

YUULU?IL?ATH FIRST NATION GOVERNMENT

Enacted under the Land Act section 12.1

LANDS REGISTRY FORMS REGULATION

YFNR 6/2011



OFFICIAL CONSOLIDATION – CURRENT TO SEPTEMBER 17, 2024

This is a certified true copy of the consolidated Lands Registry Forms Regulation YFNR 6/2011, Current to September 17, 2024.

Date: September 20, 2024

Signed: *Hamilton*
Law Clerk

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PART 1 - INTRODUCTORY PROVISIONS

Short Title

1.1 This regulation may be cited as the Lands Registry Forms Regulation.

Application

1.2 This regulation prescribes

- (a) the form of registrable instruments under section 3.9 of the Act,
- (b) the individuals prescribed by section 3.10(a) of the Act for purposes of witnessing instruments to be registered in the lands register,
- (c) the manner in which registrable instruments must be completed, and
- (d) matters for the administration of the lands registry office.

Definitions

1.3 In this regulation:

“Act” means the Land Act;

“application fee” means the applicable fee set out in Schedule 2;

“application for disposition” means the form prescribed by section 3.3(a) and includes any required documentation attached to, or included with, the application for disposition;

“form” means either an application for disposition or a transfer form, as applicable;

“instructions” means instructions issued by the registrar in accordance with section 2.2;

“operation manual” means the “Lands Registry Office Operation Manual” prepared by the registrar in accordance with section 2.1;

“transfer form” means a form of instrument prescribed under this regulation as

- (a) a transfer of an interest in Yuulu?il?ath lands,
- (b) a mortgage, or
- (c) a general instrument

and includes any schedule or other documentation attached to the transfer form.

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PART 2 - ADMINISTRATION

Lands registry office operation manual

- 2.1 (a) The registrar must prepare and maintain a current lands registry office operation manual respecting every element of the lands registry office systems, including any instructions issued by the registrar under section 2.2.
- (b) The operation manual must be made available to all members of the Legislature, the Executive and any committee of the Legislature whose mandate pertains to the lands registry office.
- (c) If any part of the operation manual is relevant to the services being provided by a contractor or agent of the Yuułu?il?ath First Nation, that part of the operation manual must be made available to that contractor or agent.
- (d) If any part of the operation manual is relevant to a person seeking to register an instrument in the lands register, that part of the operation manual must be made available to that person.

Registrar instructions

- 2.2 (a) Subject to subsection (b), the registrar may from time to time issue instructions for the completion of forms prescribed by this regulation and other instruments that may be registered in the lands register.
- (b) Instructions issued by the registrar under subsection (a) must
- (i) not be inconsistent with the Act, these regulations or any other Yuułu?il?ath enactment,
 - (ii) be in writing and added to the operation manual in a segment entitled “Registrar Instructions”, and
 - (iii) be complied with, if applicable to the instrument, by all persons submitting an instrument for registration in the lands register.

Public notice requirements

- 2.3 The notice required under section 4.18 of the Act must be posted for at least 15 days.

Application for disposition and fees

- 2.4 A person eligible to be granted the applicable disposition under Part 7 of the Act may apply for that disposition by delivering to the lands manager
- (a) a completed and signed application for disposition, and

(b) the application fee.

PART 3 - PRESCRIBED MATTERS

Prescribed individuals

- 3.1 A solicitor, notary public or other person authorized by the Evidence Act (British Columbia) to take affidavits for use in British Columbia are prescribed for purposes of section 3.10(a) of the Act.

Prescribed forms - transfers

- 3.2 (a) Forms numbered LR-01 to LR-03 in Schedule 1 are prescribed for the purposes of section 3.9 of the Act.
- (b) A transfer form that is
- (i) a transfer of an interest in, or licence in relation to, Yuulu?il?ath lands must be in Form LR-1,
 - (ii) a mortgage must be in Form LR-2, and
 - (iii) any other general instrument must be in Form LR-3.
- (c) Nothing may be attached to a transfer form except
- (i) one or more additional execution pages in Form LR-4A,
 - (ii) one or more schedules in Form LR-4B,
 - (iii) any affidavit of execution required under Part 3 of the Act,
 - (iv) in the case of a mortgage in Form LR-2, a set of express mortgage terms constituting Part 2 of the mortgage, and
 - (v) in the case of a general instrument in Form LR-3, a set of express charge terms constituting Part 2 of the registrable instrument.
- (d) Every transfer form must be executed and completed
- (i) in compliance with the instructions, and
 - (ii) in substantial compliance with the operation manual.
- (e) An attachment to a transfer form that is a schedule in Form LR-4B must be completed in compliance with the instructions and in substantial compliance with the operation manual.

