

Part 4 - Strata Plan Types: Bare Land and Phased Strata Plans

October 8, 2026

Lindsay Bealle, Deputy Registrar

Azjahly Edwards, Deputy Registrar



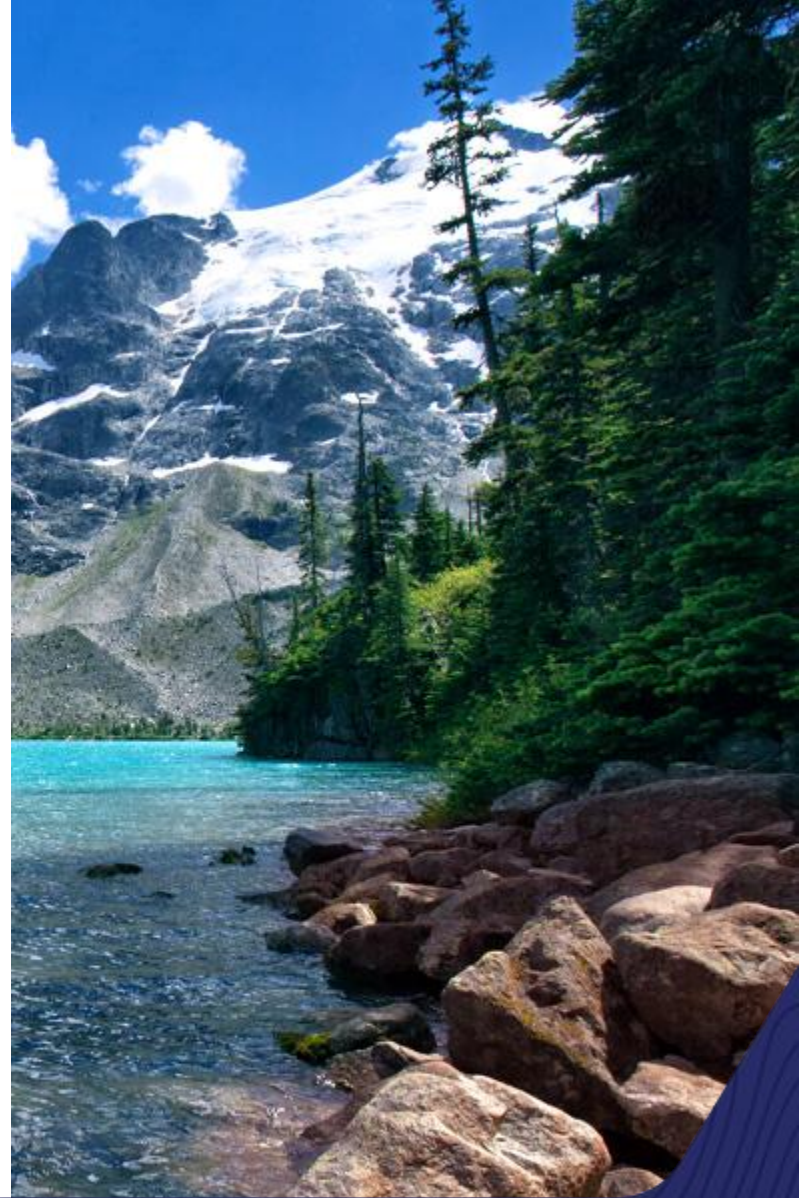
First Nations Acknowledgement

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We acknowledge and respect elders past, present and future.

Welcome & Introductory Remarks

- Introductions
- Submit your questions during the presentation
- Include your name, firm name & email
- [Recording and PowerPoint](#)




Q&A


People


Notes


Camera


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**Part 4 - Strata Plan Types:
Bare Land and Phased Strata Plans**

October 8, 2026
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Q&A





Share updates or start a discussion 

All conversations 

 **Organiser**
Just now 

Welcome to today's webinar.



