

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



ALL COMMUNICATIONS IN REFERENCE TO SURVEYS, MAPS,
AND AIR PHOTOS SHOULD BE ADDRESSED TO THE
DIRECTOR OF SURVEYS AND MAPPING

THE REPLY TO THIS LETTER SHOULD BE MARKED
FOR THE ATTENTION OF:

AIR DIVISION.....
GEOGRAPHIC DIVISION.....
LEGAL SURVEYS DIVISION.....
TOPOGRAPHIC DIVISION.....

YOUR FILE NO.

PLEASE QUOTE OUR FILE NO. 0220395

December 15, 1958.

Circular Letter re Survey Policy
in Legal Surveys Division.

Sir:

Pursuant to government policy as directed by The Honourable The Minister of Lands and Forests, respecting alienation of land in areas of potential recreational use, the Surveys Branch, in collaboration with the Lands Branch, have agreed upon the following policy respecting survey of applications to lease or purchase lands fronting and within ten chains of a lakeshore, a desirable river or sea-front.

1. The cardinal directions for boundaries as required by Section 6 of the Land Act will no longer be strictly adhered to.
2. For private purposes the maximum frontage is 3 chains; for commercial purposes the maximum frontage is 10 chains.

These will also be the standard frontages. Varying widths and depths will not be entertained unless for specific reasons.
3. Frontage is to be measured either as:
 - (i) the straight line distance between the posts at the shoreline (if the sides of the lot are not parallel);
 - (ii) the perpendicular width between the side lines (if they are parallel).
4. The side lines of the lots will be, if possible, parallel with each other, and at right angles to the general trend of the shoreline.

Where the shoreline changes direction it will not be possible to maintain parallelism in all the side lines. Where previously surveyed lots are encountered whose boundaries were surveyed to the cardinal points, parallelism will likely be impossible. An endeavour will be made to plan the bulk of the new lots at right angles to the shore, by "fanning" the side lines, when either of these conditions is encountered.

4. (cont'd) In exceptional cases when the general trend of the shore intersects an existing boundary of a district lot at a very acute angle, making "fanning" difficult, the new homesite lot may be in whole or in part surveyed over the old district lot and necessary amendments made to survey records.
5. The depth of the lots in unsurveyed land and surveyed land with sufficient depth, will be 10 chains from a mean of the general trend of the shore.
- In surveyed land which has a depth of less than 10 chains between shoreline and rear boundary, the depth of the available land will be accepted.
6. Public Access. The old one-chain access roads to navigable water (under the Land Registry Act) breed congestion and are unsuitable to the purpose for which they were intended, owing to modern recreational equipment. Less frequent and wider access strips are required. The former basis was 1 chain reserved in 20 chains of frontage. Access strips 3 chains wide should now occur approximately every 60 chains, regardless of whether public recreational reserves have already been provided.
- Land Inspectors should specifically recommend the exact position of a public access strip, or make a specific recommendation if none is desirable, for topographic or other reasons.
7. When government subdivisions are carried out in areas where the demand is great, it is likely that the frontage and depth of the lots will not approach the maxima hereinbefore referred to, resulting in the division of headlands and small bays and generally creating a reduced frontage of approximately a chain and a half, and depth of possibly 5 chains.
8. It must be realized that to maintain a system of survey, there will be anomalies and in some cases applicants will get more than 3 chains of actual frontage. When dealing with headlands, the advisability of allowing access by land in the future must not be overlooked and therefore each lot in the division of a headland should have a common rear line. Where headlands of 5 chains width or more exist, the depth of the lots should be about half the width of the headland and the headland considered as an interruption in the general trend of the shore, i.e. change in direction of the shoreline, making "fanning" necessary.

9.

As we are dealing with land in relatively small parcels, it is most important that:

Applicants be advised that staking be as accurate as possible. In surveyed and reverted lands, where staking and advertising of a small part is not a requirement of the Land Act, an applicant will be well advised to mark on the ground, in a conspicuous manner, the area he desires. This will increase the possibility that the area surveyed (to a system) will more closely approximate the area applied for. Failure to do this by an absentee applicant increases the possibility that the area which will be surveyed will be that which was described, which may or may not have been the land actually wanted.

Land Inspectors should locate the staking post and show its accurate position, if possible, by compass and pacing in the report. In cases where a proposed survey design is furnished to the Inspector before his inspection, he should recommend a particular lot as being closest to the staked area and also location of desirable access reserves.

