Survey Plan (Real Property Report)

PURPOSE:

This document provides guidance for the preparation of a Survey Plan (Real Property Report), which may be required for the submission of an application under the *Planning Act*. All Survey Plans shall follow the guidelines contained and referenced in this document.

A Survey Plan or property survey provides a dimensioned plan of a property and is required as part of complete *Planning Act* application. It is used to confirm the dimensions of a property, the location of existing buildings and structures (e.g. fences), as well as other legal encumbrances on a property such as easements.

PREPARED BY:

Survey Plans must be prepared and signed by a licensed Ontario Land Surveyor (OLS).

CONTENTS:

A Survey Plan includes features such as:

- lot sizes and dimensions;
- right of ways;
- easements;
- building locations and dimensions;
- major improvements;
- horizontal and vertical datums and source of topographic information;
- limit of wetlands and/or natural hazards (e.g. flooding, erosion) and associated Conservation Authority regulated areas (if requested by Conservation Authority); and,

- other property improvements.

OTHER INFORMATION:

Existing surveys can be obtained from the Ontario Land Registry Office at the Ellen Fairclough Building, 119 King Street West, Hamilton or online at Homepage - Ontario Land Registry Access (onland.ca) for a nominal fee.

City of Hamilton Property Survey information page:

https://www.hamilton.ca/home-neighbourhood/house-home/property/property-survey

Association of Ontario Land Surveyors:

https://www.aols.org/

Existing Survey Plans obtained through the resources listed within this document may not be sufficient for submission of a complete *Planning Act* Application.

REVIEWED AND APPROVED BY:

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