

# Dealings with Easements, Restrictive Covenants and Rights of First Refusal

Presented by: L. Bealle and C. Smith

Deputy Registrars

October 3, 2024

# First Nations Acknowledgement

We acknowledge that we are presenting this webinar from the Kamloops and New Westminster Land Title Offices on the ancestral, traditional territories of the Tk'emlúps te Secwepemc, Qayqayt First Nations.

We are privileged to live and work on the traditional and ancestral territories of Indigenous Peoples and Nations throughout British Columbia.



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  - [ltsa.ca/webinar-resources](https://ltsa.ca/webinar-resources)
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Chat

General chat



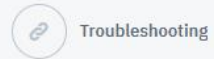
Talk with 1 person...



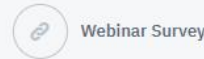
Type Here

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Link to presentation (PPT) and recording:

[Webinar Resources](#)

Resources



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# Agenda

- Right of First Refusal
  - Registering
  - Waivers
- Easements and RCs
  - Modification and Extensions
  - Effect of a Subdivision
  - Determining where an Easement still exists
  - Releases

[itsa.ca/professionals/access-to-records/webinar-resources](https://itsa.ca/professionals/access-to-records/webinar-resources)



# Acronym Definitions

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LTO – Land Title office

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LTSA – Land Title Survey Authority of BC

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LTA – Land Title Act

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LTPM – Land Title Practice Manual

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NOI – Nature of Interest

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RFR – Right of First Refusal

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RC – Restrictive Covenant

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DOM – Dominant Tenement

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SERV – Servient Tenement

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MOD - Modification

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WFF – Web Filing Forms



# Right of First Refusal

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# Right of First Refusal

- Definition:

A contractual right under which the holder of the right is given an opportunity to accept an already approved sale of the land, agreed to by the current registered owner and a potential purchaser.
- Statutory Authority: Section 9 Property Law Act
  - A right of first refusal to land, also known as a right of refusal or right of pre-emption, created before or after this section comes into force is an equitable interest in land.



# RFR – Registration Key Examination Points

- 3 key elements Courts have ruled as essential to a right of first refusal. The terms must contain at a minimum:
  - A procedure by which the price will be determined
  - A mechanism by which an offer can be made
  - A time within which the offer can be accepted





# Transferring Lands Subject to an RFR

- If transferring to the RFR charge holder the Form A can contain a request to merge the RFR charge
- If transferring to a third party the transfer will be refused unless:
  - 1) the registrar receives a discharge of the right of first refusal; or
  - 2) the holder of the right of first refusal waives their rights under it to the extent necessary to permit registration of the new freehold title in the name of that other person.



# Waiver of Right of First Refusal

- Application is made on a Form C release with Waiver of First Refusal selected as the nature of interest
- Waiver language is included on a Declaration form

## Charge, Lien or Interest

Enter the filing number of the charge, lien, or interest for release.





# Example of Waiver Language

## Waiver of Right of First Refusal

WHEREAS:

A. \_\_\_\_\_, (the “Holder”) is the owner of a right of refusal (the “Right of First Refusal”) registered under number \_\_\_\_\_ as a charge against the land legally described as follows:

\_\_\_\_\_  
(the “Lands”)

B. \_\_\_\_\_, (the “Vendor”) is the registered owner of the Lands and has requested the Holder to agree to the transfer of the Lands to \_\_\_\_\_ (the “Purchaser”).

NOW THEREFORE, TAKE NOTICE THAT BY THESE PRESENTS:

1. The Holder consents to the transfer of the Lands from the Vendor to the Purchaser and releases his rights under the Right of First Refusal to the extent necessary to permit the transfer of the Lands to the Purchaser free and clear of all claims the Holder may have under the Right of First Refusal against the Vendor in consequence of the transfer.
2. The release contained in this instrument extends solely to those rights exercisable against the Vendor in relation to the transfer of the Lands to the Purchaser and shall not operate to extinguish any equitable interest in the Lands that the Holder may continue to have under the Right of First Refusal and that is enforceable against the Purchaser in the future.
3. The Purchaser acknowledges and agrees that he takes title to the Lands subject to any continuing rights of the Holder under the Right of First Refusal.



# Title Endorsement of a Waiver of RFR

RIGHT OF FIRST REFUSAL  
HH/MM

HI2345

YY-MM-DD

REGISTERED OWNER OF CHARGE:

JAMES BROWN

HI2345

REMARKS: WAIVER AS TO TRANSFER JI2345 ONLY, SEE (doc # of waiver)

