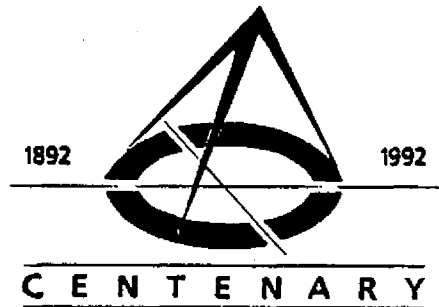


STANDARDS FOR SURVEYS



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ASSOCIATION OF ONTARIO LAND SURVEYORS

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ASSOCIATION OF ONTARIO LAND SURVEYORS

STANDARDS FOR SURVEYS

Part I - Introduction

These Standards for Surveys establish minimum requirements for cadastral surveys undertaken by licensed members of the Association of Ontario Land Surveyors. The Standards are subject to any additional requirements for surveys set out in any statute of Ontario and the regulations thereunder. If there is a conflict between such statutes or regulations and these Standards the provisions of the statutes or regulations prevail. In general, the provisions leading to the higher standard of survey are to be followed.

For the purposes of these Standards a survey is defined as the establishment, reestablishment, location, definition or description of the lines, boundaries, corners or physical limits of legal rights in land, land covered with water, or space.

Under clause 26(2)(b) of the Surveyors Act, 1987 a member of the Association may be found guilty of professional misconduct by the Discipline Committee of the Association if, "the member ... has been guilty ... of professional misconduct as defined in the regulations." Professional misconduct is defined in section 35 of O.Reg.726/88 under the Surveyors Act, 1987. Under section 35, paragraphs 2 and 3, professional misconduct includes "Failure to comply with and maintain the performance standards for the practice of professional land surveying." and "Failure to comply with the Code of Ethics" The Code of Ethics of the Association is set out in section 33 of O.Reg. 726/88 under the Surveyors Act, 1987. Clause 33(2)(f) of the Code of Ethics requires that every member shall "by signing a survey plan, certify that it complies with all relevant legislative requirements and all standards of the Association".

Part II - Research

1. Before undertaking a survey, the licensed member shall refer to the documentary evidence related to the land under survey and the land adjoining the land under survey, including, if applicable, documentary evidence obtained during,

- (a) a land registry office search;
- (b) research of the member's own files for related surveys or plans thereof;
- (c) a search of the applicable files of other licensed members; and

(d) a search of other documentary evidence.

2.-(1) When undertaking a survey a licensed member shall carry out a thorough field investigation for the best available evidence of all boundaries, lines and corners and give priority to the evidence in accordance with common law and statute law having regard to:

- (a) natural boundaries;
- (b) original monuments or evidence as to the location of the original monuments;
- (c) fences or possession reasonably dating back to the creation of the boundary, limit or corner;
- (d) other limits as called for in the deeds;
- (e) measurements as contained in deeds or as shown on plans;
- (f) coordinates of a point in a coordinate system as evidence of the location of the point.

(2) Only after considering all higher priorities of evidence shall a licensed member establish the boundary, line or corner of a parcel of land by resorting to measurements as contained in deeds or as shown on plans, or to methods as set out in the Surveys Act and regulations thereunder.

(3) Where a previously established survey monument no longer exists, the best available evidence concerning its original position shall be considered in its re-establishment.

3.-(1) If the boundaries of a parcel of land are found to be dependent on the position of a body of water, sufficient research shall be undertaken to determine if the water level of the body of water, has been artificially altered and may include,

- (a) the agency responsible for land patents;
- (b) the agencies responsible for administering structures on waterways;
- (c) the instructions to the surveyor for the original survey;
- (d) the original plan, field notes and diary of the surveyor who did the original survey;
- (e) subsequent surveys;
- (f) historical atlases and books on local history; and

(g) a visual inspection of the outlet of the lake.

(2) Before determining a water boundary a physical examination of the water boundary must be made.

Part III - Monumentation

4.--(1) In these Standards, a survey monument is defined as,

(a) a monument referred to in subsection 1(1) of Ontario Regulation 221/81,

(b) a "Rock Plug" which means a metal shaft at least sixteen millimetres round or square and at least seven centimetres long and wedged, cemented or leaded into bedrock or a concreted area so that the top is within 25 millimetres of the surface.

