

Questions and answers

Q. Can I still complete a real estate transaction even though there may be an error in the cadastral plan on which the property is shown?

A. Each case is different, and the answer depends on the type of error. Only a property expert (such as a land surveyor or a notary) can assess the impact of the error on the real estate transaction that you wish to complete. However, it is important to note that an error on the cadastral plan cannot deprive a person of rights, or give a person rights he or she does not possess.

Q. I have a disagreement with my neighbour concerning the boundary line between our properties. What should I do?

A. Since the cadastral plan is not the only tool used to define property boundaries, a change to the cadastral plan will not necessarily solve the problem. The Department suggests that you consult a property expert (such as a land surveyor or a notary) who will advise you on the best way to solve your dispute.

Q. I have noted a difference between the cadastral plan and what is shown on my location certificate. Can I ask the Department to check the situation and explain the difference?

A. The land surveyor who drew up the location certificate is responsible for explaining the conclusions on which it is based. You should contact the land surveyor to find out why the certificate does not match the plan. If, after this, you still believe a revision is necessary, you can submit an application to the Department.

How to submit your application

You must use the form [Application for a cadastral revision](https://www.quebec.ca/en/homes-and-housing/land-information/cadastre/cadastral-renewal/officializing-new-plan) which is available from the website <https://www.quebec.ca/en/homes-and-housing/land-information/cadastre/cadastral-renewal/officializing-new-plan>. You must give your contact information, and must also supply:

- ✓ The number of the lot for which the revision is requested
- ✓ A detailed description of the alleged error and the reasons supporting the revision
- ✓ The date for which the revision is requested, if applicable

You must include all relevant documents in your possession that show the error. These documents may include, for example:

- ✓ A location certificate for your property
- ✓ A technical description
- ✓ A survey report
- ✓ Letters patent

The application form must be completed and returned by e-mail or mail to:

Service de l'intégrité du cadastre
Ministère de l'Énergie et des Ressources naturelles
5700, 4^e avenue Ouest, G 312
Québec (Québec) G1H 6R1
Telephone: 418-627-6298, ext. 702882

E-mail: integrite.cadastre@mern.gouv.qc.ca

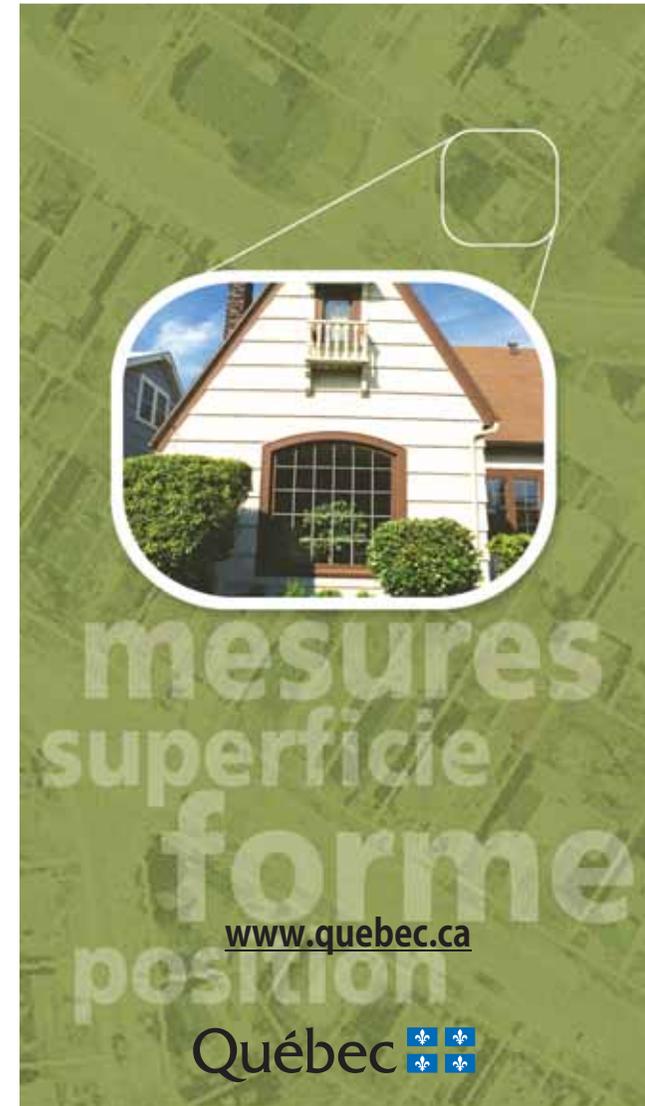
Énergie et Ressources
naturelles
Québec



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Application for a cadastral revision

When to apply for a revision?



What is the cadastre?

The cadastre is a graphic representation of properties on a plan. Each property is identified by a number. The plan also shows the dimensions, area, shape and position of each property in relation to neighbouring properties.

The lot number is used to identify each lot in various official documents, including titles of ownership, and is required when documents are registered at the registry office.

The cadastre alone does not set the boundaries of a property on the ground. Only a land surveyor, after taking into account the cadastral plan, the titles of ownership and the occupation on the ground, can determine the boundaries of a property.

Did you know that...

The Department is responsible for managing the cadastral registers. A major program to reform the cadastre is currently under way: its objective is to reconstitute a complete, accurate cadastral plan and ensure that it is constantly updated and can be used for various purposes.

dimensions
area
shape
position

What happens if the cadastral plan contains an error?

As a property owner or the representative of an owner, you can request a cadastral revision if you find an error in the cadastral plan. However, your application must provide the relevant explanations and documents. The documents may include, for example:

- ✓ A location certificate
- ✓ A technical description
- ✓ A survey report
- ✓ Letters patent

If your request is imprecise or insufficiently documented, you may be asked to provide further information. Your documents may also be sent to a land surveyor mandated by the Department to examine the case.

Did you know that...

- *Citizens who note that their property is incorrectly represented on the cadastral plan may submit an application to the Department for a cadastral mandated. The cadastral plan is deemed to be accurate, but may be corrected if justified by the documents and arguments presented in support of an application.*
- *The sole difference between the cadastral plan and your location certificate or another document is not necessarily a sufficient reason to make a change to the cadastral plan.*

Possible outcomes once your application has been processed

Outcome 1:

A revision is made to the cadastral plan.

The cadastral plan must be revised when it contains a manifest error. This type of obvious, incontestable error may result from a factual omission, for example if a title of ownership was overlooked when the cadastral plan was drawn up, or if an owner's name is incorrect.

The way in which your property is shown on the plan may also be amended if supported by the explanations or documents you provide, even if there is no manifest error.

In both cases, the Department will ensure the cadastral revision is made at no cost to the owner.

Outcome 2:

No revision is made to the cadastral plan.

The cadastral plan is not amended when there is no manifest error, or when the explanations or documents provided do not justify a change. The Department will explain its decision in a letter.

Did you know that...

Land surveyors are responsible for the results of their work, and the cadastral plan represents their professional opinion. The Department has no power to settle disputes concerning the existence or extent of a right of ownership. Only a court can settle such a dispute.