

**Surveyors Act**  
**Loi sur les arpenteurs-géomètres**

**ONTARIO REGULATION 525/91**

*formerly under Surveys Act*

**MONUMENTS**

**Consolidation Period:** From June 30, 2021 to the [e-Laws currency date](#).

Last amendment: 505/21.

Legislative History: 219/10, 505/21.

***This Regulation is made in English only.***

**1.** (1) In this Regulation,

“built-up area” means land that is primarily used or zoned for residential, commercial or industrial purposes;

“competent authority” means any governmental authority in existence before or after the creation of the Province of Ontario under whose instructions Crown land in Ontario has been or may be surveyed, or the owner of a tract of land that was not included in a township at the time the tract was granted by the Crown under whose instructions the first survey of the boundaries or interior of the tract has been made;

“concrete pin” means an iron or steel pin at least five millimetres in diameter and at least five centimetres long;

“cut cross” means a mark in the form of a cross seventy-five millimetres in both width and length;

“easement survey” means a survey in respect of an easement that defines, locates or describes the limits of a parcel of land subject to or proposed to be subject to the easement;

“iron bar” means an iron or steel bar fifteen millimetres square and at least fifteen centimetres long and which, if sixty centimetres long, is pointed at one end;

“plastic bar” means a bar that is made out of high impact plastic, that is 25 millimetres square and at least 30 centimetres long and that has an embedded magnet;

“rock bar” means an iron or steel bar twenty-five millimetres square and fifteen centimetres long;

“rock plug” means a ferrous metal shaft at least fifteen millimetres round or square and at least seven centimetres long;

“rock post” means a ferrous metal shaft at least fifteen millimetres round or square and at least seven centimetres long with a bronze or aluminum identification cap;

“route survey” means a survey in respect of the fee simple of land that defines, locates or describes the limits of the land that is used or is proposed to be used for the route of a highway, railway, pipeline or public utility;

“short standard iron bar” means an iron or steel bar twenty-five millimetres square and sixty centimetres long and pointed at one end;

“standard iron bar” means an iron or steel bar twenty-five millimetres square and 120 centimetres long and pointed at one end. O. Reg. 525/91, s. 1 (1); O. Reg. 219/10, s. 1; O. Reg. 505/21, s. 1 (1).

(2) A monument listed in clauses 2 (1) (a) to (h) that otherwise meets the definition of that monument set out in subsection (1), but is one millimetre larger or smaller in cross-section, shall be deemed to be the defined monument. O. Reg. 525/91, s. 1 (2); O. Reg. 505/21, s. 1 (2).

**2.** (1) A surveyor shall define each point in a survey that requires monumentation under this Regulation with a monument that is,

(a) a concrete pin;

(b) a cut cross;

(c) an iron bar;

(c.1) a plastic bar;

(d) a rock bar;

- (e) a rock plug;
- (f) a rock post;
- (g) a short standard iron bar; or
- (h) a standard iron bar. O. Reg. 525/91, s. 2 (1); O. Reg. 219/10, s. 2 (1).

(2) A surveyor using a concrete pin shall securely drive or wedge the pin into bedrock, concrete or asphalt so that the top of the pin is flush with the surface of the bedrock, concrete or asphalt, as the case may be. O. Reg. 219/10, s. 2 (2).

(3) A surveyor using a cut cross shall cut the mark into bedrock or concrete so that it is five millimetres across and five millimetres deep. O. Reg. 525/91, s. 2 (3).

(4) A surveyor using an iron bar sixty centimetres long shall plant the bar in the ground so that the top of the bar is not more than ten centimetres above the surface of the ground. O. Reg. 525/91, s. 2 (4).

(5) A surveyor using an iron bar less than sixty centimetres long shall wedge, cement or lead the bar into bedrock, concrete or asphalt so that the top of the bar is not more than five centimetres above the surface of the bedrock, concrete or asphalt, as the case may be. O. Reg. 525/91, s. 2 (5); O. Reg. 219/10, s. 2 (3).

