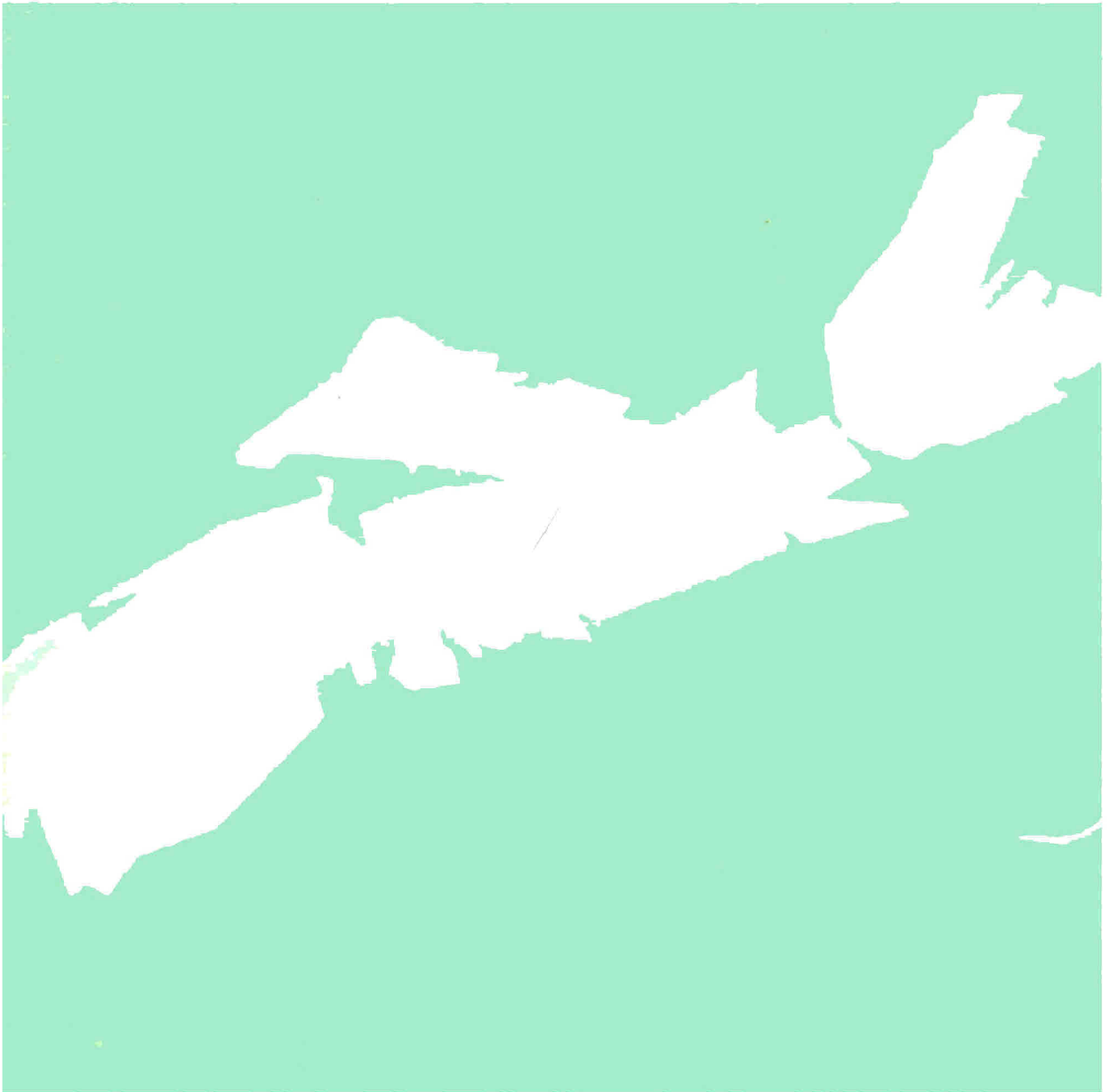


The NOVA SCOTIAN SURVEYOR



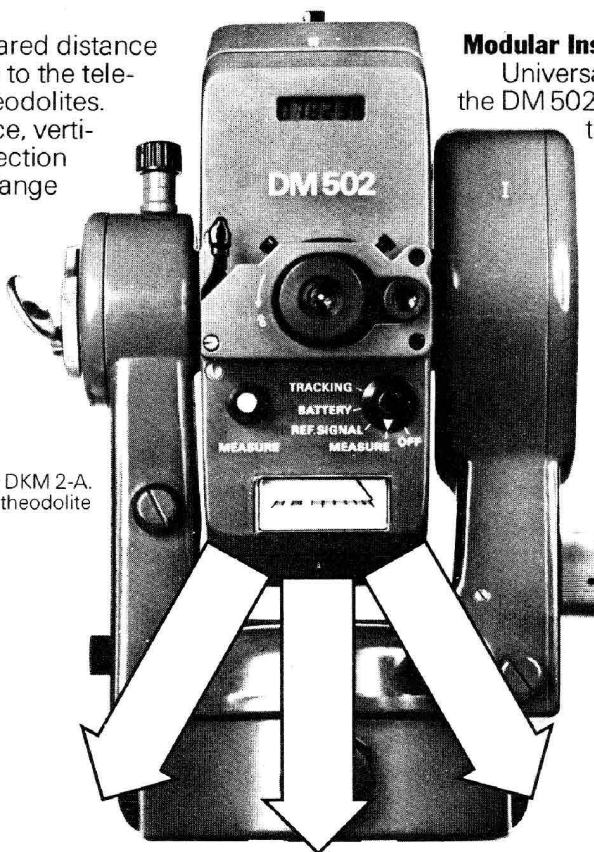
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OCTOBER
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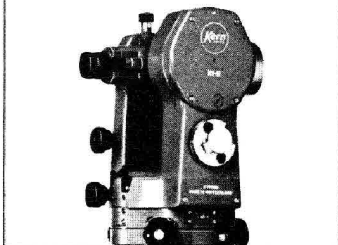
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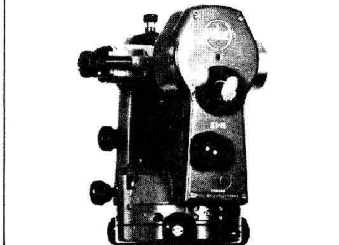
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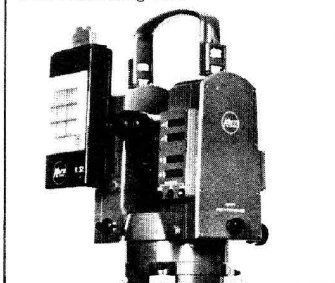
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Published four times a year by

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS INCORPORATED

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Views, expressed in articles appearing in this publication, are those of the authors and not necessarily those of the Association.

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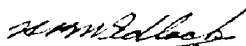
THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

5450 Cornwallis Street
Halifax, N. S.
B3K 1A9

** NOTICE OF ANNUAL MEETING **

You are hereby given official notice that the 33rd Annual Meeting of the Association will be held in the Holiday Inn, Halifax, Nova Scotia, on Friday, October 28, 1983, beginning at 9:15 a.m.

By Order of Council,



H. K. Wedlock, N.S.L.S.
Executive Secretary

- Dated October 7, 1983

* * * * *

**** ANNUAL REPORT OF PRESIDENT ****

A. H. Abbott

Fellow Surveyors:



It is hard to believe that another year has rolled around and it is time for another Annual Meeting of our Association. With this Annual Meeting of course comes the inevitable reports that will highlight the events of the past year. For me, it has been a most interesting year with a mixture of some success and some disappointments.

Soon after the Annual Meeting of 1982, a new committee structure was established where the responsibility for the committees was split among the various councillors throughout the province. I feel this system has worked very well for the Association and I would suggest that it be retained in future years. The committee structure was also revised slightly this year with new committees being established related to property, Survey-Barrister Liaison Committee, Resource Liaison Committee, and the Fee/Salary Review Committee.

One of the major concerns of the Association this past year has dealt with the new Provincial Planning Act. The Association made a written submission to the Department of Municipal Affairs in December 1982 and followed this up with a written submission and presentation to the Law Amendments Committee in the Spring of 1983. The new Act has now been adopted and the Association has requested that continued dialogue with the Department of Municipal Affairs be carried on during the preparation of Regulations under the new Act. The Minister, Hon. T. J. McInnis, has assured the Association that "continued dialogue will be beneficial and I can assure you that members of my staff will be contacting your Association for the purpose of discussing draft regulations as they are prepared".

The Association also made a presentation to the Royal Commission on Forestry on March 17, 1983. This presentation although made by myself, would not have been possible without the dedicated work of Marcellin Chiasson and Paul Harvey. It is difficult to know what impact our presentation may have on the Royal Commission, but the importance of knowing boundary locations of wood lots was stressed to the commissioners.

The Surveyor-Engineering Liaison Committee came to an agreement in connection with the Department of Transportation's "Specifications for Sub-Division Roads in Urban and Rural Areas". The reworded "blue book" has been ratified by our Council and the APENS Council are dealing with the question on 28 October 1983. I can only trust that APENS will ratify the Committee's suggestions and that we will be in a position to make representation to the Department of Transportation before the moratorium period ends on 31 December 1983.

Our Association is supportive of metric conversion and you will recall that at our last Annual Meeting we went on record as supporting the concept of surveyors agreeing to prepare plans in metric units as of 1 January, 1983. As your President, I felt obliged to follow the spirit of last year's meeting and together with the Chairman of the Metric Committee held a series of meetings with various Provincial Ministers and senior representatives to discuss metrification in Nova Scotia. From these meetings it is clear that there is some resistance to the adoption of metric

units within the province and that it will be years and probably decades before metric units are generally accepted as the basic unit of measurement for land; however, I feel that we, as land surveyors, should at least make our clients aware of the various systems of measurements that may be used in boundary locations and be prepared to carry out the survey using the units that the owner wishes.

