



Strata Plan of a Building

October 2, 2025

Chris Smith, Deputy Registrar

Reni Mochdie, Senior Customer Operations Specialist



First Nations Acknowledgement

- We are privileged to live and work on the traditional and ancestral territories of Indigenous Peoples and Nations throughout British Columbia.
- We acknowledge and respect elders past, present and future.

Introductory Remarks

- Submit your questions during the presentation
 - Include your name, firm name & email
- Recording and PowerPoint
 - ItsA.ca/webinar-resources
- Survey - we want to hear from you!



Land Title and Survey Authority of BC (LTSA)
9,565 TOTAL VIEWS

[cover slide]

Chat

General chat

Today at 8:12 AM

Grace 10:49 AM
Testing. Testing.

Grace 10:49 AM
👍

Send a message...

Type Here

Survey

Resources

Webinar Resources

Videos About Privacy

Troubleshooting Webinar Survey

We want to hear from you. Please fill out the survey after the webinar.

Link to presentation (PPT) and recording:

Agenda

- Acronyms and Abbreviations
- Introduction and Overview
- General requirements and limitations
- Survey Plan Certification (SPC)
 - SPC
 - The first sheet of strata plan
 - Subsequent sheets
- Application to Deposit Plan (DSPL)
 - Approvals and Consents
- Accompanying Documents
 - Strata Property Act Filing (SPA F)

Acronyms and Abbreviations

| | |
|-------|----------------------------------|
| ABCLS | Association of BC Land Surveyors |
| BCLS | BC Land Surveyor |
| CP | Common Property |
| DSPL | Application to Deposit Plan |
| LTA | Land Title Act |
| LTO | Land Title Office |
| SL | Strata Lot |
| SPA | Strata Property Act |
| SPC | Survey Plan Certification |
| SPF | Strata Property Act Filing |
| SPR | Survey and Plan Rules |

Introduction and Overview

Strata Property Act - A brief history

- Strata Titles Act (1966-1974, 1974-1979)

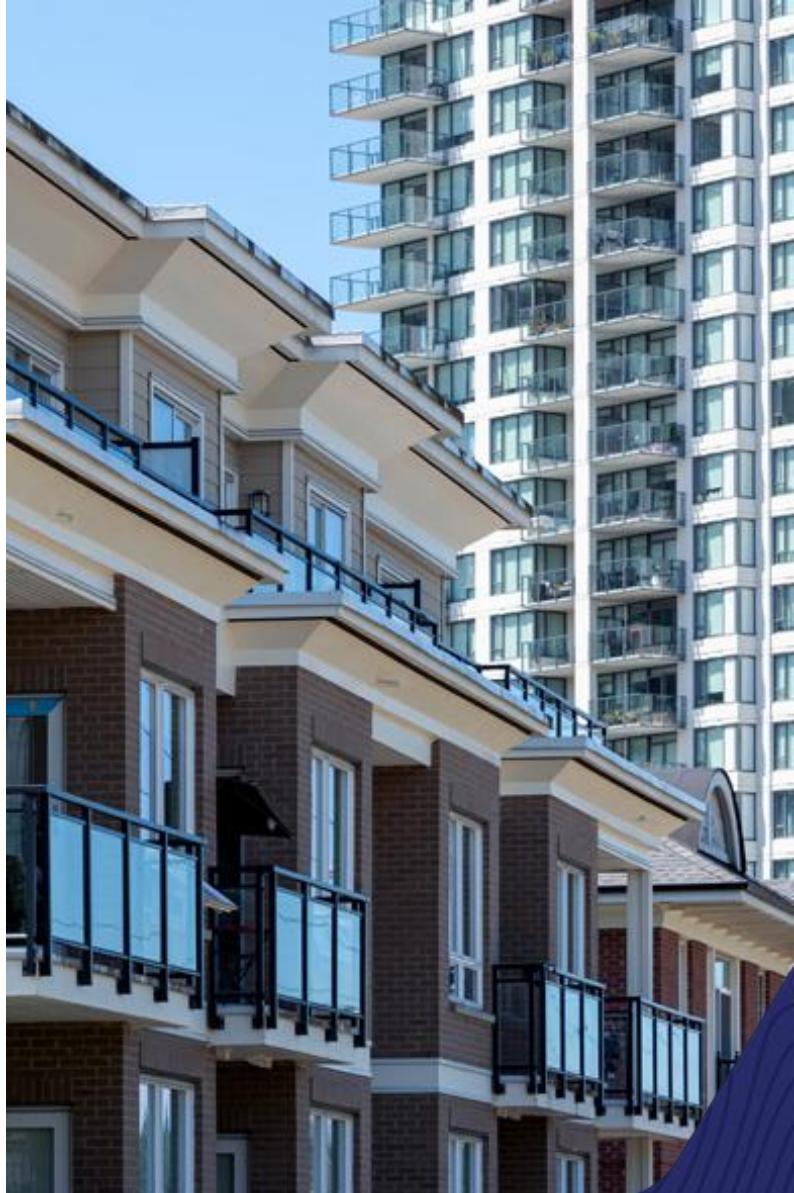
www.bclaws.gov.bc.ca/civix/document/id/hstats/hstats/1272829808

- Condominium Act (1979-2000)

www.bclaws.gov.bc.ca/civix/document/id/hstats/hstats/1554513372

- Strata Property Act (2000-)

www.bclaws.gov.bc.ca/civix/content/complete/statreg/1527898742/98043/?xsl=/templates/browse.xsl





Introduction and Overview

Strata Property Act

- **The Strata Corporation**

- 2(1) From the time the strata plan is deposited in a land title office,
 - (a) A strata corporation is established, and
 - (b) The owners of the strata lots in the strata plan are members of the strata corporation under the name "The Owners, Strata Plan [the registration number of the strata plan]"
- (2) Subject to any limitation under the Act, A strata corporation has the power and capacity of a natural person of full capacity.

3 Except as otherwise provided in this Act, the strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation for the benefit of the owners.

Introduction and Overview

Strata Property Act

- The Strata Council
 - 4. The powers and duties of the strata corporation must be exercised and performed by a council, unless this Act, the regulations or the bylaws provide otherwise.
 - 5 (1) The owner developer must exercise the powers and perform the duties of a council from the time the strata corporation is established until a council is elected at the strata corporation's first annual general meeting.
 - 8 Before the first conveyance of a strata lot to a purchaser, the owner developer may pass any resolution of the strata corporation permitted or required by this Act or the regulations, including a resolution to amend the strata corporation's bylaws under section 127, without holding a special general meeting.



Introduction and Overview

Strata Property Act

- Application of the Land Title Act to Strata Property Act

3 (1) This Act, except Parts 7  and 8 , applies to the *Strata Property Act*, unless inconsistent with that Act.

(1.1) Despite subsection (1), provisions of Parts 7 and 8 of this Act apply to the *Strata Property Act* if stated to apply by the *Strata Property Act*.

(2) Part 9 of this Act applies to the *Strata Property Act* only to the extent expressly stated in the *Strata Property Act* or in Part 9.

