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the Link MAGAZINE



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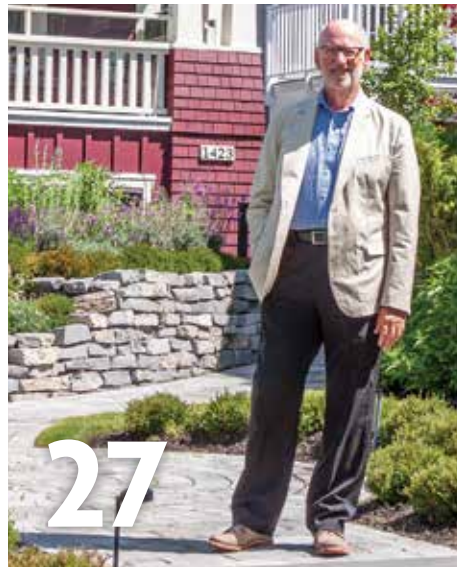
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Message from the **President**

The Road Home

By Chris Cryderman
BCLS, President

The months of July and August are the doldrums of the board calendar (at least for the President). It is mostly a light breeze of committee and board teleconferences, writing an article for the Link and not too much else. In September the breeze freshens into a gale of travel that only ends in the third week of October.

The “tour” resumed mid-September with the Association of Manitoba Land Surveyors (AMLS) 139th AGM held at the Hilton Winnipeg Airport Suites from September 11th - 13th. On the 11th an early Presidents Forum was followed by a day of touring for the delegates and their partners. Consummate hosts Kim & (President) Arno Stoffel took all of us on a tour of the “Journey to Churchill” at Assiniboine Park Zoo and to the Canadian Museum for Human Rights. The zoo provided the opportunity for conversation and getting caught up with the goings-on across the country. The wildlife, including lots of polar bears, provided the entertainment. After a wonderful brunch at the zoo we headed off to the museum.

The Canadian Museum for Human Rights is the only “Canadian” museum outside of the Ottawa area. It is unique in that it is not a museum of “things”, but one of “ideas”. The building itself is a stunning metaphor

for the recognition and development of human rights. It is meant to look unfinished to indicate the “work in progress” nature of human rights. You walk up through the building on a journey from darkness to light, from the ground to the sky. Again, representing the journey to human



At the tidal bore. Truro, NS

rights for all. There are many, often disturbing but always thought provoking, exhibits along the path. I put this place on my list of places that all Canadians should visit. This list also includes the High Arctic. If you must choose, the Museum is a lot easier to get to.

The following day was the CPD program. Amanda Le Rougetel presented “Written & Spoken Technical Communications”. Hal Janes presented “Self-Governance, recent trends in legislation governing the self-regulating professions, technology & government policy”. His presentation drew on the “Evolving Boundaries of Practice Workshop” conducted at the National Surveyors Conference last May in Halifax. Following this was the annual Luncheon where guest speaker Keith Macpherson (a former Canadian Idol finalist) talked on “Mindfulness in the workplace”. After lunch Izaak de Rijke presented “National Education – The Future of Education”. Following the presentations there was a Surveyors Open Forum led by Cas Manitowich. It was a lively and informative discussion of experiences and solutions on a plethora of survey topics. The AGM was held on Sept 13th. Danial Gautron was elected President by acclamation.

The winds of travel next took Bea and I to Montreal. This was Bea’s first trip since PEI. The Ordre des arpenteur-géomètres du Québec (OAGQ) - 137^e assemblée générale annuelle (AGA) was held at Manoir Saint-Sauveur, Québec, September 19-21st. Saint-Sauveur is about an hour’s drive north of Montreal. It was a beautiful drive

Message from the President

through the Laurentian Mountains with the leaves just changing to their fall colours. My clumsy operation of our French language GPS unit had us taking a bit of a tour, and we ended up seeing much more of the town. The extra exposure got us thinking, “We could live here.” The following day (Sept. 19th) was a sports day. Golf, bike riding and tennis were the options. The morning of the 20th was predominantly taken up by three CPD sessions. Bea was on a partner’s cruise of Val-Saint-David and Tremblant for most of the day. The AGM commenced after lunch. Every association seems to have its surprises. For the OAGQ this was that motions were made, seconded and carried, unless someone called for a vote. All the delegates sat in a row with J.C. Tetreault generously doing duty translating the proceedings to English in real time. Sometimes our chatter was loud enough to draw the attention of President Jean Taschereau from the dais. We were bad.