(6) A surveyor using a rock bar shall wedge, cement or lead the bar into bedrock, concrete or asphalt so that the top of the bar is not more than five centimetres above the surface of the bedrock, concrete or asphalt, as the case may be. O. Reg. 219/10, s. 2 (4).

(7) A surveyor using a rock plug shall wedge, cement or lead the plug into bedrock, concrete or asphalt so that the top of the plug is not more than 25 millimetres above the surface of the bedrock, concrete or asphalt, as the case may be. O. Reg. 219/10, s. 2 (4).

(8) A surveyor using a rock post shall wedge, cement or lead the post into bedrock, concrete or asphalt so that at least the underside of the identification cap is flush with the surface of the bedrock, concrete or asphalt, as the case may be. O. Reg. 525/91, s. 2 (8); O. Reg. 219/10, s. 2 (5); O. Reg. 505/21, s. 2.


(9) A surveyor using a short standard iron bar or a standard iron bar shall plant the bar in the ground so that the top of the bar is not more than ten centimetres above the surface of the ground. O. Reg. 525/91, s. 2 (9).

(10) A surveyor shall permanently mark every monument planted by him or her, except a cut cross, with the identification of the surveyor or firm of surveyors for whom the surveyor is agent. O. Reg. 525/91, s. 2 (10).

(11) The identification required by subsection (10),

- (a) shall be stamped within five centimetres of the top of the monument to a depth of at least 0.5 millimetres and numbered or lettered from the top down; or
- (b) shall be stamped on a tag washer or cap permanently affixed to the monument. O. Reg. 525/91, s. 2 (11); O. Reg. 219/10, s. 2 (6).

3. (1) On a plan of survey, the surveyor shall designate all monuments planted, including those which replace found monuments by,

(a) the symbol  ; and


(b) the letters of designation for the monument set out in the following Table:

TABLE

Item	Type of monument	Letters of designation
1.	Concrete pin	CP
2.	Cut cross	CC
3.	Iron bar	IB
3.1	Plastic bar	PB
4.	Rock bar	RB
5.	Rock plug	RPL
6.	Rock post	RP
7.	Short standard iron bar	SSIB
8.	Standard iron bar	SIB

O. Reg. 525/91, s. 3 (1); O. Reg. 219/10, s. 3.

(2) On a plan of survey, the surveyor shall designate a found monument by,

(a) the symbol  ;

- (b) the letters of designation for the monument set out in the Table or, if there are none, a full description of the monument; and
  - (c) the identification numbers, letters, words or symbols found on the monument or, if there are none, the name of the surveyor who planted the monument or prepared the plan of survey in respect of which the monument was planted. O. Reg. 525/91, s. 3 (2).
- (3) Clause (2) (c) does not apply if it is impossible to determine the identification numbers, letters, words or symbols or the name of the surveyor who planted the monument or prepared the plan of survey. O. Reg. 525/91, s. 3 (3).

#### GENERAL SURVEYS

4. (1) In every survey of land that defines, locates or describes a line, boundary or corner of a unit of land, the surveyor shall plant a monument,
- (a) at every angle or corner on the line or boundary; and
  - (b) at points on the line or boundary not more than 150 metres apart in built-up areas and not more than 300 metres apart elsewhere. O. Reg. 525/91, s. 4 (1).
- (2) The surveyor shall plant a cut cross, rock bar, rock post, rock plug or standard iron bar at,
- (a) at least one-quarter of the total number of angles, corners and points referred to in clause (1) (a); and
  - (b) every angle and corner shown on a plan of survey made under competent authority. O. Reg. 525/91, s. 4 (2); O. Reg. 219/10, s. 4.
- (3) The surveyor may plant monuments at points further apart than is provided in clause (1) (b) if the land being surveyed is,
- (a) an original township lot;
  - (b) a part, granted by the Crown, of an original township lot if that part is at least sixteen hectares;
  - (c) a mining location or mining claim; or
  - (d) land located in unsurveyed territory consisting of at least sixteen hectares. O. Reg. 525/91, s. 4 (3).
- (4) A unit of land that is not more than one metre in perpendicular width may be monumented on only one boundary. O. Reg. 525/91, s. 4 (4).

