



<b>Number: GO-12/001</b>		<b>Page 1 of 13</b>
<b>Owner</b> Ministry of Justice - Controller of Surveys	<b>Manual</b> Surveys	<b>Last Revisions</b> July 9, 2007 November 14, 2007 February 3, 2012 March 18, 2024
<b>Policy Name</b> Water boundaries and Accretion: discrepancies between water boundaries shown on new plans with approved plans.	<b>Effective Date</b> November 3, 2004	<b>Revised Date</b> April 28, 2026

**Policy Statement:**

*The Miscellaneous Statutes (Accretion) Amendment Act* came into force on May 10, 2024, upon the passing of the five following regulations: *The Provincial Lands (Agriculture)(Accretion) Amendment Regulations, 2024, The Crown Resource Land (Accretion) Amendment Regulations, 2024, The Mineral Parcel Accretion Regulations, The Land Titles (Accretion) Amendment Regulations, 2024, and The Land Surveys (Accretion) Amendment Regulations, 2024.*

See the bottom of page 3 of this policy for a high-level process for following the amendment of the legislation acknowledging accretion.

Prior to the passing of this legislation, surveys related to water bodies were based on an eighty (80) metre tolerance for primary surveys and a five (5) metre tolerance for secondary surveys. This process and the tolerance values were established by the Controller of Surveys with the land-owning ministries to accommodate water boundary discrepancies. This process and tolerance values will be continued to be used to process new plans in a timely manner.

The previous policy version provided guidance for dealing with the differences encountered between water boundaries shown on new plans with existing plans, that are reflected in the cadastral parcel mapping system. The tolerances have been established for when lines, representing the bank, on different plans of survey could be merged into one line or when a new line is created due to a larger difference.

The following factors were taken into consideration in establishing these tolerances:

- The accuracy of the plotting of water boundaries can vary depending on the different sources of information used to plotted from. These include: township plans, air photos or bank traverses shown on secondary plans.
- Titles and Grants refer to banks as they are drawn and shown on plans.
- It has been determined that there are many factors that can contribute to inaccuracies in the plotting of banks on plans. These included:
  - date of survey, field conditions, and equipment used

- degree of difficulty in interpreting location of bank on ground
- interpretation of field notes
- Subsequent plotting of banks onto plans and scale of plan.

For example, a typical township plan is drawn at a scale of 1:31,680 (40 chains to an inch). At this scale a line width represents approximately 30 metres and a minor plotting error could result in a 90 metre discrepancy. Secondary plans are generally drawn at a scale of 1:2,000 or 1:5,000. At these scales a line width would represent approximately 2 and 5 metres respectively and minor plotting errors could put the banks out by 6 and 15 metres respectively.

For these reasons the tolerances of 80 metres (m) for township plans and 5 metres (m) for secondary plans were considered practical.

These tolerances are perpendicularly defined on both sides of the current titled boundary and creates either a 160 metre or a 10 metre band, that the new boundary is required to fall within the applicable band to be within tolerance. If the new boundary falls outside the applicable band, then the boundary is not within tolerance.

Going forward with the acceptance of accretion, these established tolerances are being maintained for all new surveys. Surveys both within and not within tolerance will continue to be handled as they have been in accordance with this policy and all prior versions specific to the plan requirements.

**NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.**

In the following scenarios and examples, reference is made to “Old Bank” “Previous Plan Bank” and “New Bank”. The definitions for these are as follows:

- Old Bank
  - Refers to the bank as plotted on the specific Township Plan that title is based on and is reflected in the cadastral parcel mapping system.
- Previous Plan Bank
  - Refers to the bank as plotted on a secondary plan that title is based on, which represents the boundary either by survey traverse, imagery or other and reflected in the cadastral parcel mapping system.
- New Bank
  - Refers to the bank as plotted on the new plan.

*Please note that that these key terms will be expressly used throughout the remainder of this policy and continued reference to this section is stressed.*