Land Surveyors must tie the staking post into the survey as required by the General Instructions.

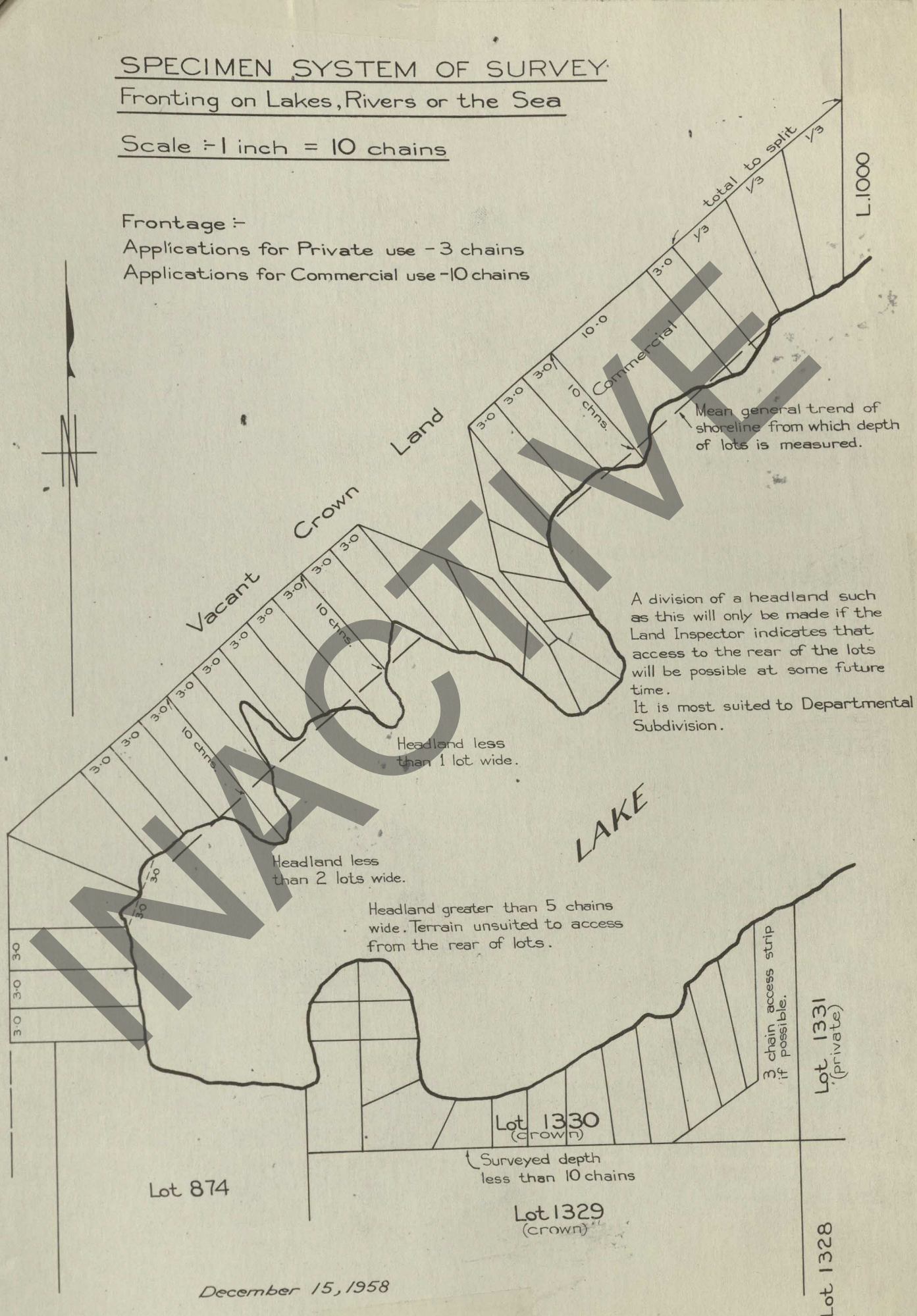
G. S. Andrews,
Surveyor-General and Director
of Surveys and Mapping.

Fronting on Lakes, Rivers or the Sea

Frontage :-

Applications for Private use - 3 chains

Applications for Commercial use - IO chains



December 15, 1958