#### SUBDIVISION SURVEYS

5. (1) In every survey of land made in preparation of a plan of subdivision, the surveyor shall,
- (a) define every angle and corner on the exterior boundary of the subdivided land, every angle of each street intersection, the beginning and end of every curved boundary of constant radius and every angle in every street boundary by a cut cross, rock bar, rock post, rock plug or standard iron bar; and
  - (b) define every unit corner and every angle in the boundary of a unit not required to be defined under clause (a) by a monument listed in subsection 2 (1). O. Reg. 525/91, s. 5 (1); O. Reg. 219/10, s. 5 (1, 2).
- (2) A unit of land that is not more than one metre in perpendicular width may be monumented on only one boundary. O. Reg. 525/91, s. 5 (2).
- (3) In addition to the monuments required under subsection (1), the surveyor shall ensure that monuments are planted not more than 150 metres apart to define angles, corners and points in the boundary of every unit of land and every street and in the exterior boundary of the subdivided land. O. Reg. 525/91, s. 5 (3).
- (4) The surveyor shall use a monument listed in subsection 2 (1) to comply with subsection (3). O. Reg. 219/10, s. 5 (3).
- (5) If there is not adequate space on a plan of subdivision to show the symbol and letters of designation for monuments at the corners of units of land and they are all of the same type, a statement in bold print listing and describing the type of monument and listing the units so monumented may be included in a conspicuous place on the face of the plan. O. Reg. 525/91, s. 5 (5).
- (6) Subsection (5) does not apply if the monuments are of a type described under clause (1) (a). O. Reg. 525/91, s. 5 (6).
- (7) The surveyor is not required to comply with section 3 in respect of the monuments listed in the manner described under subsection (5). O. Reg. 525/91, s. 5 (7).
- (8) For the purpose of this section, a plan of subdivision is a plan of subdivision to which the *Planning Act* applies. O. Reg. 525/91, s. 5 (8).

#### EASEMENT SURVEYS

6. (1) In every easement survey in which the sides of the easement are parallel, the surveyor shall plant a monument on one limit of the easement or on a survey line within and referencing the boundaries of the easement,

- (a) at points not more than 150 metres apart in built-up areas and not more than 300 metres apart elsewhere;
  - (b) at the point of every angle or bend; and
  - (c) at the beginning and end of every curve of constant radius. O. Reg. 525/91, s. 6 (1).
- (2) The surveyor shall use cut crosses, rock bars, rock posts, rock plugs or standard iron bars to comply with subsection (1). O. Reg. 525/91, s. 6 (2); O. Reg. 219/10, s. 6.
- (3) In every easement survey in which the sides of the easement are not parallel, the surveyor shall plant monuments in accordance with subsections 4 (1) and (2) at all corners and angles of the easement. O. Reg. 525/91, s. 6 (3).
- (4) In every easement survey in which a monumented boundary intersects the monumented easement limit or the survey line, the surveyor shall plant a monument at the intersection. O. Reg. 525/91, s. 6 (4).
- (5) Subject to subsections (6) and (7), in every survey of land that defines, locates or describes the boundaries of two or more existing or proposed easements or any part thereof, the surveyor shall plant monuments on each easement in accordance with subsections (1), (2), (3) and (4). O. Reg. 525/91, s. 6 (5).
- (6) The surveyor is not required to plant monuments at the intersections of the easements referred to in subsection (5). O. Reg. 525/91, s. 6 (6).
- (7) If two or more of the easements are parallel and have a common limit or limits, the surveyor shall plant monuments in accordance with subsections (1), (2) and (4) on the common limit or limits only. O. Reg. 525/91, s. 6 (7).
- (8) Despite subsections (1) and (2), in an easement survey of an easement that lies wholly within the boundaries of another easement, the surveyor shall define the boundaries of the contained easement by the outer easement if,
- (a) the boundaries of the contained easement are parallel to the boundaries of the outer easement;
  - (b) the monumentation of the outer easement survey line complies with subsections (1) and (2); and
  - (c) the monuments on the existing survey line are intervisible with at least one other monument on the survey line. O. Reg. 525/91, s. 6 (8).
- (9) If the survey is of an easement within a subdivision, any found monuments at points requiring monumentation under this subsection shall be deemed to comply with subsections (1) and (2). O. Reg. 525/91, s. 6 (9).
- (10) Subsections (1), (2) and (3) do not apply if the survey is of an existing easement that lies wholly within the limits of an existing or proposed route widening and the boundaries of the easement are defined by reference to monuments planted in the limit of the route. O. Reg. 525/91, s. 6 (10).

