD as shown in Map Search or Parcel Picture with the existing (current) extension number.

Right of Ways

New parcels – LLD is not required. However a parcel designator may be shown.

Parcels affected by the easement – Surface LLD as shown in Map Search or Parcel Picture with the existing (current) extension number.

Utility Easements (Right of Ways)

New parcels – LLD is not required. However, a parcel designator may be shown.

Parcels affected by the easement – Surface LLD as shown in Map Search or Parcel Picture with the existing (current) extension number.

Appendix A

Examples of Legal Land Descriptions

January 24, 2005

Description	Pre-Conversion LLD from Title	Conversion LLD for Parcel/Title
Urban		
Lot and Block	Lot 3-Blk/Par 01-Plan 87R45448	Lot 3- Blk/Par 01-Plan 87R45448-Ext. 0
Block or Parcel	Blk/Par A-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0
Condominium	Plan 87R45448	Plan 87R45448-Ext. 0
Buffer Strip (Public) (Municipal)	Buffer Strip PB1-Plan 87R45448 Buffer Strip MB1-Plan 87R45448	PB1-Plan 87R45448-Ext. 0 MB1-Plan 87R45448-Ext. 0
Environmental Reserve	Environmental Reserve ER1-Plan 87R45448	ER1-Plan 87R45448-Ext. 0
Municipal Reserve	Municipal Reserve MR1-Plan 87R45448	MR1-Plan 87R45448-Ext. 0
Public Reserve	Public Reserve PR1-Plan 87R45448	PR1-Plan 87R45448-Ext. 0
Walkway	Walkway W1- Plan 87R45448	W1- Plan 87R45448-Ext. 0
Railway Station Grounds	SE 05-07-24-2-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0 SE 05-7-24-2-Plan 87R45448-Ext. 0
Metes and Bounds describing portion of a Lot	Described by Metes and Bounds referenced to lot, block, plan	Lot 12-Block 11- Plan 123456789-Ext. 5
Metes and Bounds describing portion of a Parcel	Described by Metes and Bounds referenced to parcel, plan	Blk/Par A- Plan 123456789-Ext. 5
Metes and Bounds describing portion of a Street or Lane	Described by Metes and Bounds referenced to plan	Blk/Par A- Plan 123456789-Ext. 5
Rural		
Quarter Section	SE 05-07-24-2	SE 05-07-24-2-Ext. 0
Legal Subdivision	LS 04-05-07-24-2	LS 04-05-07-24-2-Ext. 0
Quarter Legal Subdivision	NE LS 04-05-07-24-2	NE LS 04-05-07-24-2-Ext. 0
Parcel	Blk/Par A-Plan 87R45448 Blk/Par A-SE 05-07-24-2-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0 Blk/Par A- Plan 87R45448-Ext. 0
Public Improvement	Blk/Par A-Plan 87R45448 Blk/Par A-SE 05-07-24-2-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0 Blk/Par A- Plan 87R45448-Ext. 0
River Lot	River Lot 01-P-A-S River Lot 01-S-L-S River Lot 01-05-07-2	RL 01-P-A-S – Ext. 0 RL 01-S-L-S – Ext. 0 RL 01-05-07-2-Ext. 0
Railway	Blk/Par A-Plan 87R45448 SE 05-07-24-2-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0 SE 05-07-24-2-Plan 87R45448-Ext. 0
Road and/or Road Widening	Blk/Par A-Plan 87R4544 SE 05-07-24-2-Plan 87R45448	Blk/Par A-Plan 101617242-Ext. 0 SE 05-07-24-2-Plan 87R45448-Ext. 0
Hudson's Bay Reserve	Blk/Par A-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0
Indian Reserve	Blk/Par A-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0
Map Sheet	Map Sheet 73P03	Map Sheet 73P03-Ext. 0
Metes and Bounds describing portion of a Quarter Section	Described by Metes and Bounds referenced to ¼-Sec - Twp - Rge - Mer	Blk/Par A- Plan 123456789-Ext. 5
Metes and Bounds describing portion of a Road Allowance	Described by Metes and Bounds referenced to a Twp - Rge - Mer	Blk/Par A- Plan 123456789-Ext. 5
Urban and/or Rural		
Reservoirs and Drainage Ditches	Blk/Par A-Plan 87R45448 Blk/Par A-SE 05-07-24-2-Plan 87R45448	Blk/Par A-Plan 87R45448-Ext. 0 Blk/Par A- Plan 87R45448-Ext. 0
Feature	Interest Based	Interest Based
Utility Easement	Plan 87R45448	Plan 87R45448 (no extension)
Right of Way	Plan 87R45448	Plan 87R45448 (no extension)
Surface Lease	A-Plan 87R45448	Plan 87R45448 (no extension)