

PDCA Standards for Descriptions of Existing Consolidated Parcels

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When is a single description required and when are multiple descriptions permissible?

Each PDCA shall contain only one description except those parcels of land having received final endorsement on a plan of subdivision /consolidation where the newly created parcel does not show equivalent survey information on the plan to allow for a perimeter description to be written (i.e. e.g. parcel "A" added to a 300 acre parcel that doesn't show survey information on the plan). The original description together with a description for parcel "A" is acceptable).

<p>Plan Approves parcel A as addition to Lot 1 to form Lot 1A</p> <ul style="list-style-type: none"> - Only lines 1-2, 2-3, 3-4 and 4-1 have been surveyed on this plan. - See plan showing subdivision of Lands of ABC Company Ltd., dated March 23rd 1989, prepared by Mr. Surveyor for Lot 1. Registry of Deeds Plan No. 1234. 	<p>(A)</p> <p>In this example, a single description for Lot 1-A would be required in the submission of a PDCA, as the plan shows equivalent survey information on the entire perimeter of Lot 1-A to be able to create a single description.</p>
<p>Plan Approves parcel A as addition to Lot 1 to form Lot 1A</p>	<p>(B)</p> <p>In this example, two descriptions are permissible in the submission of a PDCA. Lines 5-6, 6-7, 7-8 and 8-9 do not show equivalent survey information to allow a single description for Lot 1-A to be written.</p>