Both the Regulations and Statutes Committee have been very busy this year and we will be discussing the results of their efforts during our Annual Meeting. It appears to me that our Association requires a new Act and, therefore, special attention should be paid to the efforts that have been put forward by the Statutes Committee. As soon as the new Act has been adopted by the Provincial Government, our new Regulations should be ready for presentation to Governor-in-Council for their approval as well.

At last year's Annual Meeting we discussed the C.C.L.S. reciprocity policy and I thought I knew what that meant; however, as the year progressed I found that my understanding of reciprocity and the C.C.L.S. policy did not necessarily agree. Unfortunately, I was unable to attend the C.C.L.S. meeting held in June this year but I was fortunate to be represented by our Past President, Bill Thompson. Through his diligence and assistance from Ivan Macdonald, the following was presented at C.C.L.S. meeting and will form part of the reciprocity policy:

"All Registered Provincial Land Surveyors commissioned in another jurisdiction in Canada by July 1, 1980, shall not be required to obtain a Baccalaureate Degree in Survey Engineering, however, the accredited qualifications of all such registrants will be evaluated by the Board who will then determine what future requirements such registrant shall meet.

A Surveyor-in-Training period of 6 months to 1 year will be required for each commissioned land surveyor who registers with the Nova Scotia Board. The Board will assess the experience of each registrant and determine what length of training period will be required."

In my opinion this is a step in the right direction.

Under the Nova Scotia Trade Union Act some professionals are "not deemed employees" under the Act. These include medical, dental, architectural, engineering and legal professions. On behalf of the Association, a request was made to the Minister of Labour and Manpower for the Province of Nova Scotia that land surveyors should also fall into this category. We have been advised by the Minister that such a revision would require a change in the Act but "I wish to assure you that your Association's request will be considered in my Department's on-going review of the Act".

As you know, our Annual Meetings are fairly long and the minutes of these meetings have taken up the majority of the first issue of The Nova Scotian Surveyor following the meeting. For the forthcoming year Council has decided that the minutes of Annual Meetings be published in an abbreviated form in The Nova Scotian Surveyor, and that the recording tapes be retained for the official records. Accordingly, the minutes that will be published for the 1983 Annual Meeting will be in a very abbreviated form as compared to previous years.

During my term as President, I decided to severely restrict my travel to other Associations. This decision was made with two thoughts in mind: first from a personal point of view I did not feel I had the time to attend all the functions to which I was invited, and secondly from the Association's point of view I felt that the money for travel could be spent in more productive ways. With the assistance of Howard Wedlock, Bill Thompson, and Fred Hutchinson we were able to attend the New Brunswick, PEI, MALSI and CCLS Annual Meetings. In addition, representation was made to the Construction Association, Nova Scotia Barristers' Society, Nova Scotia Forest Products Association and the Association of Professional Engineers of Nova Scotia. It is my firm belief that in the future our Association should be represented at all Annual Meetings of our sister Associations within the Atlantic Provinces and be represented at the CCLS meetings. It is through our membership in CCLS that our

Association should keep in touch with all other Associations across the country and thereby reduce the cost of travel to each Provincial Annual Meeting. As the time approaches each year to seek members to hold office in the Association, I wonder if perhaps we would have more members eager to serve if they were not required to outlay additional travel costs not covered in the expense account allotment.

At this time, I would like to express my deepest appreciation to my Executive and Councillors who assisted me so ably this year. These include Fred Hutchinson, Bill Thompson, Howard Wedlock, Arthur Bent, David Roberts, George Sellars, Paul Harvey, Ken Cormier, Alan Hunter, Lee Johnson, John Conn, Ted Webber and our appointee of the Minister of Lands and Forests, Irwin R. Turner.

I also want to thank members of all committees who carried out their work throughout the year and whose efforts we applaud at this Annual Meeting. In particular I want to thank the members of the Annual Meeting Committee under the able Chairmanship of Rod Humphreys.

During the year, Marilyn Hollett resigned her position with the Association and we have taken on staff Miss Cathy Nickerson as Assistant to Howard Wedlock. I am sure that our present office staff is capable and willing to provide the services our Association needs for the years to come.

As my term comes to an end I would also like to thank my wife Joan and all staff members of J. Philip Vaughan Engineering Associates Limited for their understanding and assistance to me during my term in office.

As I look to the future I am sure the Association will continue to prosper and grow because of the dedication of its members throughout this great Province.

* * * * *

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**** NOMINATIONS FOR COUNCIL ****

FOR PRESIDENT

FRED C. HUTCHINSON, N.S.L.S., C.L.S., was born in Toronto, Ontario on January 7, 1948 and moved to Nova Scotia at the age of eight years.

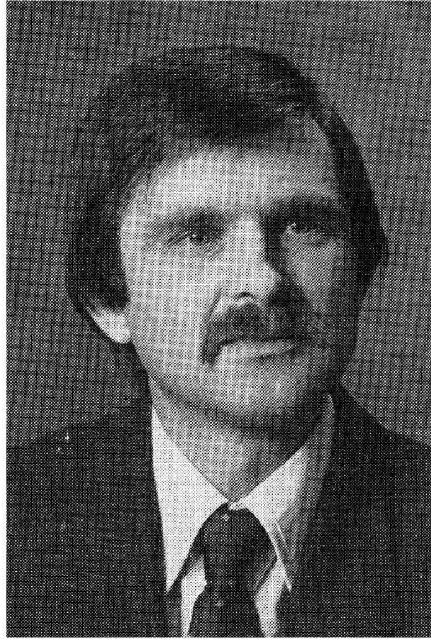
He graduated from Dartmouth High School in 1966 and from the Nova Scotia Land Survey Institute in 1967 with a diploma in Cartographic Drafting and in 1968 with a diploma in Land Surveying.

Fred received his commission as a Nova Scotia Land Surveyor in 1971 and his commission as a Canada Lands Surveyor in 1981 and is presently a part-time student at St. Mary's University, where he is majoring in Geography.

Between 1975 and 1977 he served as Secretary-Treasurer of the Association and Chairman of the Complaints Committee, in 1980 to 1982 member of the Offshore Committee, 1982 Chairman of Continuing Education, served as Councillor for Zone 6 in 1981 and 1982 and currently is Vice President.

He is a member of the Canadian Institute of Surveying, Canadian Hydrographers' Association, a Director of Cole Harbour Community Schools and Field Coordinator for Cole Harbour Youth Soccer.

Fred has been in private practice as President of F. C. Hutchinson Surveying Limited since 1976 and resides in Cole Harbour, Halifax County, N. S., with his wife Jane and their two sons, Craig 13 and Trevor 9.



FOR
VICE PRESIDENT



DONALD PARKER, N.S.L.S., C.L.S. was born in Windsor, Nova Scotia. After graduating from N.S.L.S.T. in 1969 he articulated under Ken Robb and was commissioned as a Nova Scotia Land Surveyor in 1970.

His work experience was varied over the ensuing years with K. W. Robb & Associates Limited in Dartmouth (1969-71), Marque Construction Limited in St. John (1971-72), D. Latimer Engineering Ltd. in Truro and New Glasgow (1972-75), Engineering Inspectors & Designers Ltd. in Truro (1975-76) and the Department of Lands & Forests in Halifax. He received his commission as Canada Lands Surveyor in 1981. Don is presently Supervisor of the Provincial Crown Lands Record Centre in Dartmouth, N. S.

A Councillor for Zone 3 from 1979 to 1981, Don is actively involved with the Association. He has served on the Complaints Committee for two years, was on the editorial staff of the Nova Scotian Surveyor from 1978 to 1982 and also a member of the A.P.E.N.S. Liaison and the Continuing Education Committee.

Don, his wife Gloria and children Tracy and Robyn reside in Millden, Colchester County where they are active in Church and community affairs.

FOR COUNCILLOR

ZONE 2

H. HIRK HICKS, N.S., L.S., graduated from N.S.L.S.I. in 1976.

He joined Brian A. Anderson & Associates in June 1976 and completed his article time there in March 1978.

Kirk worked a season with the Hydrographic Branch of the Bedford Institute of Oceanography and then moved to the Annapolis Valley working briefly with H. B. Smith, N.S.L.S.

He became a Nova Scotia Land Surveyor in March of 1979 and has been in private practice since that date.

Kirk and his wife Pat are residing in South Berwick.



**** FOR COUNCILLOR ******ZONE 3**

GORDON P. ISAACS was born April 24, 1950 in St. Lawrence, Newfoundland.

He graduated in 1970 with a diploma in Surveying Technology from College of Trades and Technology in St. John's, Newfoundland.

Gordon is a Nova Scotia Land Surveyor and a New Brunswick Land Surveyor.

He is presently employed with the Department of Energy, Mines and Resources Canada, Surveys and Mapping Branch, Legal Surveys Division, Amherst, N. S., as Head of Survey Regulations, Atlantic Region.

Gordon has been involved for two years with the Survey Standards Committee, one year as a plans examiner and one year as Chairman of the Survey Standards Committee.

He is married with two children, Jennifer age 8 and Jordan age 6. Presently residing at D'Orsay Road, R. R. #4, Amherst, Nova Scotia.

FOR COUNCILLOR

ZONE 5

(One to be Elected)

GARNET E. WENTZELL, N.S.L.S., C.E.T., born in Bridgewater, Lunenburg County, Nova Scotia, on September 28, 1949. Graduated from the Nova Scotia Land Survey Institute in 1969 with a diploma in Land Surveying, and was certified as a N.S.L.S. in 1970.

Since that time Garnet has been employed on various projects throughout the province with the Nova Scotia Power Corporation mostly on large construction, except for one year during which he worked for Errol B. Hebb and Associates of Bridgewater.

