

KRCMAR SURVEYORS LIMITED

Glossary of Surveying & Land Terms

A searchable offline reference containing 740 terms from A to Z.

About this edition

This PDF consolidates Krcmar Surveyors Limited's online glossary into one searchable document. Use your PDF viewer's search function to find a term. The A-Z directory below links to each letter section.

Each entry includes the definition shown on the website and, where supplied, a clickable source reference. Term headings link back to their individual Krcmar web pages. External links and laws may change; consult current official sources when accuracy is critical.

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A

Absolute Title Conversion

The title to Lands registered in Ontario can be upgraded to absolute using an application to amend the register and following the prescribed procedure. In Ontario the resulting absolute title is referred to as Land Titles Absolute Plus. Reasons for upgrading title from LTCQ to LT+ include: The resolution of title disputes or adverse claims. The development of land by condominium or subdivision. A lender may require absolute title prior to the advancement of funds.

Source listed on Krcmar: <http://www.gov.on.ca/ontprodconsume/groups/content/@tsso/documents/document/166173.pdf>

Abstract of Title

A written summary of the history of ownership and claims against a particular property.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?3903,1,0>

Accepted Engineering Principles

Those current coastal and hydraulic engineering principles, methods and procedures that would be judged by a peer group of qualified engineers (by virtue of their training and experience), as being reasonable for the scale and type of project being considered, the sensitivity of the location, and the potential threats to life and property.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Accepted Geotechnical Principles

Those current geotechnical engineering principles, methods and procedures that would be judged by a peer group of qualified engineers (by virtue of their training and experience), as being reasonable for the scale and type of project being considered, the sensitivity of the location, and the potential threats to life and property.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Accepted Scientific Principles

Those current principles, methods and procedures, which are used and applied in disciplines such as geology, geomorphology, hydrology, botany and zoology, and would be judged by a peer group of qualified specialists and practitioners (by virtue of their training and experience), as being reasonable for the scale and type of project being considered, the sensitivity of the location, and the potential threats to life and property.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Accretion

Growth or increase by the gradual accumulation of additional material.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/accretion?q=accretion>

Accuracy

The degree to which the result of a measurement, calculation, or specification conforms to the correct value or a standard.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/accuracy?q=accuracy>

Acquiescence

Implied consent to a transaction, to the accrual of a right, or to any act by one's silence or without express assent.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Acre

Is an imperial measurement. The (English) acre is a unit of area equal to 43,560 square feet (10 square chains, 160 square poles or 0.4047 hectares).

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Act

A bill that is passed by the legislative assembly after its third reading and that receives royal assent is enacted and becomes an Act, i.e. the law. The terms "statute" and "act" are interchangeable

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/WebText/english/elaws_webtext_Glossary_e.htm

Ad Filum Aquae

To the central line, or middle, of the stream. Literally, to the thread of the water.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Ad Medium Filum Aquie

To the middle thread of the stream.

Source listed on Krcmar: <http://thelawdictionary.org/ad-medium-filum-aquie/#ixzz2nHBI2a17>

Adjacent

Implies that the two objects or parcels of land are not widely separated, although they may not actually touch, while adjoining has the second meaning and implies that no third object or piece of land lies between them.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Adjoining Owners

Those persons who own land touching the subject land and who is as a result have right to notice of proceedings concerning subject real estate as for example in zoning and licensing matters.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Adverse Environmental Impacts

Those physical, biological and environmental changes which are of long-term duration, where the rate of recovery is low, where there is a high potential for direct and/or indirect effects and/or where the areas is considered to be critical habitat or of critical significance to the protection, management and enhancement of the shoreline ecosystem.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Adverse Possession

A method of acquisition of title to real property by possession for a statutory period under certain conditions. It has been described as a statutory method of acquiring title to land by limitation. In order to establish title in this manner there must be proof of non-permissive use which is actual, open, notorious, exclusive and adverse for the statutorily established period.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Affidavit

A statement or declaration reduced to writing and sworn to or affirmed to before some officer who has authority to administer an oath or affirmation.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Agreement

The mutual understanding between two persons that forms a legal contract; and also, the written record of that arrangement.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?1406,1,0>

Air Rights

The rights granted by a fee simple, lease agreement, or other conveyance of an estate in real property to build upon, occupy, or use, in the manner and degree permitted, all or any portion of space above the ground or any other stated elevation within vertical planes (through the boundaries of the property).

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Aliquot

The description of fractional section ownership used in the U.S. and Canada. A parcel is generally identified by its section, township and range. The aliquot specifies its precise location within the section, for example, the northwest quarter of the southeast quarter.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Alluvial Deposit

An area of sand, clay or other similar material that has been gradually deposited by moving water, such as along a river bed or shore of a lake.

Source listed on Krcmar: http://www.dtsc.ca.gov/InformationResources/Glossary_of_Environmental_Terms.cfm

Ambitus

In roman law a path worn by going around, a space of at least 2 1/2 feet in width between neighbouring houses.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Angle

The figure formed by two lines extending from the same point in degrees.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Animus Possidendi

The intention of possession.

Source listed on Krcmar: <https://www.krcmar.ca>

Annual General Meeting (A.G.M.)

A meeting of the owners of a condominium corporation held in accordance with subsection 45 (2) of the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

AOLS Plan Submission Form

All legal boundary survey plans prepared under the authority of the Association of Ontario Land Surveyors (AOLS) are required to include an official numbered sticker, embossed with the surveyor's seal. Plans are randomly reviewed and evaluated by the AOLS for content and quality to meet the statutes and regulations for legal boundary surveys. Copies of plans which do not have the surveyor's embossed seal are not considered "original plans".

Source listed on Krcmar: <https://www.krcmar.ca>

Appellant

The party which takes an appeal from one court to another.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Appraisal

A valuation or an estimation of value of property by disinterested persons of suitable qualifications.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Approval Authority

The approval authority for the purposes of sections 51, 51.1 and 51.2 of the Planning Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Appurtenant Easement

Attaches to the land, benefiting the dominant estate.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Aquifer

A water-bearing layer (or several layers) of rock or sediment capable of yielding supplies of water; typically is unconsolidated deposits or sandstone, limestone or granite; and can be classified as confined or unconfined.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Arc

Any unbroken part of the circumference of a circle or other curved line.

Source listed on Krcmar: <http://dictionary.reference.com/browse/arc>

Arpent

Unit of length and area. As a unit of length, approximately 191.8 feet. The (square) arpent is a unit of area, approximately 0.845 acres, or 36,802 square feet.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Artesian Well

A well that contains water under pressure. For artesian conditions to exist, an aquifer must be overlain by a confining material and receive a supply of water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

As-built survey

A colloquial expression applied to new construction surveys. Sometimes used for property plans before the 1990s; also known as a "building location survey".

Source listed on Krcmar: <https://www.krcmar.ca>

Ascertainable Point

A point found or re-established in its original position on a line or boundary established during the original survey or on a line or boundary established during the survey of a plan of subdivision registered under the Land Titles Act or the Registry Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Assign

At law, to transfer or make over to others, especially for the benefits of creditors

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Association of Ontario Land Surveyors (A.O.L.S.)

Professional body governing the practice of land surveying in Ontario.

Source listed on Krcmar: <https://www.krcmar.ca>

Astronomic Bearing

A bearing determined by a star observation.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Astronomic North

The direction from any point along a meridian towards the North Pole; also called geographic north.

Source listed on Krcmar: [http://www.thefreedictionary.com/True+north+\(geography\)](http://www.thefreedictionary.com/True+north+(geography))

Auditor

Means a person licensed as a public accountant under the Public Accounting Act, 2004 who is appointed as an auditor of a corporation under section 60.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Authority Survey Plans

Prior legal plans of survey upon which surveyors rely for retracing boundaries.

Source listed on Krcmar: <https://www.krcmar.ca>

Avenue

A broad road in a town or city, typically having trees at regular intervals along its sides. In some cities a thoroughfare running at right angles to the streets in a city laid out on a grid pattern. A tree-lined approach to a country house.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/avenue?q=avenue>

Azimuth

The directional bearing on a 360-degree circle which is measured clockwise from north.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

B

B.O.M.A.

The Building Owners and Managers Association International is a federation of 93 BOMA U.S. associations, BOMA Canada and its 11 regional associations and 13 BOMA international affiliates. Founded in 1907, BOMA represents the owners and managers of all commercial property types. Its mission is to advance the interests of the entire commercial real estate industry through advocacy, education, research, standards and information.

Source listed on Krcmar: <http://www.boma.org/about/Pages/default.aspx>

Backsight

A survey instrument scope sight on a previously established survey point.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Bank (Top of, Bottom of)

The terms shore, bank, and water's edge, applied to navigable, non-tidal bodies of water, are synonymous as lines of demarcation and that the physical evidence to be sought in defining these lines may be described as follows: (a) Edge of the water in its natural condition. (b) Utmost border of dry land. (c) A line dividing the bed from the banks. (d) The water's edge. (e) An over-riding condition throughout that such lines of demarcation must be related to or governed by the water, (i) In its natural condition, (ii) Where its presence and action are common and usual in ordinary years.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/1961_Spring_General%20Survey%20Law_0.pdf

Base Line

A line surveyed under the instructions of the Minister before the 28th day of March, 1956, that is shown on the original plan thereof and deemed to have been made by competent authority and is true and unalterable and deemed to be defined by the original posts or blazed trees in the survey thereof.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Base Map

A map containing the background upon which geographic data is overlaid and analyzed.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Bays

The number of bays refers to the width of a building by counting the number of openings including both doors and windows. A house with a center door and a window on either side has 3 bays.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Bearing

(a) A system for designating the directions of lines by means of angle and quadrant letters. (b) The bearing of a line is the acute horizontal angle between a line and a reference meridian.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Bed of Lake/Stream

The bed of a body of water is the land covered so long by water as to wrest it from vegetation, or as to mark a distinct character upon the vegetation where it extends into the water or upon the soil itself.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Bedrock

A general term for any consolidated rock.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Belfry

A small square bell tower placed atop a roof to house a bell, often found on churches and schools.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Benchmark

A survey monument having a known elevation (typically geodetic, i.e. related to mean sea level), serving as a reference point for grade measurement.

Source listed on Krcmar: <http://www.metesandbounds.com/survey.html>

berm

a flat strip of land, raised bank, or terrace bordering a river or canal

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/berm?q=berm>

Best Evidence

The best evidence of a monument's original position is a continuous chain of history by acceptable records, dating back to the time of the original monumentation. A found monument without background history is of little value as evidence; and, a set monument is worthless if unidentifiable in the future.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/2000_Fall_Survey%20Evidence%20-%20Words%20of%20...

Best Management Practices (BMPs)

Structural, non-structural and managerial techniques that are recognized to be the most effective and practical means to control non-point source pollutants yet are compatible with the productive use of the resource to which they are applied. BMPs are used in both urban and agricultural areas.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Betterments and Improvements

Any additions or alterations made to a unit by a unit owner. These are not covered by the condominium corporation's master insurance policy and must be separately insured against under a unit owner's policy (similar to a tenant's rental package).

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Bill

A proposed Act that is before the legislative assembly for consideration. In order for a bill to be enacted and become an Act, it must receive three readings and be passed by the legislative assembly and then receive Royal Assent

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/WebText/english/elaws_webtext_Glossary_e.htm

Biosphere

All living organisms (plant and animal life).

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Blaze

A mark made upon a tree trunk at about breast height by cutting out a piece of bark, leaving a flat scar upon the tree's surface.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Blazed Line

Trees that stand within an axe handle length of and on either side of the line.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Block

1. Unit of land created by a Registered Plan similar to lot; 2. Colloquial description of area of land contained within surrounding streets; 3. Unique mapped area in registry office records containing up to 9999 parcels with unique Property Identification Numbers.

Source listed on Krcmar: <https://www.krcmar.ca>

Bluff

Those sections of the shoreline where the land rises steeply away from the water such that the elevation of the top of the slope above the base or toe of the slope is greater than two metres and the average slope angle exceeds 1:3.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Board

Means the board of directors of a corporation; or chartered organization

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Board and Batten

A method for siding in which the spaces between horizontal or vertical boards are covered by thinner strips called battens

Source listed on Krcmar: <https://www.krcmar.ca>

Board Fence

A fence constructed of wood posts, usually with vertical boards nailed to cross braces.

Source listed on Krcmar: <https://www.krcmar.ca>

Bollard

A short post used to prevent traffic from entering an area.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/bollard?q=bollard>

Bona Fide

Without deceit or fraud. Actual and genuine.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Border

(1) A line separating two countries, administrative divisions, or other areas; (2) also used colloquially in reference to a boundary.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/border?q=border>

Bored Well

A well drilled with a large truck-mounted boring auger, usually 12 inches or more in diameter and seldom deeper than 100 feet.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Borehole

A general term for any narrow shaft drilled in the ground, either vertically or horizontally. Constructed for many different purposes, including: extraction of water or fluid (e.g., oil) or gases (e.g., natural gas or methane), for a geotechnical investigation, for an environmental site assessment.

Source listed on Krcmar: <http://www.ontario.ca/environment-and-energy/borehole>

Boulevard

Tends to be a wider street in a city, typically one lined with trees. Sometimes used to describe the area between the curb and sidewalk on an urban street.

Source listed on Krcmar: <https://www.krcmar.ca>

Boundaries Act Plans

Plans that show boundaries confirmed (certified) under the authority of the Boundaries Act in Ontario.

Source listed on Krcmar: <https://www.krcmar.ca>

Boundary

A line of demarcation between adjoining land parcels.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Boundary Survey

A survey made to establish or to re-establish one or more boundary lines.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Brackets

Ornamental supports, usually of wood or pressed metal, which appear at the cornice line of a building. They may be incised into a scrolled pattern or be more simply moulded and are common to all Italianate style buildings, but often appear with other styles as well.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Broken Concession

A concession is any boundary of which is broken in whole or in part by a lake or river.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Broken lot

An irregular lot or a regular lot whose area is diminished or increased by a natural or artificial feature shown on the original plan.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Buffer zone

Geographical area that has the purpose to keep two or more areas distant from each other, created to protect an environmental or other designated area. A buffer zone is often created to enhance the protection of managed areas and may be situated around the periphery of a designated region.

Source listed on Krcmar: <https://www.krcmar.ca>

Building

Means a building included in a property.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Building Location Survey

A term used for property plans showing buildings before the early 1990s; also known as an "as-built" survey.

Source listed on Krcmar: <https://www.krcmar.ca>

Built-up area

Land that is primarily used or zoned for residential, commercial or industrial purposes.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/9/...>

Bulkhead

A bulkhead is a set of metal door providing an outdoor entrance to the cellar.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Buttress

A wall support usually of stone or brick placed at the sides of a building, commonly seen on some Gothic Revival style churches.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

By-law

The legal instrument that the municipality's council uses to exercise its powers; it becomes effective on the date it is enacted unless it specifies otherwise.

