



Number: GO-12/001		Page 1 of 12
Owner Ministry of Justice - Controller of Surveys	Manual Surveys	Last Revisions July 9, 2007 November 14, 2007 February 3, 2012
Policy Name Water boundaries: discrepancies between water boundaries shown on new plans with approved plans	Effective Date November 3, 2004	Revised Date March 18, 2024
<p>Policy Statement:</p> <p>There is a need to be flexible and accommodating in applying common sense to water issues, so plans can continue to be processed in a timely manner.</p> <p>This policy provides guidance for dealing with the differences encountered between water boundaries shown on new plans with existing plans, that are reflected in the cadastral parcel mapping system. The tolerances have been established for when lines, representing the bank, on different plans of survey could be merged into one line or when a new line is created due to a larger difference.</p> <p>The following factors were taken into consideration in establishing these tolerances:</p> <ul style="list-style-type: none"> ➤ The accuracy of the plotting of water boundaries can vary depending on the different sources of information used to plotted from. These include: township plans, air photos or bank traverses shown on secondary plans. ➤ Titles and Grants refer to banks as they are drawn and shown on plans. ➤ There are many factors that can contribute to inaccuracies in the plotting of banks on plans. These include: <ul style="list-style-type: none"> - date of survey, field conditions, and equipment used - degree of difficulty in interpreting location of bank on ground - interpretation of field notes - Subsequent plotting of banks onto plans and scale of plan. <p>For example, a typical township plan is drawn at a scale of 1:31,680 (40 chains to an inch). At this scale a line width represents approximately 30 metres and a minor plotting error could result in a 90 metre discrepancy. Secondary plans are generally drawn at a scale of 1:2,000 or 1:5,000. At these scales a line width would represent approximately 2 and 5 metres respectively and minor plotting errors could put the banks out by 6 and 15 metres respectively.</p>		

For these reasons the tolerances of 80 metres (m) for township plans and 5 metres (m) for secondary plans were considered practical.

These tolerances are perpendicularly defined on both sides of the current titled boundary and creates either a 160m or a 10m band, that the new boundary is required to fall within the applicable band to be within tolerance. If the new boundary falls outside the applicable band, then the boundary is not within tolerance.

NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.

In the following scenarios and examples, reference is made to “Old Bank” “Previous Plan Bank” and “New Bank”. The definitions for these are as follows:

- Old Bank
 - Refers to the bank as plotted on the specific Township Plan that title is based on and is reflected in the cadastral parcel mapping system.
- Previous Plan Bank
 - Refers to the bank as plotted on a secondary plan that title is based on, which represents the boundary either by survey traverse, imagery or other and reflected in the cadastral parcel mapping system.
- New Bank
 - Refers to the bank as plotted on the new plan.

Please note that that these key terms will be expressly used throughout the remainder of this policy and continued reference to this section is stressed.

NOTE:

In the following scenarios the Old Bank and Previous Plan Bank are to be shown as a dashed line when it is not within tolerance with the New Bank. When they are within tolerance they are not to be shown on the plan.

The wording provided for the “Title Block Format” in the following scenarios #8 and #9 are suggestive wording i.e. “part of versus all of”, while the other scenarios are not.

In the following scenarios, where the Old Bank is found to be in error on the plan that defined it, that plan can be amended prior to proceeding with the new plan. In situations when the error is within tolerance, an amendment will not be accepted.