(c) any other object which would represent "substantial compliance" within the meaning of subsection 11(2).

(2) All linear dimensions of survey monuments defined in subsection (1) are to be considered as minimum.

5. Points set in surveys shall be defined by one of the following monuments:

(a) a monument referred to in subsection 2(1) of Ontario Regulation 221/81.

(b) a Rock Plug.

6. The monument identification approved for the use of a licensed member by the Registrar, under section 30 of O.Reg. 726/88, shall be stamped on every survey monument that the member plants or shall appear on a tag or cap permanently affixed to the monument.

7.--(1) Except as provided in subsection (2) and section 8, every survey of land made for the purpose of defining, locating or describing any line, boundary or corner of a unit of land shall conform with the monumentation requirements prescribed by Ontario Regulation 221/81 under the Surveys Act and with these Standards.

(2) Surveys under the Condominium Act shall conform with the monumentation requirements prescribed by Regulation 122 under that Act and with these Standards.

8. Section 7 does not apply to a survey of a unit of land made only for the purpose of locating a building or structure in relation to the boundaries of the unit of land if:

(a) the survey is for the purpose of locating a completed

building or structure and all front corners and front angles of the unit of land are defined by a monument referred to in section 5; or

- (b) the survey is for the location of the foundation of a building or structure under construction and at least one front corner or angle of the unit of land is defined by a monument referred to in section 5.

9. Subject to subsection 3(2) of O.Reg. 221/81, points in surveys requiring monumentation in accordance with subsections 3(1), 3(3) or 6(2), or section 9 of Ontario Regulation 221/81 shall be defined by a monument referred to in section 5.

10.-(1) Any survey to mark out the boundaries of the whole of those units as set out in subsection 3(3) of Ontario Regulation 221/81 shall be monumented at all angles, corners, or bends by a monument referred to in section 5.

(2) All boundaries of each unit of land created by survey from a township lot, aliquot part of a lot or any previously created parcel of land shall be monumented at all angles, corners or bends thereof by a monument referred to in Section 5 at intervals not greater than those specified in subsection 3(1) of Ontario Regulation 221/81.

11.-(1) Where because of the nature of the location of a survey point it is impossible or impracticable to define the point with the type of monument required by these Standards, the point shall be defined by a type of monument that represents substantial compliance with these Standards.

(2) Notwithstanding the monumentation requirements for subdivision surveys, any found monument, durable in nature and accurately defining its respective corner constitutes "substantial compliance" within the meaning of subsection (1).

(3) Subject to section 443 of the Criminal Code of Canada, where a found monument does not comply substantially with any of those specified in section 5 it should be replaced with a monument specified by section 5.

(4) Where soil conditions warrant, a survey point may be marked by a more substantial object of greater dimensions than those required by these Standards but, where at least 0.5 metre but less than 1 metre of overburden exists at the location of a proposed monument, a short standard iron bar may be used in lieu of a standard iron bar.

(5) Subject to subsection 6(2) of Ontario Regulation 221/81, where because of the nature of the location of a survey point it is impossible or impracticable to mark the point with the type of

monument required by these Standards or a monument permitted by subsection (1), it shall be witnessed by a monument of the type required or permitted by these Standards planted as near as practicable to the point witnessed.

12. Where a monument is placed on an existing boundary, such monument shall be placed on the boundary at a point which shall be established from existing evidence of the boundary on both sides of the monument so placed, if so intended.

13. Where a lot corner tie is shown it shall be made to a monument at the corner, witnessing the corner or to a monument shown on a survey of record which is related to the corner.

14. Where a survey is made for the purpose of defining, locating or describing any line boundary or corner of a unit of land relative to the regulated level of a body of water, a permanent bench mark, defined by a monument referred to in subsection 2(2) of O.Reg. 221/81 or other durable object, shall be established at or near the site of the survey.

15. The presence of a monument set or found may be indicated by,

(a) a wooden marker, painted or flagged non-fluorescent red or the colour specified by a government agency, or

(b) in the rural areas of the provincial territorial districts, a squared wooden guidepost, of not less than 10 centimetres on each face, suitably scribed or marked.