Source listed on Krcmar: <http://www.toronto.ca/legdocs/bylaws/law-home/about-bylaws-and-code.htm>

By-laws (Condominium Corporation)

Organizational documents which are passed by the board of directors of the condominium corporation and confirmed by not less than 51% of the owners. By-laws must be registered in the local Land Registry Office to become effective. They provide for the number of directors, duties and powers of the condominium, holding of meetings, borrowing of funds and other similar matters.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

C

C.O.G.O.

Acronym for Coordinate Geometry; a computer program within a CAD system or GIS that can process data such as bearings, distances and angles to generate precise spatial representation of land features, parcel corners and survey control networks.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Cadastral Survey

A legal survey performed by a surveyor licensed to locate boundaries.

Source listed on Krcmar: <https://www.krcmar.ca>

Cadastre

A register of property showing the extent, value, and ownership of land for taxation.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/cadastre?q=cadastre>

Cairn

A mound of rough stones built as a memorial or landmark, typically on a hilltop or skyline.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/cairn?q=cairn>

Canada Lands

Canada Lands are Canada Lands as defined in the Canada Lands Surveys Act. In general, these include National Parks, Indian Reserves, and all lands belonging to Her Majesty in right of Canada that are located in the Yukon Territory, the Northwest Territories, Nunavut and Canada's offshore.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Cartography

The art, science and technology of expressing graphically, by maps, charts, three dimensional models and globes, the known physical features of the earth or any heavenly body.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Case Law

Accepted common law imperative derived from decision of a judge, as opposed to law based on statutes (created by Act of Parliament).

Source listed on Krcmar: <https://www.krcmar.ca>

Catch basin (CB)

A structure design to collect surface water runoff and funnel to a connected sewer with sediment collection and entrance to exclude debris.

Source listed on Krcmar: <https://www.krcmar.ca>

Catchment

A reservoir for collecting surface drainage or runoff.

Source listed on Krcmar: <https://www.krcmar.ca>

Caution Against Registration of Land

A person having or claiming such an interest in unregistered land as entitles the person to object to any disposition thereof being made without the person's consent may apply to the land registrar for the registration of a caution to the effect that the cautioner is entitled to notice in the prescribed form, and to be served in the prescribed manner, of any application that may be made for the registration of the land.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l05_ev001.htm#BK51

Caveat

Literally, a warning; also a document that may be filed in Land Titles Offices to warn about alleged or possible defects in the state of the title.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

CC (Cut cross)

A legal marker such as a "cross", "X" or "+" sign drilled into permanent concrete sidewalks, curbs, retaining walls, walkways to permanently mark boundary locations.

Source listed on Krcmar: <https://www.krcmar.ca>

Centerline

A strip of land of uniform width "centerline" defines the line midway between the side lines of said strip such as a road, wall or right-of-way.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Certificate of Location (Property Survey)

Required by the financial institution for mortgage approval, and by your lawyer or notary for transfer of ownership. Ensure that this certificate reflects improvements such as decks, patios or pools. If outdated, the offer to purchase should indicate whether the seller or you will incur the necessary expense to obtain the appropriate certificate.

Source listed on Krcmar: <http://www.rbcroyalbank.com/mortgages/closing-costs.html>

Certification Area

Means an area of land designated as such by regulation.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Certification of Title Plan

Archaic plan certifying boundaries under the Registry Act.

Source listed on Krcmar: <https://www.krcmar.ca>

Chain

Unit of length equal to 66 feet or 4 poles or 20.12 metres or 100 links. An area one chain wide by ten chains long equal exactly an acre. A mile is 80 chains (old surveyors measurement tool). 66 feet was typically used as the width of road allowance in the past.

Source listed on Krcmar: <https://www.krcmar.ca>

Chain Link Fence

Wire fencing made of wires woven together and supported by steel posts and cross pieces.

Source listed on Krcmar: <https://www.krcmar.ca>

Chain of Title

The change in ownership of a piece of property in sequences.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

channel configuration

The type or morphology of a river or stream channel as determined by the interaction of a number of channel related factors, including width, depth, shape, slope and pattern.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Charge

A mortgage; a charge on land registered on title, for the purpose of securing the payment of a debt or the performance of an obligation (usually a mortgage), but does not include a rent charge.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Charge Book

Means the book maintained under subsection 8 (5).

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Chargee

A person in whose favour a charge is given; e.g. A person who takes out a mortgage.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Charger

A person who gives a charge; e.g. bank providing a mortgage.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Chimney

Chimneys are usually built of stone or brick (more modern chimneys may be of cinder block) and are located at either the exterior side walls of the building or at the center or interior of the building.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Chord

The straight line connecting the end points of an arc; A line bisecting a circle.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Claim

A right, title, interest, claim, or demand of any kind or nature whatsoever affecting land set forth in, based upon or arising out of a registered instrument, and, without limiting the generality of the foregoing, includes a mortgage, lien, easement, agreement, contract, option, charge, annuity, lease, dower right, and restriction as to the use of land or other encumbrance affecting land.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Claimant

The person actually making the claim and any person through whom the person claims who the person alleges was wrongfully deprived of land or of some estate or interest therein.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l05_e.htm

Clapboard

A narrow wooden board, thinner at one edge than the other, applied horizontally to the exterior walls of buildings to form a weather-tight wall surface.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Clarke 1866

The reference ellipsoid for the NAD27 coordinate system.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Clear Title

Ownership of property without any mortgages or other claims against the property; free and clear ownership.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?3920,1,0>

Closed Traverse

A traverse which starts and ends upon the same station or upon stations of known position with minimal closure error.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Cloud on Title

An outstanding claim or encumbrance which, if valid, would affect or impair the title of the owner of a particular estate.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Collateral

Property pledged to secure a loan or debt, usually funds or personal property as distinguished from real property (but technically collateral can include real estate).

Source listed on Krcmar: <http://legal-dictionary.thefreedictionary.com/collateral>

Color of Title

If a claim to a piece of real property is based upon some written instrument, although a defective one, the person is said to have "color of title." A claim which has as its basis that which the law considers prima facie a good title, but which, by reason of some defect not appearing on its face, is not in fact a title.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Colour of Right

An honestly held belief in entitlement to property; a defense to a charge of theft.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Column

A support pillar, usually round, found on porches and as a decorative detail.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Column Capitals

Capitals are the tops of round columns and may be of several distinct types or orders. Greek Doric capitals are fluted and plain, Roman Doric capitals are smooth and plain, Ionic capitals have a rams horns at all four corners, and a Corinthian capital is highly decorative with curling acanthus leaves.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Commercial Survey

A land survey of commercial, institutional or industrial lands.

Source listed on Krcmar: <https://www.krcmar.ca>

Committee of Adjustment

A municipal committee reviewing minor variances from zoning requirements and providing consent to sever land or create new easements. Decisions may be appealed to the Ontario Municipal Board.

Source listed on Krcmar: <https://www.krcmar.ca>

Common Elements

All the property of the condominium excluding the unit (such as hallways, lobby, roads, windows) which are owned by all unit owners in accordance with their proportionate common interest as set out in the Declaration.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\)](https://www.krcmar.ca/Freedman, Mark (1997)).

Common Elements Condominium Corporation

A common elements condominium corporation described in subsection 138 (2) of the Condominium Act; which does not have any units, only common elements.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Common Expenses

The costs of running the condominium corporation. These may include utilities but never include realty taxes.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\)](https://www.krcmar.ca/Freedman, Mark (1997)).

Common Interest

The interest in the common elements appurtenant to, (a) a unit, in the case of all condominium corporations except a common elements condominium corporation, or (b) an owner's parcel of land to which the common interest is attached and which is described in the declaration, in the case of a common elements condominium corporation.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Common Law

Law that accumulates from decisions of the law courts.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?4364,1,0>

Common Surplus

The excess of all receipts of the condominium corporation over the expenses of the condominium corporation.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Compass Rule

A mathematical solution for a traverse by applying a correction to each record course based proportionately upon the length of the course.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Competent Authority

Any governmental authority in existence before or after the creation of the Province of Ontario under whose instructions land in Ontario is surveyed.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Computation

A set of mathematical processing methods or algorithms applied to create a specified result.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Concession

A tier of lots, fronting on a road allowance. Generally, rows of concessions form a township.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Condensation

The process by which water vapour is cooled to the liquid phase.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Conditions

Statements in a contract that limits when or how an obligation or right in a contract comes into effect.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?4376,1,0>

Condominium

A form of ownership where you own a unit (more often than not, it is the air space within the four walls) and an undivided interest in the common elements.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\).](https://www.krcmar.ca/Freedman, Mark (1997).)

Condominium Description

The plans (white prints or surveys) of the condominium show the location of the units and common elements and area registered together with the Declaration to create the Condominium Corporation. The Description includes the structural and architectural plans.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Condominium Plan

A plan or set of survey plans of a condominium development registered in the Land Titles Office.

Source listed on Krcmar: <https://www.krcmar.ca>

Confined Aquifer

An aquifer in which ground water is confined under pressure which is significantly greater than atmospheric pressure; and whose upper, and perhaps lower, boundary is defined by a layer of natural material that does not transmit water readily. See artesian aquifer .

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Coniferous

Of the family of trees which bears cones and needle-like or scale-like leaves that are typically evergreen.

Source listed on Krcmar: http://www.oxforddictionaries.com/definition/english/conifer?q=coniferous#conifer__7

Consent

The authorized separation of a piece of land to form a new lot or a new parcel of land. A land severance is required, if you want to sell, mortgage, charge or enter into any agreement (at least 21 years) for a portion of your land.

Source listed on Krcmar: <http://www.mah.gov.on.ca/Page1756.aspx>

Conservation Authority

Conservation Authorities are non-profit organizations, each with their own Board of Directors with members appointed by local municipalities. The majority of Board representatives are elected municipal officials. Conservation Authorities are legislated by the Conservation Authorities Act (1946).

Source listed on Krcmar: <http://www.conservation-ontario.on.ca/about/mandate.html>

Consideration

Money paid for the land.

Source listed on Krcmar: <https://www.krcmar.ca>

Construction Survey

The survey measurements made while construction is in progress to control elevation, horizontal position, and dimensions. Setting precalculated positions on site.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Contiguous Land

Two parcels of land having a common boundary line.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Contour

An imaginary line on the ground, all points of which are at the same elevation above or below a specified datum surface. Lines on a plan indicating specific elevations separated at uniform contour intervals.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Contour Interval

The difference of elevation between two adjacent contours.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Control

A system of monumented stations having known, precise positions established by geodetic methods.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Conventional Boundary

A boundary not established by an authoritative survey but by agreement between land owners regarding their mutual boundary in the absence of knowledge of the true location of the boundary.

Source listed on Krcmar: <https://www.krcmar.ca>

Conversion factor

A numerical factor used to multiply or divide a known quantity when converting from one system of units to another.

Source listed on Krcmar: <http://www.thefreedictionary.com/conversion+factor>

Convey

The act of deeding or transferring title to another.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Conveyance

In real property law, a transfer of legal title to land. An instrument, such as a deed, by which interest in real property is created or by which title to real property is transferred from grantor to grantee.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Coordinate system

A spatial reference system in which coordinate points on the earth are related to a known reference datum (2- or 3-dimensional).

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Coordinates

An ordered set of numbers designating the position of a point in space.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Coping

The capping at the top of a wall for protection from weather elements.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Corbel

A decorative use of brick atop the windows, walls or chimney or to create the shape of a bracket or dentil at the top of a building beneath the cornice.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Corner

A point, on a boundary of land, at which two or more boundary lines meet. It is not the same as a monument, which is the physical evidence of the corner's location on the ground.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Cornice

A cornice is the finished edge of the roof where it meets the exterior wall, of varying sizes, sometime plain, but often decorative and marked by brackets, dentils, medallions or some other decorative feature.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Corporation

A corporation created or continued under the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Cosine (cos)

The trigonometric function that is equal to the ratio of the side adjacent to an acute angle (in a right-angled triangle) to the hypotenuse.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/cosine?q=cosine>

Council

The council of the Association of Ontario Land Surveyors

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/45...>

Course

The route or direction followed by a road, or river or boundary line.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/course?q=course>

Court

A body of people presided over by a judge, judges, or magistrate, and acting as a tribunal in civil and criminal cases.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/court?q=COURT>

Covariance

The average value of the quantity $x(r_1) * x(r_2)$; where x is a randomly varying function of the variable r , and r_1 and r_2 are two given values of r . Covariance describes the interdependence between variables and is typically expressed in a variance-covariance matrix where the diagonal elements are the variances of the corresponding variables, and those off the main diagonal are the covariance values.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Covenant

A promise given in writing in a document that has a person's seal on it along with their signature.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?1446,1,0>

CP (Concrete pin)

An iron or steel pin at least five millimetres in diameter and at least five centimetres long.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_910525_e.htm

Crenalated Parapet

A low retaining wall at the edge of a roof or porch with a uniform pattern of openings creating a battlement. In medieval times the openings were used for the defense of fortresses, hence the term battlement.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Cresting

Roof cresting is a lacy decorative fencing made of wrought iron, rimming the edge or peak of a roof, often seen in Second Empire (Mansard) style buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Critical Flood Depth and Velocity

A maximum depth and velocity of flooding water in a floodplain such that further increases in depth and/or velocity may result in threats to life and property damage.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Crown Lands

Land belonging to the reigning sovereign or delegated provincial or federal authority.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Culvert

A tunnel carrying a stream or open drain under a road or railway.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/culvert?q=culvert>

Cupola

A cupola is a decorative, small, projecting tower at the top of the roof of a building, often square, round or octagonal in shape.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Cut

As in provide a cut signifying amount of dirt to be removed.

Source listed on Krcmar: <https://www.krcmar.ca>

Cut Arrow

A surveyor's incision on a wall or with a pointed end signifying the location of a projected boundary line.

Source listed on Krcmar: <https://www.krcmar.ca>

Certificate of Occupancy

A document issued by a local building or zoning authority to the owner of premises attesting that the premises have been built and maintained according to the provisions of building or zoning ordinances, such as those that govern the number of fire exits or the safety of electrical wiring.

Source listed on Krcmar: <http://legal-dictionary.thefreedictionary.com/Certificate+of+Occupancy>

D

Data Collection Device

An instrument for digital storage of readings and information about those readings.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Datum

A point, line, or surface used as a reference, as in surveying, mapping, or geology.

Source listed on Krcmar: <http://www.thefreedictionary.com/Datum>

Deciduous

(Of a tree or shrub) Shedding its leaves annually.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/deciduous?q=deciduous>

Declarant

The registered owner of the property that becomes registered as a condominium. In most cases, it is the vendor in an agreement of purchase and sale (often the developer of the project).