Introduction and Overview

Strata Property Act

- Examples of Application of the Land Title Act to Strata Property Act
- Section 141 (3) *Land Title Act*
 - An air space parcel may be subdivided in accordance with the [Strata Property Act](#).
- Section 253 *Strata Property Act*
- (1) A disposition of common property by way of any of the following is a subdivision of land and Part 7 of the [Land Title Act](#) applies to that subdivision:
 - (a) a transfer of a freehold estate;
 - (b) a lease for a term exceeding 3 years;
 - (c) an interest that confers or may confer a right to acquire a freehold estate or a lease exceeding 3 years.

General Requirements and Limitations

Introduction and Overview





General Requirements and Limitations

Essential Plan Elements

- Survey and Plan Rules & SPA Regulation
 - Monuments on corners of parent parcel
 - Dimension buildings on parent parcel
 - Ties from buildings to the perimeter of parent parcels
 - Floor plans for each floor containing a strata lot
 - Designate strata lots, common property and LCP
 - Dimension SL and LCP
 - Cross sections

General Requirements and Limitations

Statutory Requirements

- Must contain two or more lots

239 (1) Land may be subdivided into 2 or more strata lots by the deposit of a strata plan in a land title office.

(2) The strata lots created by the deposit of a strata plan may, subject to this Act, devolve or be disposed of in the same manner and form as any land the title to which is registered in a land title office.

(3) Despite any other provision of this Act, a strata lot may not be subdivided by the deposit of a strata plan that, under section 2, would establish a strata corporation.

- No mix of building and bare land strata lots
- No dedications (i.e. roads, parks etc.)



General Requirements and Limitations

Title requirements

- **240** Title to the land shown on the strata plan must be registered in the name of the person applying to deposit the plan, and the land shown on the strata plan must be shown as
 - (a) a single parcel on a subdivision plan, reference plan or air space plan deposited in a land title office,
 - (b) separate parcels, if the parcels are separated only by a highway, dike, stream or right of way,
 - (c) separate parcels that share a common boundary, if the parcels form part of a phased strata plan as set out in a Phased Strata Plan Declaration in the prescribed form, or
 - (d) separate parcels separated by land not owned by the person applying to deposit the strata plan, if an approving officer is satisfied that the strata plan would result in a viable development of benefit to the community.

ltsa.ca/wp-content/uploads/2020/10/Practice-Bulletin-01-16.pdf



Survey Plan Certification

Survey Plan Certification

- Survey Plan Certification
Version 18

SURVEY PLAN CERTIFICATION PROVINCE OF BRITISH COLUMBIA

Your electronic signature is a representation that you are a British Columbia land surveyor and a subscriber under section 168.6 of the *Land Title Act*, RSBC 1996 c.250. By electronically signing this document, you are also electronically signing the attached plan under section 168.3 of the act.



1. BC LAND SURVEYOR: (Name, address, phone number)

[Import Profile](#)

BC LAND SURVEYOR

Sam Surveyor

1234 Hasting Street

Vancouver

BC V1V 1V1

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Plan Number: **EPS12345**

This original plan number assignment was done under Commission #: **123**

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: **2025** **October** **01** (YYYY/Month/DD) The checklist was filed under ECR#:

The plan was completed and checked on: **2025** **October** **01** (YYYY/Month/DD) **123456**

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously None Strata Form S occupied as of **2025** **October** **01** (YYYY/Month/DD)

None Strata Form U1 Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: **2025** **October** **01** (YYYY/Month/DD)

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

Certification of the BCLS

- Statement by Surveyor

3. CERTIFICATION:

Form 9 Explanatory Plan Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on:

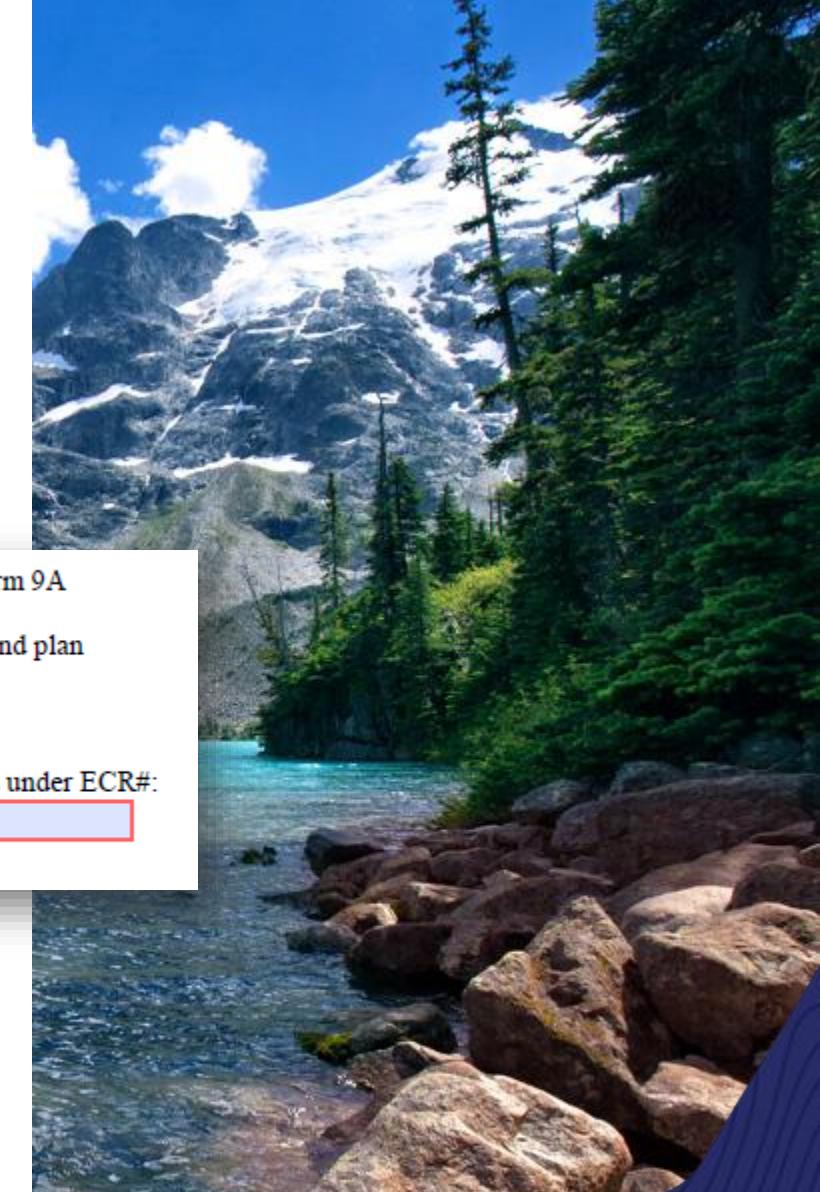
2025 October 01 (YYYY/Month/DD)

The checklist was filed under ECR#:

123456

The plan was completed and checked on:

2025 October 01 (YYYY/Month/DD)



Endorsement of non occupancy (Form S)

241 (1) If a strata plan includes a building that has not been previously occupied, the plan must be endorsed by a British Columbia land surveyor certifying that the building has not been previously occupied.

(2) The endorsement must be dated not more than 180 days before the date the strata plan is tendered for deposit.