Write a comment



Strata Plan Webinar Series

Webinar Resources

Upcoming Webinars

Part 1 - Strata Plan of a Building

+

Part 2 - Strata Plan Basic Amendments Part A

+

Part 3 - Strata Plan Amendments Part B

+

Agenda

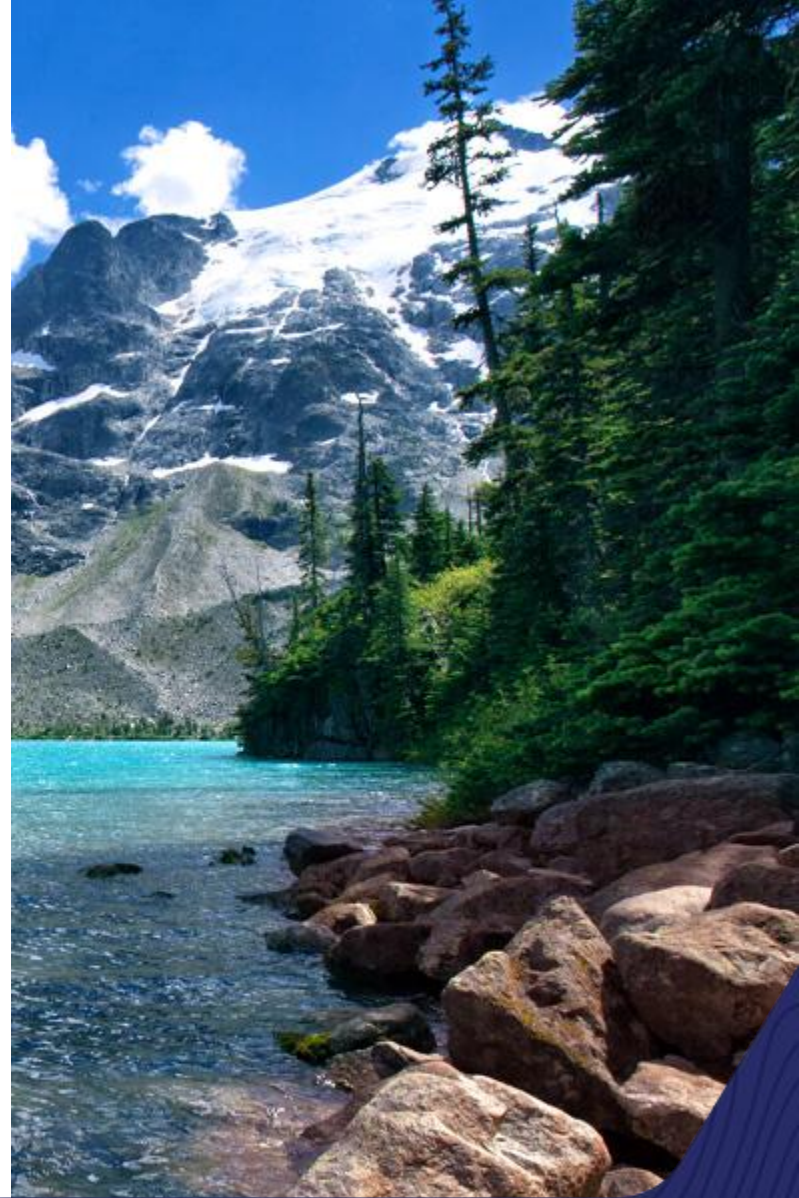
Bare Land Strata Plan

- Quiz

Phased Strata Plan

- Quiz

Resources



Bare Land Strata Plan

Bare Land Strata Plan Agenda

Examination of bare land strata

Approvals & endorsements

Checklist



Bare Land Strata Plan

Basic Plan Requirements

- Retrace the perimeter of the parent parcel
 - Find or place a monument at each corner
- Delineate the strata lots and common property
 - Find or place a monument at each corner

