



Section 8: Real Property Reports

A Surveyor performing a survey to identify, locate, and illustrate improvements on a parcel of land and the extent of that parcel shall prepare an Alberta Land Surveyor's Real Property Report in accordance with this Section. See also Part E, Section 1 (ALS Certifications – Alberta Land Surveyor's Real Property Report, pages 70 to 71).

8.1 Definition of Improvement

In this Section, the word “improvement” refers to any visible structure of a permanent nature, constructed or placed on, in, or over land.

8.2 Surveys Act

A Surveyor performing a survey to prepare an Alberta Land Surveyor's Real Property Report shall locate and confirm sufficient survey monuments to define the boundaries of the parcel in accordance with the *Surveys Act* excepting thereout the provisions of Sections 44(3) and 46(3).

8.3 Research

When conducting a survey for an Alberta Land Surveyor's Real Property Report, a Surveyor shall perform sufficient research to identify the parcel boundaries. A copy of the Certificate of Title that reflects the status of the property on the date of survey is to be retained in the file.



8.4 Plan Requirements

A plan for an Alberta Land Surveyor's Real Property Report shall show:

1. The legal description, municipality, and (where available) municipal address of the parcel.
2. The legal description of all lands adjoining the parcel.
3. That the plan is an "Alberta Land Surveyor's Real Property Report" (to be shown prominently).
4. All improvements as specified in Part D, Section 8.5 (Improvements) on page 62.
5. The nature of each improvement illustrated and, if it is incomplete, the current stage of its construction.
6. Any existing encroachment and the amount of the encroachment (to be shown clearly and prominently).
7. The length and bearing of each boundary of the subject parcel.
8. The survey monuments used to define the perimeter boundaries and the relationship of the monuments to those boundaries.
9. "Fd No Mk" at all locations where survey evidence was not found.
10. The condition of monuments recorded in the field notes as stipulated in Part C, Section 6.2.5 (Content of Field Notes – condition of monuments) on page 29.
11. A note on the plan containing the copyright symbol, the name of the Surveyor holding the copyright, and the current year.
12. All utility rights-of-way and easements that affect the extent of title, dimensioned and labelled.
13. All other surface interests affecting the extent of title.
14. Certification in accordance with Part E, Section 1 (ALS Certifications – Alberta Land Surveyor's Real Property Report, pages 70 to 71).



8.5 Improvements

The improvements to be shown on the plan for an Alberta Land Surveyor's Real Property Report include, at minimum, the following:

1. All buildings and projections therefrom, together with their dimensions. Minimum setback dimensions shall be shown from the boundaries of the subject parcel to exterior walls and/or foundation as required by the municipality. A statement clarifying the extent of setback dimensions is to be shown.
2. Eaves, dimensioned to the line of the fascia or foundation, together with a note showing this in the legend.
3. Driveways if they encroach onto the adjacent parcel.
4. Eavestroughs, steps, and landings if they encroach onto the adjacent parcel, street, or lane.
5. All permanent sheds and their dimensions.
6. Retaining walls that appear to define property lines or that encroach onto adjacent parcels, rights-of-way, streets, or lanes.
7. Utility poles and pedestals if they encroach onto the subject parcel.
8. Decks and their height above ground.
9. In-ground swimming pools.
10. In urban areas, fences that appear to define property lines. Indicate in the legend that all fences are within 0.20 metres of the property line unless otherwise noted. Fences more than 0.20 metres from the property line shall be dimensioned. Fences shall not be indicated as encroaching unless the encroachment is onto public lands. To avoid confusion and conflict, fence ownership should not be inferred.
11. Adjacent municipal sidewalks and curbs, together with the distance from the property line to the back of each sidewalk and curb.



8.6 Rural Real Property Reports

1. Locate and confirm evidence to define the perimeter boundaries of the parcel. If this is not practical, locate and confirm sufficient evidence to define, at minimum:
 - one boundary for parcels greater than 8 hectares.
 - two boundaries on different sides for parcels greater than 1 hectare but less than 8 hectares.
2. Critical boundaries, with encroachments or improvements close to minimum setback or sideyard requirements, must be defined in accordance with the *Surveys Act*.
3. Calculated distances may be derived from prior plans of survey but must be explained within the Real Property Report.
4. Fence lines are to be shown at the Surveyor's discretion. If they are not shown, the fence line statement should be removed and replaced with a statement that acknowledges the existence of fence(s) and indicates that they are not shown.

8.7 Updated and Re-Issued Reports

A field inspection and confirmation of title is required to update old Real Property Reports. Previous reports shall not be re-issued unless they are brought up to date and they conform to current standards.

8.8 Authentication

To identify original Real Property Reports, each original report shall bear a permit stamp, if applicable, and an original signature. The colour of both the permit stamp and the original signature are to be different from the colour of the printed document.