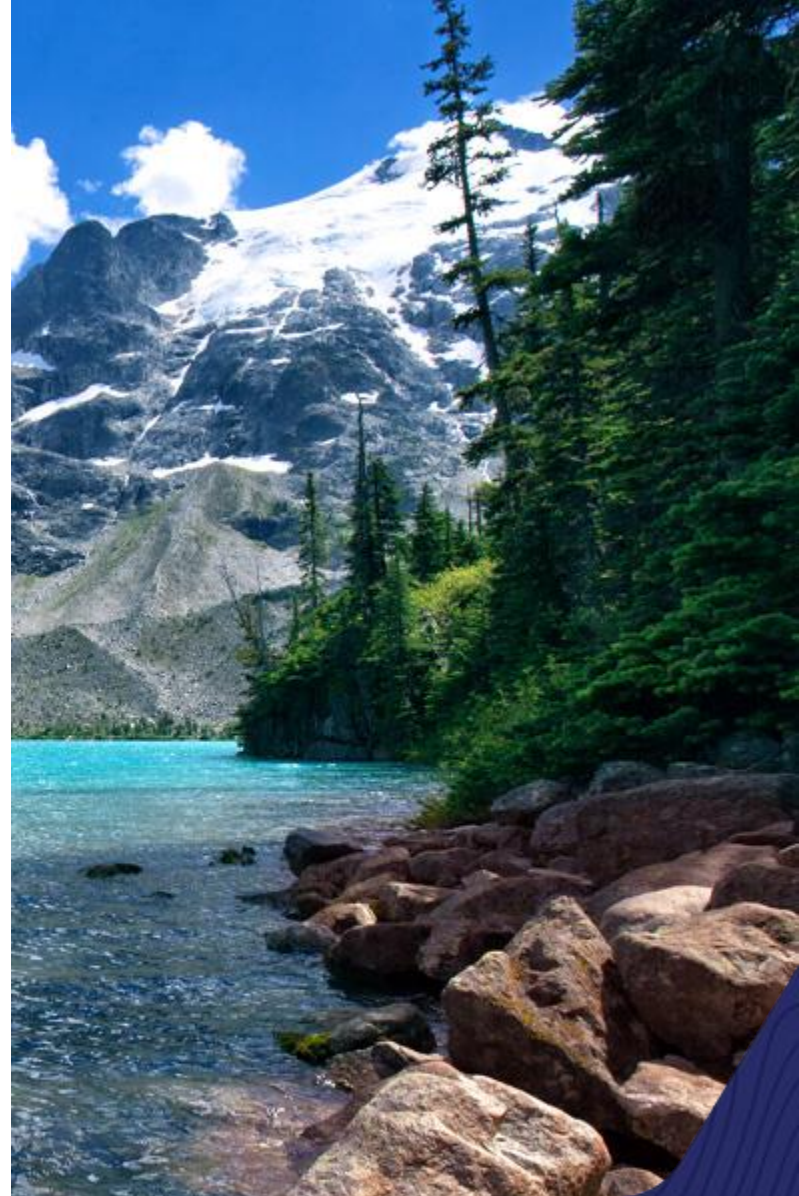
# Modification and/or Extension of Easement or Restrictive Covenant

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# Definitions: Easement & RC

- Easement - A right to the use of, or a right to restrict the use of, the land of another person in some way.
  - An easement may be positive or negative.
  - A negative easement, which is one that restricts the use of land, is registered as a restrictive covenant.
- Restrictive Covenant - A negative easement.
  - A negative easement imposes a restriction on the use an owner may make of his or her land.



# Easements & RCs

## Modification and Extensions

### Title Endorsements of Easement

- Dominant Tenement – Legal Notation  
Easement, Dominant Tenement, *Land Title Act*, [s. 182](#)  
HERETO IS ANNEXED EASEMENT (doc. #) OVER [PART OF] (servient legal description) [SHOWN ON PLAN (plan #)]
- Servient Tenement – Charge  
Easement, Servient Land notation, [Land Title Act](#), [ss. 182](#) and [197](#)  
EASEMENT  
H12345 YY-MM-DD HH/MM  
REMARKS: [PART IN PLAN (plan #)];  
APPURTENANT TO (legal description of dominant land)



# Modification and Extension

## Section 206 Land Title Act

206 (1) On application being made for registration of a transfer, extension or modification of a charge, the registrar, on being satisfied that all necessary parties have joined in it, must register the transfer, extension or modification by endorsing it in the register as a separate entry or as a note against the original entry or both, using the number and date of the application for registration and an appropriate symbol or abbreviation indicating the nature and effect of the instrument registered.

(2) Unless he or she is a party to it, a modification of a charge does not affect the holder of a charge registered before the registration of the modification.



# Modification of Easement & RC LTPM – Section 206 LTA - Practice

## Modification Agreements

It is important to note how the registrar interprets s. 206 [↗](#) of the Act in regards to an application for modification of a charge. Specifically, a modification application must modify the “terms” of a charge. For example, an application to modify a charge for the purposes of changing a party to the instrument does not result in a modification of a “term” of the charge and it is therefore not acceptable as an application to modify a charge under s. 206.

A modification must not be used to redefine the area of land encumbered by the charge. For example, an application to modify a Statutory Right of Way in an attempt to decrease the area of the land encumbered with the Statutory Right of Way is not deemed to be a modification under s. 206. In this instance, an application must be made to release the Statutory Right of Way from that part of the lands that is no longer required. Similarly, an application to extend a charge is required in those instances where the area of land subject to the charge is being increased.

[ltpm.ltsa.ca/206-registration-transfer-extension-or-modification-charges](https://ltpm.ltsa.ca/206-registration-transfer-extension-or-modification-charges)



# Easements & RCs

## Modification and Extensions – Key Examination Points

- Application - Form C Charge,
  - Nature of Interest - Modification
- Must contain a modification of the TERMS
- Must NOT change the parties
  - Runs with the DOM/SERV lands
- Must NOT change the location of the charged area
  - Form C Release of the area no longer required
  - Form C Charge, NOI – Extension to extend to additional lands

[help.ltsa.ca/myltsa-enterprise/form-c-charge](https://help.ltsa.ca/myltsa-enterprise/form-c-charge)  
[help.ltsa.ca/myltsa-enterprise/form-c-release](https://help.ltsa.ca/myltsa-enterprise/form-c-release)

# Easements & RCs Modification – Form C Charge

1. Application

**Chris Smith  
Suite 500 - 11 Eighth Street  
New Westminster BC V3M 3N7  
604-630-9630**

2. Description of Land

PID/Plan Number	Legal Description
<b>030-192-242</b>	<b>LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>

3. Nature of Interest

Type	Number	Additional Information
<b>MODIFICATION</b>	<b>CB789</b>	

4. Terms

Part 2 of this instrument consists of:  
**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**ANDREWS ALAN**

6. Transferee(s)

**123 BC LTD.  
1234 AROUND THE CORNER STREET  
VANCOUVER BC V1V1V1**

7. Additional or Modified Terms



# Easements & RCs Modification and Extensions

## Title Endorsement - Modification

MODIFICATION

CB12345 YY-MM-DD HH/MM

REMARKS: MODIFICATION OF CB789

EASEMENT

CB789 YY-MM-DD HH/MM

REMARKS: [PART IN PLAN (plan #)];

APPURTENANT TO (legal description of dominant land)