16.-(1) On each tree that is blazed to mark a boundary line in forested areas, two blazes shall be cut perpendicular to the direction of the line and one blaze shall be cut facing the line.

(2) Blazed trees should be within one metre of the line.

Part IV - Measurements

17. The error of closure of field data after misclosure adjustment, in respect of the perimeter of each parcel of land or closed traverse, shall not exceed,

(a) where measurements in imperial units are used,

(i) for the first 100 feet of perimeter, an error of 0.10 foot,

(ii) for the next 1,000 feet in excess of 100 feet of perimeter, an error of 0.02 foot per 100 feet,

(iii) for each succeeding 100 feet in excess of 1,100 feet of perimeter up to and including a total

perimeter of 1,900 feet, an error of 0.01 foot.

(iv) for a total perimeter of more than 1,900 feet, an error of 1 in 5,000; or

(b) where measurements in metric units are used,

(i) for the first 30 metres of perimeter, an error of 30 millimetres,

(ii) for the next 300 metres in excess of 30 metres of perimeter, an error of 6 millimetres per 30 metres,

(iii) for each succeeding 30 metres in excess of 330 metres of perimeter, up to and including a total perimeter of 600 metres, an error of 3 millimetres.

(iv) for a total perimeter of more than 600 metres, an error of 1 in 5,000.

18. Bearings shall be related to the geographic poles of the earth and shall be,

(a) determined from astronomic observations;

(b) derived from a line of known astronomic bearing where survey evidence of such a line exists on the ground in its original position and the position of the line is described on the plan; or

(c) derived from geodetic control.

19. The position of a natural physical feature that forms a boundary or that governs the position of a boundary of the land being surveyed, shall be determined by,

(a) periodic offsets from a survey traverse to such points on the physical feature as are necessary to determine all its irregularities and to enable its relocation, such offset measurements to be,

(i) of not greater length than 250 feet and at not greater intervals than 200 feet along a controlled traverse where measurements in imperial units are used, or

(ii) of not greater length than 80 metres and at no greater intervals than 60 metres along a controlled traverse where measurements in metric units are used;

(b) stadia measurements from stations on a survey traverse to

such points on the physical feature as are necessary to determine all its irregularities and to enable its relocation, such measurements to be,

- (i) not more than 1,000 feet in length and at no greater intervals than 200 feet along the physical feature where measurements in imperial units are used, or
 - (ii) not more than 300 metres in length and at no greater intervals than 60 metres along the physical feature where measurements in metric units are used;
- (c) measurements using electronic distance and/or angle measuring devices from stations on a survey traverse to such points on the physical feature as are necessary to determine all its irregularities and to enable its relocation, such measurements to be,
- (i) at no greater intervals than 200 feet along the physical feature where measurements in imperial units are used, or
 - (ii) at no greater intervals than 60 metres along the physical feature where measurements in metric units are used; or
- (d) controlled photogrammetric methods, as may be further set out by the Association.

20. A bench mark established to reference the level of a body of water shall be referred to geodetic datum, if practical, or an assumed datum.

21. For each survey, exact and accurate field notes shall be prepared in the field and preserved in accordance with subsection 4(1) of the Surveys Act and shall contain a clear and detailed account of everything found, observed and done in the field in the course of and relevant to the survey. The notes shall clearly indicate the method and progression of the survey and contain sufficient information to permit the determination of the geographic location and scope of the survey.

22. All boundaries of the land being surveyed shall be measured directly, if practicable, otherwise they shall be determined from a closed traverse or by triangulation/trilateration methods.

23. All measurements must be verified by mathematical closure or independent measurement.

Part V - Plans and Reports

24.-(1) Where no obvious problems or contentious issues are found to exist, a letter or pre-printed form acknowledging the inclusion of copies of the plan of survey, if applicable, the return of documents, the rendering of accounts, etc., may constitute sufficient notice to the client of the completion of the survey.

(2) Where a plan is not prepared, the written communication provided to the client shall state the limited extent of the survey work, the location of the monuments planted and that a plan was not prepared.

(3) If obvious problems or contentious issues are found to exist during the course of the survey the written communication provided to the client shall draw his or her attention to all such problems or issues.