I am a British Columbia land surveyor and certify that the buildings included in this strata plan have not been previously occupied as of 2025 October 01 (YYYY/Month/DD) None Strata Form S

The buildings included in this strata plan have not been previously occupied.

ltpm.ltsa.ca/241-endorsement-nonoccupancy

Endorsement by BCLS re: Location of buildings (Form U1)

- SPC – Form U1

None

Strata Form U1

Strata Form U1/U2

I am a British Columbia land surveyor and certify that the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan

Certification Date: 2025 ▾ October ▾ 01 ▾ (YYYY/Month/DD)

- Plan Statement

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

Endorsement by BCLS re: Location of buildings (Form U1/U2)

- SPC – Form U1/U2

None Strata Form U1 Strata Form U1/U2

I am a British Columbia land surveyor and certify:

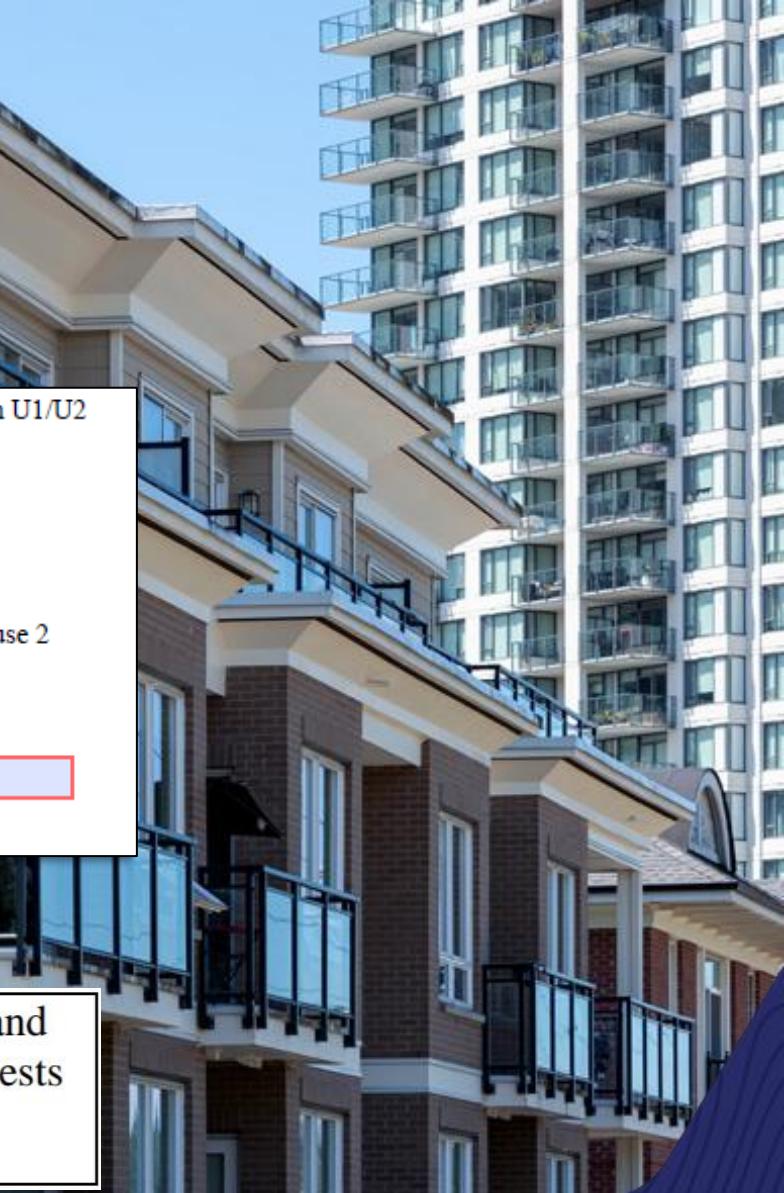
1. That the buildings shown on this strata plan are within the external boundaries of the land that is the subject of the strata plan subject to clause 2 of this endorsement
2. That certain parts of the buildings are not within the external boundaries but appropriate and necessary easements of other interests are registered as set out in section 244 (1)(f) of the Strata Property Act.

Registered Charge Number(s): CB123456

Certification Date: 2025 ▾ October ▾ 01 ▾ (YYYY/Month/DD)

- Plan Statement

Certain parts of the buildings shown hereon are not within the external boundaries of the land that is the subject of this strata plan and appropriate and necessary easements or other interests are required to provide for these encroachments.



ABCLS – Example Plans

- www.abcls.ca/page/example-plans

Strata Property Act

- [!\[\]\(c6959c8bd021df9fa70a0d610ebca21e_img.jpg\) Strata-Building \(2023-01-10\) with comments](#)
- [!\[\]\(cced493ef164f915df8e5e58ea16b61b_img.jpg\) Strata – Bare Land \(Conventional ISA ties\)](#)
- [!\[\]\(93fbfc8aba1cdb7b2c67405675098205_img.jpg\) Strata – Phased Bare Land Strata \(2022-07-15\)](#)
- [!\[\]\(e369351684b17362d87046edbafb8693_img.jpg\) Strata – Bare Land Amendment Binder \(2023-06-20\)](#)
- [!\[\]\(1ef5b7c2ae8a85dd476fd864186dcb73_img.jpg\) Strata - Bare Land Subdivision Amendment Sec 259 \(2022-09-15\)](#)
- [!\[\]\(53bc8ca509e9233b17bc55dfe9064095_img.jpg\) Strata – Building 2 \(Conventional ISA Ties\) \(2023-01-10\)](#)
- [!\[\]\(dc556bdb5d89b50498cee934975014dc_img.jpg\) Strata – Building Amendment Sec 257 \(2023-01-10\)](#)
- [!\[\]\(91b25314dd2ecd567a4965e19e429a21_img.jpg\) Strata – Building Amendment Sec 258 \(2022-07-15\)](#)
- [!\[\]\(a012caa1f3cc7a1fabb0ee40602689c7_img.jpg\) Strata - Building Amendment Secs 265 and 253 SPA \(2022-07-15\)](#)
- [!\[\]\(800dee5edf77c013d4e02a3537180f8d_img.jpg\) Strata – Wind up S274 SPA & S100 LTA \(2020-12-15\)](#)
- [!\[\]\(45158ee7a87a728001c215c9d1e5d038_img.jpg\) Strata – Building – Conversion \(2023-10-30\)](#)
- [!\[\]\(7ec5272d6483e943dcb9049719dd32f3_img.jpg\) Strata – Building – Phased \(2023-01-10\)](#)
- [!\[\]\(c55462c65571d03dee37b3ea7d69c8af_img.jpg\) Strata – Building 3 \(PPP\) \(2021-12-30\)](#)





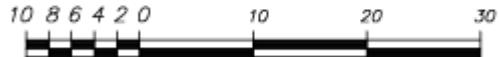
Examining the First Sheet

- Boundaries of parent parcel
- Natural boundaries, if any
- Plan title
- Access
- No dedication or Return to Crown
- Existing charges
- Plan Statements