MODIFIED BY CB12345

# Easements & RCs Extension – Form C Charge

1. Application

**Chris Smith**  
**Suite 500 - 11 Eighth Street**  
**New Westminster BC V3M 3N7**  
**604-630-9630**

2. Description of Land

PID/Plan Number	Legal Description
<b>030-192-242</b>	<b>LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>

3. Nature of Interest

Type	Number	Additional Information
<b>EASEMENT</b>		<b>EXTENSION OF EASEMENT CB789</b>

4. Terms

Part 2 of this instrument consists of:

**(b) Express Charge Terms Annexed as Part 2**

5. Transferor(s)

**ANDREWS ALAN**

6. Transferee(s)

**123 BC LTD.**  
**1234 AROUND THE CORNER STREET**  
**VANCOUVER BC V1V1V1**

7. Additional or Modified Terms



# Easements & RCs

## Extension – Form C Charge

### Title Endorsement – Extension of Easement

#### EASEMENT

CB12345 YY-MM-DD HH/MM

REMARKS: [PART IN PLAN (plan #)];

APPURTENANT TO (legal description of dominant land)

EXTENSION OF CB789

#### EASEMENT

CB789 YY-MM-DD HH/MM

REMARKS: [PART IN PLAN (plan #)];

APPURTENANT TO (legal description of dominant land)

EXTENDED TO CB12345



# Effect of Subdivisions on Registered Easements

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# Existing Easement Subdivided

- Existing Easement

Servient Tenement	Dominant Tenement
Lot A Plan NWP266	Lot B Plan NWP266

- After Subdivision of Dominant

Servient Tenement	Dominant Tenement
Lot A Plan NWP266	Lot 1 – Lot 20 Plan EPP1234 (formerly Lot B)

- After Subdivision of Servient

Servient Tenement	Dominant Tenement
Strata Lot 1 – SL 150 & CP Strata Plan EPS4567 (formerly Lot A)	Lot 1 – Lot 20 Plan EPP1234 (formerly Lot B)

# Section 223 Land Title Act

223 (1) If a dominant tenement is subdivided in whole or in part, on the deposit of a plan of subdivision

(a) the benefit of a registered appurtenant easement is annexed to each of the new parcels shown on the plan,

(b) the burden of the easement is increased accordingly, even though the owner of the servient tenement has not consented to the increase, and

(c) the easement continues to be annexed to the remainder, if any, of the dominant tenement, unless the instrument creating the easement expressly provides otherwise, or the subdivider designates on the plan the parcel or a part of the land to which the benefit does not attach.

(2) A designation under subsection (1) witnessed or proved in accordance with this Act is sufficient authority for the registrar to give effect to it and to make the necessary endorsements in the records.

(3) Subsection (1)(b) applies only to easements registered after October 30, 1979.





# Section 223 Land Title Act

## Subdivider's Endorsement on Plan

Where the subdivider designates on a plan that the benefits of an easement do not apply to one or more subdivided parcels, the subdivider uses the following form of endorsement on the plan:

PURSUANT TO S. 223 OF THE *LAND TITLE ACT*, LOT B OF THIS PLAN IS HEREBY DESIGNATED AS A PARCEL TO WHICH THE BENEFIT OF EASEMENT \_\_\_\_\_ DOES NOT ATTACH.

## PRACTICE

### Application of Section 223

#### Designation of Lot to Which Benefit Does Not Attach

Where, for example:

1. the dominant tenement of Easement 3333 is District Lot 100;
2. the servient tenement is Lot 4; and
3. the owner of District Lot 100 subdivides Lot 100 into two lots, A and B, by Plan 4000,

Plan 4000 may designate Lot B as a parcel to which the benefit of Easement 3333 does not attach.

# Section 223 Land Title Act, Cont.

EASEMENT H12345 YY-MM-DD HH/MM REMARKS: APPURTENANT TO (legal description of dominant land) [PART IN PLAN #] EXCEPT (legal description of excluded parcels)

[ltpm.ltsa.ca/223-subdivision-dominant-tenement](https://ltpm.ltsa.ca/223-subdivision-dominant-tenement)



# Determining Where Easement Still Exists



# Determining Where an Easement Still Exists

## Additional Endorsements

- Partial releases:
  - Dominant Legal Notations:
    - SERVIENT TENEMENT CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP12345 BY CA98765
    - SERVIENT TENEMENT CANCELLED AS TO LOT 4, PLAN EPP12345, BY CA98765
  - Servient Easement Charges:
    - APPURTENANT TO LOT 1, PLAN BCP98765 CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP12345 BY CA98765
    - APPURTENANT TO LOT 1 AND 2, PLAN BCP98765 DOMINANT TENEMENT CANCELLED AS TO LOT 1, PLAN EPP98765 BY CA45678
- Modified by CB\_\_\_ and Modification of CA\_\_\_
- Extended by CB\_\_\_ and Extension of CA\_\_\_



