

# Table of Contents

## CHAPTER 1. CHARACTERISTICS OF AN EASEMENT

- § 1:1 Introduction
- § 1:2 What Does This Chapter Cover?
- § 1:3 Why is Having an Easement so Important?
- § 1:4 Definition of an Easement
- § 1:5 Contrasting Interests in Land
- § 1:6 Natural Rights
- § 1:7 Comparing Easements to Other Interests
- § 1:8 Easement Versus Reservation
- § 1:9 Easement Versus Lease
- § 1:10 Easement Versus Licence
- § 1:11 Easement Versus Restrictive Covenant
- § 1:12 Easement Versus Profit
- § 1:13 Other Characteristics of an Easement
- § 1:14 *Ellenborough Park* Case
- § 1:15 Characteristics That Define an Easement
- § 1:16 —The Requirement That There be a Dominant and Servient Tenement
- § 1:17 Characteristics That Define an Easement —The Dominant and Servient Tenements Must Have Separate Owners
- § 1:18 Characteristics That Define an Easement—Easement Must Accommodate the Dominant Tenement
- § 1:19 —The Right Claimed Must be Capable of Forming the Subject Matter of a Grant
- § 1:20 Intention
- § 1:21 Practice Tips

## CHAPTER 2. EXPRESS EASEMENTS

- § 2:1 What is an Express Easement?
- § 2:2 Who can Grant an Easement?—Fee Simple Owner
- § 2:3 —Land Titles
- § 2:4 —True Trustee
- § 2:5 —Bare Trustee and Sealed Contract Rule
- § 2:6 —Agency
- § 2:7 —General Partnership

- § 2:8 —Limited Partnership
- § 2:9 —Business Corporation
- § 2:10 —Mortgagee
- § 2:11 —Mortgagee and Power of Sale
- § 2:12 —Mortgagee and Foreclosure
- § 2:13 —Quit Claim
- § 2:14 —Receiver
- § 2:15 —Mortgagee in Possession
- § 2:16 —Borrower Granting Easement to Mortgagee over  
Other Lands of Borrower
- § 2:17 —Landlord and Tenant Easements
- § 2:18 —Servient Owner Acquires Additional Lands
- § 2:19 —When is a Buyer of Servient Lands Free of  
Unregistered Easements?
- § 2:20 Who can Receive an Express Easement?—General  
Rule
- § 2:21 —Who can Utilize an Easement?
- § 2:22 —Leasehold
- § 2:23 —Subdivision of Dominant Lands
- § 2:24 —Riparian Rights
- § 2:25 —Trusts
- § 2:26 —Agency
- § 2:27 —Partnership
- § 2:28 —Corporation
- § 2:29 —Joint Ownership
- § 2:30 Methods of Granting—Express Grant
- § 2:31 —Agreement to Grant an Easement
- § 2:32 —Reservation
- § 2:33 —By Plan
- § 2:34 —Equity
- § 2:35 —Implication
- § 2:36 —Grant Conditional upon a Future Event
- § 2:37 —Rectifying Registered Easement
- § 2:38 —By Grading Plan
- § 2:39 —By Will
- § 2:40 —By Statute
- § 2:41 —By Release of Future Liability
- § 2:42 Perpetuities
- § 2:43 Statute of Frauds—Prohibition
- § 2:44 —Memorandum in Writing
- § 2:45 —Part Performance
- § 2:46 Creation of Easement by General Words
- § 2:47 Derogating from the Grant
- § 2:48 Statutory Protections—Section 15(1) of the  
*Conveyancing and Law of Property Act*

## TABLE OF CONTENTS

- § 2:49 Interpretation Issues—Introduction
- § 2:50 —Intention
- § 2:51 —Surrounding Circumstances
- § 2:52 —Private versus Public Right of Way
- § 2:53 —Limitation on Uses
- § 2:54 —Perpetual or Determinable
- § 2:55 —Meaning of Appurtenances
- § 2:56 —Actual Use at Time of Grant
- § 2:57 —Construed Against Drafter
- § 2:58 —Pedestrian and Vehicle Use
- § 2:59 —Vagueness
- § 2:60 —Interpretation Tools
- § 2:61 —Subdividing the Dominant Lands
- § 2:62 —Change or Increase in Use
- § 2:63 —Miscellaneous Interpretation Issues
- § 2:64 —Specific Interpretations
- § 2:65 Use of Right of Way by Others
- § 2:66 Locating the Right of Way on the Servient Lands
- § 2:67 The Registry Act and Actual Notice
- § 2:68 *Private Ways Act* (Nova Scotia)
- § 2:69 Additional Practice Tips

