

BOUNDARIES

VOLUME 5, ISSUE 3 MAY 2010

Alberta Land Surveyors Celebrate the Past and Prepare for the Future

Brian Ross, ALS, of Calgary, Alberta was elected president of the Alberta Land Surveyors' Association at its 101st annual general meeting.



"I would like to see our Association become more visible to the public, become more aggressive with our viewpoints, and become more vocal in the community," said Mr. Ross during his acceptance speech. "Most people know what a P.Eng is, what a CA is, what an MD is, but not an Alberta Land Surveyor. I want to spend this year moving our Association towards a goal of becoming a profession that the public embraces, because proper land ownership depends on us."

Brian Ross received his license as an Alberta Land Surveyor in 1993 after graduating from the SAIT Survey Technology program and the University of Calgary Surveying Engineering department and serving a period of articles under former Association president Stephen Green. Mr. Ross has worked in the United Arab

Emirates and the Bahamas and has been employed by Caltech Surveys Ltd. of Calgary since 2000. Brian Ross is also licensed as a professional engineer and Canada Lands Surveyor.

Ken Allred Honoured

Ken Allred, ALS (Hon. Life) of St. Albert was made an honorary life member in the Alberta Land Surveyors' Association for his signal service to the profession over the course of the last 45 years. Mr. Allred is perhaps best known as the MLA for the provincial riding of St. Albert and a former St. Albert city council member. As an Alberta Land Surveyor, Mr. Allred served as registrar of the Association from 1977-1991; president of the Association in 2001-2002. He has also been vice-president of FIG – the International Federation of Surveyors. Mr. Allred has contributed to numerous publications including chapters to *Survey Law in Canada* and *The Law and Practice of Land Surveying in Alberta*.



Connie Petersen Recognized

Connie Petersen, ALS received the President's Award for her work in leading a group of elite Alberta Land Surveyors in creating a new continuing competency program for the profession. Ms. Petersen and her working group have developed a new continuing competency review program which will assess each individual land surveyor's practice at least once every four years. The President's Award recognizes an individual, or individuals, who have, in the opinion of the president, gone above and beyond the call of duty to serve the Association.



2010-2011 Council



Back Row (L-R): Greg A. Boggs, ALS, Councillor, David J. Hagen, ALS, Councillor, David R. Thomson, ALS, Vice-President, Brian D. Ross, ALS, President, John Haggerty, ALS, Secretary-Treasurer, Robert A. Pinkerton, ALS, Councillor.

Front Row (L-R): Chris J. Chiasson, ALS, Councillor, Damian Gillis, ALS, Councillor, Hugo C. Engler, ALS, Councillor, Donald R. George, ALS, Past-President.

Missing: Russ Barnes, Public Member

Illegal Land Use

A recent *Edmonton Journal* article, ["Crackdown on illegal land use urged."](#) explains why knowledge of property boundaries is critically important for municipalities and property owners.

Proper boundary identification for land owners minimizes the opportunity for conflict with neighboring land owners or publically owned property. Over the years, land surveyors have been called in to evaluate boundary disputes that have involved fences on the wrong property, garages built over utility lines, houses built in the wrong location on the property or on the wrong property, decks extending into

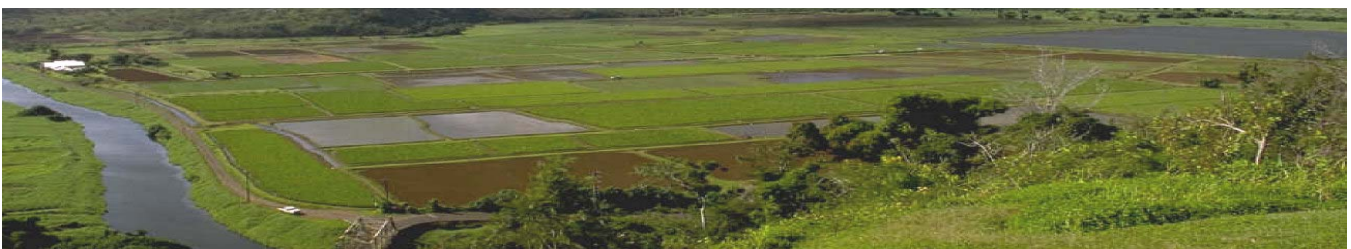
neighboring properties and a variety of other complaints.