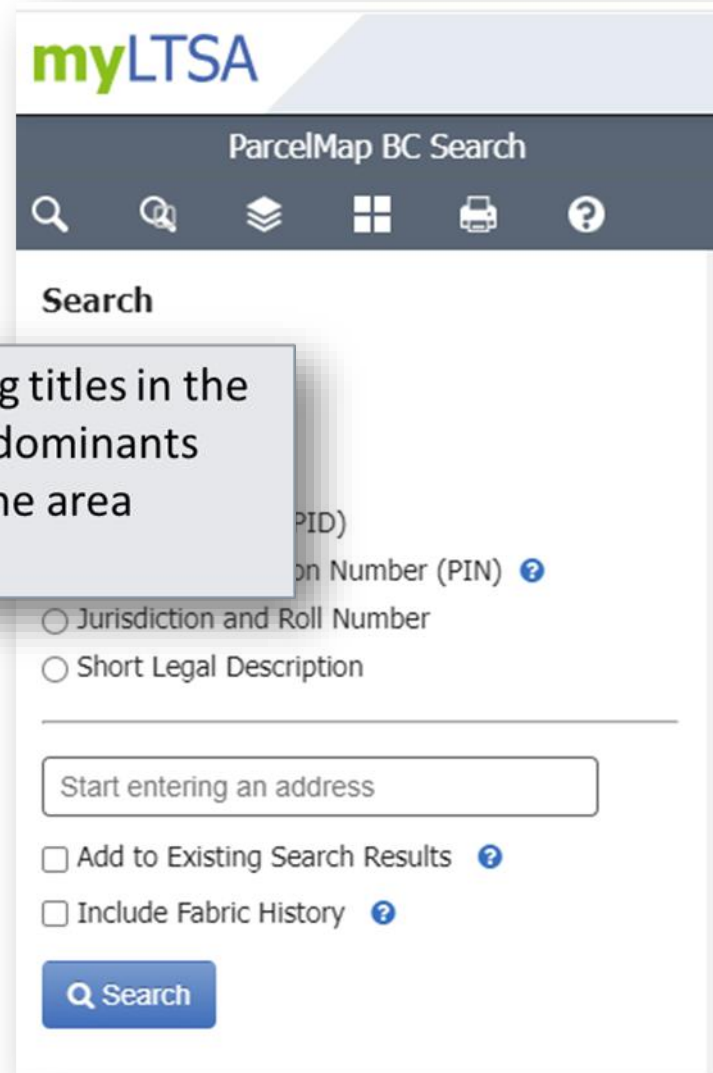
# Determining Where an Easement Still Exists

Servient Tenement	Dominant Tenement
Strata Lot 1 – SL 150 & CP Strata Plan EPS4567 (formerly Lot A)	Lot 1 – Lot 20 Plan EPP1234 (formerly Lot B)

# Determining Where an Easement Still Exists, Cont.

**Pro Tip** – use ParcelMapBC to assist in locating titles in the area where the original servient and original dominants were to help find the current active titles in the area

[parcelmapbc.ltsa.ca/pmsspub/](https://parcelmapbc.ltsa.ca/pmsspub/)



myLTSA

ParcelMap BC Search

Search

Start entering an address

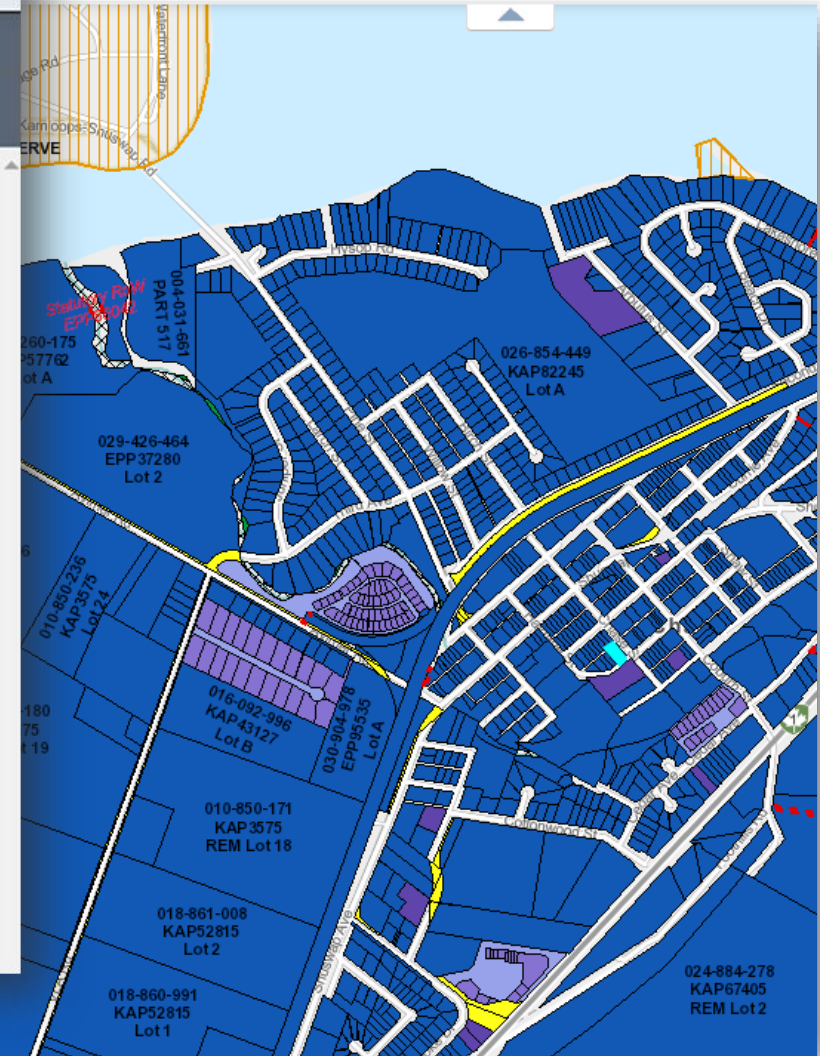
Jurisdiction and Roll Number

Short Legal Description

Add to Existing Search Results

Include Fabric History

Search





# Release of Easement or Restrictive Covenant

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# Determining Partial or Full Release

- If not ALL of the dominant lands, servient lands are included in the release application it is a partial release
  - Look at original easement document to determine the original dominant and servient lands
  - A charge search will show servient lands, but it can be more complex to determine the dominant lands







# Easements & RCs Release Scenarios

- 1) Cancels the entire easement on all the servient and dominant lands
- 2) Cancels the easement as to a portion of the servient tenement
- 3) Cancels the entire easement as to one of many of the dominant tenements
- 4) Cancels the entire easement as to one of many servient tenements
- 5) Cancels the entire easement over some of the dominant tenement and some of the servient tenement



# Legal Description Field

Though the charge is being released by the dominant tenement holder, the legal description that must be in the legal description field of the Form C is that of the servient tenement. This will ensure that the document gets marked up against the title where the charge is endorsed. This practice is confirmed in the Land Title Web Filing Forms Practice Guide for Form C (Release):

## *Description of Land*

*3.1 Complete the PID or Plan Number and Legal Description associated with the charge, lien, or interest.*





