

Association of Ontario Land Surveyors



Interpretive Guide and Supplement  
to the Performance Standards  
for the Practice of Cadastral Surveying

(Ontario Regulation 216/10)

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## **Introduction**

This guide was originally compiled in 2015 under the direction of Tim Hartley, OLS (former manager of the AOLS Survey Review Department) as a compilation of the June 2011 revision of the Integration Guide and the April 2011 revision of the Interpretive Guide and Supplement to the Performance Standards for the Practice of Cadastral Surveying. We owe a great deal of gratitude to Phillip Swift, OLS for his work on the Integration Guide and to John Middleton, OLS for his work on the Interpretive Guide.

The Guide is updated by the AOLS Professional Standards Committee.

This compiled guide is to be read in conjunction with Ontario Regulation 216/10 Performance Standards for the Practice of Professional Land Surveying. The numbering corresponds with that of the regulation, not all sections are commented on.

## **Caveat**

Ontario Regulation 216/10 provides minimum standards. Certain projects may require higher standards, and therefore the standard of care should be elevated appropriately.



## Part I: General

*Provided for convenience in the use of this document.*

### Definitions

1. In this Regulation,

“cadastral survey” means a survey performed by a licensed member while engaged in the practice of cadastral surveying; (“levé cadastral”)

“coordinates” means an ordered set of numbers designating the position of a point in space; (“coordonnées”)

“coordinate system” means a spatial reference system in which coordinates are related to the earth by a known reference datum; (“système de coordonnées”)

“deliverable” means a component item of a project delivered to a client, including a field survey and monumentation, plan, map, drawing, data file, opinion report or any other form of transmittal; (“élément livrable”)

“geodetic surveying” means the creation or measurement of geodetic control networks in a three dimensional time varying space; (“arpentage géodésique”)

“geographic information management” means the group of activities relating to the planning, development, implementation and administration of systems for the acquisition, integration, evaluation, storage, security, retrieval, dissemination, archiving and disposal of data and associated attributes that are spatially referenced; (“gestion de l’information géographique”)

“hydrographic surveying” means the process of gathering bathymetric information about water bodies; (“arpentage hydrographique”)

“licensed member” means a member of the Association licensed to engage in the practice of cadastral surveying; (“membre détenteur d’un permis”)

“lot” means a lot or any other area defined and designated by an original survey or by a registered plan; (“lot”)

“monument” includes any monument described in Ontario Regulation 525/91 (Monuments) made under the Act and any other thing, device or object used to mark or witness a boundary of surveyed lands or to mark a specified control point or observed reference point; (“borne”)

“observed reference point” means a monument connected to a coordinate system by measurements; (“point de référence observé”)

“original survey” has the same meaning as in section 1 of the *Surveys Act*; (“levé primitif”)

“photogrammetric surveying” means the form of surveying that employs aerial photography, terrestrial photography, light detection and ranging, satellite imagery or other technologies that can be utilized for remote measurements and calculations; (“arpentage photogrammétrique”)

“professional member” means a member of the Association who is a licensed member or holds a certificate of registration; (“membre professionnel”)

“project” means a planned activity or work conducted over a period of time for a client by which a professional member advises or gives an opinion as to,

- (a) the establishment or determination of boundaries delineating any right or interest in land or land covered with water, or
- (b) the determination or analysis of spatial attributes of natural and artificial features on, above or below the surface of the earth, whether or not the surface of the earth is situated below water; (“projet”)

“property identifier” means a property identifier assigned under subsection 21 (2) or (4) of the *Registry Act* or under subsection 141 (2) or (4) of the *Land Titles Act*; (“cote foncière”)

“specified control point” means a monument with coordinate values that are of record with and are stored and made available by a control survey authority, such as a federal or provincial agency, or by a municipality; (“point de canevas précisé”)

“subdivision unit” means,

- (a) a lot shown on the original plan of an original survey and includes a section, block, gore, reserve, common, mining location or mining claim, or
- (b) a lot, block, part or other unit of land shown on a plan registered or deposited under the *Registry Act* or the *Land Titles Act*. (“unité de lotissement”)



## O. Reg. 216/10 Sections 2

### Standards for projects

2. When undertaking a project, a professional member shall ensure that the project deliverables meet all project requirements and specifications and that they comply with this Regulation.