## CHAPTER 3. PRESCRIPTIVE EASEMENTS

- § 3:1 Introduction
- § 3:2 Dominant Owners who Cannot Obtain Prescriptive Easements
- § 3:3 Land Titles Restriction
- § 3:4 History
- § 3:5 Running of the Time Period
- § 3:6 *Real Property Limitations Act* (Ontario)
- § 3:7 Doctrine of Lost Grant
- § 3:8 Without Force
- § 3:9 Without Secrecy
- § 3:10 Change in Use and Location
- § 3:11 Reasonably Necessary
- § 3:12 Definite Location
- § 3:13 The Four Tests
- § 3:14 Without Permission
- § 3:15 Interruption
- § 3:16 Good Neighbourliness
- § 3:17 Who may be Subject to a Prescriptive Claim
- § 3:18 General Concepts
- § 3:19 Transferring and Recording Prescriptive Rights

- § 3:20 Tacking
- § 3:21 Actual Notice and the Registry System
- § 3:22 Conversion from Registry to Land Titles
- § 3:23 Incidental Rights of a Prescriptive Easement
- § 3:24 Proof of User
- § 3:25 Federal Lands

## **CHAPTER 4. IMPLIED EASEMENTS**

- § 4:1 Introduction
- § 4:2 Easement of Apparent Accommodation
- § 4:3 Easement of Necessity
- § 4:4 Implied Easement by Operation of the *Conveyancing and Law of Property Act*
- § 4:5 Actual Notice and the *Registry Act* and *Land Titles Act*
- § 4:6 General
- § 4:7 Implied Easement by Construction

## **CHAPTER 5. EQUITABLE EASEMENTS**

- § 5:1 Introduction
- § 5:2 *Willmott v. Barber*
- § 5:3 *Crabb v. Arun District Council*
- § 5:4 Law in Canada

## **CHAPTER 6. STATUTORY EASEMENTS**

- § 6:1 Introduction
- § 6:2 Statutory Easements (Ontario)
- § 6:3 Easements in Gross (Ontario)
- § 6:4 Easements in Gross (Manitoba)
- § 6:5 Easements in Gross (British Columbia)
- § 6:6 Grantor Grants Easement to Self
- § 6:7 Condominium or Strata Easements
- § 6:8 Interference with Public Utilities
- § 6:9 *Conservation Land Act*
- § 6:10 *Ontario Trails Act*
- § 6:11 *Ontario Heritage Act*
- § 6:12 *Water Act* (British Columbia)
- § 6:13 *Pipeline Regulation Act* (British Columbia)
- § 6:14 Other Statutory Easements
- § 6:15 Statutory Encroachment Easements
- § 6:16 Statutory Termination of Easements
- § 6:17 *Public Lands Act* (Ontario)

## **CHAPTER 7. PUBLIC EASEMENTS**

- § 7:1 Introduction

## TABLE OF CONTENTS

- § 7:2 Introduction — Public Laneways
- § 7:3 Dedication and Assumption
- § 7:4 Repair and Maintenance Obligations
- § 7:5 Existing Rights in Easement Lands Following Dedication
- § 7:6 Easements by Statute
- § 7:7 Navigable Waters
- § 7:8 Requirement to Permit Access to Public
- § 7:9 Other Uses by the Public
- § 7:10 Boundaries
- § 7:11 The Servient Owner's Rights
- § 7:12 Equitable Easements and Ancillary Rights over a Public Easement

## **CHAPTER 8. ANCILLARY RIGHTS**

- § 8:1 Introduction
- § 8:2 The Test for Ancillary Rights
- § 8:3 Restrictions on Ancillary Rights: Unreasonable Interference with Other Owners
- § 8:4 Generally No Ancillary Rights Over Non-easement Lands
- § 8:5 Miscellaneous Issues
- § 8:6 Examples of Ancillary Rights—Repair and Maintenance
  - § 8:7 —Improvements to Easement Lands
  - § 8:8 —Changing or Adding Access Points to a Right of Way
  - § 8:9 —Parking or Stopping on a Right of Way
  - § 8:10 —Right to Remove Obstructions

