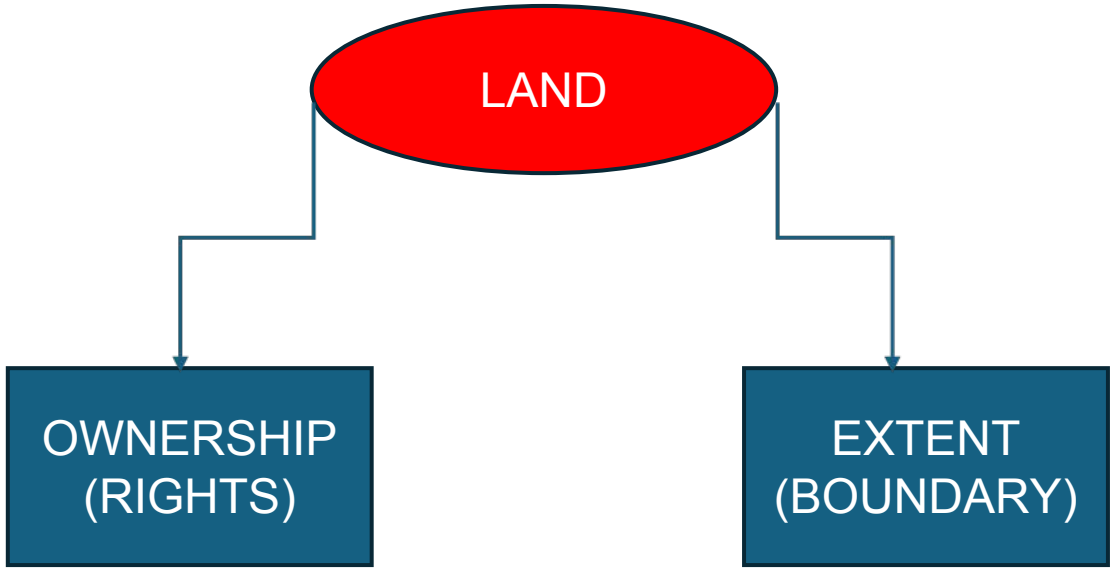
Land Surveying and Developement

- Land
- Ownership Title
- Parcel Creation
- PIN
- Lot Boundary
- Water Boundary
- Title Insurance

PARCEL ELEMENTS



OWNERSHIP

- LR: LAND REGISTRY (40 YEARS TITLE SEARCH)

  1795-1895

- LT: LAND TITLE (CONVERT FROM BOOKS)

  1895 -(1990 Phased out)

LR

The *Registry Act* was the earliest land registration system in the province and sought to establish and maintain a clear system of documentation regarding land claims and transfers. The Land Registry in Ontario is a document depository system where lawyers have provided a title opinion after performing a manual 40-year search of property titles related to that piece of property. The land registry system produces an inventory of instruments affecting title to land and establishes the deed as the primary evidence of title.

When you perform a title search, you are searching the uniform system of the land registry. The title search will therefore disclose the ownership of the land and the restrictions and obligations that affect its use.

LT

- The Ontario *Registry Act* created the registry system and came into effect in 1795. It was the sole land registry system until the *Land Titles Act* came into effect in 1885. In the 1990s, the Ontario government began to phase out the registry system and convert all registrations to land titles.

- The *Land Title Act* guarantees title arrangements and protects against things like claims of adverse possession? (Depends on the time of Registration)

- According to the province of Ontario, “In the Ontario Land Titles System, the Ontario government guarantees that title (ownership and encumbrances) to each parcel of real property registered in the system is as shown on the parcel register for that parcel, subject to certain qualifications set out in the legislation.”

PIN

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND REGISTRY OFFICE #65

03504-0237 (LT)

PREPARED FOR Frank001
ON 2024/12/18 AT 18:34:48

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 19 CON 7 N GWILLIMBURY AS IN R225999 ; GEORGINA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 03504-0594

PIN CREATION DATE:
1999/02/19

OWNERS' NAMES | CAPACITY | SHARE
TAYLOR, DONNA | TCOM | 50%
TAYLOR, MURRAY THOMAS | TCOM | 50%

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1998/01/19 ON THIS PIN						
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/02/19						
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/02/22 **						
R225999	1978/07/19	TRANSFER	$1		TAYLOR, FRED TAYLOR, DONNA	C
YR2909233	2018/12/12	TRANSFER	$2	TAYLOR, FRED	TAYLOR, FRED	C
YR3108070	2020/06/11	TRANSMISSION-LAND		TAYLOR, FRED	TAYLOR, MURRAY THOMAS	C
YR3108071	2020/06/11	TRANS PERSONAL REP	$2	TAYLOR, MURRAY THOMAS	TAYLOR, MURRAY THOMAS	C
REMARKS: S/T DEBTS OF FRED TAYLOR, IF ANY						
YR3711788	2024/08/26	APL GOVT ORDER		THE CORPORATION OF THE TOWN OF GEORGINA		C
YR3742098	2024/11/26	APL (GENERAL)		TAYLOR, MURRAY THOMAS TAYLOR, DONNA HELENA		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Witnesseth that in consideration of good and valuable consideration

and ----------One---------- dollar of lawful money of Canada now paid by the said grantees to the said grantor (the receipt whereof is hereby by him acknowledged) he the said grantor DO TH GRANT unto the said grantees in fee simple as joint tenants and not as tenants in common.