## O. Reg. 216/10 Section 3

### Review with client

3. A professional member who undertakes a project for a client shall review the proposed project deliverables with the client to describe how the project shall be undertaken so that it complies with all applicable Acts, regulations under them and practice standards.

When non-OLS survey staff have accepted work from clients on behalf of the firm, the supervising surveyor for that project is responsible to ensure that the client is fully aware of the cost and scope of the project and that they are appropriate to the needs of the client.

Survey firms must ensure that non-OLS staff engage with clients in a manner appropriate to their knowledge and experience.

## O. Reg. 216/10 Section 4(1)

### Report after completion

4. (1) Upon completing a project, a professional member shall provide a project report to the client.

If no obvious problems or contentious issues are found in the preparation of a survey, a letter or pre-printed form acknowledging the inclusion of copies of the plan of survey, if applicable, the return of documents, the rendering of accounts, etc., may constitute sufficient notice to the client of the completion of the survey.

If a plan is not prepared, the written communication provided to the client should state the scope of the survey work, the location of the monuments planted and that a plan was not prepared.



O. Reg. 216/10 Section 4(2)

**Report after completion**

4. (2) The report shall include, if applicable,
- (a) the objectives, scope, area and date of the project;
  - (b) the data sources and dates of acquisition for the project;
  - (c) the names and versions of pertinent software for the project;
  - (d) deviations from the initial project scope;
  - (e) a declaration of compliance with all applicable Acts, regulations under them and practice standards;
  - (f) statements of ownership and authorship of all deliverables for the project, including computer software developed within the scope of the project;
  - (g) an explanation of the limitations of data received, manipulated and delivered under the project;
  - (h) a description of field procedures for the project;
  - (i) a statement describing the project, map projection, zone, datum, and if applicable, adjustment epoch; and
  - (j) documentation of all project milestones and quality assurance activities.

A written report to the client at the conclusion of every project is required and must include, as applicable, the items noted in Section 4(2).

It is recommended that the report indicate what monuments, found and planted, are on the subject property and, where applicable, detail the location and type of occupation (fencing, etc.) on the perimeter of the subject property.

If obvious problems or contentious issues are found during the course of the survey the report shall draw his or her attention to all such problems or issues.

If a plan is not prepared, the report shall state the scope of the survey work, the location of the monuments planted and that a plan was not prepared.

As a corollary to Section 4(2)(f), except where plans are to be deposited or registered, retention of ownership and copyright should be indicated if applicable.



## O. Reg. 216/10 Section 5

### Quality assurance

5. In designing and implementing a project, a professional member shall perform adequate project quality assurance to verify that the project deliverables meet all requirements and specifications, to ensure,

- (a) known inconsistencies and uncertainties within the data are minimized;
- (b) data integrity, correctness and completeness;
- (c) errors and omissions have been identified and addressed; and
- (d) reported data and conclusions are valid.

Measurements and calculations for integrating cadastral surveys shall be proven by mathematical closure of independent redundant checks. Positioning methods using a single GNSS receiver require redundant occupations of a point using methods that result in independent position determinations.

Precise Point Positioning GNSS (PPP) coordinate determinations require sufficient observation time to achieve the required position accuracy per Section 14(2). PPP coordinates must be confirmed by redundant measurement or closure calculations.

## O. Reg. 216/10 Sections 6, 35.1, 35.2 and 35.3(1)(2)

### Records

6. (1) A professional member shall retain properly indexed records of all professional services provided to the public, including projects, and of all pertinent information necessary to reconstruct the details of the projects.

