



September 22, 2017

# *Plan of Survey*

**(Surface/Mineral Subdivision Plans)**

**NOTE:**

*This document is a Controller of Surveys Policy manual to be used as a general guideline for the preparation and examination of plans. Reference should still be made to the various Acts and Regulations pertaining to specific situations, which may or may not be included in this document.*

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# Overview

Surface subdivision plans, as stated in *The Land Surveys Regulations*, show the division of land into surface parcels. Mineral subdivision plans, as stated in *The Land Surveys Regulations*, show the division of land into mineral parcels.

Both mineral and surface subdivision plans are drawn in the same format with the exception that the Title Block shall specify which layer will be affected (Surface or Mineral).

- ✍ NOTE *A Plan of Survey showing Surface or Mineral Subdivision shall be prepared by a Saskatchewan Land Surveyor.*
  
- ✍ NOTE *For additional information on Plan of Survey showing Surface/Mineral Subdivision plans, please contact the ISC Customer Support Team at 1-866-275-4721.*

***For example plans see the Appendix section of this document.***

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# Combined Purpose Plans

In some cases it is acceptable to use a plan for more than one purpose. A combination of any or all of the plan types (Plan of Survey, Descriptive Plan Type I or Descriptive Plan Type II) may be used. However, plans shall be specific to each land layer. A combination plan will not be allowed if it affects surface and mineral layers, mineral and feature layers or surface and feature layers.

 NOTE

**Condominium plans are the exception. They cannot be combined with any other plan type or land layer.**

Some examples of situations where combined purpose plans can be used are:

- To create a new subdivision by plan of survey and consolidate the remainder of a parcel by Descriptive plan II.
- To create new subdivisions by plan of survey and re-arrange a lot boundary by Descriptive Plan Type I.
- To create a new subdivision by plan of survey and re-arrange a lot boundary by Descriptive Plan Type I and consolidate the remainder of a parcel by Descriptive Plan II.

The title block shall state the plan type with the highest hierarchy (Plan of Survey being the highest level, Descriptive Plan Type I being next and Descriptive Plan Type II being the lowest). The land layer (surface, mineral or feature) shall be shown next. Then each plan purpose shall be listed in order of its hierarchy.

The line of approval shall include all new parcels.

**An example of a plan showing a combined purpose (in this case, Surface Subdivision and Consolidation) is shown in Appendix A.**

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# Plan Requirements

For more information see the “*Saskatchewan CAD File & Georeferencing Specifications*” along with the “*Drafting Requirements for the Preparation of Plans*” on the ISC website.

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# Support Documents

## Mineral Subdivision

- Certification of Surveyor. Note: the plan title block shall be displayed on the Certification of Surveyor. This links the certification with the plan.
- Letter of submission/Surveyors report detailing any unusual circumstances or problems related to the survey.

## Surface Subdivision

- Certification of Surveyor. Note: the plan title block shall be displayed on the Certification of Surveyor. This links the certification with the plan.
- Letter of submission/Surveyors report detailing any unusual circumstances or problems related to the survey.
- Community Planning Approval/Affidavit as stated under *The Planning and Development Act, 2007*. The approval shall be valid on the day the plan is approved for the creation of the Transform Approval Certificate.
- For further information please see Community Planning Approval pursuant to The Planning & Development Act, 2007 document on the ISC Website.

### **Documentation required when subdividing Dedicated Lands:**



- See Dedicated Land document on the ISC Website.

### **Closure of roads, streets, lanes, etc.**

- See Permanent Road Closure document on the ISC Website.

# Appendix A

PPS #10225002  
Approved: 04-May-2017

**LEGEND:**  
Standard Road Allowances on this plan are 30.175 metres in width.  
Measurements are in metres and decimals thereof.  
The Unique Identifier of SAGE has been stamped on all established standard iron posts.  
Area to be approved is outlined by a heavy dashed line.  
All parcels within the line of approval have an extension 0 unless otherwise shown.  
Monuments found are shown thus:   
Reference points are shown thus:   
The Datum Used: NAD83 (CSRS)  
The Survey Method Used: GPS  
The Geoid Height Used: 161.00m  
The Geoid Elevation Points, derived from GNSS observations  
RP Coordinates were derived on January 3, 2017

