



Land Survey Plans

“A land survey is the most important document in a real estate transaction.”

-- Bob Aaron, real estate lawyer and Toronto Star property law columnist.

A land survey plan is a **specialized map** of a parcel of land AND an **essential legal document** that shows:

- › The size and shape of the property and its legal property lines/boundary;
- › The structures and physical features of a property (e.g. buildings, fences, decks, pools, hedges);
- › Right-of-ways and easements;
- › Structures that encroach and cross over the boundary.

A recent study* shows that **49% of all properties in the Greater Toronto Area have hidden boundary issues** that could flare into a neighbour dispute or legal action.

Talk to your real estate agent about smart survey strategies:
Get your property survey plan and Be BoundaryWise™.



Survey plans for buyers

- › A survey plan helps you confirm that “what you see is what you get”.
- › Reviewing the survey plan with your agent and lawyer, helps you identify potential boundary issues before you commit to an offer or final purchase.
- › A survey plan will help you understand ownership interests, (e.g. encroachments and easements), and the implications of any boundary issues. For example, a neighbour’s fence or shed could be encroaching on the property, or an easement may conflict with your plans for the backyard.
- › Speak to your real estate agent about inspecting the property boundaries and the right time to consult a survey plan in your home-buying process.



Survey plans for sellers

- › Full disclosure of all relevant property information is key to protecting yourself and ensuring a smooth transaction.
- › Nothing slows a sale down like a potential buyer’s last-minute discovery that you have an unresolved boundary dispute under way or that your fence, shed, deck or driveway is encroaching on a neighbour’s property.
- › If everyone is aware of the “as-is” condition of the land, it can help minimize expensive consequences to both parties and limit any “trailing liabilities” for the seller.
- › Including a survey plan in your seller’s package tells potential buyers that there are no hidden boundary issues. This often reduces the number of conditions on offers and encourages better bids- a good thing for you!



You should know

- › Only an Ontario Land Surveyor can provide legal boundary advice and opinion. Work with your agent and lawyer to determine when to consult a surveyor.
- › Existing/historical survey plans are a snapshot of a property at the time of the survey. If in doubt, have a new survey performed.

* 2014 Study by Krcmar Surveyors Ltd.