



AGM REPORT

Alberta Land Surveyors' Association

May 2002

The membership of the Alberta Land Surveyors' Association met on May 2nd, 3rd and 4th in Edmonton, Alberta for its annual general meeting. What follows is a summary of the results of the recommendations and new business motions.

The revised Manual of Standard Practice is available for downloading from the Association's website at www.alsa.ab.ca under Member Resources - Forms and Policies.

Recommendation #1 – Historical Road Plans

It was MOVED by Don Grant, seconded by Francis Prefontaine, that the following be added to the Manual of Standard Practice as Part E, Section 13:

Motion Carried

Part E, Section 13 of the Manual of Standard Practice now reads:

History of Re-Establishing from Road Plans (1942 Surveys Act)

Historically, when performing road surveys, the boundary was to be marked by planting Iron Posts on one limit of the proposed road at the intersection of the right of way with each surveyed line and at each change of direction but no further apart than 30 chains. The posts planted were to be numbered consecutively from the point of beginning to the end of the survey with each post having its number and the letter 'R' permanently marked thereon. Four pits were also to be dug at each post as part of the monument.

Not to preclude other options of re-establishment of lost evidence on road surveys which have numbered posts, Sections 54, 55 & 56 of the Surveys Act, shown as follows, may be con-

sidered as a method of re-establishment. Words such as "chainage" should be changed to "distance" and the reference to "digging of pits" should now read "planting of marker posts if conditions warrant".

Establishment of posts along unsurveyed section line

53. In the case of a surveyed road along an unsurveyed section line or along the quarter-section line, posts shall be established on the road allowances as above described, and two intermediate posts shall be established on one limit of the roadway, which shall be approximately equidistant from each other and from the posts on the road allowances, but in no case shall they be planted at a greater distance apart than thirty chains.

[RSA 1942, c. 75, s. 52]

Re-survey of Roads

Re-location of limits of surveyed road

54. When a surveyor is employed to make a survey that is adjoined by a surveyed road or that is for the purpose of relocating on the ground the limits of a surveyed road, and the surveyor is unable to find the original monument at any change in direction of the same, he shall obtain the best evidence possible of the original position of the monument, and, if satisfied in regard to the evidence, he shall establish the limits of the surveyed road by planting an iron post marked with the number of the original monument and digging four pits as described in section 52.

[RSA 1942, c. 75, s. 53]

Procedure in case of a lost monument

- 55.(1) Where a monument is lost and no evidence can be obtained as to the original position of the monument, the surveyor
- shall locate on the ground two adjacent undisputed monuments on each side of the lost monument, and
 - shall assume the straight lines between these undisputed monuments to have the bearings given them on the plan of survey thereof.
- (2) From the bearings referred to in subsection (1) the surveyor shall locate on the ground the intersection of the courses of the original surveyed road on each side of the lost monument, and shall give to each the bearing shown on the plan of survey, and the intersection of the two courses so located shall be the true corner, whether or not the chainage obtained of the same agrees with the chainage on the plan of survey.

[RSA 1942, c. 75, s. 54]

Procedure in case of two or more lost monuments

56. Where two or more consecutive monuments are lost, the surveyor
- shall locate on the ground the two adjacent undisputed monuments preceding in notation the lost monument marked with the smallest number,
 - shall assume the straight line thus established to have the bearing given to it on the plan of survey thereof, and



(c) shall re-establish the lost monuments in order by giving to each course the bearing and chainage shown on the plan of survey, and in each case shall plant an iron post marked with the number of the original monument and dig pits as hereinbefore provided until there remains only one lost monument to be re-established, when the surveyor shall proceed as under the provisions of section 55.

[RSA 1942, c. 75, s.55]

Recommendation #2 – Examination & Training Regulation

It was MOVED by Larry Pals, seconded by Rob Scott, that the current Examination and Training Regulation be replaced with the draft regulation as circulated with the annual general meeting package pursuant to Section 16(2) of the Land Surveyors Act.

