



Managing Risk Distributing Survey Plans

Presented by

Al Jeraj, O.L.S. and Brian Maloney, O.L.S (Ret).

Date, April 2026



What is the Association of Ontario Land Surveyors

- The Association of Ontario Land Surveyors (AOLS) was established in 1892. It is a self-governing association, responsible for the licensing and governance of professional land surveyors, in accordance with the Surveyors Act.
- As with all self-governing professions, the AOLS has a responsibility to ensure that the public interest is paramount.



The History of Surveying In Ontario

- The first township survey was in 1783.
- There are 7 different systems of township surveys.
- Ontario is divided by Lake Nipissing and the French and Mattawa Rivers into Northern and Southern Ontario.
- Southern Ontario was surveyed into 588 townships.
- Northern Ontario was surveyed into 553 townships.

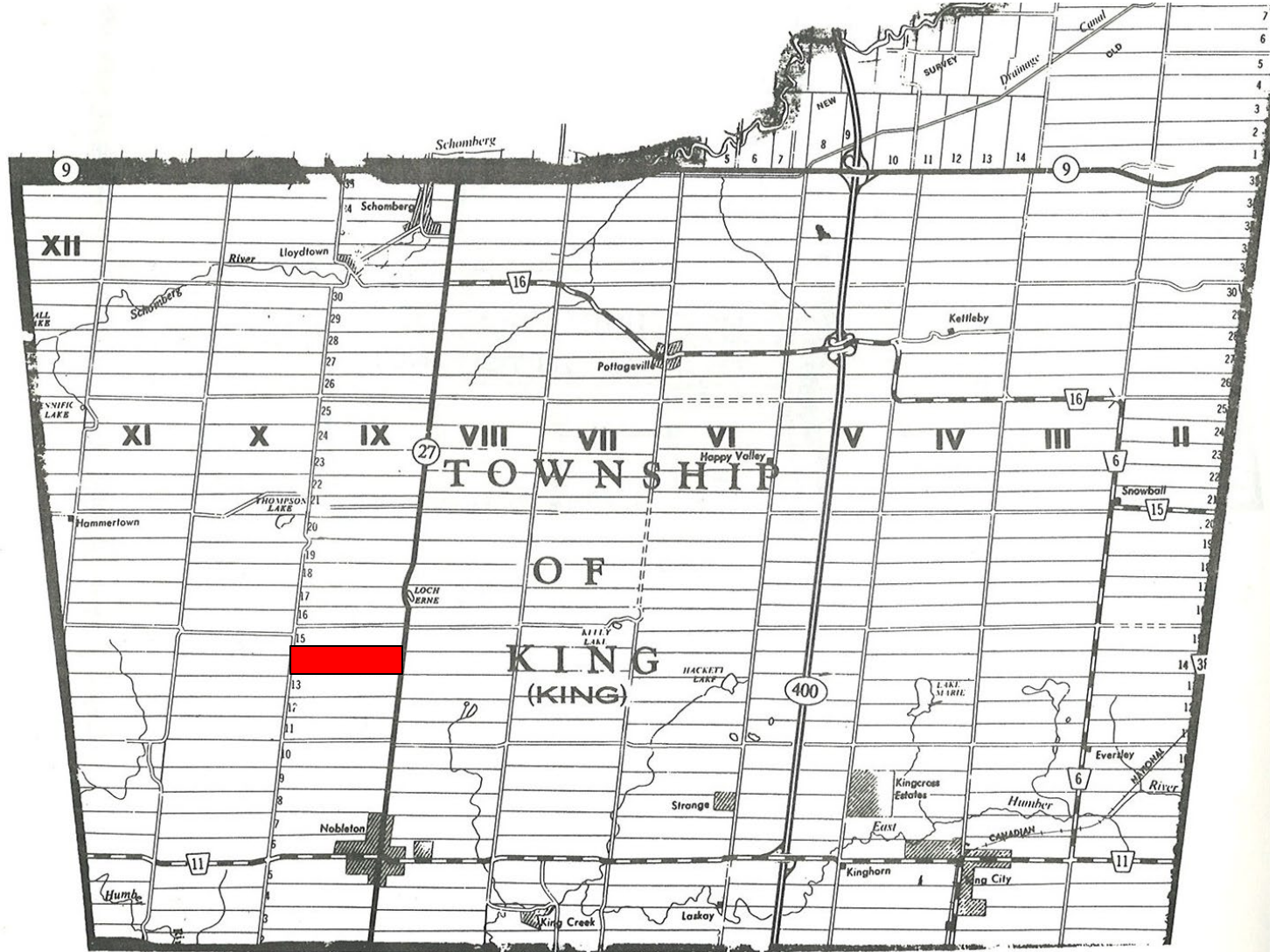


Township of King





Township of King





Public vs Private Surveys

Public Surveys

Accessible by the public through the land registry office for a fee.

Types include:

- Subdivision Plans
- Condominium Plans
- Reference Plans
- Expropriation Plans



Plan 43M-1992

PLAN 43M - 1992

I CERTIFY THAT THIS PLAN IS REGISTERED IN
THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION
OF KEEL (No. 43) AT 11:00 O'CLOCK ON THE 20 DAY OF
July, 20 15 AND ENTERED IN THE PARCEL REGISTER(S) FOR
PROPERTY IDENTIFIER(S) 14215-0262
AND REQUIRED CONSENTS ARE REGISTERED
AS PLAN DOCUMENT No. PL 2749676

FRANÇOIS CAQUAPOTT
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PIN 14215-0262(LT).

