



**British Columbia
Land Surveyors**

www.abcls.ca

Information for Local Government Officials



Association of BC Land Surveyors

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Helping you make an informed decision

BC Land Surveyors are charged with the responsibility of carrying out all legal surveys within BC, which include surveys of land, water and airspace, rights of way, condominiums, leases and mining claims.



The Association of British Columbia Land Surveyors (ABCLS) is established under provincial statute (*Land Surveyors Act*)

and is the self-governing licensing body which administers admission into the profession and regulates the conduct of its members. Practising members of the Association are British Columbia Land Surveyors, identified by the initials "BCLS".

Land Surveyors enter the profession through a rigorous pre-professional educational and article training period. A stipulated time of legal survey experience within the province is required before taking professional examinations to qualify as a commissioned BCLS.

As required by the *Land Surveyors Act*, only a BCLS may establish or re-establish property boundaries or corners and only a BCLS may provide an opinion as to the location of an improvement or feature relative to a parcel boundary or corner.

Who Governs the BC Land Surveyor?

All legal surveys must comply with the General Survey Instruction Rules, which define how the public interest will be protected by establishing the requirements necessary to comply with all applicable legislation. The Rules govern how every type of legal survey must be performed and monumented, and specify plan requirements and accuracy standards.

The Rules are managed by the ABCLS, as approved by the Surveyor General of BC.

Members of the ABCLS have subscribed to a code of ethics and are under oath to ensure a complete and high standard of public protection. The Board of Management of the Association has disciplinary powers to govern its members' conduct, thus protecting the public and members alike. BC Land Surveyors are held accountable for the reliability of the information provided to clients and third parties (such as a municipality), and are required to carry professional liability insurance.





TECHNOLOGY HISTORY ADVENTURE

Areas of Expertise – When to Consult a BC Land Surveyor



BCLSs liaise with municipalities, engineers, architects, planning and legal professionals on a regular basis, providing spatial, boundary, and title information as required for land use, development and environmental protection.

Through this professional experience, the BCLS has a broad understanding of the development process. BC Land Surveyors are proud of their profession, their responsibility to the public, and see the benefit in working pro-actively with local regulatory authorities.

- The BCLS is an expert on all statutory requirements for land development. Their knowledge enables them to provide support to the Advisory Planning Commission, Approving Officer, Council, or staff, and in balancing development requirements with the public interest.
- BCLSs have experience dealing with the Community Charter and some of the changes which resulted, specifically as they pertain to roads, and they also have a working knowledge of road dedication, gazette notices, and the steps required to close roads.
- BCLSs have a thorough understanding of BC's land title system and land title registration procedures.
- A BCLS can provide advice on datum, coordinate systems and electronic formatting requirements of plans to facilitate incorporation of the records into the municipal GIS. This advice ensures that the plans result in a value-added service for municipalities.

- Air Space parcels can be a daunting prospect, especially when they are being explored for the first time in municipalities. Several BCLSs in the province are well-versed in this form of parcel creation and can provide examples and help answer questions such as: Who is involved and what are their roles? What design considerations should be made? What agreements should be put in place?
- A BCLS is required for preparation of all legal surveys.
- A BCLS is the best resource when there is uncertainty as to the location of a property boundary, lot corner, or public road, or whenever the location of a structure or feature with respect to a lot boundary or corner is required.
- Your local BCLS would be happy to provide a presentation on any of the above topics.

The Role of the BCLS – Responsibility to the Public and the Cadastre

- BCLSs have a primary responsibility to maintain the integrity of the legal survey fabric (cadastre) as they have been empowered to be the caretaker of this orderly system.
- BC Land Surveyors are responsible for and obligated to protect this system on which titles or rights to land are based.
- These responsibilities are required to be carried out with impartiality to their client, in all fairness and equity for the protection of the public interest.
- The oath a BC Land Surveyor swears upon receiving their commission says in part:

“I will faithfully and without partiality perform my duties as a Land Surveyor and member of the Association of British Columbia Land Surveyors according to the law.”