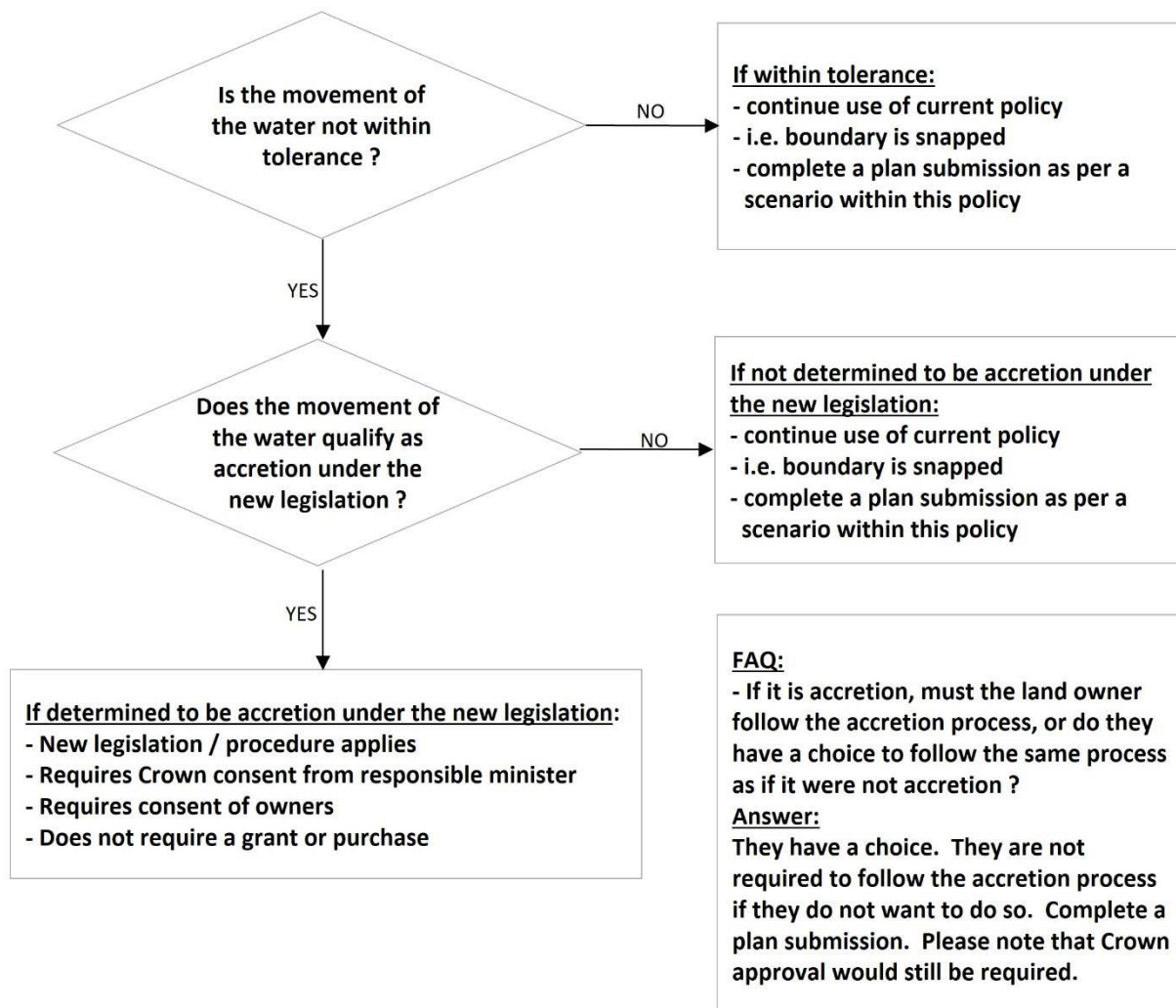
**NOTE:**

In the following scenarios the Old Bank and Previous Plan Bank are to be shown as a dashed line when it is not within tolerance with the New Bank. When they are within tolerance they are not to be shown on the plan.

The wording provided for the “Title Block Format” in the following scenarios #8 and #9 are suggestive wording i.e. “part of versus all of”, while the other scenarios are not.

In the following scenarios, where the Old Bank is found to be in error on the plan that defined it, that plan can be amended prior to proceeding with the new plan. In situations when the error is within tolerance, an amendment will not be accepted.

**Process:**



**Policy:**

**TOWNSHIP PLAN**

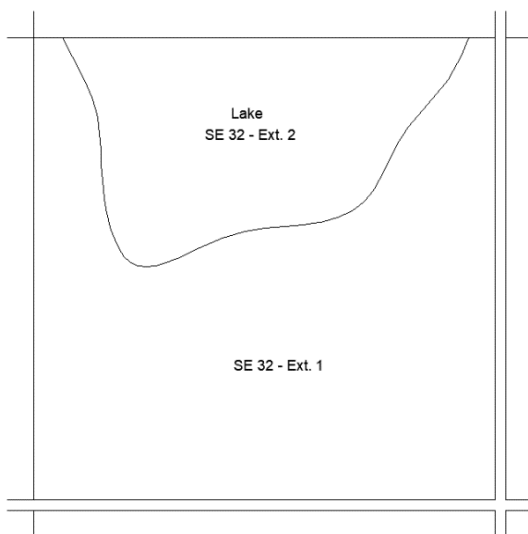
A) WHERE THE NEW BANK IS **WITHIN TOLERANCE** OF THE OLD BANK: The allowed tolerance for the difference between the new bank and the old bank is 80m perpendicularly. When the new bank is within this tolerance, it will be accepted as the boundary.