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Declaration

The principal document that creates and governs a condominium corporation. It is the single most important document in the condominium after the Condominium Act and is registered in the local Land Registry Office, together with an assortment of architectural, structural and condominium plans called the Description, creating the condominium corporation. The Declaration is analogous to the Articles of Incorporation of a business corporation. It cannot be changed except by court order for an error or inconsistency or upon written consent of 100% of the owners and mortgagees in the condominium corporation.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Decree

An order, decision or judgment of a court in certain civil claims.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?1795,1,0>

Dedication

A dedication of land is a donation of land, commonly made to the government, utility agencies, usually to satisfy a precondition to development.

Source listed on Krcmar: <https://www.krcmar.ca>

Deed

A legal instrument which, when executed and delivered, conveys an estate in real property or an interest therein; includes a transfer under the Land Titles Act or Registry Acts, must be registered to be valid.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Deflection Angle

The angular difference from a straight line at an angle point in a traverse.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Demise

A transfer of property from one owner to the next, whether done by deed, lease, conveyance, or a will.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?3938,1,0>

Deposited

A document or plan which provides information about land and does not in and of itself cause any registered event to occur (as opposed to registering a subdivision or condominium plan).

Source listed on Krcmar: <https://www.krcmar.ca>

Diameter

A straight line passing from side to side through the centre of a body or figure, especially a circle or sphere.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/diameter?q=diameter>

Differential GPS

Single point positioning with corrections applied from simultaneous observations at a known position. One to ten meter accuracy is typical.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Digital

(Of signals or data) Expressed as series of the digits 0 and 1, typically represented by values of a physical quantity such as voltage or magnetic polarization.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/digital?q=digital>

Director

The Director of Titles appointed under subsection 9 (1) of the Land Titles Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Discharge

A discharge of a charge under the Land Titles Act and a certificate of discharge of mortgage under the Registry Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Disclosure Statement (New Condominiums)

The Condominium Act, requires that every Declarant (developer) must deliver a purchase a copy of the current Disclosure Statement and all material amendments hereto. It is a "book" of documents describing the condominium and setting out all of the various rights and obligations of everyone concerned, such as whether pets are permitted and what you can and cannot do in your unit. It also contains the proposed Declaration, bylaws, rules, insurance trust agreement, management agreement, budget statement etc.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Distance

The length of the space between two points.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/distance?q=distance>

Document

Includes an instrument as defined in section 1 of the Registry Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Domesday Book

The ancient record of the Grand, or Great Inquest or Survey of the lands of England (1085-86) by order of William the Conqueror. The Domesday Book gives a census-like description of the realm, with the names of the proprietors, the nature, extent, value, liabilities, etc., of their properties. It was, in effect, a cadastral survey.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Dominant Estate

An estate, the owners of which are entitled to an easement over another's property. The land of which the easement is in favour. Does not need to be adjacent.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Dormer

A window opening at the roof level, topped by a front gable or shed roof.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Dower

That portion of, or interest in, the real estate of a deceased husband which the law gives to his widow for life. The extent varies with statutory provisions.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Drafting

Art of preparing a plan, sketch or drawing by freehand application of ink on paper or by computer-aided technique.

Source listed on Krcmar: <https://www.krcmar.ca>

Drainage Basin

An extent of land that feeds and provides runoff to a fluvial network that converges to a single channel or lake at the outlet; a watershed

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Draw

To produce (a picture or diagram) by making lines and marks on paper with a pencil, pen, etc.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/draw?q=draw>

Drilled Well

A well usually 10 inches or less in diameter, drilled with a drilling rig and cased with steel or plastic pipe. Drilled wells can be of varying depth.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Dripline

The downward vertical projection of the outer-most extent of tree branches within a woodland, and collectively, the edge of the woodland.

Source listed on Krcmar: <http://trca.on.ca/dotAsset/154095.pdf>

Dug Well

A large diameter well dug by hand or by an auguring machine, usually old and often cased by concrete or hand-laid bricks.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Dwelling Unit

One or more habitable rooms capable of being occupied as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of the occupants.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_030154_e.htm

E

E.D.M.

Electronic Distance Measuring

Source listed on Krcmar: <https://www.krcmar.ca>

Easement

An interest or right in land owned by another that entitles its holder to a specific limited use. An easement is a right to use someone else's land for a specific purpose.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Easement in Gross

An easement that does not require an abutting dominant tenement (usually a utility easement).

Source listed on Krcmar: <https://www.krcmar.ca>

Eaves

The edge of the roof that overhangs the exterior walls, sometimes with exposed rafters.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Effective Precipitation

The part of precipitation which produces runoff ; a weighted average of current and past precipitation correlating with runoff. It is also that part of the precipitation falling on an irrigated area which is effective in meeting the requirements of consumptive use.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Effluent

The discharge of a pollutant in a liquid form, often from a pipe into a stream or river.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Egress

The right or permission to go out from a place; right of exit; usually associated with emergency exiting for vehicles and pedestrians.

Source listed on Krcmar: <https://www.krcmar.ca>

EHS

Acronym for East of Hurontario Street.

Source listed on Krcmar: <https://www.krcmar.ca>

Elevation

The vertical distance from a datum, generally mean sea level, to a point or object on the earth's surface.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Ellipsoid

A spheroid, the mathematical model used to describe the shape of the earth for geodetic computations. The figure is formed by rotating an ellipse about its minor (shorter) axis.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Ellipsoid Height

The distance from a point to the reference ellipsoid along a line normal to the ellipsoid.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Eminent Domain

The right of governmental agencies in the USA to take private property for public use.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Encroachment

An structure or occupational feature which intrudes upon the land of another usually adverse to the rightful owner.

Source listed on Krcmar: <https://www.krcmar.ca>

Encumbrance

A claim that secures the payment of money or the performance of any other obligation and includes a charge, a mortgage or a lien.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Endowment

The gift to an organization which is intended to provide long-term support, which may include both money and property.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?5443,1,0>

Engineering Survey

A survey executed for the purpose of obtaining information that is essential for planning an engineering project or development.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Environmentally Sound

Refers to those principles, methods and procedures involved in addressing the protection, management and enhancement of the ecosystem which are used in disciplines such as geology, geomorphology, hydrology, botany and zoology and applied in the valid study of shoreline and fluvial processes, vegetation, wildlife and aquatic habitat resource management.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Epoch

A specific instant in time. GPS carrier phase measurements are made at a given frequency (e.g. every 30 seconds) or epoch rate.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Equity

A system of laws parallel to the common law. Equity was developed to ameliorate the harshness of the common law which recognized only strict legal rights.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Erosion

The wearing away of the land surface by running water, wind, ice or other geological agents, including such processes as gravitational creep. Geological erosion is natural occurring erosion over long periods of time. Natural erosion can legally reduce the size of a land parcel that adjoins to a body of water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Error Ellipse

A statistical measure of the positional error at a given point.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Escheat

Reversion of property to the state when there is no one competent or available to inherit.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Escrow

A writing, deed, money, stock, or other property delivered by the grantor, promiser or obligator into the hands of a third person to be held by the latter until the happening of a contingency or performance of a condition and then by him delivered to the grantee, promisee, or obligee.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Estate

The degree, quantity, nature, and extent of interest which a person has in real and personal property.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Estoppel

The situation or doctrine whereby one is concluded and forbidden by law to speak against his own act or deed. The situation can arise in disputes over a boundary if one of the parties tries to make a claim rendered suspect or invalid by his own actions or record. The principle that you can not take something back that would cause damage to someone who relied on the original acts.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Estoppel Certificate

Documentation (sometimes required for condominium/strata units) of a condominium corporation's financial well-being and legal state.

Source listed on Krcmar: <http://www.rbcroyalbank.com/mortgages/closing-costs.html>

Evidence

Statements, information, and things that are used to prove or disprove an alleged fact.

Source listed on Krcmar: <http://www.attorneygeneral.jus.gov.on.ca/english/glossary/default.asp?search=evidence>

Examiner of Surveys

Means the examiner of surveys appointed under section 14 of the Land Titles Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Exclusive Use of Common Elements

Part of the common elements reserved for the sole use of one or more unit owners (such as balconies, front/rear yards, parking spaces).

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\).](https://www.krcmar.ca/Freedman, Mark (1997).)

Exclusive Use Portion

Part of the common elements that is used by a) the owners of one or more designed units, but not all the owners, in the case of a corporation that is not a common elements condominium. b) the owners of one or more common interests in the case of common elements condominium.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/3/...>

Exclusive Use Portions Survey

Part of the plans of survey that shows the exclusive use portions.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/3/...>

Executor

The person named in a will to carry out the instructions in the will.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?5447,1,0>

Expert Witness

A person who has special knowledge or experience who testifies in court to help the jury or judge understand the evidence in their subject area.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?1875,1,0>

Expropriating Authority

The Crown or any person empowered by statute to expropriate land.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/11...>

Expropriation Plan

Plan prepared by or for a municipality or provincial Ministry of Transportation to acquire lands required for government purposes. Most often prepared to acquire lands for road widening purposes.

Source listed on Krcmar: <https://www.krcmar.ca>

Extent of Title

The size and shape of a land parcel defined by survey and/or legal description; also referred to as "Quantity of Title".

Source listed on Krcmar: <https://www.krcmar.ca>

Extinguishment

The act of rendering legally nonexistent.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Eyelid Dormer

A half-elliptical decorative window placed in the roof surface, resembling the shape of an eye.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

EYS

Acronym for East of Yonge Street.

Source listed on Krcmar: <https://www.krcmar.ca>

F

Facade

The face of a building, usually referring to the front.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Facsimile

Means an accurate reproduction of a book, instrument, document or record and includes a print from microfilm and a printed copy generated by or produced from a computer record.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Fanlight

A semi-circular (fan shaped) window placed atop a door, commonly seen in Federal and Colonial Revival style buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Fee

The true meaning of the word "fee" derives from "feud" or "fief," defined as a man's own land, possessed in his own right, without owing any rent or service to any superior.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Fee Simple

The estate which a person has where lands are owned by him and his heirs absolutely, with unconditional power of disposition during his life, and descending to his heirs and legal representatives upon his death intestate.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Fee Tail

An estate or inheritance limited to some particular class of person to whom it is granted.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Fence

A barrier, railing, or other upright structure, typically of wood or wire, enclosing an area of ground to prevent or control access or escape.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/fence?q=fence>

Fence of Convenience

A fence which is erected without the benefit of survey, a fence which bears no known relationship to a property boundary. One might term this a cattle fence - a fence of convenience.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/1972_Fall_Law%20and%20Surveying,%20Legal%20Sur...

Field

(1) An area of open land, especially one planted with crops or pasture, typically bounded by hedges or fences; (2) In surveying, a general term for the outdoors where property measurements are performed; (3) Place where surveyors are outstanding in.

Source listed on Krcmar: <https://www.krcmar.ca>

Field Check

The operation of checking plan compilation on the ground.

Source listed on Krcmar: <https://www.krcmar.ca>

Field Fence

Fence separating a portion of a farm for horticultural purposes and may not be intended to mark a property boundary.

Source listed on Krcmar: <https://www.krcmar.ca>

Field Notes

The official written record made in the field (on site) at the time of the survey. Traditionally drawn on paper with a "2H" pencil, may now also include paper printout of digital data relating to field measurements.

Source listed on Krcmar: <https://www.krcmar.ca>

Fill

Any material deposited by any agent so as to fill or partly fill a channel, valley, or other depression.

Source listed on Krcmar: <http://www.trca.on.ca/dotAsset/156576.pdf>

Final Closing

The date when title to the unit is given to the Purchaser, approximately 30 days after condominium registration.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\).](https://www.krcmar.ca/Freedman, Mark (1997).)

Finial

A decorative piece set atop a spire, cupola, gable or gate post.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

First Running of the Line

The first setting out on the ground of a boundary.

Source listed on Krcmar: <https://www.krcmar.ca>

First-order

1) Relating to the simplest or most fundamental level of organization, experience, or analysis; primary or immediate. 2) Highest degree of accuracy in geodetic leveling and control.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/first-order?q=first+order>

Flemish Gable

A decorative gable form, often seen in Flanders and the Netherlands, the sides of which drop in a cascade of right angles, also called a crow-stepped gable. Used as a decorative embellishment in Victorian era styles in the USA.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Flood

A flood is an overflow or inundation that comes from a river or other body of water and causes or threatens damage. It can be any relatively high streamflow overtopping the natural or artificial banks in any reach of a stream . It is also a relatively high flow as measured by either gauge height or discharge quantity.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Floodplain

A strip of relatively level land bordering a stream or river and comprised of sediment dropped during flooding susceptible to flooding in times of high water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Floor Plan

The layout of the various levels of a building, showing the location of rooms, interior walls, chimneys, porches and staircases.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Flow

The rate of water discharged from a source, given in volume with respect to time.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Fluting

Fluting is a decorative finish for wooden columns or trim where parallel grooves are carved vertically along the surface.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Foot

Is an imperial measurement; a unit of length, 0.3048 meter long. The foot used in the triangulation of Britain is 0.304 800 756 International meters.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Foresight

A sight taken forwards.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/foresight?q=foresight>

Found

A survey monument or other evidence that the surveyor found on the property on the date the site survey was made, generally marking the location of a property boundary.

Source listed on Krcmar: <https://www.krcmar.ca>

Fraud

A knowingly wrong act or deceitful representation.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Fraudulent Instrument

An instrument, (a) Under which a fraudulent person purports to receive or transfer an estate or interest in land, (b) That is given under the purported authority of a power of attorney that is forged, (c) That is a transfer of a charge where the charge is given by a fraudulent person, or (d) That perpetrates a fraud with respect to the interest in land affected by the instrument.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l05_e.htm

Freehold Condominium Corporation

A condominium corporation in which all the units and their appurtenant common interests are held in fee simple by the owners.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Frieze

The panel beneath the cornice at the top of a building' exterior wall which is often ornamented with brackets, dentils or medallions.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Frontage

(1) The front boundary line of a lot on a street; also the length of such a line; (2) the front face (as of a building).

Source listed on Krcmar: <https://www.krcmar.ca>

Fronting

Relating to the side or part of an object that presents itself to view or that is normally seen or used first; the most forward part of something.

Source listed on Krcmar: http://www.oxforddictionaries.com/definition/english/front?q=fronting#front__25

Furlong

Unit of length equal to 40 poles (220 yards).

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

G

G.A.S.P.

Generally Accepted Surveying Principles; survey principles and methodologies utilized by competent surveyors in conducting a survey of real property.