Sample First Sheet

**STRATA PLAN OF LOT 1
SECTION 98 LAKE DISTRICT
PLAN EPP50000.**

BCGS 92B.045



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:500

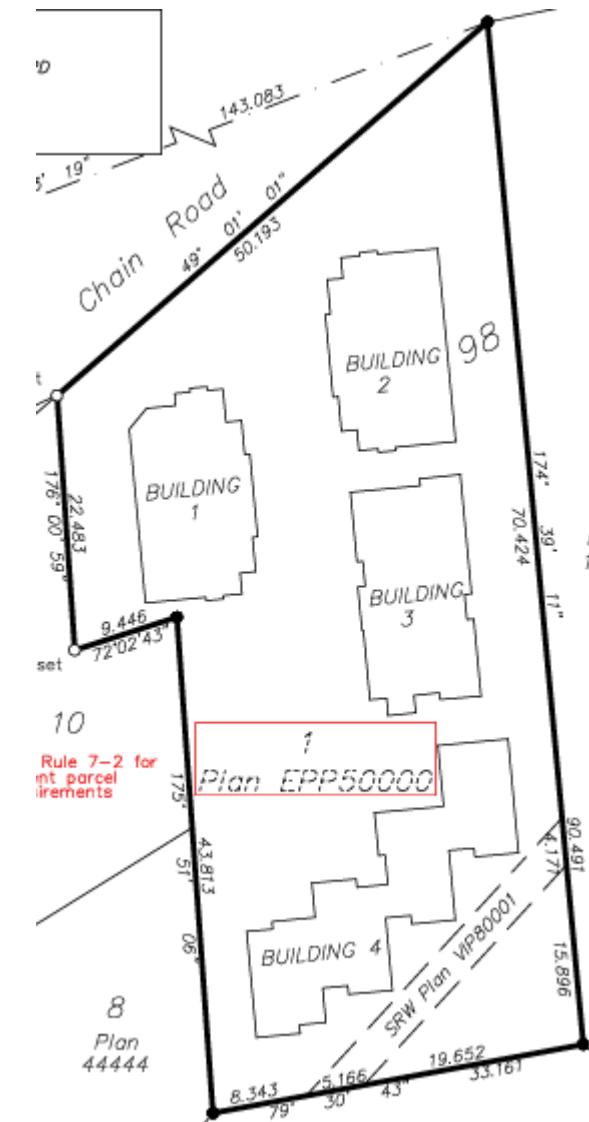
The buildings in this strata plan have not been previously occupied.

The buildings shown hereon are within the external boundaries of the land that is the subject of the strata plan.

The field survey represented by this plan was completed on the [dd] day of [month], [yyyy] [name of BCCLS], BCCLS [commission number]

This plan lies within the _____ (municipality/assessment district)

This plan lies within the _____ Regional District





Subsequent Sheets

- Strata lots
- Strata lot dimensions
- Considerations of the size of a strata lot
- Strata lot boundaries
- Numbering of strata lots
- Separate designations not permitted
- Labelling the floor plans
- Private yard areas
- Elevations or sectional drawings
- Vertical height-limiter statement



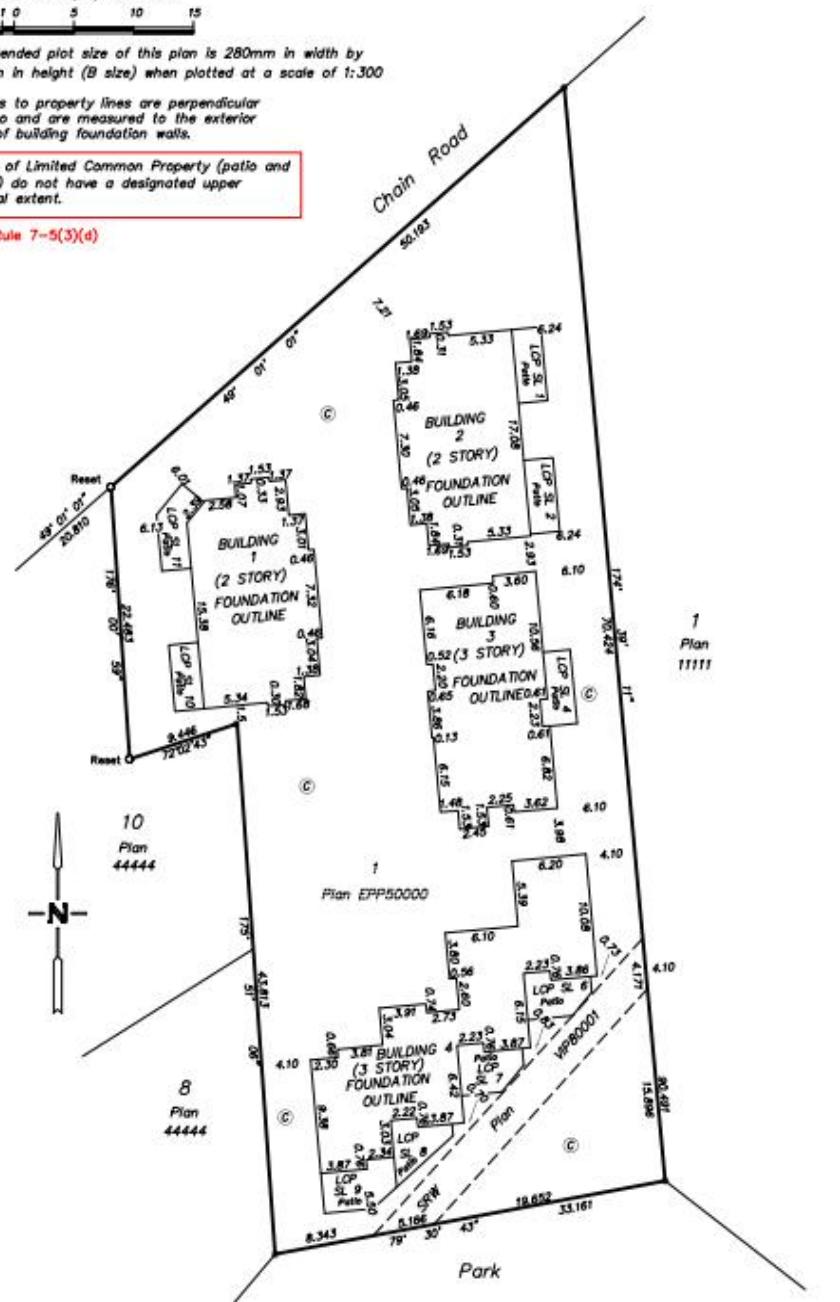
Part 1: Introduction to the Project

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:300

Offsets to property lines are perpendicular thereto and are measured to the exterior face of building foundation walls.

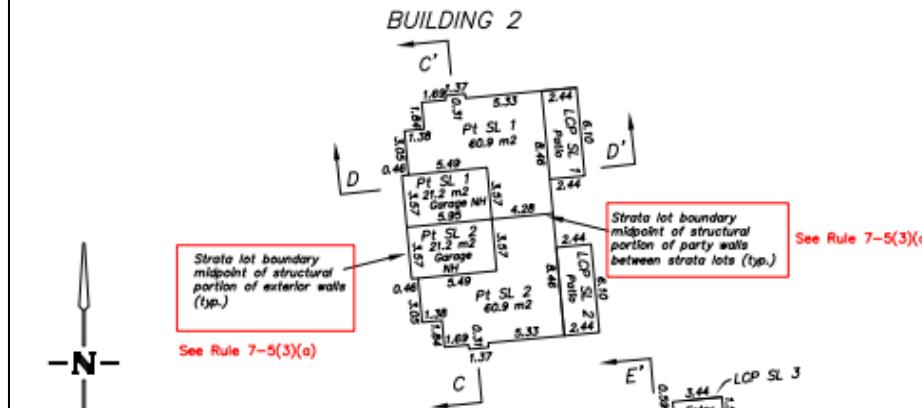
Areas of Limited Common Property (patio and decks) do not have a designated upper vertical extent.

