

Guidelines for the use of Compiled Plans

These guidelines are intended to support surveyors and SGB Regional offices in identifying criteria to consider when compiling parcels in whole or in part. The criteria will be used to issue survey instructions as per section 2.7.1 1a) of the National Standard.

Compiled plans are a means to create parcels from a reliable survey fabric. A reliable survey fabric requires investment in the fabric by field surveys. There are situations when a field survey adds little or no additional value to the survey fabric and a compiled plan is a suitable product. There are situations when a compiled plan is the most practical product. Cost, timing, or inconvenience of dealing with boundaries should not be deciding factors when demonstrating the suitability of using a compiled plan.

When considering a Compiled plan

When considering a compiled plan the surveyor and SGB must consider if it is **likely that the original monumentation is still in place** and that it is **unlikely that there are encroachments** over the boundaries. The surveyor must also ensure the parcel(s) to be compiled meet the survey accuracy of Section 1.10 of Chapter 1.

A sketch showing which boundaries or portions of boundaries are being compiled and a list of plans and field notes anticipated for use in the compilation is required when requesting instructions.

What does “likely that the original monumentation is still in place” mean?

This consideration varies depending on the age of the survey and location of the survey. Monuments set by a survey, decades old, in a remote area would have a high likelihood of being undisturbed and in place. Monuments set in an active urban environment may have a high likelihood of being disturbed or destroyed. Each situation must be assessed independently taking into account the local environment and available documents. Monuments noted as FNE on recorded documents are not suitable for compiling.

What does “unlikely that there are encroachments mean”?

This consideration also depends on the age and location of the survey. Field surveys identify encroachments and this enhances the security of property rights and enables informed decision-making.

The age of a survey can have a larger impact on the potential for encroachments as neighbours use their land over the years and may only have the general concept of their exact boundary location. The use of SGB’s cadastral data in conjunction with georeferenced imagery can provide a quick check for obvious encroachment issues. Local knowledge can also be taken into account when assessing the possibility of encroachments. Each situation must be assessed independently taking into account the local environment.

Natural Boundaries

Natural boundaries may form part of the boundaries being compiled. Consideration should be given for situations where a parcel is affected by accretion, erosion, and or fill. A parcel affected by a significant change in a natural boundary should not be compiled – the parcel extents need to be redefined.

Wording for Survey instructions

These instructions allow for the preparation of a compiled plan as you have confirmed to SGB that, in your professional opinion, you are confident that the monumentation along the boundaries to be compiled are likely in place and that to the best of your knowledge there are no known encroachments.

During the course of this project, if more information comes to light that would lead you to believe a compiled plan is no longer suitable you are expected to request an amendment to the instructions for a Plan of Survey or Compiled Plan and Field Notes.