

Policy and Procedure: Intersections Between Subdivision and Feature Plans that Overlay Each Other



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Owner Ministry of Justice - Controller of Surveys	Manual Surveys	Last Revision
Policy Name Monumentation of Intersections Between Subdivision or Condominium Plans and Feature Plans that Overlay each other	Effective Date February 28, 2005	Revised Date

Policy Statement:

This policy is intended to clarify the monumentation requirements when a subdivision or condominium plan and a feature plan intersect with each other. In the case of a condominium, the condominium boundary coincides with the underlying subdivision boundary.

All feature plans affecting or being affected by property that is subdivided, must be shown on the plan together with sufficient information to clearly show the relationship between the feature parcel and the subdivision parcel boundaries. In the past, monuments were required at the intersections of all parcels within the subdivision excluding lot boundaries. In some cases (in large subdivisions) this would require a significant number of monuments to be established.

As long as the feature plan is sufficiently connected to the exterior boundaries of the subdivision or condominium, any subsequent intersections within the subdivision or condominium can be determined by calculation (if required). The requirements for monumenting intersections between feature boundaries and subdivision or condominium boundaries are as follows:

- When a feature plan and subdivision or condominium plan overlay each other, monumented intersections are only required at the exterior boundary of the subdivision or condominium plan. Measurements should be shown to all existing survey monuments used to create the intersection.
- If the monumented intersection has been established on a previously approved plan, the status of the monument must be shown on the exterior boundary of the subdivision or condominium plan. If the monument is lost, it is not necessary to re-establish it since the previously approved plan will show the required survey information. If the monument is found, the ties along the exterior boundary of the subdivision or condominium plan to the monument at the intersection must be shown.
- Monumented intersections with the subdivision plans interior parcels would only be required if the feature plan is totally within the subdivision plan and does not intersect the subdivision plans exterior boundary.
- Monumented intersections or ties with lot boundaries would only be required if the feature plan is totally within a block and does not intersect the block boundaries.

- Monumented intersections are not required with the individual units of a Bareland Condominium or the building of a Normal Condominium.
- No dimensions are required at the intersections with the units of a Bareland Condominium or the building of a Normal Condominium.
- If the feature plan intersects the condominium, the condominium units or building is shown as dashed lines and the feature is shown as solid lines.
- If the condominium intersects the feature, the feature is to be shown as dashed lines and the condominium units or building is shown as solid lines.

Purpose:

Section 114 (1) (b) of *The Land Surveys Regulations* requires monumentation at the intersection of the monumented boundary of the feature plan with all boundary lines for titled parcels. In some cases, this would require an excessive amount of time and costs to intersect every parcel within the subdivision.

If intersections are made at the exterior boundary of a subdivision or condominium plan, it should not be necessary to physically intersect and monument all parcels or units within the subdivision or condominium in order to determine the relationship between the parcels and the feature. Proper connections on the exterior boundary of the subdivision or condominium plan will enable all relationships between the feature plan and the parcels within the subdivision or condominium plan to be determined by calculation.

Scope:

Saskatchewan Land Surveyors

Approved By: Controller of Surveys

Date: February 28, 2005