See Rule 7-5(3)(d)



GROUND FLOOR
BUILDINGS 1, 2, 3 AND 4

10 0 10 20 30 40 50

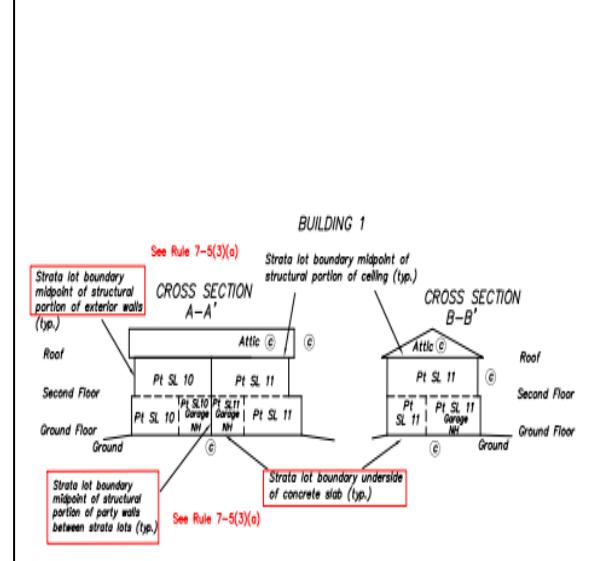


© 2000 by the author

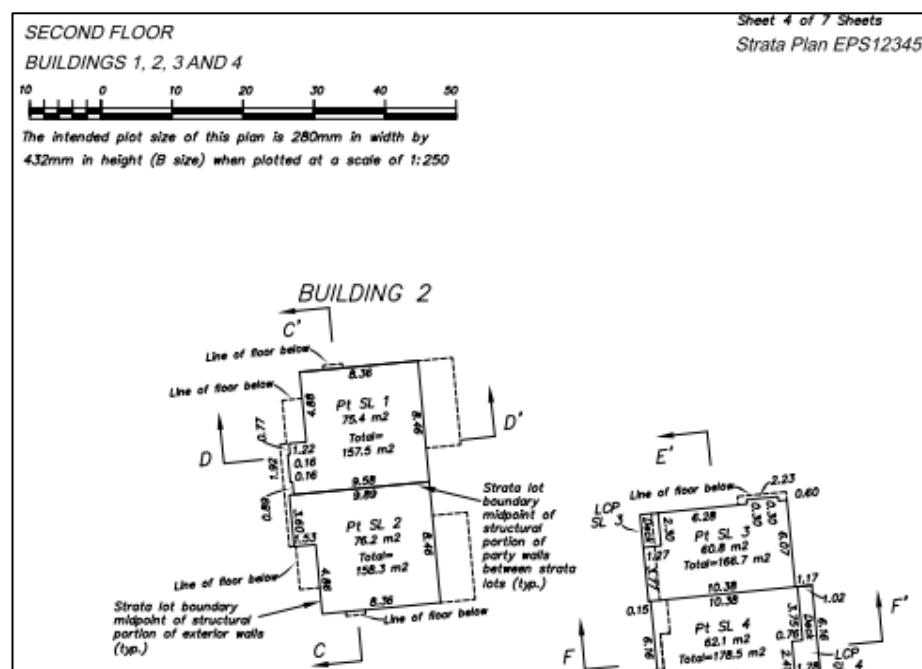
**CROSS SECTIONS
BUILDINGS 1 AND 2**

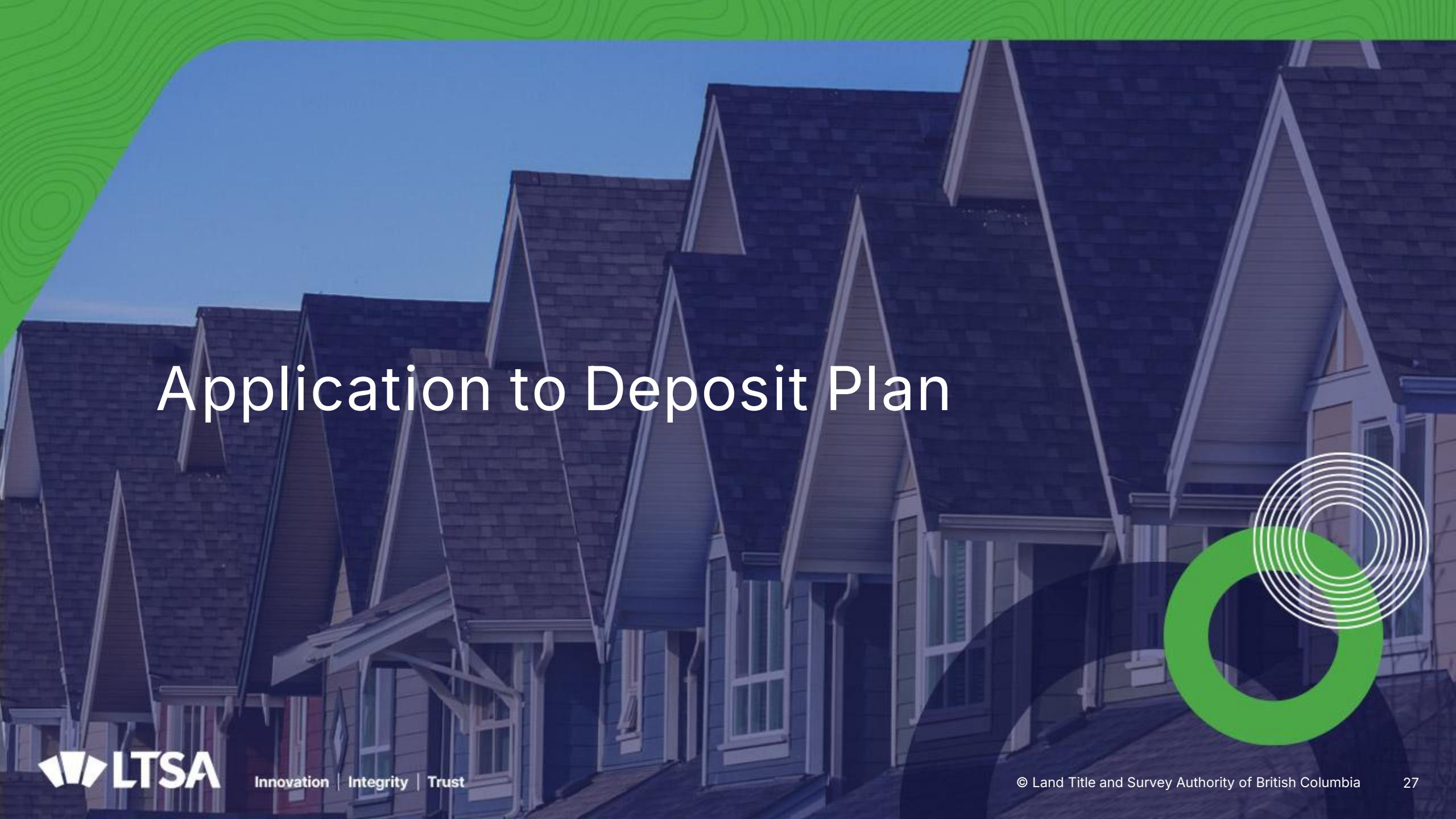
BUILDINGS AND Z.