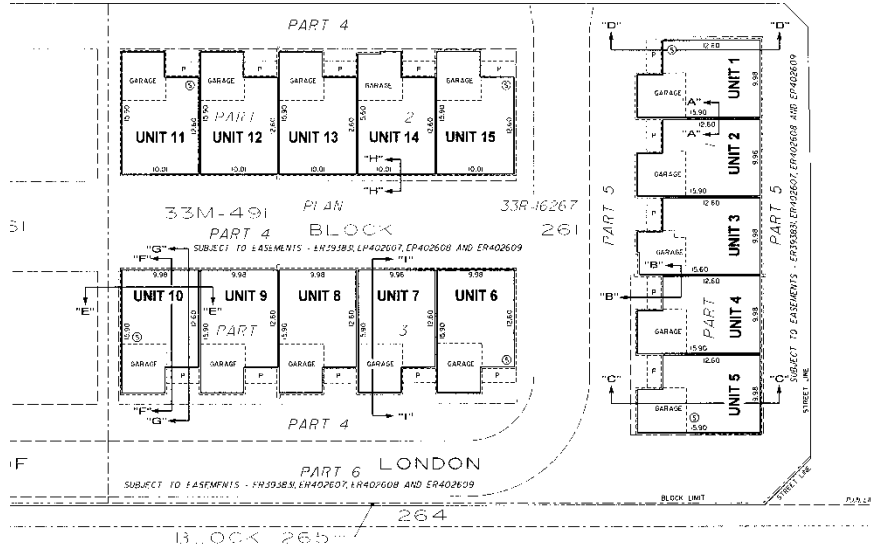
PLAN OF SUBDIVISION OF
**PART OF LOT 16,
CONCESSION 9
NORTHERN DIVISION**

(GEOGRAPHIC TOWNSHIP OF TORONTO GORE)



Condominium Plan

WATER CRESCENT
ESTABLISHED BY PLAN 33M-491



PART/SHEET	DATE
PART 1 OF 4 PARTS SHEET 2 OF 2 SHEETS	

MIDDLESEX STANDARD CONDOMINIUM PLAN No. 637

LEVEL 1, UNITS 1 TO 15 INCLUSIVE
REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES
DIVISION OF MIDDLESEX (No. 33), AT 09:14 O'CLOCK,
ON THE 1ST DAY OF NOVEMBER, 2006.

S. VIVYURICA
A.D.P. LAND REGISTRAR

SURVEYOR'S CERTIFICATE:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 10TH DAY OF JULY, 2006.
- THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

BRUCE S. BAKER
ONTARIO LAND SURVEYOR

DATED: OCTOBER 5, 2006

DECLARATION REGISTERED AS NUMBER E2467958

NOTES AND LEGEND

- DENOTES UNIT BOUNDARIES & BOUNDARY OF COMMON ELEMENT.
- DENOTES EXTERIOR FACE OF STRUCTURAL WALLS AT MAIN FLOOR LEVEL.
- ⊙ DENOTES SUMP PIT
- P DENOTES PORCH

UNIT DEFINITION

MONUMENTS CONTROLLING THE EXTENT AND LOCATION OF THE UNITS ARE THE WALLS, FLOORS, CEILINGS AND OTHER PHYSICAL FEATURES AS MORE PARTICULARLY DESCRIBED IN SCHEDULE "C" OF THE DECLARATION.

SCALE 1:400
0 5 10 15 20
SCALE IN METRES

2006
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

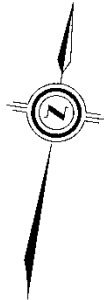
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Condominium Plan

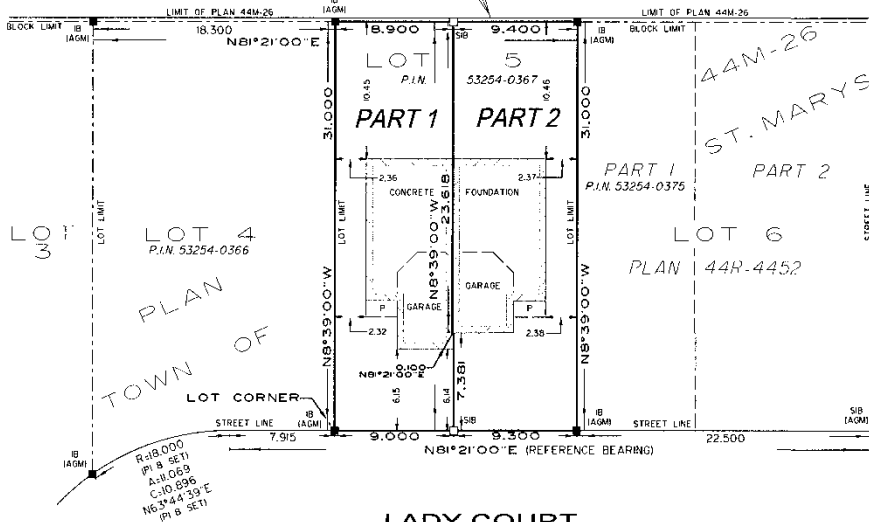
PART/SHEET	DATE	MIDDLESEX STANDARD CONDOMINIUM PLAN No. 637
PART 1 OF 4 PARTS SHEET 2 OF 2 SHEETS		LEVEL 1, UNITS 1 TO 15 INCLUSIVE
		REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX (No. 33), AT 09:14 O'CLOCK, ON THE 7th DAY OF NOVEMBER 2006.
		<i>S. VIVYURKA</i> ADP. LAND REGISTRAR
		SURVEYOR'S CERTIFICATE: 1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE CONDOMINIUM ACT 1998, THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM. 2) THE SURVEY WAS COMPLETED ON THE 18th DAY OF JULY, 2006. 3) THE DIAGRAMS OF THE UNITS SHOWN ON THIS PLAN ARE SUBSTANTIALLY ACCURATE.

Reference Plan



GLASS STREET
(ESTABLISHED BY PLAN 44M-215 & 224)
20.17 WIDE

BLOCK 7
(0.300 RESERVE)
P.I.N. 53254-0369



LADY COURT
(ESTABLISHED BY PLAN 44M-26)
18.00 WIDE P.I.N. 53254-0370

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: JANUARY 3, 2007

Jason Wilband
JASON WILBAND
ONTARIO LAND SURVEYOR

PLAN 44R-4467

RECEIVED AND DEPOSITED

DATE: Jan. 5, 2007

"M. Hoerle"
DEP. LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
PERTH (No. 44)

PART SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA (Sq.m.)
1	PART OF 5	44M-26	PART OF 53254-0367	276.6
2	PART OF 5	44M-26	PART OF 53254-0367	290.7

PARTS 1 AND 2 ARE ALL OF P.I.N. 53254-0367.