Bare Land Strata Plan

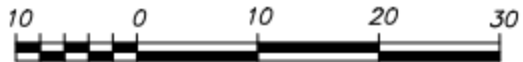
Examination of bare land strata

SAMPLE ELECTRONIC PLAN Compiled 2008-04-01 Updated 2018-09-03

**BARE LAND STRATA PLAN OF
LOT A SECTION 2
RANGE 2 EAST AND RANGE 3 EAST
LAKE DISTRICT PLAN EPP77777
BCGS 92B.044**

Sheet 1 of 1

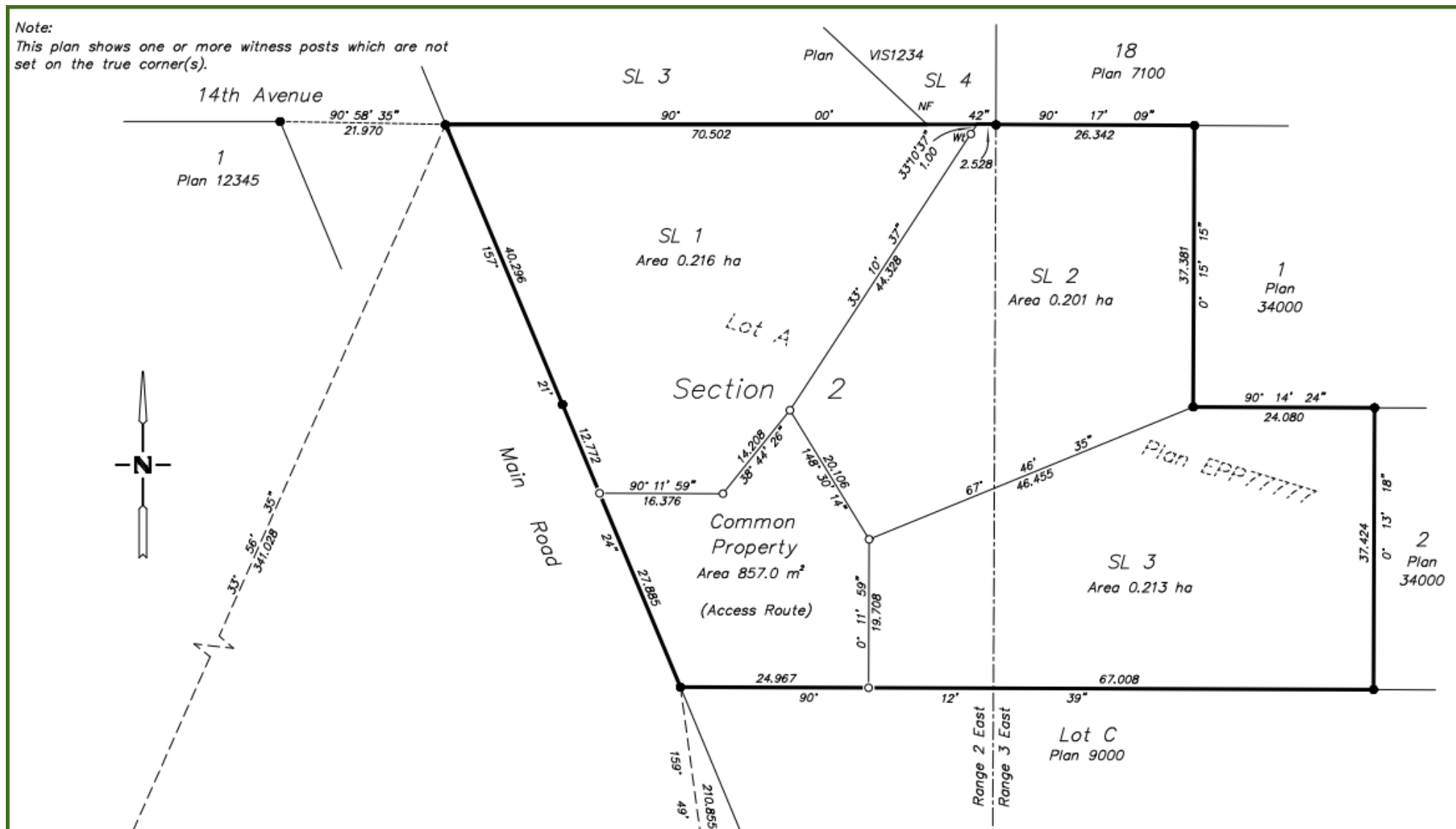
STRATA PLAN EPS12345



The intended plot size of this plan is
432mm in width by 560mm in height (C size)
when plotted at a scale of 1:500

Bare Land Strata Plan

Examination of bare land strata



Bare Land Strata Plan Approvals and Endorsements

- Section 243, *Strata Property Act* requires an Approving Officer (AO) to approve a bare land strata plan
- The required form of the approval is provided in s. 18, *Bare Land Strata Regulation*

This bare land strata plan lies within the jurisdiction of the Approving Officer for [insert jurisdictions].

Strata Plan EPS_____ is approved as a bare land strata plan under the Strata Property Act.

[Signature]

Approving Officer [Fill in name]

[Fill in date]

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

[Fill in file reference if desired]

Bare Land Strata Plan Checklist

Approval of approving officer

expires after 2 months

s. 243 SPA & s. 18 Reg. 75/78

Approval of Agricultural Land Commission

s. 19 ALCA

Controlled access approval

s. 11 Reg. 75/78

Buildings shown on C.P. only

s. 7-11(3) SPR

Conditional approval - Covenant accompanies

s. 21 Reg. 75/78

Phased Strata Plan

Phased Strata Plan - Agenda

Form P

Examining a phased strata plan

Notice of election not to proceed

Phased Strata Plan – Form P

221 (1) The registrar may only accept a phase of a phased strata plan for deposit if

*(a) a Phased Strata Plan Declaration in the prescribed form, approved by an approving officer in accordance with section 222, **is filed with the first phase***

Phased Strata Plan – Form P

Strata Property Act

FORM P

PHASED STRATA PLAN DECLARATION

(Sections 221, 222)

I, *[full name of applicant]*, declare

- 1 That I intend to create a strata plan by way of phased development of the following land which I own or on which I hold a right to purchase:

[parcel identifier] *[legal description of strata lot]*

- 2 That the plan of development is as follows:

[Here set out

- (a) a schedule setting out the number of phases in the order in which the phases will be deposited and specifying any common facility to be constructed in conjunction with a particular phase;*
- (b) a sketch plan showing*
- (i) all the land to be included in the phased strata plan,*
 - (ii) the present parcel boundaries,*
 - (iii) the approximate boundaries of each phase, and*
 - (iv) the approximate location of the common facilities;*

- (c) a schedule setting out the estimated date for the beginning of construction and completion of construction of each phase;*
- (d) a statement of the unit entitlement of each phase and the total unit entitlement of the completed development;*
- (e) a statement of the maximum number of units and general type of residence or other structure to be built in each phase.]*

- 3 I will elect to proceed with each phase on or by the following dates *[date for the beginning of construction as set out in section 2(c) of this form]*:

