

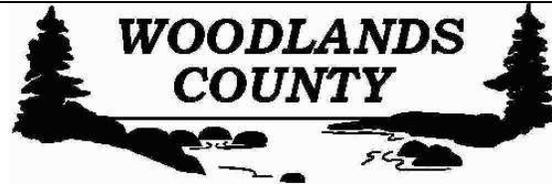
Title: Alberta Land Surveyor's Real Property Report or Distance Measurement Requirement

Policy No: 6113

Approval: County Council

Effective Date: July 5, 2005

Revised Date: n/a



Supersedes Policy No: NIL

Policy Statement: Implemented to provide procedural steps to review each development on an individual basis to determine the requirement of either an Alberta Land Surveyors Real Property Report or distance measurement as a condition of development.

General

1. The Development Officer shall, on any lots larger than 10,000 square feet, have the discretion to waive the requirement for a Real Property Report, subject to Sections (2)(3) and (4) below.
2. The Development Officer shall review each development application to determine if there is a requirement for a Real Property Report or a distance measurement by an Alberta Land Surveyor. If it appears the structures may be non-compliant, the Development Officer shall stipulate that the developers obtain a real property report or a distance measurement by an Alberta Land Surveyor.
3. In the absence of a Land Surveyor's Real Property Report, it shall be at the discretion of the Development Officer to determine whether all or a portion of setbacks require further measurement through an Alberta Land Surveyor.
4. The Development Officer shall determine compliance when additional structures are added to a property. The Development Officer has the authority to request that property owners either arrange to have an updated Real Property Report completed by an Alberta Land Surveyor or that the County estimate distance measurements.

Definitions:

1. Distance Measurement - a measurement obtained from an Alberta Land Surveyor from a property boundary to the foundation of a specific structure.
2. Real Property Report – as defined by the Alberta Land Surveyor's Association as a legal document that illustrates the location of all pertinent visible improvements relative to property boundaries. It generally takes the form of a plan or illustration of the various physical features of the property including a written statement detailing the surveyor's opinions or concerns. It can, therefore, be relied upon by the buyer, the seller, the lender and the municipality as an accurate representation of the improvements on the property.