25. Copies of plans of survey provided by a licensed member shall be embossed with the member's seal or a company seal.

26. Except where plans are to be deposited or registered, retention of ownership and copyright shall be indicated if applicable.

27.-(1) A licensed member shall only sign the surveyor's certificate on a draft plan of subdivision where,

- (a) the proposed subdivision comprises a parcel of land in its entirety; i.e., the boundaries of the parcel of land to be subdivided have been established in accordance with existing statutes, regulations and standards governing the survey of the boundaries of a parcel of land;
- (b) the proposed subdivision comprises a part of a parcel of land and the limits of the proposed subdivision extend to one or more of the limits of the parcel of land being subdivided; i.e., the external boundaries of the parcel of land which are coincident with the limits of the proposed subdivision have been established in accordance with existing statutes, regulations and standards governing the survey of the boundaries of a parcel of land; or
- (c) the proposed subdivision is entirely within the limits of a parcel of land but does not extend to these limits; i.e., the limits of the proposed subdivision have been referenced to one corner of the parcel of land and established in accordance with the statutes, regulations and standards governing the survey of the boundaries of a parcel of land.

(2) Where a licensed member has in his possession a plan of survey by another licensed member he or she shall only sign the surveyor's certificate on a draft plan of subdivision if he or she has confirmed that the boundary or part thereof as shown on such plan is correct, and an up-to-date land registry office search has been made.

28.-(1) An existing plan of survey cannot be considered to be "up-to-date" unless,

- (a) the survey and plan are in accordance with the current Standards, the statutes of Ontario and the regulations made thereunder;
- (b) upon a field inspection it can be determined that no changes have taken place since the plan was signed; and
- (c) an up-to-date land registry office search has been made.

(2) A survey plan prepared by an Ontario Land Surveyor can only be updated by the Ontario Land Surveyor who signed the plan originally or an Ontario Land Surveyor currently within the same company.

(3) Except as provided in subsection (2), plans prepared by a company whose provincial or federal charter has been surrendered may not be updated.

29. The use of the word "survey" in the title of any plan, except in the case of a survey made under sections 48, 50 and 52 of the Surveys Act, means that the survey is prepared under these Standards.

30. A plan of survey may only be prepared from current survey and may not be compiled unless permitted by the statutes of Ontario and the regulations made thereunder.

31. Other graphic illustrations prepared for retail leases, land severance applications, accidents, and similar purposes, and not prepared in accordance with these Standards, must be entitled using the word "sketch".

32. A plan shall show every right-of-way and easement affecting the land shown on the plan that is,

- (a) described in a registered instrument;
- (b) shown on a registered or deposited plan; or
- (c) evident on the ground.

33.-(1) Plans shall show any visible encroachments of fences, buildings or other structures or fixtures from the land being surveyed onto adjacent lands and from adjacent lands onto the land

being surveyed.

(2) Fences on the limits of the land being surveyed should be so indicated.

34.-(1) A plan,

(a) shall be drawn to a professional standard;

(b) shall be drawn to a scale or scales sufficient for clarity of all particulars on the plan.

(2) The only handwriting to appear on a plan shall be the signatures of persons required to sign the plan and the dates of the signatures.

(3) All signatures on a plan must be original. No ink stamps are to be used for licensed member's signatures or any part of any certificate, schedule or legend placed on an original plan.

(4) Notwithstanding subsection (3) the title, legend or margin may be machine printed on a plan with metallic overprint ink.

35.-(1) All distances on a plan shall be shown either in imperial units or in metric units.

(2) Where distances on a plan are shown in metric units, the following shall be included in bold printing in a conspicuous position on the plan:

METRIC

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

(3) Where a survey has been integrated with geodetic control, the following note shall be included on the plan:

Distances shown on this plan are adjusted **ground/grid** level distances and can be used to compute **grid/ground** co-ordinates by **multiplying/dividing** the distances by a combined scale factor of (conversion factor).

36.-(1) Directions shall be shown on a plan in either quadrantal or full circle bearings.

(2) The origin of the bearings shall be noted on a plan and:

(a) where bearings have been determined by a licensed member from astronomic observations, the following note shall be included on the plan:

"Bearings are astronomic, derived from observations on Polaris, (or as the case may be) and referred to the meridian through (longitude or point through where meridian passes, or point on the ground definable by survey)."