### Provincial Survey Records Index

**35.1** The Association shall establish and maintain a provincial Survey Records Index to facilitate members' research of survey records that is capable of communicating with any other survey records system endorsed by the Council.

### New records to be indexed

**35.2** Where any survey project that establishes or retraces a property boundary is completed, within one month of the completion of the project or one month of the signing of a plan associated with the project the surveyor completing the project shall enter the following information in respect of the project in the provincial Survey Records Index, or in a survey records system endorsed by the Council.

**35.3** (1) In this section,

“firm” means any holder of a certificate of authorization practising cadastral surveying.

(2) Within five years after the day this section comes into force, firms shall, in respect of all survey records under their control, enter the information described in paragraphs 1 to 7 of section 35.2 in the provincial Survey Records Index.

Input of project metadata into the Provincial Survey Records Index (PSRI) is mandatory for both current and historical survey projects.

See AOLS By-Law 2019-01 relating to fees for the Provincial Survey Records Index.



## Part II: Cadastral Surveying Field Survey Standards

### O. Reg. 216/10 Section 8

#### Evidence used

8. When undertaking a survey, a licensed member shall,
- (a) refer to the documentary evidence related to the land under survey and the land adjoining the land under survey;
  - (b) carry out a thorough field investigation for the best available evidence of all lines, boundaries, and corners of the land under survey; and
  - (c) give priority to the evidence in accordance with common law and statute law.

The documentary evidence, referred to in subsection 8(a) includes documentary evidence obtained during,

- a land registry office search;
- a search of the member's own files for related field notes of surveys or plans thereof;
- a search of the files of other licensed members; and
- a search of any other sources that reasonably might be expected to contain applicable material.

If a boundary of a parcel of land is found to be dependent on the position of a body of water, sufficient research should be undertaken to determine if the water level of the body of water has been artificially altered and may include reference to:

- the agency responsible for land patents;
- the agencies responsible for administering structures on waterways;
- the instructions to the surveyor for the original survey;
- the original plan, field notes and diary of the surveyor who did the original survey;
- subsequent surveys;
- historical atlases and books on local history; and
- a visual inspection of the outlet of the body of water and of the water boundary.

With respect to priority of evidence referred to in subsection 8 (c) and in accordance with common and statute law, where a monument is placed on an existing boundary, such monument will normally be placed on the boundary at a point established from existing evidence of the boundary on both sides of the monument so placed, if so intended.



## O. Reg. 216/10 Section 10

### Bearings

- 10.** Bearings on a survey shall be,
- determined from astronomic, gyroscopic or Global Navigation Satellite System observations;
  - derived from a line of known bearing if survey evidence of the line exists on the ground and the position of the line is described on the plan being prepared; or
  - derived from monuments in a coordinate system.

Where bearings are derived from a line of known bearing, where evidence of the line exists on the ground, the position of the line and the survey evidence of the line need be shown on a plan adopting such reference bearing. The evidence used for the bearing derivation must be sufficient for the bearing to meet the required accuracy. A distance error of 1:5000 per Section 9(d) equates to a bearing error of about 40" in a 100m line.

Bearings may be quadrantal or full-circle azimuth (clockwise azimuth recommended).

If a survey has been integrated to a coordinate system with respect to Section 14, it is recommended that bearings be shown as Grid Bearings. A note shall be included on the plan indicating that the bearings are Grid Bearings, referenced to the stated projection, zone, datum and if applicable, adjustment epoch .

Where Grid Bearings are to be derived from the project integration survey the integration points must be sufficiently separated by distance and the grid coordinates determined with sufficient accuracy to derive grid bearings at the required accuracy. Techniques to obtain good bearings for integrated surveys include:

- Astronomic or gyroscopic observations with Laplace correction and convergence. This method is useful when the integration coordinates are only accurate to the rural or remote standard;
- Observations with two or more GNSS receivers including Static, Rapid Static or Real Time Kinematic (RTK) simultaneous observations;
- The minimum baseline distance when determining bearings between azimuth stations occupied by GNSS receivers should be 150m;
- Introducing a third GNSS measured point and proving the angle with a direct total station observation or traverse.