PLAN OF SURVEY
OF ALL OF

LOT 5
PLAN 44M-26
IN THE

TOWN OF ST MARYS
COUNTY OF PERTH

SCALE 1:300



2006
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 6th DAY OF NOVEMBER, 2006.

JANUARY 3, 2007

Jason Wilband
JASON WILBAND
ONTARIO LAND SURVEYOR

NOTES & LEGEND

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTH LIMIT OF LADY COURT HAVING A BEARING OF NB⁰21⁰⁰E AS SHOWN ON PLAN 44M-26.

- DENOTES MONUMENTATION FOUND
- DENOTES MONUMENTATION PLANTED
- S/B DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- (AGM) DENOTES ARCHIBALD, GRAY & MCKAY LTD., O.L.S.'s
- (PIH) DENOTES PLAN 44M-26

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639104.

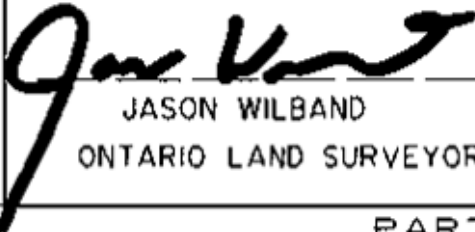
ARCHIBALD, GRAY & MCKAY LTD.
ONTARIO LAND SURVEYORS & ENGINEERS
553 SOUTHDALE ROAD EAST, LONDON, ONTARIO, N6E 1A2
PHONE (519)685-5300 FAX (519)685-5303
Web: www.ogm.on.ca email: ogmion@ogm.on.ca



DRAWN BY: BAS	DIGITAL FILE: 44M26LOSR06N	PLAN No:
CHECKED BY: DER	COGO FILE: 44M26C000	1-Z-7031
PLOT DATE: 14/12/2006	FILE No: SM-M026-011	



Reference Plan

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT. DATE: <u>JANUARY 3, 2007</u>  JASON WILBAND ONTARIO LAND SURVEYOR	PLAN 44R-4467			
	<u>RECEIVED AND DEPOSITED</u> DATE: <u>Jan. 5, 2007</u> <u>"M. Hoerle"</u> DEP. LAND REGISTRAR FOR THE LAND TITLES DIVISION OF PERTH (No 44)			
PART SCHEDULE				
PART	LOT	CONCESSION	P.I.N.	AREA [Sq.m.]
1	PART OF 5	44M-26	PART OF 53254-0367	276.6
2	PART OF 5	44M-26	PART OF 53254-0367	290.7
PARTS 1 AND 2 ARE ALL OF P.I.N. 53254-0367.				
PLAN OF SURVEY OF ALL OF				



Expropriation Plans

PLAN AT6848838

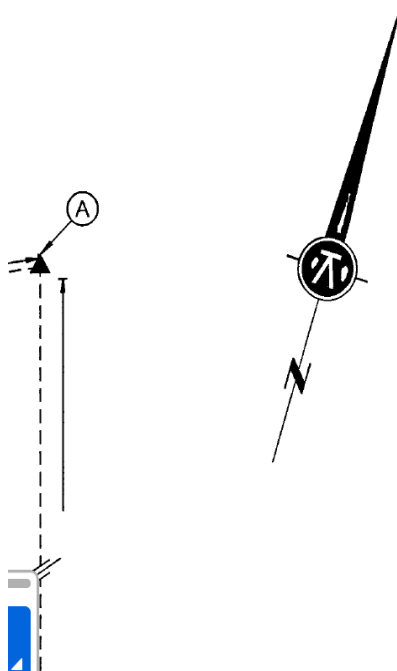
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF TORONTO (No. 66) AT 15:37 O'CLOCK ON THE 27 DAY OF June 2025 ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIERS 06516-0027(LT)

[Signature]
REPRESENTATIVE FOR LAND REGISTRAR

THE PART ENUMERATED HERE UNDER REFER TO LANDS IN WHICH ALL RIGHT, TITLE AND INTEREST IS EXPROPRIATED BY CITY OF TORONTO

SCHEDULE

PART	LOT	PLAN	PIN	AREA (m ²)
1	PART OF 147	M-350	PART OF 06516-0027(LT)	143.3



EXPROPRIATIONS ACT
PLAN OF SURVEY OF
PART OF LOT 147
PLAN M-350
(FORMERLY CITY OF SCARBOROUGH)
CITY OF TORONTO

SCALE 1:250



Public vs Private Surveys

Private Surveys

Prepared for a client for a specific purpose at a **SPECIFIC POINT IN TIME.**

Types include:

- Surveyor's Real Property Report
- Plan of Survey
- Topographic Plan
- Site Plan
- Severance Plan
- Sketches



The Surveyor's Real Property Report



- Consists of Two Parts:
 1. Written Report
 2. Plan of Survey
- Prepared for a client at a specific point in time***



Physical items normally identified in a Surveyors' Real Property Report. (not necessarily exhaustive)

- Property boundaries.
- Buildings (subject property and near adjoining)
- Fences.
- Hedges.
- Retaining Walls.
- Wells.
- Sheds / Outbuildings.
- Swimming Pools / Hot Tubs.
- Overhead utility hardware.
- Other features deemed important by the surveyor.