#### ROUTE SURVEYS

- 7.** (1) In a route survey, the surveyor shall plant monuments on the limits of the route,
- (a) at points not more than 150 metres apart in built-up areas and not more than 300 metres apart elsewhere;
  - (b) at the point of every angle or bend; and
  - (c) at the beginning and end of every curve of constant radius. O. Reg. 525/91, s. 7 (1).
- (2) The surveyor shall use rock bars, rock posts, rock plugs or standard iron bars to comply with subsection (1). O. Reg. 525/91, s. 7 (2).
- (3) In a survey that defines a new route, the surveyor shall plant a monument at every intersection of the limits of the new route with a monumented boundary. O. Reg. 525/91, s. 7 (3).
- (4) Section 4 does not apply to a survey of land lying within the limits of a route. O. Reg. 525/91, s. 7 (4).
- (5) The surveyor shall define the location of any found monument or boundary mark within the limits of the route that is likely to be removed, lost or destroyed during the construction, improvement or widening of the route by reference to a monument planted under subsection (1) in the limit of the route. O. Reg. 525/91, s. 7 (5).

#### SURVEYOR'S REAL PROPERTY REPORT

- 8.** (1) For the purpose of this section, a surveyor's real property report is a survey that locates a building or structure in relation to the boundaries of a unit of land which is not occupied by apartment or condominium buildings, townhouses or industrial or commercial buildings. O. Reg. 525/91, s. 8 (1).
- (2) In a surveyor's real property report that locates a completed building or structure, the surveyor shall plant a monument listed in subsection 2 (1) at every corner and angle at the front of the unit of land. O. Reg. 525/91, s. 8 (2); O. Reg. 505/21, s. 3 (1).
- (3) In a surveyor's real property report that locates the foundation of a building or structure under construction, the surveyor shall plant a monument listed in subsection 2 (1) at least one corner or angle at the front of the unit of land. O. Reg. 525/91, s. 8 (3); O. Reg. 505/21, s. 3 (2).

(4) The surveyor shall designate the monuments on the surveyor's real property report in the manner described in subsection 3 (1). O. Reg. 525/91, s. 8 (4).

#### SURVEYS UNDER THE *BOUNDARIES ACT*

**9.** (1) Subject to subsections (3) and (5), the surveyor shall plant a monument in every boundary that is the subject of an application under the *Boundaries Act*,

- (a) at every angle and corner;
- (b) at the beginning and end of every curve of constant radius; and
- (c) at points not more than 150 metres apart. O. Reg. 525/91, s. 9 (1).

(2) The surveyor shall use cut crosses, rock bars, rock posts, rock plugs or standard iron bars to comply with subsection (1). O. Reg. 525/91, s. 9 (2); O. Reg. 219/10, s. 7 (1).

(3) If the application under the *Boundaries Act* is made by or on behalf of the council of a municipality to confirm all the boundaries of the parcels of land within an area designated in the by-law authorizing the application, the surveyor shall,

- (a) plant a cut cross, rock bar, rock post, rock plug or standard iron bar,
  - (i) at every angle and corner on the exterior boundary of the designated area,
  - (ii) at every angle of each street intersection,
  - (iii) at the beginning and end of every curved boundary of constant radius, and
  - (iv) at every angle in every street boundary; and

- (b) plant a monument listed in subsection 2 (1) at every parcel corner and every angle in the boundary of a parcel not required to be monumented under clause (a). O. Reg. 525/91, s. 9 (3); O. Reg. 219/10, s. 7 (2, 3).