At present he is a Civil Construction Superintendent with N.S.P.C. on the Lingan Thermal Generating Station project, where he has been stationed for the past 8 years, except for a 6 month period at the Annapolis River Tidal Power Project.

Garnet and his wife Dianne live in Gardiner Mines, just outside of New Waterford. They have three children.



JAMES F. AUCOIN was born on February 19, 1937.

He received his Grade XI from our Lady of Annunciation in Cheticamp, N. S. and his pre-engineering at St. Francis Xavier University in 1954.

James obtained a degree in Civil Engineering at the University of New Brunswick in May 1959 and MBA at Dalhousie University in 1970.

He worked for Texaco Canada Limited until 1975 and then articulated under Athol C. Grant and joined the Association in 1977 and commissioned as a Canada Lands Surveyor in 1982.

He is owner of Comtec Engineering Services in Cheticamp, N. S.

James and his wife, Yvette, live in Cheticamp, N. S.

FOR COUNCILLOR

ZONE 6

(One to be Elected)



DOUGLAS K. MacDonald, N.S.L.S., Vice-President & General Manager of Servant, Dunbrack, McKenzie and MacDonald Limited and also President of the Eastern Group of Survey Consultants Limited.

Doug received his commission as a Nova Scotia Land Surveyor in 1955, Canada Lands Surveyor in 1962 and Ontario Land Surveyor in 1970.

He is a member of the Association of Nova Scotia Land Surveyors, Association of Ontario Land Surveyors and the Canadian Institute of Surveying.

From 1955-1956 he was employed with a private survey firm in Nova Scotia carrying out general surveying. From 1956-1973 was employed with Legal Surveys Division, Surveys and Mapping Branch, Department of Energy, Mines and Resources, Ottawa in the following positions:

From 1957-69 Field Officer and Officer-in-Charge of field parties operating in Yukon and Northwest Territories, Alberta, Saskatchewan, Ontario and Nova Scotia.

From 1970-71 Regional Surveyor for Yukon and Northwest Territories in charge of all divisional field parties operating in the Territories.

From 1972-73 Head, Research and Development Section responsible for: administration and management of section; formulation of research program and budget; liaison with governmental, industrial and university research organizations/clients; supervision of staff conducting and reporting on in-house research of survey instrumentation, methodology and legislation.

From 1974- present joined Servant, Dunbrack, McKenzie and MacDonald Limited specializing in the management of large complex boundary surveys, expropriations, condominium surveys and consulting on special projects.

Doug served on Council for a two year term 1975-76 and a one year term 1980-1981; Complaints Committee, Discipline Committee as Vice Chairman; Interpretation - Survey Standards; Technical Editing - Survey Standards as Chairman; Deferred Monumentation Regulations as Chairman, and Surveyor/Engineer Liaison as Chairman.

Married - wife Helen with two children, Lara and Graeme.

FOR COUNCILLOR

ZONE 6

JOHN DOUGLAS CONN, B.A., N.S.L.S., is a native of Halifax where he resides with his wife Nancy and son Earl Mathew. He is in private practice with the firm of Conn and Lord Surveying.

John attended public school and university in Halifax graduating St. Patrick's High School in 1971 and the University of Kings' College in 1974. After working with Parks Canada at Fortress Louisbourg in Cape Breton, John entered the Nova Scotia Land Survey Institute.

Graduating in 1977 with a diploma in Land Surveying, John worked short periods with Max Rafuse, N.S.L.S. and Frank Longstaff Surveying Limited. He then articulated with F.C. Hutchinson, N.S.L.S. and obtained his N.S.L.S. in 1980.

John is a member of the Canadian Institute of Surveying, the Association of Metropolitan Land Surveying Consultants, of which he is the current Secretary-Treasurer, and was Chairman of the Convention Committee for the 1982 Association of Nova Scotia Land Surveyors' Annual Meeting.



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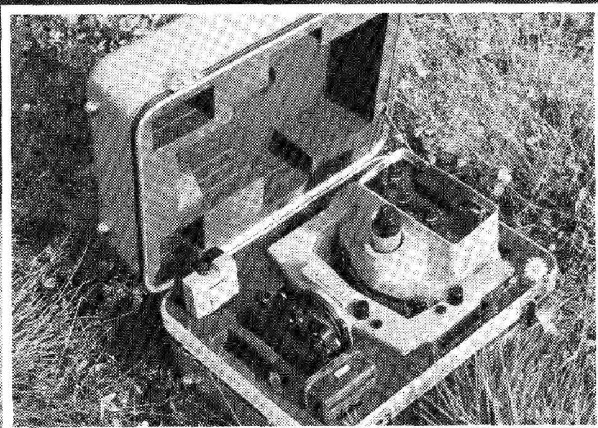
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** BOARD OF EXAMINERS **

by A. F. Chisholm, Chairman

Your Board met five times since the 1982 Annual Meeting and is or has dealt with some twenty-five students who are in various stages of completing their article-ships and examinations.

Fifteen technical reports were marked during the year. Five candidates were accepted into the Association and received authority to practice land surveying. These were: Shaun R. Stoddard, Lester R. Tingley, Allen J. Owen, Ritchie E. MacInnis, Michael Allison. All were sworn in and received letters permitting them to practice. It is anticipated they will receive official licenses to practice at the Annual Meeting.

The Board held lengthy discussions on the "five year policy" and has made suggestions to Council regarding the handling of this matter.

The C.C.L.S. Reciprocity Policy was discussed by the Board with the conclusion admittance to the Association should continue as outlined in the Board's manual "Instruction to Candidates".

The work of the Board has changed considerably as candidates are being received who have already been granted certificates from the Atlantic Board. This has reduced the number of examinations set by your Board and shortly the only examinations assigned directly by your Board will be "professional" examinations and those relating to survey law in the Province. A technical report will continue to be one of the requirements.

During the past year the Board members were:

J. C. MacInnis)	
R. A. Dunbrack)	
W. A. Thompson)	- appointed by Council
A. F. Chisholm)	
G. J. MacDonald)	- appointed by APENS
W. B. Gillis)	- appointed by Barristers' Society
K. P. AuCoin)	- appointed by Minister, Lands & Forests

Howard Wedlock is the Secretary of the Board and he, along with Bill Thompson, reports Board's happenings to the Council.

In closing, I wish to acknowledge the efforts of the members; as in previous years the on-going conscientious work of all members and the Secretary is readily apparent and greatly appreciated.

These people put much effort, concentration and application into the work of the Board and continually work to improve the educational standards of our new surveyors.

- Dated September 12, 1983

**** ATLANTIC PROVINCES BOARD OF EXAMINERS FOR LAND SURVEYORS ****

For the period July 1, 1982 to June 30, 1983

by W. Faig, Registrar

In its fifth year of operation, the Board's activities have stabilized. The unexpectedly large number of registrations just prior to the implementation of the "Municipal Engineering" requirement on July 1, 1982 was followed by a rather slow year. Only 6 new candidates registered with the Board, bringing the total up to 54. During the same period, 4 candidates received their certificates (1 from Newfoundland, 2 from New Brunswick, 1 from Nova Scotia), bringing the total up to 10.

In addition, there were numerous inquiries, in writing, by phone, and by personal visit, all of which were promptly dealt with. Some of these have led to subsequent registration with the Board.

This year's Board Meeting was carried out via conference call on October 18, 1982. This type of meeting appears to be well suited for a group like ours, if the agenda items are such that no lengthy discussion is expected.

We had perfect attendance, and since New Brunswick Telephone lost the record of the call, were not even charged for it.

The main item was the representation of our Board on the CCLS Examining Committee. It was decided that the Registrar be the APBELS representative, with A. C. Hamilton as alternate if needed.

The Registrar attended the meeting of the CCLS Education Committee, held in Toronto on November 2, 1982. As reported in detail to the Board Members, this Committee was re-named to "National Surveying Education Committee". It is chaired by a member of the CCLS Board of Directors and consists of the Secretary of CCLS, acting as Secretary, plus one representative of each of the Atlantic -, Western -, CLS -, Ontario -, and Quebec Board of Examiners.

The following objectives were identified:

- a) develop and manage a national reciprocity policy;
- b) develop and administer a national accreditation programme;
- c) develop a national policy with respect to the evaluation of courses, etc. for partial credit;
- d) carry out such studies and activities related to surveying education, as may be referred to it by the CCLS Board of Directors.

Work on this Committee is progressing. Upon request by ANLS, the Registrar attempted to evaluate the Surveying Technology Programme at the College of Trades and Technology in St. John's, Newfoundland in terms of our certificate. A more formal assessment will take place at the next meeting of the Board.

The financial situation of the Board is healthy. The opening bank balance on July 1, 1983 was \$1348.56 (thanks to the exceptionally large number of registrations in 1981/82), while the closing bank balance was \$1313.56.

The revenue was as follows:

Registrations - 6 x 50	\$ 300
Certificates - 4 x 50	200
Dues ANBLS	375
Dues ANSLs	<u>590</u>
	\$1465

The expenses were as follows:

Registrar's honorarium	\$1000
Travel to CCLS meeting	477.45
Miscellaneous expenses (xeroxing, postage, telephone, etc.)	<u>20.55</u>
	\$1500

The cash balance was reduced from \$93.68 (July 1, 1982) to \$56.53 on June 30, 1983. This money was used to cover further miscellaneous expenses of \$37.15 for copying, postage, etc.

Thus the overall deficit for the year was \$72.15, which is not critical, as the ANLS dues have not yet been received.

Mr. Blair Drake, the Board Member appointed by the New Brunswick Government had to resign for health reasons. He has since been replaced by Mr. Lewis Carr, NBLS.

In closing, I would like to express my sincere thanks to all Board Members for their most helpful cooperation.