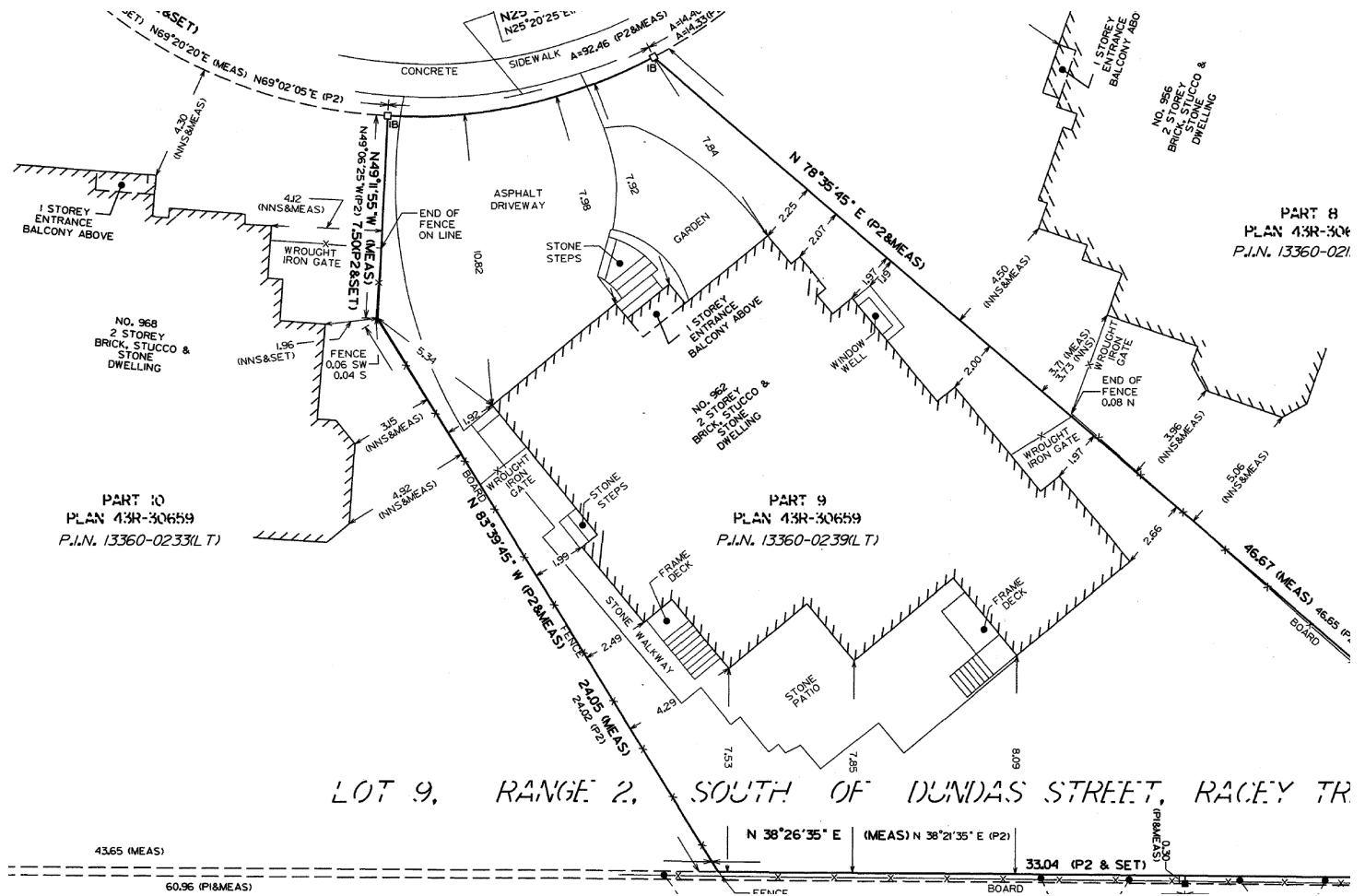


Title information normally identified in a Surveyor's Real Property Report

- Ownership information.
- Easements.
- Other registered interests.
- Identified deficiencies / ambiguities.
- Potential issues.



Part 1 – The Plan





Part 2 – The Report

SURVEYOR'S REAL PROPERTY REPORT

SURVEY REPORT

DATE: September 20th, 2016
JOB No: 165107 – 962 Fredonia Drive
CLIENT:

ADDRESS: #962 Fredonia Drive, Mississauga, ON
DESCRIPTION: Part of Lot 9, Range 2, South of Dundas Street, Racey Tract,
designated as Part 9, Plan 43R-30659
P.I.N: 13360-0239(LT)

NOTE: THIS REPORT MUST BE READ WITH REFERENCE TO THE SURVEY PLAN ATTACHED HERETO

With respect to the survey plan presented herewith, you will notice the following items:

EXTENT OF TITLE:

- The measurements of the boundaries of the property as re-established are in agreement with the existing deposited Reference Plan and dimensions expressed in the registered description.
- These lands are governed by the Land Titles Act and are registered as Fee Simple, LT Absolute Plus. The Property Identifier Number was created on September 26th, 2008.

TO BE NOTED:

- The property is occupied very closely in accordance with the boundaries thereof as re-established and most of the subject structures are located within the said boundaries as shown on the plan.
- Please note the position of the board fence in relation with the southeast limit of the subject property, as shown on the plan.
- Please note the position of the board fence in relation to the most easterly limit of the subject property, as shown on the plan.

REGISTERED EASEMENTS / RIGHTS-OF-WAY:

- We have found no easements or Rights-of-Way registered on Title.

MONUMENTATION:

- Survey monuments are marking and/or witnessing front corners of the subject property as shown on the plan.

ADDITIONAL REMARKS:

- No investigation with respect to Municipal zoning requirements has been made in connection herewith.