One of the more interesting discussions was around the implementation of the 2017-2021 strategic plan. Owing to concerns, the Order contracted the firm Léger to conduct a survey on public knowledge of the profession. The results matched their concerns. 22% of Quebecers surveyed by Léger confessed to having no idea what a land surveyor does. Of the 8 main services offered by the profession the public was, on average, only aware of 3. Most respondents could not explain why the work of surveyors was important beyond delimiting and measuring boundaries. Ogilvy, a marketing communications firm, was brought in to develop a positioning strategy. Parts of this strategy included increased budget to promote the profession, updated website, new logo and a positioning statement: *La protection nécessaire* (The necessary protection - of the Public). Orlando Rodriguez was elected the new president of the Order.

The following morning was the Presidents Forum. Unfortunately I could not attend as I needed to be in Prince George for the ABCLS travelling Board. The Board trip kicked off with a flight into Prince George on Sunday Sept 22nd. From September 23rd to 27th we met, presented and obtained feedback in Prince George, Kelowna, Cranbrook, Burnaby and Langford. Travelling with me were Chad Rintoul, CAO; Kelly Stofer, Secretary/Registrar; Shauna Goertzen, Vice President; and Cristin Schlossberger, Surveyor General.

Chad provided updates regarding the office, finances, cost savings initiatives, strategic plan and the harmonization of our governance with best practices. Following Chad’s presentation Shauna explained the new board election and nomination committee criteria. Additionally, she led a discussion regarding the relationship of the ABCLS and the Regional Groups with respect to governance, advocacy



Lunenburg, Nova Scotia

and best practices. There was a very wide range of opinions expressed on this. Kelly provided an update on the changes to examinations and proposed changes to articling. He also discussed the draft motions for the AGM. Cristin finished up by presenting an update on matters concerning the LTSA.

After a two-week break Bea and I were off to the Association of Nova Scotia Land Surveyors (ANSLS) 69th AGM at the Holiday Inn in Truro NS. The AGM was held from October 17th – 19th. The 17th was a windy and wet day. The program didn't really start until the evening, so Bea and I spent the day checking out the sights in Truro. Most people arrived late in the day after driving from Halifax. The AGM was on Friday the 18th. President Nathan Clark and his wife Samantha hosted a great meeting. The new President will be Kevin Lombard. October 19th was the CPD day and the accompanying person's Tatamagouche bus trip. Having enough CPD this year to probably see me to retirement, we decided instead to see a little of Nova Scotia.

Just as in Quebec, the leaves out east are beautiful this time of year. We drove south, down the east coast, to around Lunenburg. Lunenburg is a beautiful town with very colourful turn-of-the-century buildings. Driving to the waterfront, the first thing that stands out is the stern of a familiar black fishing schooner along the old wharf. Its top masts removed, and everything battened down after a long tourist season, it's the Bluenose II. The original Bluenose united this country during the great depression. Back then it seemed the only thing that was winning was the Bluenose. She never lost the International Fisherman's Cup. Beating all the Canadian boats to



