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THE NOVA SCOTIAN SURVEYOR

SPRING 1994

No. 145

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THE NOVA SCOTIAN SURVEYOR

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PRESIDENT'S REPORT

Gordon P. Isaacs, CLS, NSLS, NBLs



Over the years I have heard many of our members speak of the need to enhance the image of our profession and during my past tenures on council, I have seen many of our past presidents taking various initiatives to accomplish this. They have done a tremendous job in promoting this important aspect of our development and I will strive to continue their work with this important activity.

This year I hope to be able to set the seed to promote our membership's involvement in the geomatics industry. I see many of our members already taking the initiative to carve a niche for themselves in this industry and I hope that over the coming year we will take steps as an association to ensure that we are ready, willing and capable of taking a lead role in this important industry in the future. A committee has been established to look at the expanded role of the land surveyor in Nova Scotia and I challenge them to come forth with recommendations for education and suggestions for development and new directions which will ensure our future as an association and as an important player in the development of the Geomatics Industry in this province.

Today we are constantly referring to the "Information Age" and the "Geomatics Industry" in

the day-to-day discussions of the future of the survey industry in Canada. I believe that as an information based profession, we are in a good position to reap benefits from this industry. However we must be willing to take on the challenges which will ensure our recognition as a lead player by the general public and governments who are seeking access to this information. By enhancing our image in the community, educating ourselves to become more versatile in the types of services we offer and embracing other survey disciplines within our association and our organizations, we will accomplish this goal. One thing we must change is our attitude towards information as a commodity to be sold and not given away. Our members control a mass of information. Private sector, government and other agencies seek to use this information to add value to products which are being sold to end users for profit. We as an association must take the steps to ensure that maximum benefit is obtained for our membership when this information is sold to other groups who are in the information supply business as are our members.

In December I spoke to a member of the Board of Directors of an NBLs organization called SINET about their mission and goals. It is my belief that this group represents a future model for land surveying in the information age, and I have suggested that when their model has been fully developed that they promote the organization to other provinces in this region. With private sector initiatives like this, there will not be a need for governments to take the lead role in the development of information systems.

At our annual meeting, the Minister of Municipal Affairs, the Honourable Sandy Jolly, extended our association an invitation to provide input into the province's development of land information

and we will be taking steps to establish a liaison with this department in the near future. We must take advantage of every opportunity to advance our professional image with government agencies and ensure that our members have access to contracts associated with the acquisition of land information in this province.

Last year, our association met with Atlantic Association representatives and promoted the idea of cooperation between the four Atlantic Provinces. The value which may accrue from cooperation on common issues is great and we will continue to explore areas where this can be done. A meeting is planned in January in conjunction with the New Brunswick annual meeting to discuss developments to date and to explore further areas of cooperation.

We have held one executive meeting to date and are planning a council meeting and committee workshop in January. I have also held meetings with our Executive Director, Jim Gunn, to get an understanding of the interaction of the association staff, the council and the executive. We will be compiling a summary of available position descriptions for review and updating prior to filling both of the executive positions in the new year.

I encourage any member who has a concern about our association or suggestions on ways to promote our profession to contact myself, your councillor or the Executive Director and we will strive to address the comments received. I also encourage you to become involved with your association through committee membership, especially those younger members who may be holding back until they are approached. Remember, this is your association and you deserve the best representation available and this may be you. ■



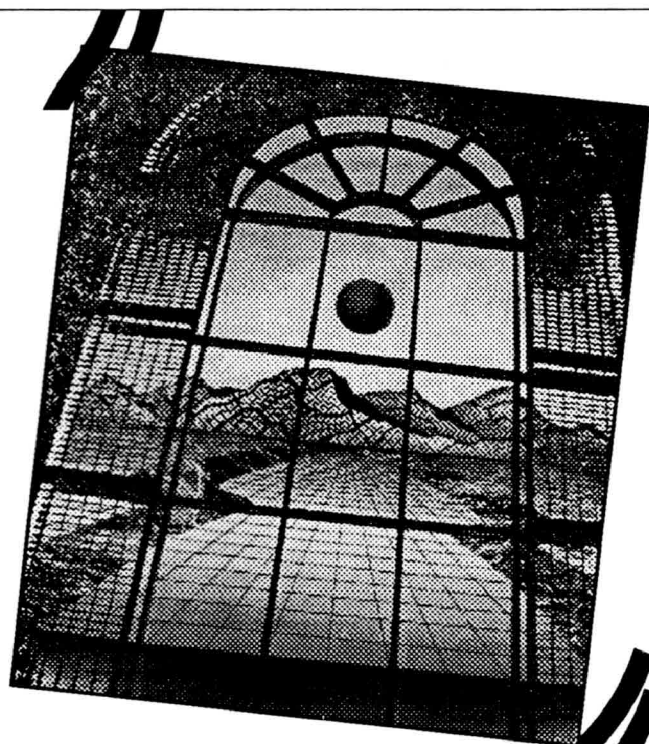
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EXECUTIVE DIRECTOR'S REPORT

James D. Gunn, NSLS, CLS



I guess the first thing to report is that our editor, Mike Crant, has decided to retire from his editorial duties. We cannot thank him enough for his eighteen years of service to the "Nova Scotian Surveyor". Speaking of the "Surveyor", we hope to run three issues of our magazine this year, spring, summer and fall. As you know, we had slipped back to only two issues each year but our goal is to restore the magazine to a quarterly publication. Chances are, it may even become a regional magazine serving all four Atlantic associations.

1994 will see many changes in our association. My dual role as Executive Director and SRD Manager will end around mid year. You will recall, the jobs were combined as a temporary measure to help restore financial stability to our association. It is now time to get on with the job.

My biggest concern is survey review. Although our SRD has seen much success there is still a great deal to be done. I would like our SRD to conduct regular continuing education seminars at the zone level. There are pockets of expertise in our association that must be rooted out and shared with other members. Automation is a

prime example. Some of our members are fully automated while others have not yet begun. As well, any one of us could be called on to assist the court, or survey an aquaculture lease, or a condominium or an accident scene. Each of us should be knowledgeable enough to provide the services that are expected of us.

At the recent annual meeting we put forth a proposal to restructure and downsize council. Although members were not quite prepared to pass the motion at that time, there did seem to be a general consensus that council should be reduced in size. We have assembled a committee to study this issue and make a recommendation for the next AGM. If you attended the annual meeting, you also know that we have not ended the discussion on standards for location certificates. No one can ever accuse us of acting on impulse.

The executive has asked our by-laws committee to examine the rules pertaining to retired membership. We would like to reduce the dues. We would also like to allow retired members to continue calling themselves land surveyors. One retired member, Alan Macdonald, said to me recently "if you don't do it for

us, do it for yourself, you are all heading in this direction". How true!

Members will be pleased to learn the Survey Review Department has introduced a new system for issuing stickers. No longer will it be necessary to pay for stickers in advance. From now on, members will be invoiced for stickers after they are used. The new system will employ monthly statements designed to assist members with their record keeping. Not that everyone needs assistance I might add, we have a few members who have been exceptionally good in sending all of their plans to SRD on time. ●

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EDITOR'S REPORT

by Michael J. Crant, NSLS

This issue marks my last as editor of "The Nova Scotian Surveyor". After 6 years as editor and a total of 18 years on the staff of "The Nova Scotian Surveyor", I have decided to step aside for a new editor with a fresh approach and new ideas. I feel the time is right given the fact that the "Surveyor" stands on the threshold of becoming a regional magazine which will hopefully serve all the Atlantic provinces.

"The Nova Scotian Surveyor" has always been a quality publication, but in recent years we have seen the "Surveyor" evolve into the modern and efficient magazine style format we enjoy today.

I would like to thank all those who contributed to both the content and production of "The Nova Scotian Surveyor" over the years. Those who come to mind include Ivan Macdonald, Dot Lowe, Bob Daniels, Jim Doig, Dave Clark, Jim Gunn and Kathy Alcorn. Thanks also to the Offset Department at Norman Wade Company Limited who, to the best of my knowledge, have been printing "The Nova Scotian Surveyor" since its inception.

In closing, I would like to say that has been a pleasure to serve on the staff of "The Nova Scotian Surveyor". Happy New Year to all our readers. ☐

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OBITUARY

EDWARD J. CLEVELAND

Edward James Cleveland, NSLS # 501, died on December 26, 1993 at the age of 37. Ed was a member of the 1976 graduating class of the College of Geographic Sciences in Lawrencetown. He qualified as a member of the association in 1978 and he operated Tru-Line Surveys Limited in Kentville. We extend our deepest sympathies to his wife Mary Ella and children Thomas, Christopher and Kathryn.

COMMENTARY

by G.K. Allred, ALS, CLS



Over the next several issues it is my intention to write a number of articles commenting on new areas of practice in which land surveyors may have the skills and expertise to provide a service to society. The presumption is made that the service is either not available at present or may be provided by others who do not have the perspective that a land surveyor may bring to the practice.

My ideas may be provocative, radical, dangerous, or even downright impractical, however, if they stir even one land surveyor to broaden his (or her) scope of practice and provide a higher level of service to the public, I will have fulfilled my mission.

In introducing this series, I place one caveat on my comments: I do not mean to suggest that a land surveyor can enter into a new field of practice without adequate preparation. Certainly we all have a professional obligation to continue learning in order to maintain our competence. To expand our practice requires an even greater dedication to build on our present level of skill and expertise, and to research the challenge of new opportunities.

To begin, I would like

to reflect on the training that land surveyors obtain in achieving professional status.

All surveyors, no matter what their academic background, are either trained or educated in the physical and mathematical sciences, legal principles, geography, communication, graphics, and measurement techniques. We may not all be experts in any of the above, but we should have a practical understanding of most of the arts and sciences that deal with land and measurement.

Based on the foregoing, I would suggest that a land surveyor has a broader training than most university graduates. The surveyor's training prepares him to enter a career in the many fields of surveying whether his interests take him into cadastral, control, deformation measurement, data gathering, hydrography, photogrammetry, mapping, planning, or land information systems. He cannot progress and develop any degree of expertise in any of these separate specialty areas without devoting himself to further study and research. The information and technological advancements of our times require the diligent commitment to continual upgrading of knowledge and skills.

The surveyor who devotes himself to private consulting, to government at any level, to industry, or to the academic community can apply his training to develop a rewarding career in many potential areas of service. His unique combination of knowledge, skills, and interests can be applied to assist the advancement of society through service, design, and development of modern facilities or systems, or in the creation of new technologies

and systems which will make the world a better place in which to live.

Virtually every aspect of human endeavour has some relationship with the land. These geographical linkages create opportunities for surveyors to apply their unique blend of knowledge, training and intuition.

The world is at your feet!

In the first article in this series, I summarized the training and scope of practice which is the norm for most practicing land surveyors. The world is changing and surveyors must change with it or be left behind.

It has now been over five years since a definitive standard has been adopted and accepted for the survey of properties for the purpose of certifying the location of buildings and improvements for real estate transactions. The Real Property Report is a minimum standard established by our professional association for the protection of the conveyancing public.

Perhaps there is a need for a document which conveys more than just the minimum required information. I would suggest that many consumers would be interested in having their boundaries monumented, knowing the zoning of the properties in the vicinity, knowing what schools, freeways, landfills, etc. are planned in the vicinity of their property or even where the utility service lines cross from the street to their homes.

When a client phones for a Real Property Report do you normally ask what the client's

needs are, or do you merely quote a price for the minimum available product? From my experience, I would suggest that there is very little attempt to market the services and expertise of the land surveyor.

