

How to Determine Your Property Lines

Obtain a Legal Survey

For precise and legally recognized property boundaries, you must contact a Manitoba Land Surveyor. Only a Manitoba Land Surveyor can provide an official survey that determines the exact location of your property lines.

This is especially important if you are in a legal dispute with a neighbor, as the City does not have jurisdiction over private property line disputes.

Find a Manitoba Land Surveyor

The Association of Manitoba Land Surveyors has a list of land surveying firms authorized to provide professional services to the Manitoba public:

<https://amls.ca/hiring-a-surveyor/>

Use the City's Online Mapping Tool (COBRA)

The City of Brandon provides a reference atlas through its Geographic Information System (GIS) platform, COBRA. This tool displays approximate property boundaries along with additional information such as zoning.

Important: Property boundaries shown in COBRA are for reference purposes only. Their position may vary depending on the imagery year selected and should not be considered legally precise.

Access COBRA here: <https://cobra.brandon.ca/>

Check Existing Markers

Property lines are sometimes marked by fences or other physical boundaries like stakes or markers. If you look along your back property line, you may notice that neighbouring fences are aligned but that does not mean the fence line is the property line.

Note: These markers are not guaranteed to be accurate.

Frequently Asked Questions

Why can't the City of Brandon tell me exactly where my property line is?

The City may have copies of old surveys for some properties, but these are copyright protected by the surveyors and cannot be shared by the City. The City does not maintain a master plan of all private property lines and the City does not offer the services of a Legal Land Surveyor.

Does the City have any helpful information?

Utilizing the City of Brandon's online reference atlas COBRA provides an indication of where property lines may be located. Utilizing COBRA to identify surface features can help to approximate the location of property lines.

Who should I contact if I have more questions?

Planning & Buildings Department

Phone: **204-729-2110**

Email: **planning@brandon.ca**

Address: **638 Princess Avenue**, Door D, Brandon MB, R7A 0P3

Website: [**https://www.brandon.ca/planning**](https://www.brandon.ca/planning)

Quick Reference Checklist

- Contact a Manitoba Land Surveyor for legal boundaries
- Check property lines in COBRA GIS (<https://cobra.brandon.ca/>)
- Look for existing markers (fences, etc.)
- Reach out to the Planning & Buildings Department for guidance

Disclaimer

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For official property line determinations, consult a Manitoba Land Surveyor.