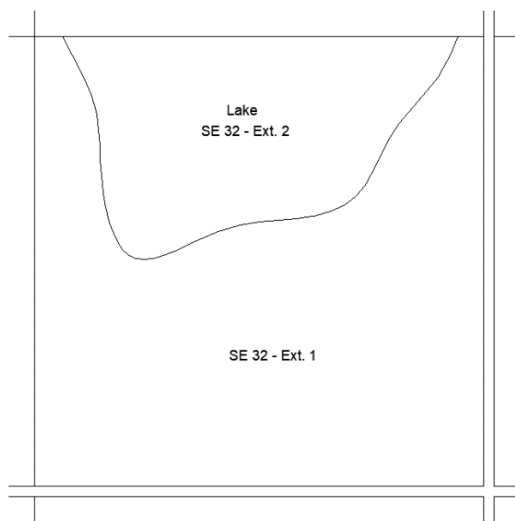
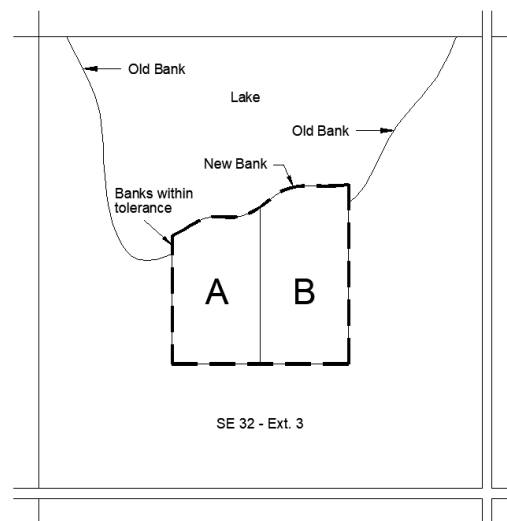
Policy:**TOWNSHIP PLAN**

A) WHERE THE NEW BANK IS **WITHIN TOLERANCE** OF THE OLD BANK: The allowed tolerance for the difference between the new bank and the old bank is 80m perpendicularly. When the new bank is within this tolerance, it will be accepted as the boundary.

- Only the portion of the water boundary affected by the new parcels will be accepted as the boundary. The portions of the water boundaries lying outside the new parcels will not be affected. (See scenarios 1 and 2)

Scenario #1:

- Lake size reduced as shown on new survey and is within the 80m tolerance.

Before New Plan (Source Parcels)**New Plan (New Parcels)**

- The township water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on the new plan. The water boundaries outside the new parcels remain unchanged as defined.

Title Block Format

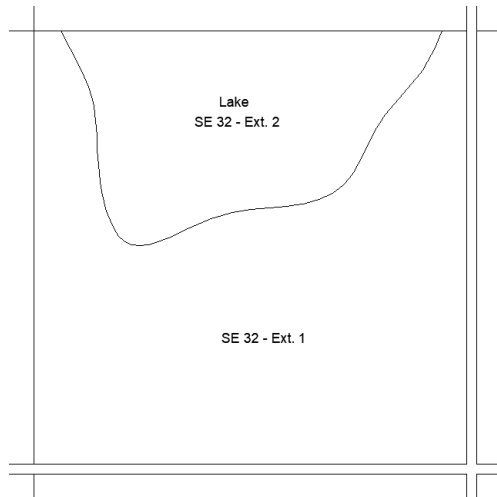
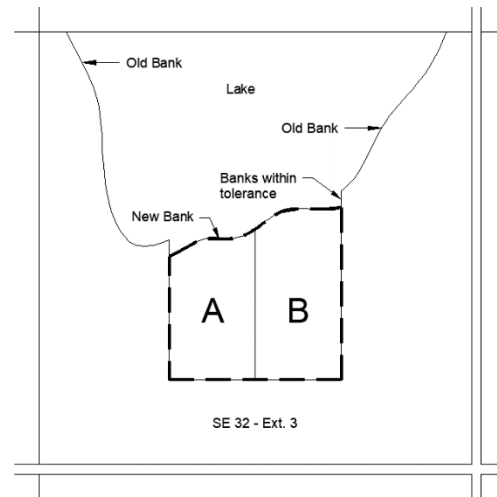
... Surface Subdivision of part of S.E. 1/4, Sec 32 ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan____ Ext.0	Parcel (Generic)
		Blk/Par B-Plan____ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)

TOWNSHIP PLAN**Scenario #2:**

- The lake size increased as shown on new survey and is within the 80m tolerance.

Before New Plan (Source Parcels)**New Plan (New Parcels)**

- The township water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on new plan. The water boundaries outside the new parcels remain unchanged as defined.