- Only the portion of the water boundary affected by the new parcels will be accepted as the boundary. The portions of the water boundaries lying outside the new parcels will not be affected. (See scenarios 1 and 2)

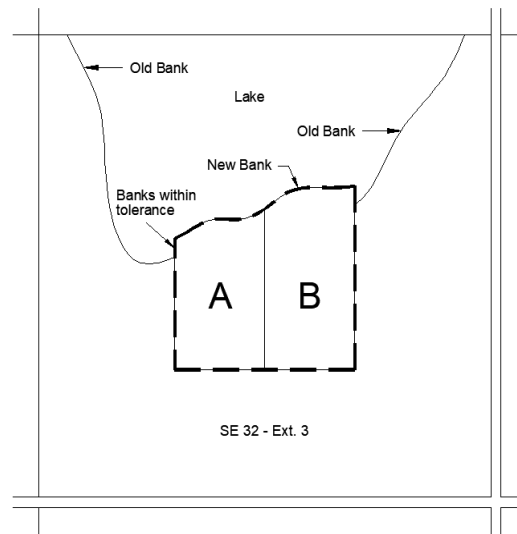
**Scenario #1:**

- Lake size reduced as shown on new survey and is within the 80m tolerance.

**Before New Plan (Source Parcels)**



**New Plan (New Parcels)**



- The township water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on the new plan. The water boundaries outside the new parcels remain unchanged as defined.

**Title Block Format**

... Surface Subdivision of part of S.E. 1/4, Sec 32 ...

**Transform Approval Certificate**

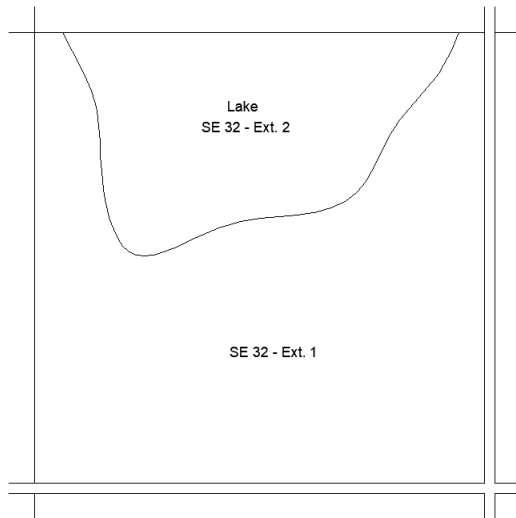
Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan__ Ext.0	Parcel (Generic)
		Blk/Par B-Plan__ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)

**TOWNSHIP PLAN**

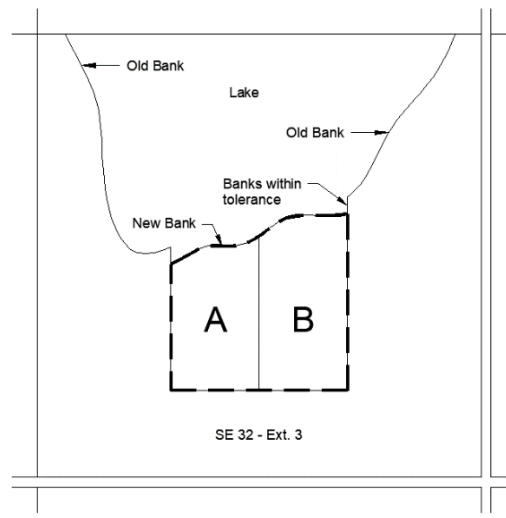
**Scenario #2:**

- The lake size increased as shown on new survey and is within the 80m tolerance.

**Before New Plan (Source Parcels)**



**New Plan (New Parcels)**



- The township water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on new plan. The water boundaries outside the new parcels remain unchanged as defined.

**Title Block Format**

... Surface Subdivision of part of S.E. 1/4, Sec 32 ...

**Transform Approval Certificate**

<b>Source Parcel(s)</b>	<b>Class Code</b>	<b>New Parcel(s)</b>	<b>Class Code</b>
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan___ Ext.0	Parcel (Generic)
		Blk/Par B-Plan___ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)

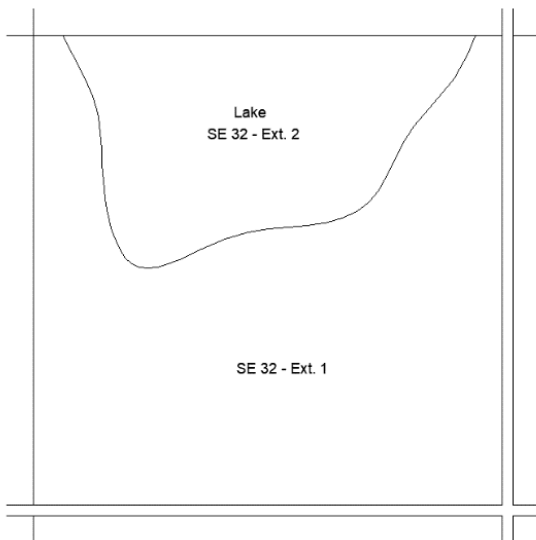
**TOWNSHIP PLAN**

B) WHERE THE NEW BANK IS **NOT WITHIN TOLERANCE** OF THE OLD BANK: The allowed tolerance for the difference between the new bank and the old bank is 80m perpendicularly. When the new bank and the old bank are not within the tolerance of 80m perpendicularly, both water boundaries will be shown. The parcel created within the two boundaries will be dealt with as shown in scenarios 3 and 4.