(4) In addition to the monuments required under subsection (3), the surveyor shall ensure that monuments are planted not more than 150 metres apart to define angles, corners and points in the boundary of every parcel and street and in the exterior boundary of the area designated in the by-law. O. Reg. 525/91, s. 9 (4).

(5) If application is made under the *Boundaries Act* to confirm the true location of a boundary established during the original township survey, the surveyor shall plant monuments at points not more than 150 metres apart in built-up areas and not more than 300 metres apart elsewhere. O. Reg. 219/10, s. 7 (4).


(6) The surveyor shall use cut crosses, rock bars, rock posts, rock plugs or standard iron bars to comply with subsections (4) and (5). O. Reg. 525/91, s. 9 (6); O. Reg. 219/10, s. 7 (5).

#### GENERAL

**10.** The surveyor shall plant a monument listed in subsection 2 (1) at every angle on a survey line established to make a closed traverse to determine and reference an irregular boundary. O. Reg. 525/91, s. 10; O. Reg. 505/21, s. 4.

**11.** (1) If it is impossible or impractical to plant a monument required by this Regulation because of the nature of the location of the point, the surveyor shall define the point with a monument that substantially complies with this Regulation. O. Reg. 525/91, s. 11 (1).

(2) The surveyor shall designate a monument authorized by subsection (1) on a plan of survey by,

(a) the symbol  ; and

(b) a full description of the form and kind of monument. O. Reg. 525/91, s. 11 (2).

(3) A found monument or boundary mark that is substantial and durable and accurately defines a point substantially complies with this Regulation for the purpose of subsection (1). O. Reg. 525/91, s. 11 (3).

(4) If it is impossible or impractical to plant a standard iron bar as required by this Regulation because of underground structures or services or the lack of overburden, the surveyor shall use the most stable monument that is listed in subsection 2 (1). O. Reg. 219/10, s. 8 (1); O. Reg. 505/21, s. 5.

(5) If it is impossible or impractical to plant a monument required by this Regulation or permitted by subsection (1) because of the nature of the location of the point, the surveyor shall plant the monument as near as possible, but not closer than one metre, to the point. O. Reg. 525/91, s. 11 (5).

(6) If possible, the surveyor shall plant the monument authorized by subsection (5) on the existing or proposed boundary of the lands being surveyed or on the production of the existing or proposed boundary of the lands. O. Reg. 219/10, s. 8 (2).

(7) On a plan of survey, the surveyor shall designate a monument planted under subsection (5) by the letters WIT and the letters of designation in accordance with subsection (2) or subsection 3 (1). O. Reg. 525/91, s. 11 (7).

(8) If the points in a survey requiring monumentation under this Regulation are located within ten centimetres of a structure, the surveyor may define the lines, boundaries or corners of the unit of land in relation to the structure and the points need not be monumented. O. Reg. 525/91, s. 11 (8).

**12.** On a plan of survey, the surveyor may designate one type of monument by symbol alone if,

- (a) the symbol and letters of designation for that type of monument as required by subsection 3 (1) are shown by legend on the face of the plan; and
- (b) all other types of monuments are designated on the plan by the symbol and letters of designation required by subsection 3 (1). O. Reg. 525/91, s. 12.

**13.** In a survey that defines, locates or describes a line, boundary or corner of a unit of land in relation to the regulated level of a body of water or that defines a boundary in reference to an elevation, the surveyor shall note on the plan of survey the origin of the elevation in the following format:

Elevation Reference

Elevations shown hereon are based on a bench mark (describe location and identification, if any) having an elevation of ..... metres, (describe reference datum).

O. Reg. 525/91, s. 13.

**14.** OMITTED (REVOKES OTHER REGULATIONS). O. Reg. 525/91, s. 14.

**15.** OMITTED (PROVIDES FOR COMING INTO FORCE OF PROVISIONS OF THIS REGULATION). O. Reg. 525/91, s. 15.

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