



DIRECTIVE
Land Registry

SECTION: PID Databank

NUMBER: 3001-003

SUBJECT: Parcel Access

PURPOSE

This directive defines the intended use of Parcel Access values and how they should be applied to parcel descriptions in PID Databank applications.

REFERENCE N/A

BACKGROUND

The intent of the parcel access field is to define, at the time of conversion of the parcel, the **apparent access** for the parcel in terms of "**conventional access**" via a driveway or roadway to a public highway. It is not intended to define the literal concept of public access as it may apply to navigable waters, etc.

DIRECTIVE

PID Databank Applications must reflect the apparent Parcel Access for the parcel of land being described. Parcel Access is to be assigned based on the specific parcel location and not based on implied access resulting from contiguous ownership with adjoining parcels.

PUBLIC ACCESS - any parcel of land that fronts on a public road or road reservation

PRIVATE ACCESS - any parcel of land that fronts on a private road or right of way/easement to which the parcel has a **documented** right of use. The description for the parcel shall reflect a benefit for each servient parcel to the public access.

NO ACCESS - any parcel of land that is deemed to be fully landlocked. This includes Parcel "A" type situations when a parcel is added to the back of a property and it is clear that it was created with no access.

UNDETERMINED ACCESS - any parcel of land for which Private or Public access **cannot be determined**. This value is applicable for property for which there exists a physical access, however, that access is not officially Public or cannot be traced to an actual agreement to constitute Private access, i.e., in cases such as the traditional "historical" or "by prescription" access.

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Examples:

The Parcel Access value applicable at the **time of conversion** for :

- a parcel fronting on a public highway - **PUBLIC ACCESS**
- a parcel fronting on a "controlled access" public highway – **NO ACCESS**
- a parcel fronting on a Crown Reserved Road - **PUBLIC ACCESS**
- a parcel fronting on navigable waters - **UNDETERMINED ACCESS ****
- a parcel fronting on a private road /access with **documented** benefit to use - **PRIVATE ACCESS**
- a parcel fronting on a private road/access with **NO documented** benefit to use – **UNDETERMINED ACCESS ****
- a parcel with the benefit of a documented easement/right of way - **PRIVATE ACCESS**
- a parcel that is fully land-locked - **NO ACCESS**
- a land-locked parcel adjoining a parcel owned by the same person which has public or private access - **NO ACCESS**
- a parcel for which all or any existing or accrued access has been acquired by prescriptive or historical rights but not documented – **UNDETERMINED ACCESS**
- a parcel fronting on a Future Street – **NO ACCESS**



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Notes:

Parcel access values are not static and may change over time for various reasons. Ex: Subdivisions, Acquisition of documented access, change of road status from “controlled access”, change of road status from private to public, etc.

When these changes take place, the description of the parcel in PID Databank shall be amended to reflect the new Parcel Access.

**** The purpose of the UNDETERMINED ACCESS value is to flag that access to the parcel “MAY” not exist in the conventional sense.**

In these situations, the PID Databank application should contain comments explaining the circumstances.

Additional note:

The **Provincial Highways and Other Roads** book registered at the Registry office or the **Designated Highways Maps** on the Department of Transportation and Infrastructure Web site can be used to help define the access.

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