

The Ontario Land SURVEYOR

Volume 2 Number 1

Law and Surveying

Legal Surveys Branch, Ministry of Consumer and Commercial Relations

Mathematical Verification of Subdivision Plans

As of March 30, 1973, when Section 7 of Reg. 552 (R.R.O. 1970) under the Land Titles Act was revised (see O. Reg. 182/73 Code of Standards, Sec. 2), it is required that the surveyor preparing a subdivision plan for approval "... submit to the examiner of surveys ... closure sheets or a computer output with respect to each subdivision unit identified thereon, certified by him as having been prepared from the final ink drawing of the plan being presented for approval".

The brevity of this section led to different interpretations by various surveyors in private practice, and general underestimation of the complexity of the new requirements.

In addition to this, sometimes the input data were omitted, which makes it impossible to determine what the output proves. In most cases the curve data were omitted completely.

To understand the new Regulations, the following key phrases should be carefully noted:

1. "... plan of subdivision ..." This section refers *only* to subdivision plans.

2. "... closure sheets or computer output with respect to each subdivision unit ..." This means that either handwritten closures and calculations or computer output are acceptable for submission, verifying all the limits of every unit shown on the plan (except parallelograms). For curved lines, all components must be verified. Furthermore, in accordance with Sec. 25 (2), the tangencies or nontangencies should be verified at each junction of a curve, preferably showing the foretangent and backtangent for each.

3. "... certified by him as having been prepared from the final ink drawing of the plan being presented for approval." This means that only the information shown on the final ink drawing is to be used as input data. In other words, this mathematical check can begin only after the final linen has been completed and precludes the use of any other information, including the "precalcs" for the initial design of the subdivision, balanced, unbalanced or otherwise.

This procedure should, consequently, eliminate all drafting errors which would show up as a misclosure, and further facilitate plan approval to a great degree.

In our opinion, based on the past 18 months' experience, the following sample format would answer the needs of the new requirements in the simplest and most economical manner:

For closures:

Lot (Block) No.: 123
Dist.: 123.45'
Brg.: N 12 34 56 E
(or if quadrants are used
12 34 56 1)
Dist. (For each additional
course)
Brg.
Error of closure: 0.12
Allowable error of closure: 0.16
(If area required) Area: 12345 Sq. ft.
or .283 Acres

For curves:

Input:
Rad: 1500.00
Chord: 123.45
Ch. Brg.: 12 34 56 1

Output:
Arc: 123.48
Foretangent: 14 56 26 1
Backtangent: 10 13 26 3

We realize that this particular format is not the only one that would be satisfactory, since the various makes of computers presently on the market may require certain modifications. The point is that the abovementioned information should be contained in your particular printout.

If you are in the process of preparing a computer program to satisfy the requirements of O. Reg. 182/73 or have any other questions in relation to subdivision plans, do not hesitate to contact any member of the technical staff of the Legal Surveys Branch. A phone call can save a lot of problems, delays and perhaps unnecessary costs. — H. KREBS, Supervisor, Support Services Section

H. S. Howden Resigns

November 28, 1974

Mr. J. D. Dearden, President
Association of Ontario Land Surveyors
6070 Yonge Street
Willowdale, Ontario M2M 3Z3

Dear Jim:

Due to unforeseen circumstances I am unable to attend regularly at council meetings and to carry out other normal responsibilities of a councillor.

I regret, therefore, that I am obliged to tender my resignation from the Council of Management.

It has been a privilege to serve on the Council and I have enjoyed the rewarding experience of working with Councillors and others in the Association. I feel I've gained more than I've given.

I will leave the effective date of the resignation (now, or at the end of the year term) to your discretion. With your concurrence, as councillor or otherwise, I will complete the four outstanding items that are the responsibility of the Meetings Zone, namely the 1975 Annual Meeting, development of a standard format for regional constitutions, report on ACCSTO district and AOLS regional boundaries; and correspond with the Regional Groups on the resolutions passed at the joint meeting of the Council with regional group chairmen and vice chairmen on October 18, 1974. Yours truly, etc.

H. S. HOWDEN
CHAIRMAN, MEETINGS ZONE

P.S. As time permits, I would be glad to assist on an *ex officio* basis.

Huntsville, Ontario

At the Council of Management meeting of December 13, 1974, J. D. Barber moved and Gren Rogers seconded a resolution that "Mr. Howden's resignation be accepted as of February 5, 1975, and that we hereby express our appreciation for his work on Council during this year."