



Ontario

Ministry of
Consumer and
Commercial
Relations

Property
Rights
Division

BULLETIN NO. 75019

DATE: APRIL 7, 1975

TO:

ALL LAND REGISTRARS

PRE-REGISTRATION APPROVAL OF
DOCUMENTS

NEW PROCEDURE

Traditionally, the Director of Titles and his staff have scrutinized and frequently approved documents for registration under The Land Titles Act. This function has been continued by the solicitors attached to the Property Law Branch and has been enlarged to include documents to be registered under The Registry Act.

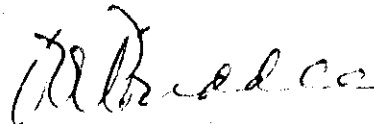
Effective immediately, the following procedure will apply:

- 1) Documents will be submitted directly to the appropriate Land Registrar by the party concerned, or his solicitor.
- 2) If the Land Registrar is of the opinion that a document should not be registered as drawn, and the party or his solicitor is unwilling to make suggested alterations, the matter may be referred to the Property Law Branch.
- 3) The Property Law Branch must be supplied with all pertinent information which may include, for example, photocopies of the related parcel register or abstract index pages, previously registered documents, and the rejected document.
- 4) If the solicitor attached to the Property Law Branch, after consideration of the points of view of both the Land Registrar and the party or solicitor, decide that the document should be registered as drawn, it will be approved for registration (subject to any change that may have occurred in the interval) and the Land Registrar will be advised.

Land Registrars are not expected to advise practicing solicitors how routine documents should be prepared. However, as a convenience to the public and in order to avoid unnecessary embarrassment, Land Registrars should be willing to scrutinize documents in advance of registration, particularly if the documents are of the more unusual types, such as transmission applications and "sale papers".

The Property Law Branch will continue to deal with documents in cases where new forms are being designed (e.g., Bell Canada easements), and documents to be registered in more than one Land Registry Office (e.g. TransCanada PipeLine supplemental indentures).

This change in policy is not intended to preclude the Land Registrar from asking for advice from solicitors in the Property Law Branch, either by letter or by telephone, in connection with any document received for registration in respect of which he has concern.



Richard E. Priddle
Director of Land Registration

REP/h