When you go through the "drive thru" at your local fast food outlet and ask for a burger and a milkshake, you usually get the response "Would you like french fries or coleslaw with that?" I don't know what the statistics might be, but I'll bet that many extra sales are made by merely asking the question. So why not with surveys?

The client very rarely knows what is involved in a survey. He is merely told by his lawyer or lending institution that he has to get one. So why not ask him? Give him a choice in the scope of service he might need. Maybe he has plans to build a fence or do some elaborate landscaping that involves excavation and berming. Provide your potential client a service by asking, and provide yourself with a little extra business.

There is also a side benefit in engaging the potential client in conversation. They get a chance to know a bit about your style and professionalism and will develop confidence in your abilities just by the few minutes you get to discuss their situation. That is of course, assuming that you have a professional telephone demeanour, and show interest in their needs.

I would also suggest that there may be a psychological effect in asking the client what his needs are and letting him have a choice in choosing the scope of services most appropriate to his needs. Given a range of service, many people will always choose the least expensive -- no matter what. Others however, who realize that you usually get what you pay for, will often choose a product or service which falls

somewhere in the middle. So why not offer three packages: the basic Real Property Report; the middle of the line Real Property Report with monumentation; or the super package -- the Cadastral Report with monumentation, zoning, contours, cadastral history, and location of all service lines?

As the President of the United States said, "the price of doing the same thing is higher than the price of change." We must look for new ways to expand our scope of practice if we are to retain our niche in the marketplace, but more importantly, to provide the services the public wants in a professional and businesslike manner.

Editor's Note: Every once in awhile we run a commentary by Ken Allred from Alberta. Usually Ken's comments are general in nature and apply to land surveyors in any province. His most recent article deals with the land surveyor's role in land use planning in Alberta. Many of his observations are worth repeating to our members because there are striking comparisons between our two provinces. See if you can find them.

In the early development of Alberta, the land surveyor worked closely with the land owner and developer, to design new subdivisions. The surveyor also assisted the owner with all aspects of the process right up to and including registration of the subdivision and the creation of new titles. Over the years, the planning process has become more complicated and the focus has shifted to the more socio-economic aspects of town and regional planning. Professional planners became the experts in all planning matters including subdivision design. Planning commissions increased their involvement in the planning

process whereby government officials were conducting site inspections and advising on subdivision design on behalf of their municipal partners. The surveyor's role was often reduced to executing the final conceptual plan and submitting it to the client for registration.

Times are changing in Alberta. Government funding for regional planning has been reduced drastically and commissions may be moving to a true role as "regional" planning commissions.

Land surveyors have complained for years that they have been squeezed out of the Land Use Planning process.

Gone are the days when planning commissions can afford the time to conduct detailed site inspections and prepare detailed designs for applicants.

More and more responsibility will fall on the applicant or the local municipality. In either case, this spells out the need for reliance on professionals trained in site inspections and the principles of subdivision design.

The surveyor is the logical person to assume this role. He is the on site professional and in any event, will be preparing the final plan, plus he is and always has been, the professional most familiar with the entire subdivision process. He is also in a position to advise the client whether the application meets planning requirements and if there is a reasonable chance of approval. The role of an additional advisor will become more and more important as subdivision approving authorities examine their fee structures and adjust them upwards to ensure that they achieve full cost recovery. It will no longer be an economical gamble to submit an application just to "see if we can get it through!" In fact, a major

part of a surveyor's business may be in advising clients that their proposals don't satisfy the requirements of statutory plans.

Surveyors broadening their base in the field of planning need to examine their skills and practices in view of the changing needs for more and accurate information in the planning process.

They need to examine their presentation skills to ensure themselves that they can adequately represent their client before subdivision approving authorities and appeal boards.

Many surveyors have developed excellent presenta-

tion skills and provide comprehensive subdivision applications. Because they have personally visited the site and have studied all available information, they are in a position to competently and convincingly answer the concerns of approving agencies. They must also however, be familiar with the myriad of planning documents, environmental and development regulations that affect their geographic areas of practice. Many new approving agencies will evolve in the near future. Land surveyors may need to specialize in serving a certain geographical area just because of information overload. No one can be expected to be an authority on every regulation in every jurisdiction.

The current economic times pose many problems and concerns to many people, but for others those same problems create nothing but opportunities. Now is the time for the land surveyor to regain his rightful role in the subdivision process.

Now is a most opportune time for the Alberta Land Surveyors' Association to bring together surveyors with expertise in land development and planning and organize seminars to assist all surveyors in developing and applying their skills to better serve the needs of the subdivision and development industry in the 1990's. ■

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STAGNATION OR COOPERATION *by David C. Clark, PLS (Maine), NSLS*

Due to a declining number of new entrants and an increasing number of retirements, land surveying associations in the Maritime Provinces are faced with the prospect of reducing services to members or continually raising the annual dues of those members. Members, in turn, are becoming concerned with the level of professional support and the high overhead cost just to stay in practice.

The three Maritime associations have in total less than 400 regular members. This raises the question as to whether it is fiscally responsible and reasonable to have three independent associations operating for the benefit of this small number of land surveyors. Each association performs the same functions independently of one another; New Brunswick and Nova Scotia even have office facilities with paid staff.

A little bit of common sense tells us there should be only one professional body representing all the land surveyors in this region. One organization, one office, one executive director, one magazine, one survey review body, one annual convention, etc., etc. The existing system is not efficient or realistic given the state of the present economy.

With lower operating costs per member, one organization would be in a better position to provide expanded services. The profession is stagnating because of its overall inability to prepare its members to provide the professional services which will be required in the future.

Recently, there has been some talk of regional cooperation by the Associations. One meeting was held in June 1993, at which time the delegates agreed that they would consider supporting a regional magazine.

Consider! But how long will it take to consider? We have a habit of considering ideas to death. While this suggestion and other issues are being considered, we may see the demise of the profession as we know it.

Why can we not move to a common licensing system in the region? What is wrong with being able to practice in another province? We all share a common legal system, similar land registry system and the same patchwork survey fabric.

The region already shares an Atlantic Board of Examiners; thus, the standards for qualification to practice are equal. Is it that we are afraid of competition from a practitioner from another area? Is this realistic? Remember that surveyors traditionally work within their own territorial limits anyway. Regional competition would probably be no different than the local competition we experience now.

Parochialism, tunnel vision and organizational inadequacies are all factors reducing the potential for a visionary plan for the land surveying profession. This at a time when a long range plan is essential for a profession challenged by a sluggish economy and a whole new global environment.

The traditional economy is quickly going down the tube. More and more it will become transformed into an information economy. Free trade will accelerate this transition. How long do we think we can hang on to our traditional ways?

Let's get real, people! The time has come to make some important decisions and get on with business. Let's push our Councils to make the future welfare of our profession the highest priority. Let's all face up to the overall problem and each be prepared to do our

share to provide the solution.

Despite the general reluctance to even talk about it, the obvious opportunity for the profession would be the creation of one administrative body for all land surveyors in the region.

Amalgamating the Associations and moving to a common "Professional Land Surveyor" license would of course require some restructuring of the legislation in the three provinces, but would certainly not be impossible. The advantages would far outweigh the effort.

The benefits would be both financial and structural. At a time when public and private sector organizations are being forced to become leaner, are we any different? No, we also must become super efficient in our operation. We cannot afford to do otherwise!

As this article is being written, the Presidents of the associations in New Brunswick and Nova Scotia each have dual memberships. They are licensed to practise in either province. It is suggested that this is a unique opportunity for these two associations to talk and seek common ground for greater cooperation.

Let us even look at our neighbours to the south for example. Virtually all states have now gone to the PLS (Professional Land Surveyor) designation. Many states also have comity of licensing whereby a land surveyor from another jurisdiction may practise in the state for a limited time without further qualification.

The potential benefits of cooperation in this region are too great to be dismissed out-of-hand or deferred indefinitely. Let us try to put aside our parochial attitudes as we seek the best options for the future welfare of the land surveying profession. ■

FROM THE FIELDBOOK

On October 27, 1993 a single geodimeter prism and tribrach went missing from a site a few miles east of Bridgetown on Hwy. 101. If you have any information on this missing prism, please contact the association office.

Each year during the presentation of certificates of qualification to new members, we are reminded that some of the older certificates lack the professional appearance of the newer ones. If you have an older certificate and would like a new one, please send a photocopy of your present certificate to the association office and we will renew it.

Shelley Lane, our technician in the Survey Review Department, gave birth to baby Brendan on November 21, 1993. Shelley and Brian now have three boys.

Besides filling in for Shelley in Survey Review, Sharon Gunn is compiling an alphabetic index, by author and title, for the Nova Scotian Surveyor from volume 1, November 1954 to the present. We seem to be missing one issue, volume 15, number 37 in 1963. We suspect there may have been a numbering error and the issue never existed. Can anyone confirm this?

Our congratulations are extended to Stephen Howard and Alan Comfort for receiving their CLS commissions recently.

BOOKS

Check out your local library for either "The Road Less Travelled" or "Further Along the Road Less Travelled" both by Scott Peck.

"Work Less Play More" by Stephen Catlin.

"University of Success" by Og Mandino. (You will want to own a copy of this one.)

The following is a letter received at the Association office in December 1993, which may be of interest.

To: James Gunn
Re: New Member

You and your association may be interested in knowing that two of your members have recently qualified in BC and are currently being commissioned as BC land surveyors. They are Steven Richard Keddy, NSLS, P. Eng., CLS who will be BCLS #732 and Alan Maurice Gallant, NSLS who has qualified, however is not yet sworn. He will probably be BCLS #734.

Both these individuals did well on our final exams and Steve Keddy achieved the highest first class marks on the BCLS professional exams in 1993. Along with the commissions being presented to our annual meeting in January 1994, Steve will also receive the corporation's gold medal for achieving the highest marks into or beyond a first class standing.

Another one of your members, Walter Vance Johnson, NSLS, CLS, qualified as a BCLS in 1992 - keep sending them out, Jim; we could use them!

Gordon M. Thomson, BCLS
Secretary, Corporation of Land Surveyors of the Province of BC

According to Fred Roeder, a New Mexico Land Surveyor, the Inca civilizations of ancient Peru had exceptionally high standards of practice in surveying. "Measurements were carefully made using wooden rods and brass plumb bobs. The unit of length was called rika, measuring about 5.3 feet. Boundaries were monumented with marked stones. Anybody caught disturbing a monument was punished by having a heavy stone dropped on his shoulders from a height of about three feet, very likely breaking his back or otherwise crippling him for life. A second offense resulted in the death penalty. We may assume that Peruvian monuments lasted longer than ours."

Reprinted from "The Link", a publication of the Corp. of Land Surveyors of the Province of BC

EMPLOYMENT OPPORTUNITY

Wright, Parry, Taylor & Fuller, BC Land Surveyors and Professional Engineers on Vancouver Island, have openings for proven professional land surveyors who qualify for BCLS status on writing Section 44 examinations as required by the Corporation of BC Land Surveyors.

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Geomatics Alliance Streamlining Land Records Management in Nova Scotia

by Andrew Safer in the Atlantic Business Report, December 1993



Atlantic LRMI Corporation members review maps of the Halifax Land Information Centre. From left they are: Eric Whyte, NSLS, Pierre Mullin, Doug MacDonald, NSLS, Alex Miller and Robin Mullin.