Title Block Format

... Surface Subdivision of part of S.E. 1/4, Sec 32 ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan___ Ext.0	Parcel (Generic)
		Blk/Par B-Plan___ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)

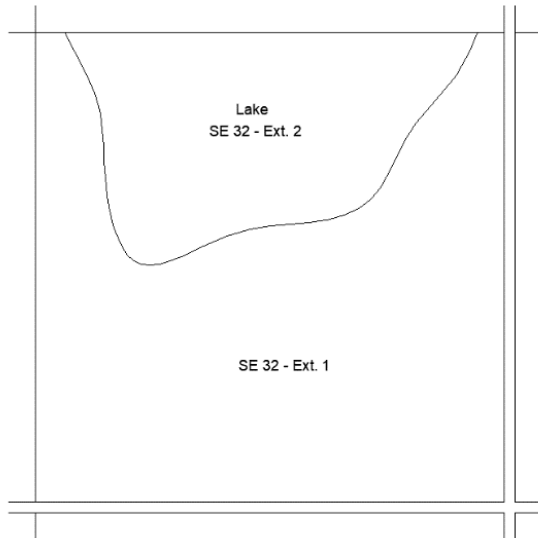
TOWNSHIP PLAN

- B) WHERE THE NEW BANK IS **NOT WITHIN TOLERANCE** OF THE OLD BANK: The allowed tolerance for the difference between the new bank and the old bank is 80m perpendicularly. When the new bank and the old bank are not within the tolerance of 80m perpendicularly, both water boundaries will be shown. The parcel created within the two boundaries will be dealt with as shown in scenarios 3 and 4.

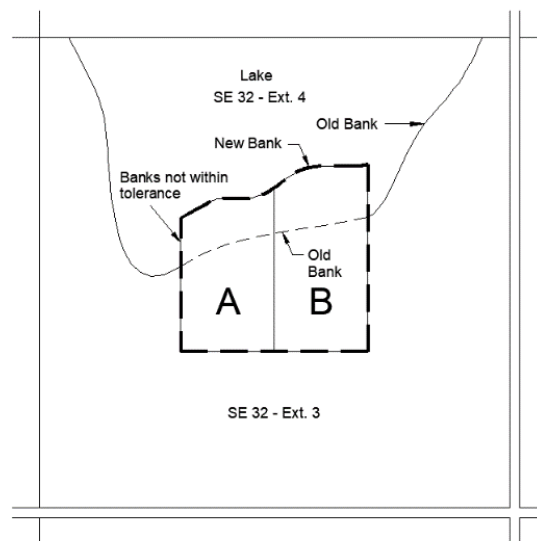
Scenario #3:

- Lake size reduced as shown on new survey and is not within the 80m tolerance.

Before New Plan (Source Parcels)



New Plan (New Parcels)



- Both water boundaries are shown. The old bank is shown dashed through the new parcels

Title Block Format

... Surface Subdivision of part of S.E. 1/4, Sec 32 ... and of part of Lake ... within the S.E. 1/4, ...

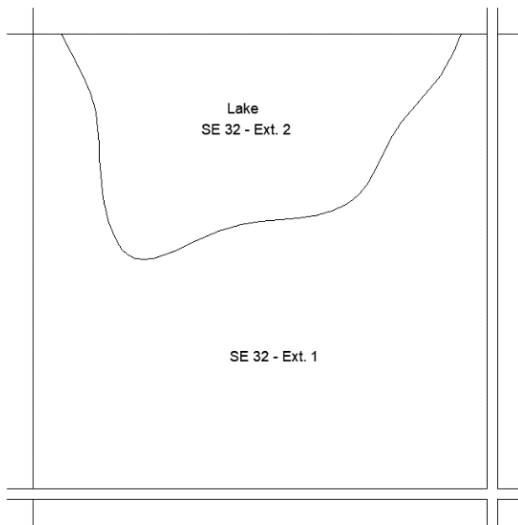
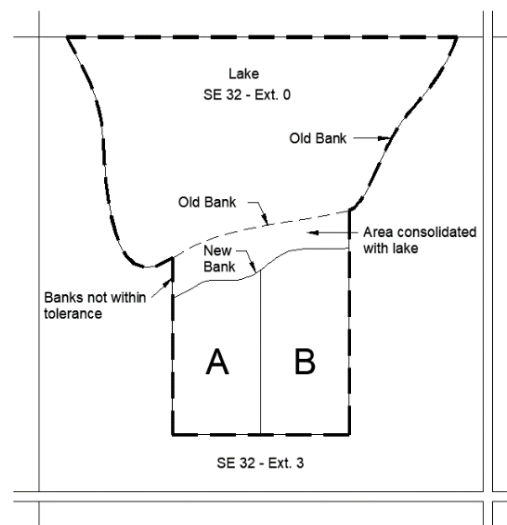
Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	Blk/Par A-Plan__ Ext.0	Parcel (Generic)
		Blk/Par B-Plan__ Ext.0	Parcel (Generic)
		SE32-Ext.4	Water Body
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan__ Ext.0	Parcel (Generic)
		Blk/Par B-Plan__ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)