Plan of Survey  
Showing

**SURFACE SUBDIVISION**

Of Part Of  
**Parcel A, Plan 101210285**  
**N.E. 1/4 Section 1**  
**Twp. 20 - Rge. 33 - W.1Mer.**  
**Parcel A, Plan 102004085**  
**N.W. 1/4 Section 1**  
**Twp. 20 - Rge. 33 - W.1Mer.**

And Part Of  
**N.W. 1/4 Section 1**  
**Twp. 20 - Rge. 33 - W.1Mer.**

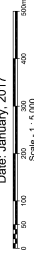
And  
**SURFACE CONSOLIDATION**

Of Part Of  
**Parcel A, Plan 102004085**  
**N.W. 1/4 Section 1**  
**Twp. 20 - Rge. 33 - W.1Mer.**

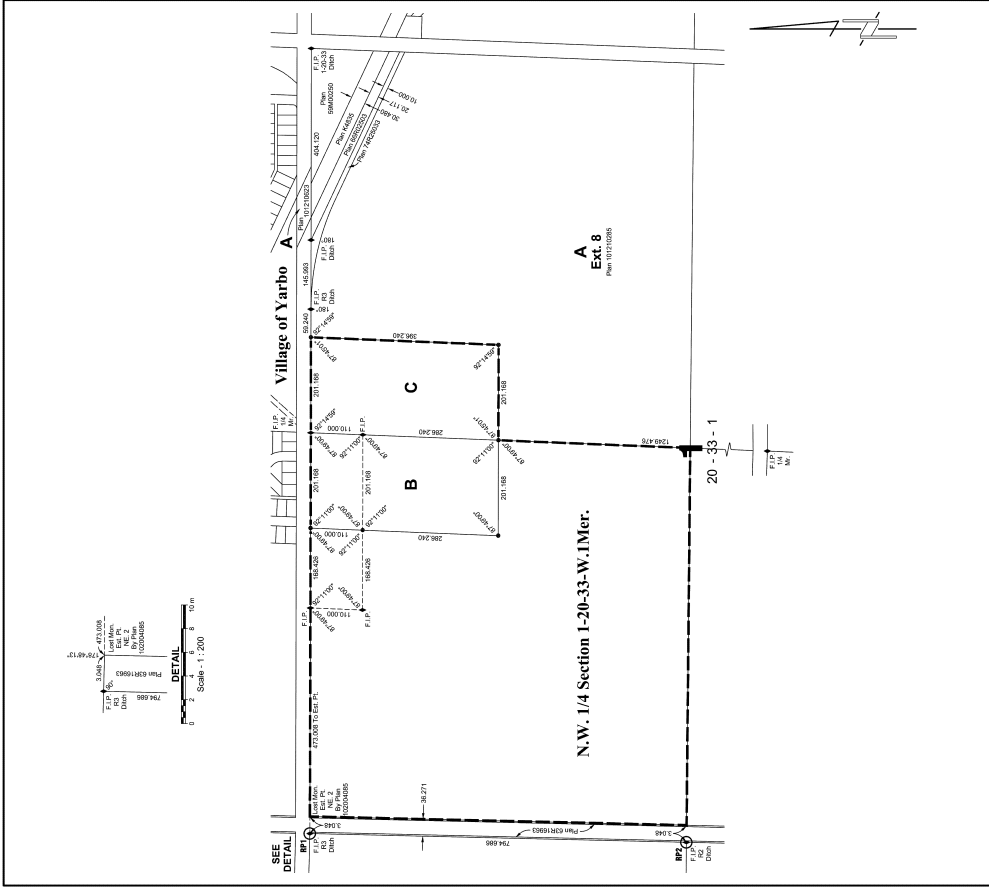
With Part Of  
**N.W. 1/4 Section 1**  
**Twp. 20 - Rge. 33 - W.1Mer.**