The newly-formed Halifax-based Atlantic Land Records Management Infrastructure Corporation (Atlantic LRMI Corp.) is embarking on a leading edge project that will streamline the processing of land records information for the province of Nova Scotia.

Atlantic LRMI Corp. will make the information widely available via a province-wide computer network. The project is expected to introduce efficiencies in municipal departments such as assessment and registry, and the joint venture intends to market its product to other jurisdictions in Canada and abroad.

The \$5.8 million development phase is expected to take three years to complete. According to Doug MacDonald, who is president of Eastcan Group and president of the joint venture, the anticipated two-year implementation phase will add approximately \$6 million to the

total project's value. Phase two funding will be contingent on acceptance by the Province.

While Atlantic LRMI Corp. will initially concentrate its efforts on the City of Halifax and Annapolis County, Premier John Savage's government intends to implement the new geomatics approach to land

records management across the province.

Atlantic LRMI Corp. is composed of four member firms: Alex Miller and Associates, Limited of Toronto (40 per cent), Eastcan Group of Survey Consultants Limited of Dartmouth (20 per cent), Geoplan Consultants Inc. of Fredericton (20 per cent), Atlantic Geomatics Research Inc. of Sydney Mines, NS (10 per cent).

At the ninth annual Geomatics Atlantic conference on November 3, Nova Scotia Premier John Savage announced that the government is contributing \$1.45 million for a first-client purchase of Atlantic LRMI Corp.'s products and services. ACOA has committed \$3.5 million in funding over three years, and the joint venture partners are contributing \$800,000.

"I believe that this initiative offers a model for other econo-

mic development efforts," said Premier Savage. "It represents a strategic partnership - governments at the federal, provincial and local levels, working with a consortium of local and national firms, to establish a technology-based firm with a world product mandate."

ACOA provided the spark for Atlantic LRMI Corp.'s initiative when it established the Atlantic Geomatics Alliance fund in 1991 to foster the growth of Geomatics, or geographically-referenced information processing, in the region. Of 42 proposals submitted to ACOA, Atlantic LRMI Corp.'s project was one of eight that received funding.

To look up a deed, lawyers will no longer have to go to the Registry of Deeds. The new system will allow them to do an on-line electronic search from their office. Eric Whyte, president of Sydney Mines-based Atlantic Geomatics Research Inc., says that land-related information will probably be used more because of the added convenience. "There's a certain amount of inertia in the system right now because it takes more effort to travel to the offices, and you often have to travel to several offices (before you find what you're looking for)."

Because of the lower cost and ease of use, Whyte says that banks may decide to require updated title searches every time a borrower refinances his or her mortgage. "It costs \$700 to \$1,000 now," he says, "but if the costs come down to \$150, people would be less reticent to

access the service."

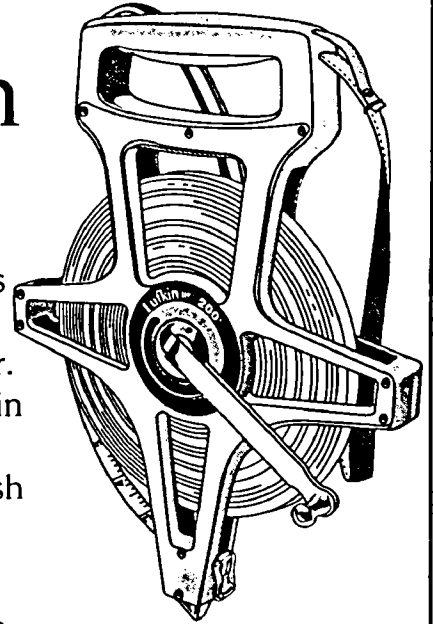
MacDonald points out that the automated networked system will allow government departments and municipalities to continue to use their software of choice (ARC/INFO or CARIS, for example) but that users will be equipped to draw down data from all of the different information banks, subject to security clearance. Each department will update its own database and access across the network will eliminate considerable duplication of effort.

The situational analysis, valued at \$575,000, began Sept. 4 and is slated for completion March 31, 1994. In this preliminary study, Atlantic LRMI Corp. is meeting with the principal users to determine how to best apply geographic information system (GIS) technology and software development for maximum efficiencies. Whyte points out that decreasing technology costs will allow Atlantic LRMI Corp. to get the "biggest bang for their buck," and he cites the cost of digitizing hard copy maps. He compares the City of Halifax's rate of \$10 per parcel five years ago to parcels that were recently converted to electronic format for \$2.49.

Beyond increasing access and efficiencies on the home front, MacDonald sees "tremendous export potential" for the Atlantic LRMI Corp.'s product. "There's a very large number of countries moving towards a pluralistic

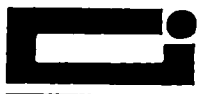
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form of government," he says, "like the ex-Soviet Union, Mexico, China, and South American countries. They have had no form of individual land ownership, assessment, or taxation.

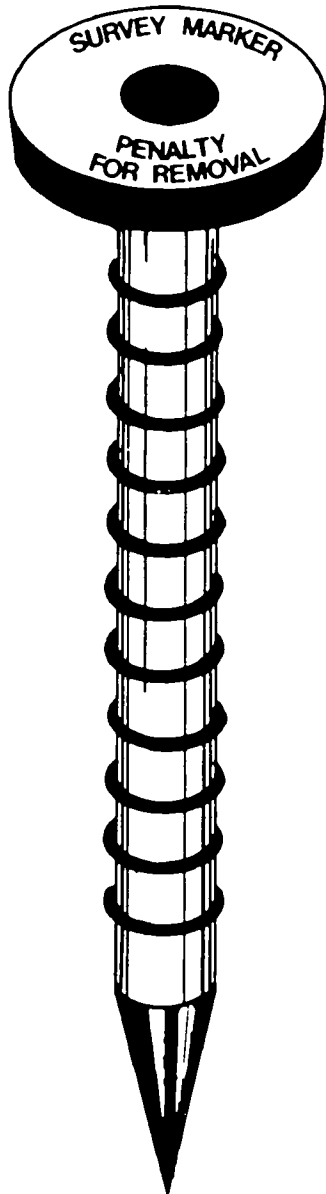
"To run a country, they have to know what are the discrete pieces of land, how they are used, and who lives there. As they allow private enterprise, they will want to have some form of taxation. So, marketing this to other countries is the most compelling reason to go through this exercise."

Whyte adds that Canada has always been in the forefront of land management because of "the nature of the country: we have so much land." While the US is a leader in the electronic management of information, Canada is ahead when it comes to the geographic information component, which references information to spatial location.

According to MacDonald and Whyte, the Atlantic LRMI Corp. project is unique in that it is the first time land records information is being fully integrated over a provincewide or statewide network. 

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LETTER TO THE EDITOR

*Re: CLS' are not Dancing,
They are Waltzing!*

In her article on *Dancing* published in the June 1993 issue of ALS NEWS, Ms. Lorraine Petzold writes that she is dismayed by the *backward step of the Canadian land surveyors for proposing to accept* a two-year technical diploma or a partial university degree as satisfactory under the new C.L.S. Act! I assume she means Canada Lands Surveyors. She is not as dismayed as are the CLS Board of Examiners and the Association of Canada Lands Surveyors Board of Directors, by her erroneous statement.

The 1990 amendments to the *Canada Lands Surveys Act*

and *Canada Lands Surveys Examination Regulations* are clear: "No person shall be admitted as a candidate unless he furnishes evidence acceptable to the Board of education to at least the *technologist level*". The syllabus was modified to increase the educational standards of the CLS profession. Once a person is admitted as a candidate, a series of 20 examinations have yet to be written on a wide range of topics from mathematics to property right systems on Canada lands. Some exemptions may be granted to those who have satisfactorily completed technical examination subjects at the University level. Once candidates obtain their commissions, their education level is close to that of the best university geomatics/-

surveying programs in Canada. As a matter of fact, most graduates from university geomatics/surveying programs have to be examined in additional subjects which were not included in their formal university program. The new CLS regulations are hardly a step backward!

When it comes to educational standards, Canada Lands Surveyors are not dancing; indeed, they are waltzing!

*Dr. Gerard Lachapelle, CLS,
a.-g., P. Eng.
Past President, ACLS
CLS Board Member
Professor, Geomatics Engineering
The University of Calgary* ■



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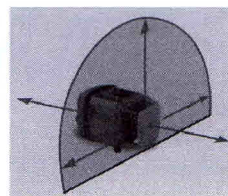
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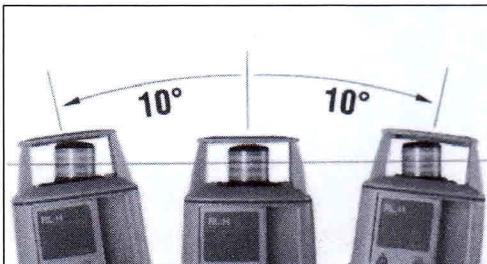
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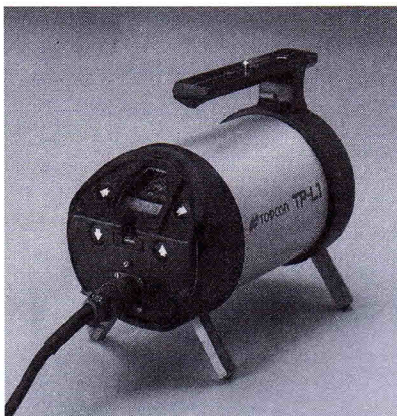
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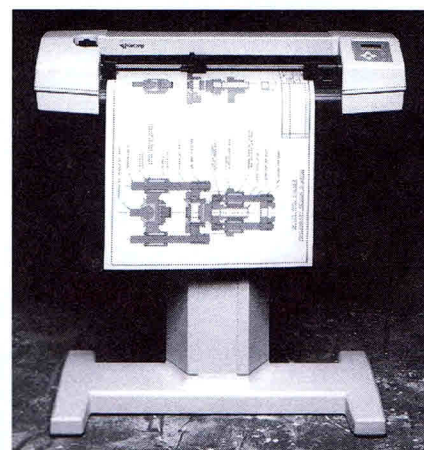
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LAND SURVEYORS - AN ENDANGERED SPECIES?

by David C. Clark, NSLS

Many people scoff at science fiction as being fantasy, not worthy of reading, bearing little connection with present day reality.

Let's think back though to the beginning of our surveying careers, those of us who began a couple or three decades ago. If at that time we had been given material to read describing global positioning, total stations, lasers, GIS, computer enhanced satellite imagery, etc., would not all of this technology have seemed to be pure science fiction to us?

Back then we did not even dream of the myriad of technology that is now available on the market for use in our every day operations!

As we consider the fantastic advances during our lifetimes, do we for a moment think this is it? Do we ever stop to consider that this technological revolution is an on-going process? Not only will technology become even more sophisticated, but more and even greater advancements will be developed. The science fiction of today will become the reality of our future.

The problem with most of us is that we have no vision of our future. How many of us are thinking and planning for the changes that are evolving around us? Do we really need a crystal ball or a science fiction novel to forecast what the next few years will bring? What we do need is a new mind-set for change! We must be preparing now to meet the challenges of the future head on.

Dr. John McLaughlin, in the November 1993 issue of the "CCLS Focus", asks editorially whether the land surveying profession is doomed. John then goes on to answer his own question by providing a scen-

ario in which the new future focus of the profession will be that of a professional business oriented to new perceptions, new markets and new alliances. Land surveyors will expand into new businesses as part of "The Information Highway".

