



DEVELOPING A COMMUNITY LAND USE PLAN

PART 4 OF 4: LAND SURVEYING AND ITS RELATION TO LUP

ATLANTIC LINKS TO LEARNING
TUESDAY NOVEMBER 13, 2018



LAND SURVEYING AND IT'S RELATION TO LUP

Surveys

- Planning the use of lands or parcels requires that the land is surveyed
- A survey is strongly recommended before subdividing, improving, or building on land
- The survey provides certainty with an orderly and systematic identification of the location of boundaries
- Thus, land surveys are essential to the effective management and development of lands



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There are two types of survey:

1) Simple survey:

- Measure of the dimensions of a particular area of the Earth's surface, including
 - horizontal distances,
 - directions,
 - angles, and
 - elevations
- Can include man-made structures (e.g., roads, buildings)
- Can be used to make maps
- A good starting point for a land use plan



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There are two types of survey:

2) Legal survey

- Can only be carried out by a licensed Canada Lands Surveyor
- Used to determine external boundaries
- Results in a legal description used when issuing an interest in the land parcel
- Provides public records
- Registered in the Canada Lands Survey Records (CLSR)



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Survey Cost:

- The cost can be high and is determined by several factors:
 - Research required
 - Existence of previous survey work
 - Location
 - Area to be covered
 - Number of external and internal boundaries
- In the end, the cost is determined on a project-by-project basis



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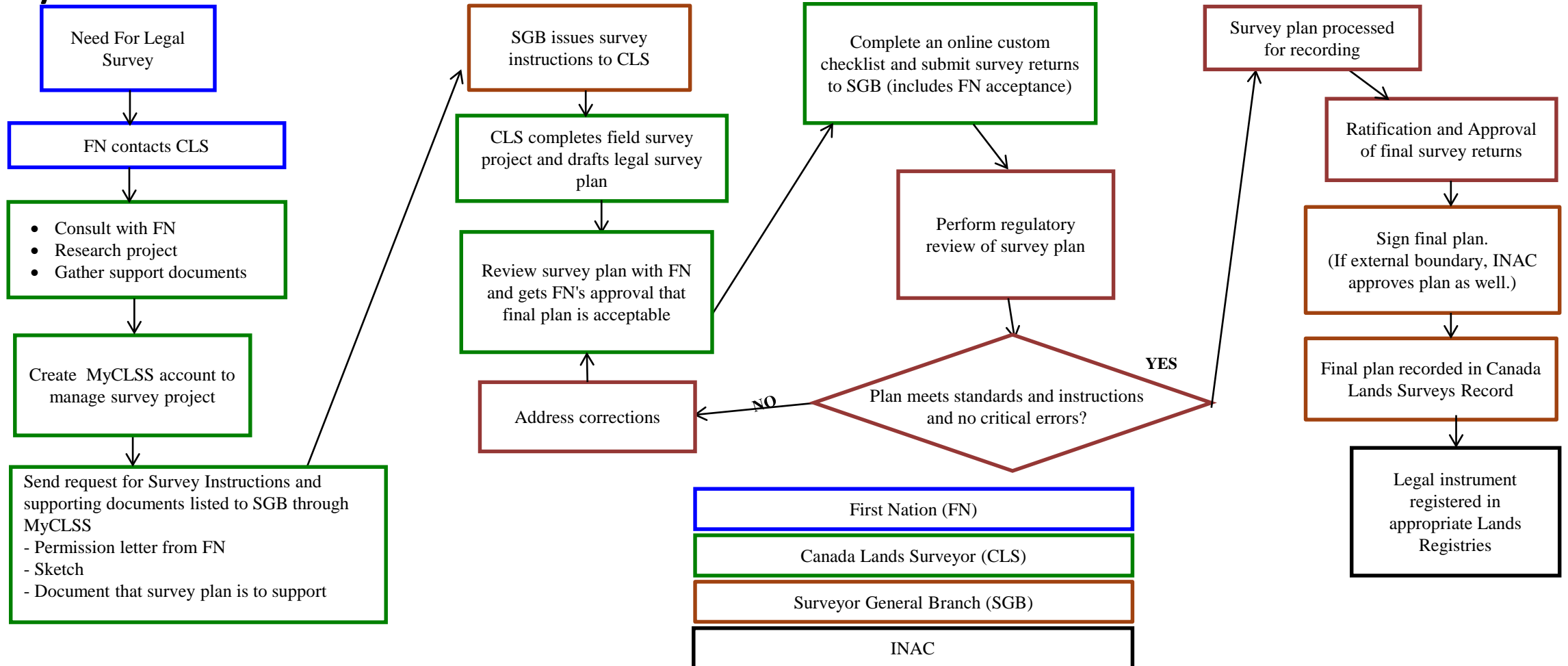
Survey Timing:

- Time of the year is a major factor
- Surveyors are busiest in the summer and fall months
- The duration for completing a survey can be several months
 - Research
 - Field work
 - Reviews
 - Approvals
- The process involves...



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Survey Process:





THANK YOU

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