Grid bearings may be derived from a line on a previous survey, including one deposited or registered before the coming into force of 216/10, provided that the previous survey was connected to a georeferenced coordinate system (reference frame) by measurements and the previous survey can reliably be transformed to NAD83(Original) or NAD83(CSRs+epoch) and its projection to UTM or MTM.



## O. Reg. 216/10 Section 11

### Topographic information

**11.** The position of topographic information required under section 24 on a survey shall be determined by measurements at the intervals that the complexity of the topographic information demands and to the extent that will enable relocation of the topographic information.

Periodic offset measurements from a survey traverse, should be less than 80 metres and at no greater intervals than 60 metres. Offset measurement may be determined from:

- direct measurement;
- total station radial ties;
- GNSS measurements;
- controlled photogrammetric methods; or
- any other method that satisfies the requirements of section 11 of the Regulation.

## O. Reg. 216/10 Section 14

### Integration

**14.** (1) When undertaking a survey for a plan to be registered or deposited in the registry system or land titles system, a licensed member shall integrate the survey with a coordinate system in accordance with sections 31 to 35 and determine the coordinates of every angle or corner on a line or boundary and all topographic information required under section 24.

(2) The coordinates required under subsection (1) shall be accurate, at the 95 per cent confidence level, to,

The regulation was intentionally silent on whether the accuracy standards were referring to “absolute (network) accuracy” or “relative (local)” accuracy. Although in the longer term surveyors will likely strive to meet “absolute (network) accuracy” for now most surveys will be striving to meet accuracy standards associated with “relative (local)” accuracy. This is particularly true where surveyors are integrating using existing control that in itself may not meet urban standards of “absolute (network)” accuracy.

By tying "observed reference points" from previous integrated surveys, the new survey accuracy is limited by the accuracy of the previous points.

Only the coordinates explicitly listed in the table are required to meet the accuracy standards of urban, rural or remote.



## O. Reg. 216/10 Section 14

### Integration

**14.** (1) When undertaking a survey for a plan to be registered or deposited in the registry system or land titles system, a licensed member shall integrate the survey with a coordinate system in accordance with sections 31 to 35 and determine the coordinates of every angle or corner on a line or boundary and all topographic information required under section 24.

(2) The coordinates required under subsection (1) shall be accurate, at the 95 per cent confidence level, to,

- (a) 0.05 metres in urban areas;
- (b) 0.2 metres in rural areas; or
- (c) one metre in remote areas.

Factors to consider when assessing whether an area is urban, rural or remote:

- municipal zoning and general land usage;
- registered plans should usually be treated as “urban”;
- when remote or rural land is being developed, surveyors should consider whether the area is becoming rural or urban and integrate as ‘urban’;

It is recommended that if the "specified control points":

- are within 2 kilometres of the survey, the project be integrated as ‘**urban**’;
- are between 2 kilometres and 15 kilometres of the survey, the project be integrated as ‘**rural**’; and
- are greater than 15 kilometres from the survey, the project be integrated as ‘**remote**’.

## O. Reg. 216/10 Section 15

### Field notes

**15.** For each survey, field notes shall be prepared in the field and shall contain a clear, accurate and detailed account of everything found, observed and done in the field in the course of and relevant to the survey.

**See AOLS Guideline: Preparation of Field Notes**



## Part II: Cadastral Surveying Plans

### O. Reg. 216/10 Section 16

#### Use of word “survey”

16. The word “survey” and its equivalent in any other language shall not be used in the title of any plan unless the plan has been prepared from a survey of land made for the purpose of establishing, locating, defining or describing any line, boundary, or corner of a parcel of land, or land covered with water.