Are today's land surveyors hung up on our "right" to locate land boundaries? Are we so jealously guarding our little niche as land boundary specialists that we are unaware of the whole geographic information picture? Are we ignoring the opportunities that are presently available to us to broaden our horizons?

Are we already too late? There have been geographic information seminars held each year in this province for about ten years. Of the hundreds of people attending these sessions to learn about this technology, how many have been practising land surveyors? You could count them on one's fingers most years! Is this not symptomatic of our problem?

Why are we so reluctant to seize these opportunities? Is this not why we are seeing other professions developing and encroaching into our field of expertise?

It has been

said recently that people in the coming years will change jobs a number of times as their careers evolve; they will no longer spend all their working life in one position. We are already seeing this as many of the so-called traditional careers are facing extinction. Is the land surveyor on the endangered list?

So what is the conclusion to all this? Are we going to continue as we have in the past, comfortable in our ability to lay out a house lot or do an occasional location certificate?

Or, can we come up with a vision and work to develop a whole new image for the profession ten years from now? This will take lots of initiative and the ability to be flexible and open to new ways of doing business.

It is left up to each of us to decide. ■



PRESIDENT BOB DANIELS WELCOMES NEW MEMBERS KEVIN FOGARTY AND ERIC MORSE AT THE '93 CONVENTION.

MINUTES OF THE 43rd ANNUAL MEETING

Held at the Chateau Halifax
Halifax, Nova Scotia
November 5 & 6, 1993

Friday, November 5, 1993

1. President Daniels welcomed all to the 43rd Annual Meeting and introduced two guests: the Honourable Sandy Jolly, Minister of Municipal Affairs, who brought greetings from the Province of Nova Scotia and spoke on the current issues regarding land information and registration currently facing the Dept. of Municipal Affairs, and Mr. Pat Pottie, Deputy Mayor of the City of Halifax, who brought greetings from the City. President Bob then thanked Ms. Jolly and Mr. Pottie and presented them with gifts of appreciation.

2. President Daniels then introduced the following out of province guests:

Noel Peters -	Vice-President of the Corporation of Land Surveyors of the Province of BC
Hugh Impey -	President of the Alberta Land Surveyors' Association
Paul Wyman -	President of the Association of Ontario Land Surveyors
Tom Williston -	President of the Association of NB Land Surveyors
Kevin Brown -	President of the Association of PEI Land Surveyors
Ian Edwards -	President of the Association of Newfoundland Land Surveyors & representing the Association of Canada Lands Surveyors
Paul Turbide -	President of the Massachusetts Association of Land Surveyors and Civil Engineers
Gordon Isaacs -	Representing the Surveyor General for Canada
Jeff Fee -	Vice-Chairman of the Halifax Branch of the Canadian Institute of Geomatics

All brought greetings and wishes for a successful meeting. Mr. Edwards also gave some information regarding CLS requirements and the seminar being jointly sponsored by ACLS, ANBLS and ANSLs. Mr. Fee spoke about this year's CIG activities. Robert Daniels brought greetings from CCLS President, Ed Grenkie, and updated members on this year's CCLS activities.

3. The exhibitors were then introduced by President Daniels and each spoke about their new products and technology.

- AM Laser Survey (Pentax), David Page
- Cornerstone Surveying Systems (Geodimeter), Bob Martin
- Sokkia (Microsurvey Software), Ron Lynds
- Norman Wade Company Ltd. (Topcon), King Flood
- Leica Canada Inc., Paul Lyon

- Liberty Enterprises Ltd., John Kellegrew
- Universal Systems Ltd. (Caris), Diane Garey
- Alfred J. Bell & Grant Insurance, Susan Boutilier
- COGS, Adam Morse
- UNB Surveying Engineering, Bruce Hall

4. Robert Daniels officially called the meeting to order at 10:45 a.m. and indicated that the meeting would be governed by Robert's Rules of Order and common sense. Walter Rayworth was appointed Parliamentarian. President Daniels then asked that everyone observe a moment's silence in memory of members Jacques Price and Melvyn Wadden who passed away this year.

5. President Bob then reviewed the agenda. He then called on James Gunn to give the Secretary's report on the convention.

6. Secretary's Report on the Convention. James Gunn reported that 111 members are registered for the convention to date, and that there were about 65 members present in the room at last count.

7. Approval of the Minutes of the 42nd Annual Meeting. President Daniels indicated that the minutes of the 42nd annual meeting had been published in the Spring 1993 issue of "The Nova Scotian Surveyor". It was moved by Robert Feetham, seconded by Errol Hebb and carried that the minutes of the 42nd annual meeting be approved.

8. President Bob then called for any Business Arising from the Minutes of the Last Meeting. There was none.

9. Report from the Secretary of the Board of Examiners. James Gunn reported that there have been 3 new members sworn in since the last annual general meeting - Eric Morse, Kevin Fogarty and Mark Macmillan. There are currently 12 active student files.

10. Report on Council Activities. President Daniels reported that there had been 3 council meetings this year, in January, May and September. The issues dealt with were finances, including quarterly reports; review and changes to committee structure; Surveyors' Real Property Reports were discussed with much input from the committee; CCLS Strategic Plan; future ANSLs staffing; the proposed definition of land surveying was reviewed and the Statutes Committee has recommended staying with the existing definition; the Maritime Initiative meeting which took place in Summerside, PEI, with the Presidents and Executive Directors of the land surveyors' associations of Newfoundland, PEI, Nova Scotia and New Brunswick present; the committee workshop in Truro in February; title insurance activity; regional government, including a discussion of municipal consolida-

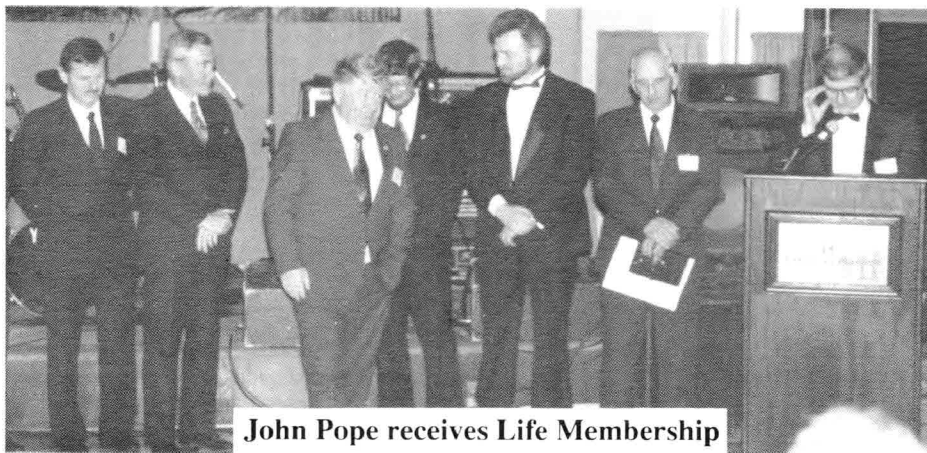
tion as well as a submission by Jim Gunn on behalf of the ANSLs to Charles Campbell, the Commissioner appointed to study regional consolidation in industrial Cape Breton; public relations initiatives; discussion on copyright regarding the misuse of plans, location certificates and digital data; building fund levy was discussed with regard to the difficulties in collecting it and proposed changes for the future; LIMS request for plans from Metro and Sydney area members and the unauthorized use of survey information - a committee is to be put together to study the issue; Competition Bureau concerns regarding a schedule of minimum fees; restructuring and downsizing Council; COGS is undergoing financial cutbacks and ANSLs will subsidize Philip Milo's Outreach Program by giving \$750.

11. Financial Statement and Budget. Copies of the financial statement and budget were distributed to members present. Jim Gunn displayed a few graphs to show where we were, where we are, and where we are going. (All graphs referred to are attached to these minutes as Appendix A). Graph # 1 showed the income, expenses and equity (net worth) of the Association since the year ending 1989. It also included a projection through to 1995. Up until the 88/89 year, the Association maintained an equity of approximately \$40,000. All of this and more was used up when the Association went to a full time Executive Director and larger office space. In 1989 the membership dues were raised to cover the extra costs.

During the 1990/91 year, the Association experienced a significant reduction in membership dues mainly because of the introduction of mandatory liability insurance. It also experienced an increase in expenses mainly because of an inability to recover legal costs for a couple of discipline hearings. The combined effect of the loss of income and the increase in expenses together with a slow down in SRD sales, left the Association with an overall shortfall of approximately \$38,000. Being unable to increase revenue, staff went to work cutting expenses. In June of 1992, when Rosalind Penfound took over employment, council decided to combine the positions of Executive Director and Manager of Survey Review. This was the most significant reduction in expenses to date. The Association ended 1991/92 year with a deficit of about \$23,000.

This past year saw the strongest gains to date. Despite a \$23,500 reduction in income, staff was able to reduce the expenses to record lows. This, combined with an equally strong effort in Survey Review, left the Association with an operating surplus of \$47,000. This has eradicated the deficit completely and left the Association with an equity position of \$24,000.

ANNUAL MEETING



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NOTICE from the CCLS INSURANCE COMMITTEE



It has come to the attention of the CCLS Insurance Committee that many participants in the CCLS Insurance program have not been advising their provincial associations of any claims made. Your Insurance policy requires that you advise your professional association of each claim made to the Insurance Company. When advising the Insurance Company, please also send a copy of the information to your association for their information. This information is required in order to keep your association apprised of the number and type of insurance claims, and to keep them up-to-date in the event that the CCLS Insurance Committee needs to obtain further information to assist in the settlement of the claim. Please feel free to discuss insurance concerns with your association, or if you wish to contact a member of the CCLS Insurance Committee, please contact:

Ken Allred - Chairman	(403) 460-2224
Jim Gunn	(902) 469-7962
Gordon Thomson	(604) 382-4323
Gordon Webster	(306) 653-1433

Mr. Gunn suggests that the next year will see a rapid accumulation of funds that will level off somewhat when we refill the vacancy in the executive office. By that time, late spring or early summer, we should have equities exceeding \$40,000. This should provide us with a comfortable margin as we resume our normal operation. Mr. Gunn addressed a concern many members have with regards to refilling the vacancy in the office. Some are of the opinion that our financial recovery is due to the fact that we have combined the positions of Executive Director and SRD Manager in the Association office. There is little doubt that combining these positions had a positive effect on our financial recovery. But one must look at the whole picture.

Mr. Gunn used the 1990/91 year for comparison. This was the year when the administration went into the hole to the extent of \$29,000.00. (The SRD added another \$7,000 but this will be dealt with a little later). Just looking at the administration shows that our income that year was just over \$200,000 - about the same as we have projected for the current year. But what of the expenses? In 1990/91 our expenses reached \$234,500. This past year, the expenses reached \$155,500. A difference of \$79,000. This means that in the last two years, we have cut \$31,000 from our administration expenses beyond that saved by combining the positions.

Salary was the single biggest factor in cutting our expenses. But it only represents about one third of the total overall savings. Consider these savings as displayed on Graph # 2: Costs of holding council meetings cut by more than \$4,000; executive expenses cut by more than \$4,000; Executive Director expenses cut by more than \$1,000; postage costs cut by nearly \$4,000; office supplies cut by \$9,500; photocopier costs cut by \$2,500; accounting costs cut by more than \$1,000 (and another \$1,000 cut this year); legal services cut by more than \$1,000; dues and fees cut by more than \$1,000; the cost of publishing our "Surveyor" cut by a whopping \$6,000; nearly \$10,000 saved because the Discipline Committee has remained idle; efforts by the Complaints Committee have realized another \$4500 in savings; other committees have had their budgets reduced. For example, we saved over \$4,000 on public relations; We saved about \$1500 in staging our committee workshop this year; there are other miscellaneous items like courier use and interest charges that saved us an additional \$2,000 or so.

