



**DIRECTIVE**  
**Real Property Registry**

**SECTION: Subsequent Registrations**

**NUMBER: 9050-003**

**SUBJECT: Land Titles Subdivision Plans -  
Signature of Owner(s) or Agent**

**PURPOSE** To establish standard registration criteria for subdivision plans.

**BACKGROUND**

Previously the 'agent' authority for signing plans on behalf clients/owner(s) was documented through a basic typed form.

The "Power of Attorney" referred to below is a more formal document:

It must be registered, and therefore should be on legal size paper with appropriate margins

It should provide specific and limited power to the agent, perhaps be limited to only the signing of the subject subdivision plan.

If the Power of Attorney is registered in advance of the presentation of the plan, the registration details for that registration should be on the face of the plan in addition to the deed/transfer particulars for the owner.

Alternatively, the Power of Attorney may also accompany the plan on presentation for registration.

**REFERENCE** *LAND TITLES ACT*

39. The registrar is not obliged to register an instrument severing or consolidating registered land, unless he is satisfied that the provisions of the Community Planning Act have been complied with, if it is applicable, and he is provided with such documentation as is necessary to enable him to register the instrument in accordance with this Act.

55(1) Every instrument that is to be registered under this Act shall be

(a) signed by the parties required to sign it in the presence of one or more witnesses each of whom is at least sixteen years of age, or

(b) in the case of a corporation, signed by the proper officer or officers of the corporation and sealed with the corporate seal, if the corporation has a corporate seal .

**\*\* If the corporation has no seal, it should be noted on the plan next to the signature.**

**DIRECTIVE**

The owner(s), or agent, if the owner has registered a Power of Attorney authorizing the agent, is required to sign a subdivision plan for registration in Land Titles. Failure of the owner(s) to sign or the absence of the required registered Power of Attorney authorizing the agent to sign, will result in rejection of the plan.