

ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

Observations, Code of Ethics and Monumentation

2023-06-02 Andy DeCoste NSLS 567







Code of Ethics

['kōd ōv 'e-thiks]

A set of rules and principles designed to encourage ethical conduct among a group of professionals.



Association of Nova Scotia Land Surveyors

Code of Ethics

The following Code of Ethics was approved by the membership at the Annual General Meeting on October 29th & 30th, 2010

The content of the Code is contained in four areas of **professional ethics**:

- 1) competence,**
- 2) conflict of interest,**
- 3) conduct and**
- 4) compliance with laws.**



Association of Nova Scotia Land Surveyors

Code of Ethics

This Code of Ethics shall apply to all Nova Scotia Land Surveyors, candidate members and holders of Corporate Permits who collectively are known as members throughout this document.



1. Competence

- 1.1 In practising professional land surveying, a member shall act with reasonable care and competence, and shall apply the knowledge, skill and judgement which is at least equal to that which is ordinarily applied by members currently practising in the province of Nova Scotia.
- 1.2 Members shall keep themselves informed and current with respect to the practice of professional land surveying in order to maintain their level of competence, strive to advance the body of knowledge within which they practice and provide opportunities for professional development of their subordinates.
- 1.3 Members shall undertake to perform professional services only when they are within the scope of their knowledge, training and experience required for the project.



1. Competence

- 1.4 The member shall attempt to instill in staff, in particular any candidate members, the importance of integrity in their work and a clear understanding of the professional obligation to society.
- 1.5 A member has a duty to assist his/her students and employees in the theoretical and practical aspects of land surveying to the best of the member's ability, so as to permit them an opportunity to achieve their optimum level of contribution to society and the profession.



2. Conflict of Interest

- 2.1 A member shall avoid actions and situations where personal interests conflict or appear to conflict with professional obligations to the public, the client and to other land surveyors.
- 2.2 A member shall make full disclosure as soon as it is known that there is a personal association, interest, or an awareness of a potential or perceived conflict of interest.
- 2.3 A member shall not undertake the same or similar work for more than one client on a project without full disclosure to all such clients.



3. Conduct

- 3.1 A member has a duty to maintain the integrity and dignity of the profession through his association with his clients, colleagues, subordinates and others, and shall participate in the ongoing activities of the Association.
- 3.2 The member has a duty to exercise unbiased independent professional judgment on behalf of his client and shall represent his client(s) competently.
- 3.3 Members shall conduct themselves with fairness, honesty, integrity, civility and good faith towards clients, colleagues and others.



3. Conduct

- 3.4 The member shall quote on and charge compensation for projects commensurate with the technical complexity, level of responsibility, time requirements, and liability potential of the services preformed, except where gratuitous services are warranted.
- 3.5 A member shall sign and seal only such plans, documents or work that have been prepared or carried out under his/her direct professional supervision.
- 3.6 A member has a duty to communicate with a client and to keep a client reasonably informed, especially when it is realized that time frames, costs or outcomes are likely to vary from project estimates.



3. Conduct

- 3.7 The member shall report to the Association, any illegal or unethical land surveying decisions or practices by land surveyors or others.
- 3.8 The member shall refrain from criticism in public of the conduct or practice of colleagues.
- 3.9 The member shall not use time, equipment, files, information or supplies associated with a salaried position for the purposes of carrying out research, providing quotes or carrying out project work for outside private clients.



3. Conduct

- 3.10 Advertisizing in any form or medium by a member shall be truthful, factual, accurate and verifiable.
- 3.11 A member shall not review the work of another land surveyor for the same client(s) without first advising such land surveyor or unless the connection of such land surveyor providing the work has terminated.
- 3.12 Members shall not establish or maintain branch offices unless these offices are operated directly under the management and direction of a Nova Scotia land surveyor and are frequented on a regular basis by a Nova Scotia land surveyor.