Phase Number	Date <i>[month, day, year]</i>
Phase 1	
Phase 2	

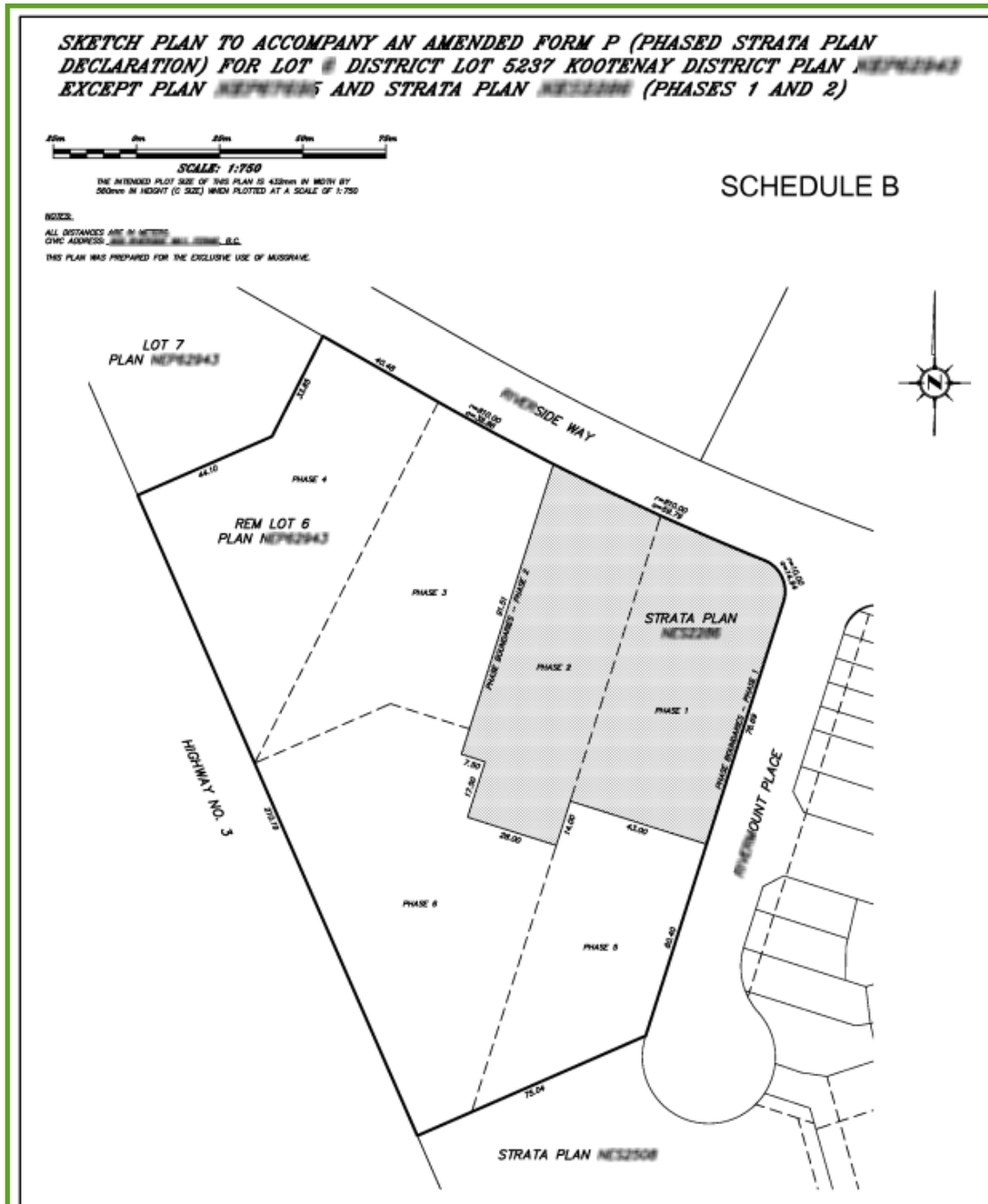
Signature of Applicant

Date of approval: *[month, day, year]*.*

Signature of Approving Officer

Name of Municipality (or as the case may be)

Phased Strata Plan – Form P Sketch Plan



Phased Strata Plan – Form P Examination Points

Owner

- Declarant name matches

Property

- Parcel Identifier and Legal Description conform

Phasing

- Number of phases and lists common facilities

Sketch Plan

- Contains all land described in item 1, phase numbers, and approximate location of phase boundaries and common facilities

Development Details

- Commencement and completion dates, unit entitlement, statement of maximum number and type of residence being developed

Execution

- Signed by the owner developer and the approving officer within 1 year of approval date

Sheet 1 of 5 sheets

Strata Plan EPS1234
Phase 3

BCGS 92B.044



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1250

*This plan lies within Integrated Survey Area No. ____,
(name) NAD83 (CSRS) 3.0.0.BC.1.CRD*