ALL and Singular that certain parcel or tract of land and premises, situate, lying and being in the Township of Georgina in the Regional Municipality of York (formerly Township of North Gwillimbury, County of York) and Province of Ontario being composed of Part of the South West Quarter of Lot Nineteen (19) in the Seventh Concession of said Township lying West of the Given Road across the said Lot, more particularly described as follows:-

COMMENCING at the point where the South limit of said Lot is interesected by the West limit of said Given Road;

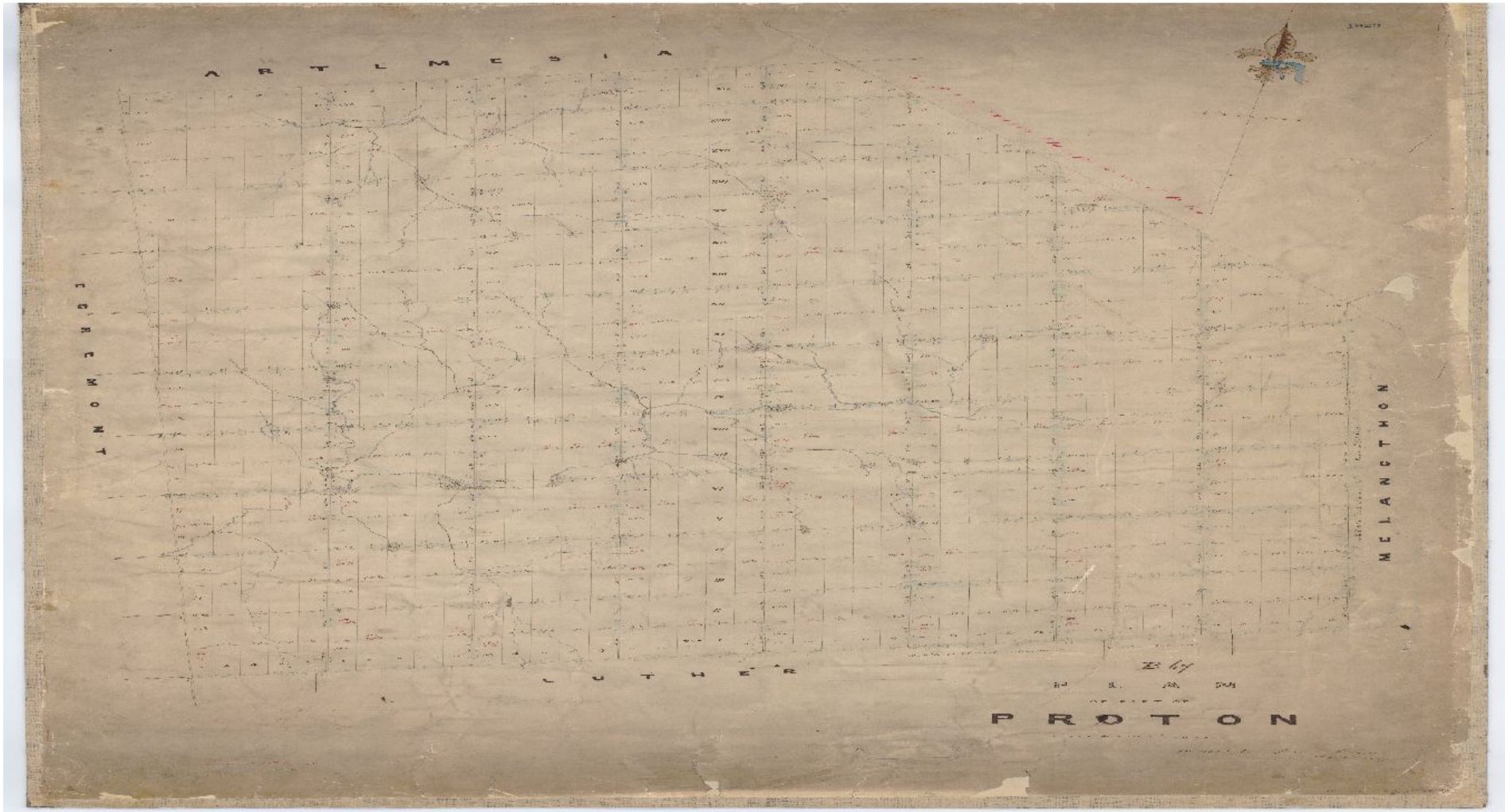
THENCE Northerly along the West limit of said Given Road, One Hundred and Thirty two feet (132');