4. *Compliance with Laws*

- 4.1 In practising professional land surveying, a member shall abide by the *Land Surveyors Act*, and its associated Regulations, By-laws, Standards of Practice and Code of Ethics, and all other applicable legislation, policies, directives and guidelines pertaining to the profession.
- 4.2 Members must keep themselves apprised of current applicable laws and regulations that relate to the practice of professional land surveying in Nova Scotia.
- 4.3 A member must not directly or indirectly condone or encourage contravention, by others, of the *Land Surveyors Act*, and its associated Regulations, By-laws, Standards of Practice and Code of Ethics, and all other applicable legislation, policies, directives and guidelines pertaining to the profession.



Code of Ethics
[ˈkōd ɒv ˈe-thiks]

A set of rules and principles designed to encourage ethical conduct among a group of professionals.

Investopedia

ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS



Code of Ethics



Any Questions



Association of Nova Scotia Land Surveyors

Code of Ethics

Land Surveyors Regulations:

Investigating complaint Sect. 25.2 "... may investigate any matter relating to, Professional misconduct, conduct unbecoming, incompetence, incapacity."

Amendment to Notice of hearing Sect. 31-1b "...may amend the complaint forwarded if the evidence discloses the a)Professional misconduct, b) conduct unbecoming, c) incompetence, d) incapacity

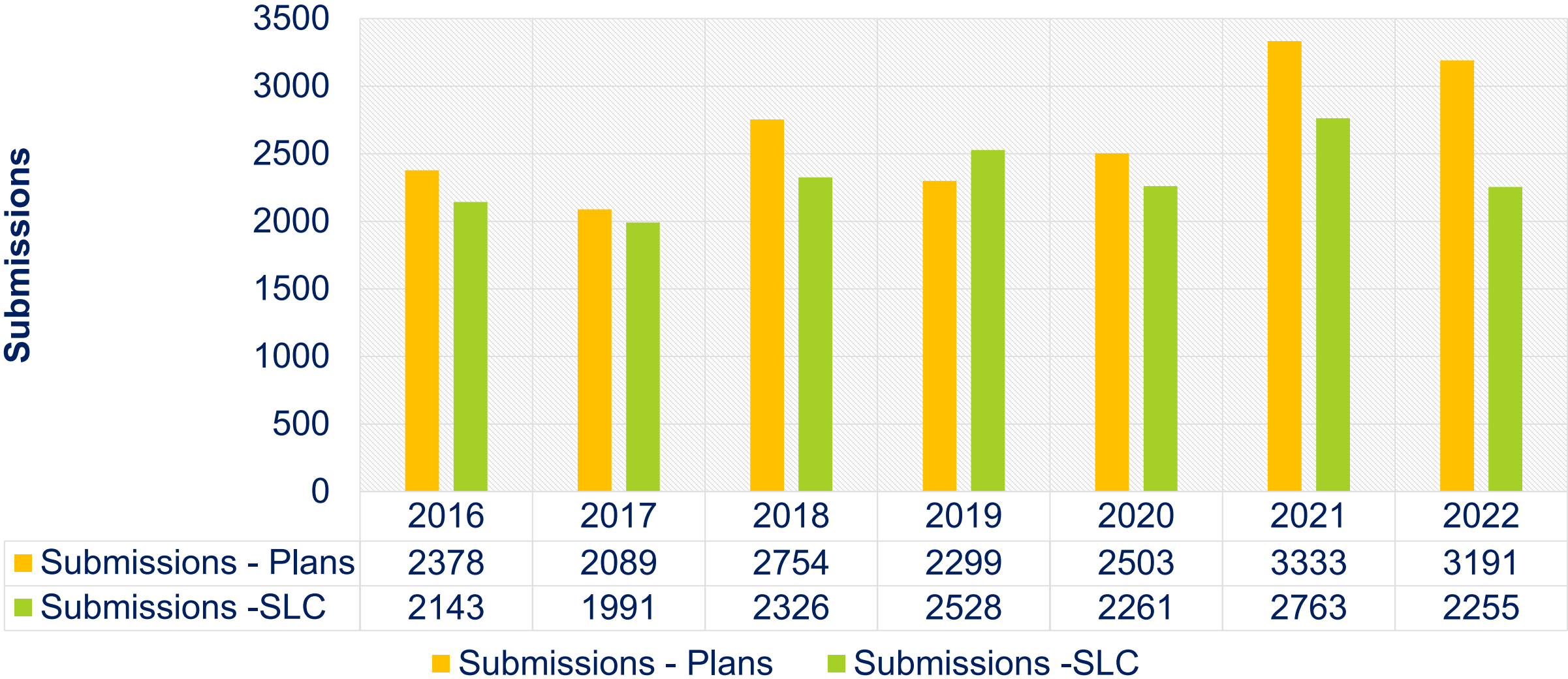
ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