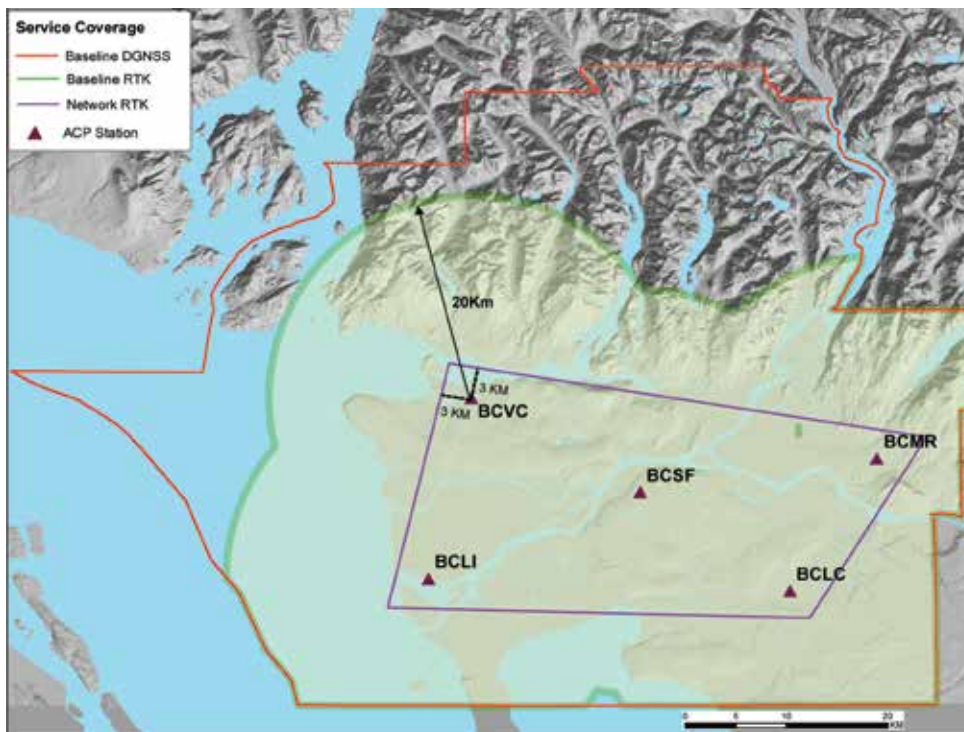
Bluenose II Schooner. Lunenburg, NS

enter the races and then beating all the best American boats for the Cup. She was the pride of Nova Scotia and the Queen of the North Atlantic. When she wasn't racing she was fishing on the Banks, taking 500,000 lbs. of cod per trip. She set records fishing too, and she always came home (which must have been a source of some hope for the families of the sailors who sailed on her). If you're interested in sailing or just Canadiana, here is a great old *Macleans* article about her: <https://archive.macleans.ca/article/19270301007/>

We then drove up the coast to Halifax and stayed the night as our flight was out the following morning. Sunday morning it was time to pick up a few lobsters and some salt cod and head home to the West Coast. On this fall voyage, including Manitoba, Quebec, BC and Nova Scotia we never felt like strangers anywhere we went. That cliché of Canadians being friendly, helpful, and polite – it's true! You can laugh about it or revel in it. Wherever you go in Canada people are so welcoming it all just seems like home. ❖

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Message from the **Chief Administrative Officer**

The work of the BCLS Foundation

By *Chad Rintoul*
Chief Administrative Officer

As Chief Administrative Officer of the Association of BC Land Surveyors, it is also my privilege to serve as the Clerk of the BCLS Foundation. The Foundation has a mandate in support of the Anna Papove Memorial Library (which is housed at the Association office in Sidney) and to provide financial assistance to students who wish to pursue careers in land surveying by providing scholarships and bursaries through various post-secondary institutions in Canada.

Currently the BCLS Foundation provides the following opportunities for students:

Award and Institution	Endowment Value	Annual Award Value
BCIT - BCLS Foundation Gerry Andrews Memorial Award	\$35,000.00	\$2,500.00
BCIT - BCLS Foundation Ray Chapman Memorial Award	\$40,000.00	\$2,500.00
BCIT - BCLS Foundation W.N. Papove Sr. Memorial Award	\$35,000.00	\$2,500.00
BCIT - BCLS Foundation G.M. Thomson Citizenship Award	\$35,000.00	\$2,500.00
BCIT - BCLS Foundation Kenneth K. Wong Memorial Land Surveying Scholarship	*	\$2,500.00
BCIT - BCLS Foundation Bursary	\$35,000.00	\$2,500.00
BCIT - BCLS Foundation Women in Geomatics Award	\$35,000.00	\$2,500.00
U of C - BCLS Foundation H.R. Goldfinch Award	\$35,000.00	\$2,500.00
U of C - BCLS Foundation Kenneth K. Wong Memorial Land Surveying Scholarship	*	\$2,500.00
UNB - BCLS Foundation Scholarship	\$35,000.00	\$2,375.00

* Endowment value undeclared

Each of these awards is supported by an endowment in perpetuity that is invested and the interest generated is then used to fund each of the annual awards. As interest payments alone are not sufficient to fully fund the awards, the BCLS Foundation will 'top up' each award as required.

Many of the awards are made possible because of generous contributions from the families of land surveyors or their estates. As an example, the Kenneth K. Wong Memorial Awards at BCIT and the University of Calgary are funded by an endowment with the Vancouver Foundation which has named the BCLS Foundation as the benefactor in support of these awards. As a result of these endowments being established directly through the estate of Mr. Wong, the endowment value is unknown to the BCLS Foundation, but from the interest generated annually we recognize that they are of a substantial value similar to the other endowments which support BCLS Foundation awards.

The BCLS Foundation is particularly thankful to the families of those named in our memorial awards. Each year Bill Chapman, Bill Papove, Mike Thomson and Steve Wong personally attend ceremonies to meet the student recipients of these awards. The time and interest that these British

Message from the Chief Administrative Officer

Columbia land surveyors have given to recognize students studying geomatics is selfless, it benefits the profession as a whole and their efforts are greatly appreciated.

The BCLS Foundation has received tremendous support in recent years from Marissa Moore's efforts in organizing the BCLS Foundation Golf Tournament. In 2019 the golf tournament donated \$9,443.18 to the Foundation! While this is a credit to the generosity of participants, it is clearly a result of Marissa's personal effort. On behalf of the Foundation Trustees, I thank Marissa for her ongoing support of the BCLS Foundation.

