

Land Survey Plans

What is a land survey plan?

Also called a surveyor's real property report, a land survey plan provides information on the dimensions of a lot and shows the location of buildings and structures on the lot.

The Municipality of Clarington does not have Land Survey Plans for sale or distribution.

How do I obtain a copy?

Where to go to obtain a copy of a survey depends on the type of survey plan you need.

Registered Plans of Subdivision are plans approved under the Planning Act to create buildable lots that conform with zoning. They can be purchased from the Land Registry office for a nominal fee. Subdivision plans will show lot dimensions and survey "monumentation" (bars) but do not show buildings or other improvements on the property.

Reference Plans are essentially plans of survey that are "deposited" in the Land Registry Office and are used to illustrate parcels of land. They may or may not represent buildable lots. Similar to Plans of Subdivision, Reference Plans will show dimensions, survey monumentation and may show buildings or other improvements on the property. Reference Plans can also be purchased from the Land Registry Office for a nominal fee.

The other major class of legal survey plans is the Surveyors Real Property Report, formerly known as the Building Location Survey or simply Survey Certificate. These plans show lot dimensions, survey monumentation, buildings, garages, decks, pools and other major improvements to the property as well as ANY easement, rights-of-way and other property interests.

This type of survey is often required for mortgage financing. These survey plans are prepared by an Ontario Land Surveyor under contract with the property owner.

Unlike Plans of Subdivision and reference Plans, which are available from the Land Registry Office, Surveyors Real Property Reports are not kept on file in any public registry system including the Land Registry Office, the Municipality of Clarington or anywhere else. If you are aware or suspect that your property was surveyed sometime in the past, it is best to contact the Ontario Land Surveyor who performed the survey for further information.

Land Registry Office

The Whitby Land Registry Office is located at 590 Rossland Road East, Whitby. Plans of Subdivision, Condominium Plans, Reference Plans and land title documents can be obtained there for a nominal fee. Land Registry Office at 905-665-4007 to see if they have a copy on file, or check the following website: www.protectyourboundaries.ca.

Ontario Land Surveyor

A listing of Ontario land Surveyors licensed to practice Cadastral (legal) surveys can be found in the yellow pages under "Surveyors – Land" in the local telephone book.