Source listed on Krcmar: <https://www.krcmar.ca>

Gabion

A cylindrical basket or container filled with earth, stones, or other material and used in civil engineering works or (formerly) fortifications.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/gabion?q=gabion>

Gable

The triangular upper part of a wall at the end of a ridged roof.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/gable?q=gable>

Gaps/Overlaps in Title

This condition arises when portions of property are described from two directions. When there is a gap and two parcels do not meet, neither parcel has title to the surplus since the original grantor did not sell it.

Source listed on Krcmar: <https://www.krcmar.ca>

Gauging Station

The site on a stream , lake or canal where hydrologic data is collected.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Geocoding

The process of assigning a geographic code to a record, event or occurrence.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Geodesy

The science which treats mathematically the shape and size of the earth.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Geodetic

Measurements based on a mathematical model of the earth's surface.

Source listed on Krcmar: <https://www.krcmar.ca>

Geodetic Datum

A set of constants specifying the coordinate system used for geodetic control.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Geodetic Surveying

The creation or measurement of geodetic control networks in a three dimensional space; integral to a mathematical model of the earth's surface.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Geographic Information Management

The group of activities relating to the planning, development, implementation and administration of systems for the acquisition, integration, evaluation, storage, security, retrieval, dissemination, archiving and disposal of data and associated attributes that are spatially referenced.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Geographic Information System (GIS)

A map-based database management system which uses a spatial reference system for analysis and mapping purposes.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Geographic Location

Property location in respect to the original surveyed lot and concession or lot and registered plan.

Source listed on Krcmar: <https://www.krcmar.ca>

Geoid

The figure of the earth considered as a sea level surface extended continuously through the continents. It is a theoretically continuous surface that is perpendicular at every point to the direction of gravity (the plumbline).

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Geometry

The branch of mathematics concerned with the properties and relations of points, lines, surfaces, solids, and higher dimensional analogues.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/geometry?q=geometry>

Geo-referencing

To determine the coordinates for a point with respect to the NAD83CSRS.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Geowarehouse

A web-based, centralized property information source that provides mapping and research tools.

Source listed on Krcmar: <http://www.geowarehouse.ca/marketing/company.php>

Good and Marketable Title

An expectation that can be transferred to a new owner without the likelihood that claims will be made on it by another party. The concept is crucial in all real estate transactions because buyers generally expect to receive property to which no one else can lay claim; they do not expect that their ownership will later be challenged.

Source listed on Krcmar: <http://legal-dictionary.thefreedictionary.com/Marketable+Title>

Gore

A triangular piece of land, defined by survey of adjacent properties. Loosely, an overlap or gap between properties, blocks of land or even townships.

Source listed on Krcmar: <http://www.metesandbounds.com/survey.html>

GPS

Global Positioning System, an accurate worldwide navigational and surveying facility based on the reception of signals from an array of orbiting satellites.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/GPS?q=gps>

Grade

(1) Commonly used to refer to elevation; (2) Act of moving or relating soil to conform to a drainage design.

Source listed on Krcmar: <https://www.krcmar.ca>

Grading

The work of ensuring a level base, or one with a specified slope, for a construction work such as a foundation, the base course for a road or a railway, or landscape and garden improvements, or surface drainage.

Source listed on Krcmar: [http://en.wikipedia.org/wiki/Grading_\(engineering\)](http://en.wikipedia.org/wiki/Grading_(engineering))

Grant

The legal process and documents involved in the transfer of ownership of a piece of land or other property.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?4551,1,0>

Grantee

The person to whom a grant is made. The purchaser or recipient on a deed.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Grantor

A person, firm or corporation granting or conveying land.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Graphic Representation

A representation produced by electrical, electronic, photographic or printing method and includes a representation produced on a video display terminal.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/45...>

Great Lakes Basin

Refers to the watershed of the great lakes and the St. Lawrence River upstream from Trois Rivieres, Quebec and all bodies of water therein.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Green Belt

An area of open land around a city, on which building is restricted.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/green-belt?q=green+belt>

Greenwich Meridian

The Prime Meridian. The meridian which passes through the original site of the Royal Observatory at Greenwich, England.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Grey Water

Domestic wastewater other than that containing human excrete, such as sink drainage, washing machine discharge or bath water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Gross Floor Area (GFA)

The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and interior courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

Source listed on Krcmar: <http://www.buildingareameasurement.com/glossary.htm>

Gross Leasable Area (GLA)

Used in retail leasing. Generally the floor area available for the exclusive use of a retail tenant measured to the outside face of exterior walls and the centerline of demising walls separating tenants. It includes basements and mezzanines.

Source listed on Krcmar: <http://www.buildingareameasurement.com/glossary.htm>

Groundwater

Water occurring in the zone of saturation in an aquifer or soil.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Guarantee of Title

A certification which insures that the title exists in fact as described. (American term)

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Gunter's Chain

Old surveyor's measurement tool; see definition of "chain".

Source listed on Krcmar: <https://www.krcmar.ca>

H

Hanging Lines

A line not verified by mathematical closure, but has been verified by two independent measurements.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/1993_Fall_Surveyor's%20Quiz_1.pdf

Hectare

Metric unit of area equal to 10,000 square metres, or 2.471 acres, or 107,639 square feet.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Herbicide

Chemicals used to kill undesirable vegetation.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Hereditament

Things that can be given in a will.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?6598,1,0>

Hide

An obsolete Old English unit of area usually equal to 120 acres.

Source listed on Krcmar: <http://www.metesandbounds.com/survey.html>

High Water Mark

The line which the water impresses on the soil by covering it for sufficient periods to deprive it of upland vegetation. Term often used in older documents to describe a riparian boundary. Now interpreted as water's edge by court decisions.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Highway

A free and public road, way, or street; one which every person has the right to use.

Source listed on Krcmar: <http://thelawdictionary.org/highway/>

Hydraulic Flow

The flow of water in a channel as determined by such variables as velocity, discharge, channel roughness and shear stress.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Hydrogeology

The geology of groundwater , with particular emphasis on the chemistry and movement of water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Hydrographic Surveying

The process of gathering bathymetric information about water bodies; e.g. depths.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Hydrology

The study of the occurrence, distribution and circulation of the natural waters of the earth.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Hazard Land

Lands which may be prone to flooding, shoreline erosion or slope instability hazards or any hazard that may result in life loss or injury, property damage, social and economic disruption or environmental degradation. Hazards may include surface and subsurface features such as active and abandoned gas/oil wells, mines, unstable slopes, areas exhibiting subsidence and other natural or man-made features.

Source listed on Krcmar: http://www.mdfoothills.com/residents/planning/environment/hazard_lands.html



IB (Iron bar)

A 2 foot long, 5/8-inch square, solid pointed piece of iron installed at property corners to permanently mark boundary locations; usually has embossed surveyor ID number inscribed on one side of bar at top for future identification.

Source listed on Krcmar: <https://www.krcmar.ca>

Imperial Measurement

Relating to or denoting the system of non-metric weights and measures (the ounce, pound, stone, inch, foot, yard, mile, acre, pint, gallon, etc.).

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/imperial?q=imperial>

Impervious

A term denoting the resistance to penetration by water or plant roots.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Indefeasible

This term is usually applied to an estate or right which cannot be defeated.

Source listed on Krcmar: <https://www.krcmar.ca>

Indenture

In conveyance, formal written instrument made between two or more persons; the name is derived from the ancient practice of indenting or cutting the deed in a waving or saw-tooth line.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Ingress

The right or permission to go upon a place, the right of entrance; usually associated with vehicular and pedestrian ingress.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Instrument

Includes every document whereby title to land, in Ontario, may be transferred, disposed of, charged, encumbered or affected in any way; recorded in a land registry office and includes a Crown grant, a deed, conveyance, mortgage, assignment of mortgage, certificate of discharge of mortgage, assurance, lease, release, discharge, agreement for the sale or purchase of land, caution, municipal by-law, certificate of proceedings in any court, judgment or order of foreclosure, etc.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Interim Occupancy

The occupancy of a proposed unit before the purchaser receives a deed to the unit that is in registerable form.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Interpolate

Mathematics insert (an intermediate value or term) into a series by estimating or calculating it from surrounding known values.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/interpolate?q=interpolate>

Intersection Point

Point to mark the intersection of one or more independently surveyed lines.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Intervisible

When applied to two monuments, intervisible means that there is a clear line of sight between points 1.5 m above the ground at each monument.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Intestate

A person is said to die "intestate" when he dies without leaving a valid will to testify what his wishes were with respect to the disposal of his property after death.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Invert

Elevation of the inside of the bottom of a pipe or culvert.

Source listed on Krcmar: <https://www.krcmar.ca>

Iron pipe

Older form of survey monumentation. Pipe set vertically to mark a property corner.

Source listed on Krcmar: <https://www.krcmar.ca>

Irregular Boundary

Township or section lines not originally established as straight lines or which a retracement reveals as not having been surveyed as a straight line.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Irregular Lot

A township lot whose boundaries according to the original plan do not conform within one degree to the bearings shown for the corresponding boundaries of the majority of the lots in the tier in which the lot occurs.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

J

Joint Tenancy

An estate in fee simple. The primary incident of joint tenancy is survivorship, by which the entire tenancy on the decease of any joint tenant remains to the survivors.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

JPEG

Joint Photographic Experts Group; A format for compressing image files.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/JPEG?q=jpeg>

K

Karst Formations

Karst formations are limestone regions where underground drainage has formed cavities and passages that cave in, causing craters on the surface. The name comes from the Karst, a limestone region along the northern Adriatic coast in the former Yugoslavia.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Kinematic GPS

Observations while a receiver is in motion.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Krcmar

Family name of four prominent Ontario Land Surveyors.

Source listed on Krcmar: <https://www.krcmar.ca>

L

Lagoon

Water impoundment in which organic wastes are stored or stabilized, or both.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Lakeward

A perspective from the land towards the lake or river.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Land

Land, tenements, hereditaments and appurtenances and any estate or interest therein.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Land Division Committee

A consent granting committee appointed by the council of an upper-tier municipality composed of not fewer than three people responsible for hearing applications and approving consent to subdivide land.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/92602ef3-1402-43b1-a547-58b80e125223/1/...>

Land Registrar

Official overseeing one or more registry offices under whose authority instruments and plans are registered or deposited.

Source listed on Krcmar: <https://www.krcmar.ca>

Land Registry Office

Repository for registered and deposited documents under the land Titles and/or Registry Acts. See also "Registry Office".

Source listed on Krcmar: <https://www.krcmar.ca>

Land Surveying

The establishment or reestablishment of land boundaries and the plotting of lands and subdivisions thereof. The practice of land surveying includes surveying of areas for their correct determination and description and for conveyance.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Landward

A perspective from the lake or river towards the land.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Latitude

Is generally defined as the "angular distance" measured on a meridian. (1) Astronomic is the angle between a plumb line and the plane of the celestial equator, i.e. measured on the geoid. (2) Geodetic is the angle between a normal to the reference spheroid and the geodetic equator.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Lawyer

A person authorized under the Law Society Act to practice law in Ontario.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/16...>

Layout

The way in which the parts of something are arranged or laid out.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/layout?q=layout>

Leachate

Liquids that have percolated through a soil and that carry substances in solution or suspension.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Leaching

The downward transport of dissolved or suspended minerals, fertilizers and other substances by water passing through a soil or other permeable material.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

League

An obsolete unit of length. The league was most commonly defined as three miles (about 4.8 km), although the length of a "mile" varies from place to place and at different times. At sea, a league was three nautical miles (about 5.6 km).

Source listed on Krcmar: [http://www.translatorscafe.com/cafe/EN/units-converter/length/51-24/link_\(US_survey\)-le...](http://www.translatorscafe.com/cafe/EN/units-converter/length/51-24/link_(US_survey)-le...)

Lease

Any agreement which gives rise to relationship of landlord and tenant or lessor and lessees. It is a contract for exclusive possession of lands or tenements for determinate period. Leases are often classified according to determinate period.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Leasehold Condominium Corporation

A condominium corporation in which all the units and their appurtenant common interests are subject to leasehold interests held by the owners.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Least Squares

A method of estimating a quantity or fitting a graph to data so as to minimize the sum of the squares of the differences between the observed values and the estimated values.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/least-squares?q=least+squares>

Legal Description

A description, recognized by law, locating property by reference to geographic pattern of land. Generally stated in reference to all or part of lots on a Registered Plan or by lot and concession. This is not the municipal or civic address.

Source listed on Krcmar: <https://www.krcmar.ca>

Legal Survey

A survey made to define boundaries of parcels of land suitable for the transfer of rights. It includes the preparation of field notes and plans and any examination, approval or confirmation that may be required.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Legend

The wording on a map or diagram explaining the symbols used.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/legend?q=legend>

Legislation

(1) Laws, considered collectively; (2) the process of making or enacting laws.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/legislation?q=legislation>

Legislature

The Queen, as represented by the Lieutenant Governor, acting by and with the advice and consent of the Legislative Assembly. After a bill receives three readings and is passed by the Legislative Assembly, the Lieutenant Governor, on behalf of the Queen, assents to the bill by signing it. The bill is thus enacted by the Legislature.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/WebText/english/elaws_webtext_Glossary_e.htm

Lessor, In Relation to a Leasehold Condominium Corporation

The person who owns the freehold estate in the land described in the condominium description.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Letters probate

Includes letters testamentary or a similar grant based on a will proven before a court having jurisdiction in probate matters outside Ontario.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Levee

An embankment alongside a river to prevent high water from flooding bordering lands.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Levelling

A rigorous process used by surveyors in the field to transfer a elevation from a known benchmark to a new site benchmark. Property performed the process requires a loop or closure to verify the accuracy of the elevation of the newly established benchmark.

Source listed on Krcmar: <https://www.krcmar.ca>

Licence

Issued under the Surveyors Act to engage the practice of cadastral surveying

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/45...>

Licensed surveyor

A member of the Association of Ontario Land Surveyors licensed to engage in the practice of cadastral surveying; each member has a unique number, which is usually imprinted on "surveyors iron bars" for easy recognition (see iron bars).

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Lien

A claim, encumbrance, or charge on property for payment of some debt, obligation or duty.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Limitations

A limiting rule or circumstance; a restriction. The period set by legislation.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/limitation?q=limitations>

Limits

A point or level beyond which something does not or may not extend or pass. Can also refer to boundary of a property.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/limit?q=limits>

Line Fences Act

Legislation providing a procedure that enables neighbouring landowners to have their fencing disputes arbitrated by municipally appointed fence-viewers which is applicable to situations where one owner wants to construct, repair or maintain a fence on a property boundary line, but is unable to reach agreement with the other owner on the type of fence to be erected, the sharing of the costs of the fence, or both of these issues.

Source listed on Krcmar: <http://www.mah.gov.on.ca/Page2106.aspx>

Link

Unit of length equal to 1/100 chain (7.92 inches).