Mr. Gunn pointed out that what we have seen here is not just a bunch of temporary cuts to get us out of a jam. Instead, it represents a fundamental change in the way we do business. These changes will continue to save us money year after year. We can even look for further cuts in the future: We hand over more than \$5,000 each year to cover lease payments on our photocopier. It will be paid off in the next year. We have a similar, yet less costly, payment on our postage equipment. We have been sending more than \$11,000 to CCLS each year. It is time to reevaluate the benefits we get in return for so much money. Perhaps we should renegotiate this payment. Other provinces have been given a lower levy in the

past. We pay more than \$13,500 in rent each year. This is over and above taxes and utilities. Perhaps the day is not too far away when we will own our own building outright. Mr. Gunn encouraged every member to support the efforts of the Building Committee to raise the necessary funds to buy a building. He also suggested we could eliminate the cost of our magazine completely if it becomes a regional publication. Self funded liability insurance is another way to save money. Our claims loss ratio was around 34% this year. That means the insurance company made a tidy 66% profit. Wouldn't it be nice to pay that profit to ourselves for a change?

12. Survey Review Department. This year the SRD had suffered from the manpower shortage in the Association office. The day to day inspections continued, but correspondence is backed up terribly. There have been fewer site inspections and no seminars. The good news, is that our Survey Review Department is something of a success. It is getting the attention of our neighbours across the country. And no wonder!

We have not had a discipline matter for more than two years. Our insurance claims loss ratio, as mentioned earlier, is well below the national average. As for our year end, Survey Review did really well. This is thanks to two factors: The combining of positions in the office reduced the expenses and allowed the SRD to catch up. This, combined with a rather strong sales, has put the SRD in the black to the tune of \$10,000. Mr. Gunn plans to use some of this surplus in introducing a new billing procedure some time after the beginning of December. No longer will members have to purchase stickers in advance. They will be distributed free and the member will be billed as they are used. Not only is this system fair but it will establish an important communication link when members begin receiving monthly statements from SRD.

Graph # 3 shows the Survey Review Department Revenue, Expenses and Equity since the department began in 1990.

13. Robert Feetham complimented James Gunn on a job well done and indicated that the information just presented indicated this very clearly.

14. It was moved by Allan Owen and seconded by Marcellin Chiasson that the statement and budget be accepted as presented. The question was called and the motion was carried unanimously.

15. Secretary's Report on Membership. James Gunn reported that we have 1 less member than last year. 4 retired or resigned and 1 died. 4 new members were sworn in. There are 261 regular members, 14 life members, 27 retired (3 newly retired and 4 resignations), 12 students, 4 honorary, 10 associates and 4 non-practicing.

16. Election to Council. President Bob indicated that presently there is 1 vacancy in Zone 6, with 1 new Councillor - Kenneth Robb. Robert Daniels then called for nominations from the floor to fill that vacancy. Jim

McNeil nominated Glenn Myra and Allan Owen seconded the nomination. It was then moved by Gerry Bourbonniere, seconded by Paul Zinck and carried that the nominations for Zone 6 Councillor cease. President Daniels then introduced the new Executive and Council for 1993-94.

Executive:

President - Gordon Isaacs
Vice-President - Clive MacKeen
Past President - Robert Daniels

Councillors:

Zone 1 - Alex McDonald (returning)
Zone 2 - Eric Morse
Zone 3 - Jerry Borden
Zone 4 - John DeLorey (returning)
Zone 5 - Valerie George (returning)
Zone 5 - Jerome MacEachern
Zone 6 - Joe Alcorn (returning)
Zone 6 - Ed Jeffrey (returning)
Zone 6 - Ken Robb
Zone 6 - Glenn Myra
Ministerial Appointee - Keith AuCoin

17. The retiring Councillors who were present were then presented with a gift and citation by President Bob. The retiring Councillors are:

Zone 2 - Derik DeWolfe
Zone 3 - Russell Atkinson
Zone 5 - Horace Lovell
Zone 6 - Jim McNeil & Allan Owen

18. Committee Reports. President Daniels called the members' attention to the committee reports published in the Fall 1993 issue of "The Nova Scotian Surveyor". Edward Rice, Chairman of the Building Committee, reported on the current status of the questionnaire which was circulated to members in October. They had received 33 to date. The committee should report to Council by December 15/93 with recommendations.

19. Alan Comfort, Chairman of the Manual of Good Practice Committee, reported that the committee has begun a plan on how to produce the manual. They have also begun to draft some of the sections and, with this year's \$2000 budget, the committee hopes to have a portion ready for the next annual meeting. They will also continue to seek members' input. Robert Daniels suggested zone input prior to the annual meeting.

20. Robert Daniels, Chairman of the Public Relations Committee added that he and Syd Loeppky of Alberta are creating a discussion paper for public relations on a national level. They plan to have it completed prior to a teleconference on November 13/93. There may be a subsequent request from CCLS for provincial input.

21. John MacInnis, Chairman of the Atlantic Provinces Board of Examiners for Land Surveyors, reported that the Board hasn't met for 1-1½ years. The next meeting is scheduled for January 94 in New Brunswick. Grant McBurney commented that over the past year, the Board has been soliciting comments from surveyors in the Atlantic provinces regarding the adequacy of training and syllabus and would appreciate any input with respect to improvement of the syllabus.

22. John MacInnis, Chairman of the Special Examining Committee, reported that this is a committee of the Board of Examiners which examines the projects assigned to students preparing to become members of the Association. Things are going well except for a problem with the preparation of the report portion of the projects. He indicated that COGS, UNB and the articling master should be more responsible in showing individuals why and how reports are to be prepared. Alan Comfort said that preparation of reports would be covered in the Manual of Good Practice.

23. Walter Rayworth, Chairman of the Discipline Committee, reported that there have been no meetings.

24. Ted Webber, Chairman of the SRD Advisory Committee, reported that the committee is comprised of himself, Grant McBurney and Dennis Prendergast. They have received one request from James Gunn regarding the use of SM's as witness markers for corners of aquaculture leases, but the committee members have differing opinions which have not yet been resolved.

25. Lester Tingley, Chairman of the Continuing Education Committee, reported that the committee has put together a list of Continuing Education Departments at schools throughout the province. He asked how many members present would be interested in a series of seminars to prepare for the CLS exams. He reminded members that by 1995, a surveyor must be a CLS to work on Canada Lands. A count showed 17. Gordon Isaacs indicated that CLS exams are written in February in the Amherst office of Natural Resources Canada.

26. Gerry Bourbonniere, Chairman of the By-Laws Committee, reported that the committee has not been very active this year. They are addressing the NSLS (Ret'd) designation issue. It has been confirmed that a retired member cannot use the NSLS designation as they are not "members" as defined in the Land Surveyors Act. There may be a motion with respect to this presented next year.

27. David Roberts, Chairman of the Act Enforcement Committee, reported that the committee is made up of Bruce Mahar, Jim Gunn, George Sellers and himself. They met once this year, in February in Truro. They understood that Act Enforcement was to investigate individuals doing unauthorized surveys, but this involved liaison with various government departments. They also discussed Instrument of Subdivision and came up with 2 alternatives: (1) negotiate with politicians with respect to a surveyor's signature under separate regulations being required for Instrument of Subdivision, or (2) continue lobbying. They hope that with the new government, they will be able to rejuvenate the issue by lobbying politicians. Mr. Roberts indicated that due to personal and business commitments, he had been unable to complete some of the work he felt to be important regarding the committee, and submitted his resignation as Chairman. He said he would be willing to remain as a member of the committee or any

sub-committee.

28. Motions for Consideration. It was moved by Robert Feetham and seconded by Alfred Wallace that John Samuel Pope be named as a Life Member of the Association of Nova Scotia Land Surveyors. Mr. Feetham then listed some of the requirements for nomination to life membership and read a short biography emphasizing John's contribution to the Association, profession and the founding of CCLS. The motion was carried.

29. It was moved by James Gunn and seconded by David Clark that the membership give the Executive the authority to enter into an agreement with one or more of the Atlantic provincial associations for the purpose of publishing a regional survey magazine to be known as "The Atlantic Surveyor", and that any necessary changes to our Act, Regulations and By-Laws be carried out to allow "The Atlantic Surveyor" to take over all the functions of "The Nova Scotian Surveyor".

James Gunn spoke to the motion saying that current publishing costs can be further reduced by a regional magazine. A larger number can be produced for approximately the same as we currently pay. The contributor base would be large and advertisers would reach a larger number of people. After some discussion regarding the uniqueness of the Nova Scotia edition; that this is a step in the right direction for regionalization; the financial impact on our and other associations; the suggestion of an individual section for each province's edition, the question was called and the motion was carried unanimously.

30. In response to concerns expressed by the Competition Bureau and a recommendation from the Regulations Committee, it was moved by Fred Hutchinson, seconded by Michael Astephen

a) that regulation 82(2)(b)
"The surveyor shall not enter into any competitive bidding practice for professional land surveying work, but may provide a preliminary non-binding estimate for a client."
be rescinded

b) that regulation 82(2)(c)
"Notwithstanding anything contained in this section, the surveyor may provide a fixed cost price to a client for professional land surveying work when all major factors relating to the work are previously known."
be rescinded

c) that regulation 86(2)(a)
"The surveyor shall limit advertising to the adequate provision of information to the public"

and regulation (86)(2)(b)
"The surveyor shall refrain from using misleading statements of self-laudatory language in any advertising."
be rescinded and replaced by

"No person shall advertise the services of a member or holder of a certificate

of authorization to the public in any form or medium unless the advertisement is truthful, factual and accurate."

d) that regulation 86(2)(d)
"The surveyor shall not attempt to obtain assignments from a person known to be a client of another surveyor
be rescinded

e) that regulation 102
"The survey review department may not request and a member need not provide to the survey review department any business or financial information which is not relevant to any plan or work under review."
end after the word "information" and the words "which is not relevant to any plan or work under review"
be rescinded

Fred Hutchinson spoke to the motion saying that these changes had been outlined by the solicitor for the Competition Bureau. The Competition Bureau found a portion of our regulations to be anti-competitive and identified them. It was also indicated that the penalty for non-compliance with the Competition Act is 5 years in prison and a \$10 million fine. After some discussion and questions regarding the fact that this issue has arisen due to enquiries regarding a schedule of minimum fees; whether we have received legal advice on this matter; that if a complaint regarding one of these clauses were to be received, it may be more difficult to defend; this motion removes ANSLs involvement in individual business practice; would these changes affect government contracts, it was moved by David Roberts and seconded by Harold Lively that this motion be tabled until Council has sought and received legal advice. The question was called and the motion to table was defeated with 26 in favour, 39 opposed and 1 abstention.

There was further discussion regarding seeking of legal opinion and not moving too quickly; ethics; SRD not being involved in financial aspects of a surveyor's work; and further discussion at the zone level. The question was called and the motion was defeated with 29 in favour and 34 opposed. It was further indicated by Robert Daniels that this item will probably be added to the next Council agenda.

31. It was moved by Fred Hutchinson and seconded by Lee Johnston that since it is the intention of the Association to accumulate funds for the purchase of a suitable office it is hereby proposed by the Building Fund Committee that a special levy of \$50 be attached to the 1994-95 dues payable on October 1, 1994. This levy is to apply to all members and life members whether they pay dues or not.

