

# Ontario Land Survey Quick Reference

## WHAT AN SRPR IS

A Surveyor's Real Property Report. Legal document prepared by a licensed Ontario Land Surveyor showing boundaries, structures, easements, and encroachments.

**Not registered.** The SRPR is private. Held by the surveyor and original client. The parcel register is public; the SRPR is not.

Older names: Building Location Survey, Mortgage Survey, Title Survey, As-Built Survey. Same thing.

## 4 TYPES OF ONTARIO SURVEYS

### **SRPR** Surveyor's Real Property Report

Residential. Boundaries + structures. NOT registered.

### **R-Plan** Reference Plan

Registered at LRO. Severances, easements. e.g. 66R-14738.

### **M-Plan** Plan of Subdivision

Developer creates new lots. Registered at LRO.

### **CDM** Condominium Plan

Creates 3-D condo units. Registered at LRO.

## WHERE TO GET ONE

- ▶ **The homeowner** — most common; ask early in the file
- ▶ **Protect Your Boundaries** — searchable Ontario database, strong GTA coverage
- ▶ **The original surveyor** — name is on the document
- ▶ **Commission a new one** — \$1,500-\$3,500, 1-3 weeks turnaround

## BROKER READING ORDER

- ▶ 1. Date current? (10-15 years max)
- ▶ 2. Surveyor's certificate signed?
- ▶ 3. Boundaries and dimensions
- ▶ 4. Building setbacks to property lines
- ▶ 5. Encroachments? (either direction)
- ▶ 6. Easements? (location matters)
- ▶ 7. Fence lines on/off boundaries

## WHAT'S ON AN SRPR

- 1 **Title block** — address, legal description, surveyor, date, scale
- 2 **North arrow** — orientation
- 3 **Boundaries** — bearings (deg-min-sec) and distances (metres)
- 4 **Buildings** — house, garage, sheds, decks, pools
- 5 **Setbacks (ties)** — distances from structures to property lines
- 6 **Fences** — and whether they sit on or off the boundary
- 7 **Easements** — approximate, with instrument number reference
- 8 **Encroachments** — marked when found
- 9 **Surveyor's certificate** — signed, dated, OLS licence

## SURVEY SYMBOLS CHEAT

**SIB / IB** — Standard Iron Bar (boundary monument)

**RIB** — Round Iron Bar

**P1, P2** — Reference to underlying plans

**(M)** — Measured value

**(P)** — Plan value (from registered plan)

**(D)** — Deed value

Hatched or dashed area = easement. Bearings like N75°30'00"E run along boundary lines.

## 4 BROKER CONCERNS

- ▶ **Encroachments** — anything crossing a boundary; flag immediately to underwriter
- ▶ **Easements** — utility easements are usually OK; right-of-way through buildable area is not
- ▶ **Setback compliance** — zoning bylaw violations; usually grandfathered + title-insured
- ▶ **Age** — over 10-15 years often needs update or title insurance substitute

## SURVEY VS. TITLE INSURANCE

**Survey** shows physical reality on the ground.

**Title insurance** is a contract that pays if there's a defect.

They're **different products**, not substitutes. Most Ontario refis now run on title insurance instead of a current survey. Confirm policy with your underwriter.

**TIP** A survey is still essential when the client plans to renovate, add, or build.

## RED FLAGS

- ▶ No surveyor's certificate or unsigned
- ▶ Date over 15 years with visible changes since
- ▶ Encroachment from or to neighbour
- ▶ Easement crossing the building or in the buildable area
- ▶ Building set closer to line than current zoning allows
- ▶ Fence line significantly off the boundary

## WHAT IT DOES NOT TELL YOU

- ▶ What's **registered** on title (pull the parcel register)
- ▶ Underground utilities, septic, oil tanks
- ▶ Zoning compliance (separate municipal inquiry)
- ▶ Environmental issues, flood plain status
- ▶ Property's market value
- ▶ Changes made since survey date