- (f) A transfer form may contain an identification number or customer or client file number so long as the number is not placed on the form in a manner that
 - (i) obscures any part of the printed form,
 - (ii) renders any completed part of the form illegible,
 - (iii) prevents the lands registry office from using that part of transfer form designated for lands registry office use only, or
 - (iv) may tend to mislead a person as to the contents or legal effect of the form.

Prescribed forms – application for dispositions

- 3.3 (a) Form LD-1 in Schedule 1 is prescribed for the purposes of section 4.17 of the Act.
- (b) An application for a disposition under the Act must be made in Form LD-1.

PART 4 - FORM PREPARATION AND COMPLETION

Completion of transfer form

- 4.1 (a) Every form, including attachments, must be on durable paper 27.9 cm x 21.5 cm in size.
- (b) The form must be completed
- (i) by printing or typing in legible characters of 10 or 12 pitch, but not smaller than 12 point, and
- (ii) by printing or typing in black or dark ink that is compatible for electronic scanning, optical character recognition or micrographic technology of the kind used in the lands registry office.
- (c) The form must contain a blank space not less than 3 cm deep and 7.6 cm wide in the top right corner of the first page for use by the lands registry office.
- (d) The vertical lines separating the year, month and day columns in the execution segment of a transfer form and in the payment provisions segment of Form LR-2 are not mandatory.
- (e) The name, address and professional capacity of the prescribed individual witnessing the signature of a transferor or other party must be typed or printed immediately below the signature of the prescribed individual.

Format

- 4.2 (a) The space provided for the completion of any item of the transfer form may be expanded or reduced as the circumstances require so long as
- (i) in the case of a transfer form in Form LR-1, the expansion does not make the instrument longer than one page, or
- (ii) in the case of a transfer form in Form LR-2 or Form LR-3, the expansion does not make the instrument longer than two pages or result in printing part of an item on one page with the balance of the item on another page.
- (b) Nothing in subsection (a) operates to limit the effect of subsection 3.2(c).
- (c) Despite subsection (a)(ii), items 1 to 6 on Form LR-2 must appear either on page one of the form or in a schedule in Form LR-4B that is attached to that form in accordance with the instructions and operation manual.

Abbreviations

- 4.3 An abbreviation of any word on a form must not be used unless
- (a) the abbreviation is permitted by the registrar, and
 - (b) the abbreviation does not obscure the meaning, intent or legal effect of the form.

Other forms

- 4.4 (a) Any instrument that is required to be witnessed under Part 3 of the Act and that is not required to be in a form prescribed under the Act must, where the witness is a prescribed individual, contain the prescribed individual's certification statement set out below and the witness must sign the instrument under a column headed "Prescribed Individual Signature(s)" in the same manner as required in Item 8 of Form LR-1:

“PRESCRIBED INDIVIDUAL CERTIFICATION: Your signature constitutes a representation that you are a prescribed individual authorized to witness the execution of this instrument and certifies the matters set out in Part 3 of the Land Act as they pertain to the execution of this instrument.”

- (b) Where an instrument to which subsection (a) applies is not witnessed by a prescribed individual, the words “SEE AFFIDAVIT OF EXECUTION” must be entered in the prescribed individual's signature column in the same manner that may be required by the instructions and operation manual for Form LR-1 and an affidavit of execution must be attached to the instrument in the form required by the registrar.

Use of seal

- 4.5 Where a form is executed under seal, the seal must be affixed in a way that does not render the form or any part of it illegible.

English language

- 4.6 Every instrument to be filed, lodged, registered or deposited under the Act in the lands register must, unless the nature of the instrument renders it impractical, be in the English language.

SCHEDULE 1 - TRANSFER FORMS

LD-1 – Application for Disposition

LR-1 – Instrument of Transfer

LR-2 – Mortgage

LR-3 – General Instrument

LR-4A – Executions Continued

LR-4B – Schedule

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**YUULU?IL?ATH
FIRST NATION**
Land Act
Section 4.17
Form LD-1



(This area required for lands and resource department use)

APPLICATION FOR DISPOSITION

Page 1 of _____ Pages

1. APPLICATION: (Name, address, phone number and signature of applicant)

[APPLICANT NAME]

[ADDRESS]

[OCCUPATION]

[PHONE]

[CITIZENSHIP NUMBER]

Signature of Applicant

Signature of Co-Applicant

BY SIGNING THIS DISPOSITION APPLICATION THE APPLICANT CERTIFIES THAT ALL THE INFORMATION CONTAINED AND PROVIDED AS PART OF THE APPLICATION IS COMPLETE, TRUE AND CORRECT.

