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**SURVEYS AND MAPPING BRANCH**  
**DEPARTMENT OF LANDS, FORESTS,**  
**AND WATER RESOURCES**  
**VICTORIA, B.C.**

May 30, 1969.

CIRCULAR LETTER TO ALL BRITISH COLUMBIA LAND SURVEYORS

Re: Bodies of Water within or partly within land to be  
surveyed under the General Instructions for Surveys  
under the Land Act, B. C. Regulation 301/59.

It is intended that Sections 2.09 and 3.09 of the above regulation,  
will be amended by regulation after a trial period of the following policy  
respecting the elimination of bodies of water from Land Act Surveys.

New Section 2.09 - Policy

Natural Boundaries of lakes, rivers, streams or other bodies of fresh  
water will form the limits of the area to be granted.

- (1) Perimeter Boundaries - A river over 20 feet in width, which is not readily  
fordable at ordinary stages of water and provided it has a well defined and  
apparently permanent channel, will normally be adopted as part of the perimeter  
boundary of a District Lot or Block or a Lot or Section. The width of the river  
is understood to be the average distance between its Natural Boundaries.

Lakes greater than 5 acres in area not wholly within the perimeter of a  
Lot will form part of the said perimeter of a District Lot or Block of a Lot  
or Section.

- (2) Water Areas to be excluded - The area of rivers over 20 feet in width which are  
not adopted as part of a perimeter boundary, and lakes greater than 5 acres in  
area, contained within a perimeter, will be excluded from the area of the Lot.
- (3) Water Areas to be included - The area of rivers and streams less than 20 feet  
in width and lakes of less than 5 acres area which are not likely to dry up  
in dry seasons, will be included in the area of the Lot.
- (4) Small water-courses or ponds of a temporary or seasonal nature with poorly  
definable boundaries are not to be considered as having a natural boundary.

New Section 3.09 - Method of Survey

- (1) Where the natural boundary of a body of water is a perimeter boundary according  
to Section 2.09(1) a traverse of it by steel tape and transit theodolite is  
required. Sufficient offsets must be taken from the traverse line at noted  
distances to determine the shape of the natural boundary.
- (2) Where the water bodies do not comprise perimeter boundaries but are to be  
excluded from the area of the lot according to Sec. 2.09(2), a survey of the  
natural boundary of the water area is required of sufficient accuracy only  
to determine the area and shape to be excluded. Compass and chain, stadia

or a photogrammetric method may be used. In the latter case, photo points must be surveyed in on each boundary crossed by a water course or at two diametrically opposed points on a lake shore. The photo points are to be identified on the photo in the course of the ground survey.

- (3) Where the water bodies are to be included in the area of the Lot and yet are required to be shown according to Sec. 2.09(3) they shall be sketched on the plan for the full length of their occupation of the Lot. This may be done by compass and chain or derived from a photo or planimetric map which has been prepared from air photos, by an accurate enlargement process.
- (4) Water courses referred to in Sec. 2.09(4) are not to be shown within the boundaries or crossing the boundaries of a District Lot or Block of a Lot or Section. However, as their existence on the ground has a topographic value, they shall be shown if possible according to Sec. 5.13(f) on the side of the boundary opposite the area being surveyed.

#### Plan Preparation

Traverses of natural boundaries which are perimeter boundaries must be shown in detail. In all but the most regular such boundaries, a drawing of the field notes in split line form shall appear on the survey plan. This need not be to scale.

Traverses or photogrammetric methods used to define natural boundaries which are within the area being surveyed, need not be shown. Distances along the boundaries to the centre line of rivers or creeks crossed shall be shown as usual, with their width and depth.

The red colouring on the survey plan will be around the perimeter of the Lot, Block or Section. Separate acreages must be given for the whole Lot, the river (if over 20 feet wide) the lake (if over 5 acres) and the remainder which is to be granted.

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Any deviations from general policy, which will be infrequent, will be the subject of special instructions.

When water areas, shown on the sketch accompanying survey instructions, are not shown on the Survey Plan prepared because of Section 2.09(4), an explanation should be made in the letter accompanying the returns.

This Instruction is effective forthwith and is also retroactive insofar as it shall amend current survey instructions for Survey Plans under the Land Act, where the survey has not already been done on the ground nor the plan prepared.



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