Observations from PRD,
2023-06-02 Andy DeCoste NSLS 567





PRD Annual Submissions







Attn: Property owner/occupant,

Re: Property Survey – site inspection

The mandate of the Association of Nova Scotia Land Surveyors (ANSLS) is to regulate the practice of land surveying and govern its members in accordance with the Nova Scotia Land Surveyors Act and regulations. As part of that mandate the Practice Review Department, of the Association, reviews plans and completes field inspections to verify that Land Surveyors are in compliance with the Standards of Practice.

Andy DeCoste, NSLS, is Manager of the Practice Review Department is at, or near your, property to determine if the survey performed did in fact comply with the Land Surveyors Act, Regulations and Standards. **It is NOT a review of boundary determination or location, but one of compliance.**

All land surveyors are reviewed on a regular basis. These reviews help maintain the high standards we expect and demand of our members. Random checks are carried out on selected surveys across the province.

Be assured that **the surveys selected are random** and no concern should arise from the selection. It is in no way a negative reflection on the survey, or the surveyor who provided the services. If you have any concerns about the process, please contact:

- 1) Andy DeCoste, Practice Review Dept. Manager at (902) 232-3031, email practicereview@ansls.ca
- 2) Or myself Simeon Roberts, Executive Director of the Association of Nova Scotia Land Surveyors, Suite 209, 800 Windmill Road, Dartmouth, N.S., B3B 1L1, Phone: (902) 469-7962, Email: Simeon.Roberts@ansls.ca



When on site do I inquire if the surveyor contacted the neighbour.



FIELD OBSERVATIONS

- Wooded
- Line
- Demarcation



FIELD OBSERVATIONS

- Wooded
- Line
- Demarcation



FIELD OBSERVATIONS

- Wooded
- Line
- Demarcation



FIELD OBSERVATIONS

- Wooded
- Line
- Demarcation





FIELD OBSERVATIONS

- 5.11: *All boundary lines through wooded areas shall be well brushed out, unless such action will have an adverse effect on the value or the aesthetics of the property under survey or the adjoining properties. A record of all boundary lines not brushed out shall be kept:*
- 5.13 *When sufficient evidence exists along a boundary line so as to render its location distinguishable, the boundary line need not be brushed or blazed as the case may be.*
- 6.12.19 *A note indicating any lines not brushed out in accordance with Section 5.12.*