Motion Carried

The Examination and Training Regulation will be provided to the membership once it has been approved by the Lieutenant Governor and Council.

Recommendation #3 – Affiliate Member Bylaw Amendment

It was MOVED by Larry Pals, seconded by Barry Fleece, that Sections 51(4), 51(5) and 51(6) of the Association's Bylaws be amended as follows:

It was MOVED by Hugo Engler, seconded by Doug MacAulay, that the designation abbreviation in Section 51(4)(e) read as (Associate Member/ALSA); that the designation abbreviation in Section 51(5)(e) read as (Affiliate Member/ALSA) and that the designation abbreviation in Section 51(6)(e) read as (Pupil/ALSA).

Amendment Carried

It was MOVED by Hugo Engler, seconded by Rob Scott, that Sections 51(4)(c), 51(5)(c) and 51(6)(c) be changed to read as:

(c) A <membership category> may attend any Annual General Meeting or special meeting of the Association and is entitled to discuss any motion or resolution before the meeting and may vote on all matters except professional legislation and standards of practice but may not propose any motion or resolution to the meeting.

***Amendment Carried
Main Motion as Amended Carried***

Sections 51(4), 51(5) and 51(6) of the Association's Bylaws now reads:

(4) Associate Member

(a) Council may, upon application, confer membership in the Association as an Associate Member to any individual who is sponsored by two Alberta Land Surveyors and who currently complies with one or more of the following criteria:

- (i) holds a commission as a land surveyor in another province or as a Canada Lands Surveyor;
- (ii) registered as a member of the Alberta Society of Surveying and Mapping Technologies (ASSMT);
- (iii) registered as a member of an ALSA recognized geomatics related professional group;
- (iv) holds a degree or diploma certificate from an ALSA recognized university or technical school;
- (v) holds a teaching position at an ALSA recognized university or technical school;
- (vi) has an interest in the field of geomatics.

(b) An Associate Member is required to pay an annual fee in accordance with Council policy.

(c) An Associate Member may attend any Annual General Meeting or special meeting of the Association and is entitled to discuss any motion or resolution before the meeting and may vote on all matters except professional legislation and standards of practice but may not propose any motion or resolution to the meeting.

(d) An Associate Member may sit as a member on any non-statutory committee of the Association.

(e) An Associate Member may use the designation "Associate Member/Alberta Land Surveyors' Association" (Associate Member/ALSA).

(f) Membership may be cancelled by Council.

(5) Affiliate Members

(a) The Registration Committee on behalf of Council shall, upon application, confer membership in the Association as an Affiliate Member to any individual who holds a license in good standing as a land surveyor in another province or as a Canada Lands Surveyor and is applying for a license as an Alberta Land Surveyor.

(b) An Affiliate Member is required to pay an annual fee in accordance with Council policy.

(c) An Affiliate Member may attend any Annual General Meeting or special meeting of the Association and is entitled to discuss any motion or resolution before the meeting and may vote on all matters except professional legislation and standards of practice but may not propose any motion or resolution to the meeting.

(d) An Affiliate Member may sit as a member on any non-statutory committee of the Association.



- (e) An affiliate member may use the designation "Affiliate Member/Alberta Land Surveyors' Association." (Affiliate Member/ALSA)
- (f) Membership may be cancelled by Council.

(6)Pupil

- (a) Council shall confer membership in the Association as a Pupil to any individual whose articles have been approved by the Registration Committee pursuant to Section 3 of the Examination & Training Regulation under the Land Surveyors Act.
- (b) A Pupil is required to pay an annual fee in accordance with Council policy.
- (c) A Pupil may attend any Annual General Meeting or special meeting of the Association and is entitled to discuss any motion or resolution before the meeting and may vote on all matters except professional legislation and standards of practice but may not propose any motion or resolution to the meeting.
- (d) A Pupil may sit as a member on any non-statutory committee of the Association.
- (e) A Pupil may use the designation (Pupil/ALSA).
- (f) Membership may be cancelled upon the articles being terminated pursuant to the Examination and Training Regulation under the Land Surveyors Act.

