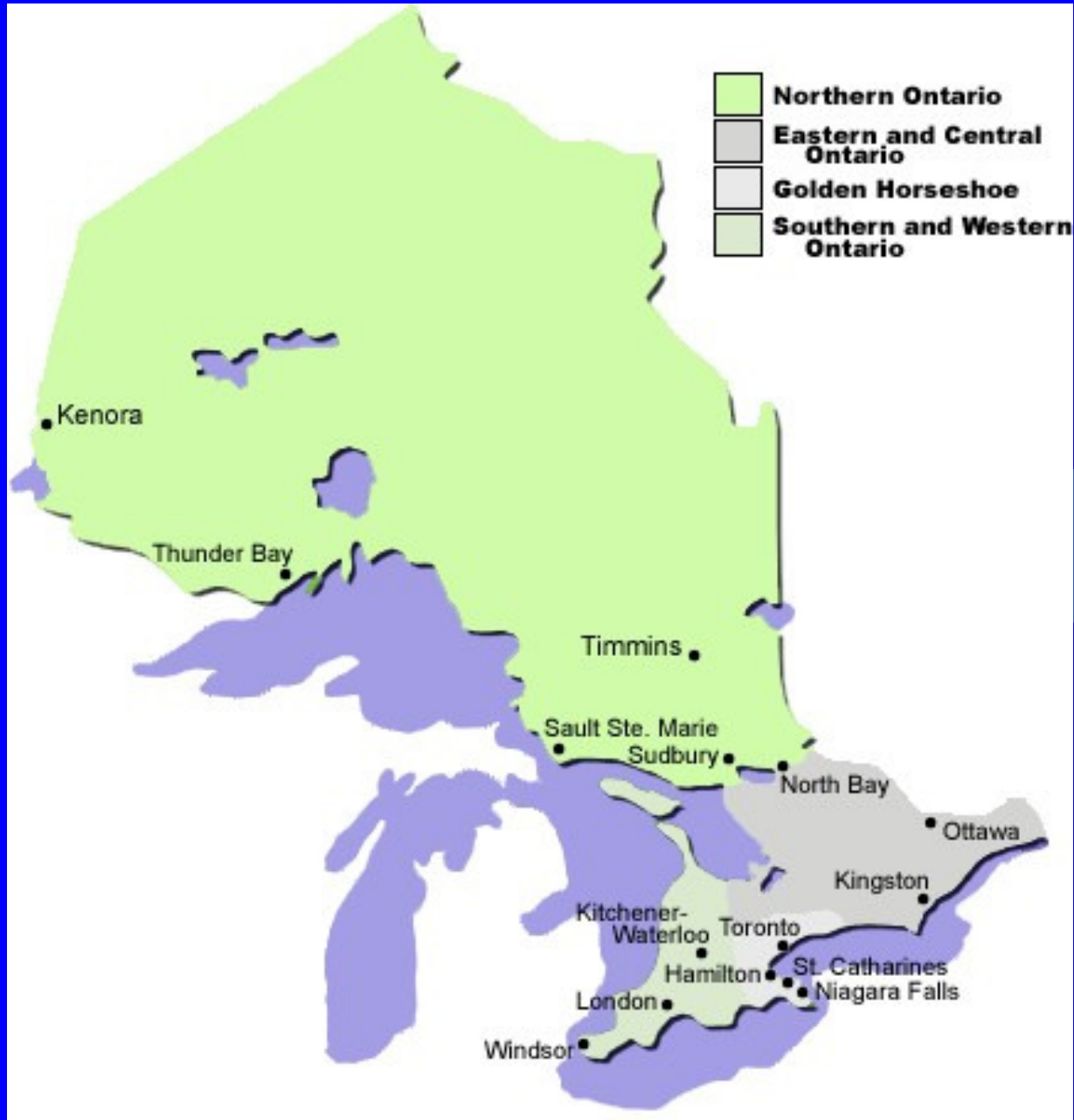
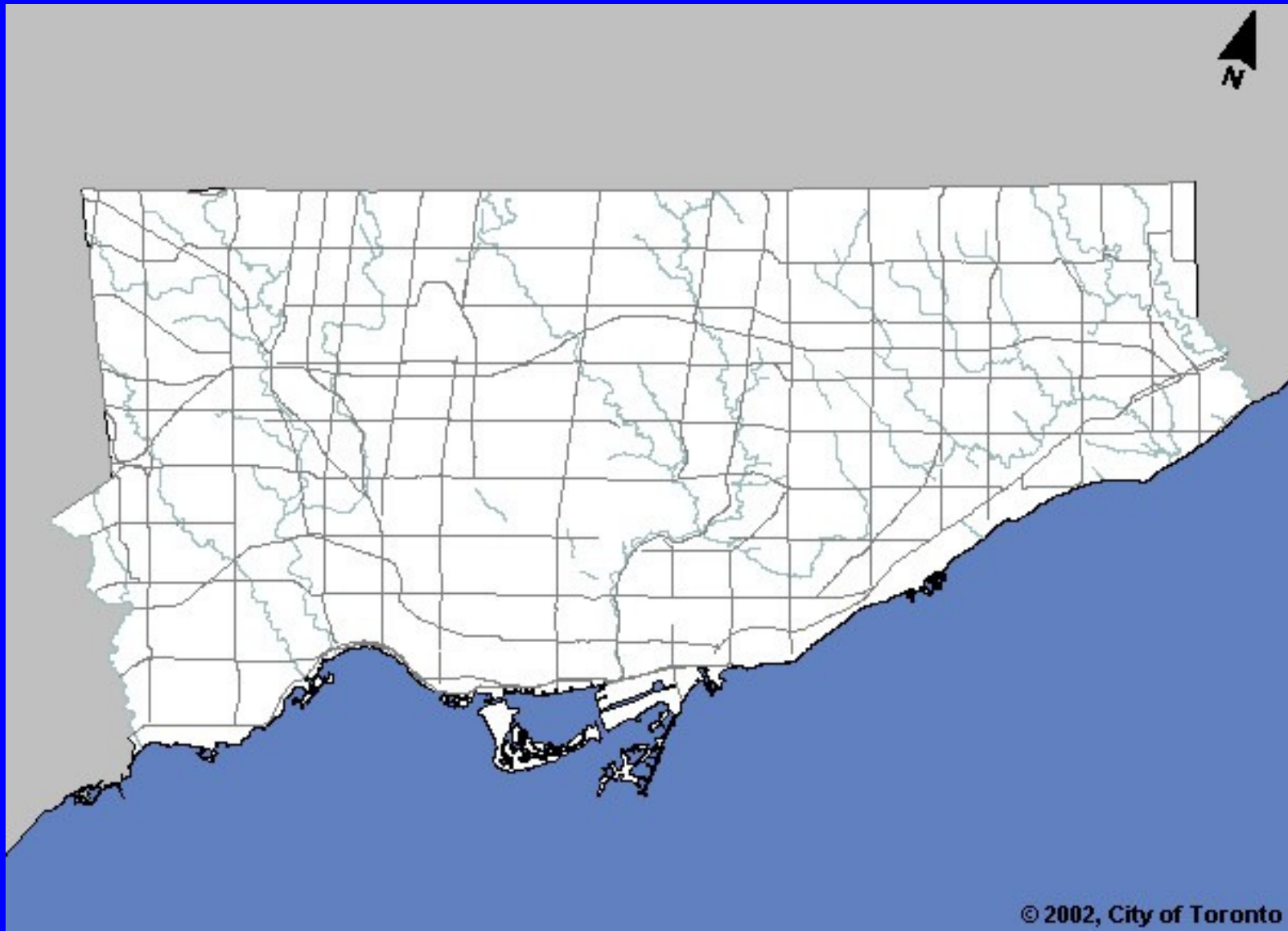