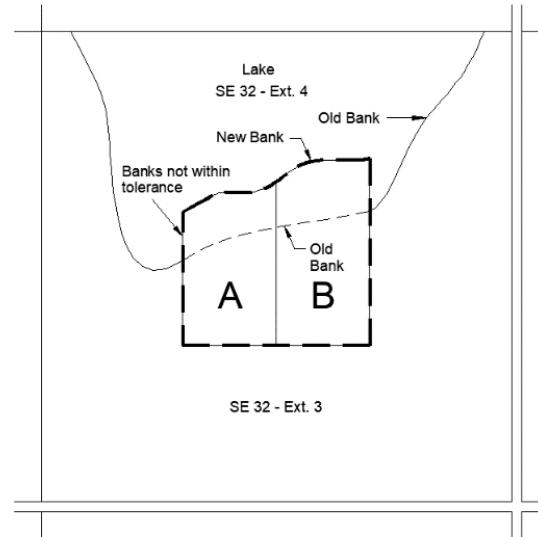
**Scenario #3:**

- Lake size reduced as shown on new survey and is not within the 80m tolerance.

**Before New Plan (Source Parcels)**



**New Plan (New Parcels)**



- Both water boundaries are shown. The old bank is shown dashed through the new parcels

**Title Block Format**

... Surface Subdivision of part of S.E. 1/4, Sec 32 ... and of part of Lake ... within the S.E. 1/4, ...

**Transform Approval Certificate**

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	Blk/Par A-Plan__ Ext.0	Parcel (Generic)
		Blk/Par B-Plan__ Ext.0	Parcel (Generic)
		SE32-Ext.4	Water Body
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan__ Ext.0	Parcel (Generic)
		Blk/Par B-Plan__ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)

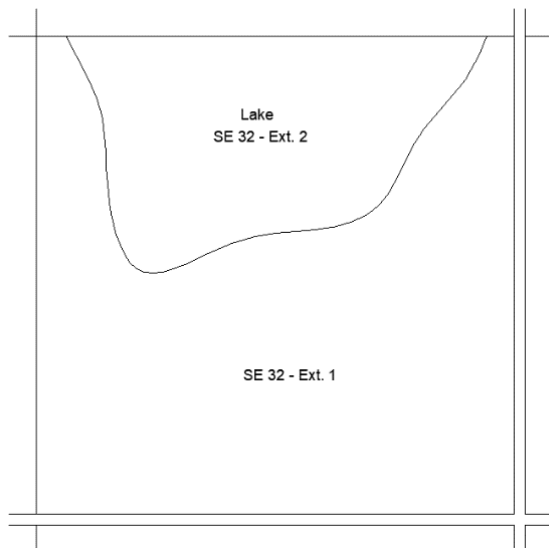
**Note: Because portions of new parcels come from abstracted land, a grant is required in the Land Registry submission for the portion formerly under water.**

**TOWNSHIP PLAN**

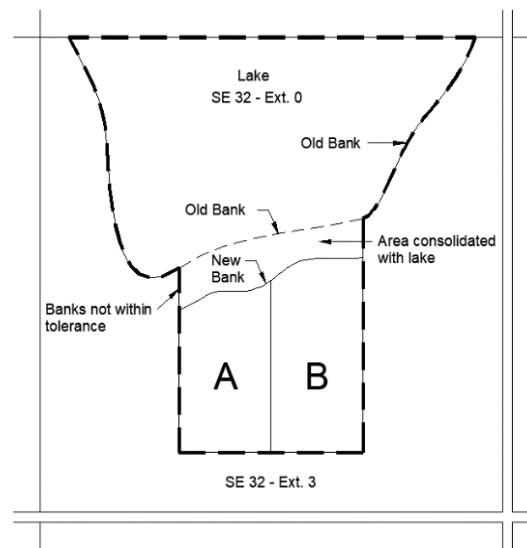
**Scenario #4:**

- The lake size increased as shown on new survey and is not within the 80m tolerance.

**Before New Plan (Source Parcels)**



**New Plan (New Parcels)**



- Both water boundaries are shown.
- The portion of land between the newly defined bank and the township bank is consolidated with the lake. Therefore, the Approval line includes Parcels A & B as well as the entire lake within the source parcel.

**NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.**

**Title Block Format**

... Surface Subdivision of part of S.E. 1/4, Sec 32 ... and Surface Consolidation of part of S.E. 1/4, Sec 32 ... with all of Lake ...