- (b) where bearings have been derived by a licensed member from geodetic control, the following note shall be included on the plan:

"Bearings hereon are grid bearings and are derived from(2 horizontal control monuments stating values) and are referred to the central meridianW longitude, zone/.....".

- (c) where bearings have been derived by a licensed member from survey evidence of a line of known astronomic bearing, the following note shall be shown on the plan:

"Bearings are astronomic and are referred to the limit of as shown (or as the case may be) having a bearing of"

(3) The line referred to in clause (2)(c) and the evidence used to establish it shall be described on the plan and may be labelled "Reference Bearing".

37.-(1) By the use of light lines that are of uniform width and that may be broken, a plan shall clearly and accurately show,

- (a) sufficient data to enable the identification of,
- (i) the limits of existing subdivision units included within the land surveyed,
 - (ii) the limits defined by registered instruments or parcels affecting land included within the land surveyed, and
 - (iii) the limits of subdivision units adjoining the land surveyed and the limits defined by instruments or parcels referred to in subclause (d)(ii) that join or intersect the perimeter of the land surveyed;
- (b) sufficient data to enable the location of the parcel of land surveyed to be ascertained in relation to the limits of the lot of which it is a part;
- (c) the identifying numbers, letters or words of the existing subdivision units included within and adjoining the land surveyed;

- (d) the numbers of,
 - (i) the registered instruments or parcels referred to in subclause (a) (ii), and
 - (ii) registered instruments or parcels that define the limits of land adjoining the land surveyed;
- (e) the property identifiers assigned to the land included in the plan if it includes land in a part of Ontario designated under Part II of the Land Registration Reform Act, 1984; and
- (f) the new headings in the abstract index for each parcel included in the plan if it includes land in an area that has been divided into parcels for abstract purposes under subsection 77(3) of the Registry Act.

(2) Subclause (1)(d)(ii) does not apply in respect of an undivided subdivision unit created by a registered plan of subdivision.

38. Numbers or words designating new subdivision units shall be in solid heavy lines of uniform width.

39. The boundaries of the land being surveyed shall be shown on a plan by solid lines of uniform width significantly heavier than the lines referred to in section 37.

40.-(1) A plan shall show:

- (a) the position and form of all survey evidence found, conflicting or otherwise.
- (b) the procedure used in re-establishing all existing boundaries forming part of a survey or on which a survey is dependent.

41.(1) A monument planted shall be designated on the plan of the survey in accordance with subsections 2(2) or 10(2) of O.Reg.221/81 under the Surveys Act.

(2) A found survey monument shall be designated on the plan of the survey in accordance with subsection 2(3) of O.Reg.221/81 under the Surveys Act.

(3) A witness monument shall be designated on the plan of the survey in accordance with subsections 2(2), 2(3) or 10(2) and subsection 10(4) of O.Reg.221/81 under the Surveys Act.

42.-(1) Where a measurement of distance or direction on a plan differs by:

- (a) less than the allowable error from that shown on a plan of record or contained in a description in a registered instrument, the measurement shown shall be in agreement with the published measurement;
- (b) more than the allowable error from that shown on a plan of record or contained in a description in a registered instrument, the measured distance or direction shall be followed on the plan by "meas", and the corresponding distance or direction shown on the plan of record or contained in the description in the registered instrument shall be shown on the plan followed by such information as is required to identify its source.

(2) Where a distance is 'set', the source shall be indicated on the plan.

(3) Sufficient data shall be shown on a plan to permit the calculation of the error of closure of each unit, and such error shall not exceed the limits set out in section 17.

43.-(1) A plan shall show,

- (a) the bearing and length of each straight line forming any surveyed limit or part of any limit, except that, in the case of a tier of subdivision units that is shown by the dimensions to be a series of parallelograms, the direction of each of the side lines of the subdivision units may be indicated by the bearings at both ends of the tier;
 - (b) the radius, arc length, chord length and chord bearing of each curved line forming any limit or part of any limit;
 - (c) the perpendicular or radial widths of all streets, lanes and public passages within the surveyed area of which the limits are parallel or concentric;
 - (d) the straight line distance and bearing between the points of intersection of street limits on the same side of the street and, where all or part of any intersection is on a curve, the radius, arc length, chord length and chord bearing of the curved portion; and
 - (e) the location of the radial centre of an arc that forms a cul-de-sac, clearly defined with reference to the street or streets connected to the cul-de-sac.
- (2) (a) Where the arc of a simple curve joins a line that is not tangent to the curve, the junction shall be shown on a plan as "not tangential".