# Sample SRPR: Annotated Walkthrough

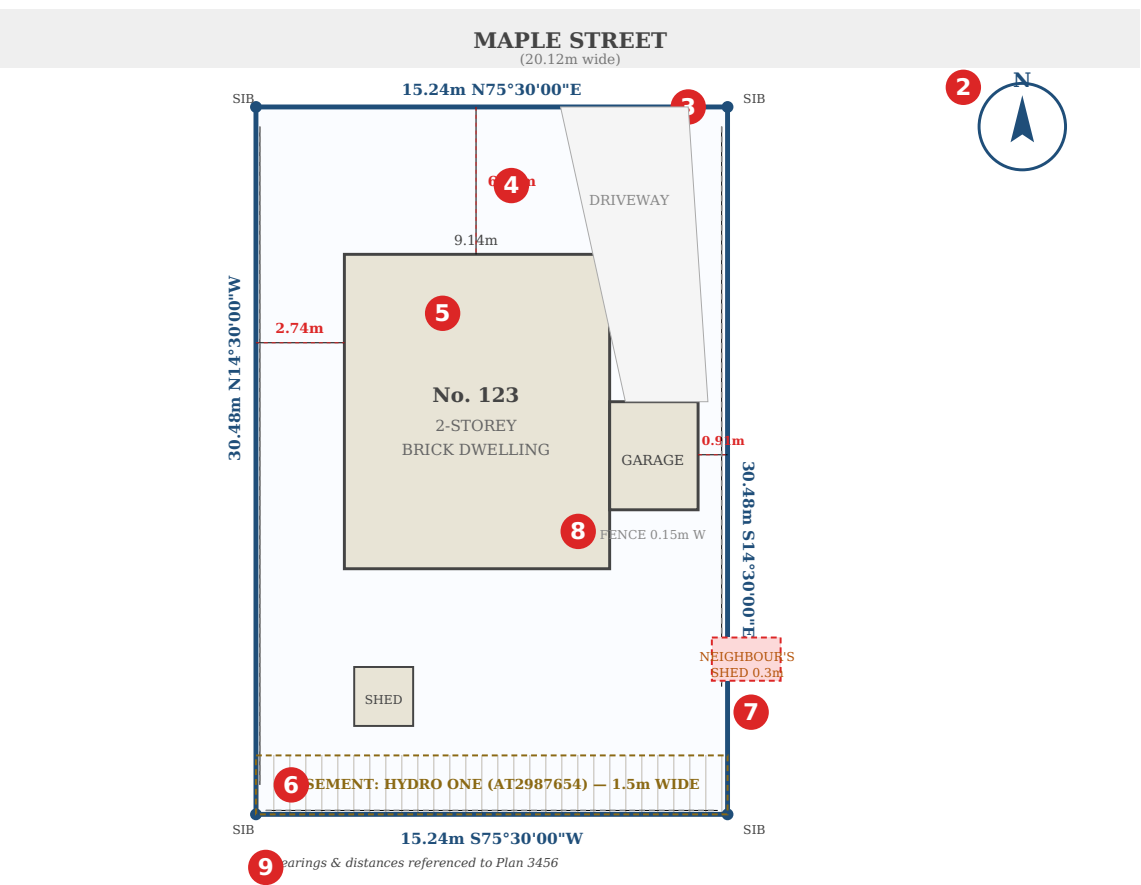
## 1 SURVEYOR'S REAL PROPERTY REPORT

PART OF LOT 15, PLAN 3456  
CITY OF TORONTO  
(formerly Borough of East York)

## A. SMITH SURVEYING LTD.

Ontario Land Surveyor  
Lic. #1234, AOLS

DATE: 2024-02-18  
SCALE: 1:200



### 1 Title Block

Property address, legal description, surveyor name and licence number, date, scale. **Date first.** Surveys over 10-15 years often need updating or title insurance substitute.

### 2 North Arrow

Orientation. Cross-check against satellite imagery to confirm the survey matches the actual property.

### 3 Boundary Bearings + Distances

Each boundary has a bearing (direction in deg-min-sec) and distance (metres). "SIB" at corners = Standard Iron Bar monuments planted in the ground.

### 4 Setback Measurements (Ties)

Distance from the building to the nearest property line. Compare against municipal zoning bylaw setbacks. The 0.91m east setback may be non-conforming under current bylaws (often grandfathered).

### 5 Main Dwelling

House labelled with civic number and description. Garage attached on east side. If the client has added an extension or pool since this date, the survey is incomplete.

### 6 Easement

Hydro easement at the rear, 1.5m wide. Shown approximately; the legal description is in the registered instrument (AT2987654). Cross-reference with the parcel register.

### 7 Encroachment

**Red flag.** Neighbour's shed crosses the east boundary by 0.3m. Most institutional lenders require resolution before funding: encroachment agreement, removal, or title insurance covering this specific encroachment.

### 8 Fence Line

East fence sits 0.15m west of the boundary (on the subject property, not on the line). Worth noting; not usually a deal issue, but the buyer should know.

### 9 Reference to Underlying Plan

All bearings and distances tie back to a registered plan (here, Plan 3456). Lawyers cross-check these references.

### 10 Surveyor's Certificate

Signed and dated certification by the licensed OLS. Without this, the document is not a legitimate SRPR. Verify the surveyor's licence at aols.org if anything looks off.

## 10 SURVEYOR'S CERTIFICATE

I CERTIFY THAT this survey and plan are correct and in accordance with the Surveyors Act and the Surveys Act and the regulations made under them.  
DATE OF SURVEY: 2024-02-18

A. SMITH, Ontario Land Surveyor (Lic. #1234)