

BOUNDARIES

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How do landowners or their agent apply for subdivision approval?

The first step is completion of the subdivision application form. The landowner or their agent should contact the municipality to determine who is the specified Subdivision Authority and obtain the official subdivision application form. Each municipality may have a different format and different requirements in terms of what constitutes a “completed application.” Evaluation of a subdivision application will not begin until a “completed application” is received by the Subdivision Authority.



It is wise to ask the Subdivision Authority for a copy of any relevant planning documents such as Municipal Development Plan, Area Structure Plan, Area Redevelopment Plan and Land Use Bylaw. These documents may restrict or prohibit the proposed use of the land subject to subdivision, without a bylaw amendment.

The subdivision application requires the following information: name, address, phone number of the applicant and agent, the legal

description of the land, its location, its existing and proposed future uses, its physical characteristics, and indication of water and sewer services. In addition, the application must include a proposed (tentative) plan of the subdivision, the required fee and a copy of the current title for the land (available from private registry agents).

Applicants often hire a professional to determine the likelihood of success, or for assistance in refining the proposals so that the chance of approval is increased. A pre-application meeting can often be arranged with the Subdivision Authority to discuss issues related to a proposed subdivision. Use of professional services may actually reduce the overall subdivision or development costs to the landowner.

Students Prepare to Take the Trig-Alta Challenge

Over 700 math students from 30 Alberta high schools are preparing to take the Trig-Alta Challenge.

The Trig-Alta Challenge (www.trigalta.ab.ca) is a survey-themed math contest which has

For More Information

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been developed jointly by experienced math teachers and Alberta Land Surveyors, showing how, in a real-world setting, Alberta Land Surveyors use the math the students have learned.

The first Trig-Alta Challenge will take place Tuesday, December 11, 2007.

All students taking the Trig-Alta Challenge will receive a memento and the very top students will receive a cash prize.

“We are very pleased with the response to the Trig-Alta Challenge. High schools from every corner of the province have decided to take up the challenge, announced Bob Wallace, president of the Alberta Land Surveyors' Association. “The Trig-Alta Challenge is an opportunity for Alberta students to find a profession that uses math on a day-to-day basis.”

What Was A Building Location Certificate?

Question: I have a survey called a building location certificate that I got when I moved into my house 25 years ago and it looks different from the survey that my neighbour just got. What's going on?

Reply: A building location certificate was a type of survey that was done by land surveyors for mortgage purposes up until 1987. It was prepared for a different purpose and done to a different standard than what is done today. There was typically a note on the building location certificate that stated, “This plan is for the protection of the mortgage only and is not to be used for the location of property lines.”

The real property report replaced the building location certificate in 1987. The real property report was created in consultation with many organizations including realtors, lawyers and government. The real property report, or RPR, has a broader purpose than just the protection of the mortgage. The RPR informs potential buyers and sellers of the locations of improvements within the property boundaries, any encroachments from adjacent properties, and property compliance with municipal requirements



The building location certificate did not show certain information that an Alberta Land Surveyor would show on a real property report today. This not only includes improvements such as fences, decks and driveways but also the survey evidence used to re-establish the property lines.

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In the News around the World

[Woodside praises floating LNG platform](#)

The Australian, Australia – November 16, 2007

[Resident can't get help in his neck of the jungle](#)

KUAM.com, GU – November 15

[Preserving sacred ground](#)

Orlando Sentinel, FL – November 15

[Maps the quest of exhibit at Chicago's Field Museum](#)

Springfield State Journal Register, IL – November 13



Congratulations

The Alberta Land Surveyors' Association offers its congratulations to just some of the recent scholarship winners:

Robert Holtner, UNB

Josh Goreham, COGS

Bernard Friesen, NAIT

Every year, the Alberta Land Surveyors' Association offers twelve scholarships totally \$21,000.

Free Brochures

"The Real Property Report," "Understanding Easements and Rights of Way," "Alberta's Subdivision Process," and "I destroyed survey evidence—a practical guide to survey markers for the homeowner, handyman and contractor" are free brochures available from the ALSA and can be ordered by visiting our website, www.alsa.ab.ca

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