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:250.



Studio Plan EP0120





Application to Deposit Plan

Application to Deposit Plan

- Application to Deposit Plan
Version 26

Your electronic signature is a representation that
(a) you are a subscriber under section 165.6 of the Land Title Act, RSBC 1996 c.230 (the "Act"), and that you are
authorized to electronically sign this application by an e-filing direction made under section 165.22(2) of the Act,
(b) if this application requires an execution copy, that you are a designate authorized to certify this application under section
165.4 of the Act, that you certify this application under section 165.42(4) of the Act, and that an execution copy or a true
copy of that execution copy is in your possession, and
(c) if this application requires a supporting document, that you are a designate authorized to certify this application under
section 165.4 of the Act, that you certify this application under section 165.43(3) of the Act, and a supporting document
or a true copy of that supporting document, if a true copy is allowed under an e-filing direction, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Import Profile

BC LAND SURVEYOR

Sam Surveyor

1234 Hasting Street

Vancouver

BC V1V 1V1

Deduct LTSA Fees? Yes

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID] [LEGAL]

DESCRIPTION

012-345-678

No PID NMBR

LOT 1 DISTRICT LOT 23 GROUP 1 NEW WESTMINSTER PLAN EPP12345

Use 30 Parcel Schedule

Use 3 Parcel Schedule

3. APPLICATION FOR DEPOSIT OF:

PLAN TYPE

PLAN NUMBER

CONTROL NUMBER

NUMBER OF NEW
LOTS CREATED

Strata

EPS12345

123-456-7890

4

4. OWNER(S): (updated owner(s) name(s), occupation(s), postal address and postal code)

Use Schedule

THOMAS CROWN

1234 BEATTY STREET

Incorporation No

VANCOUVER

BRITISH COLUMBIA

BILLIONAIRE

V2V 2V2

CANADA

Joint Tenants ?

5. ADDITIONAL INFORMATION:

Is there a supporting document required for this plan application?
Click on the Help Guide button on the top of this form for more information.

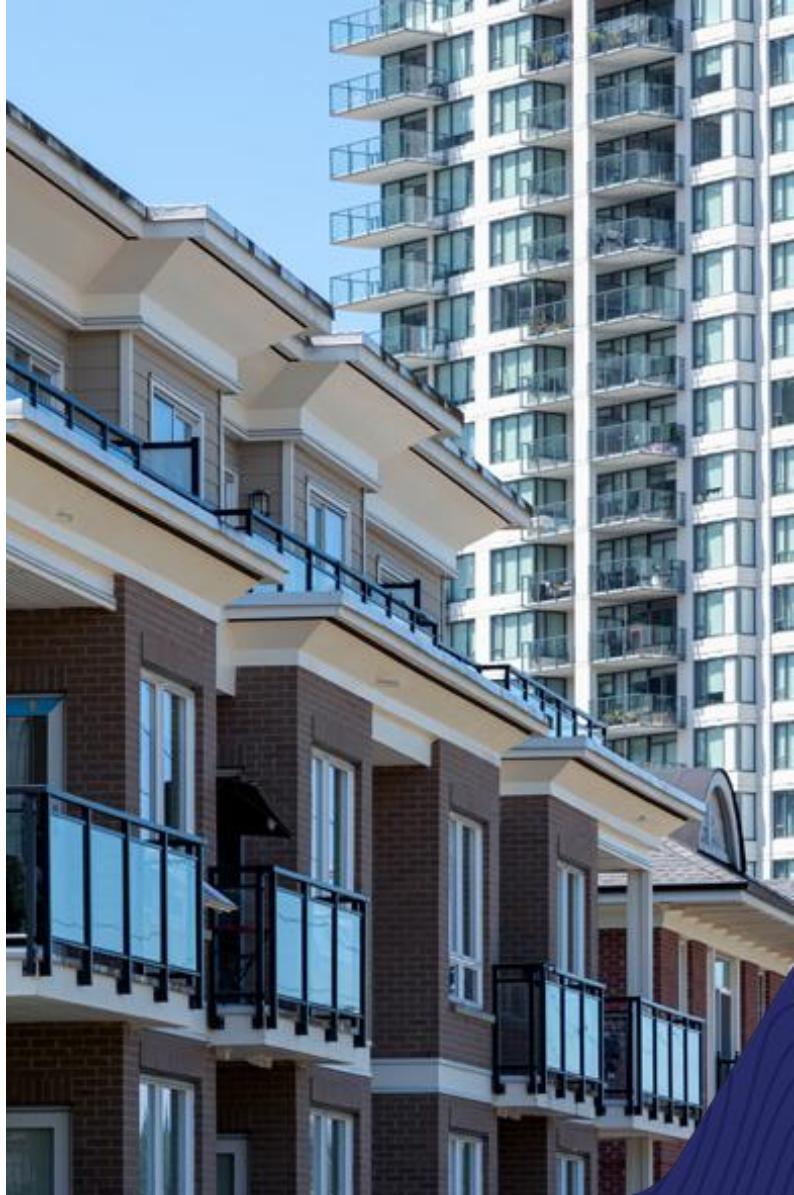
Add Owner/Charge Signatures Add Approver Signatures Add SG Signatures

Use Schedule



Approvals and Consents

- Signatures of Owners
- Signatures of witnesses
- No Approving Officer approval is required



Approval of the Agricultural Land Commission

- *Agricultural Land Commission Act*

Registration restrictions

19 (1) In this section, "plan" means the following:

- (a) a subdivision plan, reference plan, explanatory plan or other plan showing subdivision of land;
- (b) a statutory right of way plan allowed under section 114 of the *Land Title Act*.

(2) Unless the subdivision of agricultural land is permitted under this Act, a Registrar of Titles must not, under the *Land Title Act* or the *Strata Property Act*, do either of the following things if it would cause the subdivision of agricultural land:

- (a) accept an application for the deposit of a plan;
- (b) permit a new parcel of land to be created by a metes and bounds description or an abbreviated description.

The Provincial Agricultural Land Commission approves Plan EPP ____.

[Signature]

[Fill in name of signatory for the Provincial Agricultural Land Commission]

[Date]

[ALC Order (*quote order #*)]

This plan lies [partly] within the Agricultural Land Reserve

Approval for Conversion of Previously Occupied Buildings (Form T)

The buildings included in this strata plan have been previously occupied.

Form T, SPA Reg. 14.5(4)

I certify that the conversion of the buildings included in strata plan EPS _____ have been approved under section 242 of the Strata Property Act.