In every situation the difficulties could have easily been avoided, had the land owner retained the professional services of an Alberta Land Surveyor to identify boundary-related issues. The costs of fixing problems and potential fines (up to \$10,000 in Edmonton) often far exceed the costs of land surveying.

Alberta Land Surveyors are the only professionals legally able to determine property boundaries. They do so according to the provisions of the Land Surveyors Act, the Surveys Act and the surveying rules established by the Alberta Land Surveyors' Association's Manual of Standard Practice.

The article mentioned that encroachments of private uses onto city property were often identified and rectified when properties were being sold. Most property purchasers insist upon a Real Property Report (RPR) being provided as part of a real estate transaction. A land surveyor prepares an RPR to clearly indicate the location of property boundaries, improvements on the property, location of utility rights-of-way, and encroachments upon the property. The purchaser thus has a clear understanding of the property that is being purchased and boundary-related issues can be settled prior to completion of the sale.

To assist land owners with boundary related matters, the Alberta Land Surveyors' Association has prepared a number of free publications. These include: *The Real Property Report*; *Understanding Rights of Way and Easements*, *Alberta's Subdivision Process*, and *Boundary Markers—I Just Built a Fence*. These brochures and a lot more information are available on the ALSA website: www.alsa.ab.ca



Making Copies of Real Property Reports

Question: Can I make a photocopy of my real property report?

Answer: Copying is permitted only for the benefit of the property owner, subsequent owners and any of their agents and only if the plan remains attached.



At the same time, the Alberta Land Surveyor retains copyright over the document.

Furthermore, the real property report states that the document is not valid unless it bears an original signature.

So what does all of this mean?

There are many instances when I might want to make a photocopy. I want to make a copy for my file. I want to provide a copy to my realtor or lawyer for their files.

However, I would not accept a photocopy of a real property report for a real estate transaction. I wouldn't know if the copy had been altered or not. The copy cannot be relied upon because it does not bear an original signature.

Even if the real property report had not been altered, it is best to get the real property report updated to ensure that it accurately reflects the current status of the property.

Sometimes, municipalities may be asked for copies of real property reports they have in their files. Municipalities should not be handing out copies of real property reports since the Alberta Land Surveyor retains copyright over the document and did not give the municipality specific approval to make a copy.

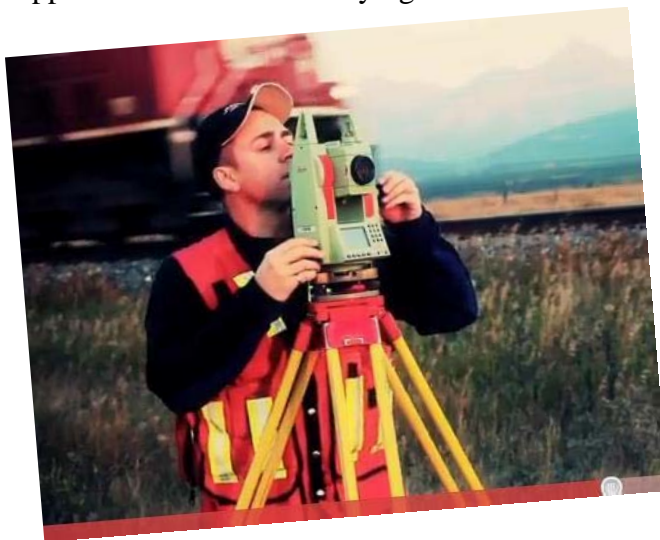
More information about real property reports, easements, fences and other land and real estate related issues is available at www.alsa.ab.ca

Making Their Mark in High Prairie

"Making Their Mark: The land surveyor's role in the peaceful and orderly development of Alberta" will continue to be on display at the High Prairie museum until June 23, 2010.

YouTube Surveyors

Check out the [YouTube video](#) put together by our sister organizations, the Association of Ontario Land Surveyors and the Association of Canada Lands Surveyors about careers and opportunities in land surveying.



For More Information

This newsletter is published by the Alberta Land Surveyors' Association as a public service. If you would like to receive a copy of *Boundaries*, please contact us at info@alsa.ab.ca or 1-800-665-ALSA.

Boundaries is also online at www.alsa.ab.ca/boundaries-news

Readers may reprint an ALSA original article as long as credit is given to the *Boundaries* newsletter and the Alberta Land Surveyors' Association.