Note: Because portions of new parcels come from abstracted land, a grant is required in the Land Registry submission for the portion formerly under water.

TOWNSHIP PLAN**Scenario #4:**

- The lake size increased as shown on new survey and is not within the 80m tolerance.

Before New Plan (Source Parcels)**New Plan (New Parcels)**

- Both water boundaries are shown.
- The portion of land between the newly defined bank and the township bank is consolidated with the lake. Therefore, the Approval line includes Parcels A & B as well as the entire lake within the source parcel.

NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.

Title Block Format

... Surface Subdivision of part of S.E. 1/4, Sec 32 ... and Surface Consolidation of part of S.E. 1/4, Sec 32 ... with all of Lake ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	SE32- ... - Plan ____ Ext.0	Water Body
SE32-Ext.1	Parcel Generic	Blk/Par A-Plan ____ Ext.0	Parcel (Generic)
		Blk/Par B-Plan ____ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)
		SE32- ... - Plan ____ Ext.0	Water Body

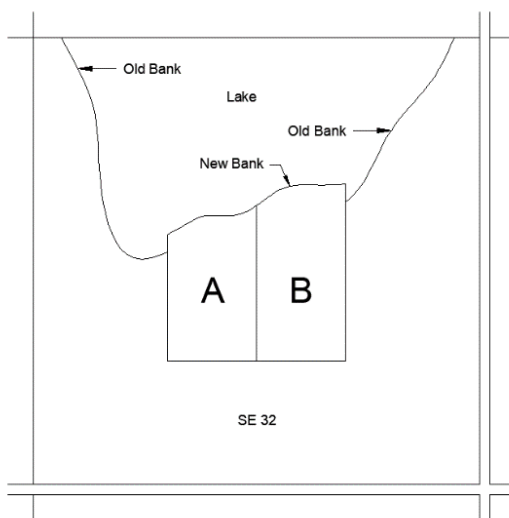
SECONDARY PLAN

- C) WHERE THE NEW BANK IS **WITHIN TOLERANCE** OF THE BANK SHOWN ON PREVIOUS PLAN: The allowed tolerance for differences between the new bank and the previous plan bank is 5m perpendicularly. When the new bank is within this tolerance, it will be accepted as the boundary.
- Only the portion of the water boundary affected by the new parcels will be accepted as the newly defined water boundary. The portions of the water boundaries lying outside the new parcels will not be affected. (See scenarios 5 and 6)

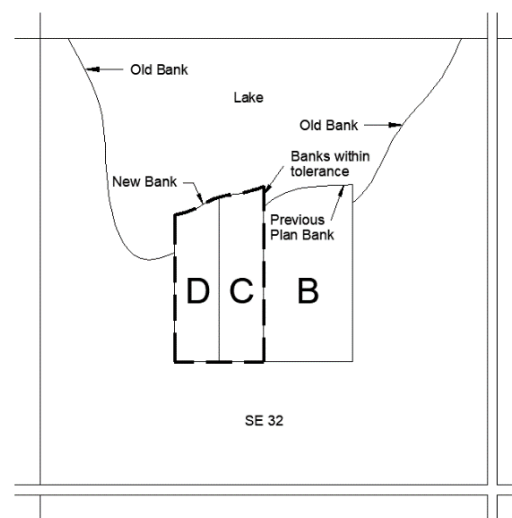
Scenario #5:

- The lake size reduced as shown on new survey and is within the 5m tolerance.

Before New Plan (Source Parcel A)



New Plan (New Parcels C and D)



- The water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on the new plan. The water boundaries outside the new parcels remain unchanged from the previously defined bank.