[date]

[Signature] Authorized Signatory of Approving Authority

[Fill in name of Approving Authority]

[Fill in name of municipality, or as the case may be]

[fill in file reference if desired]

ltpm.ltsa.ca/242-approval-conversion-previously-occupied-buildings



Strata Property Act Filings and Accompanying Documents

Accompanying Documents

Strata Property Act Filing (SPF)

- Section 245 of the Strata Property Act requires additional documents to accompany the strata plan

245 *A strata plan tendered for deposit in a land title office must be accompanied by*

- (a) a Schedule of Unit Entitlement in the prescribed form that complies with section 246, and*
 - (i) if the unit entitlement has been calculated in accordance with section 246(3)(a)(i) or (b)(i), a certificate of a British Columbia land surveyor that states that the schedule reflects the habitable area of residential strata lots and the total area of nonresidential strata lots, or*
 - (ii) evidence of the superintendent's approval if required under section 246,*
- (b) if voting rights are set out in a schedule, a Schedule of Voting Rights in the prescribed form that complies with section 247 or 248, together with evidence of the superintendent's approval if the approval is required,*
- (c) the mailing address of the strata corporation as required by section 62(1),*
- (d) any bylaws that differ in any respect from the Standard Bylaws.*



Accompanying Documents

Strata Property Act Filing (SPF)

- These forms may accompany the deposit of a strata plan
 - Schedule of Unit Entitlement (FORM V)
 - Schedule of Voting Rights (FORM W)
 - Strata Corporation Mailing Address (FORM X)
 - Owner Developer's Notice of Different Bylaws (FORM Y)
 - All attached to a Strata Property Act Filing Form

Strata Property Act Filing Form



Strata Property Act Filing

1. Contact

Chris Smith
123 Main Street
New Westminster BC V3M 3N7
6045555555

2. Identification of Attached Strata Property Act Form or Other Supporting Document

Application Type

LTO Document Reference

Form-V Schedule of Unit Entitlement

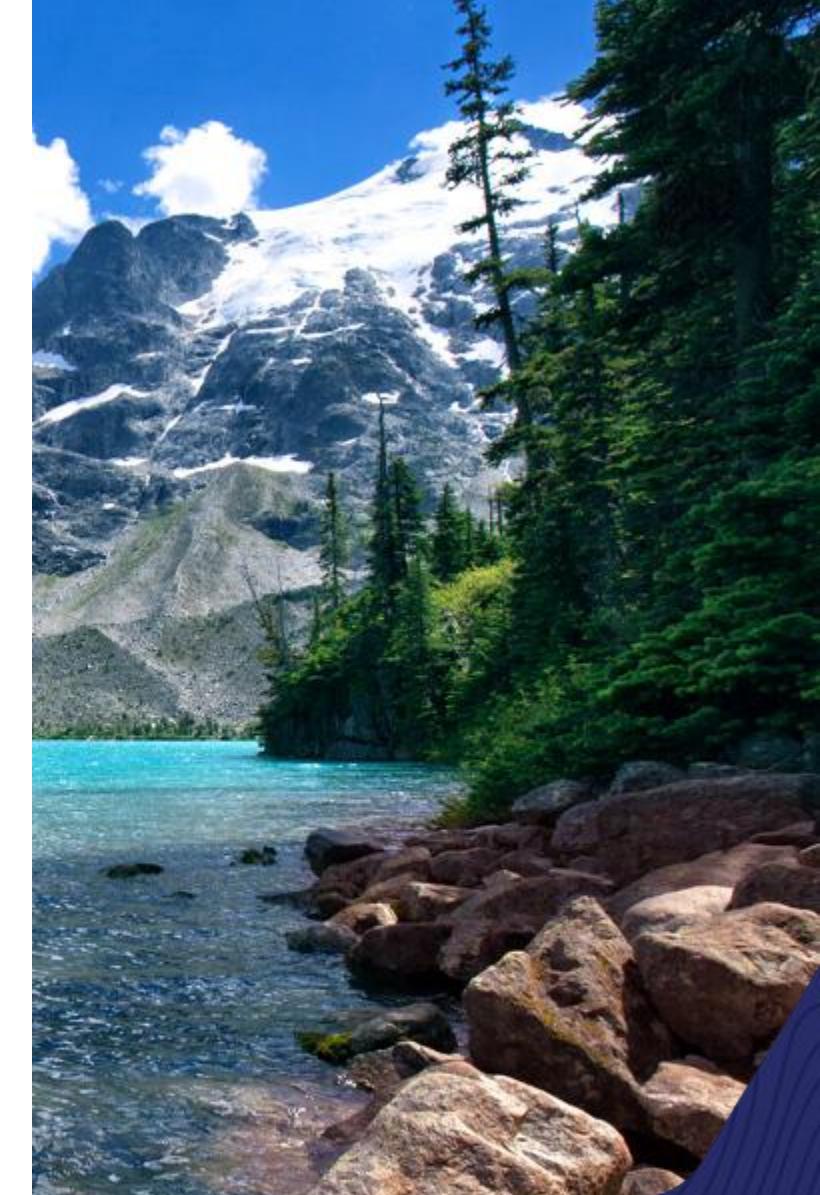
3. Description of Land

PID/Plan Number Legal Description

012-345-678 **LOT 1 DISTRICT LOT 23 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP12345**

Electronic Signature

Your electronic signature is a representation that you are a designate authorized to certify this application under section 168.4 of the *Land Title Act*, RSBC 1996, c.250, that you certify this application under section 168.43(3) and that the supporting document is in your possession.



Strata Property Act Filing (SPF)

Schedule of Unit Entitlement (FORM V)

- Always required
- 3 methods for calculating unit entitlement
 - Area of the strata lot (habitable if residential, total if nonresidential)
 - A whole number that is the same for all strata lots
 - A number that is approved by the Superintendent of Real Estate
- 4 different versions of the schedule
- Complete and file only the applicable form of schedule

Section 66 *Strata Property Act*

- An owner owns the common property and common assets of the strata corporation as a tenant in common in a share equal to the unit entitlement of the owner's strata lot divided by the total unit entitlement of all the strata lots.

Strata Property Act Filing (SPF)

Schedule of Unit Entitlement (FORM V)

STRATA PLAN CONSISTING ENTIRELY OF RESIDENTIAL STRATA LOTS

The unit entitlement for each residential strata lot is one of the following [check appropriate box], as set out in the following table:

(a) the habitable area of the strata lot, in square metres, rounded to the nearest whole number as determined by a British Columbia land surveyor as set out in section 246 (3) (a) (i) of the *Strata Property Act*.

Certificate of British Columbia Land Surveyor

I, a British Columbia land surveyor, certify that the following table reflects the habitable area of each residential strata lot.

Date: [month day, year].

.....
Signature

OR

(b) a whole number that is the same for all of the residential strata lots as set out in section 246 (3) (a) (ii) of the *Strata Property Act*.

OR

(c) a number that is approved by the Superintendent of Real Estate in accordance with section 246 (3) (a) (iii) of the *Strata Property Act*.

.....
Signature of Superintendent of Real Estate

| Strata Lot No. | Sheet No. | Habitable Area in m ² | Unit Entitlement | %* of Total Unit Entitlement** |
|-----------------------|-----------|----------------------------------|-------------------------|--------------------------------|
| | | | | |
| | | | | |
| | | | | |
| Total number of lots: | | | Total unit entitlement: | |

* expression of percentage is for informational purposes only and has no legal effect

** not required for a phase of a phased strata plan

Date: [month day, year].