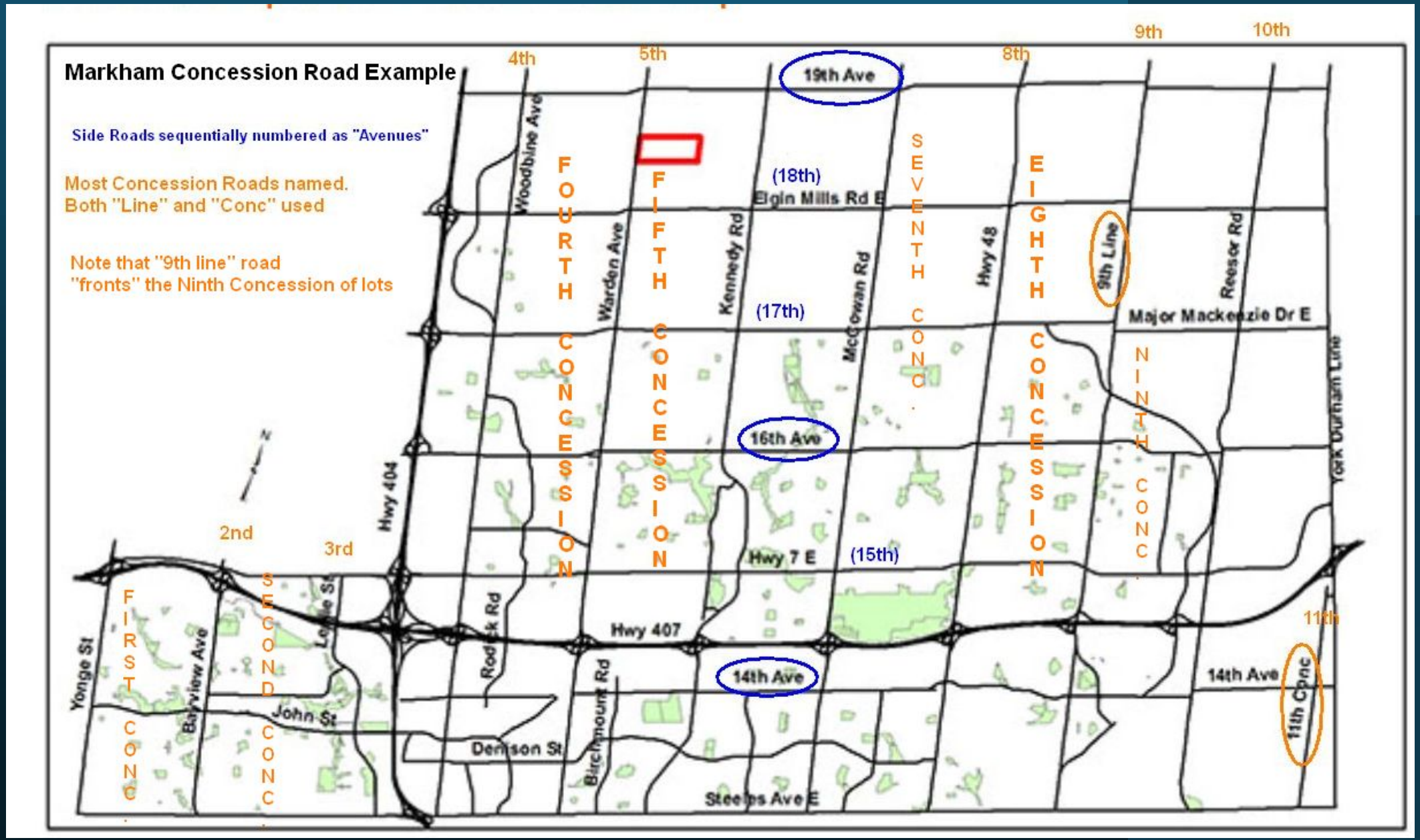
THENCE Westerly parallel with the South limit of said Lot, One Hundred and Twenty feet (120');

THENCE Southerly parallel with the West limit of said Given Road One Hundred and Thirty-two feet (132'), more or less to a point in the South limit of said Lot;

THENCE Easterly along the South limit of said Lot, One Hundred and Twenty feet (120') more or less, to the place of beginning. ----------

Concession& Lot




Markham Concession Road Example
Side Roads sequentially numbered as "Avenues"
Most Concession Roads named.
Both "Line" and "Conc" used
Note that "9th line" road
"fronts" the Ninth Concession of lots
4th
5th
8th
9th
10th
19th Ave
(18th)
Elgin Mills Rd E
(17th)
16th Ave
Hwy 7 E
(15th)
Hwy 407
14th Ave
11th
Major Mackenzie Dr E
Woodbine Ave
Warden Ave
Kennedy Rd
McCowan Rd
Hwy 48
9th Line
Reesor Rd
York Durham Line
Hwy 404
Leslie St
Rodick Rd
Birchmount Rd
Yonge St
Bayview Ave
John St
Denison St
Steeles Ave E
11th Conc
FOURTH CONCESSION
FIFTH CONCESSION
SEVENTH CONC.
EIGHTH CONCESSION
NINTH CONC.
2nd
3rd
FIRST CONC.
SECOND CONC.