# Cadastral Surveying in Ontario, Canada

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# Agenda

- History and background
- Original survey
- Legal description and Registration
- Performing the survey
- Registrable description and R plan
- Boundaries resolution
- Quality control

# Ontario

- First Nations of Indians
- Visit by Europeans in early 1600s
- Treaty of Paris in 1763 ended the Seven Years War
- United Empire Loyalist , 1783
- About 15000 people in Upper Canada
- AOLS constituted in 1829
- 0001- Henry Strange
- Canada born in 1867
- 1881-1885, CPR across Canada

- Present day population 11 million  
(Canada 30 million)
- Over 250,000 lakes in Ontario
- Temp average 30° C to below -13° C  
(cold)
- AOLS composition  
about 700 AOLS  
120 Associate members (technical)  
about 280 private firms

# Toronto

- Huron Indian word for meeting place
- British purchased from Mississauga Indians in 1788
- Incorporated in 1834
- U of T opened in 1843
- First Canadian subway (TTC) in 1955

- Capital of Ontario
- Population 4.2 million (Ontario 11 million)
- 5th largest city in North America
- Average summer 25° C, winter 0 °C (cold)
- About 50 private surveying firms



# Original survey

- Townships layout
- Basic geographic fabric
- Lot and Concession (original survey)
- Lot on Registered plan of subdivision
- Once a lot always a lot

# Legal Description

- Lot 3, Concession 2
- Lot 3, Registered Plan 1234 (RO)
- Lot 3, Plan 65M-1234 (Land Titles)

# Registration

- Registry office - Abstract Index for Lot 3, based on the lot
- Land Titles Office - Parcel Register for Lot 3, based on ownership
- Parcel Identifier (PIN) - LTCQ

# Performing the survey

- Validity of survey
- Duty to keep field notes
- Survey monuments
- Retracement of boundaries
- Obtain the best evidence available

# Registrable description

- Unclear description by aliquot parts / by area / by metes & bounds
- Deposit Reference plan of survey
- part of lot 3, concession 2, designated as PARTS 1,2, 3, 4 on plan 65R-789 subject to a right-of-way over that part of lot 3 designated as PART 2 on plan 65R-789.

# Reference Plan of Survey

- In both RO and LTO, R-plan is required EXCEPT the land to be conveyed or mortgaged is
- whole of the land remaining to the owner
- whole of a lot, block, street on registered plan of subdivision
- whole of a PART on a previously deposited reference plan.
- LR may also request a reference plan where the description is vague and complex

# Boundary resolution

- Application for 1<sup>st</sup> registration under the LTA, or
- Boundaries Act application for confirmation of boundaries
- Contents of BA application
- sufficient copies of the subject plan of survey
- field notes of the survey
- copy of every adjoining deed or parcel
- copy of every existing plan relating to the boundary
- fee for application: \$410 plus \$1 per adjoining lot or parcel

- Notice of Application to all adjoining
- Confirmation without hearing
- Confirmation with hearing where objection
- Field notes and plan to deposit with Director
- Boundaries defined by monuments deemed to be the true boundaries of the parcel
- Appeal may be to Divisional Court
- Land Registrar to register the Boundaries Act plan
- Record in the title register (LT) or abstract index (RO) for each parcel that adjoins the confirmed boundaries
- Supersedes all former registered plans & descriptions
- Future descriptions need to make reference



# Quality control

- AOLS objectives
- AOLS governance
- Survey review by AOLS
- AOLS Council may make Regulations

# Surveyor and land transaction