The word “survey” is used in the title of a plan only when the plan has been prepared from a survey made for the purposes of establishing or defining a boundary or corner of a parcel of land.

For the purposes of this section a survey or survey plan may be deemed to be “current” if:

- a) the survey complies with the applicable requirements of the statutes and regulations of Ontario;
- b) upon a field inspection it can be determined that no changes have taken place to the property or to the monumentation since the survey was made that would necessitate a change in the survey; and
- c) an up-to-date search for documentary evidence has been made, as required by subsection 8(a) of the Performance Standards Regulation, and no changes have occurred that would necessitate a change in the survey.

A plan should only be prepared from a current survey. Where a plan is “updated” or revised to reflect conditions in a), b) and c) above, it may only be “updated” by the licensed member that signed the plan or a licensed member of the firm that was originally responsible for the preparation of the plan.

A plan should not be compiled or partially compiled unless permitted by the statutes and regulations of Ontario.

Graphic illustrations prepared for retail leases, land severance applications, accidents, and similar purposes, and not prepared in accordance with the survey and plan requirements in the statutes and regulations of Ontario, should be entitled using the word “sketch”.

Sketches must be prepared in compliance with the AOLS Council bulletin and guidelines regarding sketches.



O. Reg. 216/10 Section 18

Where any symbol or abbreviation is shown on a plan, its meaning should be clearly defined in a legend on the plan unless the symbol or abbreviation is defined in a regulation under the Surveyors Act, or Registry Act regarding surveys and plans.

O. Reg. 216/10 Section 18(1)(c)

**Contents**

**18.** (1) A plan shall show,

- (c) the radius, arc length, chord length and chord bearing of each curved line forming any limit or part of any limit;

Where the arc of a simple curve joins a line that is not tangent to the curve, the junction should be shown on a plan as “not tangential”.



O. Reg. 216/10 Section 18(1)(i)

**Contents**

- 18.** (1) A plan shall show,
- (i) if a survey has been integrated with a coordinate system in accordance with section 14,
    - (i) a table containing the coordinates of at least two monumented points related to the survey,
    - (ii) a note stating that the coordinates cannot, in themselves, be used to re-establish the corners or boundaries shown on the plan,
    - (iii) a note stating that the coordinates comply with subsection 14 (2),
    - (iv) a note stating the source from which the coordinates were derived and specifying the map projection, zone, datum and if applicable, adjustment epoch, and
    - (v) sufficient data to enable the location of the parcel of land surveyed to be ascertained in relation to the monumented points that are used to integrate the survey and that are shown in the table described in subclause (i);

Recommended that plans show three monumented points, per generally accepted verification of monuments.

This section does not negate the use of a coordinate when it is the best evidence available. The phrase "in themselves" means that the coordinate is not used in isolation without the normal documentary and field research and application of the statute and common law. Additionally, this clause requires that a surveyor make independent checks when staking a point at a coordinate.

The accuracy (urban, rural or remote) and level should be in the table where the coordinates are listed.

Per Sections 31 (a) and (b), the permitted reference frames NAD83(Original) and NAD83(CSRS+epoch), and the permitted projections are 6° UTM and 3° MTM.

The intention of this section is to require the surveyor to measure in the field and show resulting ties on the plan from monuments on the boundary of the survey to at least two control monuments. This applies to "specified control points" as well as "observed reference points". The ties should be chosen to provide sufficient data to permit the calculation of the error of closure from a starting control monument, through the plan dimensions, to an ending monument, thereby proving the soundness of the connection to the reference system.

Boundary monuments may also serve as "observed reference points", removing the necessity to show ties.

No ties are required on the plan between "observed reference points" and "specified control points".