Recommendation #4—Zero Deductible Bylaw Amendment

It was MOVED by Monroe Kinloch, seconded by Vic Wolchansky, that Section 65(6) of the Association's bylaws be deleted.

Motion Carried

Recommendation #5

It was MOVED by John Stephens, seconded by Syd Loepky, that Section 20 of the Association's Bylaws be deleted.

and replaced with

20(1) The Annual General Meeting (AGM) will be held in Jasper no later than May 31.

20(2) The location of the AGM can only be changed by a resolution of Alberta Land Surveyors present at the meeting.

It was MOVED by Stan Longson, seconded by Bob Wallace, that 20(1) be amended by adding "commencing in the year 2004" after the words "no later than May 31."

**Amendment Defeated
Main Motion Defeated**

Section 20 of the Association's Bylaws remains unchanged.

Recommendation #6—Standards-MSP-Delayed Posting

It was MOVED by Joe Longo, seconded by Mike Michaud, that Part C, Section 5.7 of the Manual of Standard Practice be deleted and replaced with:

It was MOVED by Mike Michaud, seconded by Joe Longo, that "all property corners are tied" be removed from Part C, Section 5.7.1 and replaced with "the survey is related."

**Amendment Carried
Main Motion as Amended Carried**

Part C, Section 5.7 of the Manual of Standard Practice now reads:

Non-Monumented Survey

5.7.1 A survey shall not be carried out under section 47 of the Surveys Act unless the survey is related to a minimum of two survey control markers.

.2 The density of the survey control markers or reference monuments shall be such that no property corner established by the survey is more than 200 metres from the nearest reference monument or survey control marker.

.3 When computing the accuracy of the control ties to property and reference monuments, the accuracies shall be determined by:

.1 For survey control less than 2 kilometres to all property and reference monuments, the accuracy shall not exceed the greater of the_ product of 0.00014 and the direct distance between the 2 survey control markers for the closure, or 25 millimetres.

.2 For survey control greater than 2 kilometres to all property corners and reference monuments, the method of least squares shall be employed (see Part C Section 1.1) with minimum standard value shown in the chart below.

Distance (m)	ppm
>2000	12.5
>5000	5.0
>10000	2.5
>20000	1.5

Recommendation #7—Strata and Condominium Surveys

It was MOVED by Dave Strachan, seconded by Stephen Green, that Part D, Section 3 of the Manual of Standard Practice be deleted and replaced with:

Motion Carried

Part D, Section 3 of the Manual of Standard Practice now reads:

For specifications and guidelines for Strata and Condominium Surveys, the Land Titles Procedures Manual should be consulted for direction.



Section Sur-2.1:
Examination of Strata Space Plans
and,
Section Sur-4:
Examination of Condominium Plans

The Land Titles Procedures Manual and the Policy and Procedures Manual for the submission of digital plans of survey for registration are both available on the internet at <http://www3.gov.ab.ca/gs/>

Part E, Section 5, Schedule B (Condominium Affidavit) of the Manual of Standard Practice now reads:

Schedule “B” was deleted, as per Recommendation #7 at the 2002 Annual General Meeting, as it was out-of-date.

The affidavit that should be used can be found in the Land Titles Procedures Manual, SUR-4, Form A.

The Land Titles Procedures Manual and the Policy and Procedures Manual for the submission of digital plans of survey for registration are both available on the internet at <http://www3.gov.ab.ca/gs/>.

Recommendation #8 – General Requirements for Plans

It was MOVED by Al Jamieson, seconded by Don George, that Part D, Section 1 of the Manual of Standard Practice be deleted and replaced with:

Motion Carried

Part D, Section 1 of the Manual of Standard Practice now reads:

The Surveys Act defines the field requirements. The Land Titles Office and certain acts provide the authority for the registration of plans of survey, and to some extent, specify the information that must be shown on plans. The following requirements supplement and enlarge upon the statutory provisions, to enable effective plan preparation.

In addition to the specifications and guidelines below, the Land Titles Procedures Manual should also be consulted for direction on subjects not covered in this manual.