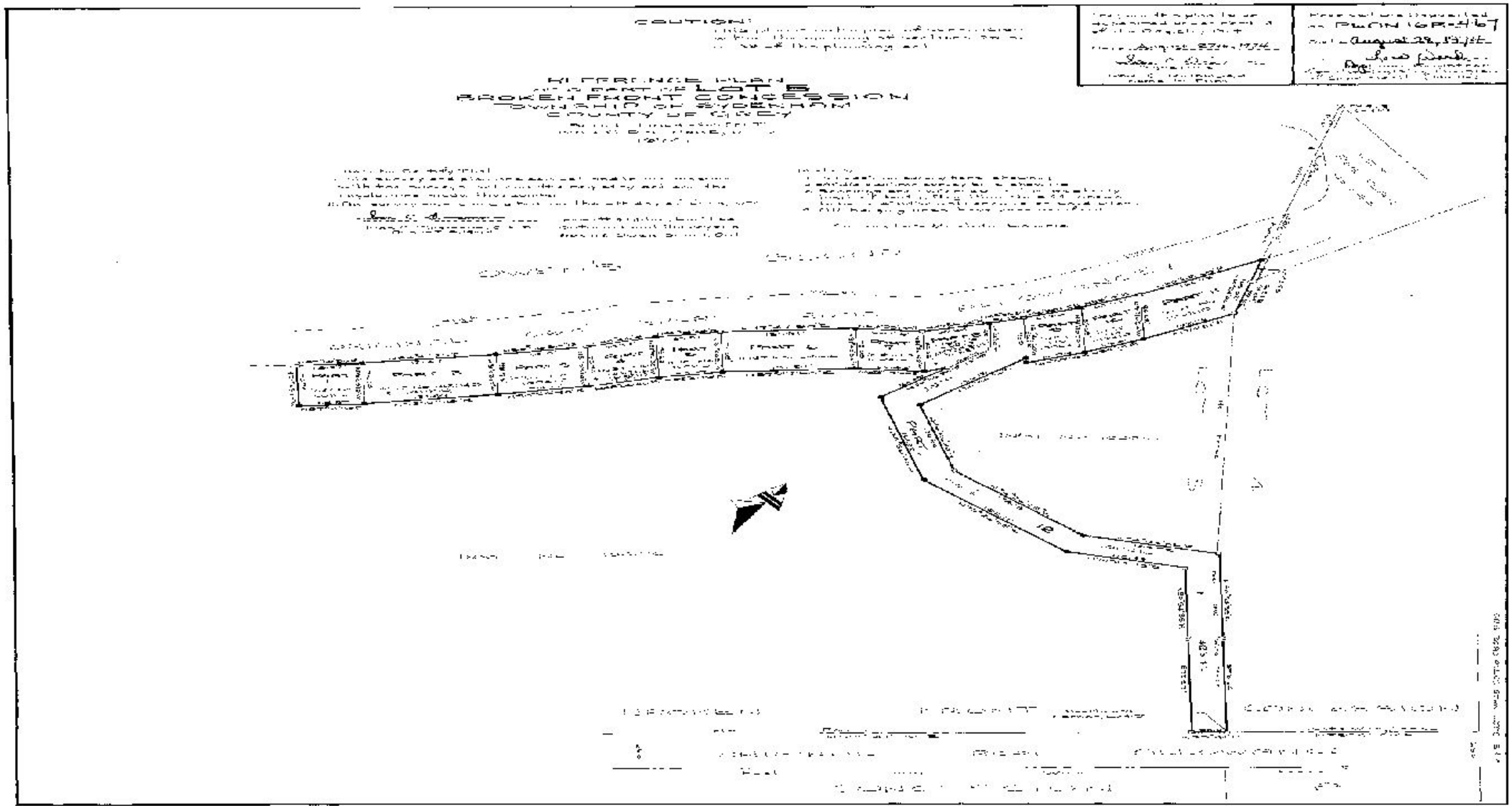
LAND PARCEL

- CROWN PATENT (FIRST RUNNING)
- DEED (FIRST RUNNING)
- SUBDIVISION PLAN (REGISTERED PLAN)
- REFERENCE PLAN
- COURT ORDER