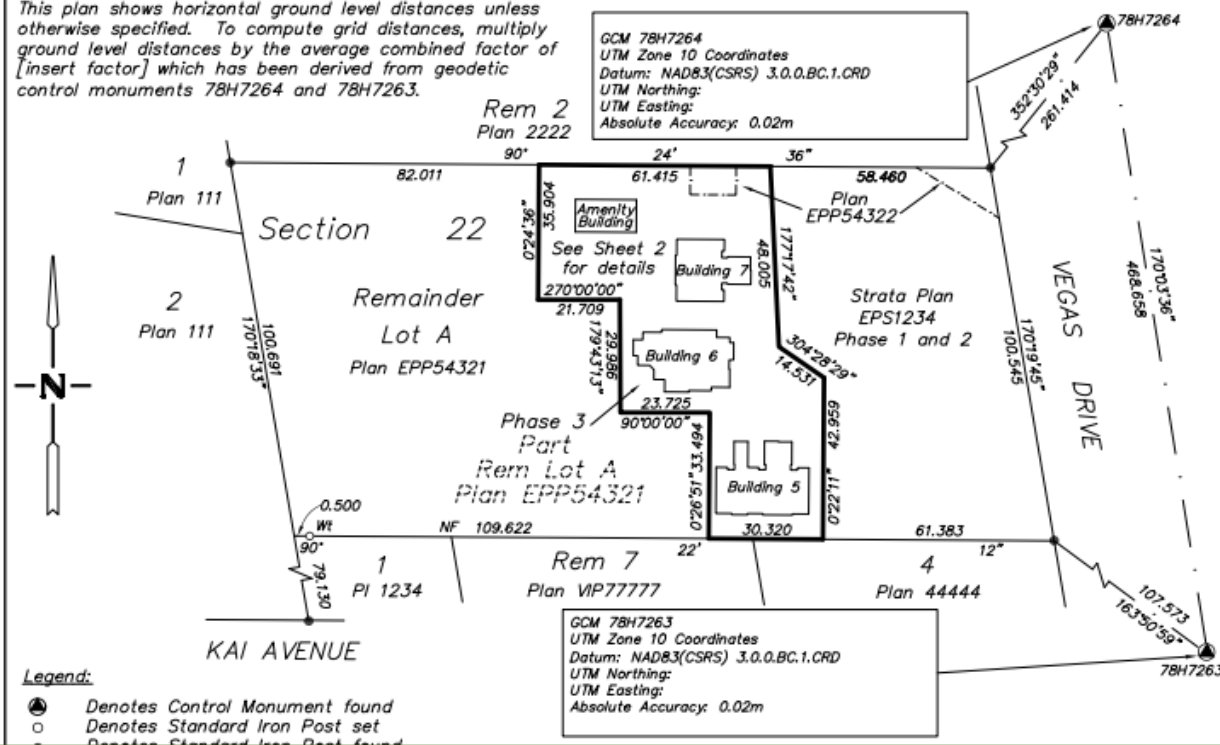
Grid bearings are derived from observations between geodetic control monuments 78H7264 and 78H7263, and are referred to the central meridian of UTM Zone ____.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates for geodetic control monuments 78H7264 and 78H7263

This plan shows horizontal ground level distances unless otherwise specified. To compute grid distances, multiply ground level distances by the average combined factor of [insert factor] which has been derived from geodetic control monuments 78H7264 and 78H7263.

Sample Plan Note:

All sheets shall use the same sheet size and have the same sheet orientation either landscape or portrait.



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.

This Plan is Phase [number of phase] of a [total number of phases] phase strata plan under section 224 of the Strata Property Act lying within the jurisdiction of the Approving Officer for [insert jurisdictions]

The common facility [name the common facility] in this phase is subject to the conditions set out in the Form P filed for this strata plan.

Name of Survey Company
Address
Telephone

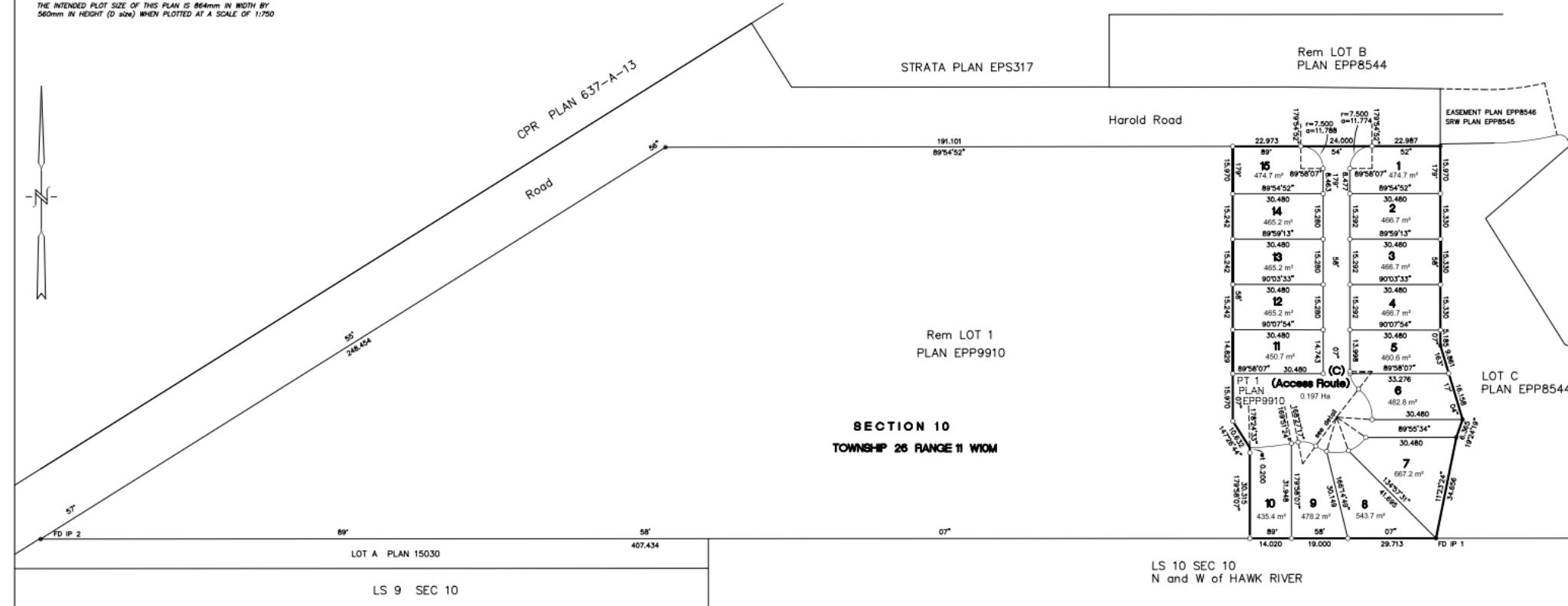
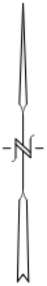
File: E STRATA BUILDING PHASED

