



**The Association of British Columbia Land Surveyors** is established under provincial statute 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, either as graduate geomatic engineers or by achieving a certificate of completion through the Canadian Board of Examiners for Professional Surveyors. A stipulated time of legal survey experience within the province is required before taking professional examinations to qualify as a commissioned BCLS.

British Columbia Land Surveyors are charged with the responsibility of carrying out all cadastral surveys within the Province of British Columbia, which include surveys of land, water and airspace, rights of way, condominiums, leases and mining claims. Under the Land Surveyors Act, only a BC Land Surveyor may establish or re-establish property boundaries or corners and only a BC Land Surveyor may provide an opinion as to the location of an improvement or feature relative to a parcel boundary or corner.

*Choose a professional career in BC*



#### Client Relations

Members of the Association of BC Land Surveyors have subscribed to a code of ethics and are under oath to ensure a complete and high standard of client protection. The Board of Management of the Association has disciplinary powers to govern its members' conduct, thus protecting the public and members alike.

#### Find a Land Surveyor

All practising members are listed on our website at [www.abcls.ca](http://www.abcls.ca) or check out your yellow pages under 'Surveyors/Land'.

We suggest you choose your BCLS personally, by consultation or referral, and discuss his/her ability to meet your needs. Most surveyors will ask for a signed work order or request you to provide written authorization for the work to be done.

#### Association of BC Land Surveyors

#301 - 2400 Bevan Avenue  
Sidney, BC V8L 1W1  
PH 250-655-7222  
FAX 250-655-7223

*Services provided by  
BC Land Surveyors*



**British Columbia  
Land Surveyors**

[www.abcls.ca](http://www.abcls.ca)





# PROFESSIONALISM HISTORY TECHNOLOGY

## Services Provided by a BCLS

The services offered by a BCLS are primarily governed by provincial statutes. Worldwide and in BC, the surveyor provides expertise within all areas of land, water and space measurement. Services are generally grouped as follows:

**Legal Surveys** - Legal or cadastral surveys involve the measurement, placement, title descriptions and/or re-establishment of legal boundaries on land, above or below the surface, water and air space. Primarily the land surveyor is involved in subdivision of land, posting of lot corners and right-of-way or easement location. This scope of work involves both private and provincial lands and includes leases, mineral claims and the determination of any approved physical right of tenure, occupation and title. A BCLS may also advise on the most efficient method and proper steps to be taken by a client requiring government approvals, whether provincial or municipal, that will lead to a legal survey and subsequent creation of a new title. Your BCLS is also fully qualified to act as an agent in matters such as approvals, re-zonings or other land use applications.

**Topographical Surveys** - A topographical survey plan shows ground features, elevations and contours. This survey plan may also show all buildings, improvements, fences, roads, land uses and ground cover, within or about a certain designated area. Topographical plans are normally used for design of subdivisions, roads, ditching

and residential planning purposes. This information may also be used for volumetric soil removal or excavation quantity determinations.



## Control Layout and Engineering Surveys -

These surveys are carried out to place or fix a scale for photogrammetric mapping, well-site drilling, hydrographics, mining shaft directions, routing of highways or transmission lines, and construction layout of municipal or

private works following an engineering or architectural design. Survey work in this category involves a range from large scale geographic and governmental mapping projects (mainly in conjunction with specialized aerial mapping firms) to the layout of foundations or basement forms within a lot for a building contractor or owner.

**Mortgage or Form Certificate** - Surveys for the purpose of providing a certificate of building location on a particular parcel of land may be undertaken by a BCLS on the instructions of lawyers, notaries public, financial institutions, municipal building inspectors or owners. This survey is normally carried out for the protection of an owner to verify building placement set-backs and siting within and on a lot. It is normally accepted as proof by municipal officials (usually before foundation pouring) and mortgage companies

(following the placement of concrete) that there are no encroachment, or zoning placement problems, and therefore represents a safeguard or protection to the permit holder or investor. If encroachments are found, then the owner can address these matters immediately and take corrective measures.

**Site Planning and Subdivision Design** - A BCLS is fully qualified to carry out subdivision design and all matters of parcel division in accordance with local, provincial and/or regional zoning and development by-laws. Many BCLS's have obtained a certificate from the University of BC in "Site Planning". Preliminary presentations, reports and applications can also be handled by your BCLS in dealing with cities and municipalities, regional districts, provincial ministries, land commissions and federal authorities.

**Geographic Information Systems** - A BCLS can be the prime consultant or a team member in the implementation of a Geographic Information System (G.I.S.) or Land Information System (L.I.S.). The legal and integrated survey systems provide an ideal base for land related information systems utilized by local government utility and resource companies.

**Miscellaneous Services and Consulting** - A BC Land Surveyor may also be accepted as an expert witness in matters of litigation, where survey determinations are in question. This may include appearances in matters involving motor vehicle or industrial accidents.

[www.abcls.ca](http://www.abcls.ca)

*British Columbia A land worth surveying.*