REGISTERED PLAN

REFERENCE PLAN

- Severance (Title merge)
- Easement
- Right of Way
- Expropriation

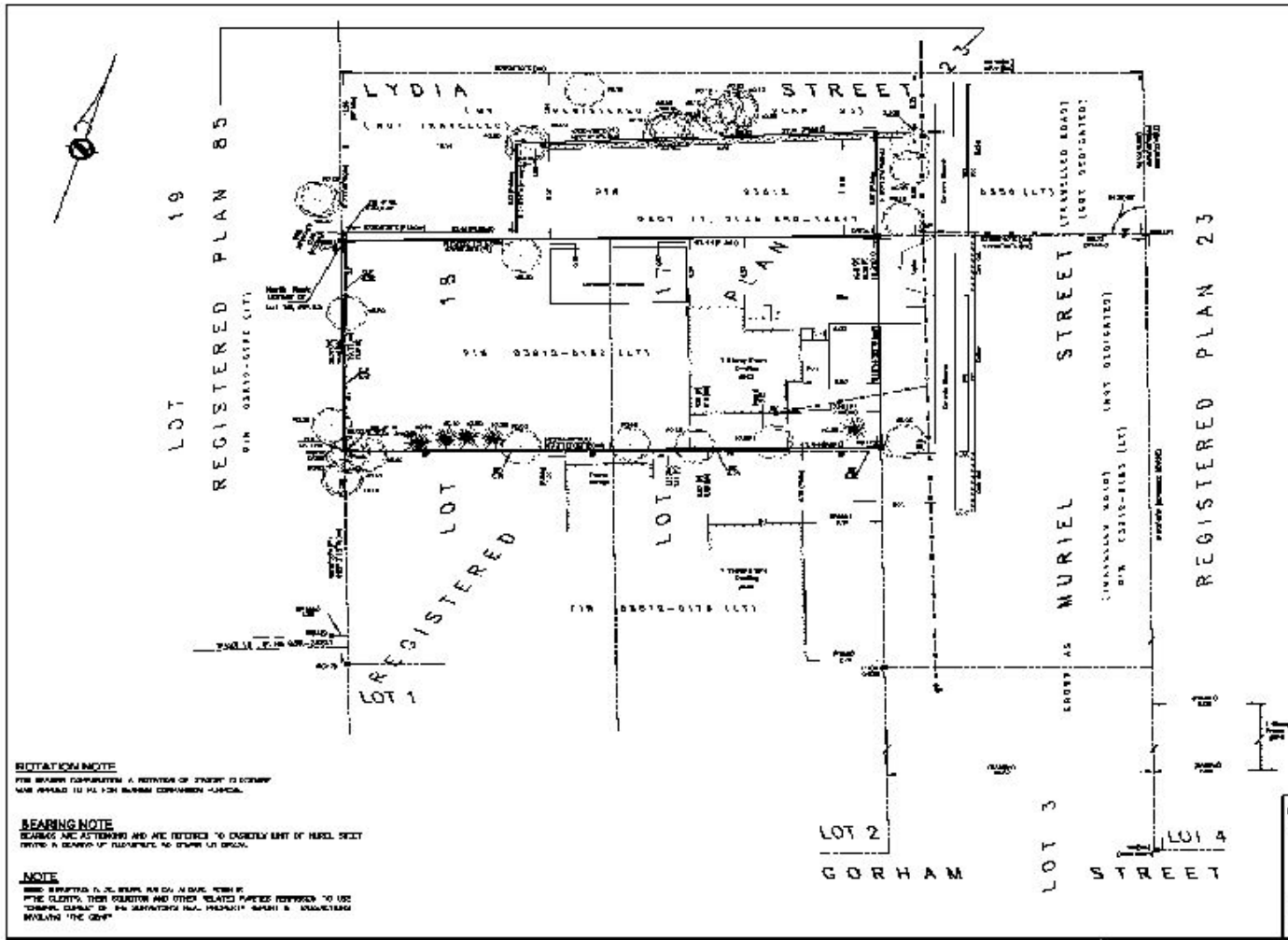

CAUTION!
KEY PLAN
PART OF LOT 5
BROKEN FRONT CONCESSION
GEOGRAPHIC TOWNSHIP OF SYDENHAM
COUNTY OF FRONTENAC
Plan
Plan
Plan

RISKS

ENCROACHMENTS

- From adjoining side
- From your Side (Back to ravine properties)

EASEMENT & RIGHT OF WAY



SURVEYOR'S REAL PROPERTY REPORT (PART 1)

PART OF LOTS 17 AND 18

REGISTERED PLAN 23

TOWN OF NEWMARKET

REGIONAL MUNICIPALITY OF YORK

SCALE 1:200

KOREN BOUNDARY SYSTEMS LTD.
ONTARIO LAND SURVEYORS
© 2025

METRIC

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2

DIMENSIONS OF LAND
PART OF LOTS 17 AND 18
REGISTERED PLAN 23
TOWN OF NEWMARKET
REGIONAL MUNICIPALITY OF YORK

COMPLIANCE WITH SUBDIVISION CONTROL

NOT CERTIFIED FOR SEVERANCE

MUNICIPALITY: NEWMARKET

ZONING: MIXED

APPURTENANT EASEMENTS

NONE

THE BEARING SOURCE OF THE TREES RETAINED HERE AND SHOWN HEREON IS THE BEARING BASIS.

LEGEND

SIB	DENOTES ROUND BAR
PC	DENOTES PLANTED IRON
SSIB	DENOTES STANDARD IRON BAR
IB	DENOTES IRON BAR
MB	DENOTES MARTIN BAR
SIB	DENOTES SIB
MEAS	DENOTES MEASURED
M	DENOTES AS PER M23
	DENOTES PLAN OF SURVEY NOT FOUND (WITNESS ONLY) DATED ON JULY 16, 1986
M1	DENOTES PLAN 9360-2468.7
M2	DENOTES PLAN 9360-2468.2
M3	DENOTES REGISTERED PLAN 23
M4	DENOTES REGISTERED PLAN 85
D	DENOTES INTERPOLATED TO RECORD
M	DENOTES DEED
(SRV)	DENOTES SRV SURVEYORS O.L.S.
WIT	DENOTES WELL WIT
TP	DENOTES - TOPSOIL
CM	DENOTES MEASURED
MEA	DENOTES MEASURED
CPM	DENOTES CONCRETE PAVEMENT
CLF	DENOTES CHAIN LINK FENCE
WF	DENOTES WOOD FENCE
BOF	DENOTES BOTTOM OF SLOPE
TOC	DENOTES TOP OF SLOPE
PT	DENOTES POINT
P	DENOTES PIPE
W	DENOTES WIRE
	DENOTES METAL
	DENOTES CONCRETE
	DENOTES DECIDUOUS TREE WITH DIAMETER
	DENOTES CONIFEROUS TREE WITH DIAMETER
	DENOTES OVERHEAD HYDRO WIRE

