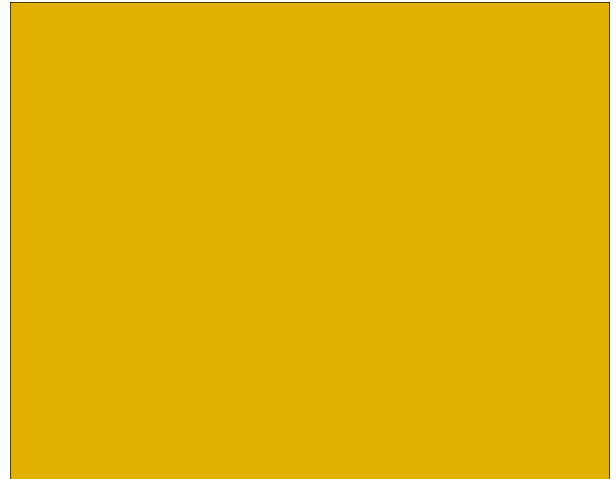
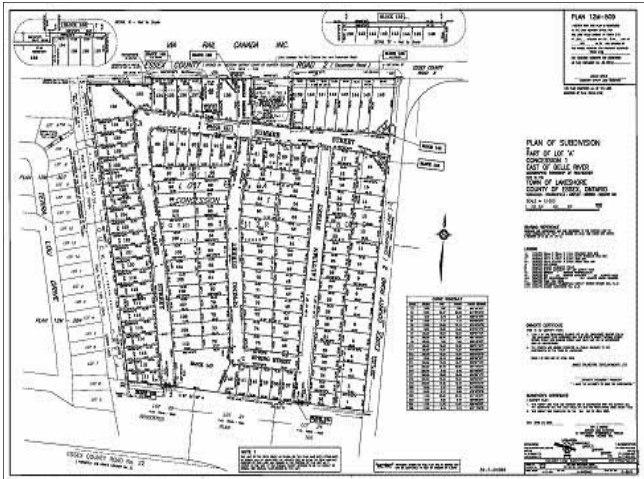


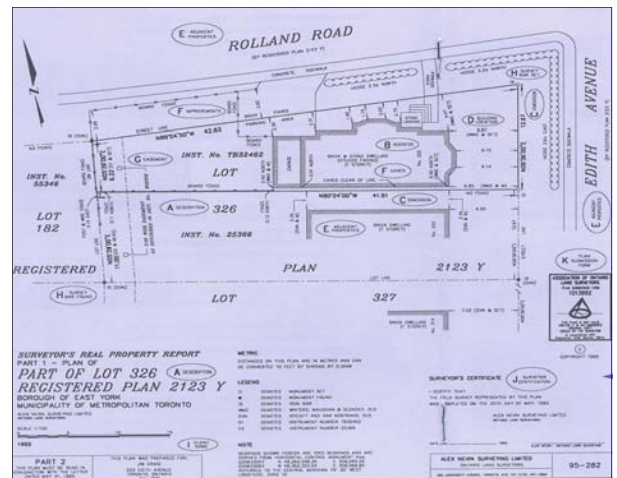
Engage Professional Surveyors In Planning Act Approval Processes



Ref: 2009—005



Recommendations for Municipalities



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The Challenge

Improving Planning Act Approval Processes and Related Downstream Municipal Activities

The Association of Ontario Land Surveyors recognizes that many municipalities do not engage professional surveyors in the land development process, or in the preparation of plans for site plan approval, variances and land severances.

How Municipalities Can Improve Planning Processes and Related Downstream Activities

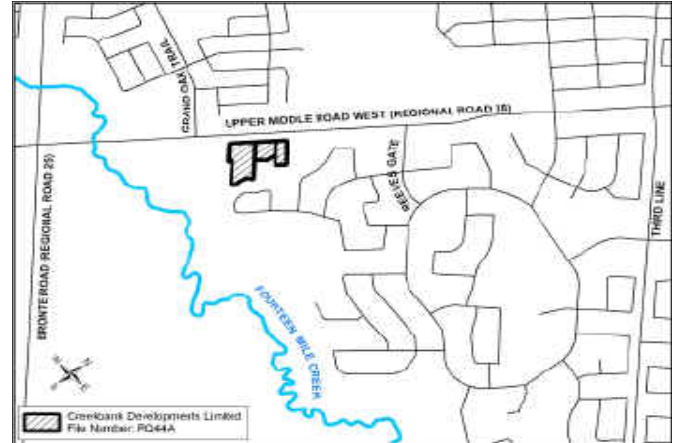
Municipalities should consider engaging the services of a professional surveyor to contribute to downstream improvements to municipal operations, to avoid unnecessary delays due to incomplete site plan information, and to improve public confidence in the planning approval process.

Why Municipalities Would Benefit from Engaging AOLS Members in the Planning Approval Processes

- ✎ Professional surveyors can serve as an important conduit between municipalities, engineering, architectural, planning and legal professions.
- ✎ Professional surveyors are in a unique position to assemble, analyze, qualify and present boundary and title information and existing site conditions (including utility information), and to illustrate land use restrictions as a bundled service to clients and municipalities.
- ✎ Professional surveyors are in the best position to provide advice on minimizing costs for a the preparation of a site plan by taking into account the scope and budget of the proposed development, and providing advice on when actual boundary and control surveys would or would not be essential during the development process.
- ✎ Professional Surveyors can provide advice on datum, coordinate systems and electronic formatting requirements of plans to facilitate incorporation of the records into municipal operations. This advice ensures that the plans result in a value-added service for municipalities.



- ✓ Professional surveyors provide advice to ensure that benchmarks, survey and control monuments owned by municipalities or marking municipal boundaries, are protected and available for use by municipalities and the public.
- ✓ Professional surveyors provide advice on means to ensure that underground services and buildings are placed in approved locations.
- ✓ Professional surveyors are held accountable for the reliability of the information provided to clients and third parties (such as a municipality), and are bound by a code of ethics set out in a regulation pursuant to the Surveyors Act.
- ✓ Professional surveyors are required to carry liability insurance. In addition, the public is further protected by the Public Protection Fund of the AOLS with respect to members engaged in boundary surveying.



Action

Work with professional surveyors who can provide advice on various stages of the planning approval processes including the resulting downstream impact on day-to-day municipal operations. The advice can be a direct service to the public or developer, or third party advice to municipalities for site plan review, taking into account the short, medium and long-term plans and budgets of municipalities.



Association of Ontario Land Surveyors:

The Association of Ontario Land Surveyors was formed to regulate the practice of professional land surveying and to govern its members so that the public interest may be served and protected.

The Association of Ontario Land Surveyors (AOLS) issues licences to Cadastral (Legal Boundary) Surveyors and Certificates of Registration (C of R) in Geodesy, Geographic Information Management, Hydrography and Photogrammetry. Applicants must comply with academic requirements, the Term of Articles and pass the professional examinations. All members are entitled to use the designation O.L.S. (Ontario Land Surveyor) or O.L.I.P. (Ontario Land Information Professional).

Many of the members of the Association of Ontario Land Surveyors are employed by municipalities and government agencies, and provide services to municipalities. Professional surveyors are in a position to identify practices that will improve the efficiency and effectiveness of municipal operations.



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Related Policies

Title and Reference Number:

1. Engage Professional Surveyors To Build Geospatial Infrastructure 2009-003

Revision Dates