There are many generous British Columbia land surveyors who support the Foundation and in preparation for 2020 fund raising initiatives at the ABCLS AGM at the Westin Bayshore in Vancouver, the Foundation is seeking support from members in providing an 'experience vacation package' for auction fundraising purposes. In recent years Mike Waberski donated a wonderful SilverStar Ski Package and Dave Bazett has donated spectacular fly-in Vancouver Island Wilderness Vacation Packages. If you happen to have a unique or interesting short-term travel or vacation experience in mind that you could offer to the

Foundation as an auction item to assist with fundraising efforts, please contact myself or Hans Troelsen to discuss the details.

These initiatives enable your BCLS Foundation Trustees to carry on their good work, and I join Trustees Hans Troelsen (Chair), Robert Allen, Mike Taylor, Bronwyn Denton and Godfrey Archbold in thanking members of the ABCLS for your ongoing generosity.

Reminding you to find some time to enjoy the holidays this festive season (after you have posted your CPD hours to GeoEd) and wishing you a healthy and happy new year! ❖



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Message from the **Secretary**

Land Surveying Companies

By Kelly Stofer, BCLS
Secretary

The *Land Surveyors Act* (the “Act”) provides for the incorporation of a land surveying company and many land surveyors choose to incorporate their practices and benefit from tax and other advantages of doing so. But operating through a corporation requires an annual permit from the ABCLS which creates certain obligations under the Act and Rules of the Board of Management pursuant to Section 56 of the Act.

The requirement for a land surveying company permit is found in Section 51 of the Act:

Corporate registration

51 (1) The board must issue a land surveying company permit to a company within the meaning of the *Business Corporations Act* that is in good standing under that Act if the board is satisfied that

- (a) the name of the company includes the words “land surveying”,
- (b) the majority of the voting shares of the company are legally and beneficially owned by one or more practising land surveyors or by one or more companies the majority of whose voting shares are legally and beneficially owned by one or more practising land surveyors,

(c) [Repealed 2009-34-3.]

(d) a majority of the directors of the company are practising land surveyors, and

(e) all of the persons who will be practising as land surveyors on behalf of the company are practising land surveyors or are under the direct supervision of a practising land surveyor.

In simple terms, Section 51 requires a land surveying company to be incorporated in British Columbia, to include the words “land surveying” in its name, and to be controlled by practising land surveyors through its directors and voting shareholders. The permit application process ensures compliance with Section 51 and includes a review of the articles of the company and associated memorandum.

Section 56 of the Act allows the board to make rules that it considers necessary or advisable for the purposes of sections 50 to 55. Among other things, the Rules of the Board:

- 1. provide for approving company names, issuing permits and renewing permits
- 2. identify circumstances where a permit ceases to be valid and is to be surrendered

- 3. require the president of a land surveying company to promptly advise the board in writing of any change to the information which was contained in a permit application or renewal permit application most recently delivered to the association
- 4. require the president of a land surveying company to advise the board in writing when the practising land surveyor or practising land surveyors being the majority shareholders in the company propose to retire or leave the land surveying business, and provide information, including:
 - the date the member(s) will be retiring or leaving the company
 - if the company is being dissolved, a copy of the dissolution form from the Registrar of Companies
 - if the company is being continued (e.g. for taxation purposes), a copy of the change of name form removing the words “land surveying” from the name
 - a statement indicating that the company will no longer be providing land surveying services to the public.

Members usually have few issues forming a land surveying company and submitting a permit application. However, issues sometimes arise when land surveyors leave, sell or retire from a land surveying company. If you are a director or shareholder in a land surveying company and you are contemplating a change it is recommended that you contact the ABCLS ahead of time to ensure compliance with the Act and Rules of the Board. ❖



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Message from the **Surveyor General**

Surveyor General's Report

*By Cristin Schlossberger, BCLS
Surveyor General of British Columbia*

Fall is here and it's been a busy and interesting time in my new role as Surveyor General. I've enjoyed the opportunity to collaborate with other land surveyors at the national, regional and local levels. From attendance at the National Surveyors Conference in Halifax, to conversations at the regional group meetings, I appreciate hearing about the challenges and opportunities for the profession of land surveying.

In the Spring I attended the National Surveyors Conference in Halifax. I participated in the "Evolving Boundaries of Practice" workshops following a morning of insightful, thought-provoking presentations. The following day I participated in the Canadian Council on Geomatics (CCOG) – Cadastral sub-committee meeting which was attended in part by the presidents of the associations that were present. The purpose of this meeting was to gain feedback on the workshops and to plan next steps. A report summarizing the workshops has now been published and was circulated by Professional Surveyors Canada and the ABCLS. I strongly encourage everyone to review this report.

I attended the Okanagan Mainline Regional Group spring meeting in Kamloops in May, which included a tour of the Kamloops Land Title

Office. The group appreciated touring the office and hearing from one of the land title examiners about their role. Similar opportunities are available in all three offices if other regional groups are interested.