LINE DEMARCATION



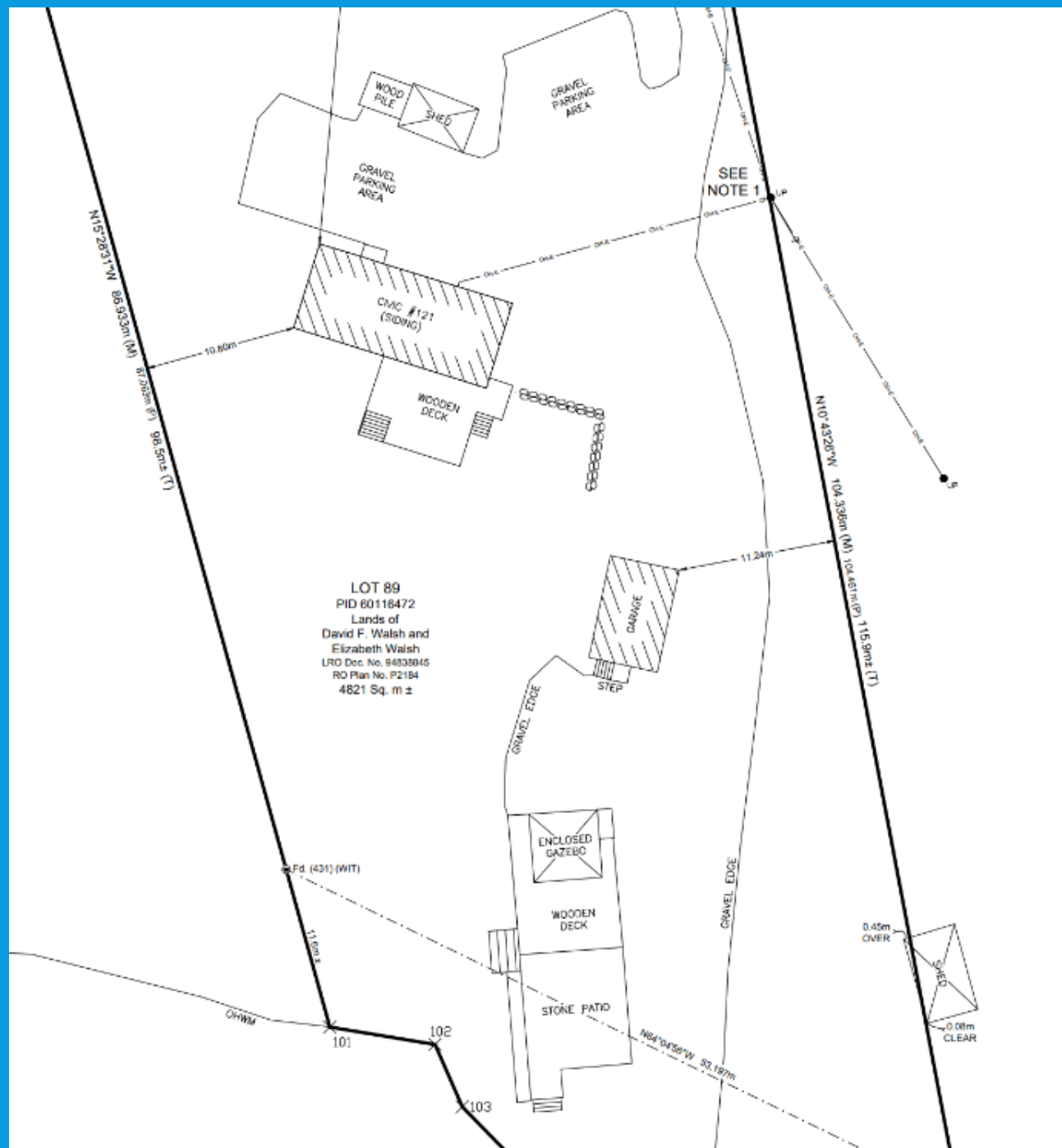
LINE DEMARCATION

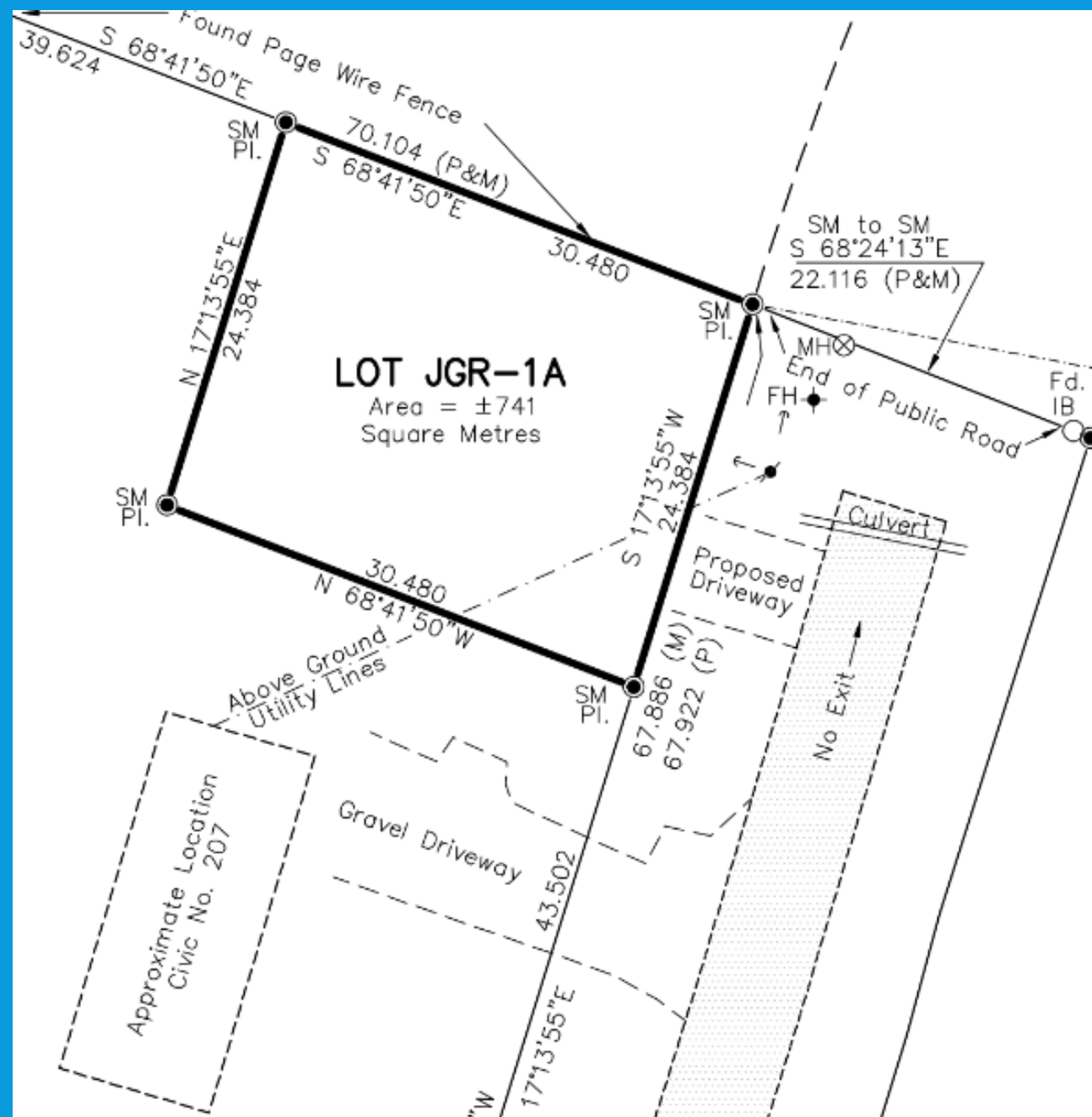


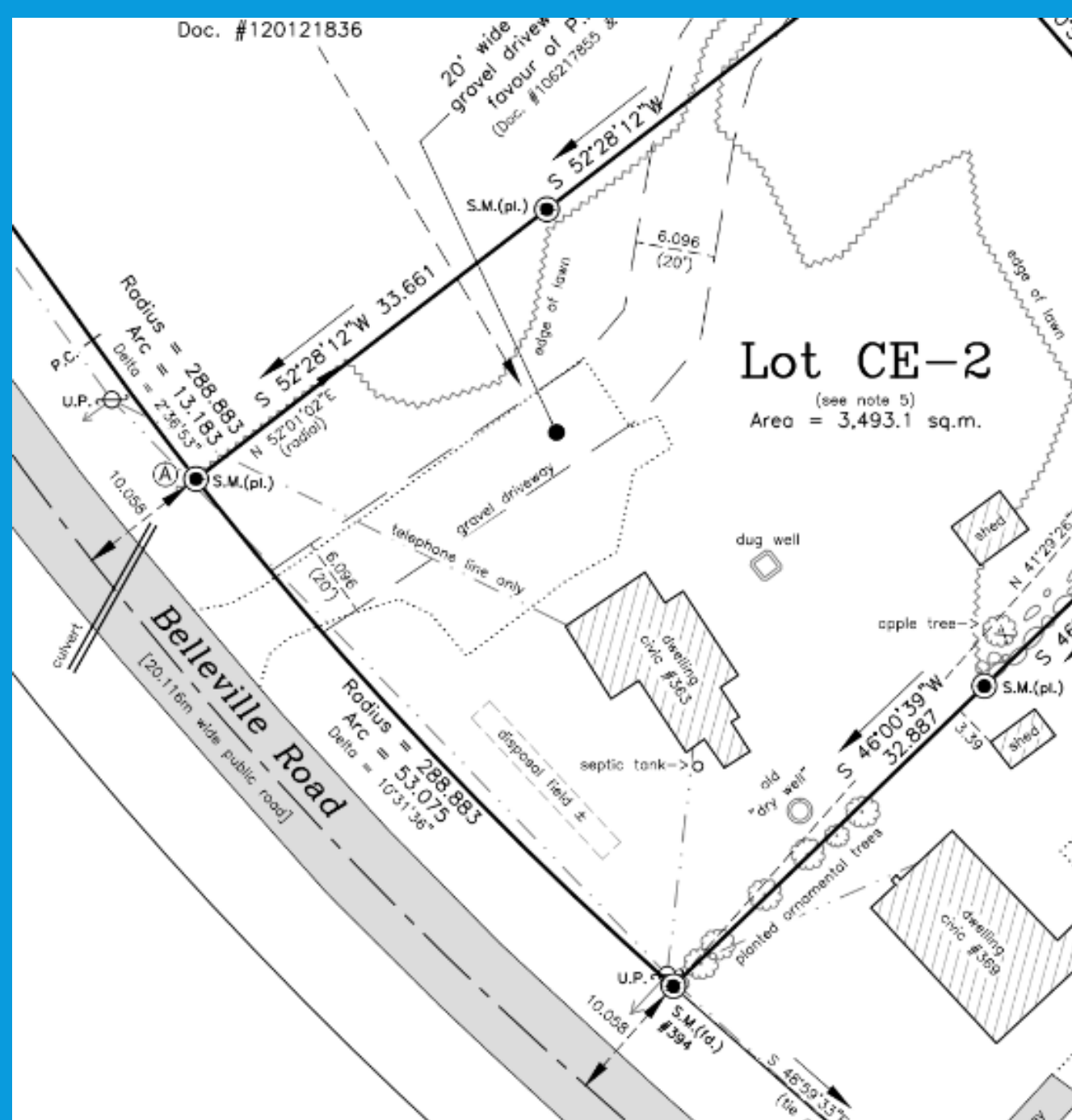


PLAN DETAIL

- Detail to be shown on the plan:
 - Evidence - 6.12.21
 - Buildings within 3 metres – 6.12.22
 - Encroachments – 6.12.23
 - Watercourses – 6.12.25
- Other detail?
 - Power lines, service entrances,
 - Fire Hydrants
 - Drop curbs
 - Driveways
 -significant trees, hedges, clothesline poles, walkways, patios, lawns, treelines









PLAN NOTES:

- Watercourses are owned by the Province of Nova Scotia as per Section 103 of the Province of Nova Scotia Environment Act 1994-95, C. 1
- Wetlands may exist on the land shown hereon and are subject to interpretation and identification by a qualified Wetland Delineator.
- Only the boundaries of Lot 2023-1 have been surveyed. All other boundaries are a graphic representation. All other boundaries are subject to survey.