The Land Titles Procedures Manual and the Policy and Procedures Manual for the submission of digital plans of survey for registration are both available on the internet at <http://www3.gov.ab.ca/gs/>.

- 1.1 The plan must include the unique identifier number and tablet markings for the ASCMs.
- 1.2 A notation shall be placed on the plan of survey describing the method used in re-establishing lost corners if this is not clear.

Datum/Origin for Bearings and Coordinates

- 1.3 As of June 1, 1994, the recognized datum for spatially-referenced data in Alberta is the North American Datum, 1983 (NAD’83), using the GRS 80/WGS 84 ellipsoid. This datum and related ellipsoid therefore shall be used on all plans of survey registered in the Land Titles Office, if plan information relates to grid bearings or coordinates. The choice of map projections must be consistent with the requirements of the provincial mapping system.

The recognized vertical datum for spatially referenced data in Alberta is CVD28.

The plan of survey shall clearly show the datum or origin used for bearings and coordinates on the plan of survey as outlined below:

- .1 Unless circumstances require greater accuracy, bearings should be shown to the nearest 5 seconds of arc. Ties to Survey Control Markers shall reflect the actual angle determined.

.2 All plans of survey pursuant to Section 47 of the Surveys Act; and Part C Section 5 of the Manual of Standard Practice, using grid bearings or coordinates, shall base grid bearings or coordinates on NAD’83 and show, in addition, to other requirements for plans, the following:

- A note in the legend of the plan and header for coordinate listings indicating:
 - the datum used,
 - the projection used,
 - the reference meridian,
 - the combined factor (scale/elevation).

.3 A surveyor who prepares a plan of survey in unsurveyed territory shall ensure that it meets the following requirements:

.1 Bearings are referred to either the astronomical meridian passing through the centre of the range in which the survey lies or the reference meridian appropriate to survey control, and an explanatory note stating the origin of the bearings is placed in the legend.

.2 Connections to survey control or existing surveys are verified and positions for all monuments can be determined relative to the position in the Alberta Township System of the north-east corner of section 33 on the base line in which the survey lies.

.3 The bearing of lines derived from astronomical observations are shown as such on the plan.



.4 On plans of Establishment of Monuments for Wellsite Control Traverse Purposes, a table on the plan showing coordinates for points in the survey relative to the north-east corner of Section 33 on the closest base line in the range in which the survey lies, oriented to the astronomical meridian through that point.

Ties

1.4 Linear and angular tie measurements must be shown in all directions from intersections with previously surveyed boundaries.

Natural Boundaries

1.5 .1 When it has been confirmed that an adjoining owner has riparian rights, the bank of the body of water should be shown as it exists at the time of survey.

.2 If it is found that an owner does not have riparian rights, the bank should be shown according to the traverse of the river or lake upon which the title is based. Field notes of these traverses are available from the office of the Director of Surveys.

.3 If it is necessary to show the present bank and its position at the time of patent, both traverses should be shown. One should be shown in a solid black line, the other in a broken black line, in order of importance. A notation of the date of traverse and the name of the surveyor shall be shown on each.

Curve Data

1.6 Where any boundary or limit of a block, parcel or right-of-way has been surveyed as an arc of a circular curve, the length of the curve, its radius, the length of the curve, its radius, and the central angle of curve shall be shown on the plan. Chord lengths and bearings with length of subtangents may also be shown but are not essential.

NOTE: On subdivision plans having curvilinear boundaries, it may be desirable to show the delta angle to the nearest second of arc and the other curve-related information to millimetre precision. For multiple curves or curve segments, information may be shown in tabular form.

Widths of Right-of-Ways

1.7 If the right-of-way surveyed has parallel sides, the perpendicular width and any rights-of-way widths adopted from previous surveys shall be clearly shown.