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Lintel

Load bearing and/or ornamental structural component over a building portal

Source listed on Krcmar: <https://www.krcmar.ca>

Lis Pendens

A notice of an action involving real estate; notice that there is a lien or other title limiting action pending against the real estate.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Long Lot

An elongated lot that occurs on lands that were occupied and established by the French explorers and traders. Generally elongated and generally run perpendicular to a body of water.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Lost Corner

A corner established during an original survey or during a survey of a plan of subdivision registered under the Land Titles Act or the Registry Act where the original surveyors post no longer exists or never existed and which cannot be re-established from the field notes of either of such surveys or by evidence under oath.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Lost Monument

A "lost monument" is one whose position can be re-established only by measurements from some other monument or monuments to which it had previously been connected by survey.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Lot

A unique parcel of land on a numbered registered plan of subdivision, or part of an original township concession.

Source listed on Krcmar: <https://www.krcmar.ca>

Lot Corner Tie

This is a surveyed dimension, shown on a plan, indicating the distance between a boundary and physical feature such as a building corner. Comparisons may be made on a survey plan with previous ties on older plans.

Source listed on Krcmar: <https://www.krcmar.ca>

Lot Fabric

All properties in Ontario carry another identification and numbering system dating back to the time of the first land settlers. Land was then divided into lots, concessions, townships, and more recently into subdivision plans, condominium plans, etc. as well as into Towns/Cities/Regions to enable us to describe each and every property. This underlying fabric is the base for the legal descriptions we rely on for all land transactions and government authorities' use. Note that the underlying lot fabric on the face of the plan must match the Title Block.

Source listed on Krcmar: <https://www.krcmar.ca>

Lot Frontage

The horizontal distance between the side lot lines.

Source listed on Krcmar: <https://www.krcmar.ca>

Lot Line

The line that divides a lot from a street, private right of way, Crown shoreline reserve or high-water mark of a river or lake, and other lots.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_030154_e.htm

Land Trust

An incorporated, non-profit, charitable organization formed for the purpose of protecting and preserving the ecological, agricultural, scenic, historic or recreational lands in its care. There are 44 land trusts in Ontario within the Ontario Land Trust Alliance.

Source listed on Krcmar: <http://ruthvenparknationalhistoricsite.com/about/landtrust/>

LACAC (Local Architectural Conservation Advisory Committee)

An advisory committee to a municipal council. It's prime responsibility is to recommend heritage property designation under the Ontario Heritage Act.

Source listed on Krcmar: <https://www.krcmar.ca>

M

Magna Carta

An agreement, known as the "Great Charter", reached between King John and the Barons of England at Runnymede in 1215 whereby the King agreed to important and specific limitations upon the rights of the Crown.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Magnetic North

The direction of magnetic north as determined by the positive pole of a freely suspended magnetic needle which is subject to no transient, artificial disturbance; used by early surveyors in the settlement of land.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Major Perils

Means the perils of fire, lightning, smoke, windstorm, hail, explosion, water escape, strikes, riots or civil commotion, impact by aircraft or vehicles, vandalism or malicious acts.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Manhole (MH)

Vertical entrance structure providing human access to a sewer or other buried utility.

Source listed on Krcmar: <https://www.krcmar.ca>

Masonry

A type of construction using stone, brick, tile or concrete block using mortar.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Material Change

A change or a series of changes that a reasonable purchaser, on an objective basis, would have regarded collectively as sufficiently important to the decision to purchase a condominium unit or proposed unit in the corporation that it is likely that the purchaser would not have entered into an agreement of purchase and sale for the unit or the proposed unit or would have exercised the right to rescind such an agreement of purchase and sale under section 73 of the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Mean Sea Level

The average height of the surface of the sea for all stages of the tide over a 19-year period.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Meander

A dynamic system where curves or bends develop in a watercourse resulting from erosion of a sediment on the outer-bank and deposition of sediment on the inner-bank of the bends which may be disrupted by weather events or extreme erosion.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Measured

Once a surveyor has "set" some distances and directions to re-establish boundaries, the resulting measurements must be documented and compared to official records. Regulations require that all results, conflicting or otherwise must be recorded in the performance of the survey. Surveyors commonly "set" 2 or more distances between two (2) adjoining properties to re-establish the property line, and "measure" the remaining distances, in an effort to get a solid mathematical match of all the evidence.

Source listed on Krcmar: <https://www.krcmar.ca>

Measurement

Single set of measurement values for a feature. The values may include vertical or zenith angle, horizontal angle, slope distance, back sight and foresight heights and so on.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Measuring Device

An instrument for determining the dimensions of a feature, e.g. total station, theodolite, transit, level, compass, steel tape, etc.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Median Strip

The portion of a highway so constructed as to separate traffic travelling in one direction from traffic travelling in the opposite direction by a physical barrier.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/70d051f6-2f44-4f1b-9207-1a14c9c44f08/38...>

Medium filum aquae

Common law term; the geographic middle of a river or watercourse that is supposed to divide it into equal parts.

Source listed on Krcmar: <https://www.krcmar.ca>

Meteorology

The science of the atmosphere; the study of atmospheric phenomena.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Metes and Bounds

Description of the perimeter of a parcel of land in terms of its bearings and distances and/or its relationship to natural or manmade features and adjacent parcels.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Metric Measurement

A decimal system of units based on the meter as a unit length, the kilogram as a unit mass, and the second as a unit time.

Source listed on Krcmar: <http://www.thefreedictionary.com/metric+system>

Metropolitan Toronto Transportation Department (MTR)

The source of any distance or direction used to re-establish or verify a property boundary must be documented on the face of the survey. Municipalities and other governmental agencies perform surveys of roads and land under their control. Reliance on distances and directions off municipal road surveys is standard in boundary re-establishment, as they provide previous survey evidence for consideration by the Surveyor in giving his legal opinion.

Source listed on Krcmar: <https://www.krcmar.ca>

Mine Survey

A survey to determine the positions and dimensions of underground passages of a mine.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Minimum Lot Size

Smallest permitted lot size which conforms with municipal zoning.

Source listed on Krcmar: <https://www.krcmar.ca>

Minimum Setback

Limitation on proximity of a permitted structure to a boundary according to municipal zoning.

Source listed on Krcmar: <https://www.krcmar.ca>

Minister

Means the Minister of Government with a specific executive portfolio in a legislative cabinet.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Misclosure

The amount by which a series of survey measurements fail to yield a theoretical or previously determined value for a survey quantity; hence a measure of the accumulated errors and blunders in the work.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Misdescription

An inaccurate description, often fraudulent.

Source listed on Krcmar: <http://www.lexic.us/definition-of/misdescription>

Monument

Any thing, device or object used to mark or witness a boundary of surveyed lands.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/11...>

More or Less

When used in connection with quantity or distance in a conveyance of land are intended to cover some slight or unimportant inaccuracy.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Mortar

A mixture of sand, water, lime and cement used to lay bricks, stone, tile or concrete block.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Mortgage

Includes a charge under the Land Titles Act, in which case "mortgagor" and "mortgagee" mean the chargor and the chargee under the charge.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Mortgage Survey

See definition for "Surveyor's Real Property Report".

Source listed on Krcmar: <https://www.krcmar.ca>

Moulding

A decorative raised surface along the edge of an architectural feature such as a window, column, door or wall.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Mullions

The wooden divisions between panes of glass on windows.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Municipal Address

Also known as a civic address; typically the number on a house or building associated with the mailing address that is assigned by the local municipality.

Source listed on Krcmar: <https://www.krcmar.ca>

Municipal Plan

A plan prepared under section 91 of the Registry Act.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/search/#LegalAdvice>

Municipality

A geographic area legally incorporated.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_01m25_e.htm

Minor Variance

A minor variance is a small variation from the requirements of the zoning by-law. A minor variance approval is a certificate of permission, because it allows the property owner to obtain a building permit even though their property does not comply precisely with the zoning by-law.

Source listed on Krcmar: http://www.cambridge.ca/faqs_detail.php?did=5&qid=33

N

NAD 27

Horizontal coordinate system used with the origin at station MEADS RANCH.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

NAD 83

Horizontal coordinate system for U.S., Canada and Mexico. Originally published in 1986, it is based upon the GRS 80 ellipsoid. Coordinates may change according to epoch referenced.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Natural Boundaries

A boundary defined by a natural feature such as the bank of a body of water or the middle thread of a stream.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Natural Flow

The rate of water movement past a specified point on a natural stream . The flow comes from a drainage area in which there has been no stream diversion caused by storage, import, export, return flow, or change in consumptive use caused by man-controlled modifications to land use. Natural flow rarely occurs in a developed area.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Navigable

In Ontario navigability is determined by the following criteria: (1) A stream is navigable in law if it is navigable in fact; (2) if it is capable in its natural state of being traversed at least by small craft, or even, in the Canadian context, if it is floatable in the sense that it is used to float logs, log rafts and booms; (3) so long as it is realistically capable of being so used; (4) the stream may be navigable over part of its course and not navigable over other parts and hence its navigability may be determined independently at different locations; (5) the test identifies a lake or stream as a public water over which the public have an inherent right to pass, whether for commercial or non-commercial purposes. Moreover, the test remains open to definition in light of modern needs of the public; (6) the essence of the test of navigability in law is that a stream be a public aqueous highway used or capable of use by the public.

Source listed on Krcmar: <http://www.interlog.com/~erhard/navib.htm>

NDS

Acronym for North of Dundas Street.

Source listed on Krcmar: <https://www.krcmar.ca>

North

The direction in which a compass needle normally points, towards the horizon on the left-hand side of a person facing east, or the part of the horizon lying in this direction.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/north?q=north>

Notarial

Includes prothonotarial.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Notice of Claim

Document registered in the prescribed form and includes a notice registered under The Investigation of Titles Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Notice Period

The period ending on the day 40 years after the later of, (a) The day of the registration of an instrument that first creates a claim, or (b) The day of the registration of a notice of claim for a claim.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

O

Obiter Dictum

That which is said in passing. Where the court, in rationalizing its position, uses language broader than is needed for disposition of the point at issue.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Obliterated Boundary

A boundary established during an original survey or during a survey of a plan of subdivision registered under the Land Titles Act or the Registry Act where the original posts or blazed trees no longer exist and which cannot be re-established from the field notes of either of such surveys or by evidence under oath.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Observation

The act of obtaining a distinct piece of information that helps describe the dimensions and spatial relationships between points on physical features.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Observation Set

A set of one or more readings from a measuring device.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Observed Reference Point

A monument connected to a coordinate system by measurements.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Occupancy Closing

When the unit is completed and ready for occupancy but the condominium is not yet registered, a purchaser can and may be obligated under the purchase agreement to occupy the suite and start living there. Purchasers pay a "rental" or occupancy fee.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\).](https://www.krcmar.ca/Freedman, Mark (1997).)

Occupation

Physical possession of all or a portion of a piece of land.

Source listed on Krcmar: <https://www.krcmar.ca>

Occupy

To set a surveying instrument over a point for the purpose of making observations.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Official Plan

The goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of a municipality or part of it.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/92602ef3-1402-43b1-a547-58b80e125223/1/...>

Offset

The direction and distance of a single straight line from a point fixed by survey to another nearby point. Usually the offset is at right angle to the boundary or traverse line.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Ogee Arch

A center pointed arch with reverse curve sides, often seen on Exotic Moorish Revival style buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

OMB

Ontario Municipal Board

Source listed on Krcmar: <http://www.omb.gov.on.ca/english/home.html>

One-foot reserve

A Strip of Land, owned by a municipality, preventing legal access from a private parcel to a public highway.

Source listed on Krcmar: <https://www.krcmar.ca>

Ordinance

A rule established by authority; the term is used to designate the enactments of the legislative body.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Oriel Window

A projecting bay window supported by brackets or a triangular support piece.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Orientation

The act of establishing the correct relationship in direction with their corresponding ground features.

Source listed on Krcmar: <https://www.krcmar.ca>

Origin Unknown (OU)

The source of any legal or survey monuments must be documented on the face of the survey. If the source or origin is uncertain, the (OU) origin unknown notation is made. Every effort is generally made by surveyors, in the field, to identify who set each iron bar by viewing the unique Surveyor Number inscribed thereon. Monuments whose origin has not been ascertained, may still be used in boundary re-establishment, however, must be noted as such.

Source listed on Krcmar: <https://www.krcmar.ca>

Original Plan

A plan certified by the Surveyor General as being the original plan of an original survey.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Original Post

Any object that defines a point and that was placed, planted or marked during the original survey or during a survey of a plan of subdivision registered under the Land Titles Act or the Registry Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Original Survey

A survey made under competent authority.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Orthometric Height

Elevation; the distance from the geoid to a point, measured along a line normal to the geoid.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Outflow

Flow released from a pond or reservoir, or lakes.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Owner (Condominium)

A person who owns a freehold or leasehold interest in a condominium unit and its appurtenant common interest and who is shown as the owner in the records of the land registry office in which the description of the condominium corporation is registered.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Owner-occupied Unit

A unit of an owner who is entitled to vote in respect of the unit at a meeting to elect or to remove a director where the unit is used for residential purposes and the owner has not leased the unit within the 60 days before notice is given for the meeting, as shown by the record that the condominium corporation is required to maintain under subsection 83 (3) of the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Ownership

The act, state, or right of possessing something.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/ownership?q=ownership>

Ownership of Land

Includes the ownership of three-dimensional space or of a leasehold interest in space respectively.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

P

P1, P2, etc.

Abbreviation typically shown in the legend on a survey plan citing another surveyor's plan and the date thereof.

Source listed on Krcmar: <https://www.krcmar.ca>

Palladian Window

A three-part, round-arched window, named for the 15th century Italian architect Andreas Palladino, also known as a Venetian Window and common in the Georgian and Colonial Revival styles.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Parapet

A low stone or brick wall at the top of a building. A crenalated parapet has rhythmic breaks in the wall to create a pattern of battlements.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Parcel

An area of land surveyed or otherwise defined. It includes, but is not limited to, lots, blocks, rights-of-way, land use areas, condominium units, sections, quarter sections, legal subdivisions and concessions.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Partition

A division of real property (real estate) between two or more people.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?6713,1,0>

Part-lot Control By-law Exemption

This process is used to lift Part Lot Control restrictions from lands within registered plans of subdivision to create parcels for sale. It usually is used for townhouse developments after construction has started to accurately set the boundary lines between the townhouse units. Section 50 of the Planning Act grants the municipality the authority to pass a By-law to exempt lands within a Plan of Subdivision from the Part Lot Control provisions in the Act.