This fall I participated in the travelling board trip, providing presentations to each of the regional groups. The following information primarily covers the material discussed on the board trip.

Operations

Staff at the LTSA have been adjusting to the new organizational structure and working with our new teams. Peter Haas and I are working in the Policy and Legal Services team and we both stay very connected into Operations. We are happy to welcome Chris Sakundiak as a Deputy Surveyor General working with Dave and Katie in Operations. It was a challenge this past summer when we were down to only two deputies in Operations but, Chris is quickly learning our processes and will help us ensure we can continue to provide quality service. Dave and Katie have been working very hard to maintain a high calibre of customer service, particularly through my transition to the role of Surveyor General.

The volume of survey plans submitted to the Surveyor General has reduced

significantly since the spring, with a decrease ranging about 40-60%; this is primarily due to reductions in oil and gas related plans. Over the past year oil and gas plan numbers had been higher than normal.

At the Land Title Office, we also had decreases in the number of survey plans submitted. Since June we've had decreases in the range of 8-18% from previous year volumes. Prior to this summer's reductions, volumes had been very consistent with the previous year.

Operations has undertaken a process to start cross-training some of the land title examiners and surveyor general technologists to allow them to adjust capacity as work volumes increase or decrease in the teams and also to improve overall processes for customers. This is a gradual transition with only 4 examiners now starting to learn some of the surveyor general procedures.

Additionally, the Kamloops office move has been delayed to January 2022 following concerns regarding access to records. The LTSA is establishing a Historic Records Advisory committee to provide advice regarding the preservation and accessibility of the LTSA archives, with a focus on records related to First Nations' land claims. The records will be moving to Victoria in December 2021.



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Our records will continue to be made available through registry agents or Scan on Demand (SoD). The LTSA has recently completed some improvements to processes for SoD. We started by looking at how we could reduce the percentage of SoD requests being cancelled. To address this, we have:

- enabled the ability to re-assign work items between offices if the item was requested from wrong office; and
- validated the size restrictions for myLTSA, and are pro-actively scanning some of the larger documents so they won't need to be SoD requests. For those that remain too big to fulfill through Land Title SoD, Record Services will instead post them to a temporary drive so customers can download them.

There is also work being completed to make service more consistent across offices, and on new customer support materials for SoD.

Web Filing

In June the process to complete a land surveyor registration changed to a web-based form on the myLTSA portal. This change only affects new land surveyor registrations.

In support of web filing and related future capabilities, amendments to the *Land Title Act* and the *Land Act* are in force as of November 15, 2019. Part 10.1 of the *Land Title Act* and Part 7.2 of the *Land Act*, which govern electronic filing, are being repealed and replaced or amended to clarify and simplify the legislation.

The Director of Land Titles has issued revised versions of all land title

forms, which were made available for download this past summer. The old versions of land title forms will be accepted if they were executed before November 15th. There is one exception to this which is the Application to Deposit Plan (DSPL) form. The old version of the DSPL form will remain active until February 28, 2020 to give practitioners time to secure required signatures on complex survey packages that are not yet ready for submission on November 15, 2019.

I have also released new versions of the Crown Land Registry (CLRS) and Post Renewal (SGPR) forms. The old versions will be accepted if they were e-signed before November 15th.

These new forms are being released to reflect the changes in legislation and are all .pdf forms. The more substantial changes occur as we transition to web filing.

There will be 4 major releases of web forms with the first occurring on November 24, 2019. It's expected that the majority of web forms impacting land surveyors will be released in June 2020. More information can be found on the LTSA website.

Survey Plan Services Modernization

We've been very busy this year working on the Survey Plan Services Modernization project. This project was introduced to the membership at the AGM. At that point we were working on the business architecture and we've made significant progress since that time.

I will provide a brief recap on what this project is.

The current electronic plan process has worked well, but with web filing coming into place, we have a good opportunity to improve processes related to plans.

The fundamental component of the modernization project is to create a survey plan repository which is essentially a workspace for assembly and validation of survey plan images and related data. You can initiate, assemble, validate and certify the survey plan and dataset and then enable the plan for submission to either the LTO or the Surveyor General.

The assembly stage will include uploading the survey plan image, entering attributes related to the survey plan and uploading the survey plan dataset. The plan attributes will be used to help with identifying appropriate certifications and approvals, and preparing a preliminary deposit form for LTO or SG. Both the survey plan image and the dataset will be certified within the repository. Once the plan is enabled for submission a link can be circulated in lieu of circulating the plan image to a lawyer, approvers, consenters and others. Because this is a link to the plan in the repository the land surveyor retains control of plan versioning, meaning that there is no chance that a lawyer can submit an old plan version to the LTO.