# Charge, Lien or Interest Field

To ensure there is no ambiguity as to which dominant tenement lands are releasing the benefit of the easement we also require their PIDS and legal description to be included as Additional Information to the Charge, Lien or Interest field. This practice is also confirmed in the Land Title Web Filing Forms Practice Guide for Form C (Release):

## *Charge, Lien or Interest*

*2.5 If there is a dominant tenement associated with the charge, a description of the dominant tenement, including the PID number, must be set out in the additional information field.*



# Basic Principles

- Item 2 should only include the servient lands being dealt with
- Item 3 additional information must list the affected dominant tenement lands
- All affected dominant tenements will be required to execute



# Hypothetical Example

Easement CB789

Servient Tenement	Dominant Tenement
Lot 1 Plan EPP123 PID: 030-192-242	Lot A Plan EPP456 PID: 030-192-269
Lot 2 Plan EPP123 PID: 030-192-251	Lot B Plan EPP456 PID: 030-192-277
Owner: 123 BC Ltd.	Lot A Owner: Alan Andrews Lot B Owner: Betty Bishop



# Initial Servient Tenement Titles

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4753	
From Title Number	CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-242	
Legal Description:	LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>		
Nature:	EASEMENT	
Registration Number:	CB789	
Registration Date and Time:	2024-08-16 09:20	
Remarks:	INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456	
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4754	
From Title Number	CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-251	
Legal Description:	LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>		
Nature:	EASEMENT	
Registration Number:	CB789	
Registration Date and Time:	2024-08-16 09:20	
Remarks:	INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456	
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	



# Initial Dominant Tenement Titles

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor}
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4755 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ALAN ANDREWS, TEST 12345 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-269 LOT A BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4756 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BETTY BISHOP, TESTER 12346 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-277 LOT B BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	



# Scenario 1: Cancels the entire easement on all the servient and dominant lands

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# Cancels the entire easement on all of the servient and dominant lands

- Item 2 must list all of the servient lands
- Item 3 must list all of the dominant lands in the additional information
- All dominant tenement owners must execute the Form C Release



# Form C Release

## 1. Application

**Chris Smith**  
Suite 500 - 11 Eighth Street  
New Westminster BC V3M 3N7  
604-630-9630

## 2. Description of Land

PID/Plan Number	Legal Description
<b>030-192-242</b>	<b>LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>
<b>030-192-251</b>	<b>LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>

## 3. Nature of Interest Being Released

Number	Type	Additional Information
<b>CB789</b>	<b>EASEMENT</b>	<b>Dominant Tenement: Lot A Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-269 Lot B Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-277</b>

## 4. There is no Part 2

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

## 5. Transferor(s)

**ALAN ANDREWS**  
**BETTY BISHOP**

## 6. Transferee(s)

**REGISTERED OWNER**

## 7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Mr. A. Lawyer**  
**Barrister & Solicitor**  
123 Main Street  
New Westminster BC V3M 3N7

YYYY-MM-DD

**2024-08-23**

\_\_\_\_\_  
**Alan Andrews**

\_\_\_\_\_  
**Betty Bishop**

## Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.





# Servient Title Endorsement

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4753	
From Title Number	CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-242	
Legal Description:	LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4754	
From Title Number	CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-251	
Legal Description:	LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

# Dominant Title Endorsement

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4755	
From Title Number	CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	ALAN ANDREWS, TEST 12345 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-269	
Legal Description:	LOT A BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4756	
From Title Number	CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	BETTY BISHOP, TESTER 12346 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-277	
Legal Description:	LOT B BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Infeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	



An aerial photograph of a valley. In the foreground, there is a residential area with many houses. Beyond that, there are large green fields, some of which appear to be agricultural. A river flows through the middle of the valley. In the background, there are large, forested mountains under a clear blue sky with a few clouds. The image is framed by a green graphic element on the left side and a large green circle with white concentric circles on the right side.

# Scenario 2: Cancels the easement as to a portion of the servient tenement




# Cancels the easement as to a portion of the servient tenement

- Item 2 must list the affected servient lands
- Item 3 must list all of the dominant lands in the additional information as well as indicate the plan that defines the remaining easement area
- All dominant tenement owners must execute the Form C Release





# Form C Release



Land Title Act  
**Release**  
General Instrument – Part 1

---

1. Application

**Chris Smith**  
123 Main Street  
New Westminster BC V3M 3N7  
604-630-9630

---

2. Description of Land

PID/Plan Number	Legal Description
030-192-242	LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123
030-192-251	LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123

---

3. Nature of Interest Being Released

Number	Type	Additional Information
CB789	EASEMENT	As to all except parts on Plan EPP789 Dominant Tenement: Lot A Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-269 Lot B Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-277

---

4. There is no Part 2  
The charge described in item 3 is released or discharged as a charge on the land described in item 2.