Fred Hutchinson spoke to the motion saying that a levy is the only way to raise sufficient funds to buy a building. Other means (raffles, etc.) take a long time. He also indicated that the fund is currently over \$10,000.

Alex McDonald commented that life members should be exempted. It was moved by Alfred Wallace and seconded by Walter Rayworth that the motion be amended to "... for the consideration of the purchase of a suitable ..." (amendment underlined), as he is in favour of the motion but is not presently in favour of ANSLs owning a building. Fred Hutchinson commented that the intention of accumulating funds is to purchase a building. The question was called and the motion to amend was defeated with 25 in favour and 32 opposed.

After further discussion with respect to being against further levies in a recession; loss of \$700 if life members are exempted; current cost being reasonable vs. maintenance costs of ownership; levies not being tax deductible and having to be shown as a separate item on the dues invoice; owning a building creating less of a financial burden in the future if ANSLs membership is smaller; with a self-funded liability insurance program being considered, real estate would be a good investment, it was moved by Walter Rayworth and seconded by John MacInnis that the motion be amended to read: "... This levy is to apply to all practicing members." and end the motion at that point (amendment underlined). He feels life members should not pay. Fred Hutchinson agreed and commented that any life member who wished to contribute could make a memorial donation. It was noted that "member" is defined in the Act and with the permission of the mover and seconder "practicing" was removed from the amendment and "excluding life members" was added after members to read "... apply to all members, excluding life members." The question was called and the motion to amend was carried.

Hearing no further comments or questions from the floor, the question was called and the motion was defeated with 30 in favour, 31 opposed and 9 abstentions.

32. It was moved by James Gunn and seconded by Arthur Backman that the motion passed at the 41st annual meeting in 1991 regarding Complaints and Discipline procedures be rescinded. Mr. Gunn spoke to the motion indicating that since the motion to change the powers of the Complaints and Discipline Committees was passed in 1991, the Legislative Committee's changes to it have made it unrecognizable. He then stopped the motion from going to the Legislature and the package was reviewed by the Association lawyer, Tom Burchell, the Statutes Committee and the Complaints and Discipline Committees. Mr. Burchell found some weaknesses, and with input from all concerned, Council recommends that the original motion be reconsidered. The question was called and the motion was carried.

33. It was moved by Grant McBurney and seconded by Walter Rayworth that the Land Surveyors Act Chapter 249 of the revised statutes, 1989 be amended as follows:

- 1) "Subsection 24 (3) is to be amended by adding immediately following clause (b) thereof the following clause:

(ba) Where it is satisfied that, al-

though the evidence disclosed by the investigation which could reasonably be believed, could not support a finding of professional misconduct, but merits cautioning or counselling or both

- (i) express to the member its dissatisfaction with the conduct of the member,

- (ii) provide advice to the member, including direction respecting remedial action and compliance with this Act and the regulations respecting the conduct of the member generally, or respecting a specific complaint or specific existing or future plans of survey; or

2) Clause (a) and (b) of subsection (13) of section 24 are to be repealed and the following clauses substituted therefor:

(a) for the sole purpose of harassing a member, a person or the association;

(b) for the sole purpose of pursuing relief normally available only through a decision or judgement of a court in a civil proceeding;

3) Clause 26 (1) (b) is to be repealed and substituted with the following:

(b) impose a fine on that person in an amount not exceeding three thousand dollars payable to the association;

(ba) suspend the membership of that person in the association for such time and on such conditions as the Discipline Committee considers proper;

4) Clauses 26 (1) (f) and (g) are to be repealed and substituted by the following clauses:

(f) notwithstanding subsection (6) of Section 24, direct that person to pay the costs and disbursements, including the reasonable fees and disbursements of any counsel, of the Complaints Committee, the Discipline Committee and the Association relating to the investigation and hearing, in an amount to be taxed by a taxing master and direct that person not to carry on the practice of professional land surveying until that person has made payment or adequate arrangements for payment to the Association of such costs;

(g) notwithstanding subsection (6) of Section 24, direct that person to pay the costs and disbursements, including the reasonable fees and disbursements of any counsel, of the Complaints Committee, the Discipline Committee and the Association relating to the investigation and hearing, in an amount not exceeding five thousand dollars to be fixed by the Discipline Committee and direct that person not to carry on the practice of professional land surveying until that person has made payment or adequate arrangements for payment to the Association of such costs;

(h) where the Discipline Committee finds there was a complete lack of evidence

to have warranted a complaint under oath being sworn against the member complained of; order the complainant or, in the case of a complaint sworn on behalf of the Association, the Association to pay that person the costs and disbursements of that person on the hearing in an amount to be taxed by the taxing master or fixed by the Discipline Committee, but when such costs are fixed by the Discipline Committee, they shall not exceed five thousand dollars.

5) Subsection 26 (10) is to be amended by striking out the word "or" immediately following clause (b) thereof; and adding immediately following clause (b) thereof the following clause:

(ba) fails to appear at a hearing of the Discipline Committee that relates to a complaint filed pursuant to this Section with respect to that person; or"

Grant McBurney spoke to the motion saying that he, Walter Rayworth and Jim Gunn had recently met with Mr. Burchell to determine the extent of the changes made by the Legislative Council. It was found that the original intent had been retained. There were 2 main aims: (1) Give the Complaints Committee more options to caution or counsel members when an offense warrants cautioning but not discipline, and (2) enable the Association to recover legal costs when hearings are necessary.

Walter Rayworth spoke to the motion saying that this is a rewording of the motion passed 2 years ago. The rewording was done by Tom Burchell, Margaret MacDonald, Grant McBurney, Jim Gunn and Walter Rayworth and is a more concise way of stating our requirements.

Arthur Backman stated that in clause 26-(1)(h), which states that if lack of evidence is shown, reimbursement should be made, but as stated in that clause, reimbursement can only be ordered if the person is found guilty. What can be done if the person is found not guilty? 26(1)(h) should be taken out of Section 26(1) and moved elsewhere. James Gunn and Walter Rayworth agreed and felt it could be renumbered.

Due to the late hour, it was moved by Keith AuCoin and seconded by Arthur Backman to table this motion until the following morning, Saturday, November 6, 1993. The question was called and the motion was carried.

Saturday, November 6, 1993

Robert Daniels called the meeting to order at 9:35 a.m. noting that a motion to change the Complaints and Discipline procedures had been tabled the previous day. It was moved by David Roberts, seconded by John MacInnis and carried that the motion be brought to the floor.

Grant McBurney then reminded the members that Art Backman's query regarding clause 26(1)(h) still remained unanswered. He then

proposed moving clause 26(1)(h) to 26(16). Because the clause was renumbered and not reworded, it was determined that an amendment was not required.

It was moved by Harold Lively and seconded by Walter Rayworth that section 26(16) be amended to read: "... ; order the Association to pay that person the cost ..." (portion of clause removed).

Harold Lively spoke to the motion saying that the public's interest is not protected if the member is found not guilty. In that case, the public could be hard hit financially and he feels the onus should be on the ANSLs. After some discussion regarding whose expenses this amendment was designed to deal with (the person complained of only); the definitions of "member" and "person"; whether a complainant can go through the Complaints and Discipline processes without first going through the Association (no), the question was called and the amendment was carried.

It was moved by David Roberts and seconded by Bill Thompson that section 26(16) be amended to read: "... to pay that member the costs and disbursements of that member on the hearing ..." (amendment underlined). After some discussion regarding the definition of "member" in the Act and the definition of "person" in section 26(1), David Roberts, with Bill Thompson's permission, changed the amendment to: "... being sworn against the person complained of;..." and eliminated the change of "person" to "member" shown above.

Grant McBurney then noted that if this or a further amended motion goes to the Legislature, the Legislative Committee may wish to make more changes. If so, we must review their changes before they debate it because of the significance of certain words to the Association. Bob Daniels noted that Margaret MacDonald has been very good at getting all revisions back to us. The question regarding the amendment was called and the motion was carried.

After considerable discussion with respect to the fact that the Complaints Committee is presently an investigative body with a broad mandate, but the proposed amendments may give the committee some disciplinary functions; professional misconduct may not yet be clearly defined; the public interest not being properly served with the Complaints Committee only allowed a narrow scope of action; this amendment allowing additional recommendations to be made; caution/counsel doesn't include reprimand, which remains a function of the Discipline Committee; possibly creating a sub-committee of the Discipline Committee to caution/counsel; what happens to the complaint if there is no professional misconduct and it isn't sent to Discipline, but caution/counsel is required (the issue dissolves); it was moved by Walter Rayworth and seconded by Harold Lively to amend clause 24(3)(ba)(ii) by replacing the final "or" with "and". After some discussion, the question was called and the motion was carried.

There was further discussion regarding the rights of the person being complained about

to be represented during the Complaints Committee process; if the courts interpret this as giving the Complaints Committee a discipline function then their investigative powers may be diminished; with part of the mandate being protecting the public interest, the involvement of a sub-committee of the Discipline Committee would eliminate their ability to serve in an official hearing because of prior knowledge.

The question was then called and the motion was carried with 46 in favour, 4 opposed and 12 abstentions. (The amended motion is at the end of these minutes as Appendix B).

34. It was moved by James Gunn and seconded by Derik DeWolfe that we take steps to reduce the size of Council from 14 members to 8 members as follows:

- One Councillor to represent Zones 1 & 2.
- One Councillor to represent Zones 3 & 4.
- One Councillor to represent Zone 5.
- One Councillor to represent Zone 6.
- President, Vice-President and Past President elected at large.
- Once Councillor appointed by the Minister of Natural Resources.

James Gunn spoke to the motion saying that this motion has evolved both from members' comments and personal observations. It is difficult to find people to serve on Council. The original configuration was made when there was no full-time paid Association staff to fulfil many of today's duties. There would be a cost reduction if we could work with a smaller boardroom. A smaller group arrives at decisions more quickly and efficiently. A smaller number of people's personal and business considerations would be involved.

After some discussion regarding the possible appointment of a lay person to Council; possible combination of zones rather than decreasing representation; under-representation possible in some zones; councillors gaining experience rather than losing business time; size of small council made smaller if some people missing, it was moved by George Sellers and seconded by John DeLorey to amend the motion to read:

- "... One Councillor to represent Zone 3.
- One Councillor to represent Zone 4.
- ..."

There was more discussion with respect to Council concerns being province-wide and not zone-specific with suggestion of more continuity by having 2 councillors representing an area with only 1 being replaced each year; voting for councillors at large. The question was called and the motion to amend was carried with 27 in favour, 19 opposed and 16 abstentions.

It was moved by Kenneth Robb and seconded by John MacInnis to amend the motion to read:

- "... Two Councillors to represent Zone 6."

After more discussion, the question was called and the motion to amend was defeated.

After comments made by Douglas MacDonald

indicating that this issue doesn't seem to have been resolved at the zone level, it was moved by Walter Rayworth and seconded by Gerry Bourbonniere that the motion be tabled for further consideration. The question was called and the motion to table was carried.

35. It was moved by James Gunn and seconded by Carl Hartlen that the motion passed at the 41st annual meeting in 1991 regarding Surveyors Real Property Reports (SRPR) be rescinded. He indicated that the package hadn't gone anywhere and wasn't approved, and that a clean start seems appropriate. The question was called and the motion was carried.

36. It was moved by Clive MacKeen and seconded by George Sellers that the Nova Scotia Land Surveyors Regulations made under Section 8 of the Land Surveyors Act RSNS, 1989, c. 249 be amended as follows: (See motion following these minutes as Appendix C).

