

Contacts

For further general information telephone or write to:

Manager, Property Services

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
Tel: 604-276-4005

Land Titles Office

88 - 6th Street
New Westminster, BC V3L 5B3
Tel: 604-660-8141

Terasen Gas, Right-of-Way Management

Tel: 604-576-7055

BC Hydro, Property Help Line Rights

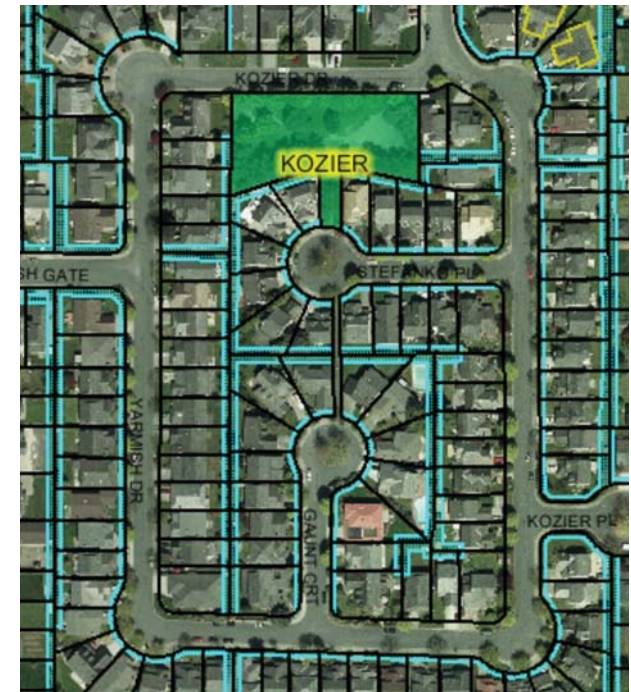
Tel: 1-800-667-1517

Telus, Real Estate

Tel: 1-866-774-7002



Information on Rights-of-Way



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What is a right-of-way agreement?

A right-of-way agreement is a document in which a property owner permits the City or a public utility company such as BC Hydro or Telus, the right to use a portion of the owner's property to install pipes, cables, etc. for the delivery of a particular service.

The agreement will be accompanied by a plan or written description of the right-of-way area. Once made, the agreement is binding on all future owners of that property.

So what is an easement?

An easement is a different legal instrument, but often the terms "easement" and "right-of-way" are used synonymously.

An easement is the right that one property owner has to use the adjacent land of another, for a specific purpose. An easement might be created, for example, when a driveway access to one property is built over land belonging to a neighbour.

Like a right-of-way, once made, an easement is binding on all future owners of the properties affected.

How will a right-of-way affect my property?

Most properties in an urban area have rights-of-way registered on the Title. This is necessary if sewers, water, hydro and telephone services are to be delivered to a large community.

The right-of-way agreement may contain restrictions on where the services may be placed, for example, underground only or above ground, and how the owner can use the land above or around the utility.

Most utility rights-of-way are placed close to property lines within building setbacks, so as not to interfere with building on the land.

The right-of-way does not reduce the size of the property.

The right-of-way area is owned by the property owner, and the user of the right-of-way can do nothing more in the right-of-way area than is set out in the agreement.

Where can I find a copy of the right-of-way agreement?

If a right-of-way (or an easement) exists on your property, it will be noted on the Title. A copy of your Title and any right-of-way agreements can be obtained from the Land Titles Office in New Westminster.

If a right-of-way is not in use, a property owner may apply to the holder of the right-of-way to have it discharged or eliminated from the Title.

If you are purchasing a property, your lawyer, notary public or real estate agent will be able to obtain a copy of the agreement and explain its significance.

NOTE

This pamphlet is intended as a guide only. For all purposes of clarification regarding property rights, please consult a lawyer.