**R.M. of Langenburg No. 181**  
Saskatchewan

By: T.D. Wahi, S.L.S.  
Date: January, 2017

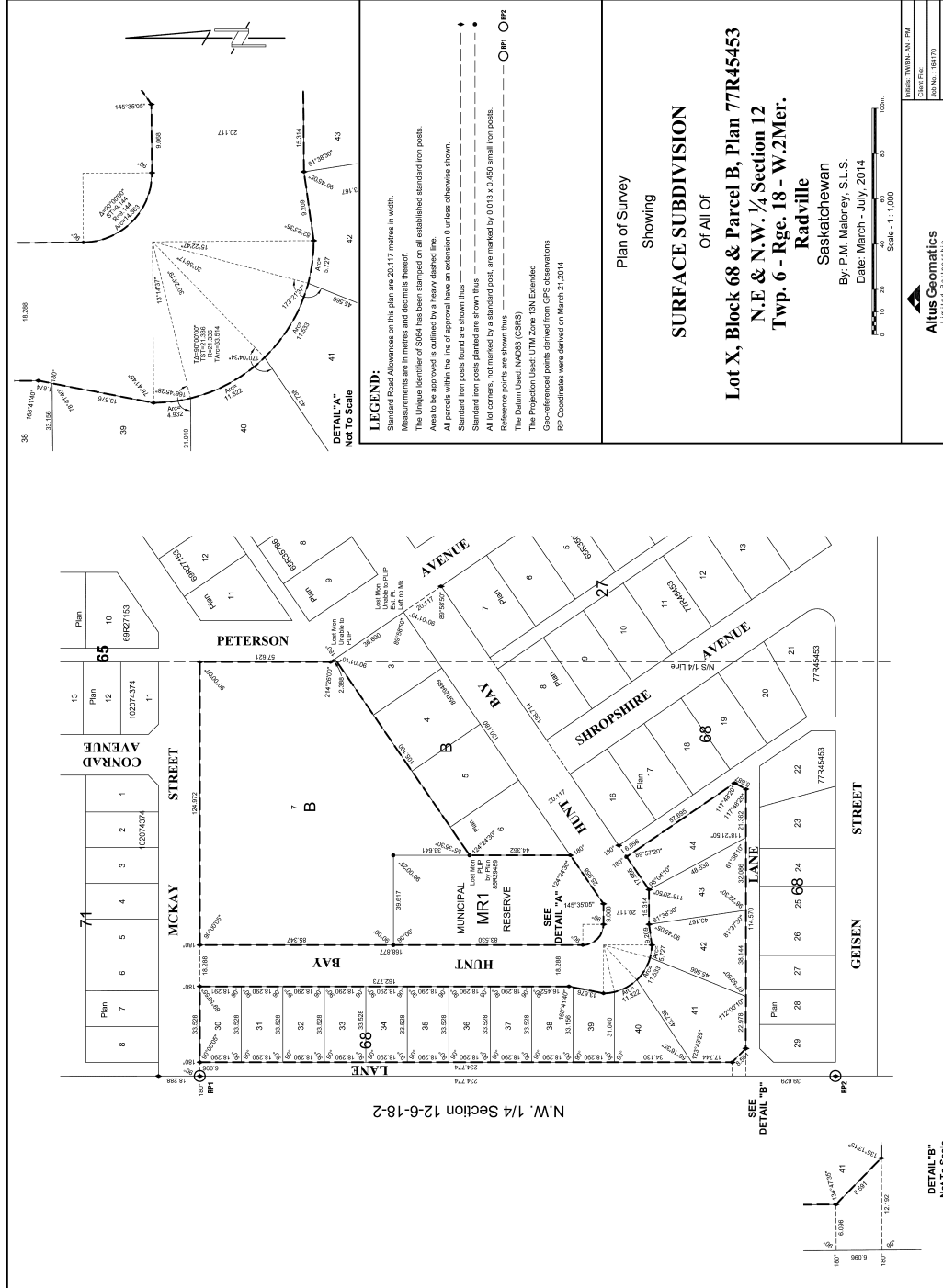


**Akus Geomatics**  
LIMITED LIABILITY  
CORPORATION (SASKATCHEWAN)  
11888 78 100 LEM  
10000 10000  
10000 10000



# Appendix B

PPS #102170629  
Approved: 22-Sep-2014





# Appendix C

PPS #10270326  
Approved: 18-Sep-2014