**Transform Approval Certificate**

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	SE32- ... - Plan ___ Ext.0	Water Body
SE32-Ext.1	Parcel Generic	Blk/Par A-Plan ___ Ext.0	Parcel (Generic)
		Blk/Par B-Plan ___ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)
		SE32- ... - Plan ___ Ext.0	Water Body

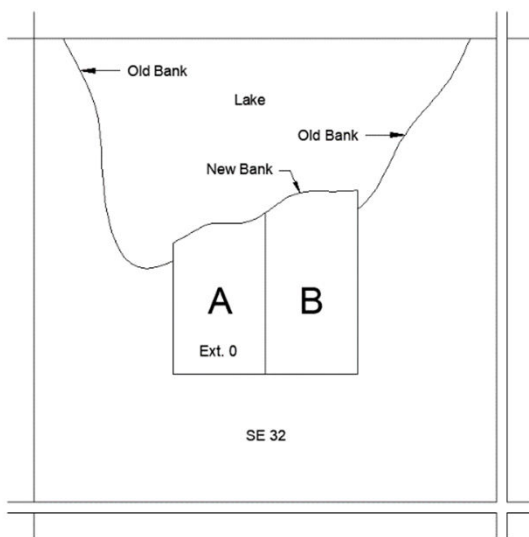
**SECONDARY PLAN**

- C) WHERE THE NEW BANK IS **WITHIN TOLERANCE** OF THE BANK SHOWN ON PREVIOUS PLAN: The allowed tolerance for differences between the new bank and the previous plan bank is 5m perpendicularly. When the new bank is within this tolerance, it will be accepted as the boundary.
- Only the portion of the water boundary affected by the new parcels will be accepted as the newly defined water boundary. The portions of the water boundaries lying outside the new parcels will not be affected. (See scenarios 5 and 6)

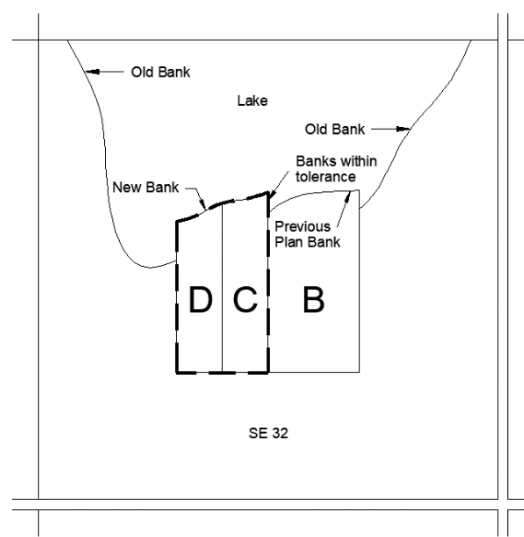
**Scenario #5:**

- The lake size reduced as shown on new survey and is within the 5m tolerance.

**Before New Plan (Source Parcel A)**



**New Plan (New Parcels C and D)**



- The water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on the new plan. The water boundaries outside the new parcels remain unchanged from the previously defined bank.

**Title Block Format**

... Surface Subdivision of all of Parcel A, Plan ...

**Transform Approval Certificate**

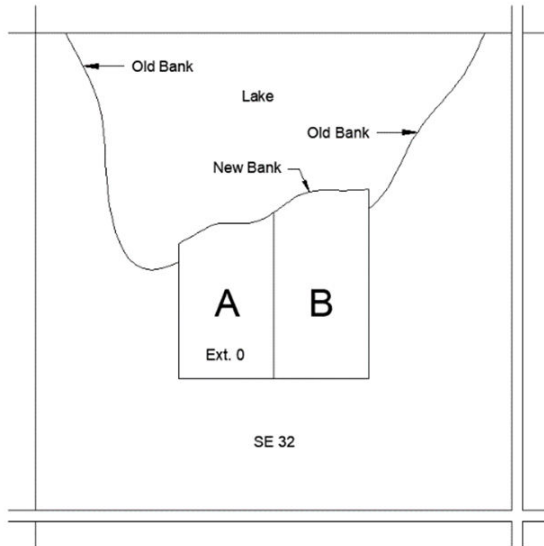
<b>Source Parcel(s)</b>	<b>Class Code</b>	<b>New Parcel(s)</b>	<b>Class Code</b>
Blk/Par A-Plan __ Ext.0	Parcel Generic	Blk/Par C-Plan __ Ext.0	Parcel (Generic)
		Blk/Par D-Plan __ Ext.0	Parcel (Generic)

**SECONDARY PLAN**

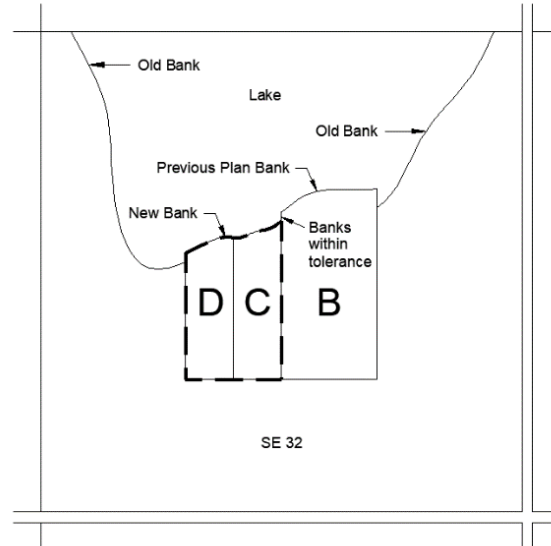
**Scenario #6:**

- The lake size increased as shown on new survey and is within the 5m tolerance.