2. DESCRIPTION OF LANDS APPLIED FOR (Check and complete either (A) or (B) but not both.)

(A) LANDS ARE SURVEYED: PID No. _____ LEGAL DESCRIPTION (incl. lot number):
CIVIC ADDRESS (if any): _____

(B) LANDS ARE NOT SURVEYED:
(Applicant must attach a map indicating the location of the proposed interest in accordance with section 4.17(b) of the Land Act.)

3. ELIGIBILITY: (Check only one box.)

- | | | |
|--|---|---|
| <input type="checkbox"/> an individual at least 19 years old | <input type="checkbox"/> the Government of Canada | <input type="checkbox"/> a treaty first nation government |
| <input type="checkbox"/> a corporation | <input type="checkbox"/> the Government of British Columbia | <input type="checkbox"/> an Yuułu?il?ath enrollee at least 19 years old |

4. NATURE OF INTEREST APPLIED FOR: (Check only one box. Each interest requires a separate application.)

- | | | |
|--|---|--|
| <input type="checkbox"/> Yuułu?il?ath fee simple interest | <input type="checkbox"/> easement | <input type="checkbox"/> *natural resource licence (to 50 years) |
| <input type="checkbox"/> Yuułu?il?ath residential interest | <input type="checkbox"/> utility licence | <input type="checkbox"/> mortgage of lease |
| <input type="checkbox"/> *lease (to 99 years) | <input type="checkbox"/> *licence of occupation (to 10 years) | <input type="checkbox"/> mortgage of Yuułu?il?ath titled lands |
| <input type="checkbox"/> statutory right of way | <input type="checkbox"/> public purpose licence of occupation | |

*Proposed duration: _____

5. ATTACH REQUIRED SUPPORTING DOCUMENTS AND PAYMENTS (See Land Act sections 4.17, 4.20 and 7.2)

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> application fee (4.17(a)(ii)) | <input type="checkbox"/> land value appraisal 4.20(a)(iv) | <input type="checkbox"/> feasibility study 4.20(a)(i) |
| <input type="checkbox"/> consideration fee \$ _____ | <input type="checkbox"/> timber cruise 4.20(a)(iii) | <input type="checkbox"/> environmental assessment 4.20(a)(ii) |
| <input type="checkbox"/> bond or other form of security (4.21) | <input type="checkbox"/> affidavit (4.22) | <input type="checkbox"/> impact or monitoring fee (4.20(b)) |

6. INTENDED PURPOSE FOR DISPOSITION:

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**YUULU?IL?ATH
FIRST NATION**
Land Act
Lands Register
Form LR-1



(This area required by the Land Act s. 3.7 for office use)

INSTRUMENT OF TRANSFER - PART 1

Page 1 of ___ Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

[NAME]
[ADDRESS]
Phone: _____

Signature of Applicant, Applicant's Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF AFFECTED LAND: *

PID No. _____ LEGAL DESCRIPTION: _____

3. CONSIDERATION: \$ _____

4. NATURE OF INTEREST TRANSFERRED (select one only): Registration No.: _____

[] Lease [] Sub-lease [] Other: *
[] Certificate of Residential Interest (Transferee(s) enrollee No.* _____)

5. AUTHORITY FOR TRANSFER (Land Act 4.23(a)) (select one only):

[] Land Act 4.23(a)(i)	Name of Enactment:	Section reference:
[] Land Act 4.23(a)(ii)	Instrument Registration No.:	Page/paragraph:
[] Land Act 4.23(a)(iii)	Executive Order No.:	Attach Form LR-4B with Executive Order

6. TRANSFEROR(S): *

[NAME]
[ADDRESS]

7. TRANSFEREE(S): (including postal address(es) and postal code(s)) *

[NAME]
[ADDRESS]

8. EXECUTION(S): ** The transferor(s) accept(s) the consideration set out in Item 3 and understand(s) that this instrument operates to transfer the interest set out in Item 4 in the land described in Item 2 to the transferee(s).