Source listed on Krcmar: http://www.toronto.ca/developing-toronto/pdf/guide_sectionE.pdf#section_e

Party Wall

A wall common to two adjoining buildings or rooms.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/party-wall?q=party+wall>

Patent

A conveyance or deed from the sovereign for the sovereign's interest in a tract of land.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Pediment

A triangular space created by a front facing gable roof, often seen in Classical Revival style buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Pedis Possessio

Actual possession of real property implying actual occupancy or enclosure and use.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Pendant

An ornamental piece of wood or metal hanging down from a porch, cornice or bracket.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Pent Roof

A narrow shed style roof placed above the first floor of a building to protect the doors, windows and lower walls, often covering all four sides of the building.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Percentage Common Interest

The percentage attributed to each unit stating that unit's interest in the common elements. This percentage is found in the Declaration (Schedule "D") and the total percentage for all units must equal 100%.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Percentage Contribution to Common Expenses

The percentage allocated to each unit stating the unit's proportionate share of the common expenses. The percentage is multiplied by the yearly budget and divided by 12 to determine the monthly expenses for the unit. This percentage is found in the Declaration.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Perch

A unit of linear measure equal to 25 links or 16 1/2 feet; in land area, a square rod; 272.25 square feet or 0.00625 acre.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Pergola

A structure consisting of posts supporting an open roof in the form of a trellis.

Source listed on Krcmar: <https://www.krcmar.ca>

Perpetuity

A state of being continued forever

Source listed on Krcmar: <https://www.krcmar.ca>

Personal Property

In a broad and general sense, everything that is the subject of ownership, excluding real property (i.e. excluding land).

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Phantom Mortgage

A mortgage taken back by the Vendor to assist in financing from occupancy closing to final closing. This is not to be confused with the real financing purchasers require from a bank or trust company to enable them to pay the balance of the purchase price.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\).](https://www.krcmar.ca/Freedman, Mark (1997).)

Phase

The additional units and common elements in a phased condominium created upon the registration of an amendment to both the declaration and description.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/3/...>

Phase One Property

Property that is the subject of a phase one environmental site assessment.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/16...>

Phase Two property

Property that is the subject of a phase two environmental site assessment.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/16...>

Phased Condominium Corporation

Additional units and common elements in a phased condominium corporation that are created upon the registration of an amendment to both the declaration and description.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Photogrammetric Surveying

The form of surveying that employs aerial photography, terrestrial photography, light detection and ranging, satellite imagery or other technologies that can be utilized for remote measurements and calculations.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Piezometer

Either a device used to measure static liquid pressure in a system by measuring the height to which a column of the liquid rises against gravity, or a device which measures the pressure (more precisely, the piezometric head) of groundwater at a specific point.

Source listed on Krcmar: <http://en.wikipedia.org/wiki/Piezometers>

Pilaster

A pilaster is a narrowly protruding column attached to a wall, giving the illusion of a real free standing support column.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Pillar

A support column without classical detailing.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Plaintiff

A person who brings an action.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Plan

A drawing which represents the particular area included in a survey and the lines surveyed, established, retraced or resurveyed, showing the direction and length of each such line; the boundaries, descriptions, and area of each parcel of land subdivided; a representation of the relief and improvements within the limits of the survey. A survey plan that is drawn in accordance with applicable regulations.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Plan of Subdivision

A plan of subdivision that is registered under the Land Titles Act and identifiable by an "M" in the plan number. In the past, these plans were more commonly registered under the Registry Act and are identifiable as "RP". The document by which new parcels of land are created.

Source listed on Krcmar: <https://www.krcmar.ca>

Plan of Survey

Is a catch-all phrase for many different types of plans. A legal survey which may be undertaken by a licensed Ontario Land Surveyor.

Source listed on Krcmar: <https://www.krcmar.ca>

Planimetric Map

Depiction of features on a two-dimensional plane without any reference to contours or topographic relief.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Planted

A survey marker that the surveyor set or installed on the ground to locate a property corner.

Source listed on Krcmar: <https://www.krcmar.ca>

Plastic Bar

A bar that is made out of high impact plastic, that is twenty-five millimetres square and at least 30 centimetres long and has embedded magnet.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/9/...>

Plat

An American term for a survey plan.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Point of Beginning

The starting point of the survey or written description.

Source listed on Krcmar: <http://www.metesandbounds.com/survey.html>

Pointed Arch

An arch with a strong center point, usually seen in Gothic Revival style buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Pole

Unit of length and area. Also known as a "perch" or "rod". As a unit of length, equal to 16.5 feet. A mile is 320 &s. As a unit of area equal to a square with sides one pole long. An acre is 160 square poles. It was common to see an area referred to as "87 acres, 112 poles", meaning 87 and 112/160 acres.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Porch

A structure outside the main support walls of a building, located in the vicinity of a door.

Source listed on Krcmar: <https://www.krcmar.ca>

Porosity

The percentage of space in the soil or aquifer mass not occupied by solids with respect to the total volume of mass.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Portico

A small entrance porch.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Possession

Exercise of the right to use real property (i.e. land) to the exclusion of others.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Post and Wire Fence

A fence constructed of spaced posts with single strand or meshed wire attached.

Source listed on Krcmar: <https://www.krcmar.ca>

Potable water

Water that is fit to drink.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Practice of Cadastral Surveying

Advising on, reporting on, conducting or supervising the conducting of surveys to establish, locate, define or describe lines, boundaries or corners of parcels of land or land covered with water

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/45...>

Practice of Professional Surveying

The determination or analysis of spatial attributes of natural and artificial features on, above or below the surface of the earth, whether or not the surface of the earth is situated below water, and the storage and representation of such features on a chart, map, plan or geographic representation and includes the practice of cadastral surveying

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/45...>

Precision

The degree of refinement in the performance of an operation, or the degree of perfection in the instruments and methods used when making the measurements.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Prescribed

Prescribed by the regulations made under any Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Prescription

The manner of acquiring adverse rights in another's land. Prescriptive rights are similar to "adverse possession" but that term is used for title interest. "Prescription" refers to rights of use in land belonging to another, such as right of access. Usually requires 20 years of uninterrupted passage to claim a right.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Prima Facie Evidence

Evidence deemed by law to be sufficient to establish a fact if the evidence is not disputed.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Priority of Evidence

Priority of Evidence Greenleaf's rule giving priority to those things about which men] are least likely to make mistakes
1. Natural boundaries. 2. Lines actually run and corners actually marked at the time of the grant, 3. Lines and courses of an adjoining tract if these are called for, 4. Courses and distances, giving preference to one or the other according to the circumstances.

Source listed on Krcmar: <https://www.krcmar.ca>

Priority of Severance

Order in time in which parcels of land were severed from an earlier lot or parcel.

Source listed on Krcmar: <https://www.krcmar.ca>

Production

A line or course extended beyond its termination point usually to a boundary or monument.

Source listed on Krcmar: <https://www.krcmar.ca>

Professional Member

A member of the A.O.L.S. who is a licensed member or holds a certificate of registration.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Project

Means a plan, map, drawing, file, report or any other form or transmittal by which a professional member advises or gives an opinion as to, (a) The establishment or determination of boundaries delineating any right or interest in land or land covered with water, or (b) The determination or analysis of spatial attributes of natural and artificial features on, above or below the surface of the earth, whether or not the surface of the earth is situated below water;

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Promenade

Shown on old subdivision plans

Source listed on Krcmar: <https://www.krcmar.ca>

Proof Line

A line surveyed across one or more concessions in the original survey of a single front township or of a double front township to govern the course of a side line of a lot.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Property

Used commonly to denote anything which is the subject of ownership. It extends to every species of valuable right and interest, and includes real and personal property.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Property Identification Number (P.I.N.)

Each parcel of land in Ontario has been assigned a unique number. The first five numbers represent the "Block" in which it lies. Title information and legal descriptions are available for each P.I.N.

Source listed on Krcmar: <https://www.krcmar.ca>

Proportionate Measurement

Is one that applies an even distribution of a determined excess or deficiency of measurement, ascertained by retracement of an established line.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Proposed Declarant

Include, where applicable, a person who proposes or intends to register a condominium declaration and description.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Proposed Property

The property described in the declaration and description that are required to be registered to designate a proposed unit as a unit under the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Proposed Unit

Land described in an agreement of purchase and sale that provides for delivery to the purchaser of a deed in registerable form after a condominium declaration and description have been registered in respect of the land.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Purchaser

1) Person(s) or corporation acquiring real property or an interest therein; 2) The purchaser of an owner's interest in a condominium unit and the appurtenant common interest.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Park Land Dedication

Municipalities have the authority to require that a developer give a portion of the development land to a municipality for a park or other recreational purposes either at the plan of subdivision approval or consent approval stage (Planning Act, subsection 51.1(1)) or as a condition of development or redevelopment of land (Planning Act, section 42). Instead of giving over the land, the municipality may require the developer to pay an amount of money equal to the value of the land that would have otherwise been given.

Source listed on Krcmar: <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10253>

Part-lot Control

Once a plan of subdivision has been registered, a landowner may sell any complete lot within that plan. However, a landowner may not sell a part or piece of a lot or block in that registered plan without further approvals under the Ontario Planning Act. This has the effect of preventing any further division of land within a registered plan of subdivision without a further application for Subdivision, Land Division, or Part Lot Control.

Source listed on Krcmar: <http://cms.burlington.ca/Page6537.aspx>

Q

Quality Assurance

The procedural and operational framework used by modellers to assure technically and scientifically adequate execution of the tasks included in the study to assure that all analysis is reproducible and defensible.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Quality of Title

Generally an opinion provided by a lawyer confirming that there is uncontested ownership to a parcel with identifiable encumbrances (e.g. mortgage, easement), if any.

Source listed on Krcmar: <https://www.krcmar.ca>

Quantity of Title

The size and shape of a land parcel defined by survey and/or legal description; also referred to as "Quantity of Title".

Source listed on Krcmar: <https://www.krcmar.ca>

Quit Claim Deed

A deed in the nature of a release containing words of conveyance as well as release. It conveys any interest the maker may have in the property described without any representations or liability of any kind as to title conveyed or encumbrances that may exist thereon. Used under Registry Act to quiet potential title issues.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Quoins

Quoins are decorative rectangles or squares of stone, brick, wood or concrete, placed at the corners of buildings to add architectural interest.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

R

R.I.B. (Round Iron Bar)

An older type of legal survey monument usually marking a corner (not used since the 1970's).

Source listed on Krcmar: <https://www.krcmar.ca>

Radius

The radius of a circular curve is the distance from either the point of tangency or the point of curvature, measured along the perpendicular, to the curve center.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Rafters

The wooden structural support beams for a roof, sometimes visible on the exterior for certain building types and styles.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Ratio

The core principle of a particular judgment that is followed or referred to in future cases with similar facts. The lower courts are obliged to follow the *ratio* of judgments of higher courts.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?2200,1,0>

Real Estate

An ownership interest in real property. In common usage it has come to mean the land itself.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Real Property

Land and generally whatever is erected upon it, growing on or affixed to the land.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Real-time Kinematic

A method for implementing a survey using GPS.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Records

Information however recorded or stored, whether in printed form, on film, by electronic means or otherwise, and includes documents, financial statements, minutes, accounts, correspondence, memoranda, plans, maps, drawings, photographs and films.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_01m25_e.htm

Rectification

A set of techniques for removing data errors through calculation or adjustment

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Reference Bearing

Orientation of the survey plan is based on a specific surveyed line and a specific bearing. The reference bearing is taken off a previous survey, and the origin traces back to astronomic observations of the North Star (hence the term "astronomic") to orient survey to official North/East/South/West. Reference Bearing must match the Bearing Not.

Source listed on Krcmar: <https://www.krcmar.ca>

Reference Plan

A publicly deposited plan, comprised of Parts and assigned a unique number. Differentiated from other plans by an "R" and the number of the specific registry office in which the land is situate, e.g. 66R-1234.

Source listed on Krcmar: <https://www.krcmar.ca>

Registered

A document or plan with a unique sequential number placed in the Registry system whereby an action related to land occurs, e.g. transfer, expropriation.

Source listed on Krcmar: <https://www.krcmar.ca>

Registered Plan

A plan with an unique sequential number placed in the Registry system whereby an action related to land occurs upon registration. e.g. expropriation, M-plan.

Source listed on Krcmar: <https://www.krcmar.ca>

Registrar's Compiled Plan

A plan prepared and registered under subsection 83 (1) of the Registry Act.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/11...>

Registry Office

A physical building where documents relating to land are filed and stored (and other documents as well). Historically these were secure fireproof buildings ensuring the availability of records to verify land ownership, e.g. loss of deed papers by an owner. Ontario land registry offices are sequentially numbered from 1 to 66. For modern plans recorded in the registry office, the two numbers before the alphanumeric identify the originating office, e.g. 66R-12345 reference plan from Toronto; 43M-1234 subdivision plan in Peel.

Source listed on Krcmar: <https://www.krcmar.ca>

Regular Lot

A township lot whose boundaries according to the original plan conform within one degree to the bearings shown for the corresponding boundaries of the majority of the lots in the tier in which the lot occurs.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Regulations

The regulations made under any Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Reliction

The gradual and imperceptible recession of the water resulting in an uncovering of land once submerged; may result in the enlargement of land area.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Remonumentation

Resetting a corner monument at the position of an original monument using Generally Accepted Surveying Principles.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Remote Sensing

The process of obtaining information about land, water, or an object, without any physical contact between the instrument doing the sensing and the subject.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Reserve Fund

A reserve fund established under section 93 of the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Reservoir

A pond, lake, tank or basin (natural or human made) where water is collected and used for storage. Large bodies of groundwater are called a groundwater reservoir or aquifer; water behind a dam is also called a reservoir of water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Residential Survey

Known as a "Surveyor's Real Property Report" or "Building Location Survey" on older surveys; some plans may show unfinished buildings, e.g. dwelling under construction or poured concrete foundation.

Source listed on Krcmar: <https://www.krcmar.ca>

Residual Error

Any remaining error after all adjustments are made.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Restrictive Covenant

An agreement creating an obligation contained in a deed, forbidding the commission of some act.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Resurvey

The survey of a previously surveyed boundary made for the purposes of correcting errors, re-establishing lost monuments, or placing additional monuments on the boundary.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Retracement Survey

A survey of a previously surveyed boundary in order to determine the directions and distances between the monuments marking it.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Returns

Official reports. In cadastral survey parlance, the "returns" are the field notes, report and approved survey.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Right of Entry

1) A legal right to enter real property and not be trespassing. 2) Surveyors have a statutory right in Ontario to enter the land of any person for any purpose of the survey.

Source listed on Krcmar: <https://www.krcmar.ca>

Right-of-way

The legal right to cross the lands of another.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Riparian Boundaries

Water boundaries, or boundaries formed by a river, lake or the sea. The general rule is that riparian boundaries shift with changes due to accretion or erosion but retain their original location if brought about by avulsion or by artificial causes.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Riparian Lands

In strict interpretation, lands bordering on a river.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Riparian Owner

One who owns land having a boundary defined by a water course.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

River

A natural stream of water of considerable volume.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

River Basin

A term used to designate the area drained by a river and its tributaries.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Road

A passage through the country for the use of the people. Roads are public or private. Public roads are laid out by public authority, or dedicated by individuals to public use.

