



Department of Community Development – Planning Division

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DEVELOPMENT INFORMATION BULLETIN

LAND SURVEYS (REAL PROPERTY REPORTS)

This is one in a series of Development Information Bulletins prepared to assist Property Owners and Developers to undertake specific types of development in the City of Mount Pearl. For further information on other Bulletins available in the series please contact the Planning Division - Department of Community Development.

The fundamental purpose of all surveys is to provide property owners with an accurate determination of the size and shape (dimensions) of their property, setting property markers on the corners and reporting on the position of improvements (buildings, etc.) made to the property - particularly with respect to improvements such as fences near the property boundaries. Under the laws of Newfoundland & Labrador, only a licensed Newfoundland Land Surveyor may provide you with this information. Here are some circumstances where surveys may be required:

Confirm what you are purchasing. Are you really getting what you are paying for? Only a land surveyor knows your boundaries.

Check the position of existing structures and fences. To ensure that buildings and improvements are within the property lines and meet Municipal regulations.

See what the property corners are. Where does your property begin and end? Where does the municipal or highway property begin and end?

Settle disputes with neighbours. Only a land surveyor can provide a legal definition of your property boundaries.

Ensure there are no encroachments. If a neighbour isn't aware of property lines (or has chosen to ignore boundaries) issues can arise that often require legal recourse.

Where can I get a copy of my land survey?

When a resident is requesting to review their land survey for any reason, a copy may be found with their mortgage or property purchase documents.

The Registry of Deeds have records of all registered property transactions and conveyances and may have a copy of your land survey within the title information. A Title Search can be undertaken at the Registry of Deeds and this information may include property descriptions, liens against the property, consideration paid for a property, etc. For more information, go to: <https://www.gov.nl.ca/dgsnl/registries/deeds-2/>

The Association of Newfoundland Land Surveyors may also be able to assist you with your land survey requirements. For more information contact:

Association of Newfoundland Land Surveyors

67 Majors Path

St. John's, NL

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