Prescribed Individual Signature(s)	EXECUTION DATE	Party(ies) Signature(s)						
<div style="border: 1px solid black; width: 100%; height: 100%; margin-bottom: 5px;">[Print name, address and occupation below.]</div>	<table border="1" style="margin: 0 auto; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center; padding: 5px;">Y</td> <td style="width: 33%; text-align: center; padding: 5px;">M</td> <td style="width: 33%; text-align: center; padding: 5px;">D</td> </tr> <tr> <td style="height: 80px;"></td> <td></td> <td></td> </tr> </table>	Y	M	D				<div style="border: 1px solid black; width: 100%; height: 100%; margin-bottom: 5px;"></div> <div style="border: 1px solid black; width: 100%; height: 100%; margin-bottom: 5px;"></div>
Y	M	D						
		<div style="border: 1px solid black; width: 100%; height: 100%; margin-bottom: 5px;"></div>						

PRESCRIBED INDIVIDUAL CERTIFICATION:
Your signature constitutes a representation that you are a prescribed individual authorized to witness the execution of this instrument and certifies the matters set out in Part 3 of the Land Act as they pertain to the execution of this instrument.

* If space is insufficient, enter "SEE SCHEDULE" and attach schedule in Form LR-4B.
** If space is insufficient, continue executions on additional page(s) in Form LR-4A.

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**YUULU?IL?ATH
 FIRST NATION**
 Land Act
 Lands Register
 Form LR-2



(This area required by the Land Act s. 3.7 for office use)

MORTGAGE - PART 1

Page 1 of Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

[NAME]
 [ADDRESS]
 Phone: _____

 Signature of Applicant, Applicant's Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF MORTGAGED LAND: *

PID No. _____ LEGAL DESCRIPTION: _____

3. NATURE OF INTEREST MORTGAGED (select one only): Registration No.: _____

[] Certificate of Residential Interest [] Lease [] Sub-lease
 [] Other: *

4. BORROWER(S) [MORTGAGOR(S)]: *

[NAME]
 [ADDRESS]

5. LENDER(S) [MORTGAGEE(S)]: (including postal address(es) and postal code(s)) *

[NAME]
 [ADDRESS]

6. PAYMENT PROVISIONS: *

(a) Principal Amount: \$ _____	(b) Interest Rate: _____ % per annum calculated _____	(c) Interest Adjustment Date: _____	Y	M	D
(d) Interest Calculation Period:	(e) Payment Dates:	(f) First Payment Date: _____			
(g) Amount of each periodic payment: \$ _____	(h) Interest Act (Canada) Statement: The Equivalent rate of interest calculated half yearly not in advance is _____ % per annum	(i) Last Payment Date: _____			
(j) Assignment of Rents which the applicant wants registered? Yes [<input type="checkbox"/>] No [<input type="checkbox"/>] IF YES, page & paragraph no.:	(k) Place of payment: postal address in item 5	(l) Balance Due Date: _____			

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MORTGAGE - PART 1

Page 2 of ____ Pages

7. MORTGAGE secures a current or running account? Yes [] No []

8. MORTGAGE TERMS:

Part 2 of this mortgage consists of the mortgage terms attached as pages ____ to ____ and any additional or modified terms referred to in Item 9.

9. ADDITIONAL OR MODIFIED TERMS: *

10. PRIOR ENCUMBRANCES PERMITTED BY LENDER: *

11. EXECUTION(S): ** This mortgage charges the Borrower's interest in the land mortgaged as security for payment of all money due and performance of all obligations in accordance with the mortgage terms referred to in Item 8 and the Borrower(s) and every other signatory agree(s) to be bound by, and acknowledges receipt of a true copy of, those terms.

Prescribed Individual Signature(s)

EXECUTION DATE

Party(ies) Signature(s)

 [Print name, address and occupation below.]

Y	M	D

 Print Name:

 Print Name:

PRESCRIBED INDIVIDUAL CERTIFICATION:

Your signature constitutes a representation that you are a prescribed individual authorized to witness the execution of this instrument and certifies the matters set out in Part 3 of the Land Act as they pertain to the execution of this instrument.

* If space is insufficient, enter "SEE SCHEDULE" and attach schedule in Form LR-4B.