- Dated August 5, 1983

* * * * *

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**** COMPLAINTS COMMITTEE ****

by Harold Lively, Chairman

The Complaints Committee has held fourteen regular meetings from September 1982 to September 1983. In addition to these meetings, three special meetings were held to facilitate necessary interviews. A special committee, under the chairmanship of William Thompson, N.S.L.S., also held a meeting to review one complaint.

The Committee has acted on twenty-three complaints of which seventeen were new since September 1982. We consider the files closed on sixteen of the above complaints.

Three complaints have been referred to the Discipline Committee for their consideration.

The complaints fall under the following classifications:

- . boundary locations
- . long delay or not completing surveys
- . cost of surveys
- . code of ethics
- . not replying to official correspondence

Special thanks to the members of the Committee: - John MacInnis, Allan Hunter and Granville Leopold.

- Dated September 1, 1983

* * * * *

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**** DISCIPLINE COMMITTEE ****

by A. A. White, Chairman

The Discipline Committee convened one meeting during the past year involving a complaint made in the name of the Association against a member for failing to respond to official Association correspondence within a reasonable period of time. The member was found guilty and was suspended for a two-week period, reinstatement being made conditional upon fulfillment of specific conditions. The conditions were satisfied and the member has been reinstated by the Committee.

The Discipline body recognizes the excellent work which was carried out by the Complaints Committee over the past year, as is reflected by the small amount of 'business' which was forwarded to our Committee. Also to be commended is the membership which has shown a truly professional attitude toward its responsibilities.

The Committee members are Doug MacDonald (Vice Chairman), Wayne Hardy (Secretary), Errol Hebb, John Covert, Walter Rayworth and myself, serving as Chairman. I wish to thank the Committee members for their efforts and guidance over the past year.

* * * * *

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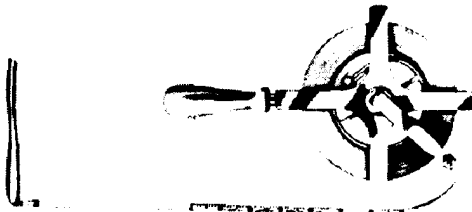
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** CANADIAN COUNCIL OF LAND SURVEYORS **

by Ivan P. Macdonald, Provincial Director

In this report I will bring to your attention some of the activities that CCLS is involved with on your behalf. Since our last Annual Convention in 1982 I attended the June meetings of directors and members held in Regina, Saskatchewan.

Past President Eric Jerrett of Newfoundland, presented his report that was asking the questions: "What is the future of CCLS? Does CCLS have a future?" These negative questions were answered very positively as Eric outlined the many opportunities he had to tell others of CCLS.

Eric attended all provincial meetings and was enthusiastically received and questioned. At a few provincial meetings a panel of CCLS directors or members outlined the specific activities of their particular involvement. At the Saskatchewan provincial meeting I was the chairman of the CCLS panel. The Education and Reciprocity Committee is very actively involved in study and policy matters with respect to reciprocity. Nova Scotia made a suggestion to the committee which would clarify a section in the CCLS policy. The reciprocity policy statement will have an added statement which will affect all registered provincial land surveyors commissioned in another jurisdiction in Canada, the draft addition reads - "however, the accredited qualification of all such registrants will be evaluated by the provincial Board of Examiners who will then determine what further requirements each registrant shall meet."

CCLS will not interfere with our provincial Board but is attempting to develop a policy which will be consistent across Canada.

Accreditation of all universities teaching land surveying and related subjects will be carried out in the near future. At present the four major universities in Canada giving degrees in Surveying Engineering have to be recognized but will require accreditation in the near future.

It might be noted that the University of Waterloo offers a program of Land Management and that a home study course in Survey Law is being developed and possibly available in early 1984.

The Public Relations Committee seeks ways to inform the public of land surveying by publishing the magazine "TENAVUE" (a current issue is at the printers now) and to arrange interviews with the media and CCLS officials whenever there is a meeting.

In Regina the public relations chairman from Manitoba arranged for a T.V. interview with CCLS members from Ontario about land surveying in Canada. The theme of the interview was "Without Restoration - Costs of Surveys are Higher Than They Need Be". Now that's not any different than our situation in Nova Scotia.

The report from the Liability Insurance Committee stated that the third province now has mandatory insurance. A position paper will be prepared soon to outline the experience and premiums of those provinces with mandatory insurance.

Ontario has taken the lead in respect to developing the location certificate that includes all the requirements of the lending institutions and the requirements under the laws governing surveying. You likely have noticed already that the mortgage companies and lawyers are requiring more detail on location certificates than they once did. Ontario has had many meetings with the head office personnel of the lending institutions as well as the Bar Societies.

CCLS now has a new Secretary-Treasurer, Don Yates, O.L.S., working out of the O.L.S. office at 6070 Young Street, Willowdale, Ontario. In that same office, Lorraine Petzold, O.L.S. is Chairman of the "Information Coordination Committee".

Lorraine will coordinate all information of each provincial association, CIS and CLS affairs committee. The value of such a coordinator to any provincial association would be a source of ready material on any subject that other associations have studied, had seminars on or written position papers.

New officers were installed at the Regina meeting: - Dr. John McLaughlin, N. B. (many of you know him) is President and Ken Allred, Alberta, was elected in the position of Vice President. Don Yates and Eric Jerrett were mentioned earlier in this report.

The next meeting of Directors will be held in Fredericton, N. B., on October 31 and November 1, 1983. This meeting, which follows our Nova Scotia Annual Meeting, comes after my term of office is up, so I will step aside as a Director of CCLS for Nova Scotia and your Council will select a new Director to represent the Association. I am confident that your new Director will find a great enthusiasm among the other Directors for the profession of land surveying across Canada.

I thank all those councils and presidents who supported me for the terms I spent as your Director. I have been associated with CCLS since its incorporation in 1976 and before that with the CIS meetings of presidents. In the years since 1974 until the present day I assure you that I have attempted to represent our Association in the interest of surveying now and in the future. Thank you for the opportunity I had to meet some of the best people across Canada.

* * * * *

**** ANSLS-DOT LIAISON COMMITTEE ****

by J. A. C. Kaulback, Chairman

Our portion of this Committee is comprised of D. K. MacDonald, M. S. Chiasson, L. K. Taylor and J. A. C. Kaulback. The Department of Transportation Chairman is R. D. Fitzner, Assistant Chief Engineer-Operations, also a Nova Scotia Land Surveyor.

The Association of Nova Scotia Land Surveyors' portion of the Committee met on two occasions so far this year. We met twice jointly with a third meeting scheduled for October 7. At our first meeting of 1983, many areas of mutual concern were discussed, with the main topic being the need for guidelines re the determination of highway rights-of-way. It was agreed that at present the focus should be on previously non-surveyed roads. Since then we have been attempting to combine various suggestions and drafts. After the October meeting we hope to have definite guidelines to be distributed to our members and to DOT survey technicians.

As a result of discussions at our first joint meeting, a one-day seminar for 12 senior survey technicians was held at Halifax on May 10. This was conducted by Doug MacDonald, Bob Daniels and John MacInnis.

We are extremely pleased with the excellent cooperation from Mr. Fitzner and his committee members.

An update will be provided at our Annual Meeting.

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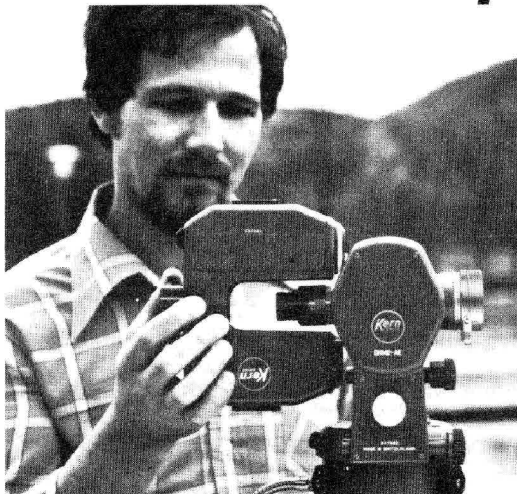
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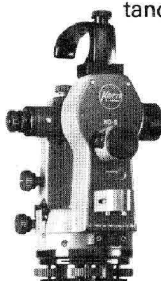
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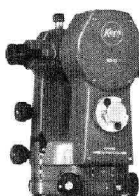
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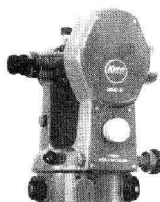
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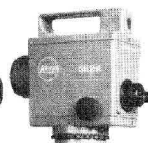
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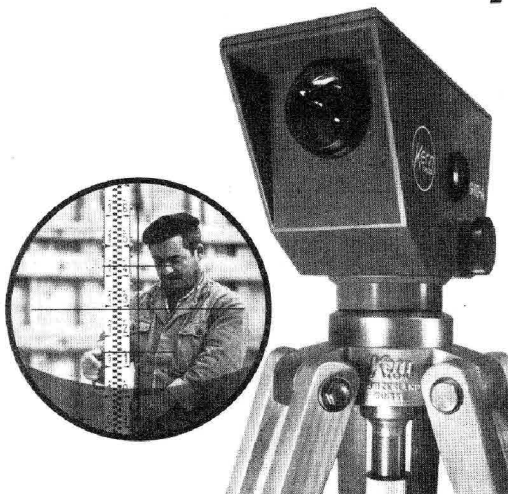


