



THE
CONSTRUCTION
INSTITUTE OF
CANADA

Understanding a Legal Survey Plan

Objectives;

- 1) Acknowledging the role of an Ontario Land Surveyor in real estate and land development projects by defining the profession and licensing process
- 2) Identify the appropriate type of plan needed for a project, by understanding the various common types of Plans that a Surveyor can produce
- 3) Understanding how to read a Plan of Survey by identifying and expanding on all components within
- 4) Verifying the authenticity and accuracy of a Plan of Survey by understanding the components and purpose of the Surveyor's Certificate and Report
- 5) Grasping how to use a Plan by showing real world examples

1. Introduction

A legal Survey Plan or Plan of Survey (Plan) is a specialized and certified document in the field of real estate and land development. It serves as a detailed map that delineates the boundaries, dimensions, legal interests and topographical features of a parcel of land.

Understanding a legal survey plan is crucial for real estate professionals, land and property developers, architects, engineers and private landowners to ensure that property transactions and developments adhere to legal requirements, that there are no hidden legal interests within and grasping an overall view of the current site conditions above and below grade.

2. Purpose Of Workshop

This workshop aims to equip participants with the knowledge and skills needed to accurately interpret and utilize legal survey plans. Through theoretical instruction and practical exercises, attendees will develop a comprehensive understanding of the various components of a survey plan, its importance and applications in the real estate and property development industries.

3. Key Topics Covered

3.1. Introduction and Purpose of a Plan of Survey

- Defining the Role of an Ontario Land Surveyor and the licensing process
- Acknowledging the Land Titles system and quality of Title
- Understanding legal and basic definitions

- Expanding on the process of creation from start to finish
- Identifying the various types with samples and purpose

3.2. Components of the Plan

- Identifying the Legal Fabric and Title Block
- Understanding the Street Limit
- Ensuring the Plan is certified by the Surveyor's Certificate and is up to date
- Understanding the boundary definition, types, methodology and evidence by Common Law used to redefine existing boundaries
- Reviewing the physical topographic features
- Identifying other features such as but not limited to units, tables, legal comments, scale, benchmark

3.3. Components of the expanded Surveyor's Real Property Report

- Reading the retracement note and Parcel Identification Numbers
- Identifying easements, possible encroachments and other issues

3.4. Practical Applications

- Utilizing a Plan for Real Estate transactions via buying, selling and leasing a property
- Integrating a Plan into land development for landscaping, severances, upgrading property title and other large-scale development such as Condominium and Subdivision developments
- Formulating opinions for dispute resolution

3.5. Case Studies and Practical Exercises

- Sharing real world examples of the various Plans
- Presenting a Plan to identify the components and application
- Discussing how to analyze the process of the Plan's creation

4. Benefits Of Attending

4.1. Enhanced Knowledge and Skills

Participants will gain a thorough understanding of legal survey plans, enhancing their ability to navigate complex real estate transactions and development projects accurately.

4.2. Professional Development

Attending this workshop will contribute to professional growth and may offer continuing education credits for certain professional certifications.

4.3. Networking Opportunities

The workshop provides an excellent platform for participants to connect with industry peers, share insights, and build valuable professional relationships.



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5. Conclusion

Understanding a legal survey plan is fundamental for anyone involved in real estate and land development. This workshop offers comprehensive training that combines theoretical knowledge with practical application, ensuring that participants are well-equipped to handle the intricacies of survey plans in their professional endeavors. By attending, participants will not only enhance individual expertise but also gain a competitive edge in the real estate industry.

Join us for this informative and interactive workshop to master the art of interpreting legal survey plans and take your professional skills to the next level.

Schedule

DAY 1		
TIME		ACTIVITY
START	END	
8:30am	9:00am	Introduction and overview of day session <ul style="list-style-type: none"> - Definition - Process of creating plans - Type of plans
9:00am	10:45am	Module 1: <ul style="list-style-type: none"> - Contents of a Plan and process Part 1
10:45 am	11:00am	<i>Break</i>
11:00am	11:50am	Module 2: <ul style="list-style-type: none"> - Legal definitions
11:50am	12:30pm	Class Activity 1: <ul style="list-style-type: none"> - Identifying Components of a Plan
12:30pm	1:00pm	<i>Lunch</i>
1:00pm	2:00pm	Class Activity 2: <ul style="list-style-type: none"> - Analyzing a Plan and Process Creation Part 1
2:00pm	2:15pm	<i>Break</i>
2:15pm	3:30pm	Continuation of Class Activity and end of day discussion/feedback
DAY 2		
TIME		ACTIVITY
START	END	
8:30am	8:45am	Introduction and overview of day session
8:45am	10:00am	Module 3: <ul style="list-style-type: none"> - Understanding a Surveyor's Real Property Report (SRPR)
10:00am	10:30am	Class Activity 3: <ul style="list-style-type: none"> - Identifying Components of a Surveyor's Real Property Report (SRPR)
10:30am	10:45am	<i>Break</i>
10:45am	11:30am	Module 4: <ul style="list-style-type: none"> - Contents of a Plan and process Part 2
11:30am	12:30pm	Class Activity 4: <ul style="list-style-type: none"> - Analyzing a Plan and Process Creation Part 2
12:30pm	1:00pm	<i>Lunch</i>
1:00pm	2:30pm	Class Activity 5: <ul style="list-style-type: none"> - Test
2:30pm	2:45pm	<i>Break</i>
2:45pm	3:30pm	End discussions and feedback