**Before New Plan (Source Parcel A)**



**New Plan (New Parcels C and D)**



- The water boundary affected by the new parcels is adjusted in the cadastral parcel mapping system to the water boundary as defined on the new plan. The water boundaries outside the new parcels remain unchanged from the previously defined bank.

**Title Block Format**

... Surface Subdivision of all of Parcel A, Plan ...

**Transform Approval Certificate**

<b>Source Parcel(s)</b>	<b>Class Code</b>	<b>New Parcel(s)</b>	<b>Class Code</b>
Blk/Par A-Plan __ Ext.0	Parcel (Generic)	Blk/Par C-Plan__ Ext.0	Parcel (Generic)
		Blk/Par D-Plan__ Ext.0	Parcel (Generic)

**SECONDARY PLAN**

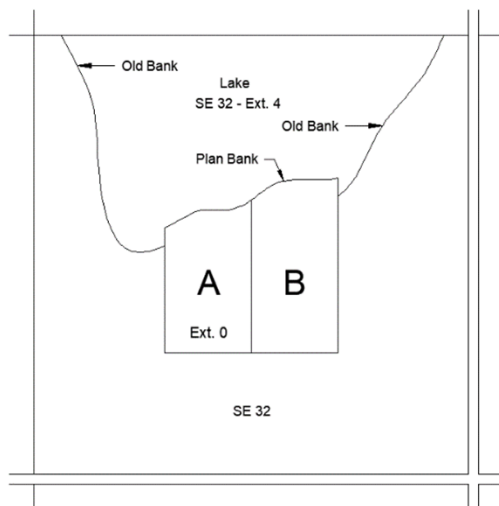
- D) WHERE THE NEW BANK IS **NOT WITHIN TOLERANCE** OF THE BANK SHOWN ON PREVIOUS PLAN: The allowed tolerance for differences between the new bank and the previous plan bank is 5m perpendicularly. When the new bank and the previous plan bank are not within the tolerance of 5m perpendicularly, both water boundaries will be shown. The parcel created within the two boundaries will be dealt with as shown in scenarios 7 and 8.

- Only the portion of the water boundary affected by the new parcels will be accepted as the newly defined water boundary. The portions of the water boundaries lying outside the new parcels will not be affected. (See scenarios 7 and 8)

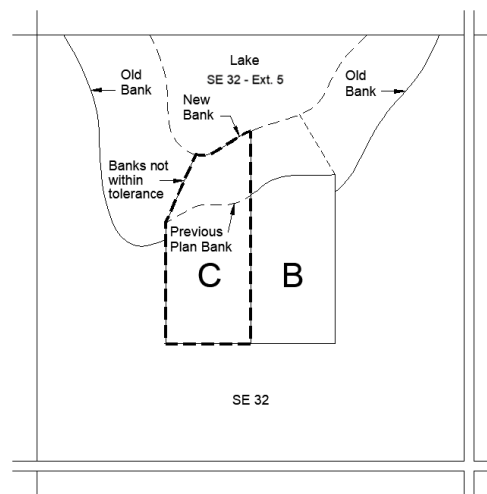
**Scenario #7:**

- The lake size reduced as shown on new survey and is not within the 5m tolerance.
- In the below diagram the new bank occurred thru accretion and the extent of the bank has been apportioned from the total extent in the source parcel. As there are options on how the apportionment or other means available to define the extent of the bank when accretion has occurred, the surveyor is required to advise and have their method approved by the Controller prior to the submission of his plan.

**Before New Plan (Source Parcel A and SE 32-Ext.4)**



**New Plan (New Parcel C)**



- Both water boundaries are shown for the new parcel(s). The previous plan water boundary is shown dashed through the new parcels. The portions of the water boundaries lying outside the new parcels will not be affected.

**Title Block Format**

... Surface Subdivision of all of Parcel A, Plan ... and of part of Lake ... within the S.E. 1/4, ...