ROTATION NOTE

THE BEARING CORRESPONDS TO A ROTATION OF 2°00'00" TO CLOCKWISE FROM THE BEARING AS SHOWN ON PLAN 9360-2468.7 REGISTERED PLAN 23.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE EASTERLY LIMIT OF MURIEL STREET HAVING A BEARING OF N00°00'00"E AS SHOWN ON PLAN 9360-2468.7 REGISTERED PLAN 23.

NOTE

THIS SURVEY IS NOT VALID UNLESS IT IS AN ORIGINAL COPY OR A COPY BEARING THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR. THE CLIENT, THEIR SOLICITOR AND OTHER RELATED PARTIES REFERRED TO USE THIS PLAN IN CONJUNCTION WITH THE SURVEYORS REAL PROPERTY REPORT (PART 2) DATED THE 16TH DAY OF JULY, 2025.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE REGULATIONS MADE UNDER THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 16TH DAY OF JULY, 2025.

JULY 16, 2025
DATE

K. KOREN
ONTARIO LAND SURVEYOR

ASSOCIATION OF ONTARIO LAND SURVEYORS
REAM AUTHORIZATION FORM
V 88889

THIS PLAN IS NOT VALID UNLESS IT IS AN ORIGINAL COPY OR A COPY BEARING THE ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR

482 CHESTER AVENUE
NEWMARKET
ONTARIO L3Y 6W7
PHONE 647.318.1562

PARTY OF DETAIL
DRAWN BY: KK
CHECKED BY: KK
SCALE: 1:200

GRAD SURVEYING

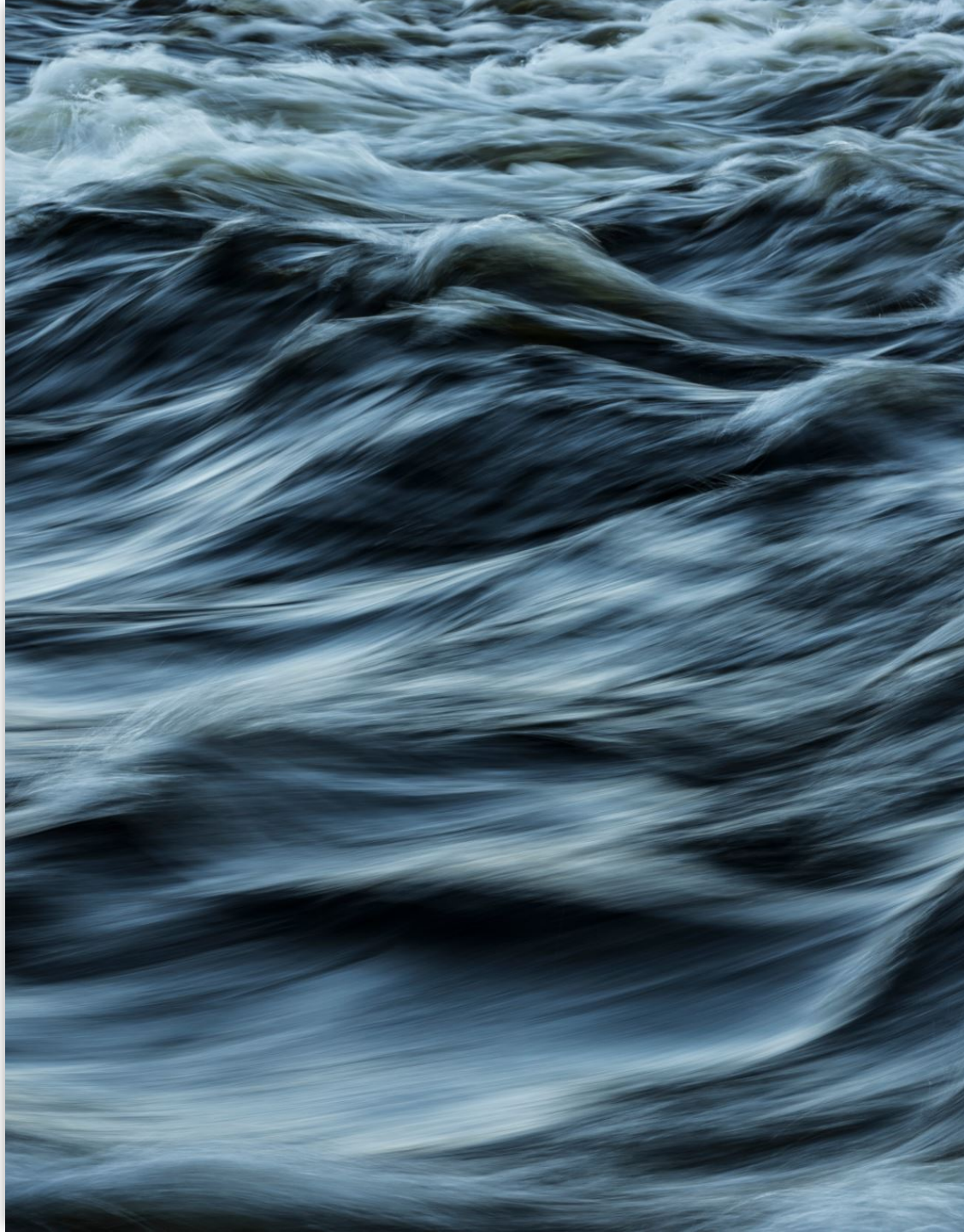
PROJECT No. 2025-032

EASEMENT

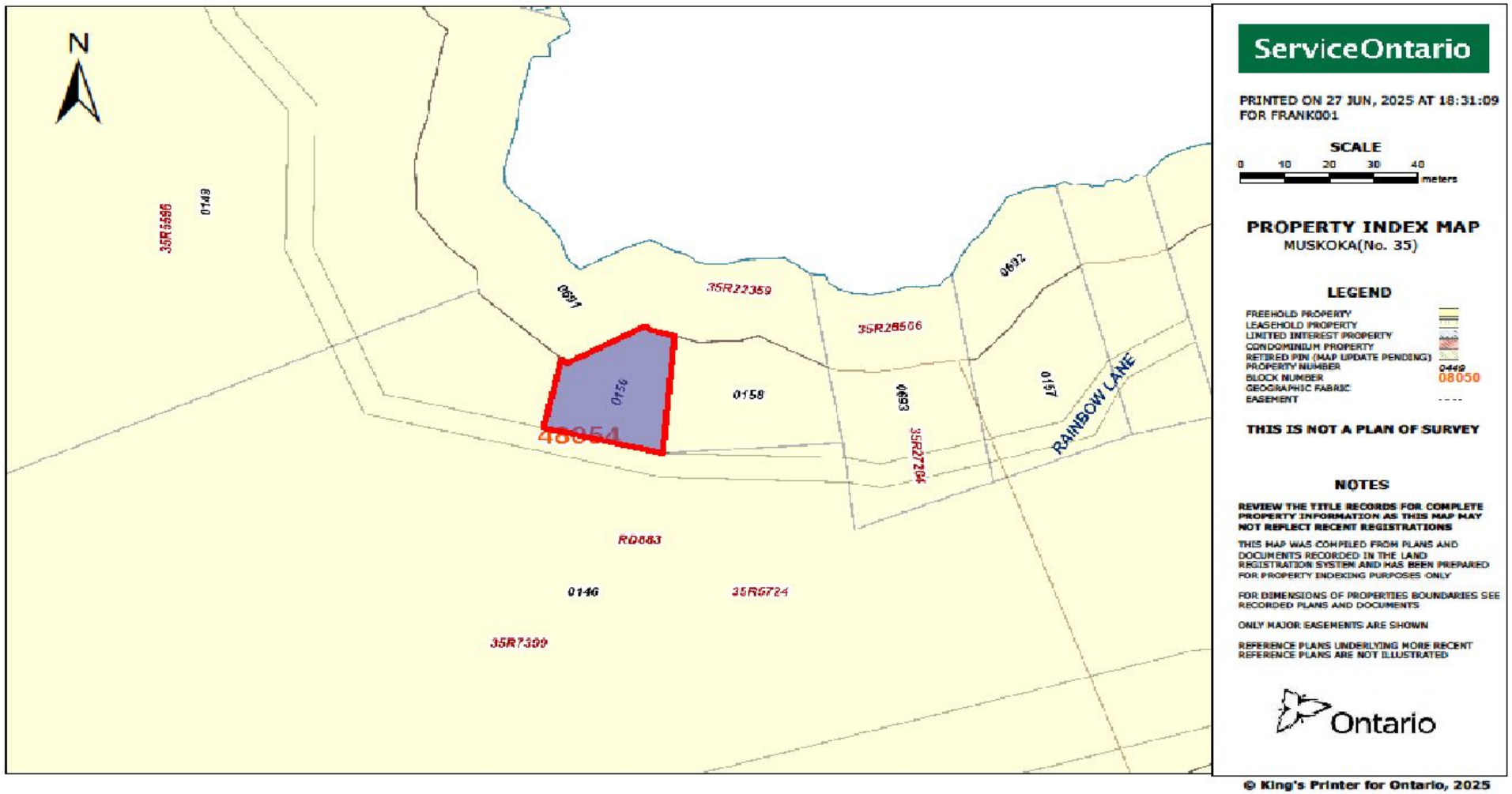
EASEMENT

WATER BOUNDARY

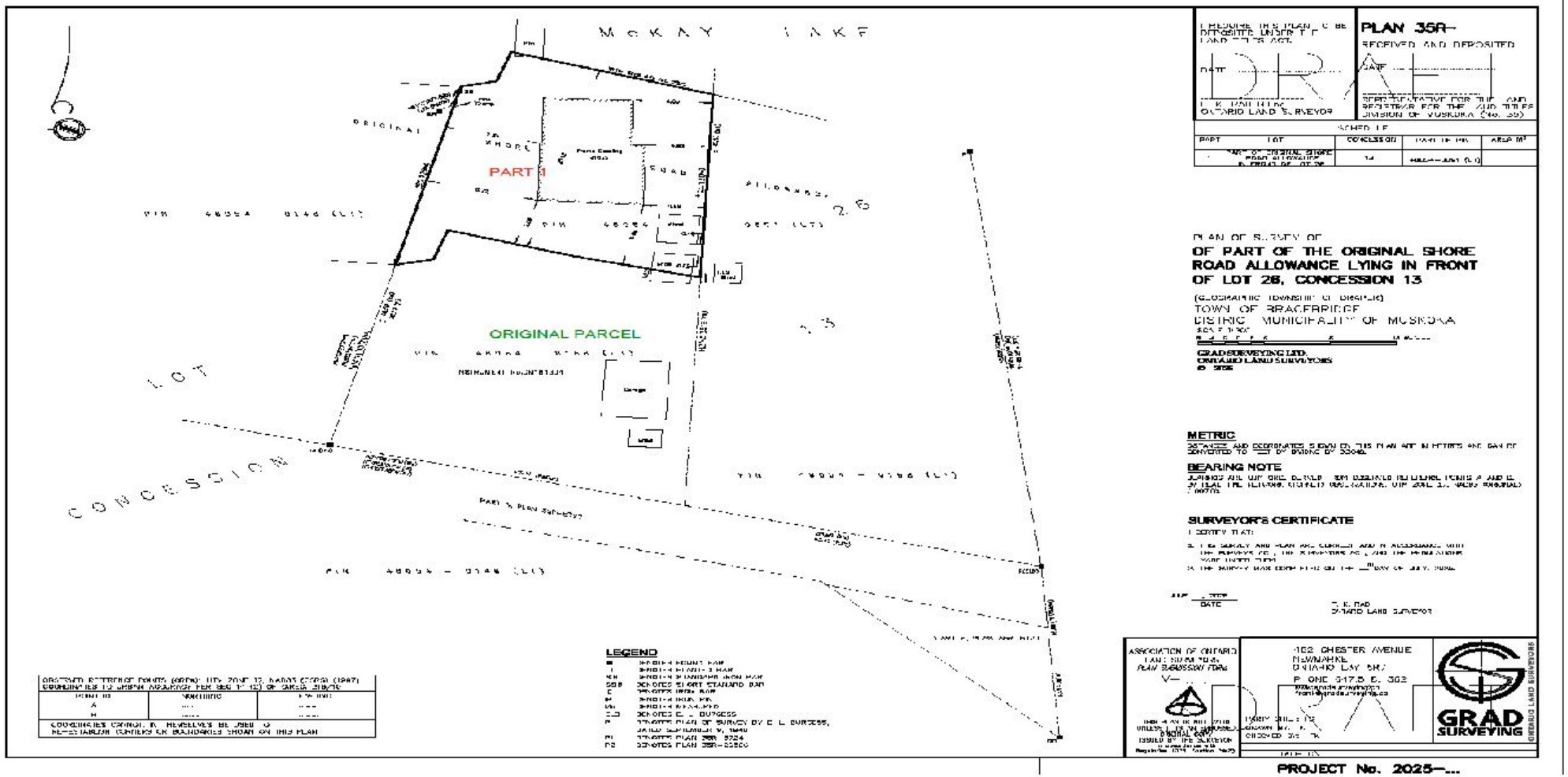
- Riparian zones, or areas, are lands that occur along the edges of rivers, streams, lakes, and other water bodies.
  - Extent of the boundary adjoining to body of water
- Navigable or Non navigable
- Controlled (Dam) or not Controlled
- Accretion
- Erosion
- Shore Road Allowance (SRA)



SHORE ROAD ALLOWANCE



SHORE ROAD ALLOWANCE (SRA)



Title insurance or Survey

- A Title Insurance policy
- (i) protects a Buyer from not having a survey
- (ii) ensures the state of the property as of the closing date
- (iii) ensures that the Buyer legally obtains what the Buyer sees physically on the land at the time of the purchase or will be compensated for its loss. Anything that would have been revealed by a Survey done on the day of closing is covered by a Title Insurance policy.
- However, a Title Insurance policy does not (i) show you how far the house is from the lot lines
- (ii) show you where to install fences
- (iii) cover the ability to install a swimming pool, garage or hot tub in the future
- (iv) fully protect the owner from damages resulting from misplaced border fences, party walls, or retaining walls.

 # David H. Korman is a Partner at Kormans LLP.

Potential pitfalls without a Survey include

(i) building on the wrong lot

(ii) missing right of way

(iii) missing driveway

(iv) building on neighbor's lot

(v) building cottage on road allowance;

(vi) septic bed on the neighbor's property;

(vii) swimming pool on neighbor's property;

(viii) boundary and fence disputes and adverse possession;

(ix) shoreline issues

(x) retaining wall v. lot boundary

Black Acre

Question

Digging before investment or facing problem after investment?

THANK YOU!

QUESTIONS

Grad Surveying Ltd.
Phone: 647 518 1362
Email: frank@gradsurveying.ca
www.gradsurveying.ca