Clive MacKeen spoke to the motion saying that some of the changes incorporated in this package were as a result of input from zone meetings.

It was then moved by Harold Lively and seconded by Allan Owen that "# _____" be removed from clauses 5(u) and 8(2)(i). The question was called and the motion was carried.

After some questions and clarification regarding clauses 5(i), 8(1) and 8(2); comments about 5(j) and 5(l); comments about vagueness in some areas; whether this has been shown to the Real Estate Association and lending institutions; that clause 5(k) may indicate a survey has been performed, it was moved by Glenn Crews and seconded by Robert Ashley that clauses 5(p) and (q) be amended by replacing the word "improvement" with the words "principal building". Following discussion, the question was called and the motion was defeated.

After a question regarding monument placement under clause 5(k), and the level of responsibility of placement done for a location certificate vs. placement done for a plan of survey, it was moved by Robert Feetham and seconded by Derik DeWolfe that the motion be tabled until after lunch. The motion was carried.

It was moved by John MacInnis, seconded by George Sellers and carried that the motion regarding SRPR's be brought back to the floor.

After some discussion for and against the motion in relation to minimum standards, it was moved by Andy DeCoste and seconded by Frank Gillis that clause 2 be amended as follows: "... any item, visible or documented, constructed or placed on, over or under land having a significant impact on the value, use or enjoyment of the parcel ..." (amendment underlined).

It was then moved by Robert Ashley and seconded by David Roberts that the amendment

be amended as follows: "... any visible item constructed or placed on, ..." (amendment underlined). The question was called and the motion to amend the amendment was carried.

After more discussion about underground encroachments or improvements not being visible, the question was called and the DeCoste/Gillis motion to amend was carried with 38 in favour, 3 opposed and 8 abstentions.

It was moved by Kenneth Whalen and seconded by Derik DeWolfe to amend clause 5(g) by removing the words "identified in the current deed". After some discussion, the question was called and the motion was defeated with 12 in favour, 23 opposed and 14 abstentions.

It was moved by Erwin Turner and seconded by Alan Comfort to amend clause 8(1) by replacing the word "surveyor" with the word "parcel". After some discussion, the question was called and the motion to amend was defeated.

It was moved by Glenn Crews and seconded by David Roberts that clause 8(1)(b) be amended by replacing the word "or" with "and". After some discussion, the question was called and the motion was defeated.

It was moved by John MacInnis and seconded by Allan Chisholm that clause 8(1)(b) be amended as follows:

- "(b)(i) a plan of the parcel
- (ii) sufficient field evidence which would enable the surveyor to establish the boun-

daries of the parcel" which clarifies the intent of clause 8(1)(b) to deal with 2 separate items.

There was some discussion regarding the difficulties of locating field evidence in rural areas; boundary certification; preparation of a sketch in the case where field evidence exists but no survey was ever done. The question was called and the motion to amend was carried with 23 in favour, 12 opposed and 13 abstentions.

It was moved by Andy DeCoste and seconded by Sandy MacLeod to amend clause 2 as follows: "... under land which, in the opinion of the surveyor, has a significant ..." (amendment underlined). The question was called and the motion to amend was carried.

It was moved by John MacInnis and seconded by Erwin Turner that clauses 8(1)(a) and 8(1)(b)(i) be amended by adding "and" to the end of each. After some discussion regarding whether the intent of the clause would be kept by using "or" or "and", the question was called and the motion to amend was defeated.

After more discussion, it was moved by Athol Grant and seconded by Courtney Lewis that the motion be tabled for further study and clarification until the next annual meeting. The motion was carried with 34 in favour, 10 opposed and 2 abstentions.

37. Newly elected President Gordon Isaacs assumed the Chair, and presented a Past President's pin to Robert Daniels.

38. President Gordon then announced the winners of the Survey Plan Contest. They are:

- Retracement Survey, Dennis Prendergast
- Subdivision Plan, E.J. Webber
- Plan by a Government Agency, John C. MacInnis
- Articling Student, David Attwood
- Student Exercise, Suzanne Lebeque
- Miscellaneous Category, Fred Hutchinson

39. Gordon Isaacs then opened the meeting to new business.

40. Paul Harvey commented that the Association is now in good financial and administrative shape and suggested to the new Executive and Council that they ask Jim Gunn to take on the same responsibilities which he has been fulfilling here in his new location in Cape Breton. President Gordon indicated he would take it under advisement.

41. President Isaacs then thanked the out of province guests and called on them to give closing remarks. Tom Williston (NB), Paul Wyman (Ont.), Hugh Impey (Alta.), Noel Peters (BC) and Paul Turbide (Mass.) all gave their thanks and congratulations. Bob Daniels (CCLS Director) indicated that he would have a report on the November 13/93 teleconference prior to Christmas.

42. It was moved by John MacInnis that the meeting be adjourned.

James D. Gunn
Secretary



1994 CALENDAR OF EVENTS

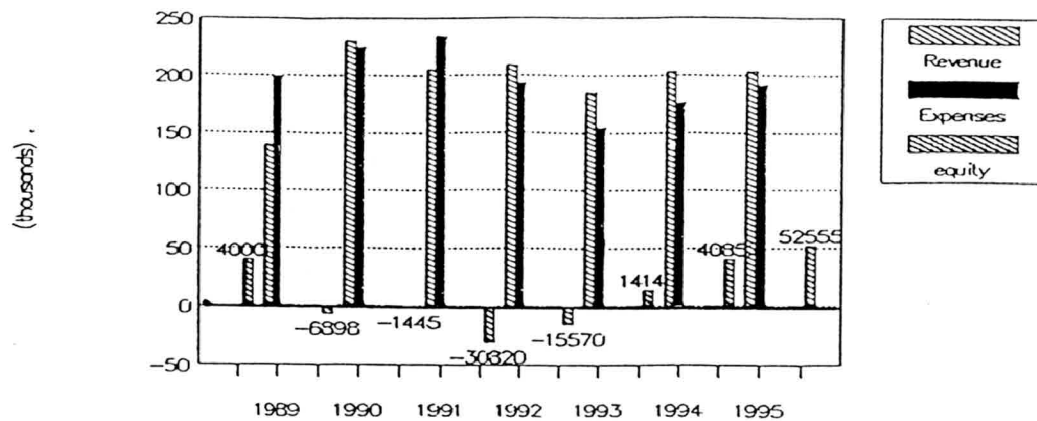
<u>EVENT</u>	<u>PLACE</u>	<u>DATE</u>
Ontario Annual Meeting	Westin Hotel, Ottawa	February 9-12
Massachusetts (MALSCE) Annual Meeting	Northampton, Massachusetts	March 17-19
CIG Annual Meeting	Victoria, BC	April 20-22
Alberta Annual Meeting	Westin Hotel, Calgary	April 21-23
Newfoundland Annual Meeting	Holiday Inn, St. John's	April 28-30
CCLS Annual Meeting	Holiday Inn, St. John's	May 1-3
Saskatchewan Annual Meeting	Delta Inn, Regina	May 26-28
Quebec Annual Meeting	Trois-Rivières	June 3-5
PEI Annual Meeting	Charlottetown Hotel, Charltn.	June 16-17
Manitoba Annual Meeting	Country Resort, Gimli	October 5-7
Nova Scotia Annual Meeting	Inverary Inn, Baddeck	November 17-19

Graph # 1

Revenue, Expenses and Equity

Excluding SRD and building fund

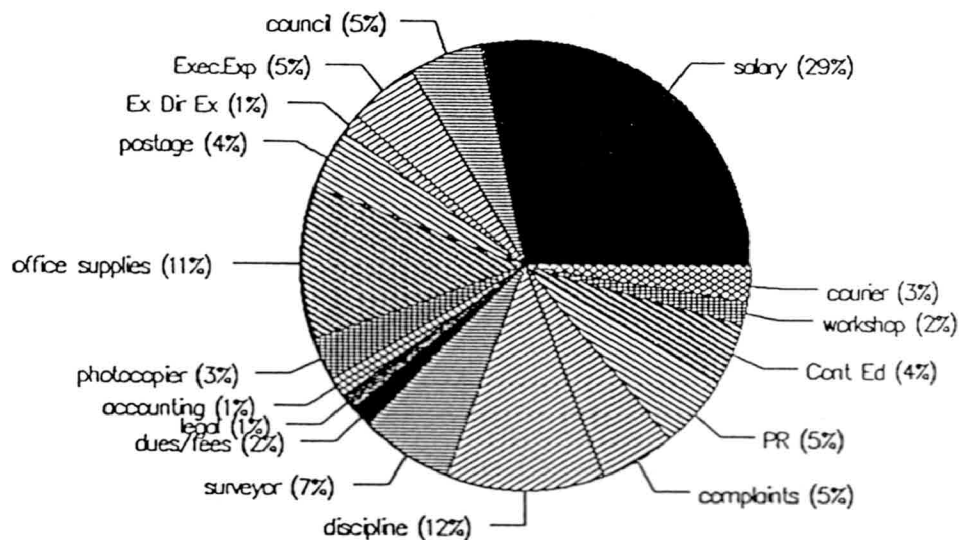
APPENDIX A



Graph # 2

Reduction in Expenses

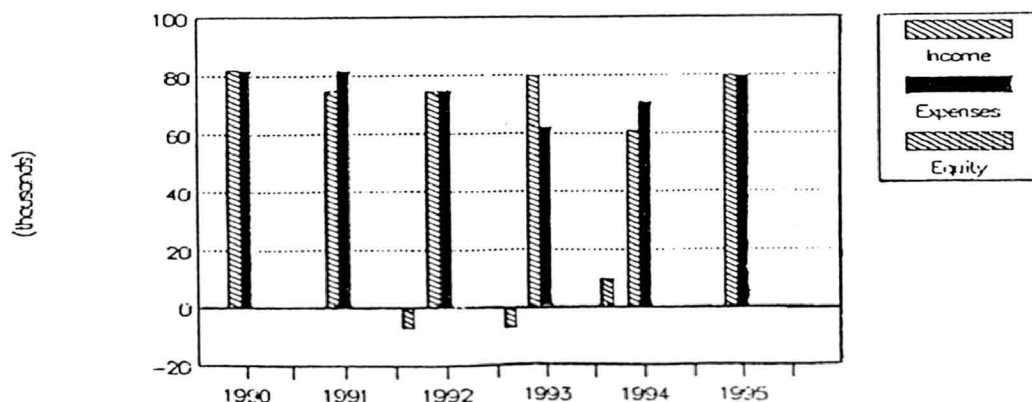
As Compared with the year 1990-91



Graph # 3

Survey Review Department

Income, Expenses and Equity



APPENDIX B

**An Act to Amend Chapter 249
of the Revised Statues, 1989
the Land Surveyors Act**

Be it enacted by the Governor and Assembly as follows:

Clause 1 provides that a person may be elected as a councillor of the Association of Nova Scotia Land Surveyors for a particular zone of the Province if that person maintains their normal employment in that zone. At present, a person must be ordinarily resident in the zone. REQUEST #01

1. Subsection (3) of section 4 of Chapter 249 of the Revised Statutes, 1989, the Land Surveyors Act, is amended by adding immediately following the word "therein" in the second line thereof the punctuation and words ", or maintains employment therein,".