**Transform Approval Certificate**

<b>Source Parcel(s)</b> SE32-Ext.4	<b>Class Code</b> Water Body	<b>New Parcel(s)</b> Blk/Par C-Plan__ Ext.0 SE32-Ext.5	<b>Class Code</b> Parcel (Generic) Water Body
Blk/Par A-Plan __ Ext.0	Parcel (Generic)	Blk/Par C-Plan__ Ext.0	Parcel (Generic)

**Note: Because portions of new parcels come from abstracted land, a grant is required in the Land Registry submission for the portion formerly under water.**

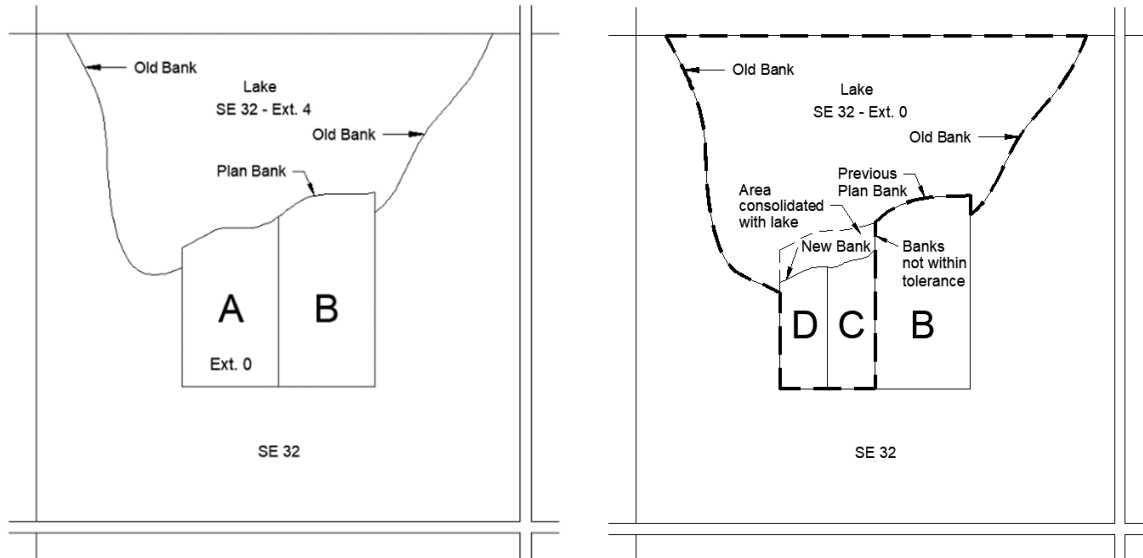
**SECONDARY PLAN**

**Scenario #8:**

- Lake size increased as shown on the new survey and is not within the 5m tolerance.

**Before New Plan (Source Parcel A and SE32-Ext.4)**

**New Plan (New Parcels C and D)**



- Both water boundaries are shown within the new parcel(s). The previous plan water boundary is shown dashed through the new parcels. The portions of the water boundaries lying outside the new parcels will not be affected.
- The portion of land between the new bank and the previous plan bank is consolidated with the lake. Therefore, the Approval line must include Parcels C & D as well as the entire lake within the source parcel.

**NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.**

**Title Block Format**

... Surface Subdivision of part of Parcel A, Plan ... and Surface Consolidation of part of Parcel A, Plan ... with all of Lake ... within the S.E. 1/4, ...

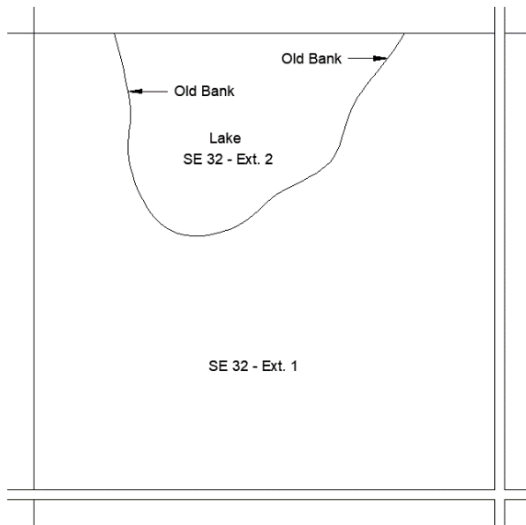
**Transform Approval Certificate**

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.4	Water Body	SE32- ... - Plan __ Ext.0	Water Body
Blk/Par A-Plan __ Ext.0	Parcel (Generic)	Blk/Par C-Plan __ Ext.0	Parcel (Generic)
		Blk/Par D-Plan __ Ext.0	Parcel (Generic)
		SE32- ... - Plan __ Ext.0	Water Body