---

5. Transferor(s)

**ALAN ANDREWS**  
**BETTY BISHOP**

---

6. Transferee(s)

**REGISTERED OWNER**

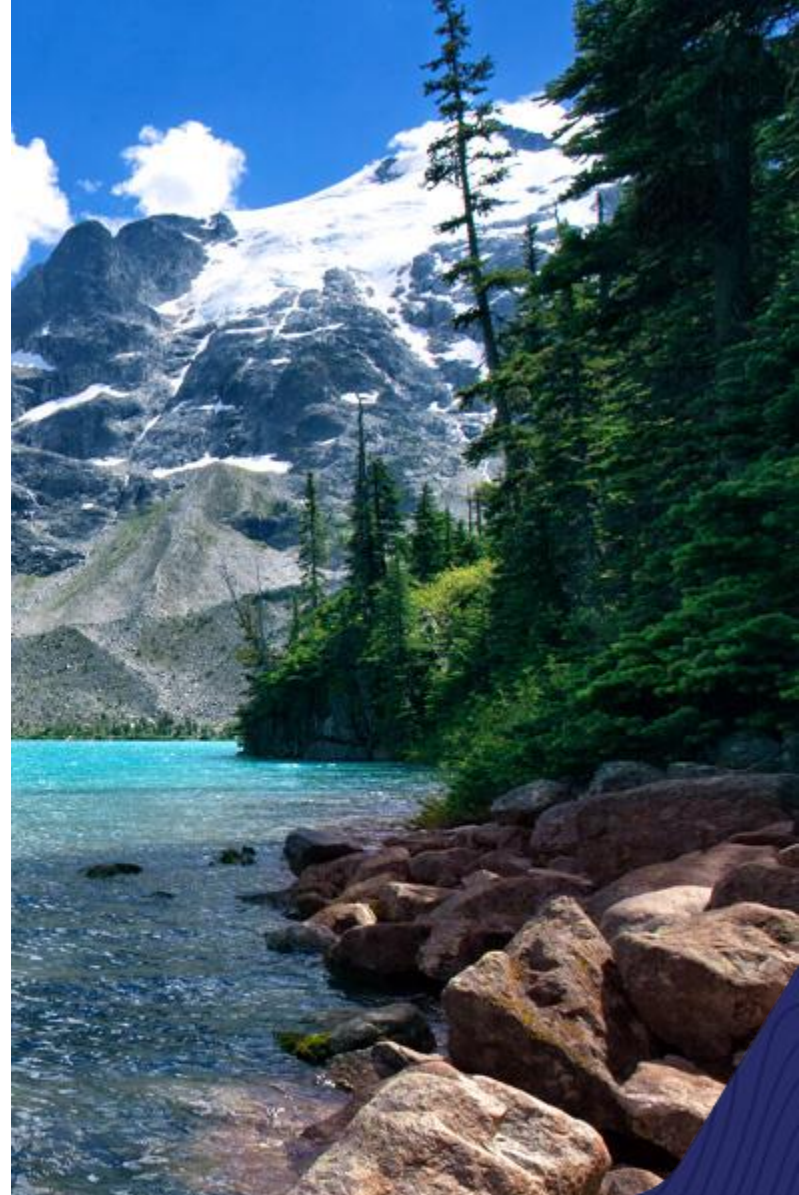
---

7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

Witnessing Officer Signature	Execution Date	Transferor / Transferee / Party Signature(s)
<p>_____</p> <p><b>Mr. A. Lawyer</b> Barrister &amp; Solicitor 123 Main Street New Westminster BC V3M 3N7</p>	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>YYYY-MM-DD</p> <p><b>2024-08-23</b></p> </div>	<p>_____</p> <p><b>Alan Andrews</b></p> <p>_____</p> <p><b>Betty Bishop</b></p>

**Officer Certification**  
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



# Servient Title Endorsement

**TITLE SEARCH PRINT**

File Reference:

2024-09-06, 11:39:19

Requestor: DUSTIN MEYER

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	MD4753 CA4381473
<b>Application Received</b>	2024-08-16
<b>Application Entered</b>	2024-08-16
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1
<b>Taxation Authority</b>	Saanich, The Corporation of the District of
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-242 LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT CB789 2024-08-16 09:20 INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456 CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP789 BY CB1789
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE

**TITLE SEARCH PRINT**

File Reference:

2024-09-06, 11:40:18

Requestor: DUSTIN MEYER

\*\*CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN\*\*

<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA
<b>Title Number</b> From Title Number	MD4754 CA4381473
<b>Application Received</b>	2024-08-16
<b>Application Entered</b>	2024-08-16
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1
<b>Taxation Authority</b>	Saanich, The Corporation of the District of
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-251 LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123
<b>Legal Notations</b>	NONE
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT CB789 2024-08-16 09:20 INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456 CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP789 BY CB1789
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING
<b>Transfers</b>	NONE



# Dominant Title Endorsement

TITLE SEARCH PRINT		2024-09-06, 11:40:54
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4755 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ALAN ANDREWS, TEST 12345 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-269 LOT A BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123 SERVIENT TENEMENT CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP789 BY CB1789	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-09-06, 11:41:40
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4756 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BETTY BISHOP, TESTER 12346 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-277 LOT B BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123 SERVIENT TENEMENT CANCELLED AS TO ALL EXCEPT PART IN PLAN EPP789 BY CB1789	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	





# Scenario 3: Cancels the entire easement as to one of many of the dominant tenements

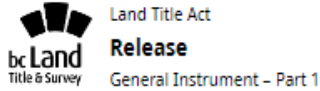


# Cancels the entire easement as to one of or less than all dominant tenements

- Item 2 must list all of the servient lands
- Item 3 must list only the affected dominant lands in the additional information
- Only the affected dominant tenement owners must execute the Form C Release



# Form C Release



Land Title Act  
**Release**  
General Instrument - Part 1

## 1. Application

**Chris Smith**  
Suite 500 - 11 Eighth Street  
New Westminster BC V3M 3N7  
604-630-9630

## 2. Description of Land

PID/Plan Number	Legal Description
<b>030-192-242</b>	<b>LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>
<b>030-192-251</b>	<b>LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>

## 3. Nature of Interest Being Released

Number	Type	Additional Information
<b>CB789</b>	<b>EASEMENT</b>	<b>Dominant Tenement: Lot A Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-269</b>

## 4. There is no Part 2

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

## 5. Transferor(s)

**ALAN ANDREWS**

## 6. Transferee(s)

**REGISTERED OWNER**

## 7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Mr. A Lawyer**  
**Barrister & Solicitor**  
123 Main Street  
New Westminster BC V3M 3N7

YYYY-MM-DD

**2024-08-23**

\_\_\_\_\_  
**Alan Andrews**

## Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.





