

# Plans of Subdivision Consultation

## Instructions for Surveys and Plans Modernization

### Consultation Purpose

This phase of the consultation invited feedback on a proposal to streamline land subdivision requirements in Manitoba.

Subdivisions are ultimately affected by registration under *The Real Property Act* through the filing and registration of an approved plan and accompanying registrations in the land titles system. Planning approval is governed within the City of Winnipeg by *The City of Winnipeg Charter*, and in rural Manitoba by *The Planning Act*. Subdivisions may currently be completed by either a plan of survey or a plan of subdivision, with the appropriate plan type determined by planning requirements, subsurface title considerations, and necessary easement arrangements.

An internal review of plans accepted by the Land Titles Office indicates that these requirements have not been applied consistently within the City of Winnipeg and in rural Manitoba. Accordingly, the proposal advanced that, in all cases, a plan of subdivision be submitted in accordance with Chapters 15 and 18.1.1A.7 of the Instructions for Surveys and Plans and Section 117 of *The Real Property Act*. This approach would promote consistency and enhance clarity of title.

### Engagement Overview

Between November and December 2025, and in February 2026, Teranet Manitoba conducted virtual engagement sessions to gather qualitative feedback on the proposal.

Participants included:

- **Approving Authorities**
  - Community Planning and Development Division
    - CentrePort Planning Unit
    - Provincial Planning Branch
  - City of Brandon
    - Planning & Buildings Department
  - City of Winnipeg
    - Planning, Property & Development Department
  - Community Planning Branch Offices
    - Beausejour

- Morden
  - Portage
  - Selkirk
  - Steinbach
  - Thompson
- Planning Districts
  - Red River Planning District
  - South Interlake Planning District
- **Land Surveyors**
  - Balchen and Kulchycki Surveys
  - Barnes & Duncan
  - City of Winnipeg
  - GeoVerra
  - Isaac & Denchuk
  - Keystone Surveys
  - Manitoba Hydro
  - Meridian Surveys
  - Natural Resources Canada
  - Phillips & Stevens
  - Pollock & Wright
  - Stoffel Surveys

## Feedback Summary

The City of Winnipeg emphasized the need to ensure that any subdivision-related updates to the Instructions for Surveys and Plans recognize and align with distinct processes established under *The City of Winnipeg Charter*, along with by-law requirements and internal workflows.

Rural planning authorities identified ongoing interpretive challenges between their offices, the Land Titles Office, land surveyors, and applicants regarding when a plan of survey is required versus when a plan of subdivision is required.

Both rural planning authorities and land surveyors expressed support for efforts to simplify requirements and requested clearer guidance on the purpose, limits, and use of each plan type.

## Consultation Outcome

Feedback has informed the development of a refined, hybrid approach to subdivision requirements that will establish structured consistency and align with applicable legislation, regulations, and processes. This approach remains subject to approval by the Registrar-General of Manitoba.

## Rural Manitoba

For land outside the City of Winnipeg, the updated Instructions for Surveys and Plans will include three options where there is an intent to subdivide land:



1. Plan of Subdivision defining lots or parcels (the use of parcels being reserved for subsurface differences, planning conditions that require residual consolidation with adjacent land, and/or necessary easements or rights-of-way).
2. Explanatory Plan followed by a Plan of Subdivision (reserved for complex subsurface differences).
3. Plan of Subdivision defining lots with subsurface differences, rights-of-way, easements, etc., ghosted across affected lots.

### **City of Winnipeg**

For land within the City of Winnipeg, the three options described above will be acceptable under the updated Instructions for Surveys and Plans. However, the City will continue to approve subdivisions submitted in accordance with Option 3.

### **Feedback or Questions?**

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