Signed this 20th day of September, 2016



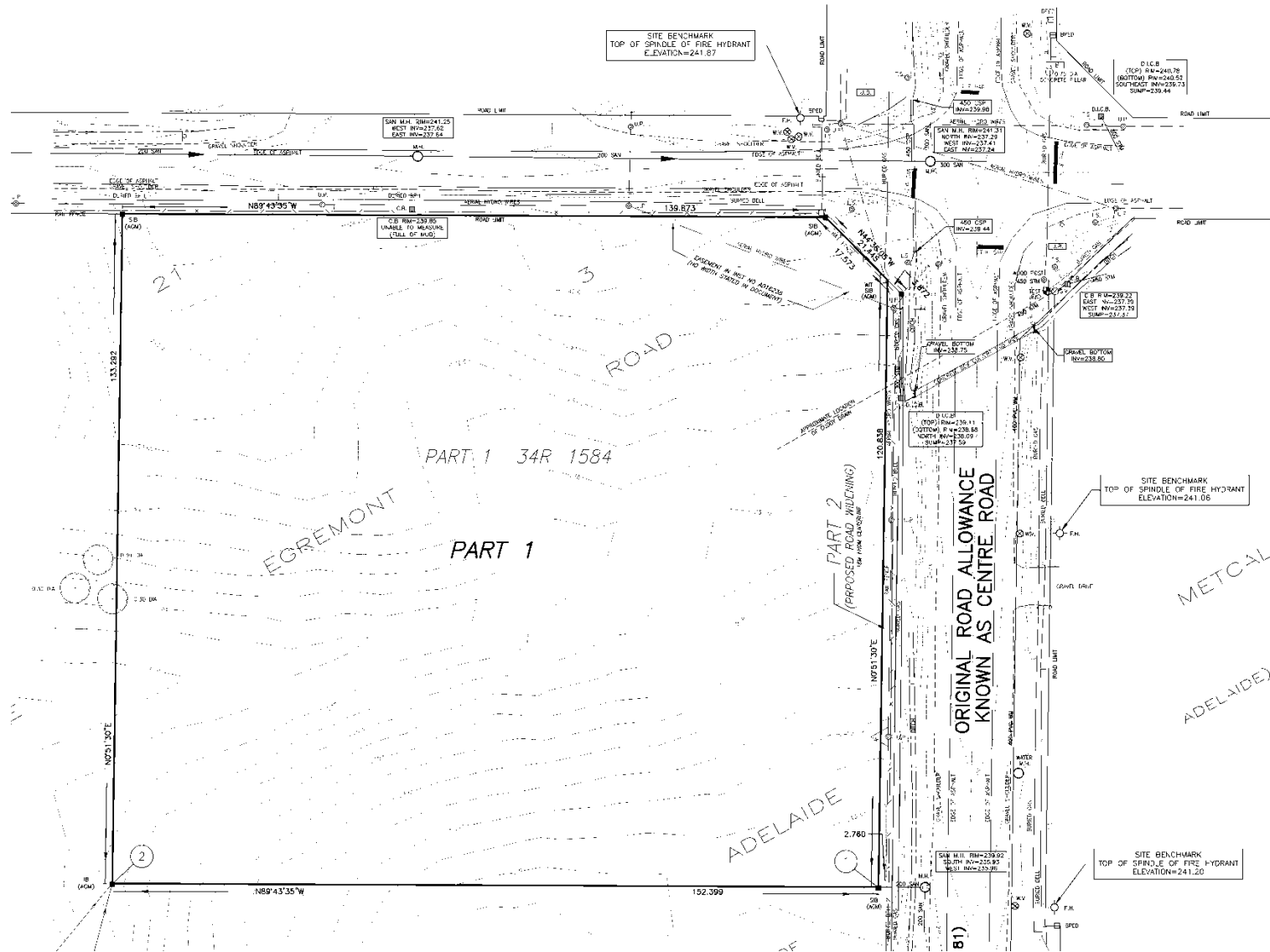
Topographic Plans

Primary purpose:

1. Graphic representation of all physical features located within the parcel together with contours or spot elevations.
 - May include a boundary survey or a compiled boundary.
 - May include underground utility locations.
 - Base plan for engineering designs.