# Servient Title Endorsement

TITLE SEARCH PRINT		2024-09-06, 11:53:30
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4753 CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-242 LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT CB789 2024-08-16 09:20 INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456 DOMINANT TENEMENT CANCELLED AS TO LOT A PLAN EPP456 BY CB2789	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	

TITLE SEARCH PRINT		2024-09-06, 11:54:11
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4754 CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-251 LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT CB789 2024-08-16 09:20 INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456 DOMINANT TENEMENT CANCELLED AS TO LOT A PLAN EPP456 BY CB2789	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	

# Dominant Title Endorsement

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4755 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ALAN ANDREWS, TEST 12345 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-269 LOT A BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4756 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BETTY BISHOP, TESTER 12346 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-277 LOT B BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	





# Scenario 4: Cancels the entire easement as to one of many servient tenements

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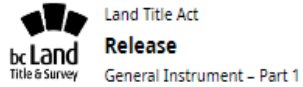
# Cancels the entire easement as to one of many servient tenements

- Item 2 must list the affected servient land
- Item 3 must list all of the dominant lands in the additional information
- All dominant tenement owners must execute the Form C Release





# Form C Release



1. Application

**Chris Smith**  
**Suite 500 - 11 Eighth Street**  
**New Westminster BC V3M 3N7**  
**604-630-9630**

2. Description of Land

PID/Plan Number	Legal Description
<b>030-192-242</b>	<b>LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>

3. Nature of Interest Being Released

Number	Type	Additional Information
<b>CB789</b>	<b>EASEMENT</b>	<b>Dominant Tenement: Lot A Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-269 Lot B Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-277</b>

4. There is no Part 2

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. Transferor(s)

**ALAN ANDREWS**  
**BETTY BISHOP**

6. Transferee(s)

**REGISTERED OWNER**

7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

**Mr. A. Lawyer**  
**Barrister & Solicitor**  
 123 Main Street  
 New Westminster BC V3M 3N7

YYYY-MM-DD  
**2024-08-23**

**Alan Andrews**  
  
**Betty Bishop**

Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.



# Servient Title Endorsement

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4753	
From Title Number	CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-242	
Legal Description:	LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b>	VICTORIA	
Land Title Office	VICTORIA	
<b>Title Number</b>	MD4754	
From Title Number	CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b>		
Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b>		
Parcel Identifier:	030-192-251	
Legal Description:	LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b>		
Nature:	EASEMENT	
Registration Number:	CB789	
Registration Date and Time:	2024-08-16 09:20	
Remarks:	INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	



# Dominant Title Endorsement

<b>TITLE SEARCH PRINT</b>		2024-09-06, 12:00:52
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4755 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ALAN ANDREWS, TEST 12345 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-269 LOT A BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123 SERVIENT TENEMENT CANCELLED AS TO LOT 1 PLAN EPP123 BY CB3789	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

<b>TITLE SEARCH PRINT</b>		2024-09-06, 12:01:36
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4756 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BETTY BISHOP, TESTER 12346 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-277 LOT B BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123 SERVIENT TENEMENT CANCELLED AS TO LOT 1 PLAN EPP123 BY CB3789	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	





Scenario 5:  
Cancels the entire easement over some of  
the dominant tenement and some of the  
servient tenement

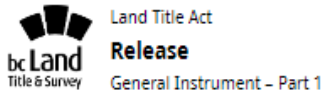


# Cancels the entire easement over some of the dominant tenement and some of the servient tenement

- Item 2 must list all of the affected servient lands
- Item 3 must list all of the affected dominant lands in the additional information
- All of the affected dominant tenements must execute the Form C Release



# Form C Release



## 1. Application

**Chris Smith**  
Suite 500 - 11 Eighth Street  
New Westminster BC V3M 3N7  
604-630-9630

## 2. Description of Land

PID/Plan Number	Legal Description
<b>030-192-242</b>	<b>LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123</b>

## 3. Nature of Interest Being Released

Number	Type	Additional Information
<b>CB789</b>	<b>EASEMENT</b>	<b>Dominant Tenement: Lot A Block 2 Section 28 Lake District Plan EPP456 PID: 030-192-269</b>

## 4. There is no Part 2

The charge described in item 3 is released or discharged as a charge on the land described in item 2.

## 5. Transferor(s)

**ALAN ANDREWS**

## 6. Transferee(s)

**REGISTERED OWNER**

## 7. Execution(s)

This instrument releases or discharges the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument.

Witnessing Officer Signature

Execution Date

Transferor / Transferee / Party Signature(s)

\_\_\_\_\_  
**Mr. A. Lawyer**  
**Barrister & Solicitor**  
123 Main Street  
New Westminster BC V3M 3N7