(b) The initials "N.T." may be used if they are shown in a legend on the plan as an abbreviation for "not tangential".

(3) Where space does not permit the showing of bearings and lengths, as required by clauses (1)(a) and (1)(b) in their normal position, they may be shown in schedule form on the plan.

44.-(1) There shall be shown and identified on a plan all existing roads, streets, highways, lanes, commons, reserves, railways, canals, millponds and, insofar as they form or control the position of a boundary of the surveyed parcel, the boundaries of all rivers, streams, lakes and ponds lying within or abutting the surveyed land.

(2) On a plan of survey all survey data required to define a natural boundary that forms or controls the position of a boundary of the surveyed parcel shall be shown and may be in schedule form.

(3) On a plan of survey the elevations of the level of a body of water relative to an established bench mark may be shown. This shall include the elevation of the bench mark, the datum reference and source of the elevations and the water level elevations.

45. Where a plan shows a part of a street or highway that has been stopped up or closed, the plan shall include a reference to the by-law or other instrument by which the street or highway was stopped up or closed and to the registration number of,

(a) the by-law, if passed on or after the 29th day of March, 1873, in respect of lands registered under the Registry Act at the time the by-law was passed, or if passed on or after the 12th day of February, 1987, in respect of lands registered under the Land Titles Act; or

(b) the other instrument.

46. Where a plan shows a boundary that was confirmed and certified under the Boundaries Act or a predecessor thereof, a reference to the confirmation and to the registered plan number thereof shall be included on the plan.

47.-(1) Every plan shall bear a title which shall include,

(a) the designation of every existing subdivision unit, any portion of which is included on the plan;

(b) the property identifiers assigned to the land included in the plan if it includes land in a part of Ontario designated under Part II of the Land Registration Reform Act, 1984;

- (c) the new headings in the abstract index for each parcel included in the plan if it includes land in an area that has been divided into parcels for abstract purposes under subsection 77 (3) of the Registry Act;
- (d) the name of the geographic township, if any, where the land was situate at the time of the original survey, except if the land is within a registered plan; and
- (e) the name of the municipality and of the county, district or regional municipality where the land was situate on the day the plan was signed by the surveyor.

(2) If a plan creates new subdivision units, the references to existing subdivision units, property identifiers, new abstract headings and the name of the geographic township required by subsection (1) to be included in the title of a plan may, instead, be set out in a schedule near the upper right corner of the plan relating them to the new subdivision units.

48.-(1) A plan shall show, under the title, the scale to which the plan is drawn, the name of the surveyor or survey organization or firm, and the year in which the field work for the survey was completed.

(2) The scale to which a plan is drawn shall be expressed in numerical form and, where the scale is expressed as a ratio, a scale bar clearly identified as representing either feet or metres shall also be shown on the plan.

49. Every plan shall show an accurately plotted simple north point.

50. In the provincial territorial districts, where any surveyed boundary has not been cleared, it shall be labelled "not cleared" on the plan except in the case of registered plans of subdivision.

51. Except as required under any statute of Ontario and the regulations thereunder and in any instructions for Crown Lands Surveys, every survey plan shall be certified by a licensed member in Form 1.

52. In the preparation of a metes and bounds description, to be used in a document that purports to convey an interest in land, a licensed member shall only use distances and directions which the member knows to be reliable and which express the member's opinion of the parcel limits.

53. A sketch to illustrate a description written under section 52 shall only include distances and directions that the licensed member knows to be reliable and shall indicate the source of such measurements.

Part V
Appendix 1 - Surveyor's Real Property Reports

1. For the purpose of this appendix a surveyor's real property report is a survey of all of the boundaries of a unit of land made for the purpose of locating a building or structure in relation to the boundaries of the unit of land.

