



Practice Bulletin No. 3

Version 4.0

DOCUMENT TITLE: **Surveyor General’s Requirements for the Submission of a Dataset to Support ParcelMap BC**

ISSUER: Surveyor General

METHOD OF DISTRIBUTION: Land Title and Survey Authority of British Columbia Website Posting

RELATIONSHIP TO PREVIOUS POLICY: This version supersedes all previous versions (1.0, 2.0, 3.0).

APPROVAL:

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EFFECTIVE DATE: September 25, 2023

Change Record

Version	Date	Page	Description of Change
1.0	August 26 th , 2015	All	First issue.
2.0	February 17 th , 2016	1	Revised Effective Dates for Mandatory Submissions.
		3	Updated section 3 with specific menu items for submission.
		3, 5, 6	Updated hyperlinks to new LTSA.ca website.
		6	Reformatted Section 7.
3.0	March 18 th , 2019	1	Removed first Effective Date as it no longer applies after September 1, 2016.
		4	Remove reference to hardcopy plans. Removed conditional submission for Explanatory plans as fabric is available everywhere now.
		5	Expanded criteria for exemption.
4.0	September 14, 2023	3, 5	Updated wording to allow for submission through SurveyHub.
		3, 6	Updated website links.

1. BACKGROUND

This Bulletin arises in consequence of certain authorities of the Surveyor General under sections 14.1 (c) and 14.1 (c.1) of the *Land Survey Act*, R.S.B.C. 1996, C.247.

These sub-sections of the *Act* provide the Surveyor General with authority to require the electronic submission of survey data and to specify standards for submission of that data.

The submission of survey plan datasets is necessary in order to support the on-going maintenance of ParcelMap BC. The Survey Plan Datasets (the 'Dataset') will be used to integrate newly surveyed parcels and georeferenced points with the ParcelMap BC parcel fabric and to improve the overall spatial accuracy of the fabric. More information on Survey Plan Datasets, including a link to the specifications and sample datasets, may be found at <https://ltsa.ca/professionals/surveyor-general/survey-plan-datasets/> .

2. DEFINITIONS

Refer to the ACRONYMS AND ABBREVIATIONS section of **ParcelMap BC** Survey Plan Dataset Specifications document found at <https://ltsa.ca/wp-content/uploads/2020/10/PMBC-Survey-Plan-Dataset-Specification.pdf> .

3. METHOD OF SUBMITTING DATA SETS

Datasets must be electronically submitted to ParcelMap BC through submission functionality provided to land surveyors in the myLTSA portal.

4. WHEN DATASETS MUST BE SUBMITTED

Datasets must be submitted prior to the submission of a plan image in myLTSA.

The Dataset must contain all the information required by the ParcelMap BC Survey Plan Dataset Specifications for the survey and the resultant plan image filed in the Land Title Register or filed in the Crown land registry.

If a plan is submitted to the land title office or Crown land registry for filing and the land title office or Surveyor General require amendments be made to the plan a new Dataset must be submitted, prior to re-submission of the plan image, if the plan amendments result in any changes to the Dataset.

5. PLAN TYPES FOR WHICH A DATASET MUST BE SUBMITTED

Datasets must be submitted for the following plan types.

Land Act - Survey Plan
Land Act - Survey Plan of Road
Land Act - Posting Plan
Land Act - Compiled Plan
Land Act - Partially Compiled Plan
Land Act - Control Survey Plan
Land Act - Former Indian Reserve Survey Plan
Land Act - Partial Park Boundary Plan

Land Title Act - Subdivision Plan
Land Title Act - Posting Plan (section 68)
Land Title Act - Reference Plan (section 99 – charge plan)
Land Title Act - Reference Plan (section 99 - fee simple)
Land Title Act - Reference Plan of Volumetric Space (section 99) *
Land Title Act - Reference Plan (section 100)
Land Title Act - Reference Plan (section 107)
Land Title Act - Reference Plan (section 120)
Land Title Act - Explanatory Plan (section 70)
Land Title Act - Statutory Right of Way Plan (section 113)
Land Title Act - Statutory Right of Way Plan (section 114)