Along with plan versioning issues being addressed, we are looking to address further customer and LTSA staff feedback on the current processes. One of these improvements that we are investigating is whether we can move certification information from the SPC and CLSR forms to the plan image. To



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me, one of the most exciting things about the repository is that it creates a platform for future improvements related to plan processes and possibly for land surveyors to utilize PMBC in different ways.

I'm very grateful for the efforts of Peter Haas in leading this design work for the LTSA and also to our contract customer representative for providing the practicing land surveyor perspective in our workshops. Also, thank you to the Land Surveyor Advisory Task Force for their valuable feedback on the project so far.

We will be providing further information to land surveyors as we proceed with the design and build of the project. We are not yet at a point that we can give clear estimates on timing for releases. There will be changes to land surveyors processes, but we believe there are significant benefits to be had and we will provide information to support you through these changes.

ParcelMap BC

We continue to hover at around a 1-2 day turnaround for processing of plan updates. Thank you to everyone who routinely submit datasets on time, we continue to have good compliance, which is excellent because it is very time consuming to chase down the datasets and it leads to delays in keeping the fabric up to date.

Peter Haas will be putting on a webinar with some advanced tips and tricks for PMBC in the New Year.

The ParcelMap BC team has made a number of improvements to their webpages on the LTSA website which give up-to-date information about

PMBC adoption, operations and improvements. There are also videos that explain how datasets are integrated.

As of early November, we have completed 15 spatial improvements in 2019 and have 3 more planned. You can see which areas were adjusted on our website.

The PMBC team continues to work on control point improvements including incorporating local cadastral tie programs. They are also planning for a cadastral tie collection program which will likely be harvesting coordinates from plans.

Other significant enhancements in 2019 include the completion of the mapping of Crown SRWs, the continued mapping of recently converted AFB titles and a Crown foreshore project which will map all foreshore parcels with active PINs.

PMBC Adoption Dashboard is updated monthly on the LTSA website. We now have 16 local governments adopted and 5 province-wide adopters, including the Agricultural Land Commission, BC Assessment and DataBC. The LTSA continues to hold Adoption Working Group meetings and participates in a number of conferences to build awareness of PMBC and assist customers with adoption efforts.

GeoBC

GeoBC has advised us that they are planning on updating the horizontal coordinates of 380 existing geodetic control monuments and 27 new geodetic control monuments in Metro Vancouver in December of this year. This adjustment is the result of new GNSS survey observations and a

subsequent readjustment of the control network for a total of 407 monuments. The change from the previously published MASCOT values is in the range of 0 to 10 cm with an average change of 1 cm. There will be more information coming from GeoBC.

GeoBC is also working on an adjustment to the Vernon ISA to improve coordinates. This adjustment is based on the coordinates derived by LTSA contract survey of a sample set of ISA monuments. They are close to releasing information about this project.

Boundary Commission

On behalf of the Alberta-BC Boundary Commission, the LTSA entered into two contracts this fall for inspection surveys. One is for Ptolemy Pass and the other in Tent Mountain/Crowsnest Pass area. Both are in the general vicinity of Highway 3. The Boundary Commission held our fall meeting in October to discuss the results of the inspection surveys and priorities for the coming year.

--

I appreciate the opportunity to provide you with this update. Many of the details of the projects I've mentioned here, and others, can be found on the LTSA website. I'm looking forward to supporting progress on LTSA projects in the coming months and seeing everyone at the AGM in Vancouver. ❖



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Board Members Corner

On Speaking One's Mind

By Mark R. Mason, BCLS

Caution: Macabre.

One of my favourite philosophical thoughts experiments goes like this: You're at a railway junction, within reach of the switch and practised in its operation. You discover that, at this moment, the switch is set to send the train hurtling into a tunnel, killing ten unfortunate people. If you throw the switch, the train will enter a different occupied tunnel, but this time will only kill one person. There's no "sneak" clause available – that is, you can't warn the people in the tunnels, and you can't stop the train.

Though it seems horrible to be responsible for the death of a person, certainly you must throw the switch. After all, you're poised, ready and able to save a net nine lives. It follows that doing nothing is just as much a choice as changing the switch.

By that same logic, staying silent is usually the same as saying, "I agree".

Thankfully, board matters are less dire, and almost always less grisly than those faced by a switch operator in a Black Mirror episode. Around the board table, issues are conquered one at a time and in a logical sequence. The opinion of the board is recorded before moving on to other items – that means, if you don't address an issue at the proper time, you might not

get a chance to. That's fine if you like where the discussion is going, but if you have an objection, you need to *say something*.

Now, those who know this author might be thinking, "Gosh, *saying things* isn't usually a problem for him." Any 'strong like old cheese' opinions aside, the last months have still been a good lesson about being an active participant. When a single board member stands up for what they believe, it can change the course of the discussion and help the group to make a better decision.

More than once, I've found myself thanking a fellow board member for going against the grain of a discussion.

(Of course, this topic drifts to the trouble a person could potentially cause by letting fly with just *anything* on their mind. I'm assuming here that the opinion being considered is productive, reasoned and professional – not ignorant, damaging or needlessly divisive.)

Sometimes, discussions might waver between "very distasteful" conclusions and "slightly less distasteful" ones. It's easy to justify non-participation in these cases, tempting to cleanse our hands of being involved in the issue altogether. However, I believe we are

all tasked with making a situation *better*, not *perfect* – around the board table, in discussion with our clients, and in our daily lives. In my own mind, I usually stall and falter when I pursue perfection, but can be very productive when I look forward to improvement.

On my office wall, I have a poster outlining "24 cognitive biases stuffing up your thinking" which I rather like. Other than simply being shy, I can find a number of reasons that might cause us not to chime in when we should. We might feel that group members are more expert than we are, or we might get carried away in the social dynamics of the group. We might assume that someone else will step in, or that everything will be fine and just regardless of the decision. Maybe our minds are not unlike our survey instruments – sometimes poorly calibrated, but capable of an accurate result if the biases are corrected for. Perhaps a simple bench calibration of the "time to speak up" sensor is all that's required.

Regardless of the situation, the group, or the consequences of the decision, if your gut says the conversation is going the wrong way – consider throwing the switch! It may be the only chance you have. ❖

115th Annual General Meeting and Continuing Professional Development Days

On behalf of President Chris Cryderman, we would like to invite you to attend the ABCLS Continuing Professional Development Days (March 18 and 19) and the 115th AGM (March 19 and 20) at the Westin Bayshore Hotel in Vancouver. This is your opportunity to attend CPD events, be informed, and participate in decision making at the annual general meeting plus join with others in celebrating the accomplishments of land surveyors and students in the past year.

Westin Bayshore Hotel

If you wish to reserve your accommodations, the Westin Bayshore is set up and ready to accept your call. The room rates begin at \$199/night. The room block reserved for the Association will be dropped as of **February 17, 2020**, and subject to availability.

Please specify the event name:

Association of BC Land Surveyors to access negotiated rates.

Please note that self-parking overnight will be charged at the discounted rate of \$30 for our group.

Guests can make reservations by calling the hotel at **1-888-627-8634** or **(604) 682-3377** or by going to <https://book.passkey.com/event/49940669/owner/7719/home>

Book your group rate for Association of BC Land Surveyors

Make your reservations early to avoid disappointment and higher rates.

All negotiated rates are subject to availability.



Continuing Professional Development

The CPD Committee has been hard at work planning seminars and presentations which will include the keynote address titled "Alternative and Emerging Forms of Housing and Mixed-Use Developments" delivered by Michael Geller. Other seminar topics include upcoming enhancements to myLTSA online services, QA Management for Small Business, Working Effectively with Indigenous People, Property Strata Act Case Law, Safety for Small Business, Student Sessions and In Search of Baptiste Mineral Claim.

Registration information will be forwarded by email early in 2020 and will also be posted on our website.

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115th AGM & CPD SEMINARS

Vancouver



MARCH 18 to 20, 2020

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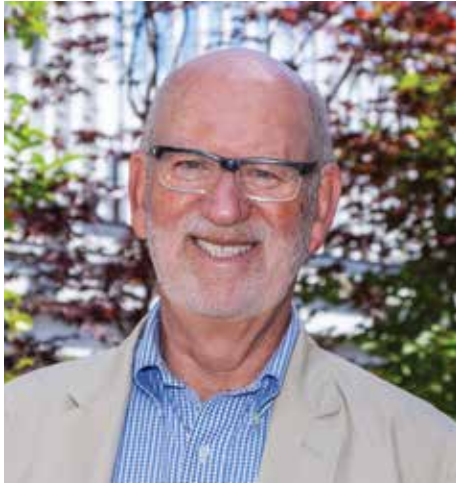
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Thank you for your generous support!

Alternative and Emerging Forms of Housing and Mixed-Use Developments

Wednesday – 8:00am to 9:00am

Michael Geller



Michael's presentation will reflect on a career spent in the land development industry in Vancouver. By coincidence, Michael was involved with the renovation of the Westin Bayshore and the development of adjacent residential development and he will share some interesting stories about these projects.

Alternative and emerging forms of housing and mixed-use developments will be discussed and other new innovations which directly impact the surveying industry. In addition to discussing surveying specific issues, the session will also touch on items of broader interest to surveyors who personally contemplate where they might live next and where their parents and children might live.