2.-(1) All surveyor's real property reports shall be performed in accordance with these Standards and the requirements of the relevant Statutes and regulations thereunder.

(2) Monumentation of a surveyor's real property report undertaken for residential properties only, excluding apartment buildings, shall be in accordance with the provisions of section 8 of these Standards.

3.-(1) The documentation for a surveyor's real property report shall consist of a plan and a written report.

(2) If the plan and the written report are separate documents, the plan shall include a note indicating that the written report is to be read in conjunction with the plan.

(3) The plan shall include a note specifying the name of the client for whom the surveyor's real property report was prepared.

4. Except as provided in section 5 of this Appendix, a plan shall be prepared in accordance with these Standards.

5. In addition to the requirements of these Standards for plans, the surveyor's real property report:

(a) shall show all buildings and structures or the foundations of all buildings under construction on the lands and their distances from the boundaries of the lands;

(b) may show the dimensions of all existing buildings and structures on the lands and/or the dimensions of all foundations of all improvements under construction; and

(c) shall show the municipal address of the property, if any.

6.-(1) A written certificate may only be provided where the certificate is to certify that there are certain buildings situate on a unit of land comprising five acres or more, and where the buildings are substantially distant from the sidelines of the property.

(2) The form of the certificate shall be substantially as follows:

"I hereby certify that there is totally situate within (... the property description ...) a (... state buildings ...), and that no (research or) field survey has been undertaken to verify the existence of encroachments, easements, or other title qualifications or to verify if the parcel as occupied is in accordance with the herein described parcel."

Part V
Appendix 2 - Plans and Reports

1.-(1) A licensed member shall prepare a plan in accordance with the Standards for Surveys and shall,

(a) include all the items listed in Schedule 1 on Surveyor's Real Property Reports; and

(b) include the items listed in sections 1, 2, 3, 6, 7 and 8 of Schedule 1 on plans of survey with the items in sections 4, 5, 9 and 10 optional on the same.

(2) A licensed member should include on plans of survey all the items listed in schedule 2 which may conflict with the provisions of applicable bylaws or which may involve the rights of others.

Schedule 1

(Part V, Appendix 2, clauses 1(1)(a) and (b))

Items Which Shall be Shown on Plans

1. All rights-of-way and easements that are:
 - (a) described in a registered instrument
 - (b) shown on a registered or deposited plan
 - (c) evident on the ground.
2. All visible encroachments of fences, buildings or other structures or fixtures from land being surveyed onto adjacent lands and from adjacent lands onto the land being surveyed.
3. Fences on or near the limits of the land being surveyed shall be indicated.
4. All buildings and structures on foundations, piers or slabs or the foundations of all buildings under construction on the lands and their distance from the boundaries of the lands.
5. The municipal address of the parcel if it appears on a building.
6. The lot and plan number or concession number and name of the geographical township where applicable.
7. The name of the municipality.
8. The name of streets of which the limits are shown.
9. The street setback, the side yard and the rear yard distances, as may be required by local zoning bylaws.
10. The number of storeys of all buildings and their external construction materials.

Schedule 2

(Part V, Appendix 2, subsection 1(2))

Items Which May be Shown on Plans

1. All porches, verandahs, enclosed porches
2. All eaves, including eavestroughs of all buildings
3. Car ports
4. Decks
5. Balconies
6. Bay windows
7. Chimneys
8. Swimming pools, both in-ground and above ground
9. Driveways and parking areas
10. Adjoining buildings if they are close
11. Overhead wires feeding other lands
12. Telephone pedestals
13. Wells
14. Municipal drainage ditches and natural water courses
15. Lot area
16. Building dimensions
17. Building area
18. Height of building
19. Geodetic elevation of buildings
20. Patios
21. TV antenna towers
22. Zoning bylaw restrictions
23. Septic tank systems
24. Steps to porches and verandahs
25. Satellite dishes permanently established
26. Aluminum or moveable sheds
27. Air conditioning units and heat pump units mounted on concrete pads

FORM 1

SURVEYOR'S CERTIFICATE

(Section 51 of the Standards)

I certify that:

The field survey represented on this plan was completed on the
day of, 19 ...

.....
(date)

.....
(name in print)
Ontario Land Surveyor