Land Title Act - Air Space Plan*

Strata Property Act - Bare Land Strata Plan
Strata Property Act - Bare Land Strata Plan (phased)
Strata Property Act - Bare Land Strata Plan (amendment)
Strata Property Act - Building Strata Plan*
Strata Property Act - Building Strata Plan* (phased)
Strata Property Act - Building Strata Plan* (amendment)

Land Title Act - Explanatory Plan (section 99 – charge plan)
Land Title Act - Explanatory Plan (section 99 - fee simple)
Land Title Act - Explanatory Plan (section 100)
Land Title Act - Explanatory Plan (section 107)
Land Title Act - Explanatory Plan (section 117)
Land Title Act - Explanatory Plan (section 120)
Land Title Act - Explanatory Plan of Volumetric Space (section 99) *

The datasets for Explanatory plans must be:

1. Accurately georeferenced (based on fieldwork), accurately georeferenced from an existing georeferenced plan or approximately georeferenced from a downloaded extract of the current ParcelMap BC fabric; and
2. Prepared in or transformed to grid bearings and grid distances using an appropriate UTM scale factor and convergence angle for the location of the plan.

*** Note:** For Air Space plans, Volumetric Space plans, and Building Strata plans; only the parent parcel perimeter as depicted on the survey plan needs to be submitted as part of the Dataset. Details of the interior divisions of the parent parcel whether by Air Space parcel, Volumetric Space or by Building Strata Lot/Common property, other than extent of current phase, must not be included on any PMBC designated layers.

6. PLAN TYPES FOR WHICH A DATASET IS NOT REQUIRED TO BE SUBMITTED

Land Title Act - Public official plan (section 59)

Land Title Act – Block Outline Posting Plan (section 69)

Plans prepared under the Oil and Gas Activities Act (Well Site plans)

Plans Prepared under the Mineral Tenure Act

For any other plan type not explicitly listed in section 5 that results in a submission of a plan for registration in the land title office or Crown land registry, please consult with the Surveyor General to determine if a Survey Plan Dataset will be required to be submitted to the ParcelMap BC operations team.

Exemption Requests

The Surveyor General will consider a request for exemption from strict compliance to submit a Survey Plan Dataset upon application. The land surveyor should provide the Surveyor General with the request and rationale in advance of the plan being submitted for filing in the land title register or the Crown land registry. The form to apply for exemption from supplying a dataset should be submitted by email to Surveyor.General@ltsa.ca for review by the Surveyor General. Please ensure the form is completed in full prior to submission.

For plans prepared prior to the requirements for georeferencing coming into force and for plans with a checklist date prior to January 1, 2016 an exemption may be granted upon submission of the form along with an original DWG file of the plan, which is not required to be formatted to Dataset standards.

For plans which have no effect on the mapped parcel fabric, such as leases of internal portions of buildings and certain strata plan amendments dealing only with changes in internal divisions, an exemption may be granted upon application; alternatively the land surveyor can simply submit a dataset which identifies the parent parcel affected by registration of the plan.

7. SURVEYOR GENERAL'S REQUIREMENTS FOR A SURVEY PLAN DATASET:

Elements of the Survey Plan Dataset

A Survey Plan Dataset shall consist of the following three items:

A **Survey Data CAD File in DWG format.** This file is to contain georeferenced spatial information that defines the Survey Plan;

A **Survey Data Control Point File in CSV format.** This file is to contain information about all control points listed in the MASCOT database that are used in the survey and all new control points set for the purposes of georeferencing the survey, which are shown on the Survey Plan. This file is optional for Explanatory plans and should only be submitted when georeferencing is completed by field work; and

A **Survey Plan Metadata Submission Web Form.** This form is to contain metadata that describes the Survey Plan Dataset and will be filled out online during the submission process to myLTSA.

For details of the required elements for these three items refer to the specified sections of the *ParcelMap BC Survey Plan Dataset Specifications* document which can be accessed at <https://ltsa.ca/wp-content/uploads/2020/10/PMBC-Survey-Plan-Dataset-Specification.pdf>

a. Survey Data CAD File Specifications

Refer to section 3.1, the *Survey Data CAD File Specification* section.

b. Survey Data Control Point File Specifications

Refer to section 3.2, the *Survey Data Control Point File Specification* section.

c. Survey Plan Metadata Submission Web Form Requirements

Refer to section 3.3, the *Survey Plan Metadata Specification* section.