PHASED BARELAND STRATA PLAN OF PART OF LOT 1, SEC 10, TP 26, RANGE 11, W10M, KDYD, PLAN EPP9910.

District of Sicamous

BCGS

0m 15m 30m 45m 60m
All distances are horizontal ground level, in metres and decimals thereof
THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY
560mm IN HEIGHT (D size) WHEN PLOTTED AT A SCALE OF 1:750



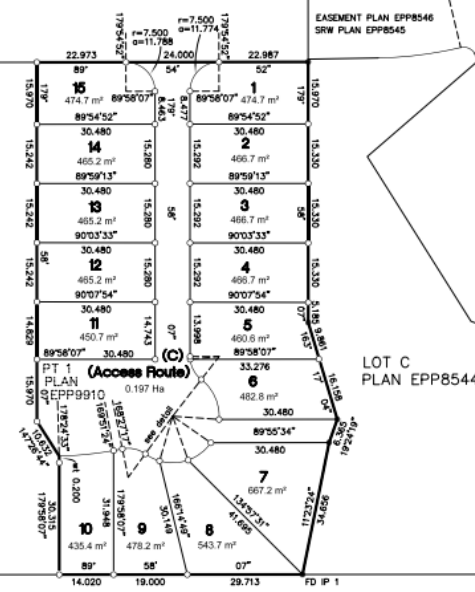
DETAIL 1:250

0m 5m 10m 15m 20m

All distances are horizontal ground level, in metres and decimals thereof

STRATA PLAN EPS353

Phase 1



LEGEND

GRID BEARINGS ARE DERIVED FROM STATIC GNSS OBSERVATIONS AND ARE REFERENCED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.
THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE PPP SERVICE OF NATURAL RESOURCES CANADA.
THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE AVERAGE CORRECTION FACTOR OF THE AVERAGE COORDINATE FACTOR HAS BEEN

Phased Strata Plan – Parcel Requirements

- Basic parcel requirements
 - Pursuant to s. 240 *Strata Property Act*
- Phased Strata Plan of a remainder with an Air Space Parcel excepted is not acceptable.
 - Pursuant to Practice Bulletin 01-16
- Phased Strata Plan of an Air Space Plan is not acceptable.
 - Part 7 *Land Title Act* plans do not apply to air space plans, pursuant to s. 146(2) *Land Title Act*
- Phased Strata Plan of a parcel created by a Cancellation of Interior Lot Lines is not acceptable.
 - Pursuant to s. 240 *Strata Property Act*