Lot Measurements

1.8 Complete length and bearing information for every boundary created shall be shown.

Closures

1.9 Each and every figure on a plan shall be checked for mathematical closure.

Recommendation #9— Descriptive Plans

It was MOVED by Dave Strachan, seconded by Stephen Green, that Part D, Section 6 of the Manual of Standard Practice be deleted and replaced with:

It was MOVED by Irwin Maltais, seconded by John Stephens, that "established or" be removed from the first bullet under Part D, Section 6.2 and that "established" be replaced with "marked" in the second bullet.

**Amendment Defeated
Main Motion Carried**

In addition to the specifications and guidelines for Descriptive Plans, the Land Titles Procedures Manual should also be consulted for direction

Section Sur-3:

Examination of Descriptive Plans

The Land Titles Procedures Manual and the Policy and Procedures Manual for the submission of digital plans of survey for registration are both available on the internet at <http://www3.gov.ab.ca/gs/>.

Subdivisions

6.1 For creation of new boundaries by subdivision, the surveyor shall undertake sufficient research, including a field inspection if necessary, to ensure that the boundaries being created by the descriptive plan are consistent with the intent of the subdivision, to confirm that all improvements lie within the boundaries of the proposed parcel, and to confirm that no encroachments exist onto the subject property from adjacent lands.

Field Inspection Statement

6.2 Place one of the following statements on the plan:

- No field inspection was carried out, and boundaries have not been established or marked on the ground.
- A field inspection was carried out on the ____ day of _____, 20__, and boundaries have not been established on the ground.

Natural Boundaries

6.3 Where a descriptive plan includes a natural boundary, the surveyor should conduct a field inspection to confirm the location of the natural boundary.

Recommendation #10— Corner Recordation

It was MOVED by Kevin Swabey, seconded by Larry Pals, the concept of the Alberta Land Surveyors' Association establishing a database for filing restoration of surveys monument information be endorsed.

Motion Carried



Notice of Motion: Name Change

I, Rae Sutherland, hereby give notice that I will be making a motion at the next annual general meeting of the Alberta Land Surveyors' Association, to have the name and objectives of the Association modified to reflect our expanded responsibilities and undertakings, namely to be known as the Alberta Land and Information Surveyors Association.

Notice of Motion to Annual General Meeting of the Alberta Land Surveyors' Association By D. Rae Sutherland

BACKGROUND:

Nearly 100 years ago in Ottawa, Canadian Surveyors foresaw the future need for planning the organization and management of Canada's Major Asset - LAND.

The Surveyors of the day developed and politically implemented an imaginative Township Plan of Land Surveying to be physically implemented for a little known remote frontier of one of the world's largest countries with the smallest population and tax revenue upon which to finance the tremendous undertaking.

The success of this daring and imaginative undertaking is an essential part of our daily life today, which we now take for granted.

Today there is now a need for Canadian Surveyors to expand on this imaginative beginning. They must now plan and lead in the organization, implementation and management of still another and increasingly important Canadian Major Asset - INFORMATION.

To publicly declare this intention and undertaking, our present Association's name should be modified and presented for official government approval, to be the:

ALBERTA LAND AND INFORMATION SURVEYORS' ASSOCIATION

INTENT:

INFORMATION is most effectively indexed on a GEOGRAPHICALLY BASED INFORMATION SYSTEM.

Surveyors are the recognized professionals that have developed and perfected, to the state of the art, this publicly acknowledged and accepted capability, in the management of land subdivision, inventory, indexing and storing.

Who is better suited to inventory, locate and systematically store, in a public accessible database, to a universally accepted standard, all the information relating to specified improvements developed on, under and over, the land, professional surveyors are presently responsible for.

Coordinating this information to specified standards has already been foreseen and this responsibility delegated, by the Alberta Government, to be the responsibility of the Director of Surveys, under the Surveys Act for Alberta, Part 1, Subsection 5(1)(d)

“The Director shall co-ordinate the development and maintenance of a land-related information systems network for Alberta”

It is for the newly defined Alberta Land and Information Surveyors Association to be recognized as the enacting body of professionals, responsible for implementing and maintaining this

Geographically Based Information System Database

PROCEDURES:

By giving a year's notice of my intention to make the above motion, I would expect that the newly elected President and Directors would undertake to set up a task force to plan and study the requirements to expand the Association. Also to inform our members as to their expanded responsibilities and how we would plan to initiate these increased undertakings.