## **CHAPTER 9. THE SERVIENT OWNER'S RIGHTS**

- § 9:1 Introduction

## **CHAPTER 10. THE DOMINANT OWNER'S OBLIGATIONS**

- § 10:1 Introduction

## **CHAPTER 11. INCREASING THE BURDEN**

- § 11:1 Introduction
- § 11:2 Adding Additional Dominant Lands
- § 11:3 Intensifying the Permitted Use
- § 11:4 Remedy

## **CHAPTER 12. OBSTRUCTING AN EASEMENT**

- § 12:1 Introduction
- § 12:2 General Use Easements
- § 12:3 Prohibited Acts of Interference
- § 12:4 Providing Alternatives or Substituting Easement Lands
- § 12:5 Equity and Mitigating Factors
- § 12:6 Summary: Five Principles

## **CHAPTER 13. SUBSTITUTING, TERMINATING, EXTINGUISHING, ABANDONING AND RELOCATING THE EASEMENT**

- § 13:1 Substitution
- § 13:2 Abandonment
- § 13:3 Extinguishment
- § 13:4 —Change in Character of the Dominant Lands
- § 13:5 —Unity of Ownership or Possession
- § 13:6 —Merger
- § 13:7 —Excess User
- § 13:8 —Breach of a Fundamental Covenant
- § 13:9 —Adverse Possession by the Servient Owner
- § 13:10 —Leasehold Interests
- § 13:11 —Mutual Consent
- § 13:12 —Destruction of the Dominant or Servient Lands
- § 13:13 Statutory Cancellation or Modification (British Columbia)
- § 13:14 —Miscellaneous
- § 13:15 —Premature
- § 13:16 —Obsolete
- § 13:17 —Reasonable Use of Servient Lands Impeded Without Practical Benefit
- § 13:18 —Expressly or Impliedly Agreed to Cancellation
- § 13:19 —No Injury to Dominant Owner
- § 13:20 —Invalid, Unenforceable or Expired
- § 13:21 Statutory Acquisition (Ontario)
- § 13:22 Statutory Acquisition (British Columbia)
- § 13:23 Statutory Acquisition (Alberta)
- § 13:24 Statutory Modification (British Columbia)
- § 13:25 Statutory Acquisition (Manitoba)
- § 13:26 Statutory Extinguishment (Ontario)
- § 13:27 Rectification

TABLE OF CONTENTS

- § 13:28 Surrendering Easements
- § 13:29 Selection
- § 13:30 Acquisition of Easement over Crown Lands -  
*Mining Act*

**CHAPTER 14. COVENANTS IN EASEMENTS**

- § 14:1 Introduction
- § 14:2 Exceptions to the Rule in *Austerberry*
- § 14:3 *Amberwood Investments Ltd. v. Durham Condominium Corp. No. 123*
- § 14:4 The Pure Benefit/Burden Exception
- § 14:5 The Connected Benefit/Burden Exception
- § 14:6 Conditional Grant
- § 14:7 Reciprocal Charges and Equitable Liens
- § 14:8 Specific Examples

**CHAPTER 15. EASEMENTS AND MORTGAGES, RECEIVERS, TRUSTEES IN BANKRUPTCY, TENANTS, LANDLORDS, CO-OWNERS, PARTNERS, LICENSEES**

- § 15:1 Introduction
- § 15:2 Mortgages
- § 15:3 Receivers
- § 15:4 Trustees in Bankruptcy
- § 15:5 Tenants
- § 15:6 Landlords
- § 15:7 Co-owners
- § 15:8 Partners
- § 15:9 Licensees
- § 15:10 Trustees

**CHAPTER 16. EASEMENTS AND THE PURCHASE AGREEMENT**

- § 16:1 Introduction
- § 16:2 Introduction to Land Purchase Agreements
- § 16:3 Standard Title Clause
- § 16:4 Minor Easements for the Supply of Services to the Property
- § 16:5 Easements for Services That Do Not Materially Affect the Use of the Property
- § 16:6 Other Easements that are Permitted Encumbrances

- § 16:7 The Rescission Clause
- § 16:8 Patent Title Defects
- § 16:9 Implied Terms
- § 16:10 Contract Interpretation
- § 16:11 Contractual Terms
- § 16:12 Promises
- § 16:13 Condition Precedent
- § 16:14 Express Warranty
- § 16:15 Representations
- § 16:16 Entire Agreement Clause