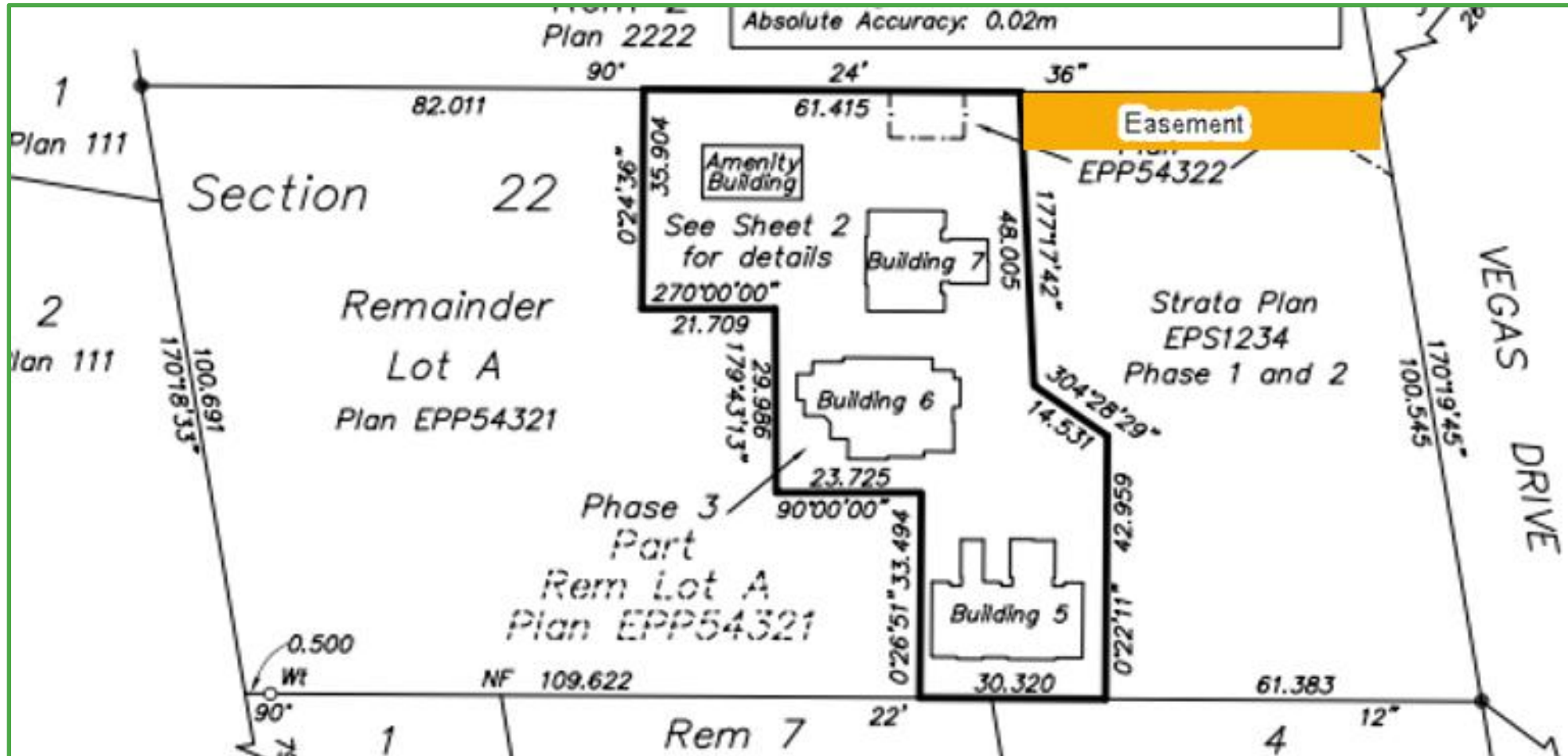
Phased Strata Plan – Examination Points

- Approving officer approval
 - Does not expire unless phased bare land strata plan pursuant to s. 20 *Bare Land Strata Regulations*
- Lot numbering – first phase commences with Strata Lot 1 or A, subsequent phases must continue the numbering series
- Two or more lots being created in the first phase, 239 *Strata Property Act*
- Form R – Approving Officer's Approval for Common Facilities
- Approval of Agricultural Land Commission if applicable
- No encroachment onto a previous phase
- Access to remainder lands after deposit of phase
- No mix of building and bare land strata plans

Phased Strata Plan – Strata Plan, Form P and Form V

- Examiners compare Strata Plan and Form V to the Form P – all must agree
- Phases must be deposited in the order described in Form P
- Number of Strata Lots being created must not exceed maximum in Form P for that Phase.
- Each Phase must include any common facilities in the Form P to be built in conjunction with that Phase

Phased Strata Plan – Easements



Phased Strata Plan – Election Not To Proceed

- The procedure for an owner developer to elect not to proceed with development is set out in s. 235 *Strata Property Act*
- If the election date has passed, deemed election to proceed with development
 - s. 231 *Strata Property Act*
 - Election date must be extended pursuant to s. 232 *Strata Property Act*
- Notice of election not to proceed
 - Signed by the Owner Developer
 - Contains a statement that the strata corporation and the approving officer have been given written notice of the election
 - Reference plan redefining the boundaries of the remaining lands pursuant to s. 100(1)(a) *Land Title Act* required

Phased Strata Plan – Checklist

- Form P
 - Filed in first phase
- Phased Strata Plan
 - Plan Title
 - Parent parcel requirements
 - Form P & Form V must agree
 - Two or more strata lots in first phase
 - Approving officer approval
 - Strata Lot numbering
 - Phase number on each sheet
 - No Encroachment onto previous phase
- Access to remainder
- No mix of building and bare land strata lots
- Notice of election not to proceed
 - Amendment to Form P if election date has passed
 - Accompanied by s. 100(1)(a) *Land Title Act* Plan

