



**Policy  
Subject**

**GO-04/011**-De-consolidation of a parcel  
to previously surveyed boundaries

**Date:** September 7, 2004

**Policy:**

In certain situations it may be necessary to cancel parcels and revert them back to previous parcel limits. In these situations a Descriptive Plan Type II Surface De -Consolidation may be used under the following conditions:

- The plan may be submitted by anyone.
- The plan may be in textual form as long as the boundaries of all the resulting parcels existed on the previous plan and can be clearly defined. A Textual plan and example are shown below.
- A graphical plan may be required if a textual plan cannot clearly reflect the intentions or requirements of the client.
- If the plan is in graphical format the Title Block must refer to the plan number of the plan containing the parcels being de-consolidated as well as that of the plan showing the resulting boundaries. For example:  
Descriptive Plan Type II  
Showing Surface De -consolidation  
of lot \_ , blk \_ as shown on plan \_\_\_\_\_  
In (Urban LLD)  
To lots\_ & \_ , blk \_ as originally shown on Plan \_\_\_\_\_  
By \_\_\_\_\_  
(Month, day and year)  
Scale = \_\_\_\_\_
- All graphical plans must follow the guidelines as set out under the General Requirements section (excluding the Title Block) of the ISC Descriptive Plan Type II document, which is available on the ISC web site.
- Planning approval is required.
  - ❖ De-consolidation does not have to go back to the original number of parcels as long as the new parcels had boundaries that were previously surveyed.

**Policy Justification:**

**Note:** This policy is currently being restricted to lots, which were consolidated during the LAND pre-conversion consolidation activity carried out in the major cities.

**Text Plan Format**

Descriptive Plan Type II  
Showing Surface  
Parcel De-consolidation  
In <description of area>  
By  
<Prepared by>  
<Month, day, year>

A type two descriptive plan may be submitted to the Controller of Surveys for approval for the de-consolidation of a parcel where the boundaries of the parcel resulting from the de-consolidation are shown on a previous plan and where the Controller has given prior approval and is satisfied that the circumstances do not justify the preparation of a graphical plan.

I <name of applicant>, of the <name of urban municipality>, on <date> request the following Parcel de-consolidation as described below. All required approvals/consents have been attached to this application.

**SCHEDULE OF PARCELS TO BE De-consolidated**

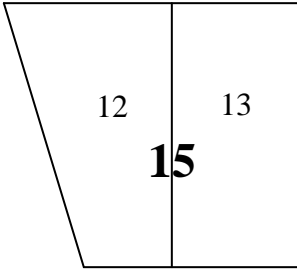
<b>Parcel LLD (Legal Description of parcel being de-consolidated)</b>	<b>Parcel Number (optional) (Parcel Number of parcel being de-consolidated)</b>	<b>Legal Land Descriptions of Resulting Parcels</b>

After de-consolidation of the above parcel, the boundaries of the resulting parcels, <new LLDs>, are the same as <parcel LLDs> as shown on plan <plan #>.

\_\_\_\_\_  
**Signature of Applicant**

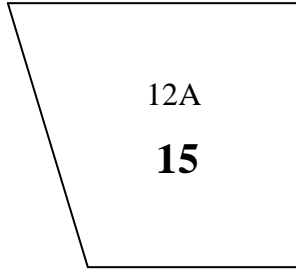
**Example:** Plan 81R23468 created Lots 12 and 13, Block 15. Then Plan 101846178 consolidated Lots 12 and 13 into Lot 12A, Block 15. Now, the client wants Lot 12A de-consolidated back to the original limits of Lots 12 and 13 as shown on Plan 81R23468.

(Original Subdivision)



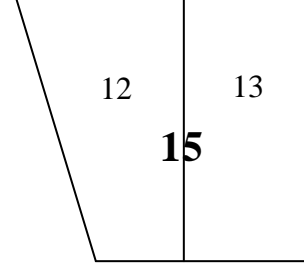
81R23468

(Consolidation)



101846178

(De-consolidation)



New Plan  
Number

For the above scenario the main body of the text plan would be completed as follows:

*SCHEDULE OF PARCELS TO BE De-consolidated*

<b>Parcel LLD</b> (Legal Description of parcel being de-consolidated)	<b>Parcel Number (optional)</b> (Parcel Number being de-consolidated)	<b>Legal Land Descriptions of Resulting Parcels</b>
Lot 12A, Block 15, Plan 101846178	153709443	Lot 12, Block 15
		Lot 13, Block 15

After de-consolidation of the above parcel, the boundaries of the resulting parcels, Lots 12 and 13, Block 15 are the same as Lots 12 and 13, Block 15 as shown on plan 81R23468.