## **CHAPTER 17. PRIORITIES AND PRESERVATION OF EASEMENTS IN LAND REGISTRY AND LAND TITLES SYSTEMS**

- § 17:1 Introduction
- § 17:2 *Nemo Dat*
- § 17:3 Land Registry
- § 17:4 *Land Titles Act* (Ontario)
- § 17:5 *Land Titles Act* (British Columbia)
- § 17:6 *Land Titles Act* (Alberta)
- § 17:7 *Land Titles Act* (Saskatchewan)
- § 17:8 *Land Titles Act* (New Brunswick)
- § 17:9 *Real Property Act* (Manitoba)
- § 17:10 *Construction Act* (Ontario)
- § 17:11 Realty Taxes
- § 17:12 Super Priority Liens
- § 17:13 Easements and Other Possessory Interests
- § 17:14 Actual Knowledge of Unregistered Interests

## **CHAPTER 18. REMEDIES**

- § 18:1 Introduction
- § 18:2 Injunctive Relief and Damages for Interference by Servient Owner
- § 18:3 Covenant by Servient Owner Not to Interfere with Easement
- § 18:4 Remedies for Breach of Good Title Clause in an Agreement of Purchase and Sale
- § 18:5 Injunctive Relief or Damages for Trespass or Nuisance by Dominant Owner
- § 18:6 Other Equitable Remedies
- § 18:7 Damages for Failure to Repair
- § 18:8 Other Mandatory Orders
- § 18:9 Section 35 of the *Property Law Act* (British Columbia)



## TABLE OF CONTENTS

- § 18:10 Other Relief
- § 18:11 Specific Performance of Agreement to Grant Easement
- § 18:12 Derogation from Grant
- § 18:13 Rectification
- § 18:14 Settling the Terms of an Easement or Licence by Estoppel, Implication or Prescription

## CHAPTER 19. PARTICULAR EASEMENTS

- § 19:1 Introduction
- § 19:2 Circumstances Where the Law Does Not Recognize Easements
  - § 19:3 —Natural Rights
  - § 19:4 —Weather
  - § 19:5 —Shelter
  - § 19:6 —Flow of Air
  - § 19:7 —View
  - § 19:8 —Shade
  - § 19:9 —Vibration
  - § 19:10 —Amusement
  - § 19:11 —Privacy
  - § 19:12 —Prospect
  - § 19:13 —Building
  - § 19:14 —Absence of Noise
- § 19:15 Right of Way
- § 19:16 Wells
- § 19:17 Support
- § 19:18 Parking
- § 19:19 Flow of Water
- § 19:20 Buffer Easement
- § 19:21 Easement to Divert Streams
- § 19:22 Easement to Repair Fences
- § 19:23 Negative Easements
- § 19:24 Easement to Pollute
- § 19:25 Easement to Remove Vegetation
- § 19:26 Bathing Beach
- § 19:27 Topping Trees
- § 19:28 Right to Light
- § 19:29 Signage
- § 19:30 Shoot and Fish
- § 19:31 Pew
- § 19:32 Entering and Leaving Vehicle
- § 19:33 Grazing Rights
- § 19:34 Temporary Easement

- § 19:35 Nuisance
- § 19:36 Gardens
- § 19:37 Conservation Easements
- § 19:38 Storage
- § 19:39 Moorage
- § 19:40 Way Leave
- § 19:41 Drainage
- § 19:42 Lavatories
- § 19:43 Trees and Minerals
- § 19:44 Encroachment
- § 19:45 Party Wall
- § 19:46 Tunnelling
- § 19:47 Snow Removal
- § 19:48 Release of Future Damage to Servient Lands
- § 19:49 Architectural Design
- § 19:50 Lanes
- § 19:51 Eaves
- § 19:52 Bridge
- § 19:53 Swing Crane
- § 19:54 Water Privilege

## **CHAPTER 20. PRESERVING EASEMENTS IN LAND REGISTRY AND LAND TITLES REGISTRATION SYSTEMS**

- § 20:1 Common Law
- § 20:2 Registry
- § 20:3 Land Titles
- § 20:4 Actual Knowledge

## **CHAPTER 21. MISCELLANEOUS TOPICS**

- § 21:1 Tax Sales
- § 21:2 Expropriation
- § 21:3 *Vendors and Purchasers Act* Applications
- § 21:4 Planning Condition

**Table of Cases**

**Index**