O. Reg. 216/10 Section 18(1)(l)

**Contents**

- 18.** (1) A plan shall show,
- (l) the source of the distance or direction, if a distance or direction is set;

Shown on a plan by reference to:

- the registration number of an instrument;
- a parcel number, where the land is registered under the Land Titles Act;
- the identifying number/letters of a plan of record in a land registry office, or
- the date of a plan or field notes, together with the name of the licensed member who prepared them or the name of the firm having custody of them.

O. Reg. 216/10 Section 21(1)(b)

**Location information**

- 21.** (1) By the use of light, broken or unbroken, lines of uniform width, a plan shall clearly and accurately show,
- (b) sufficient data to enable the location of the parcel of land surveyed to be ascertained in relation to the limits of the lot of which it is a part;

The data required by clause 21(1)(b) is interpreted to include a distance and bearing from a corner of the parcel to:

- a corner of the lot;
- any corner of a subdivision unit in the same lot;
- the intersection of a limit of a highway with a limit of the lot provided that the highway is shown on a plan of survey registered or deposited in a land registry office.

A distance and bearing required under this section may be compiled from data shown on registered or deposited plans and the source of the data should be shown on the plan.

*Note: Integrated surveys still require a lot corner tie.*



## O. Reg. 216/10 Section 23

### Comparison information

**23.** If a measurement of distance or direction to be shown on a plan differs from that shown on a previously registered or deposited plan or contained in a description in a previously registered instrument or parcel, the plan shall show,

- (a) the measured distance or direction;
- (b) the corresponding distance or direction shown on the most recently registered or deposited plan or contained in the description in the most recently registered instrument or parcel, followed by whatever information is required to identify its source;
- (c) the corresponding direction shown on the most recently registered or deposited plan or contained in the description in the most recently registered instrument or parcel, which shall be made consistent with the measured direction as to the ground or grid reference for the plan being prepared; and
- (d) the rotation applied to the previous plan or description, in a note or table format.

Despite subsections 23(a) & (b), if the measurement differs by an amount less than the linear error set out in section 9 of the Performance Standards Regulation, or its angular equivalent, from that shown on a previously registered or deposited plan or contained in a description in a previously registered instrument, the plan dimension should normally agree with the dimension shown on the previously registered or deposited plan or contained in the description in the previously registered instrument or parcel.

In the case of integrated surveys, any adjustment of measured distances or directions to agree with values expressed on deposited plans or registered plans or documents must defer to the requirements of Section 14(2) O.Reg. 216/10.

Sections 23(c) & (d) requires survey plans to illustrate comparisons to underlying surveys after making them consistent (rotating) with the bearing reference of the plan being prepared and the applied rotation provided in a note or table.

A sample note: *For bearing comparisons, a rotation of dd°mm'ss" (clockwise or counter clockwise) was applied to (identify plan) to convert to plan bearings.*

For surveys integrated per O.Reg. 216/10, it is recommended that the plan use grid bearings.

### Coordinate Comparison

A surveyor may have occasion to show comparisons to previous coordinates. This can be accomplished in the coordinate table or through a separate note.



## O. Reg. 216/10 Section 24

### Topographic information

24. (1) A plan shall show,

(a) all topographic information that,

(i) forms, controls or marks the position of a boundary of the surveyed parcel,

(ii) may indicate an interest in the title to the surveyed parcel, or

(iii) indicates an encroachment from the surveyed parcel onto the adjacent lands or from the adjacent lands onto the surveyed parcel; and

(b) all survey data necessary to define the position of topographic information required by clause (a), which may be in schedule form in the case of subclause (a) (i).

(2) A plan prepared for registration or deposit in a land registry office shall not show topographic information that is not required under clause (1) (a) but may show sufficient topographic information to illustrate the position of the boundary being surveyed in relation to the topographic information adjoining the boundary.

(3) Subclauses (1) (a) (i) and (iii) do not apply in the case of existing boundaries of a previously surveyed public highway if the current plan is prepared for the purpose of widening the highway.

