



Surveyor General Branch

Beyond Boundaries

NOTICE OF ADDENDUM

From: *Surveyor General of Canada Lands*

Addendum 1.11 Addendum to: *National Standards for the Survey of Canada Lands (1.1)*

Object: *Chapter 7: Building Unit Surveys*

This Addendum is published to modify the whole of Chapter 7 of the *National Standards for the Survey of Canada Lands (1.1)*.

The following herein shall constitute an official amendment to the document it refers to which it refers.

DETAIL

These changes are necessary to allow the survey of a building only, defined as a Building Unit within the meaning of Chapter 7, that is not located within an existing parcel, and to allow for the clarification and simplification of the whole of Chapter 7.

Chapter 7: BUILDING UNIT SURVEYS

7.1 Definition of Building Unit Survey

1. A Building Unit survey can be for an entire building or multiple units within a building. The plans can be used to support a lease interest or First Nation allotment of a building or portion thereof.

A Building Unit Survey is a survey that defines an area within a building, enclosed by walls, floors and ceilings, or the whole of a building. Building unit surveys may also define exclusive use areas that may be allocated to a particular building unit (e.g. patios, decks, parking areas) or common elements (property) (e.g. hallways, stairwells)

7.2 Survey Methods

2. The position of the building within the parcel must be determined and related to the parent parcel or, if no parent parcel exists to the nearest cadastral boundary if within 300 meters of the building unit. Determine the location of the building with offsets or ties to the boundaries of the parcel. If there is no parent parcel and the nearest boundary is more than 300 meters away, the location may be determined with geo-referencing and ties to GCPs (see Chapter 1.9 of the National standards).
3. The feature that was adopted as the exterior of the building should be noted. The horizontal measurements of the exterior of the building must be measured at the adopted feature.
4. The building unit is defined by horizontal measurements to the inner surface, outer surface or center of walls, floors and ceilings. Where interior walls are not convenient to the occupants, interior unit

boundaries may be defined using stable, identifiable features within the building, e.g. columns or lead plugs in slab.

5. Repealed
6. Sufficient horizontal and vertical measurements must be made to demonstrate the relationship of each unit to the other units and to the exterior of the building.
7. Exclusive-use areas must be measured and related to the position of the unit, the exterior walls of the building, or the boundaries of the parcel.
8. Repealed

7.3 Plan Preparation

9. See Section 2.2: *Guidelines for Preparation of Survey Plans* in the National Standards.
10. Show in the diagram of the plan:
 - a. The dimensions of the parcel as measured during the course of the survey or copied from previously registered plan(s) in the CLSR. Copied information must be easily distinguishable from new measurements.
 - b. The dimensions of the building exterior walls, showing their locations within the parcel or if applicable with respects to GCPs.
 - c. The dimensions of all boundaries of each building unit and exclusive-use area.
 - d. The relationship between:
 - i. the building and adjacent buildings;
 - ii. the units and the other units, the exterior walls of the building, and any associated exclusive areas ; and
 - iii. any exclusive areas and units, the exterior walls of the building, and to the boundaries of the parcel. Include a note for each exclusive use area indicating which building unit it serves if applicable.
 - e. The total area of:
 - i. each unit including the area of each level when comprised of more than one level for building unit surveys. A separate area may be provided for attached garage portions;
 - ii. each exclusive use area; and
 - iii. the footprint of the building when the unit represents the whole of a building.
 - f. Horizontal dimensions to 0.01 m for all dimensions and areas to 0.1 m² for all areas.
 - g. Cross-Sections to illustrate the vertical relationship of the building units and exterior of the building including roof, where not evident.
11. In addition to showing the feature used for the exterior of the building, the plan will include a statement that clearly defines the horizontal and vertical boundaries of the building unit.
12. Show in the legend of the plan:
 - a. A list of plans from which dimensions of the parcel were copied if applicable; and
 - b. The period in which building position and unit dimensions were measured.
13. If all the information for the plan cannot be shown clearly on one sheet, include additional sheets and show the title of the plan on each sheet. The first sheet must provide space for all required certifications and approvals.

In the top right-hand corner of each sheet, show the sheet number and the total number of sheets in the plan in this form:

Sheet _____ of _____ sheets

7.4 Title of Plan

14. The title must clearly identify all units dealt with by the plan. For example:

Plan of Survey of Building Units _____ To _____ within Lot

Plan of Survey of Building Units _____ To _____ within the IR

7.5 Specimen Plans

Links:

[#20A Plan of Survey of Building Units](#)

[#20B Plan of Survey of Building Units](#)

[#20C Plan of Survey of Building Units without Parent Parcel](#)

(<https://clss.nrcan-rncan.gc.ca/satc/surveystandards-normesdarcentage/>)

This Addendum comes into force on the date of its publication on NRCan's Website.

(Original signed on March 09, 2021)

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