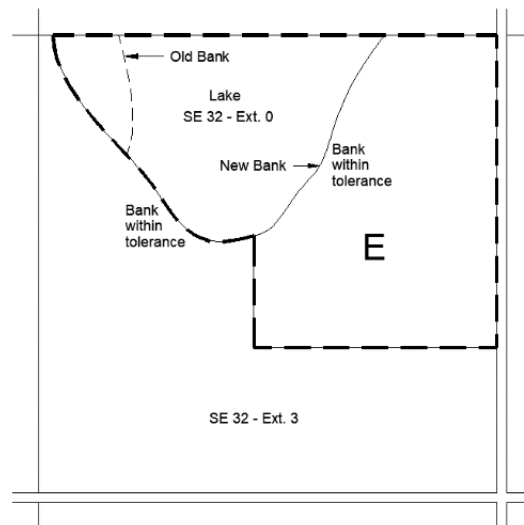
**Scenario #9a:**

- The lake is being fully redefined within the quarter and is not within the 80m tolerance for the portion that is not common with the new parcel.
- In all the previous scenarios the entire water boundary may also be redefined, but it is not required and is only shown in this scenario as an example. If the entire water body is redefined the plan and title block are required to be reflected properly.

**Before New Plan (Source Parcels)**



**New Plan (New Parcel)**



- Both water boundaries are shown for the not within tolerance portion only. The not within tolerance portion is not consolidated with the lake, as is shown in scenario #4. As the lake is also being fully redefined, the lake is treated the same as a new parcel, and the quarter is shown as a remainder from the not within tolerance water and the new Parcel E.

**NOTE: In situations where the water body has increased in size, the Controller may accept larger tolerances where in his opinion the circumstances are justified.**

**Title Block Format**

... Surface Subdivision of part of S.E. 1/4, Sec 32 ... and all of Lake ... within the S.E. 1/4, ...

**Transform Approval Certificate**

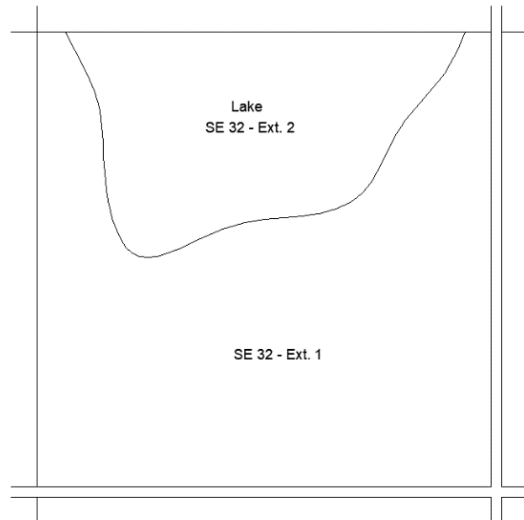
Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	SE32- ... - Plan __ Ext.0	Water Body
SE32-Ext.1	Parcel (Generic)	Blk/Par E-Plan __ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)
		SE32- ... - Plan __ Ext.0	Water Body

In the above scenario #9a there are a number of variations in the location of the approval line and wording of the title block, dependent on the portion(s) being not within tolerance and its location(s).

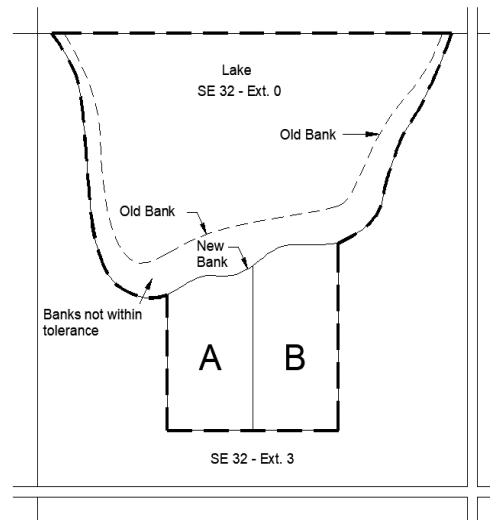
**Scenario #9b:**

- This scenario is a variation of the previous scenario 9a.
- The only difference between these two scenarios is in this scenario the new parcel is not common with the EW quarter line which is the same as all the other scenarios in this policy.

**Before New Plan (Source Parcels)**



**New Plan (New Parcel)**



**NOTE:** In the situation where only the water body is being redefined, which is not in conjunction with a subdivision or other plan type, a Descriptive Plan supplementary township plan is required to be prepared. All supplementary township plans require instructions issued by the Controller of Surveys to be submitted with the plan submission.

**Title Block Format**

...Plan of Survey showing Surface Subdivision of part of S.E. 1/4, Sec 32 ... all of Lake ... within the S.E. 1/4, ...

**Transform Approval Certificate**

Source Parcel(s)	Class Code	New Parcel(s)	Class Code
SE32-Ext.2	Water Body	SE32- ... - Plan __ Ext.0	Water Body
SE32-Ext.1	Parcel (Generic)	Blk/Par A-Plan __ Ext.0	Parcel (Generic)
		Blk/Par B-Plan __ Ext.0	Parcel (Generic)
		SE32-Ext.3	Parcel (Generic)
		SE32- ... - Plan__ Ext.0	Water Body

**Approved By: Controller of Surveys**

**Date: April 28, 2026**