PLAN NOTES:

- A plan of survey does not certify title of the property as this is jurisdiction of the Solicitor.
- Best fit line of Fence Remnants and Blazed Trees
- OHWM by field observation June 2, 2023 based on
.....elevation/observation adjusted to tide table/visual inspection of vegetation
- Jane Smith and John Doe confirmed the fence along the east line has been accepted as the common boundary during their ownership. 2023-06-02 A.DeCoste NSLS 567

PLAN NOTES:

- 6.12.30 *Any information that would assist with understanding how evidence was considered in determining boundaries.*



ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

Monumentation

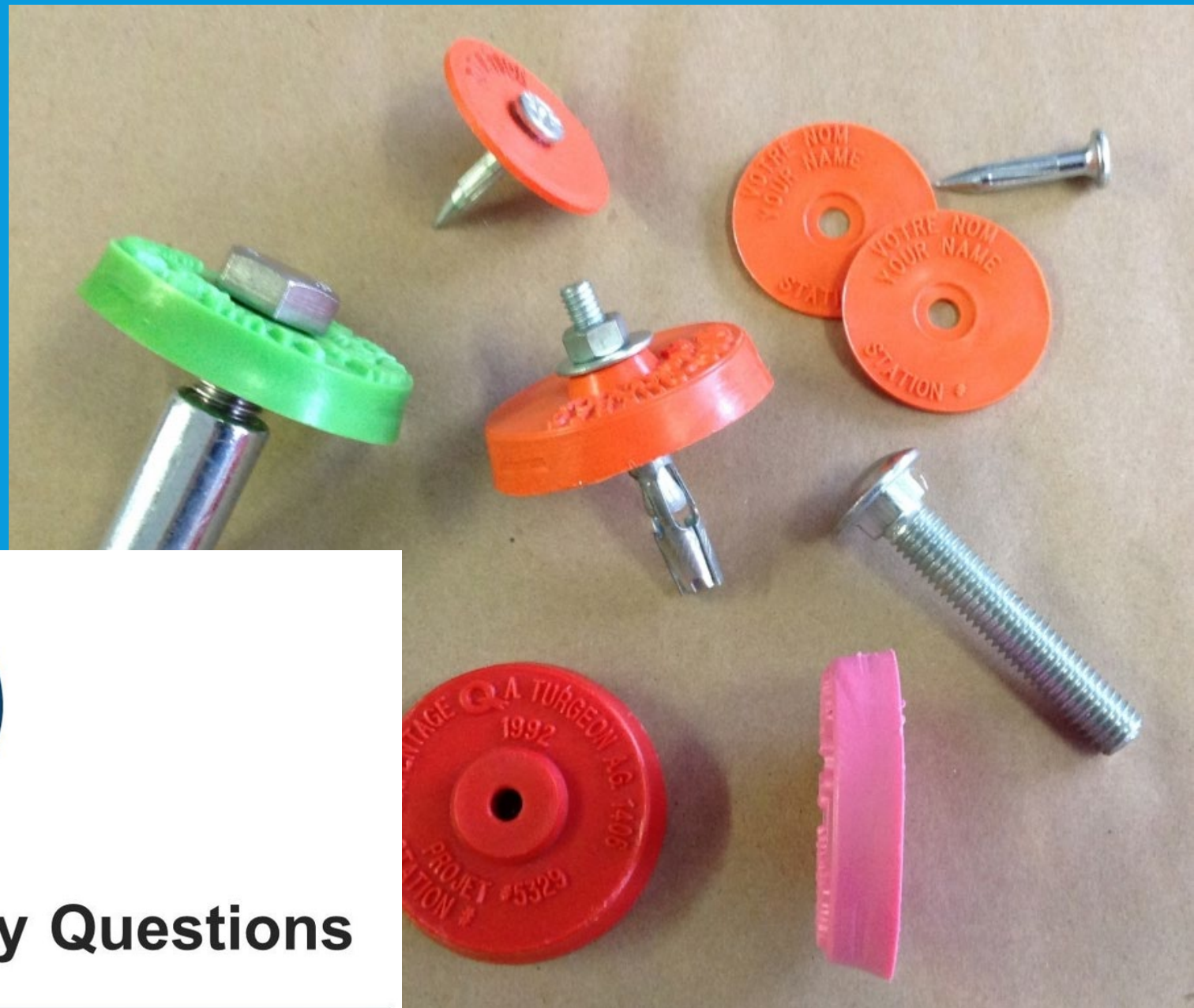
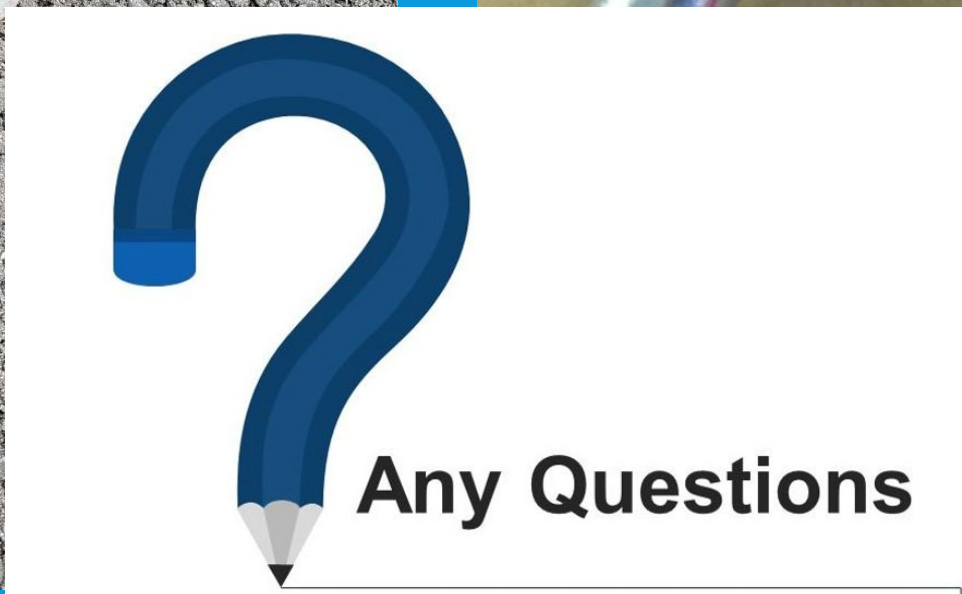
2023-06-02 Andy DeCoste NSLS 567





MONUMENTATION

- 5.1 Placed monuments shall be classified as follows: “survey marker”, “rock post”, “cut cross”, “drill hole”....
- 5.4 Where it is impractical to place a monument as defined in Section 5.1, because of the nature of the location of a boundary point, a boundary point shall be defined by a monument that would appear to others to have been set by a surveyor or referenced by at least three measured ties from the boundary point to permanent objects.
- 5.8 Where it is impossible or inadvisable to monument a true angle or point of intersection, or where it is determined that the location of a monument will place it in immediate danger of destruction, one witness monument shall be placed at a suitable point as near as practicable to its intended location on one of the boundaries, or its prolongation, under survey. A record shall be made of the distance from the witness monument to the true corner. Where the placed monument is fitted with an identification cap, the identification cap shall be stamped “WIT”.



ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS

Enjoy Lunch with your peers

