

Question 2 – Abutting Land Search

Do you obtain an abutting land search for every parcel where you act for the purchaser?

- a) Yes, to confirm compliance with the Planning Act (Note: unless the property is a full lot on a registered plan of subdivision or another Planning Act exemption applies);
- b) Yes, in all case to confirm there is no boundary dispute/discrepancy (if not a lot on a plan of subdivision or a part/block on a reference plan)?
- c) Yes, in all cases where there is a right of way or easement to confirm it is registered on both the dominant and the servient tenement?

Results:

65% of the respondents conduct an abutting land search for every parcel where they act for the purchaser. They indicated they do so in order to confirm compliance with the Planning Act, confirm there is no boundary dispute/discrepancy and confirm any easements are registered on both the servient and dominant parcels.