** If space is insufficient, continue executions on additional page(s) in Form LR-4A.

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**YUULU?IL?ATH?
FIRST NATION**
Land Act
Lands Register
Form LR-3



(This area required by the Land Act s. 3.7 for office use)

GENERAL INSTRUMENT - PART 1

Page 1 of ___ Pages

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

[NAME]
[ADDRESS]
Phone:

Signature of Applicant, Applicant's Solicitor or Agent

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF AFFECTED LAND: *
PID No. LEGAL DESCRIPTION:

3. NATURE OF INTEREST (select one only): *

Registration No.: _____

Description	Document Reference (page/paragraph)	Person Entitled to Interest
-------------	-------------------------------------	-----------------------------

4. TERMS Part 2 of this instrument consists of (select one only):

- | | | |
|------------------------------|--|------------------------|
| (a) Express Terms | <input type="checkbox"/> Attached as Part 2 | Attach with Form LR-4B |
| (b) Executive/Director Order | <input type="checkbox"/> Order No.: | Attach with Form LR-4B |
| (c) Release | <input type="checkbox"/> There is no Part 2 of this Instrument | |

Part 2 includes the instrument referred to in Item 4 and any additional or modified terms referred to in Item 7 or in a schedule attached to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): *

[NAME]
[ADDRESS]

6. TRANSFEREE(S): (including postal address(es) and postal code(s)) *

[NAME]
[ADDRESS]

7. ADDITIONAL OR MODIFIED TERMS: *

8. EXECUTION(S): ** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interests(s) described in Item 3 and the Transferor(s) and every signatory agree to be bound by this instrument and acknowledge(s) receipt of a true copy of the Terms, if any.

Prescribed Individual Signature(s)

EXECUTION DATE

Party(ies) Signature(s)

Y	M	D

[Print name, address and occupation below.]

Print Name: _____

Print Name: _____

PRESCRIBED INDIVIDUAL CERTIFICATION:

Your signature constitutes a representation that you are a prescribed individual authorized to witness the execution of this instrument and certifies the matters set out in Part 3 of the Land Act as they pertain to the execution of this instrument.

- * If space is insufficient, enter "SEE SCHEDULE" and attach schedule in Form LR-4B.
** If space is insufficient, continue executions on additional page(s) in Form LR-4A.

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YUULU?IL?ATH?
FIRST NATION
Land Act
Lands Register
Form LR-4A



EXECUTIONS CONTINUED

Page ____ of ____ Pages

Prescribed Individual Signature(s)

EXECUTION DATE

Party(ies) Signature(s)

[Print name, address and occupation below.]

Y	M	D

Print Name:

Print Name:

PRESCRIBED INDIVIDUAL CERTIFICATION:

Your signature constitutes a representation that you are a prescribed individual authorized to witness the execution of this instrument and certifies the matters set out in Part 3 of the Land Act as they pertain to the execution of this instrument.

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YUULU?IL?ATH
FIRST NATION
Land Act
Lands Register
Form LR-4B



SCHEDULE

Page ____ of ____ Pages

[ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION MUST APPEAR ON FORMS LR-1, LR-2 or LR-3]

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SCHEDULE 2 - FEES

Section	Form	Fee
2.4(b)	Application for disposition	\$75

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LEGISLATIVE HISTORY

Lands Registry Forms Regulation YFNR 6/2011 enacted April 1, 2011

Amendments

Section	Amendment	In Force
1.3	YFNR 39/2017, s.2.1(a)	May 18, 2017
2.3	YFNR 39/2017, s.2.1(b)	May 18, 2017
2.4	YFNR 39/2017, s.2.1(b)	May 18, 2017
3.2	YFNR 39/2017, s.2.1(c)	May 18, 2017
3.3	YFNR 39/2017, s.2.1(c)	May 18, 2017
4.1(a) to (c)	YFNR 39/2017, s.2.1(d)	May 18, 2017
4.3	YFNR 39/2017, s.2.1(d)	May 18, 2017
4.5	YFNR 39/2017, s.2.1(d)	May 18, 2017
4.6	YFNR 39/2017, s.2.1(d)	May 18, 2017
Schedule 1	YFNR 39/2017, s.2.1(e)	May 18, 2017
Schedule 2	YFNR 39/2017, s.2.2	May 18, 2017
Schedule 2	YFNR 60/2024, s. 2.1	September 17, 2024

Amending Acts:

Regulations enacted under this Act:

YFNR 39/2017	Land Registry Forms and Fees Amendment Regulation
YFNR 60/2024	Lands Registry Forms Amending Regulation

Order: