



Definition of a TitlePLUS^{®1} Whole of a Lot

If the property is comprised of the whole of a lot on a registered plan of subdivision, certain searches and inquiries will not be required.

A “whole of a lot” for TitlePLUS purposes includes:

- 2 or more whole lots or parcels as described below; or
- a property that was a whole lot or parcel as described below prior to an expropriation, road widening or road closing, resulting in the removal or addition of part of a lot or parcel.

PLUS

Alberta

A lot or block of Subdivided Land within the meaning of the *Municipal Government Act* (N.B. strata lots in Alberta are ineligible for TitlePLUS coverage).

British Columbia

A whole of a lot on a registered plan of subdivision.

Manitoba

A whole lot on a Development Plan under the *Planning Act*.

New Brunswick

A property which is:

- a whole lot on an approved plan of subdivision; or
- a whole lot on a multi-unit or development plan under the *Community Planning Act*.

Newfoundland & Labrador

A property which is:

- a whole lot on an approved plan of subdivision;
- part of a CMHC or Newfoundland and Labrador Housing Corporation development; or
- part of a municipally approved development with more than 10 homes in one of:
 - St. John’s
 - CBS
 - Clarenville
 - Cornerbrook
 - Deer Lake
 - Gander
 - Goose Bay
 - Grand Falls/Windsor
 - Labrador City
 - Logy Bay/Middlecove/Outer Cove
 - Mount Pearl
 - Paradise
 - Port-aux-Basques
 - Portugal Cove/St. Phillips
 - Torbay

Nova Scotia

A whole lot on an approved plan of subdivision.

Ontario

A property which is:

- a whole lot on a registered plan of subdivision²; or
- part of a lot on a registered plan of subdivision, where there was a part lot control exemption by-law registered to allow the initial conveyances in the subdivision; or
- part of a lot that was the subject of a consent proceeding for severance purposes (either as the parcel to be conveyed or the remaining parcel), provided that the severance occurred in accordance with an up-to-date Reference Plan and any necessary conditions attached to the approval were satisfied.

Prince Edward Island

A whole lot on a provincially or municipally approved plan of subdivision.

Saskatchewan

The whole of a surface parcel within the meaning of *The Planning and Development Act, 1983* or land for which a Certificate of Subdivision Approval has been issued.

¹ The TitlePLUS policy is underwritten by Lawyers' Professional Indemnity Company.

² Includes de-registered plans. If the plan has been de-registered, you are required to search abutting lands back to the last deed before June 15, 1967 to ensure that there are no violations of the subdivision control or part lot control provisions of the *Planning Act*, R.S.O. 1990, c.P.13.

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