Sub-clause (1) (a) (i) of section 24 is interpreted to require that topographic information, such as a natural boundary forming or controlling a boundary be illustrated on the plan with sufficient information to enable the relocation of the feature.

Sub-clause (1) (a) (ii) of section 24 includes the requirement that topographic information found on the ground during the survey that indicates an easement or other interest in the title to the surveyed parcel may exist, such as overhead or buried utility lines, must be shown on the plan.

Sub-clause (1) (a) (iii) of section 24 is interpreted to require that topographic information, such as a fence or hedge, that is near a limit of the land being surveyed, and which may represent a limit of occupation, must be shown on the plan.

Sub-clause (2) indicates that topographic information that does not relate to the definition or re-establishment of the limits of subdivision units is not to be shown on a plan prepared for deposit or registration in a Land Registry Office, but topographic information adjoining the boundaries of the surveyed lands may be shown on the plan.

In addition to the requirements of section 24, existing roads, streets, highways, lanes, commons, reserves, railways, canals, millponds, rivers, streams, lakes and ponds should be shown and identified on a plan insofar as is sufficient to illustrate the relationship of the survey to its surroundings.



## Part II: Cadastral Surveying Surveyor's Real Property Report

### O. Reg. 216/10 Section 28

#### Definition

28. In sections 29 and 30,

“surveyor's real property report” means a survey that locates a building or structure in relation to the boundaries of a unit of land which is not occupied by apartment or condominium buildings, townhouses or industrial or commercial buildings.

Section 28 is interpreted to permit a written certificate to be prepared certifying that there are buildings situate on a unit of land provided that:

- the land comprises five acres or more, and
- the buildings are substantially distant from the sidelines of the property.

The form of the certificate should be substantially as follows:

*“I hereby certify that there is totally situate within (...the property description...) a (...state buildings...), and that no (research or ) field survey has been undertaken to verify the existence of encroachments, easements, or other title qualifications or to verify if the parcel as occupied is in accordance with the herein described parcel.”*

**Note: It is not mandatory to integrate an SRPR.**



**Part II: Cadastral Surveying  
Partial Survey**

O. Reg. 216/10 Section 35.4

- 35.4 Where a surveyor provides a deliverable that is not completely based on a survey, the deliverable shall,
- (a) clearly indicate the purpose for which it was provided in the title block;
  - (b) identify any information shown that is not based on a survey as “not based on a survey” and indicate the source of the information; and
  - (c) include the following notation:  
“Caution: This product is not a plan of survey and shall not be used except for the purpose indicated in the title block.  
This product is protected by copyright.”

In the preparation of a metes and bounds description, to be used in a document that purports to convey an interest in land, a licensed member should only use distances and directions which the member knows to be reliable and which express the member’s opinion of the parcel limits.

A licensed member should only sign a certificate on a draft plan of subdivision, where the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown (“correctly” means “of sufficient accuracy to satisfy the purposes of the draft plan of subdivision”).

**Recommended Draft Plan Surveyor Certificate:**

*I certify that:*

*The boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.*

-----  
*(Date) (Signature)*

-----  
  
-----  
*(name in print)*  
*Ontario Land Surveyor*



## Sample Plan Notes:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN FEET AND CAN BE CONVERTED TO METRES BY MULTIPLYING BY 0.3048.

DISTANCES SHOWN ON THIS PLAN ARE GROUND AND CAN BE CONVERTER TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF N.NNNNNNNN.

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS 10519980109 AND 10519980103, UTM ZONE 17, NAD83(ORIGINAL).

FOR BEARING COMPARISONS, A ROTATION OF 1'05'30" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON PLAN 99M-123.

SPECIFIED CONTROL POINTS (SCPs): UTM ZONE 17, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10			
POINT ID		NORTHING	EASTING
SCP	10519980103	4860956.05	618820.08
SCP	10519980109	4862790.76	617855. 17
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			