Source listed on Krcmar: <http://legal-dictionary.thefreedictionary.com/road>

Road Allowance

Land set aside in the original township surveys for public roads or on registered plans of subdivision often (but not always) intended to be 66 feet wide.

Source listed on Krcmar: <https://www.krcmar.ca>

Rock Bar

An iron or steel bar twenty-five millimetres square and fifteen centimetres long.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_910525_e.htm

Rock Post

A ferrous metal shaft at least fifteen millimetres round or square and at least seven centimetres long with a bronze or aluminum identification cap.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/regs/english/elaws_regs_910525_e.htm

Rod

One rod equals 16.5 feet or 25 links. Also termed "perch" or "pole" in older surveys.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Roman Road

Highly engineered roads used throughout the roman empire consisting of a metalled surface on a solid foundation of earth or stone. Where possible, roads were built in the straightest line possible. Sir George Yonge after whom Yonge street was named was an expert on Roman roads.

Source listed on Krcmar: <http://www.unrv.com/culture/roman-road-construction.php>

Rood

Unit of area usually equal to 1/4 acre.

Source listed on Krcmar: <http://www.directlinesoftware.com/survey.htm>

Roof

Roofs can be steep, flat or gently sloped and take many forms, gable, gambrel, hipped, stepped gable, shed, pent or Mansard. The roof type is an important key to identifying the style of a building.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Root Zone

The depth of soil penetrated by crop roots.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Round Arch

A semicircular arch over a window or door.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Route Survey

A survey in respect of the fee simple of land that defines, locates or describes limits of the land that is used or is proposed to be used for the route of a highway, railway, pipeline, or public utility.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/9/...>

Rule

A rule of a condominium corporation.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Rule of Law

A synonym for law and order; the principle that requires that the powers of the state and its servants shall be derived from and limited either by legislation enacted by Parliament or a legislature, or judicial decisions taken by independent courts. Law by definition is a body of rules of general application. The rule of law is to be contrasted with "rule of man", or "the rule of force" which implies arbitrary, or autocratic governance by an individual or individuals not responsible to the people of the state.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Reserve Strip

A 0.3 metre reserve (one foot reserve) is a strip of land 30 cm wide, running along the street frontage or perimeter of a property or perpendicularly across a road right-of-way that is deeded permanently or temporarily to a municipality as a condition of a subdivision agreement. This reserve has the effect of technically denying access to a property, or adjacent lands because the law requires that all land must have frontage on a public street to qualify for a building permit. The reserve is used as a means to control development until such time as various conditions are met or to prohibit development on lands that are not yet scheduled for development. The lifting of the reserves can result in the dedication of land as public highways or the conveyance of land back to the original or an adjacent owner.

Source listed on Krcmar: <http://arnprior.ca/wp-system/uploads/2013/12/LIFT-0.3M-RESERVE-FORM.pdf>

S

Scale

The proportion or ratio between a map measurement and the corresponding measurement in the real world; it is shown on maps and survey plans.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

SDS

Acronym for South of Dundas Street.

Source listed on Krcmar: <https://www.krcmar.ca>

Sectional Township

(a) A township divided into uniformly sized sections and quarter sections without or without road allowances between sections where specified lines were established and set in the original survey, or (b) The original subdivision of crown lands into townships.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Sediment

Transported and deposited particles derived from rocks, soil or biological material. Sediment is also referred to as the layer of soil, sand and minerals at the bottom of surface water , such as streams, lakes and rivers.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Seepage

The appearance and disappearance of water at the ground surface. Seepage designates the type of movement of water in saturated material. It is different from percolation , which is the predominant type of movement of water in unsaturated material.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Segmental Arch

A slightly rounded arch over a window or door.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Seisin

1. Legal possession of land, as a freehold estate. 2. a. The act or an instance of taking legal possession of land. b. Property thus possessed.

Source listed on Krcmar: <http://www.thefreedictionary.com/seisin>

Semi Major Axis

The line from the center of an ellipse to the extremity of the longest diameter.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Semi Minor Axis

The shortest line that can be drawn thru the center and from one side to the other of an ellipse or ellipsoid.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Semi-elliptical Arch

An elongated round arch over a window or door.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Servient Tenement

The land subject to an easement or right-of-way, including the buildings and structures on the land.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Set

Surveyor may determine that the best evidence for re-establishment of a property boundary is to "set" a distance or direction as shown on a deed, plan or other documentary record. This "set" distance/direction is documented on the survey with its origin. This represents the surveyor's legal opinion of the boundary location.

Source listed on Krcmar: <https://www.krcmar.ca>

Setbacks

A limitation line established at a prescribed distance from a boundary by an authority agency, e.g. zoning, buffer zone.

Source listed on Krcmar: <https://www.krcmar.ca>

Severance

A term used in Ontario for subdividing a parcel of land.

Source listed on Krcmar: <https://www.krcmar.ca>

Sewage Treatment Facility

The part of a sewage works as defined in the Ontario Water Resources Act that treats or disposes of sewage but does not include the part of the sewage works that collects or transmits sewage.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/16...>

Shore

The terms shore, bank, and water's edge, applied to navigable, non-tidal bodies of water, are synonymous as lines of demarcation and that the physical evidence to be sought in defining these lines may be described as follows: (a) Edge of the water in its natural condition. (b) Utmost border of dry land. (c) A line dividing the bed from the banks. (d) The water's edge. (e) An over-riding condition throughout that such lines of demarcation must be related to or governed by the water, (i) In its natural condition, (ii) Where its presence and action are common and usual in ordinary years.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/1961_Spring_General%20Survey%20Law_0.pdf

Shore Recession Rate

Refers to the average annual linear landward retreat of a shoreline or river bank.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Shoreline Sediment Compartment

A shoreline sediment system which encompasses two littoral cells supplying depositional material to a common sink zone.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

SIB (Standard Iron Bar)

A 4 foot long, 1 inch square, solid iron bar installed at property corners to permanently mark boundary locations. May also be 2 feet long and designated a short standard iron bar (SSIB). Usually inscribed with the unique number of surveyor that planted the bar in the ground.

Source listed on Krcmar: <https://www.krcmar.ca>

Side Line

The side boundary of an original township or subdivision lot. Methods for re-establishing the location of these line, failing better evidence, are set out in the Survey's Act.

Source listed on Krcmar: <https://www.krcmar.ca>

Sill

The flat horizontal bottom piece of a window or door, often of wood, but sometimes of stone.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Sine (sin)

The trigonometric function that is equal to the ratio of the side opposite a given angle (in a right-angled triangle) to the hypotenuse.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/sine?q=sine>

Site Condition Standards

The full depth background site condition standards, full depth generic site condition standards and stratified site condition standards.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/16...>

Site Survey

A series of observations and measurements conducted at a construction site to determine the requirements for buildings, roads, and cut and fill.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Sketch

A drawing prepared from compiled information and does not certify the property boundaries.

Source listed on Krcmar: <https://www.krcmar.ca>

Snake Rail Fence

A type of fence constructed out of rough cut timber logs, usually split lengthwise into rails. Also known as a split-rail fence, zigzag fence, worm fence or log fence due to its construction technique.

Source listed on Krcmar: http://en.wikipedia.org/wiki/Split-rail_fence

Snowfall

The amount of snow, hail, sleet or other precipitation occurring in solid form which reaches the earth's surface. It may be expressed in depth in inches after it falls, or in terms of inches or millimetres in depth of the equivalent amount of water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Snowpack

The winter accumulation of snow on the ground surface.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Soil

Unconsolidated naturally occurring mineral particles resulting from the breakdown of rock or organic matter that are small than 2 millimetres in size.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/16...>

Soil Moisture

Water diffused in the soil and remaining as a measurable quantity, as the volume of water divided by the total volume.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Soil Moisture Storage

Water diffused in the soil. It is found in the upper part of the zone of aeration from which water is discharged by transpiration from plants or by soil evaporation .

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Special By-laws

Similar to regular by-laws but are limited to the licensing or leasing of common elements and the granting of easements over the common elements. They are created in the same manner as regular by-laws but require confirmation by not less than 66% (2/3) of the owners.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1998\).](https://www.krcmar.ca/Freedman, Mark (1998).)

Specified Control Point

A monument with coordinate values that are of record with and are stored and made available by a control survey authority, such as a federal or provincial agency, or by a municipality.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/source/regs/english/2010/elaws_src_regs_r10216_e.htm

Spheroid

A mathematical figure closely approaching the geoid in form and size.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

spiral curve

a curve that winds around a center or central point which gradually recedes from or approaches it. As opposed to a circular curve, a spiral curve has no fixed radius.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

spring

A place where groundwater naturally comes to the surface, resulting from the water table meeting the land surface.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Squatters Rights

A property law term; the occupation or possession of land by a person not legally entitled to it. If continued unopposed for a period specified by law, such occupation extinguishes the title of the rightful owner.

Source listed on Krcmar: <http://www.thefreedictionary.com/Squatters+rights>

SSIB (Short Standard Iron Bar)

An iron or steel bar twenty-five millimetres square and sixty centimetres long pointed at one end.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/c98f5d31-5d2e-47d2-9c41-a7930ae33eef/9/...>

Stare Decisis

The doctrine which states that when the court has once laid down a principle of law as applicable to a certain state of facts, it will adhere to that principle and apply it to all future cases where facts are substantially the same.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Statement of Claim

A pleading in civil law proceedings whereby the plaintiff alleges the facts relied upon in support of the remedy claimed in the action.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Statement of Law

The responding pleading to a Statement of Claim in civil law proceedings where the defendant alleges the facts relied upon in defence of the claim made in the action.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Static GPS

Carrier phase differencing technique where the integer ambiguities are resolved from an extended observation period through a change in satellite geometry.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Status Certificate

Means a status certificate described in section 76.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Statutes

Laws created by Acts of Parliament or legislative bodies (as opposed to common law created by Judge's decisions).

Source listed on Krcmar: <https://www.krcmar.ca>

Stoop

The uncovered wide step leading into the front or main door of a building.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Storage Unit

A legal entity and like a residential unit, it is considered real property. It's use and ownership is defined in the declaration. A storage unit does not have voting rights.

Source listed on Krcmar: <https://www.krcmar.ca>

Stories

The number of stories a building reflects its height by counting the stacked floors. If a building has dormer windows inset into the roof, that top section of the building is called a 1/2 story.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Strata Plan

A three dimensional plan of survey representing limits of ownership and other interest in land.

Source listed on Krcmar: <https://www.krcmar.ca>

Stream

A general term for a body of flowing water. In hydrology , the term is generally applied to the water flowing in a natural channel as distinct from a canal. More generally, it is applied to the water flowing in any channel, natural or artificial.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Streamflow

The discharge that occurs in a natural channel. The term streamflow is more general than runoff , as streamflow may be applied to discharge whether or not it is affected by diversion or regulation.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Street

A public road in a city, town, or village, typically with houses and buildings on one or both sides.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/street?q=street>

Street Line

The legal boundary of a street.

Source listed on Krcmar: <https://www.krcmar.ca>

Stucco

A thin coating of plaster-like material applied over exterior walls.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Stump Fence

An old form of fence in Ontario comprised of tree stumps usually intended to make a farm boundary.

Source listed on Krcmar: <https://www.krcmar.ca>

Subdivide

To divide an existing property into two or more parts usually with the intention of creating saleable parcels, e.g. "building lots".

Source listed on Krcmar: <https://www.krcmar.ca>

Subdivision Unit

A lot shown on the original plan of an original survey. A lot, block, part or other unit of land shown on a plan registered or deposited under the Registry Act or Land Titles Act.

Source listed on Krcmar: <http://www.search.e-laws.gov.on.ca/en/isysquery/18ccfde3-3103-4f50-a0f4-e9f2d99087ed/6/...>

Substantial Damage

Means damage for which the cost of repair is estimated to equal or exceed 25 per cent of the replacement cost of all the buildings and structures located on the property. 1998, c. 19, s. 123 (2).

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Successor

An heir, executor or administrator.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Support

Common law reciprocal right of adjacent land owners to maintain support of the physical soil, in its natural conditions. This common law principle does not apply to properties that are constructed above one another (e.g. high-rise building with multiple ownerships such as retail and residential components).

Source listed on Krcmar: <https://www.krcmar.ca>

Surface Water

Water found over the land surface in stream (s), ponds or marshes.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Survey Control Network

Graphically define lattice of precise control points with a given horizontal position and surface elevation.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Survey Line

A line established by competent survey; often but not always a boundary line.

Source listed on Krcmar: <https://www.krcmar.ca>

Survey Marker

A term sometimes used by the public to describe a survey monument. A marker stake is a wood stake placed beside or near a survey monument to provide notice.

Source listed on Krcmar: <https://www.krcmar.ca>

Survey Monument

A physical and permanently placed survey marker intended to mark or witness a boundary corner. Ideally these are square iron bars, flush with the ground but may take the form of a cross cut in concrete (cc), concrete pin (cp), rock post (rp). In the past these were also round iron bars (rib), concrete monuments (cm), old axles, drill bits or cedar stakes.

Source listed on Krcmar: <https://www.krcmar.ca>

Survey Plan

The professional opinion expressed by a licensed Ontario Land Surveyor of the legal boundaries of a property and the location of certain features within or appurtenant to the property.

Source listed on Krcmar: <https://www.krcmar.ca>

Survey Stake

A colloquial term for a legal survey monument. Not to be confused with wood marker stakes set beside survey monuments.

Source listed on Krcmar: <https://www.krcmar.ca>

Surveyor

An Ontario Land Surveyor (O.L.S.) is a member of the Association of Ontario Land Surveyors who is authorized under the Surveyors Act to engage in the practice of cadastral surveying in Ontario; is a Land Information Professional licensed by the A.O.L.S.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Surveyor's Certificate

The surveyor's certificate wording is prescribed by current survey regulations and confirms that the surveyor has actually surveyed the boundary in accordance with relevant boundary-related statutes and regulations, and has provided their professional legal opinion therein. Certificate wording covers particulars such as: (1) name, official signing date and official supervising Ontario Land Surveyor signature; (2) survey plan completion date (date of last physical site attendance by surveyor or staff for boundary survey or re-installing any missing survey markers).

Source listed on Krcmar: <https://www.krcmar.ca>

Surveyor's Real Property Report (SRPR)

Means a survey plan that locates a building or structure in relation to the boundaries of a unit of land, and the accompanying written report. Done to the performance standards of the A.O.L.S. When done for newly constructed buildings may be called an "as-built" survey.