Title Block Format

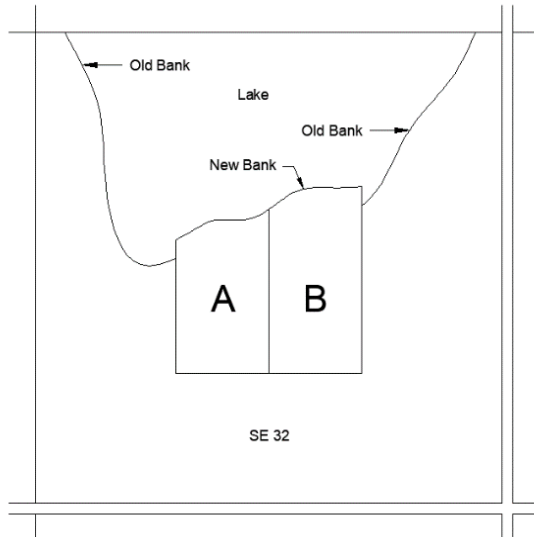
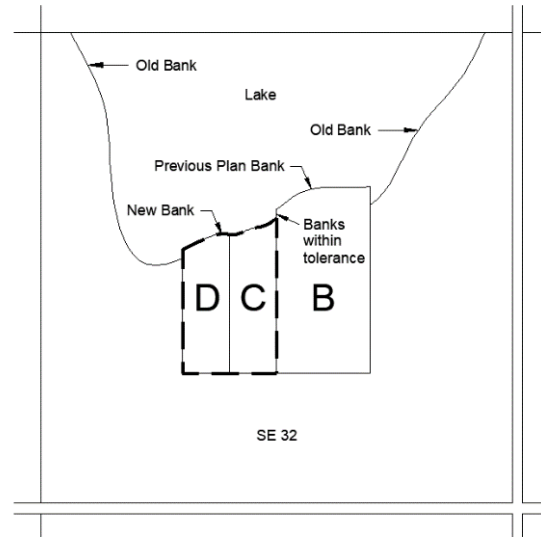
... Surface Subdivision of all of Parcel A, Plan ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
Blk/Par A-Plan __ Ext.0	Parcel Generic	Blk/Par C-Plan __ Ext.0	Parcel (Generic)
		Blk/Par D-Plan __ Ext.0	Parcel (Generic)

SECONDARY PLAN**Scenario #6:**

- The lake size increased as shown on new survey and is within the 5m tolerance.

Before New Plan (Source Parcel A)**New Plan (New Parcels C and D)**

- The water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on the new plan. The water boundaries outside the new parcels remain unchanged from the previously defined bank.

Title Block Format

... Surface Subdivision of all of Parcel A, Plan ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
Blk/Par A-Plan __ Ext.0	Parcel (Generic)	Blk/Par C-Plan__ Ext.0	Parcel (Generic)
		Blk/Par D-Plan__ Ext.0	Parcel (Generic)

SECONDARY PLAN

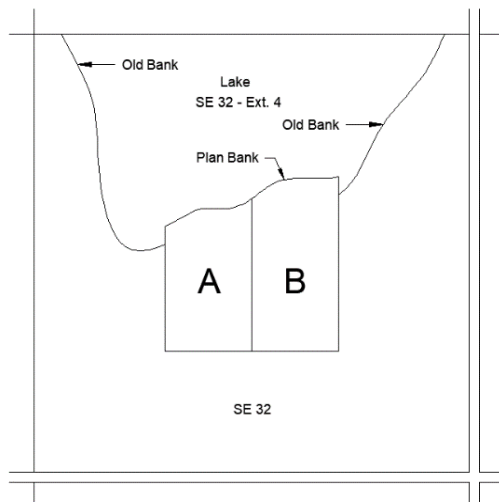
D) WHERE THE NEW BANK IS **NOT WITHIN TOLERANCE** OF THE BANK SHOWN ON PREVIOUS PLAN: The allowed tolerance for differences between the new bank and the previous plan bank is 5m perpendicularly. When the new bank and the previous plan bank are not within the tolerance of 5m perpendicularly, both water boundaries will be shown. The parcel created within the two boundaries will be dealt with as shown in scenarios 7 and 8.