.....
Signature of Owner Developer

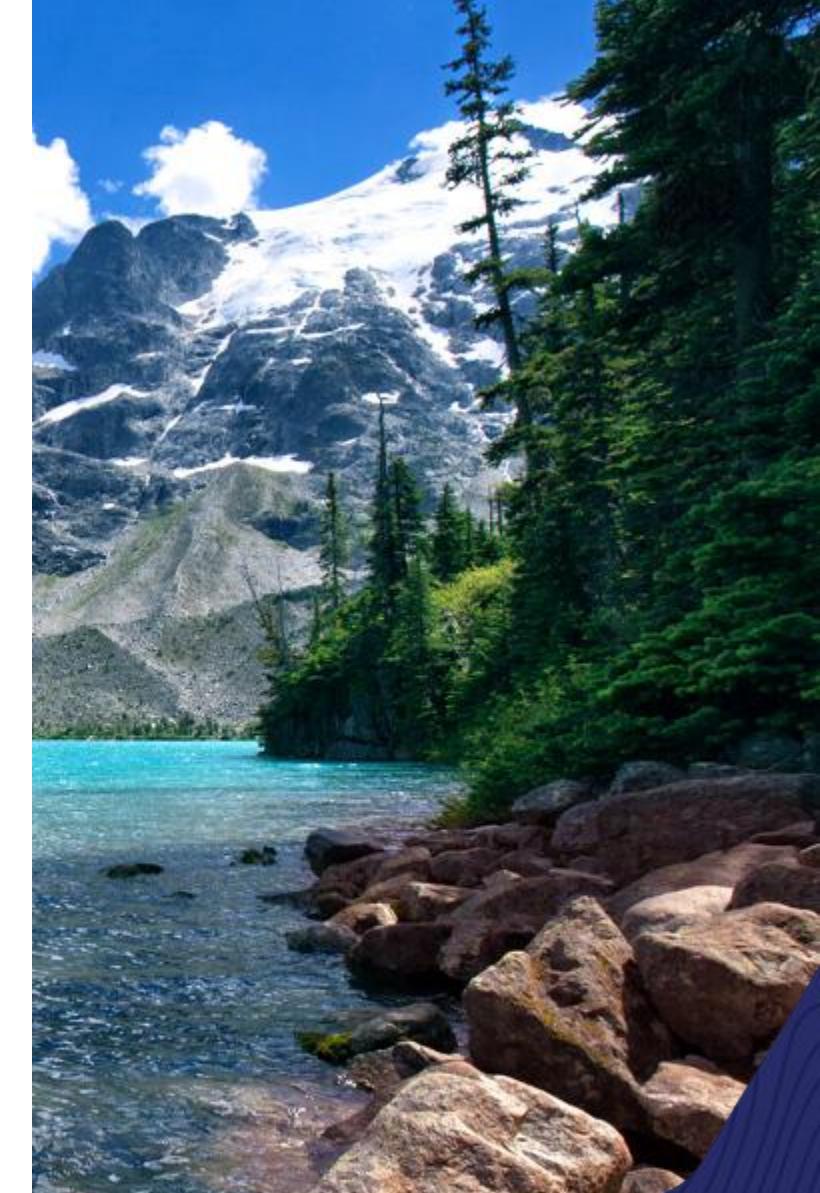
.....
Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)

www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/43_2000

Strata Property Act Filing (SPF)

Schedule of Voting Rights (FORM W)

- Not always required
- Each strata lot has one vote unless Form W filed (see s.53(1)SPA)
- If plan has at least one non-residential lot Form W may be filed (s.247)SPA



Strata Property Act Filing (SPF)

Schedule of Voting Rights (FORM W)

Form W

[am. B.C. Reg. 203/2003, s. 5.]

SCHEDULE OF VOTING RIGHTS

(Sections 245 (b), 247, 248, 264)

Re: Strata Plan[the registration number of the strata plan], being a strata plan of

[parcel identifier] [legal description]

The strata plan is composed of[number] nonresidential strata lots, and[number] residential strata lots.

The number of votes per strata lot is one of the following [check appropriate box], as set out in the following table.

(a) the number of votes per residential strata lot, if any, is 1, and the number of votes per nonresidential strata lot is calculated in accordance with section 247 (2) (a) (ii) of the *Strata Property Act*.

OR

(b) the strata plan is composed entirely of nonresidential strata lots, and the number of votes per strata lot is calculated in accordance with section 247 (2) (b) of the *Strata Property Act*.

OR

(c) the number of votes per strata lot is approved by the Superintendent of Real Estate in accordance with section 248 of the *Strata Property Act*.

.....
Signature of Superintendent of Real Estate

| Strata Lot No. | Type of Strata Lot (Residential or Nonresidential) | Sheet No. | Number of Votes |
|-------------------------------------|---|-----------|-------------------------------|
| | | | |
| | | | |
| | | | |
| Total number of strata lots: | | | Total number of votes: |

Date:[month day, year].

.....
Signature of Owner Developer

.....
Signature of Superintendent of Real Estate (if submitted under section 264 of the Act)

www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/43_2000



Strata Property Act Filing (SPF)

Strata Corporation Mailing Address (FORM X)

- Always required
- We confirm that the mailing address is provided and that the owner developer has signed it



Strata Property Act Filing (SPF)

Strata Corporation Mailing Address (FORM X)

Strata Property Act

Form X

STRATA CORPORATION MAILING ADDRESS

(Section 245 (c); Regulation section 14.6 (1))

Re: Strata Plan *[the registration number of the strata plan]*, being a strata plan of
[parcel identifier] [legal description]

The mailing address of the strata corporation is:

.....
.....
.....
.....
.....

Date: *[month day, year]*.

.....
Signature of Owner Developer

www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/43_2000



Strata Property Act Filing (SPF)

Owner Developer's Notice of Different Bylaws (FORM Y)

- Permitted under s.120(2) SPA
- Only required if the owner developer wishes to file bylaws that differ from the Standard Bylaws



Strata Property Act Filing (SPF)

Owner Developer's Notice of Different Bylaws (FORM Y)

Strata Property Act

Form Y

OWNER DEVELOPERS' NOTICE OF DIFFERENT BYLAWS

(Section 245 (d), Regulation section 14.6 (2))

Re: Strata Plan*[the registration number of the strata plan]*, being a strata plan of
[parcel identifier] *[legal description]*

The following or attached bylaws differ from the Standard Bylaws to the *Strata Property Act*, as permitted by section 120 of the Act:

[wording of different bylaws]

Date:*[month day, year]*.

.....
Signature of Owner Developer

www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/43_2000

Resources

LTPM:

- ltpm.ltsa.ca/volume-3
 - ltpm.ltsa.ca/strata-property-act-sbc-1998-c-43
 - ltpm.ltsa.ca/strata-property-regulations
 - ltpm.ltsa.ca/strata-property-forms

ABCLS, SPR & Example Plans:

- www.abcls.ca/page/survey-and-plan-rules
- www.abcls.ca/page/example-plans

Practice Bulletin 01-16:

- ltsa.ca/wp-content/uploads/2020/10/Practice-Bulletin-01-16.pdf



Contact Us

Customer Service Centre

- 1-877-577-LTSA (5872) or 604-630-9630
Option 2
- customerservice@ltsa.ca







Thank you