



“SKETCHES”

It has come to Council’s attention that some firms are providing professional opinions of the locations of existing physical features such as buildings, fences and retaining walls relative to property boundaries using plans that are entitled “Sketches”.

In order for a surveyor to provide an opinion of the location of an existing feature relative to a property boundary, the surveyor must first establish that boundary according to the normal rules of evidence and the Performance Standards for the Practice of Professional Land Surveying, as contained in O. Reg. 216/10. If this opinion is illustrated on a plan, the plan must be in the form of a plan of survey that complies with the Performance Standards.

Plans that illustrate subdivision lot fabric and indicate the locations of existing physical features relative to that fabric must be in the format of and entitled “Plan of Survey” and must be prepared from an actual field survey that complies with the Standards. Plans must show the methodology used and must include a signed FORM 1 certificate.

Council recognizes that survey methodologies have changed, and the Professional Standards Committee will be reviewing this issue and providing clarity and examples for members to follow. Members are also reminded that sketches are considered to be “projects” as defined in O. Reg. 216/10 and must display a Survey Review Department Plan Submission Form.