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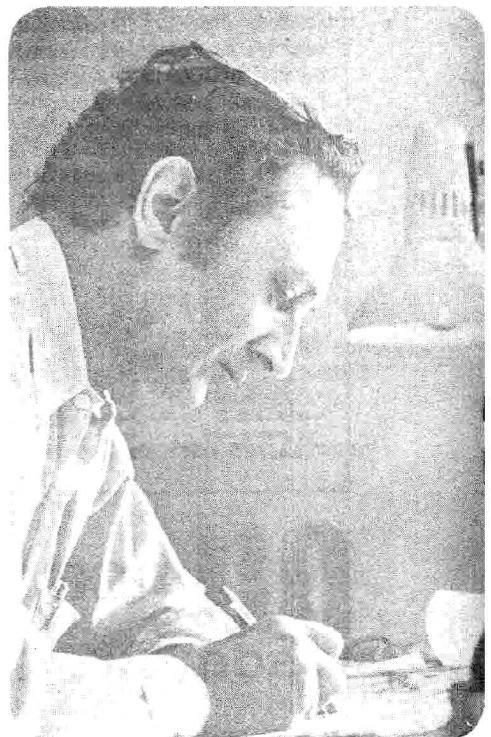
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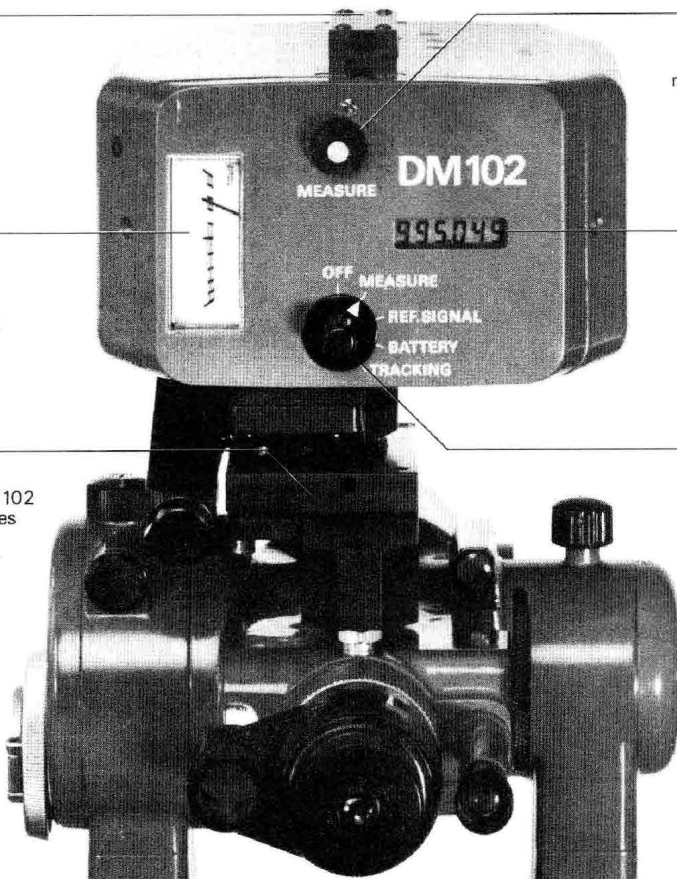
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For further information please contact our Survey Service Technician, Brock Norris, or our Office Manager, Hank Noonan.

The following Wild instruments are an example of some of our bargain specials presently available from our Halifax branch; but subject to previous sale or branch transfers as of September 26, 1983:

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Wild T2 new style ---	2 units
Wild T2 old style ----	1 unit
Wild T1 new style ---	1 unit
Wild T1A old style --	1 unit
Wild T16 new style -	2 units
Wild T16ED old style	12 units

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Wild N3 (0.5) -----	1 unit
Wild NA2 -----	1 unit
Wild NAK1 -----	1 unit
Wild NA1 -----	4 units
Wild NAKO -----	6 units
Wild NAO -----	14 units



** NOVA SCOTIA LAND SURVEY INSTITUTE **

by James F. Doig, Principal

Programs

1. Graduation statistics for the past year are:

Cartography	- 8(2)	
Survey Technician	- 11(0)	
Survey Office Technician	- 10(2)	
Survey Assistant	- 8(1)	- Dec./82 5(0) - June/83
Planning Technician	- 10(6)	
Photogrammetry	- 2(1)	
Scientific Computer Programming	- 16(2)	
Remote Sensing	- 7(2)	

NOTE: The number in brackets denotes the number of females in the total.

2. The programs of direct interest to the Association are Surveying, Survey Office Technician, Survey Assistant, and Photogrammetry. Of these, two produce the bulk of the technicians who are needed directly to support the work of the surveyor in the field and in the office: Survey Technicians and Survey Office Technicians.

Survey Technician

Survey Office Technician

3. Academically, the Survey Office Technician program went along very well. The single major problem came at the end of the academic year when job prospects for graduates were very poor. Possibly next spring things will have picked up to the point where this will not be such a disappointment.
4. The Survey Technician class, in producing 11 graduates, could not meet the demands put upon the Institute by employers.
5. The Photogrammetry program will not operate during the year 83-84. In August 82, it appeared that there would be a full enrolment (8), but last minute cancellations and subsequent withdrawals resulted in two graduates in May 83. This program will not be offered in 83-84. It is hoped to revise this program to put it more in time with current needs by way of meeting digital mapping needs and re-offer it in 84-85.

Survey Technician

6. The enrolment in the Survey Technician program gives considerable concern.
7. At present (Sept. 83), there are 16 enrolled in the second year of the program, and 12 enrolled in the first year. Thus graduations, at best, will be 16 in 1984 and 12 in 1985.
8. It is very clear that the change in licensing requirements which were put in place four years ago have had a very drastic effect on this program. The jobs are still there in the world of work but the number of students interested (or apparently interested) in becoming survey technicians are noticeably fewer. This program can handle 32 enrolments each autumn; this autumn there were 12.
9. This is not a healthy situation, either for the Institute or for the surveying profession. It, therefore, behooves all members of the Association to use their best endeavors to encourage young men and women to investigate the prospects of becoming survey technicians. Licensing as land surveyors is still possible for NSLSI graduates--the road is just longer and harder than some years ago.

10. The emphasis will be changing, as time goes on, from the heavy legal orientation in the survey technician program to more emphasis on control surveys, off-shore positioning, and satellite navigation.
11. It is to be noted that 5 members of the 1982 graduating class in survey and 6 members of the 1983 class went to U.N.B. Last year's group attained high academic standings. We have not had a report yet, of course, on this year's class.

Equipment

12. There are some prospects that we may be able to acquire a total distance station this autumn in order to keep our graduates up to date on equipment being regularly used in industry.
13. Last autumn we installed an ARIES digital analysis system to support our Remote Sensing program. This is a specialized computer system for the analysis of photo and satellite imagery, and one of only two in the Maritime Provinces. This provides considerable capacity in computer work when taken in conjunction with our PRIME 550 mini-computer. The latter system is used to support computer training within the Survey Department.



CHARLIE MONCREIF STANDS OUT IN OUR ASSOCIATION AS AN
HONORARY MEMBER
WITH ART ABBOTT AND "MR. NOVA SCOTIA BATES"

**** ANNUAL REPORT OF VICE-PRESIDENT ****

Fred C. Hutchinson

As your Vice-President during 1982-83, I attended the regularly scheduled council meetings, along with the various executive meetings. I also served on the Continuing Education Committee which, in my opinion, needs all the support this Association can give.

During the first of 1983 I had the opportunity to meet with staff members of Municipal Affairs, together with Howard Wedlock. We had hoped to resolve some conflicts and problems that exist in various Municipalities in the interpretation and execution of "County Regulations". The presentation of the new Planning Act has put this endeavour on temporary hold.

I was involved in the review of the new Planning Act and the preparation of a brief presented to the Law Amendments Committee. Portions of the new Act have not yet been proclaimed, and since these sections deal with regulations, it affords us the opportunity to have some input.

During the spring, the Continuing Legal Education Society of Nova Scotia provided me with the opportunity to address a gathering of lawyers to discuss metric plans. It is hoped that this type of dialogue can continue in the future.

On July 8, 1983, I represented the Association at Camp Hill Cemetery for the unveiling of a plaque at the grave site of William MacKay. The Halifax Branch of C.I.S. is responsible for the funding of the plaque and an article about William MacKay, written by Walter Morrison, is to be printed in the Canadian Surveyor.

Together with the C.C.L.S. and various other sister Associations across Canada, I forwarded a letter to the Minister of Finance on the topic of "work in progress" as it relates to Taxation Canada. Our efforts were not successful with the Government, but the Opposition took some pity on us and will endeavour to work for us at the next opportunity.

My involvement in the Convention Committee has not been too great, due partly to the organization of the Committee and its capable Chairman, Rod Humphreys.

The month of October promises to be a busy one, starting off with my representing the Association at the Annual Meeting of Massachusetts Association of Land Surveyors and Civil Engineers. Our own Association meeting falls near the end of the month, and on October 31 and November 1, I'll be in Fredericton to attend a meeting of the Canadian Council of Land Surveyors.

I have found it difficult during the past year to keep my priorities in their proper order, and must apologize to my wife Jane, and my two boys, Craig and Trevor, for not always placing them at the head of the line where they belong. Time, it seems, is a very precious commodity and should be used to its best advantage. I do not always follow this advice, and ask that my family and Association bear with me.

I would like to thank all those persons who served the Association over the past year, and appeal to that portion of the membership that is not active in the affairs of the Association - Get Involved! We need your help. Demands on your elected representatives and those serving on committees seem to be getting greater and more complicated with every passing day.

Our work is a very essential part of the economy, and I suggest that together we can produce an Association that is strong and vibrant, capable of serving the needs of its members and providing the public with the best surveying service in the world.

**** EXECUTIVE SECRETARY ****

Howard K. Wedlock

Routine office duties consumed much of our time, with special mailouts to members, increasing the office workload, such as the Regulations Interpretation notice in January; the completed Statutes revisions and the completed Regulations revisions; along with the four issues of the Surveyor and the Zone, Council and Annual Meeting notices.

