



INTERPRETIVE BULLETIN

Building Strata Plans and the resetting of evidence previously tied.

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The Practice Advisory Department (PAD) has become aware of the practice of resetting missing survey evidence on building strata plans, without a depiction of the basis of the setting of these posts.

Some of the practices the PAD has observed are:

- The Strata Plan shows a monument placed symbol with the word “Reset” beside it, but with no explanation as to what this term means or how the posts were replaced;
- The strata plan shows a monument found symbol with the word “Reset” beside it. This is an ambiguous statement;
- The Strata Plan shows monuments set without the notation ‘Reset’, and without any ties to adjacent survey evidence.

Rule 7-3(3) makes the requirement that missing monuments must be replaced on the strata plan, in accordance with the parent parcel plan, and is copied below;

7-3 Field procedures

...

(3) Any parent parcel corners that have been destroyed must be reset in accordance with the parent parcel plan. In the case of a phased strata plan, only corners relevant to the phase under survey need be replaced.

In most cases a recent *Land Title Act* (LTA) plan will have been deposited ahead of the building strata plan in accordance with Rule 7-2. This rule requires that the parent parcel must be fully monumented and any boundary discrepancies must be resolved on an LTA plan prior to the filing of the Strata Plan. In these instances, the boundary resolution will be shown on a *Land Title Act* plan, and the building strata plan will replace any monuments damaged during construction.

If the building strata plan replaces missing posts in accordance with Rule 7-3(3), those post replacements must be shown in a clear and transparent manner, as required by Rule I-2;

Rule I-2 Duties of a British Columbia land surveyor

A land surveyor must:

...

(7) Prepare a legal survey plan so that it can stand on its own without the need to obtain evidence from other sources.

Often, the surveyor working on the Strata Plan will have completed the underlying *Land Title Act* plan. If posts tied or set on the *Land Title Act* plan are missing, it may be reasonable to reset these posts based on previous ties from the same control traverse. Section 5(1) of the *Land Survey Act* requires that we obtain the best evidence available if the original post or monument cannot be found - in some instances the best evidence for the missing post may be ties made from the original control traverse.

In keeping with the goal of plan transparency, the PAD makes the following recommendations.

- If a post is placed on a strata plan, then the monument placed symbol must be used. If the monument was previously tied, is now lost, and is being “Reset” with a new monument based on previous ties, then it is incorrect to use the found symbol for the monument- the monument placed symbol must be used;
- If the monument is being reset from observations the surveyor has made during a previous survey completed in the preparation of a *Land Title Act* plan, using the same control traverse, then this should be indicated on the plan. In rare cases, a surveyor may have not done the underlying *Land Title Act* plan, but may have made ties to evidence now lost as part of the project. In these instances, the resetting of a monument based on these ties is defensible, provided sufficient ties to other evidence has been made to confirm that the now-lost post was undisturbed and reliable.
- If the monument is in place and is simply obliterated and is being “reset” or “restored” from traces on the ground of the original position, then the correct terminology to use is “Found (monument description) Obliterated, Restored”.

To achieve the required transparency in the second point, we recommend adding the term ‘Reset’ adjacent to each instance where a monument is replaced in this manner. In addition, ‘Reset’ should be defined on the plan. We recommend a definition in the legend, or a note adjacent to the post symbol, similar to the following:

“Reset means an IP previously tied on month, day, year (see plan EPP#####), lost and replaced using previous ties from the original control traverse.”

This type of clarification is necessary as it provides a lineage for the posts, so that building strata plan users can understand the methodology used to reset the monument.

In addition, it is good practice to show ties to adjacent monuments when replacing posts on the building strata plan. It is not appropriate to resolve boundaries on a building strata plan (that happens on a *Land Title Act* plan). However, showing ties to adjacent monuments provides assurance that the strata plan is properly integrated into the surrounding survey fabric.

Questions and comments can be directed to the Practice Advisory Department Manager.

VERSION CONTROL HISTORY

Version #	Date (YYYY-MM-DD)	Modification
1.0	2020-09-01	Initial version.
1.1	2023-02-10	SPR acronym changed to Rules. Update to Rules 7-4(2)(c) and 7-5(3). Document title changed from Interpretive Bulletin 2020-1 to current title.