Source listed on Krcmar: <https://www.krcmar.ca>

Swamp

Low lying land saturated with moisture and overgrown with vegetation but not covered with water.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Site Plan Control

Site plan control is a form of development control provided to municipalities by Ontario's Planning Act. No one can undertake any development which is subject to site plan control unless the City has reviewed and approved certain plans. Once the plans are approved, a site plan agreement is generally executed. This agreement contractually binds the owner to develop and maintain a site in accordance with the approved plans and the terms of the agreement.

Source listed on Krcmar: http://www.oshawa.ca/mun_res/dev_appr/siteplan1.asp

Subdivision Agreement

An agreement between a council and a developer whereby the developer undertakes to provide basic services in order to develop a plan of subdivision.

Source listed on Krcmar: <http://www.gov.pe.ca/law/statutes/pdf/p-08.pdf>

T

Tangent (tan)

(1) A line that touches a circle at exactly one point and which makes a right angle with the circle's radius.

Source listed on Krcmar: <https://www.krcmar.ca>

Target

(1) Any object or point toward which something is directed; (2) an object which reflects a sufficient amount of a radiated signal to produce an echo signal on detection equipment.

Source listed on Krcmar: <http://er.jsc.nasa.gov/seh/t.html>

Technician

A person with a practical understanding of technology. A technician has a good knowledge of the general principles of the field he/she are in.

Source listed on Krcmar: <http://www.differencebetween.net/miscellaneous/difference-between-technician-and-techno...>

Technologist

Has a wider range of duties when compared to a technician. The technologist is the team leader, and duties include research, analyzing, designing, conducting studies, resolving problems, etc.

Source listed on Krcmar: <http://www.differencebetween.net/miscellaneous/difference-between-technician-and-techno...>

Telecommunications

Means the emission, transmission or reception of any combination of signs, signals, writing, images, sound, data, alphanumeric characters or intelligence of any nature by wire, cable, radio or an optical, electromagnetic or any similar technical system.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Tenement

Signifies everything that may be held, if it is of a permanent nature, whether it is corporeal or incorporeal.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Tenure

The conditions under which land or buildings are held or occupied.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/tenure?q=tenure>

Teranet

The company that is contracted by the Ontario government to manage Ontario's Electronic Land Registration System (ELRS) and facilitates the delivery of electronic land registration services such as online property search and registration in Ontario.

Source listed on Krcmar: <http://www.teranet.ca/our-company/about-teranet>

Thence

Term used in metes and bounds descriptions found in deeds signifying the next described course along a property.

Source listed on Krcmar: <https://www.krcmar.ca>

Theodolite

A surveying instrument with a rotating telescope for measuring horizontal and vertical angles.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/theodolite?q=theodolite>

Theory

A set of principles on which the practice of an activity is based.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/theory?q=theory>

Tie

Colloquial term denoting a distance from the boundary to a physical feature on land (usually a building).

Source listed on Krcmar: <https://www.krcmar.ca>

Time Lag

The time required for processes and control systems to respond to a signal or to reach a desired level. (Also referred to as lag time)

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Title

Ownership of real property including interests that land may be subject to (e.g. mortgage) or have in other lands (e.g. right-of-way) to the exclusion of all other claimants.

Source listed on Krcmar: <https://www.krcmar.ca>

Title Block

Represents a short summary of the land's description (known as the "legal description"). In addition to street addresses, Ontario properties are identified with a numbering and identification system that dates back to the time of the first land settlers. Originally, land was divided into lots, concessions, townships and subsequently into subdivision plans, condominium plans with into Towns/Cities/Regions in order to describe each and every property by its physical geographic location. These legal descriptions remain in use by municipal and provincial governmental authorities for tax assessments and land transactions recorded in the land registry offices.

Source listed on Krcmar: <https://www.krcmar.ca>

Title Insurance

An insurance policy providing coverage for an unforeseen deficit in the insured party's interest in the insured parcel of land.

Source listed on Krcmar: <https://www.krcmar.ca>

Title Search Period

The period of forty years described in subsection 112 (1) of the Registry Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Title Survey

A "survey" in the context of a formal Agreement of Purchase and Sale means a survey prepared and signed by a qualified Ontario Land Surveyor registered under The Surveyors Act, with a date and all the required details and identification marks.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/1997_Summer_What%20Is%20a%20Survey_1.pdf

Toise

A French unit of measure based on a French legal standard of length of the same name and equal to about 6.4 English feet.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Tolerance

An allowable amount of variation of a specified quantity, especially in the dimensions of a machine or part.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/tolerance?q=tolerance>

Topographical Survey

A survey which has for its major purposes the determination of the configuration (relief) of the surface of the earth (ground), and the location of natural and artificial objects thereon.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Topography

The circumstance of hills and valleys in a geographic area. The "lay of the land".

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Torrens Title

At the time of the first registration under this system there is a quiet title action on the property giving a new starting point to the chain of title and eliminating the need for maintaining previous records. Ownership and possession is assured.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Total Station

A total station is an electronic/optical instrument used in modern surveying and building construction; an electronic theodolite (transit) integrated with an electronic distance meter (EDM) to read slope distances from the instrument to a particular point.

Source listed on Krcmar: http://en.wikipedia.org/wiki/Total_station

Tourelle

A small tower often trimmed with corbelling.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Tower

A tall structure, either square or round in shape, rising higher than the rest of the building.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Township

The townships in Ontario are organized in lots and concessions, or in sections.

Source listed on Krcmar: <https://www.krcmar.ca>

Tracery Window

A pointed arch window filled with curving stone mullions often seen on Gothic Revival style buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Transfer

A conveyance of freehold or leasehold land and includes a deed and a transfer, but does not include a lease or a charge; a document.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Transferee

A person in whose favour a transfer is given.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Transferor

A person who gives a transfer.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90l04_e.htm

Transom Light

A flat, glass panel above a door, usually multi-paned.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Traverse

A traverse which begins and ends at the same point (closed loop), or begins and ends at points whose relative positions have been determined by other surveys.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

TRCA

Toronto Region Conservation Authority

Source listed on Krcmar: <https://www.krcmar.ca>

Tree Tag

A small label of durable metal or plastic, embossed with a unique number and fixed with a small nail to one side of a tree at a convenient height.

Source listed on Krcmar: <https://www.krcmar.ca>

Trespass

An unlawful act causing injury to rights or property of another.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Trigonometry

The branch of mathematics dealing with the relations of the sides and angles of triangles and with the relevant functions of any angles.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/trigonometry?q=trigonometry>

True and Unalterable

The unalterable status of lines and boundaries established in the course of original survey.

Source listed on Krcmar: <https://www.krcmar.ca>

Trust

The relationship between persons where one person holds property on behalf of or for the benefit of another. A trust may be an "express trust", which is created by a trust agreement; an "implied trust", which the law infers from circumstances; a "resulting trust" by which trust property reverts to the original owner in special circumstances; or a "constructive trust", which is a recently developed remedy by which the law requires reimbursement for unjust enrichment, fraud or other legal wrong.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Tudor Arch

A flattened arch with a center point above a door or window, commonly seen in Tudor Revival style buildings, (also called a 4 centered arch).

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Turbidity

A measure of water cloudiness caused by suspended solids.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Turret

A small tower at the corner of a building.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

U

Ultra Vires

Literally outside or beyond the powers. Invalid, as in invalid legislation, as opposed to intra vires or valid legislation.

Source listed on Krcmar: <http://jurist.law.utoronto.ca/dictionary.htm>

Unbroken Lot

Means a regular lot whose area is not diminished or increased by a natural or artificial feature shown on the original plan;

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Unconfined Aquifer

An aquifer whose upper boundary is the water table .

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Undisputed Corner

A corner of a parcel of land at which the original post exists, or a corner established under the Surveys Act or any predecessor of the act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90s30_e.htm

Unit

A townhouse, apartment suite and occasionally a parking or locker space that is individually titled to the owner.

Source listed on Krcmar: [https://www.krcmar.ca/Freedman, Mark \(1997\).](https://www.krcmar.ca/Freedman, Mark (1997).)

Universal Time

Local solar mean time at Greenwich Meridian.

Source listed on Krcmar: <http://www.rbf.com/cgcc/glossary.htm>

Uplands

Land situated above riparian land.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

V

Vacant Land Condominium Corporation

A vacant land condominium corporation described in subsection 155 (2) of the Condominium Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_98c19_e.htm#BK0

Valve

A device for controlling the passage of fluid through a pipe or duct, especially an automatic device allowing movement in one direction only.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/valve?q=valve>

Vaporization

The change of a substance from a liquid or solid state to a gaseous state.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Vehicle

Includes a motor vehicle, trailer, traction engine, farm tractor, road-building machine, bicycle and any vehicle drawn, propelled or driven by any kind of power.

Source listed on Krcmar: <http://www.e-laws.gov.on.ca/navigation?file=home&lang=en>

Verandah

External open gallery, or covered way, with a sloping or lean-to roof carried by columns.

Source listed on Krcmar: <http://www.oxfordreference.com/view/10.1093/acref/9780198606789.001.0001/acref-97801986...>

Vertical

At right angles to a horizontal plane; in a direction, or having an alignment, such that the top is directly above the bottom.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/vertical?q=vertical>

Vertical Control Survey

The measurements taken by surveying methods for the determination of elevation of a fixed point or points.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Vest

To release from one person's control and place authority, property, or rights in the control of another person or group of persons.

Source listed on Krcmar: <http://legalglossary.ca/dictionary/getRecord2.asp?6468,1,0>

W

Wainscot

The wainscot is the wood covered lower portion of an interior wall, usually topped by a chair rail. A wooden wainscot can be plain or paneled with a pattern of raised wooden trim.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Walls

Historic exterior wall construction can be of log, stone, brick, frame or stucco over such. In the more modern era, wall material could be of formed concrete, glass, or metal. Carrera glass was an early 20th century innovation producing a sleek, smooth coloured glass finish, often applied to first floor walls of commercial buildings.

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Water Body

A permanent stream, river or similar watercourse or a pond or lake.

Source listed on Krcmar: <http://www.oxfordreference.com/view/10.1093/acref/9780198606789.001.0001/acref-97801986...>

Water Lot

A polygon feature that identifies a commercially or privately owned piece of land that underlies a water body.

Source listed on Krcmar: http://publicdocs.mnr.gov.on.ca/View.asp?Document_ID=13289&Attachment_ID=25982

Water Quality

A term used to describe the chemical, physical and biological characteristics of water with respect to its suitability for a particular use.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Water Table

The water level of an unconfined aquifer , below which the pore spaces are generally saturated.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Watercourses

Depressions formed by runoff moving over the surface of the earth; any natural course that carries water.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Water's Edge

The terms shore, bank, and water's edge, applied to navigable, non-tidal bodies of water, are synonymous as lines of demarcation and that the physical evidence to be sought in defining these lines may be described as follows: (a) Edge of the water in its natural condition. (b) Utmost border of dry land. (c) A line dividing the bed from the banks. (d) The water's edge. (e) An over-riding condition throughout that such lines of demarcation must be related to or governed by the water, (i) In its natural condition, (ii) Where its presence and action are common and usual in ordinary years.

Source listed on Krcmar: http://www.krcmar.ca/sites/default/files/1961_Spring_General%20Survey%20Law_0.pdf

Watershed

A natural unit of land defined by the area that drains into a river and its tributaries.

Source listed on Krcmar: <http://www.conservation-ontario.on.ca/about/mandate.html>

Weatherboard

An exterior horizontal wooden board applied with the lower edge overlapping the board below used to form exterior walls (wider and less shaped than a clapboard, although used for the same purpose).

Source listed on Krcmar: http://www.portal.state.pa.us/portal/server.pt/community/architectural_field_guide/2370...

Wetland

An area (including swamp, marsh, bog, prairie pothole, or similar area) having a predominance of hydric soils that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support and that under normal circumstances supports the anaerobic condition that supports the growth and regeneration of hydrophytic vegetation.

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

WHS

Acronym for West of Hurontario Street.

Source listed on Krcmar: <https://www.krcmar.ca>

Widening

A piece of land acquired by a municipality by way of expropriation, transfer and by-law or express dedication on a plan of subdivision, as an addition to a public highway or lane.

Source listed on Krcmar: <https://www.krcmar.ca>

Will

A will as defined in the Succession Law Reform Act.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Witness

A marker that is set at least 1.0 metre away from true location of the property corner, to "witness" the location of the true point, when a legal marker or monument cannot be set exactly at the location of the property corner.

Source listed on Krcmar: <http://www.fairview-industries.com/webdocs/original-glossary.pdf>

Witness Monument

A monument, placed on a boundary of a parcel, which witnesses the position of a point that cannot be monumented. The point is defined by the distance and direction from the witness monument. A point can have only one witness monument defining its position.

Source listed on Krcmar: <http://satc.rncan.gc.ca/standards-normes/e1-v2-eng.php>

Witness Tree

Refers to the trees close to a corner or boundary with some measurements to the corner.

Source listed on Krcmar: <http://www.metesandbounds.com/survey.html>

Wood Stake

A strong wooden post with a point at one end, driven into the ground to support a plant, form part of a fence, mark a boundary or corner.

Source listed on Krcmar: <http://www.oxforddictionaries.com/definition/english/stake?q=stake>

Wrought Iron Fence

Fence made from tube steel, also known as ornamental iron.

Source listed on Krcmar: <http://en.wikipedia.org/wiki/Fence>

WYS

Acronym for West of Yonge Street.

Source listed on Krcmar: <https://www.krcmar.ca>

X

Xact

The spelling of which this word is not.

Source listed on Krcmar: <https://www.krcmar.ca>

Y

Yard

(1) A measure of length equaling three feet, thirty-six inches.or 0.914 metres; (2) A portion of a residential property usually enclosed for personal use.

Source listed on Krcmar: <https://www.krcmar.ca>

Year

Means a period of 365 consecutive days or, if the period includes February 29, 366 consecutive days.

Source listed on Krcmar: http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90r20_e.htm

Yield

The quantity of water expressed either as a continuous rate of flow (cubic feet per second, etc.) or as a volume per unit of time. It can be controlled for a given use, or uses, from surface water or groundwater sources in a watershed .

Source listed on Krcmar: http://www.mnr.gov.on.ca/en/Business/Water/2ColumnSubPage/STEL02_163778.html

Z

Zoning Bylaw

A comprehensive collection of municipal requirements governing construction limitations within a prescribed area.

Source listed on Krcmar: <https://www.krcmar.ca>

Zero Lot Line

A type of construction in which the building sits directly on the property lines. It is usually prohibited by setback requirements in local zoning or in deed restrictions.

Source listed on Krcmar: <http://financial-dictionary.thefreedictionary.com/zero+lot+line>