The review of student files was completed, and the membership files are now being reviewed as time permits with a short resume of each member placed inside the front cover of the file.

Five Executive meetings were held this year with much time spent on reviewing the new Planning Act and preparing agendas for Council.

Exams for admittance to the Association were held in May of this year. Thirty-five students wrote in the three-day period. It would appear from examination of student files registered under the old system (to be completed by June 1985) that we will have a total of some thirty new members by that date.

Five meetings were called this year for the Board of Examiners and five Council meetings were held.

Membership Statistics:

Deceased - H. D. G. Currie.

Resignations - R. E. Dease, P. J. Dunsworth, A. J. Wright, G. E. Wade (Non-Practicing).

Requests for reinstatement - R. E. Dease, P. J. Dunsworth, A. J. Wright.

New Members - S. R. Stoddard, L. R. Tingley, A. J. Owen, R. F. MacInnis, M. Allison.

Honorary - 7; Life - 18; Retired - 4; Associate - 5; Non-Practicing - 16; Student - 46 (22 members not paid); Regular - 294; Companies - 40.

Comparison with other provinces:

<u>Association</u>	<u>Membership</u>	<u>Rate/Yr.</u>	<u>Per Capita Ratio</u>
Newfoundland	110	\$400	1:5160
Prince Edward Island	18	165	1:6805
Nova Scotia	294	250	1:2872
New Brunswick	120	300	1:5803
Quebec	750	500	1:8584
Ontario	716	455	1:12046
Manitoba	73	600	1:14058
Saskatchewan	93	450	1:10411
Alberta	300	385	1:7459
British Columbia	292	400	1:9399

Mrs. M. Hollett resigned in August and was replaced by Cathy Nickerson.

I wish to thank the members of the Executive, the Board of Examiners, and Council members for their cooperation in assisting me in the operation of the Association office.

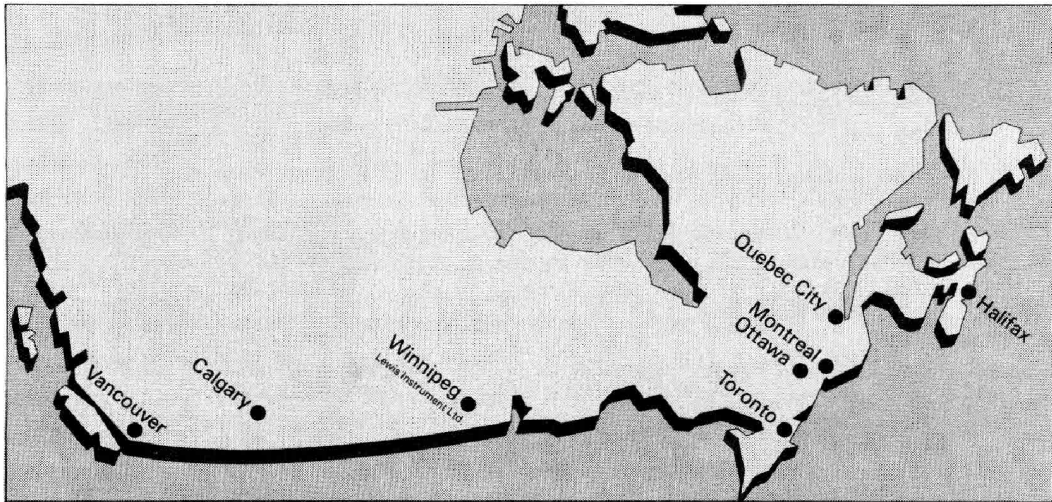
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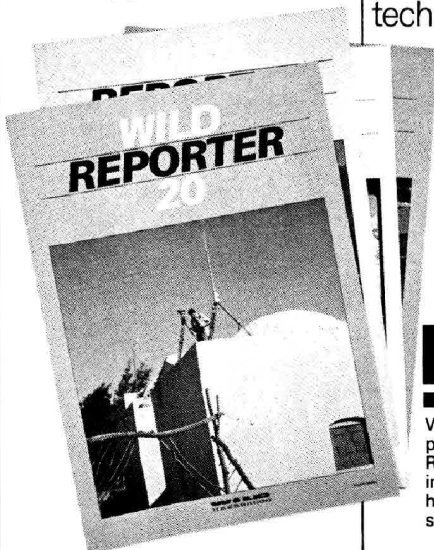
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**** SURVEY STANDARDS COMMITTEE ****

by Robert A. Daniels, Chairman

The Survey Standards Committee has checked plans and worked under the existing Regulations as they are found in the Blue Nova Scotia Land Surveyors Manual.

The Committee received only one request from a concerned member to check the field work of another member. Field inspections were carried out on two separate sites and the result met with the regulations, although there was room for improvement in the opinion of the Committee. There were no other requests from the members or the Association for field inspections.

This year the Standards Committee requested and received, from Provincial Registry Offices, plans that were done by our members and on public record. This eliminated the necessity of Committee members visiting offices that were difficult to reach due to time and distance.

In general, the quality of survey plans is very high and practising members throughout the province are following the existing regulations.

It is because of the improvements made by our members that I am suggesting a change in the Survey Standards Committee for 1984.

The new Committee should consist of three members in one location who can easily discuss and check plans together. This would give more consistency to the checking and be a more central unit. Plans can be supplied to the Committee by mail from the various Registries or by any member or group that finds a plan that is not satisfactory.

* * * * *



COURTNEY LEWIS, CONVENTION PHOTOGRAPHER,
RELAXING AFTER A GOOD JOB

** PUBLIC RELATIONS COMMITTEE **

by Wayne D. Hardy, Chairman

During the past year this Committee has met several times to make revisions to our Public Information Pamphlet "Land Surveying - How The Profession Serves the Public".

We wrote to each of the other provincial associations across Canada to see what information about surveying they made available to the public.

Three provincial associations indicated they do not have a similar project as yet. The remaining six forwarded impressive brochures, all with different formats, but basically dealing with the same topics. Thanks to Marcellin Chiasson for translating the Quebec literature.

The first draft has been passed on to Council for approval and we expect to have copies available for the upcoming Annual Meeting.

The Second Land Surveyor of the Year Award was presented at the closing banquet of our past Annual Meeting. We had this item published with a photo in the major newspapers in the province and in the local newspapers of the recipient's home area. If a suitable candidate is nominated this year, a similar presentation will be made.

This year's Committee has not been invited or involved in any public information sessions or seminars; however, we are aware that a number of our members have made presentations on surveying to public groups. We would like to encourage any member who has an opportunity to speak to groups to do so. We maintain our best Public Relations is through the efforts of our individual members.

I would also like to thank Committee Members: Garnet Wentzell, Ken Cormier and Ron Dunn for their interest and cooperation.

* * * * *

** FRESHMAN COMMITTEE **

by David L. Crooker, Chairman

No meetings have been held so far this year; however, one is tentatively scheduled to coincide with the Annual Meeting in October.

In the past welcoming letters have been sent to nine new members urging them to become involved in the workings of their Association and offering them the Chairman's assistance or guidance should they desire it.

On behalf of the Association, I wish the new members a very successful and satisfying career as a Nova Scotia Land Surveyor.

* * * * *

**** BY-LAWS COMMITTEE ****

by Russell V. MacKinnon, Chairman

In the past year this Committee has concentrated on what it considered to be a complete updating of the By-Laws for the Association.

A total of three meetings were held from January 1, 1983 to September 30, 1983: - 2 were By-Law Committee Meetings and 1 was with Murray Banks, Chairman, Statutes Committee.

Bearing in mind that the proposed amendments to the Act are nearing approval, the Committee has decided to present a package of amendments to the By-Laws to complement both the amended Act and Regulations.

In order to present a more comprehensive package, each committee member was delegated particular sections of the By-Laws to study and make proposals for committee study.

- 1) Jim Doig - Complaints/Discipline (16-18)
- 2) Russell MacKinnon - Membership(s) (6-15) (19)
- 3) Brian Cutler - Sections 1 to 6

Much work has been done but a final submission will depend on final approval to the proposed amendments to our Act.

- Dated August 24, 1983

* * * * *



MARCELLIN MAY BE "SURVEYOR OF THE YEAR" BUT
YVETTE IS "WIFE OF THE DECADE"

** STATUTES COMMITTEE **

by Murray J. Banks, Chairman

The primary role of the Statutes Committee is basically one of keeping Council informed on any existing or proposed legislation which directly or indirectly affects land surveyors. The Committee is also responsible for preparing draft amendments to the Nova Scotia Land Surveyors Act whenever it is deemed necessary and prepares recommendations for Association input on other legislation where advisable.

There were 112 Bills introduced during the last sitting of the Nova Scotia Legislative Assembly. These were all given a cursory review by the Committee to see if any action should be taken by the Association. Only Bill 76, namely the Planning Act, required Association involvement and this was handled by the Executive at the Law Amendments Committee. (The Statutes Committee did not get involved with the Planning Act because a special committee of Council had been set up to deal with this matter when the new Act was being conceived).

The Statutes Committee concentrated most of its efforts during the past year on the draft amendments to the Nova Scotia Land Surveyors Act. A preliminary draft was presented at the Annual Meeting in November, 1982 for discussion purposes only. Since that time, several committee meetings have been held to finalize a proposal for consideration by the membership at the forthcoming Annual Meeting in October, 1983. During the final drafting process there was frequent dialogue with the Chairman of the Regulations Committee (Keith AuCoin) to ensure that proposed amendments to the Regulations were in accord with proposed changes to the Act.

I take this opportunity to thank Fred Roberts and Roy Dunbrack for their continuing and faithful service as members of the Committee. I wish also to express a special thanks to James Gregg, B.A., LL.B. (Association Solicitor) for his dedicated and professional service to the Committee over the past two years.