Undertakings similar to the Surveyor's of yesteryear who planned and initiated the tremendous undertaking to subdivide a remote frontier into sections and townships, plus initiate and support an allied land titles system.

Geographically surveyed improvement information would follow the same pattern of location and registration as has been developed for land and use the same land titles facilities for storage and distribution of this information.

The new, highly accurate, time saving and permanent GPS positioning technology will make the absolute geographic relationship of both land and improvement information, easily attainable.

This information being obtained at a lessor government cost through privately paid for Real Property Reports rather than being done through a government sponsored program, as has been the situation to date.

By the inclusion of GPS positioned Real Property Report Plans as registered information in an official public land titles and information office database system, the information database will expand exponentially at minimal government cost.



If Land Titles Insurance reduces the production and filing of these reports, with their allied contribution of geographic based information, it would be a serious setback in the development of an important infrastructure utility data base system in our society.

Planning and establishing standards for this added information undertaking should be considered by the Association's executive, committees and members during this coming year.

(If the President were to second) my motion before the vote on the motion (it) would signify the executive's decision to support the new undertaking and would assist the members in their decision as to whether or not they should support the added objectives of their association.

New Business Motion #1: Registration of Dormant Right of Way Plans

It was MOVED by David Marquardt, seconded by Mark Kocher, that it is recommended that the Council of the Alberta Land Surveyors' Association, work in conjunction with Land Titles, Public Lands, Special Areas, Metis Lands and any other government agency and particularly the EUB to effect changes to the Pipeline Act or other legislation so as to ensure that all right of way plans that are constructed are registered by legal plan at Land Titles within a 2 year time frame.

Motion Carried

New Business Motion #2: President's Fund

It was MOVED by Larry Pals, seconded by Syd Loeppky, that: Whereas the office of president of the Association requires a considerable time commitment such that a firm operated by a single practitioner may suffer a financial setback in assuming that office and

Whereas the Association Finances Ad Hoc Committee report of 2001-2002 in addressing the spending of surplus funds alluded to establishing such a fund under recommendation #5; Therefore, be it resolved that Council consider establishing a fund to offset such financial loss to an amount to be determined. This fund, if approved, would be proposed to become available in the 2004-2005 budget year.

Motion Defeated

New Business Motion #3: Use of Descriptive Plans

It was MOVED by Bob Wallace, seconded by Paul Stoliker, that it is recommended that the Council of the Alberta Land Surveyors' Association recommend to Land Titles that they cease the use of descriptive plans for subdividing land.

Motion Carried

New Business Motion #4: Standards for Evidence Searches

It was MOVED by Brian Doyle, seconded by Bruce Gudim, that Council develop/investigate the concept of providing standards for evidence searches for inclusion in the Manual of Standard Practice.

Motion Defeated

New Business Motion #5: RPR Monumentation Requirements

It was MOVED by Bruce Gudim, seconded by Brian Doyle, that Council develop/investigate the concept of modifying standards for RPRs to require a minimum of three monuments, comprising critical boundary monumentation for plans not registered under Section 47 of the Surveys Act.

Motion Defeated

New Business Motion #6: Official Monumentation Status

It was MOVED by Terry Hudema, seconded by Al Jamieson, that it is recommended that the Council of the Alberta Land Surveyors' Association assign a committee of the ALSA to review a method which allows monumentation placed under section 44(3) and 26(1)(2) and (3) of the Surveys Act to have official status.

Motion Carried

Council is obliged to consider new business recommendations but they are not binding on Council.

Council Elections

Your 2002-2003 Council is:

President Dave McWilliam

Vice-President Jim Halliday

Past-President Ken Allred

Secretary-Treasurer Monroe Kinloch

Councillors Ron Hall

Dave Higgins

Bernard Lamarche

Bill Lovse

Dave McArthur

Ross Woolgar