Resources

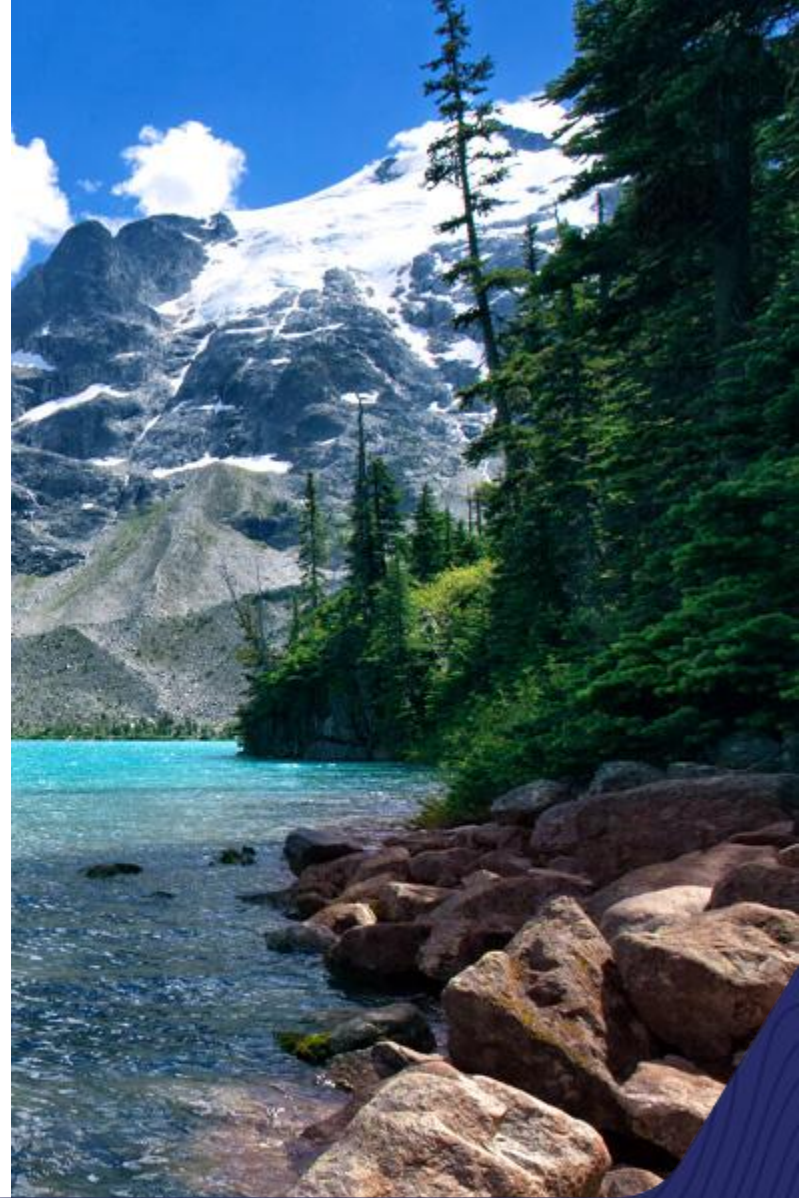
Resources

- [Strata Property Act](#)
 - [Strata Property Regulations](#)
 - [Bare Land Strata Regulations](#)
 - [Practice Bulletin No. 01-16 Subdivision of Air Space Parcels](#)
 - [Survey and plan Rules](#)
-
- LTSA Practice Material
 - [Strata Property Act Filing](#)
 - [Land Title Forms](#)
 - [Webinar Resources](#)

Amendment to Filed Plans

- Form 17
 - Nature of Interest: "Amendment to Filed Plan"
 - Statutory Declaration from BCLS
 - Consent of any affected parties

Plan Number Reset, Plan Alterations and
Amendment to Filed Plans





Contact us

- ltsa.ca/contact-us
- Email customerservice@ltsa.ca
- Phone 604-630-9630 or
1-877-577-LTSA(5872)

Strata Plan Series

- Part 1 Strata Plan of a Building - Introduction to series
- Part 2 Strata Plan Basic Amendments Part A
- Part 3 Strata Plan Amendments Part B
- **Part 4 Strata Plan Types – Bare Land and Phased Strata Plans [TODAY]**
- Part 5 Strata Plan Cancellation and Winding Up of a Strata Corporation [Feb 9, 2027]

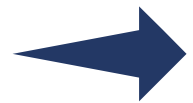
Webinar Library 1/2

- Fundamentals – Form A, B, C (Release and Charge)
- Land Title Application Help Resources
- All About Land Title Defects
- Minimizing Turnaround Times for Land Title Applications
- Survey Plan Submissions Part 1, Part 2

 **Visit: itsa.ca/webinar-resources**

Webinar Library 2/2

- Estates, Trusts and Powers of Attorney
- Caveats, Certificates of Pending Litigation (CPLs) and Court Orders
- Easements, Restrictive Covenants and Right of First Refusal
- LOTR Filing Requirements and Ongoing Obligations
- Web Filing: Introduction, Pro Tips and More



Vist: ltsa.ca/webinar-resources

Questions?



Thank you