- Only the portion of the water boundary affected by the new parcels will be accepted as the newly defined water boundary. The portions of the water boundaries lying outside the new parcels will not be affected. (See scenarios 7 and 8)

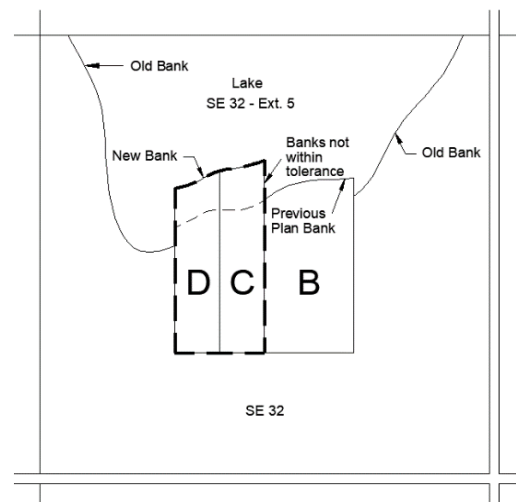
Scenario #7:

- The lake size reduced as shown on new survey and is not within the 5m tolerance.

Before New Plan (Source Parcel A and SE 32-Ext.4)



New Plan (New Parcels C and D)



- Both water boundaries are shown within the new parcel(s). The previous plan water boundary is shown dashed through the new parcels. The portions of the water boundaries lying outside the new parcels will not be affected.

Title Block Format

... Surface Subdivision of all of Parcel A, Plan ... and of part of Lake ... within the S.E. 1/4, ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.4	Water Body	Blk/Par C-Plan__ Ext.0	Parcel (Generic)
		Blk/Par D-Plan__ Ext.0	Parcel (Generic)
		SE32-Ext.5	Water Body
Blk/Par A-Plan __ Ext.0	Parcel (Generic)	Blk/Par C-Plan__ Ext.0	Parcel (Generic)
		Blk/Par D-Plan__ Ext.0	Parcel (Generic)

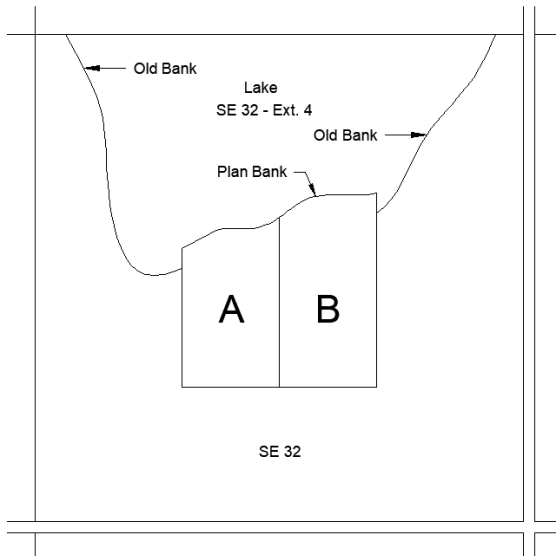
Note: Because portions of new parcels come from abstracted land, a grant is required in the Land Registry submission for the portion formerly under water.

SECONDARY PLAN

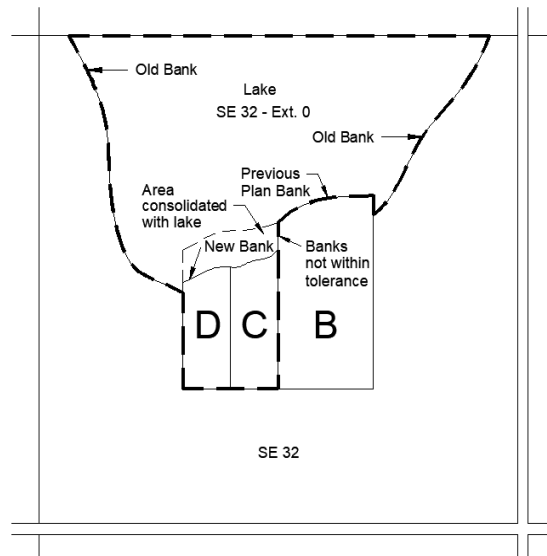
Scenario #8:

- Lake size increased as shown on the new survey and is not within the 5m tolerance.