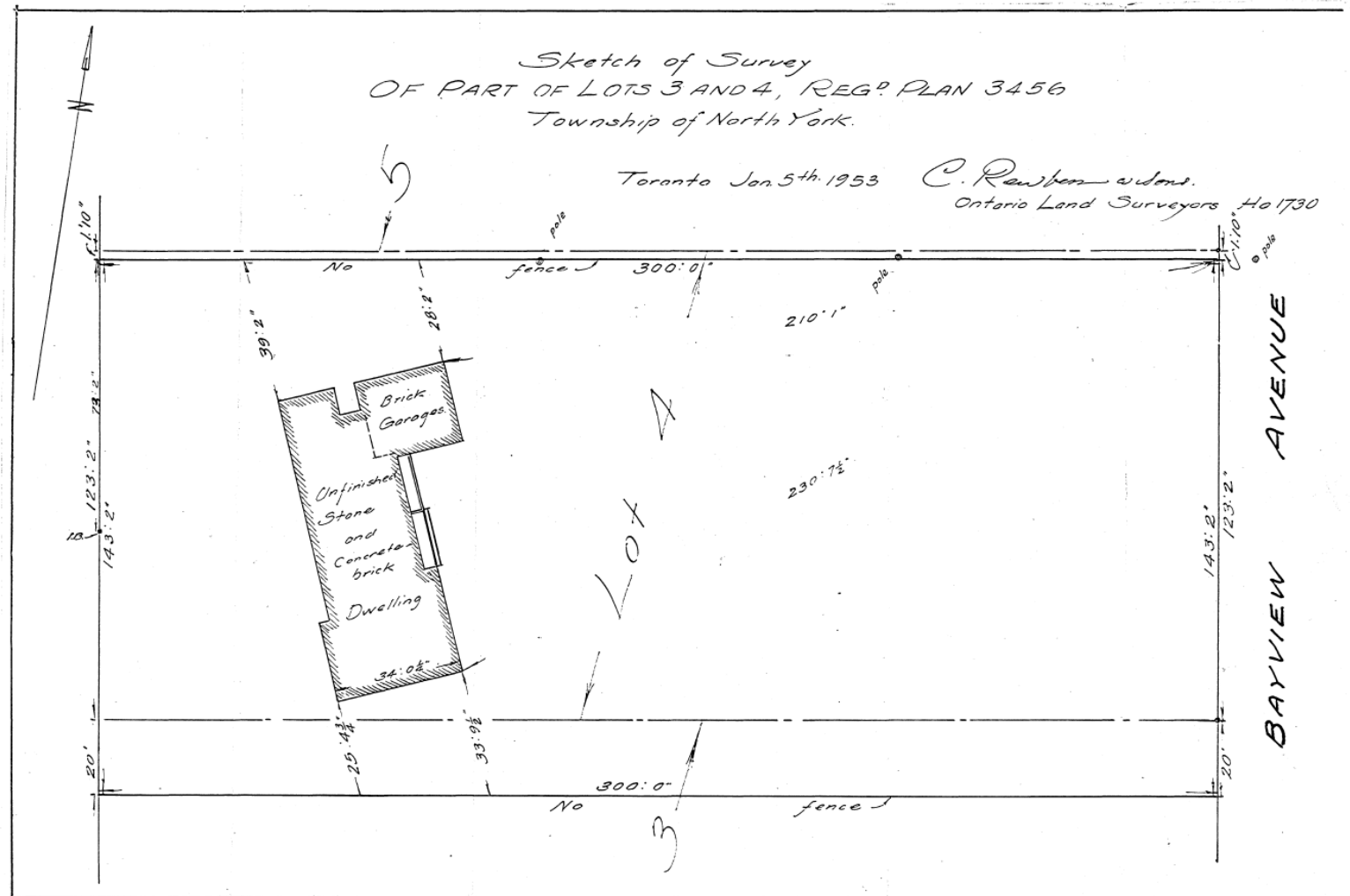
Topographic Plan





Time Matters

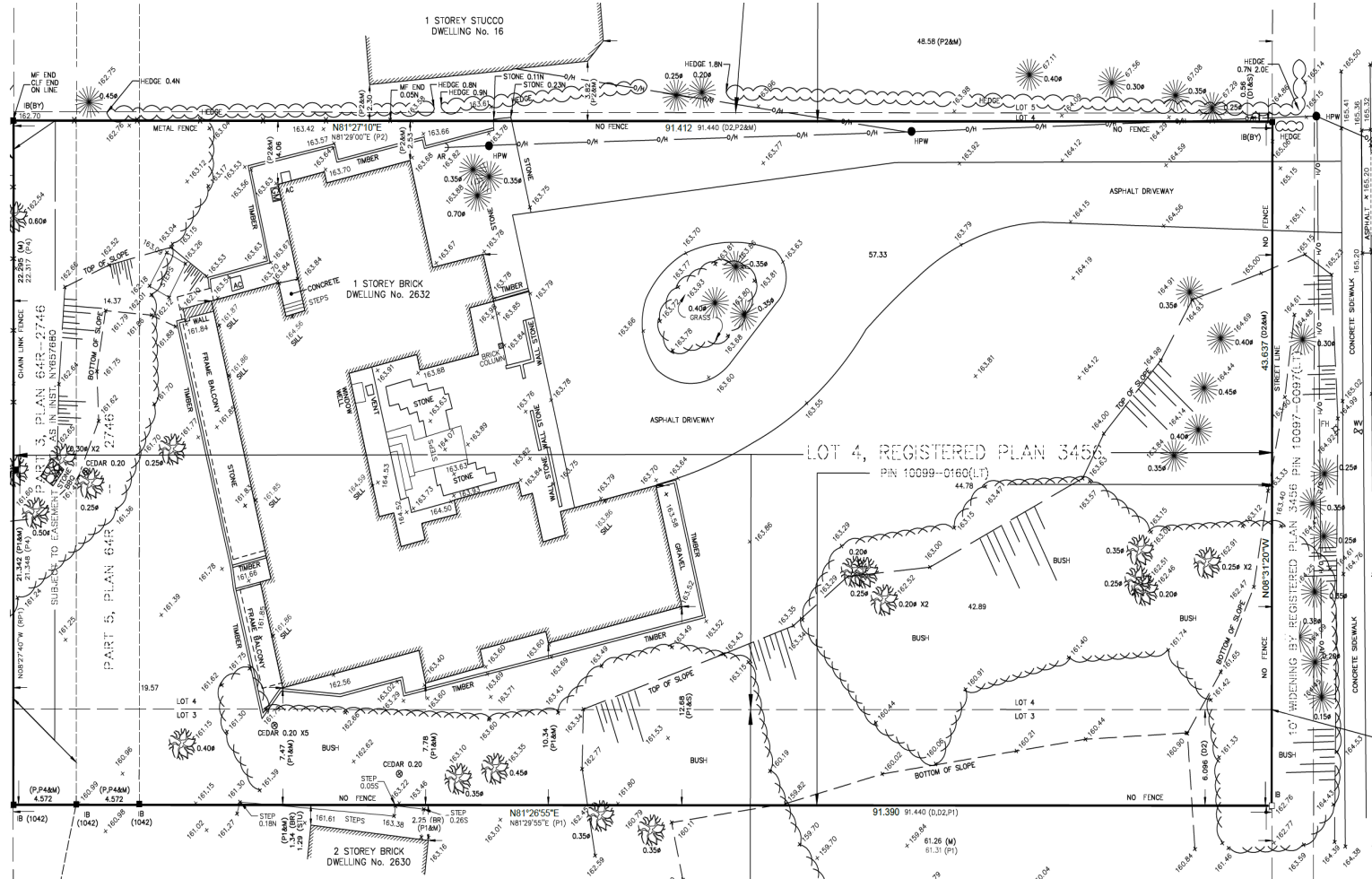
Bayview Avenue 1953 Survey





Time Matters

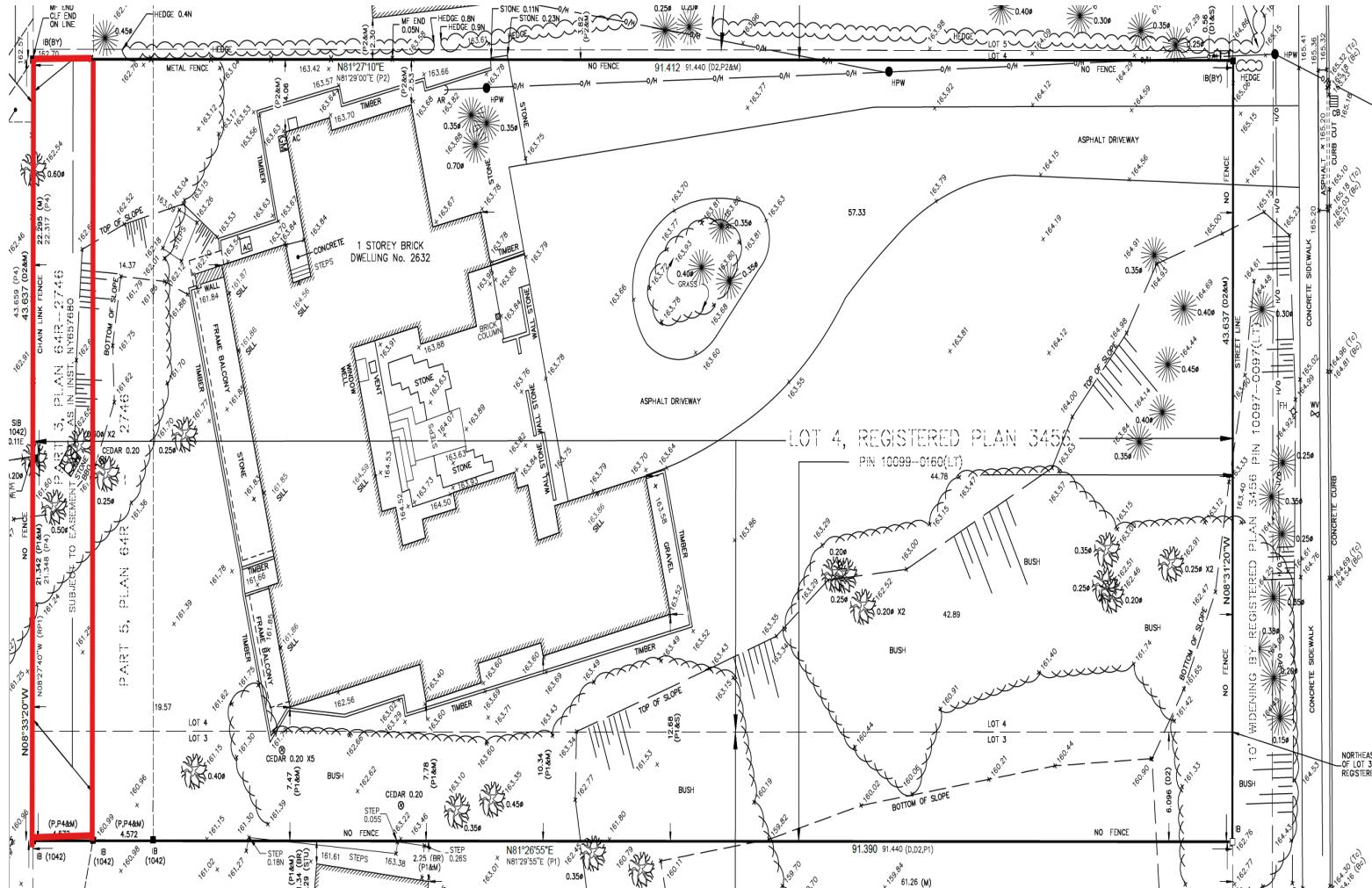
Bayview Avenue 2024 Survey





Time Matters

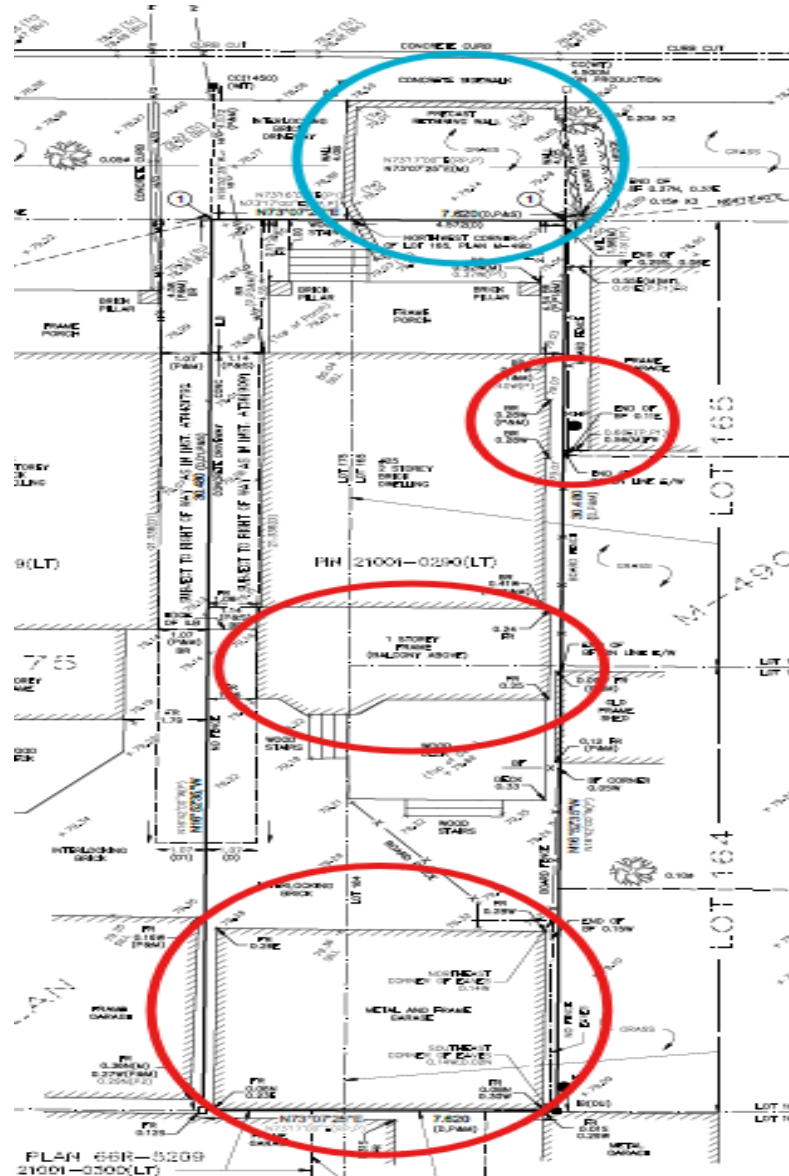
New Easement





Time Matters

2025 Survey

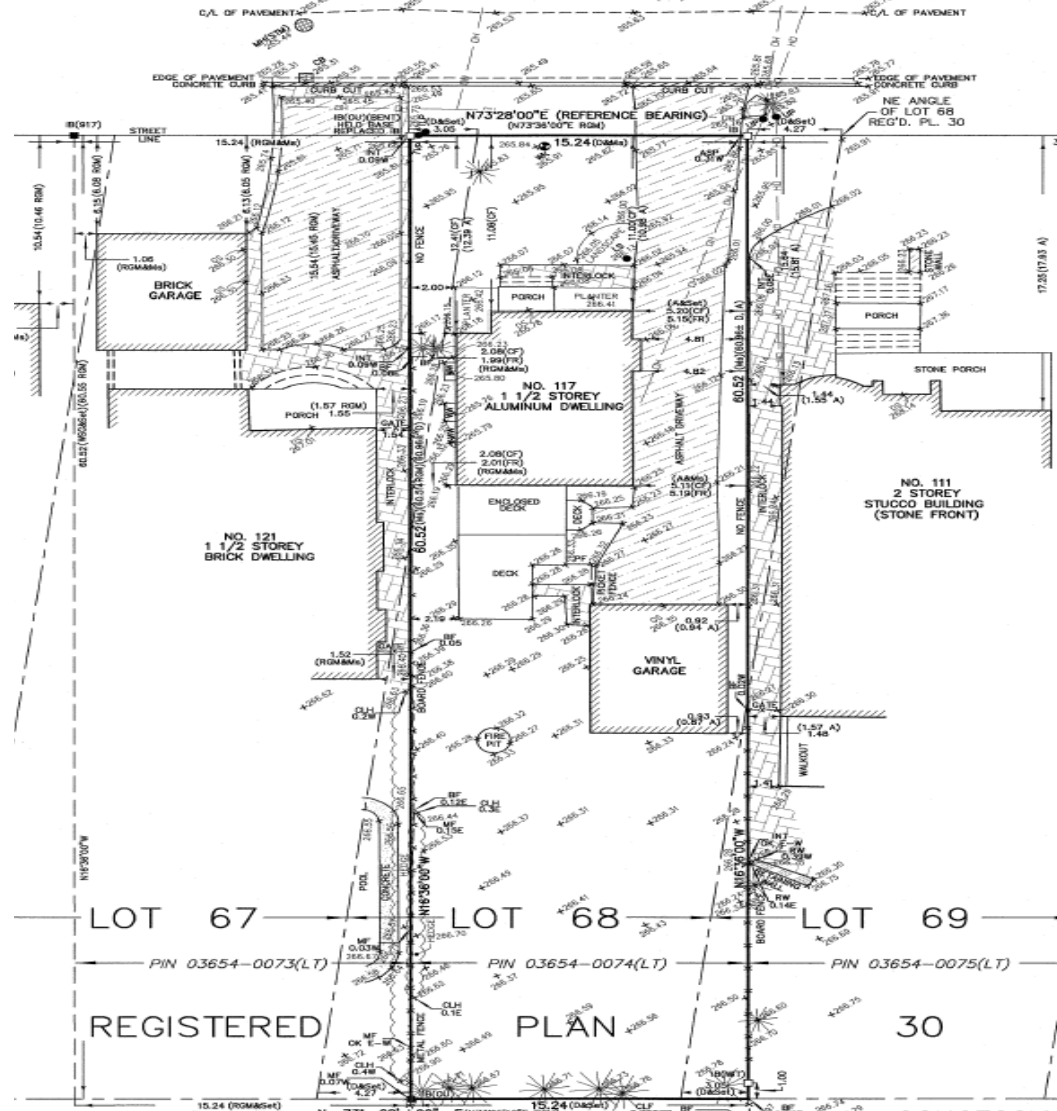




Time Matters

Hillview Road 2020 Survey

HILLVIEW ROAD
(FORMERLY LEPPER STREET DEDICATED BY REGISTERED PLAN 30)
PIN 03654-0113(LT)





COPYRIGHT

Does a Survey meet Copyright protection?

1. Is it an *original* work?

Survey plans involve professional expertise and represents a surveyors skills and judgement with respect to a boundary.

2. Is it *fixed in a material form*?

A survey plan is produced as a drawing, digital file or plotted document.

3. Is it within the *protected* category of work?

Survey plans fall under artistic work which include drawings, maps and plans.



MFIPPA – 3 Tests for Release of Third Party Information

1. the record must reveal information that is a trade secret or scientific, technical, commercial, financial or labour relations information; and
2. the information must have been supplied to the institution in confidence, either implicitly or explicitly; and
3. the prospect of disclosure of the record must give rise to a reasonable expectation that the harms specified in paragraph (a) of section 10(1) will occur.



The Risk

1. The public relies on the information provided by municipalities.
2. Information may be out of date.
3. The municipality has no control over how the information is used.
4. Private surveys are protected by Copyright.
5. Potential claim against the municipality exists.



Alternatives available

1. Refuse to provide survey plans as they meet the 3 conditions under MFIPPA.
2. Advise the public to contact a local surveyor.
3. Advise the public to visit the AOLS website – www.aols.org



QUESTIONS?????

THANK YOU !

Date, 2026