

Policy and Procedure: Clarification of Descriptive Plans for Easements

Number: GO-04/008		Page 1 of 4
Owner Ministry of Justice - Controller of Surveys	Manual Surveys	Last Revisions November 20, 2007 March 13, 2013
Policy Name Descriptive Plans Type 2 and 1 for Easements	Effective Date April 14, 2004	Revised Date April 24, 2026

Policy Statement:

There are two Descriptive Plan Types allowed for easements. See below:

- Descriptive Plan Type 2 (DP2) prepared by anyone.

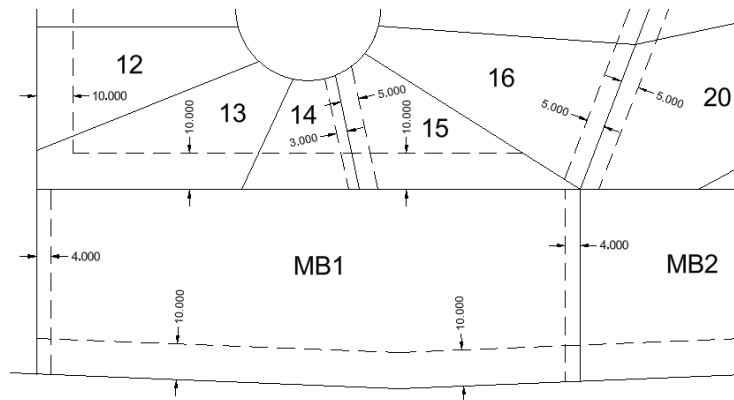
1. These plans cover situations that are not currently described in *The Land Surveys Regulations*.

Subsection 52(f) of *The Land Surveys Regulations* is relaxed in accordance with subsection 33(1)(a) of *The Land Surveys Act, 2000* to enable implementation of the items in a Descriptive Plan Type 2 to include collection lines with distribution lines and in both rural and urban municipalities.

2. These plans cover situations currently described in subsection 52 (f) of *The Land Surveys Regulations*. The easement is immediately adjacent and parallel to an existing boundary for the entire length of the easement, and the width can only change at the boundaries of an existing parcel.
3. The easement for either a distribution or collection line, (not a transmission line), can occur in either a subdivided or non-subdivided area. The definition of these lines is taken from *The Planning and Development Act, 2007*. A non-subdivided area would be a quarter section, river lot, or legal subdivision, and a subdivided area would be a subsequent subdivision of the previous. A remainder parcel, whether it be a quarter section or other, is treated as a subdivided parcel.
4. Easements cannot be acquired through any streets, lanes, or roads.
5. The start and end point of the easement are required to be at a parcel corner.
6. A note is required on the plan or stated in the letter of submission advising the use of the easement.
7. In the situation that the easement is thru a water body, the easement can only be completed by a surveyor as a DP1, as the water body bank is to be defined and shown on the plan.

8. A submitting letter must accompany the plan submission indicating what the easement is for.

Example:



The above example is showing only acceptable DP2 easements to be shown on a plan.

- Descriptive Plan Type 1 (DP1) prepared by a Saskatchewan Land Surveyor (surveyor).
 1. These plans cover situations that are not currently described in *The Land Surveys Regulations*.

Subsection 47(b) of *The Land Surveys Regulations* are relaxed in accordance with subsection 33(1)(a) of *The Land Surveys Act, 2000* to enable implementation of the items in a Descriptive Plan Type 1, that a plan of survey is not required and to include collection lines with distribution lines and in both rural and urban municipalities.
 2. The easement for either a distribution or collection line (not a transmission line), can occur in either a subdivided or non-subdivided area. The definition of these lines is taken from *The Planning and Development Act, 2007*. A non-subdivided area would be a quarter section, river lot, or legal subdivision, and a subdivided area would be a subsequent subdivision of the previous. A remainder parcel, whether it be a quarter section or other, is treated as a subdivided parcel.
 3. All DP1 easements, whether originating from or terminating at primary lines including monumented legal subdivision lines as shown on approved Township Plats, run quarter lines, or secondary survey lines, are required to be tied in using the same principles and standards applicable to a Plan of Survey showing a Feature Right of Way. In both urban and rural situations, the easement is to be fully and clearly located; however, the plan is not required to show angular or linear measurements for all easement boundaries. A sufficient number of measurements are to be omitted to accommodate potential discrepancies between plan measurements and field conditions. In most cases, the omission of a single measurement will be sufficient, though exceptions may apply.

Monumentation along the easement is not required; however, established points are required to be shown.

4. For urban DP1 easements, monument connections to the easement are required to be made exclusively to block corners within the block(s) in which the easement is located. Surveyors are to refer to the Plan Preparation and Procedure Manual (Block Corners and Lane Corners) for monumentation and referencing requirements. If all the lots in the subdivision were originally posted with standard iron posts, you will need to work between the closest two governing monuments relative to your easement. Re-establishment may be required.

Where an urban easement originates or terminates at a lot line interior to a block, monuments are required to be established at the lot corners of that lot line.

Urban DP1 "Power Box" easements are an exception. Each "Power Box" shown on the plan is required to be tied to the lot or block monumentation on at least a single limit.

For rural DP1 easements, Policies GO-05/008 (Intersecting Quarter Section Lines) and GO-23/001 (Working between Primaries) are to be followed.

5. The surveyor is to show all legal survey monuments and dimensions from the monuments that were used in determining the location of the easement, when required. At minimum, two monuments are to be shown, as one monument provides location, and the other provides orientation. The two monuments are required to be shown on the same limit as the right of way, unless a direct angular and linear tie from the two monuments are shown. The monuments being used are required to be shown on approved plans in the Land Surveys Directory.

In the situation that the easement is tied into special survey monuments, additional information is required to be provided to place the easement on the boundary.

6. Plans containing multiple easements require dimensions to legal survey monuments for each easement on the plan.
7. The surveyor is required to submit a support document in the form of a certificate letter, a statement within the letter of submission, or as a Planning and Development Affidavit stating that:
 - The utility falls within the utility easement as located by ----- (e.g. SPC, SaskTel, SaskEnergy).
 - or**
 - That the plan was prepared prior to installation of the utility.
8. A note is required on the plan or stated in the letter of submission advising the use of the easement.
9. A surveyor's certificate is required to be submitted with the plan submission.
10. Restoration or re-establishment may be shown on the plan. A separate re-establishment plan is not required to be submitted. Surface Restoration and Re-establishment is not to be reflected in the title block.

11. A DP1 intended to parallel an existing descriptive plan (easement) must include sufficient monumentation to demonstrate that the limits coincide.
12. In the situation that the easement ends at or goes through a water body, the bank(s) are to be defined as per approved methods depicted in the Plan Preparation and Procedure Manual. A monument is required in close proximity of the bank, and a physical tie to the bank is required. When the easement goes through a water body, a single monument with ties to both banks is required.
13. A submitting letter must accompany the plan submission indicating what the easement is for.

Purpose:

This policy provides the client with options with respect to submitting easements and provides standardization with some of the requirements for both urban and rural areas.

Both plan types provide for submission of plans for situations, which are currently not covered in *The Land Surveys Regulations*, and ensure that the easements are described properly and that the feature is located within the easement.

Scope:

This policy may be used to accommodate other interests for easement purposes.

Approved By: Controller of Surveys

Date: April 24, 2026