

CIRCULAR LETTER NO. 455

February 15, 2012

TO ALL BRITISH COLUMBIA LAND SURVEYORS

Re: Headings on Plans Filed Pursuant to Section 69 of the *Land Title Act*

Background

Section 69 of the *Land Title Act* permits the Surveyor General to allow posting of certain surveys using the *block outline survey* method with the requirement that a subsequent posting plan of the survey be registered within a specified period. The purpose of this letter is to communicate the Surveyor General's requirements, on behalf of the Land Title and Survey Authority, for headings on posting plans filed pursuant to section 69 of the *Land Title Act*.

Section 69(8) of the *Land Title Act* states:

(8) The posting plan referred to in subsection (7) must

(a) comply with all the requirements of this Act for a subdivision or reference plan, except

(i) the signature of the owner, and

(ii) the approval of the approving officer, and

(b) conform in all respects with the block outline plan, unless a departure from it is authorized by the Surveyor General.

Practice

Effective March 1, 2012, the Surveyor General, on behalf of the Land Title and Survey Authority, requires that the heading on the posting plan be in the following format:

Posting Plan of [heading on block outline plan]

.../2

For example, if a block outline subdivision plan is registered with a heading that reads: *Subdivision Plan of Lot 1, District Lot 100, Peace River District, Plan EPP12345*; the heading on the posting plan must read:

Posting Plan of Subdivision Plan of Lot 1, District Lot 100, Peace River District, Plan EPP12345

Historically, some land surveyors have placed headings on their posting plans which reference specific parcel designations created on a block outline plan. This can be problematic because the heading may omit untitled areas within a block outline plan such as roads or parks. Additionally, the resulting plan does not "conform in all respects with the block outline plan" as required under section 69(8)(b) of the *Land Title Act* "unless a departure from it is authorized by the Surveyor General".

On occasion, parcels on a block outline plan are re-subdivided under the *Land Title Act* or *Strata Property Act* prior to filing the posting plan. In such instances, the Surveyor General may approve a posting plan that depicts only the posting of parcels that have not been superseded by parcels on intervening plans. Except as provided under section 69(8), the posting plan must conform in all other respects with the block outline plan, including parcel designations, the location of the block outline, and the format of the plan heading as explained above.

Yours sincerely,

A handwritten signature in cursive script that reads "Mike Thomson".

Mike Thomson, BCLS
Surveyor General of British Columbia