Before New Plan (Source Parcel A and SE32-Ext.4)



New Plan (New Parcels C and D)



- Both water boundaries are shown within the new parcel(s). The previous plan water boundary is shown dashed through the new parcels. The portions of the water boundaries lying outside the new parcels will not be affected.
- The portion of land between the new bank and the previous plan bank is consolidated with the lake. Therefore, the Approval line must include Parcels C & D as well as the entire lake within the source parcel.

NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.

Title Block Format

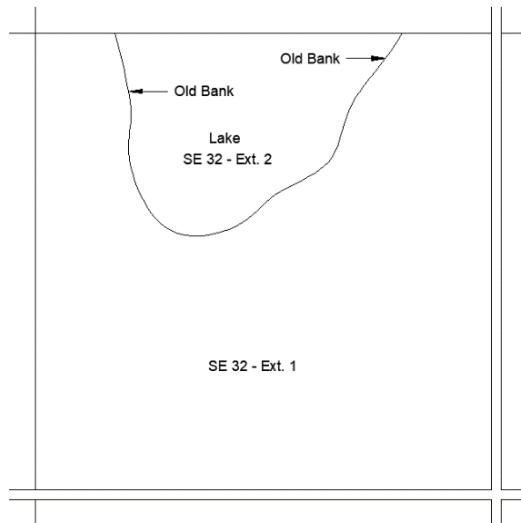
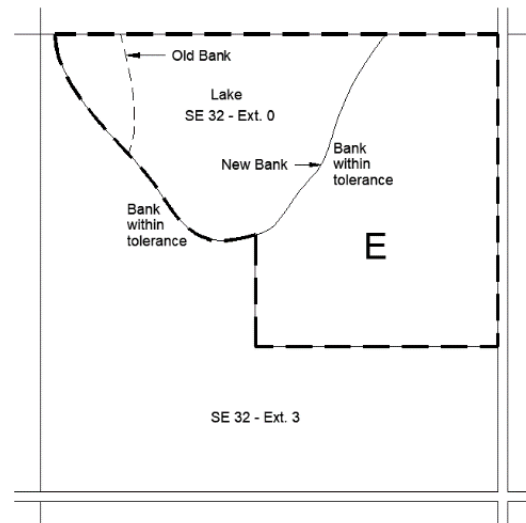
... Surface Subdivision of part of Parcel A, Plan ... and Surface Consolidation of part of Parcel A, Plan ... with all of Lake ... within the S.E. 1/4, ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.4	Water Body	SE32- ... - Plan __ Ext.0	Water Body
Blk/Par A-Plan __ Ext.0	Parcel (Generic)	Blk/Par C-Plan __ Ext.0	Parcel (Generic)
		Blk/Par D-Plan __ Ext.0	Parcel (Generic)
		SE32- ... - Plan __ Ext.0	Water Body

Scenario #9:

- The lake is being fully redefined within the quarter and is only not within the 80m tolerance for the portion that is not common with the new parcel.
- In all the previous scenarios the entire water boundary may also be redefined, but it is not required and is only shown in this scenario for example. If the entire water body is redefined the plan and title block are required to be reflected properly.

Before New Plan (Source Parcels)**New Plan (New Parcel)**

- Both water boundaries are shown for the not within tolerance portion only. The not within tolerance portion is not consolidated with the lake, as is shown in scenario #4. As the lake is also being fully redefined, the lake is treated the same as a new parcel, and the quarter is shown as a remainder from the not within tolerance water and the new Parcel E.

NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.

Title Block Format

... Surface Subdivision of part of S.E. 1/4, Sec 32 ... and all of Lake ... within the S.E. 1/4, ...

Transform Approval Certificate

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	SE32- ... - Plan __ Ext.0	Water Body
SE32-Ext.1	Parcel (Generic)	Blk/Par E-Plan __ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)
		SE32- ... - Plan __ Ext.0	Water Body

In the above scenario #9 there are a number of variations in the location of the approval line and wording of the title block, dependent on the portion(s) being not within tolerance and its location(s).

Approved By: Controller of Surveys

Date: March 18, 2024