Subclause 2(1) permits the Complaints Committee of the Association of Nova Scotia Land Surveyors to counsel or caution a member, or to both counsel and caution a member, where the committee is satisfied, after an investigation, that the evidence is not sufficient to warrant a finding of professional misconduct or misrepresentation, but where the Committee is nevertheless, concerned about the member's conduct. REQUEST #01

2 (1) Subsection (3) of Section 24 of said Chapter 249 is amended by striking the word "or" at the end of clause (b) and replacing it with the word "and" and adding immediately following clause (b) thereof the following clause:

(ba) Where it is satisfied that, although the evidence disclosed by the investigation which could reasonably be believed, could not support a finding of professional misconduct, but merits cautioning or counselling or both

(i) express to the member its dissatisfaction with the conduct of the member,

(ii) provide advice to the member, including direction respecting remedial action and compliance with this Act and the regulations respecting the conduct of the member generally, or respecting a specific complaint or specific existing or future plans of survey; or

Subclause 2(2) expands the circumstances under which the Complaints Committee and the Discipline Committee are prohibited from permitting their procedures to be used. REQUEST #01

(2) Clause (a) and (b) of subsection (13) of said Section 24 are repealed and the following clauses substituted therefor:

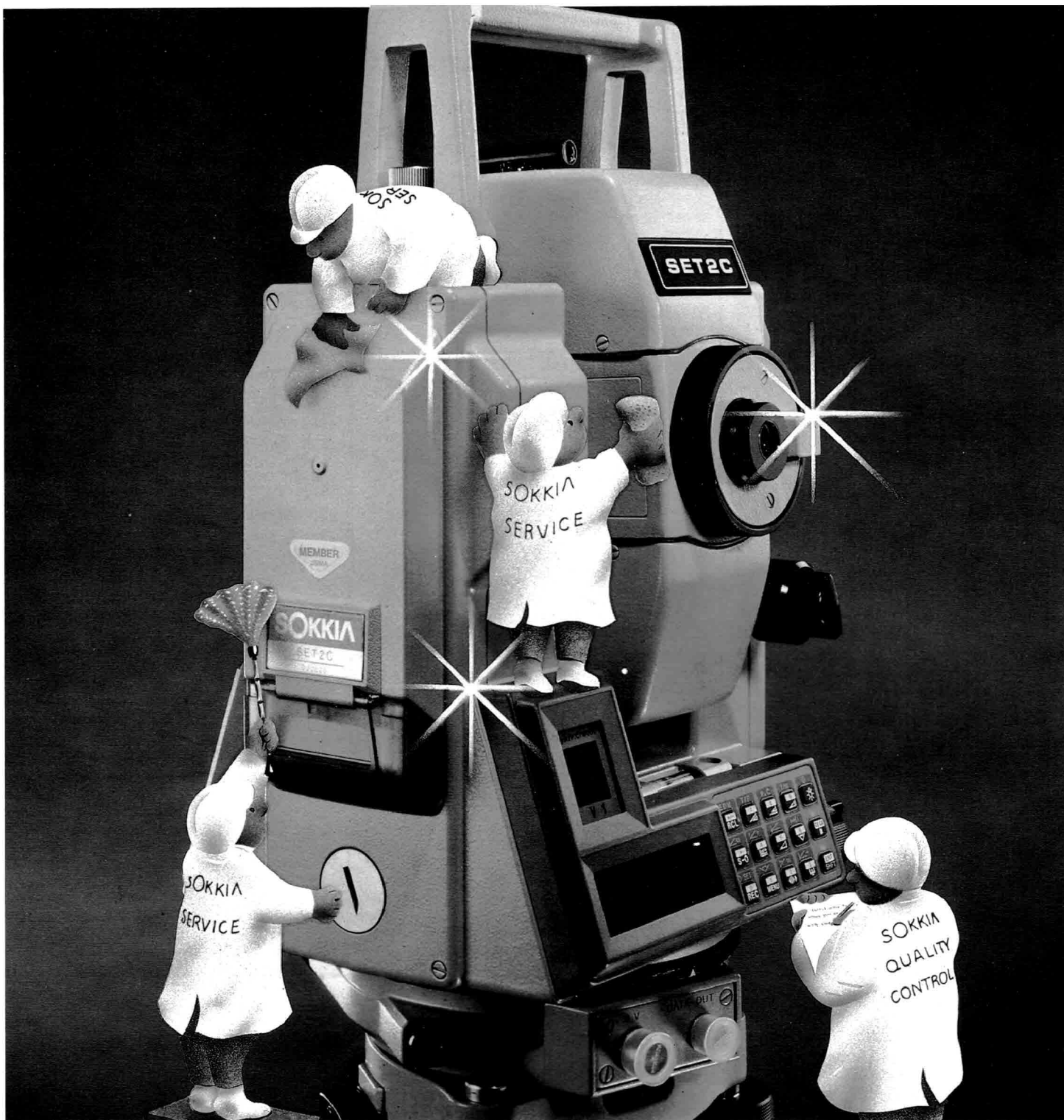
(a) for the sole purpose of harassing a member, a person or the Association;

(b) for the sole purpose of pursuing relief normally available only through a decision or judgement of a court in a civil proceeding;

Subclause 3(1) expands the powers of the Discipline Committee. REQUEST #01

3(1) Subsection (1) of Section 26 of said Chapter 249 is amended by

(a) repealing clause (b) thereof and substituting therefor the following clauses:



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APPENDIX B

- (b) impose a fine on that person in an amount not exceeding three thousand dollars payable to the association;
- (ba) suspend the membership of that person in the association for such time and on such conditions as the Discipline Committee considers proper;
- (b) repealing clause (f) and (g) thereof and substituting therefor the following clauses:
 - (f) notwithstanding subsection (6) of Section 24, direct that person to pay the costs and disbursements, including the reasonable fees and disbursements of any counsel, of the Complaints Committee, the Discipline Committee and the Association relating to the investigation and hearing, in an amount to be taxed by the taxing master and direct that person not to carry on the practice of professional land surveying until that person has made payment or adequate arrangements for payment to the Association of such costs;
 - (g) notwithstanding subsection (6) of Section 24, direct that person to pay the costs and disbursements, including the reasonable fees and disbursements of any counsel, of the Complaints Committee, the Discipline Committee and the Association relating to the investigation and hearing, in an amount not exceeding five thousand dollars to be fixed by the Discipline Committee and direct that person not to carry on the practice of professional land surveying until that person has made payment or adequate arrangements for payment to the Association of such costs;

Subclause 3(2) provides that a person who does not appear at a hearing of the Discipline Committee held to consider a formal complaint against that person may be punished in a like manner as if that person were guilty of contempt of court. REQUEST #01

- (2) Subsection (10) of said Section 26 is amended by
 - (a) striking out the word "or" immediately following clause (b) thereof; and
 - (b) adding immediately following clause (b) thereof the following clause:
 - (ba) fails to appear at a hearing of the Discipline Committee that relates to a complaint filed pursuant to this Section with respect to that person; or

Subclause 4 provides relief to a person who was subjected to a Discipline hearing when there was a complete lack of evidence to have warranted a complaint. REQUEST #01

- 4 Section 26 of said Chapter 249 is amended by adding subsection (16) as follows:
 - (16) Where the Discipline Committee finds there was a complete lack of evidence to have warranted a complaint under oath being sworn against the person complained of; order the Association to pay that person the costs and disbursements of that person on the hearing in an amount to be taxed by the taxing master or fixed by the Discipline Committee, but when such costs are fixed by the Discipline Committee, they shall not exceed five thousand dollars.

APPENDIX C

DRAFT ONLY
Proposed Regulation
SURVEYORS LOCATION CERTIFICATE
October 13, 1993 (Committee Members)

1. "Surveyors Location Certificate" means any document prepared for the purpose of certifying the location of any improvement or building relative to the boundaries of a parcel of land..
2. "Improvement" includes any item constructed or placed on, over or under land.
3. "Parcel" means the unit of land, lot or block which is the subject of the "Surveyors Location Certificate".
4. "Building" means any structure used for the purpose of supplying shelter, storage or services.
5. A Surveyors Location Certificate shall include, contain or show, as the case may be:
 - a. The title "Surveyors Location Certificate";
 - b. A notation in the form "Certified to _____";
 - c. The scale of the diagram;
 - d. A north symbol with meridian reference or date, if applicable;
 - e. The designation of the parcel including lot number, subdivision name, plan reference or current document reference;
 - f. The name of the owner(s) or the identifier(s) of all adjoining properties;
 - g. Easements and/or rights-of-way identified in the current deed which affect the parcel;
 - h. The civic address of the parcel, if displayed;
 - i. The boundaries of the parcel to plotting accuracy;
 - j. The linear dimensions of the parcel as noted by the deed (D), plan (P) and/or measured (M);
 - k. Evidence found or monuments placed which represent the boundaries of the parcel;
 - l. The location of principal building(s) within the parcel shall be shown by means of perpendicular distances from at least 2 sidelines and from any road boundary. All other buildings may be shown graphically;
 - m. An indication of the surface of the building from which the measurements were made and, in the case of (an) incomplete building(s), the stage of construction;
 - n. The surveyor's seal;
 - o. The date(s) of the field survey;
 - p. Encroachments, by any improvement deemed to be associated with the parcel and the magnitude of the encroachment;
 - q. Encroachments, by any improvement into the parcel and the magnitude of the encroachment;
 - r. Improvements situated on the parcel which, in the opinion of the surveyor, have a significant impact on the value, use or enjoyment of the parcel;
 - s. A Survey Review sticker, in accordance with Section 94(2) of the Nova Scotia Land Surveyors Regulations;

APPENDIX C

- t. A note in the following form:
This Surveyors Location Certificate is not to be used for absolute boundary definition or as a reference document for the preparation of legal descriptions;
- u. The Certification:
I, _____, Nova Scotia Land Surveyor # ___, hereby certify that this Surveyors Location Certificate was prepared under my supervision and in accordance with Section ___ of the regulations for Surveyors Location Certificates contained in the Nova Scotia Land Surveyors Act, dated this ___ day of _____, A.D. ___.
6. The Surveyors Location Certificate shall be drawn in accordance with Section 46(1) (2), Section 48 of the Nova Scotia Land Surveyors Regulations.
7. Notwithstanding the provisions of Section 5, a surveyor may prepare a Surveyors Location Certificate to certify the location of specific buildings or improvements relative to specific boundaries of a parcel of land, provided it contains a note in the following form:
"Note: Other improvements and/or buildings may exist on the subject parcel, no field survey has been undertaken to determine their location or verify the existence of encroachments."
8. In circumstances where:
1. The surveyor does not have available:
 - a. Survey ties to the Nova Scotia Co-ordinate survey system.
 - b. A plan of the parcel or sufficient field monumentation which would enable the surveyor to establish the boundaries of the parcel;
 2. The parcel is 5 acres or more in area:
The surveyor may provide a written Surveyors Location Certificate in the following form:
 - (i) "Certified to _____
I _____, Nova Scotia Land Surveyor # ___, hereby certify that this Surveyors Location Certificate was prepared under my supervision and that sufficient research and measurements have been made as I deemed necessary to certify that the _____ (is) (is not) located within the boundaries of the subject lands as said boundaries are defined by _____; no further certification is implied or to be inferred herein.
 - (ii) A Survey Review sticker, in accordance with Section 94(2) of the Regulations.
 - (iii) The date(s) on which the field survey was conducted.
 - (iv) The surveyor's seal.
9. The surveyor may use an embossed stamp on all copies of the Surveyors Location Certificate in the following form:
"To assure accuracy and original copies. This diagram must bear an embossed stamp by _____, NSLS # _____.

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