- Dated August 31, 1983

* * * * *

** REGULATIONS COMMITTEE **

by K. P. AuCoin, Chairman

Following the 1982 Annual Meeting of the Association, Council decided to appoint a new Regulations Committee and after agreeing to act as Chairman, I selected for the Committee the three members that were suggested by Council: Cyril Carlin, Jim Doig and Norval Higgins.

Although the main area of concern was to develop a satisfactory wording for the monumentation of boundaries, the Committee accepted a broader role of reviewing all regulations that would be proposed under the new Act. Numerous changes were made - many of the housekeeping variety. Several sections were reworded to reflect a more positive regulation. This, of course, took longer than expected but the Committee was able to finalize its review of the regulations by late summer 1983.

Throughout the review process, periodic discussions were held with the Association's solicitor who kept the Committee fairly well on course.

The proposed regulations were printed up and distributed to the membership in early September. It is our hope that the regulations will be presented to the 1983 Annual Meeting; however, if time does not permit this, a Special General Meeting could be called sometime next year to deal with the matter.

* * * * *

**** METRIC COMMITTEE ****

by David Cushing, Chairman

During the past year, President Art Abbott and I attended a number of meetings with various representatives of the Government of Nova Scotia to determine the status of metrification in the Province. The results of these meetings are given in the President's Report.

* * * * *



ART CHISHOLM, CHAIRMAN OF THE BOARD OF EXAMINERS,
PRESENTING A CERTIFICATE TO A NEW MEMBER



RON DUNN AND HIS
REGISTRATION DESK STAFF

** THE NOVA SCOTIAN SURVEYOR **

by Ivan P. Macdonald, Editor

The Nova Scotian Surveyor has been published in 42 Volumes during the more than 30 years, by editors who have strived to inform and serve the surveying profession in Nova Scotia. This report will deal with Volume 41 and 42 which you have received during the 1982-83 period. Your Editor, is attempting to follow the dreams of the first editor of The Nova Scotian Surveyor who must have envisioned that our profession can be advanced by the printed word.

I remember back a number of years ago when the late Eric Millard, N.S.L.S. was Editor, that he was always looking for local content to print. An editor's dream is to receive a desk full of printable material on our profession and related works.

You will have noted this year that your editorial staff has the devoted support of two Nova Scotia contributors throughout the past year. I am delighted to acknowledge 'with thanks' the book reviews and current law cases which Jim Doig so faithfully sends in to help cover the Editor's desk.

The other contributor is Marcellin Chiasson to whom we all must extend a 'thank you' for the *accurate, concise and legible* section "From the Fieldbook".

During this past year we have re-introduced the section that has kept us informed of the activities of our Council. This responsibility was given to the Councillor who sits on the editorial staff and reports to Council. This year we were delighted to have Ted Webber prepare "Council News" and involved himself in the production of the year's issues. Thank you, Ted, it's good to have your interest and assistance.

We all applaud Dot Lowe for the excellent typing and the use of her apartment to put the Surveyor material together. She has even provided lunch goodies on production days, thanks, Dot, from all of us.

I have been telling you about Nova Scotia content which will have to continue to be written. You are obliged as a member of a professional body to advance and further your interest and activities by exchanging them with other land surveyors. This exchange of ideas, adventures and experiments is one way that we each can insure that our profession will be dynamic and not stagnant.

I am sure that there are surveyors out there that would like to exchange some written ideas about how they 'age a tree' or about an instrument they have been successfully using. You will be surprised how easy it is to tell someone about jobs that are familiar to you. We would even print your picture with your article.

Our production costs have risen considerably and, therefore, we have increased our advertising fees. We are still in a "not break even" situation but I agree that The Nova Scotian Surveyor must continue and that it is an acceptable means to inform our members. Thanks Mike Crant for managing the ads and printing.

In the next year, Volume 43, will be filled with "Nova Scotia Content" only if you send in your articles and pictures. Tell us how you closed your survey around that 100 acre woodlot or how you were able to re-monument a lot by using the plan of another surveyor that was tied to the Nova Scotia coordinate monuments. Also, tell us how you established that line between two neighbours who have been in disagreement. I am sure that there are many subjects that would interest your fellow surveyors, my suggestions are only a few, please fill up the next issues with "Nova Scotia Content"

- Dated August 31, 1983

**** APENS-NSLS LIAISON COMMITTEE ****

by Fred W. Roberts, Co-Chairman

The APENS-NSLS Liaison Committee has been meeting on a regular basis - the fourth Tuesday in each month.

The Committee has dealt extensively with the proposed changes to the Department of Transportation "Blue Book" on specifications for subdivision roads, to the exclusion of all other matters.

The Committee's recommendations were forwarded to both Association Councils late in March. The Association of Nova Scotia Land Surveyors discussed the matter at its April 30 meeting and approved the Committee's recommendations at that time.

I understand from the Association of Professional Engineers of Nova Scotia's Co-Chairman of the Liaison Committee (Paul O'Brien) that APENS Council will be dealing with the Committee's recommendation at a meeting scheduled for October 28. This is rather late, in my view, but I doubt there is much that can be done to hasten their decision.

The Department of Transportation has extended its moratorium, a second time, to December 31, 1983. Presuming a favourable decision by APENS on October 28 the time frame for presentation to Department of Transportation will still be very tight.

- Dated August 25, 1983

* * * * *



JOHN MacINNIS THE
"WEBBER SWEEP 'STAKE' DRAW"

** CONTINUING EDUCATION COMMITTEE **

By Harry T. Ashcroft, Chairman

The Committee members for 1983 are: H. Kirk Hicks, Fred Hutchinson, Phil Milo, Harry Ashcroft.

A one-day seminar was held on November 4, 1982 in conjunction with the Annual Convention in Halifax. Papers were presented on the following topics:

- 1) A Brief Summary of the Development of Land Surveying in Nova Scotia
- 2) Large Block Surveys within the Nova Scotia Coordinate Control System
- 3) Directional Astronomy
- 4) Highway Curves
- 5) Retracement Surveys using First, Second and Third Generation Monuments and Up-dated Adjustments

The seminar was well attended and generally received favourable response from those who participated. The papers were printed and assembled in book form. Some copies of this useful reference book are still available from the Association office (\$7.00).

A one-day seminar is presently being planned for October 27, 1983 with a format similar to last years. A questionnaire was distributed to the membership earlier this year and the return was sufficient for us to determine the areas of greatest interest to our members. The papers to be presented will deal with topics related to the theme of the convention "THE BU\$INE\$\$ OF SURVEYING".

The terms of reference for this Committee require it to operate on a cost recovery basis. This creates a problem for the Committee in that our foremost concern when planning a seminar seems to be whether or not it will be saleable to a fairly broad sector of the membership. We are thereby restricted from dealing in depth with specialized areas which may be of great value to a smaller group unless fees are considerably higher and perhaps prohibitive. Perhaps this is part of the reason for the "smorgasbord" type seminar of last year and this year. I would refer you to the comments of Mr. H. A. Ken Shipman in his article in April 1983's Nova Scotian Surveyor - (Education as) "An Alternative to Discipline".

Your comments on this aspect and suggestions for future seminars and workshops are invited.

Thanks to those of you who have shown interest in the activities of this Committee through your comments and attendance at our seminars and especially to the other members of this Committee and our liaison with Council, George Sellers.

* * * * *

**** SURVEYORS/BARRISTERS JOINT LIAISON COMMITTEE ****

by Marcellin S. Chiasson, Chairman

This new Committee was formed in the spring of 1983. The main function of this Committee is to provide for communication on matters of mutual concern between our Association and the Nova Scotia Barristers' Society.

The Committee members are:

Representing A.N.S.L.S.

Marcellin Chiasson
David T. Roberts
Burney A. Smith

Representing Bar Society

Charles T. MacIntosh, Q.C.
Robert J. Clarke
W. Bruce Gillis

Two meetings were held since the Committee was formed. Some of the topics discussed to date are:

1. Standard Location Certificates - some members of the Bar are quite concerned with surveyors not showing the type of access available to properties, visible easements, etc.
2. Status of L.R.I.S. program.
3. New Planning Act.
4. Status of metric conversion.
5. Preparation of legal descriptions.

A further meeting is expected before the annual meeting at which time a further update will be given.

* * * * *



THREE "BIG MACS"

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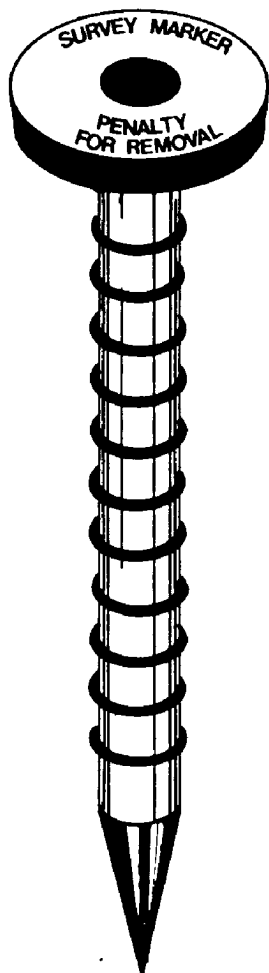
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** LAND ACQUISITION COMMITTEE **

by Garnet Clarke and Donald Parker

MANDATE

To investigate the feasibility of the Association of Nova Scotia Land Surveyors acquiring its own building and to suggest possible methods of acquisition.

MEMBERS

Garnet Clarke, Donald Parker

AUTHORITY

The Nova Scotia Land Surveyors Act S.N.S. 1977, c.13, s.3(5) reads as follows:

Acquisition and Alienation of Property

(5) The Association may purchase, acquire or take by gift, devise or bequest for the purposes of the Association and the furtherance of its objectives, but for no other purposes or objects, any real or personal property, and may sell, mortgage, lease or otherwise dispose of such property.