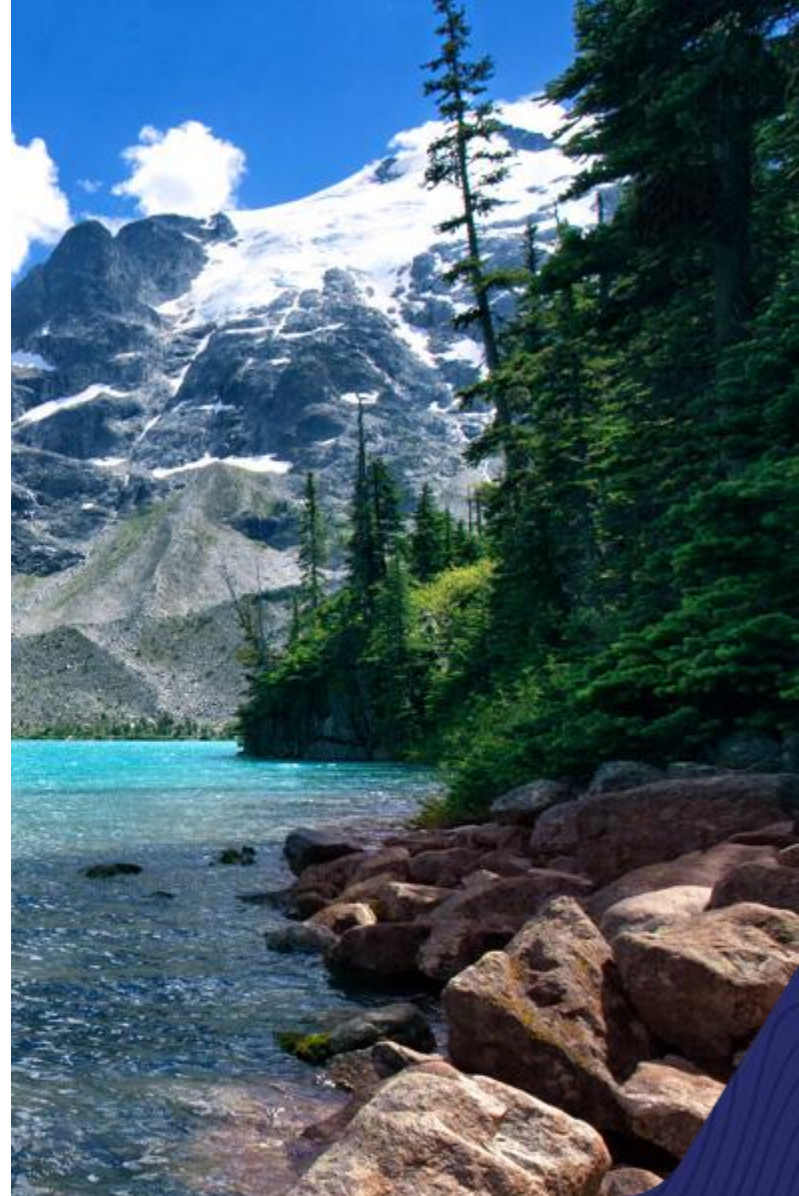
YYYY-MM-DD

**2024-08-23**

\_\_\_\_\_  
**Alan Andrews**

## Officer Certification

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.





# Servient Title Endorsement

TITLE SEARCH PRINT		2024-09-13, 11:23:45
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4753 CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-242 LOT 1 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT CB789 2024-08-16 09:20 INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456 DOMINANT TENEMENT CANCELLED AS TO LOT A PLAN EPP456 BY CB4789	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4754 CA4381473	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	123 BC LTD. 1234 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-251 LOT 2 BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP123	
<b>Legal Notations</b>	NONE	
<b>Charges, Liens and Interests</b> Nature: Registration Number: Registration Date and Time: Remarks:	EASEMENT CB789 2024-08-16 09:20 INTER ALIA APPURTENANT TO LOT A PLAN EPP456 AND LOT B PLAN EPP456	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

# Dominant Title Endorsement

TITLE SEARCH PRINT		2024-09-13, 11:27:09
File Reference:		Requestor: DUSTIN MEYER
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4755 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	ALAN ANDREWS, TEST 12345 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-269 LOT A BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123 SERVIENT TENEMENT CANCELLED AS TO LOT 1 PLAN EPP123 BY CB4789	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	

TITLE SEARCH PRINT		2024-08-23, 11:39:12
File Reference:		Requestor:
**CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN**		
<b>Title Issued Under</b>	SECTION 98 LAND TITLE ACT	
<b>Land Title District</b> Land Title Office	VICTORIA VICTORIA	
<b>Title Number</b> From Title Number	MD4756 CA2148555	
<b>Application Received</b>	2024-08-16	
<b>Application Entered</b>	2024-08-16	
<b>Registered Owner in Fee Simple</b> Registered Owner/Mailing Address:	BETTY BISHOP, TESTER 12346 AROUND THE CORNER STREET VANCOUVER, BC V1V 1V1	
<b>Taxation Authority</b>	Saanich, The Corporation of the District of	
<b>Description of Land</b> Parcel Identifier: Legal Description:	030-192-277 LOT B BLOCK 2 SECTION 28 LAKE DISTRICT PLAN EPP456	
<b>Legal Notations</b>	HERETO IS ANNEXED EASEMENT CB789 OVER LOT 1 PLAN EPP123 AND LOT 2 PLAN EPP123	
<b>Charges, Liens and Interests</b>	NONE	
<b>Duplicate Indefeasible Title</b>	NONE OUTSTANDING	
<b>Transfers</b>	NONE	
<b>Pending Applications</b>	NONE	



# Final Remarks on Easement Releases

- Why is the formatting of the Form C release so important to us?
  - Avoiding unintentional full releases
  - A dominant tenement owner may own multiple parcels but only want to release the benefit of the easement from a subset of them



# Resources

- [Land Title Practice Manual](#)
- [help.ltsa.ca/myltsa-enterprise/form-c-charge](http://help.ltsa.ca/myltsa-enterprise/form-c-charge)
- [help.ltsa.ca/myltsa-enterprise/form-c-release](http://help.ltsa.ca/myltsa-enterprise/form-c-release)
- [Survey and Plan Rules](#)
- [Electronic Land Title Plan and Plan Application Requirements](#)
- [Electronic Plan Application Help Guide](#)

Customer Service Centre

1-877-577-LTSA (5872) or 604-630-9630 Option 2

[customerservice@ltsa.ca](mailto:customerservice@ltsa.ca)



# 2024 Webinar Schedule

- Apr 24 – 2024 Update on LOTR Filings and LOTA
- May 8 – Estates, Trusts and Powers of Attorney
- Jun 6 – Caveats, Certificates of Pending Litigation (CPLs) and Court Orders
- Oct 3 – Easements, Restrictive Covenants and Right of First Refusal
  
- Oct 30 – Caveats, CPLs [*Rebroadcast + live Q&A*]
- Nov 20 – Court Orders [*Rebroadcast + live Q&A*]
- Bi-monthly Web Filing Tutorials – next webinar Oct 16



To Register: [itsa.ca/professionals/access-to-records/upcoming-events](https://itsa.ca/professionals/access-to-records/upcoming-events)

# Webinar Library

- Fundamentals – Form A, B, C (Release and Charge)
- Land Title Application Help Resources
- All About Land Title Defects
- Minimizing Turnaround Times for Land Title Applications
- Survey Plan Submissions Part 1, Part 2
- LOTR Filing Requirements and Ongoing Obligations
- Web Filing: Introduction, Pro Tips and More

 To Watch: [Itsa.ca/webinar-resources](https://itsa.ca/webinar-resources)



# Questions?





Thank you