

Guideline Form 28

Purpose of Form: This form is used as a cover page to record any of the following documents against one or more land titles parcels:
subdivision plans, boundary line agreements, defacto consolidations, instruments of subdivision, condominium declarations, condominium declaration amendments, condominium (phased) declaration amendments, condominium bylaws, condominium bylaw amendments, notice of termination of condominium, certificate of consolidation (condominium), other condo documents, repeals of subdivision and retracement plans.

These documents/plans do not enable interest holders but are necessary to be viewable in the parcel register. These documents or plans will appear under the “Non-Enabling Documents” or “Non-Enabling Plans” section of the parcel register.

Instrument Type: Based on the document or plan attached

LR or ROD: This document is indexed under the land registration system only.

Mandatory E-Submission Applies: No (currently no electronic F28 exists)

Fee Required: Yes (for accompanying plan or instrument except retracement plan or plan of subdivision which is not required to go through subdivision approval. *(These include plans which are exempt from subdivision approval, or plans dated prior to subdivision regulations coming into effect*

Accompanying Instrument Required: Yes

Acceptance Criteria for Form 28:

Document/plan attached meets all acceptance criteria, *(e.g. signed, sworn, etc)*

Form 28 includes only LR PIDs

Note: Number of PIDs on this form can exceed 9

A non-enabling instrument type has been selected

If subdivision plan is attached, municipal file # or LR file # is provided

If “Other” was selected, document type is identified

Document is attached to the Form 28

Registered owner name is provided

Form is dated and signed

Description of Use of Form:

This form is used for all documents or plans relating to condominiums or that affect the boundaries of one or more land titles parcels. The LRO mapper ensures that all necessary requirements have been met and processes the Form 28 and document attached.

Supporting Form(s) / Documents required:

Any deeds required to effect consolidation or subdivision