This has been interpreted to mean that the Association may acquire a building and rent excess space to another party as long as the leasing of said property is incidental to the objectives of the Association.

COMPARISON

(1) RENTAL

The Association presently rents 500 square feet of office space at \$527.00 per month for a total of \$6,324.00 per year including heat and lights. The Association also has use of the board room at no extra charge. Business occupancy taxes amount to an additional \$767.00 for 1982.

The "1982 survey and inventory of commercial office space Halifax Metropolitan Area" published by the Department of Development reports as follows:

"Twenty-two leasing arrangements involved gross rental rates in which the landlord pays for most operating costs. Gross rents ranged from \$8.70 to \$18.00 and averaged \$13.60. Other less comprehensive rates were between \$4.50 and \$16.00 for an average of \$9.90 per square foot.

Rental rates for first class space, as defined by this survey, fall between \$11.00 and \$18.00 per square foot. Prime office space in Halifax City commanded the highest average rental rates of \$16.00. Asking rates for newer and larger buildings in other areas of Halifax City and the Dartmouth area averaged \$14.00 and \$12.00 respectively, per square foot net.

Office space in the Bedford/Sackville area is provided in smaller scale projects. In the six premises surveyed in this area, rental rates averaged \$6.15 per square foot on a net base and \$11.35 for space leased on gross terms.

Judging from the rates quoted by leasing managers, an upward spiral of rental rates is likely to occur in the 1980's as the office leasing market continues to improve. As long term leases expire and the oversupply of office space is less prevalent, tenants will experience more notable rate increases. This will enable developers to offset high interest rates and other escalating investment costs, thereby encouraging new construction."

The 1983 survey and inventory of commercial space confirms the prediction made in 1982 that rental rates would increase by reporting:

"Rental rates in approximately half of the projects surveyed lead to an average incremental change of \$1.15 per sq. ft. over the past year. Citing high construction and financing costs, developers of new office buildings are looking for rental rates of close to \$20.00 per sq. ft."

Rental of office space, especially gross rental, is a convenient method of obtaining office space. Budgeting, especially for the short term, can be forecast accurately and there is no direct expense for maintenance and repairs. However, no equity is gained in the property and there is a definite possibility of drastic rent increases in the near future.

(2) PURCHASE

(a) SINGLE FAMILY UNIT

The purchase of a single family unit, subject to local zoning regulations, would provide the Association with ample office space and probably allow for a board room and meeting rooms as well, depending on the floor layout. The property, depending on condition and location, could appreciate in value in the long term as well as creating an equity as the mortgage is paid off. The purchase of a property also alleviates the threat of rent increases although the fluctuating mortgage rates are to be considered. Also, maintenance and repair costs must be considered as the property generates no income itself.

Paul Stewart and Samuel Jopling of Pat King Real Estate Limited advised that a rough rule for comparison of renting versus purchasing is by comparing the rental being paid against the mortgage payments. Although mortgage rates fluctuate and other factors are to be considered, a mortgage of \$50,000.00 at 12% amortised over 25 years would require payments of approximately \$6,192.00 per year.

(b) DUPLEX OR SINGLE FAMILY UNIT WITH APARTMENT

The advantage of such an arrangement, subject to local zoning regulations, is that additional income is available to help defray maintenance and repair costs. Such an arrangement would require additional work on the part of the Association staff in managing the rental property and arranging for needed maintenance and repairs. Also, such a property would probably fall in the \$50,000 to \$100,000 range. A large down payment, or other source of funding would be required to purchase the property.

(c) COMMERCIAL PROPERTY

If the Association was to consider the purchase of an income producing property, this type would probably be the better choice since proper zoning would be in effect and lessees of commercial property tend to be less transient than residential tenants. Once again the problems are the additional duties for the Association staff and the raising of sufficient capital for the down payment. The commercial property could cost in the \$100,000 to \$200,000 range but has the potential to generate more income than a duplex arrangement. Mr. Sam Jopling of Pat King Real Estate Limited provided the examples of commercial properties available on Gottingen

Street. He also pointed out that, at the present time, the Spryfield area is the cheapest area to purchase in the metro area and that the Bedford/Sackville area has the most potential for future growth. He would be pleased to assist further if the Association could provide him with more specific information as to location and price range.

FUNDING

If any of the above types of purchase are contemplated, funding will be required for a down payment, legal fees and other costs. Section 9(1)(f) of the Nova Scotia Land Surveyors Act allows Council to pass by-laws providing for the borrowing of money on the credit of the Association. If Council and the membership were to give approval to purchase a building, the necessary funding may be available in the savings account, bonds and debentures of the Association. It is expected that approximately \$5000.00 will be in the cash reserve at the end of this year. If additional money is required, it could be raised by a special levy on the entire membership.

CONCLUSION

It is acknowledged that the Association needs an office to carry out its operations and that its primary source of income is membership dues. The size of the membership will be decreasing in the next few years due to the fact that fewer members will be joining under the more stringent education regulations coming into effect and many of the originating members of the Association will be retiring in the near future. Approximately 35 students will be eligible to join the Association under the old regulations by mid 1984 and only five students are enrolled under the new regulations. The final result is fewer members will be available to support the Association. Thus, dues will have to be increased to allow for the smaller membership and for inflation. The purchase of a building would be one method of controlling increasing costs and would serve as an investment for the future.

Should Council and the membership of the Association feel that it is in the best interest in the long term for the Association to acquire its own property, a committee should be appointed as trustees with the authority to purchase a property, within certain general guidelines as to location and cost, without further approval from the Association. This is necessary to take advantage of the availability of properties without undue time delay in the transaction.

It is the opinion of this committee that serious consideration be given to the purchase of a commercial property by the Association because of the long term investment return and as a method of controlling future expenditures for office space.

* * * * *

**** LIABILITY INSURANCE COMMITTEE ****

by John D. Conn, Chairman

Council voted to start up this Committee midway through the year to look into questions raised by members about our liability insurance coverage. The Committee will also look into the advantages or disadvantages of mandatory liability insurance. Ivan Macdonald and Roy Dunbrack have agreed to act as resource persons for the Committee, both having been members of the old Committee and being familiar with our present coverage.

* * * * *

**** BOOK REVIEW COMMITTEE ****

by John D. Conn, Chairman

The Book Review Committee (Jim Doig) has carried on as it has in past years. Jim finds it difficult to have people review books and just as difficult to obtain the books. Publishers will be contacted in order to secure a supply of pertinent books to be reviewed.

* * * * *

**** SURVEY PROFESSION COMMITTEE ****

by Al Wallace, Chairman

The Survey Profession Committee was activated during the Spring, and held its first and only meeting of the year in Truro on April 29, 1983.

As requested by our President, various sections of the new Planning Act were considered, and our recommendations forwarded to Council.

Our main concern for the year was to follow up on the suggestion of Council (1980) and consider a new definition for "practice of land surveying" and "practice of surveying". Our recommendations were forwarded to the Statutes Committee, and after subsequent meetings with the Statutes Committee and Council the new definitions have been included in the proposed Nova Scotia Land Surveyors Act, for your consideration.

In conclusion, and on your behalf, I wish to thank Committee Members, Bill Thompson, Mike Chiasson, Walter Rayworth and Murray Banks.

- Dated September 1, 1983

* * * * *

** FROM THE FIELDBOOK **

by Marcellin S. Chiasson, #355

For those wanting to attend our Annual Meeting, remember that the deer have promised to wait for you until October 31st even though the season opens on the 28th.

* * * * *

The President of the Association of Metropolitan Land Surveying Consultants is Allan Hunter (#384). Congratulations, Allan.

* * * * *

While touring the Satellite Tracking Station North of St. John's, Newfoundland at the C.I.S. meeting in 1981, someone in our group asked our Newfoundland bus driver "How many people work here?" He replied "Oh, nearly all of them."

* * * * *

The Land Titles Committee of the Nova Scotia Barristers' Society for the coming year is composed of the following:

Land Titles

Lawrence Evans, Chairman
Charles MacIntosh, Q.C.
Roberta Clarke
Mark David
Bruce Davidson, Q.C.
Matthew Ryan

* * * * *

Heard a good one recently from a policeman who was talking about the debate on seat-belt legislation. - He said "You know, I never had to unbuckle a dead man."

* * * * *

We hear that Professor Art Chisholm (#46) has retired from Dalhousie University. Best wishes, Art.

* * * * *

A booklet entitled "Legal Problem-Solving in Nova Scotia: A Courtwatcher's Guide" is available for \$1.00 from the PLE Society (423-7154).

* * * * *

From the Real Property Transfer Validation Act (S.N.S. 1977 Chapter 16) we have:

"Non-compliance with Certain Acts Before May, 1977

2 The failure to comply with the Planning Act or the former Town Planning Act or any local Act or any regulation or by-law made pursuant to any of the said Acts does not affect and is deemed not to affect the creation of any title or interest in real property conveyed or purported to have been conveyed whether by instrument, testamentary document or operation of law on or before the thirtieth day of April, 1977, provided however that this Section does not affect the rights acquired by any person from a judgment or order of a court given or made in litigation or proceedings commenced on or before the thirtieth day of April, 1977. 1977, c. 16. 2."

* * * * *

DO UNTO OTHERS AS YOU WOULD HAVE THEM DO UNTO YOU.

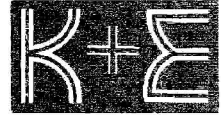
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Simple circle reading
Vertical circle with additional per cent graduation
Heavy-duty plate tripod

Kern GK O-A Automatic construction level

Upright telescope image, 21 x
Ball-bearing compensator with automatic operating control
Jointed-head tripod for fast setting up



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