

How does the land surveyor prepare the new cadastral plan?

Step 1: The land surveyor gathers information

- from existing cadastral plans and other documents in the Ministère archives
- from titles of ownership registered in registry offices
- from copies of documents submitted by property owners

The land surveyor may also measure the dimensions of your property on the ground to complete the survey.

Step 2: The land surveyor prepares a new cadastral plan by

- integrating lots with no changes, if they are already correctly represented
- correcting inaccuracies, where lots are incorrectly represented
- creating new lots for parcels of land that are not currently represented on the cadastral plan
- grouping together any lots and parts of lots that make up a single property

In all cases, a new lot number is assigned to each property.

Step 3: The land surveyor meets with property owners

During the public meeting that all property owners are invited to attend, the land surveyor records the comments made by individual owners concerning the way their property is shown on the new cadastral plan.

Step 4: The land surveyor updates the new cadastral plan before it becomes official

The new plan is updated to reflect the comments made by property owners, and any recent transactions. At this point, the Ministère makes the new cadastral plan official.

Does one of the following situations apply to you?

You own a condominium

Before going to the meeting, you should note that the new cadastral plan shows only the land on which your building is situated. You will not see your own separate lot, which will be renumbered but will not be changed in any other way.

You have sold or transferred your property

If you have recently sold or transferred your property, or intend to do so within the next three months, you should inform the new owner that a cadastral renewal operation is currently under way. You should also give the new owner all the documents that you have received, including the invitation to attend the meeting.

You own a waterside property

It is sometimes difficult to show waterside properties on the cadastral plan, especially when the banks have been filled or otherwise altered. Not all these problems can be corrected as part of the cadastral reform process.

In some cases, corrections will have to be made to the new cadastral plan after it comes into force to show all property rights accurately. All the landowners concerned will be informed in writing by the ministère du Développement durable, de l'Environnement et de la Lutte contre les changements climatiques which has responsibility for many stateowned lakes and watercourses.

For more information

Visit our website at
www.mern.gouv.qc.ca/cadastre

or

contact the Ministère by phoning
418-627-8600 from the Greater Québec City area, or toll-free, **1-888-733-3720** from elsewhere in Québec.



www.mern.gouv.qc.ca/cadastre



The reform of the Québec cadastre

We have plans for you!



T11-03a-1902

What is the cadastre?

The cadastre shows **your property** on a plan, and identifies it by a lot number. The plan indicates the dimensions, area, shape of your property, and its position in relation to adjacent properties.

Did you know that...

The **lot number** assigned to your property is used to:

- register and publish the rights relating to your property at the registry office
- identify your property for taxation purposes

The reform of the Québec cadastre

The land register has existed since 1860, but it is incomplete and contains some inaccuracies. The Ministère has therefore begun to prepare a new cadastral plan in order to show all properties correctly. **The work required will be carried out by land surveying firms.** Property owners will not be charged for the cadastral work affecting their properties.

As part of the reform:

- 750 000 lot descriptions that contain inaccuracies will be corrected
- 850 000 properties that are not currently shown on the cadastral plan will be included

Why do we need your cooperation?

By taking part in the process, you will help ensure that your property is correctly shown on the new cadastral plan.

If your property is not shown correctly, you could experience delays or other inconvenience during construction work or renovation or when you sell your property. This is why all property owners are being asked to cooperate actively.

Cooperation means...

Examining the documents we send you (Cadastral information specific to your property and the draft plan, if enclosed) **AND** attending the meeting scheduled with the land surveying firm to examine and make comments on the new cadastral plan on which your property is shown.

Did you know that...

The Québec cadastre must be renewed to ensure that the new plan meets the requirements of the Civil Code of Québec regarding property rights.



How important is it to attend the meeting with the land surveying firm?

You have received the form providing the cadastral information specific to your property, which shows the results of the surveying work done on each of your lots. In certain cases, **a copy of part of the draft plan is appended** to this information form. It will help you determine whether you need to attend the meeting, particularly if the information in these documents differs from that in the documents you already have in your possession.

If, after examining the documents, you decide to attend the meeting, representatives of the land surveying company will present you the results of their work and answer any questions you might have. You will find the time and place of the meeting on the second page of the letter you received.

You should bring the following documents with you to the meeting:

- ✓ The enclosed letter, the form providing the cadastral information specific to your property, and the copy of the plan, if enclosed.

The following private documents if you have them:

- ✓ Certificate of location
- ✓ Land surveyor's plan
- ✓ Minutes of boundary determination
- ✓ Unregistered title of ownership

How is the meeting with the land surveying firm organised?

Stage 1:

Examination of the new cadastral plan

With the help of a representative from the land surveying firm, you will examine the plan on which your property is shown. The part of the plan you received (if you received one) is identical to the one that will be presented at the meeting.

Stage 2 (optional):

Application for a review of the work

If you disagree with the way in which your property is shown (or with the way in which your lots have been grouped together, if this is the case), or if you have new arguments to present or new documents to submit, you can speak to the land surveyor who prepared the new cadastral plan. You are entitled to apply for a review of the work if you want a change made to the new cadastral plan.

It is important to attend the meeting, since this is where you will have an opportunity to state your opinion concerning the work and, if necessary, apply for a review.

Did you know that...

The cadastral reform process does not involve any boundary determination work on the ground. The Ministère has not asked the land surveying firm to install any survey markers, since only a property owner can have the boundaries of a property staked.



A new cadastre

complete accurate
computerized
constantly updated