Presenter: Michael Geller is a Vancouver-based architect, planner, real estate consultant and property developer with four decades' experience in the public, private and institutional sectors. He serves on the Adjunct Faculty of Simon Fraser University, is a regular contributor to the Vancouver Courier and Vancouver Sun and a frequent commentator on urban issues across Canada.

Land Title and Survey Authority of BC Upcoming Enhancements to myLTSA Online Services

Wednesday – 9:00am to 10:00am

Peter Haas



Land Title and Survey Authority of BC upcoming enhancements to myLTSA online services:

- Submissions to the Surveyor General using Web Filing; and
- Survey Plan Services Modernization.

The LTSA is currently working on enhancements to a number of online services which will be rolled out to users in 2020. The end result of these changes will be new ways for land surveyors to make submissions to the LTSA. Submissions of applications and plans to the Surveyor General will be moving from PDF based form templates to online web forms. Web forms will enable users to build submissions to the SG completely online and eliminate the need to download PDF forms, complete them using Adobe Acrobat and then upload them and all the required attachments.

Survey Plan Services Modernization will also change the way that survey plans are compiled and submitted to the LTSA. Survey Plan Certification (SPC) and Crown Land Registry Submission (CLRS) PDF forms will be eliminated and assembly of the plan image, survey plan dataset and related plan information will all be done in a single online service through the myLTSA portal and stored in an online repository of plans for all plan users to access.

Land Title and Survey Authority of BC Upcoming Enhancements to myLTSA Online Services

Wednesday – 9:00am to 10:00am

Peter Haas

In this seminar, Peter will spend an hour going into the details of these two new services providing a preview of what land surveyors will see rolled out later in the year.

Presenter: Peter Haas, BCLS, Senior Policy Analyst (Survey & Cadastral Mapping) and Deputy Surveyor General

Peter completed a Bachelor of Science degree in Earth and Ocean Sciences from the University of Victoria (2003) and a Diploma of Technology in Geomatics from BCIT (2005). After working through the CBEPS certificate of completion process while working at Focus and completing his professional entry requirements he received his commission as a BC land surveyor in 2010. He started working at the Land Title and Survey Authority of BC in 2013 as a Deputy Surveyor General. Peter was very involved in the development and rollout of ParcelMap BC and is now helping to guide policy and the technical development of new online services for land surveyors in myLTSA.

Organizational Quality Management

Wednesday – 10:30am to 12:00pm

Kelly Dayman



The Association of Engineers and Geoscientists of British Columbia offers their membership an Organizational Quality Management Program with the aim of improving the quality management of professional engineers and geoscientists at both the individual and organizational level. The concepts in the OQM program are widely applicable to other professions (including land surveying) and this session has been presented to several other professional associations.

Some of the OQM strategies to be discussed include:

- Direct supervision
- Documented checks on work
- Documented field reviews
- Retention of project documentation.

Presenter: Kelly Dayman, ASCT, Eng.L. is a member of both ASTTBC and Engineers and Geoscientists BC. Kelly is an employee of Engineers and Geoscientists BC where he is the Manager of the Organizational Quality Management program. Kelly has over 20 years' experience in the consulting and manufacturing industries, 15 years of which he has been involved in quality management programs. Kelly is trained as an ISO 9001 Lead Auditor and joined Engineers and Geoscientists BC in 2012 specifically to launch the OQM Program.



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Working Effectively with Indigenous People®

Wednesday – 1:00pm to 2:30pm

Bob Joseph



In this 1.5-hour long seminar, Bob Joseph will discuss important things to consider when working with Indigenous Peoples. At this session, participants will:

- Review historical events and their relation to the present day
- Learn what to say and not to say when working with Indigenous Peoples
- Begin to understand the cross-cultural perspectives of the same issue
- Explore business reasons for developing Indigenous relations
- Explore individual and organizational strategies for developing relationships.

Presenter: **Bob Joseph**, founder and President of Indigenous Corporate Training Inc., has provided training on Indigenous relations since 1994. Each year he assists thousands of individuals and organizations in building Indigenous relations.

Bob has worked as an associate professor at Royal Roads University and has routinely been a guest lecturer at other academic institutions.

Bob is an Indigenous person, or more specifically a status Indian. He is an initiated member of the Hamatsa Society and has inherited a chief's seat in the Gayaxala (Thunderbird) clan, the first clan of the Gwawa'enuxw one of the 18 tribes that make up the Kwakwaka'wakw. Bob looks forward to his first potlatch as a chief in the spring of 2020. His chief name is K'axwsumala'galis, which, loosely translated, means "whale who emerges itself from the water and presents itself to the world."

Strata Property Act – Case Law Seminar

Wednesday – 3:00pm to 4:30pm

Brent Taylor



As strata property ownership becomes increasingly prevalent in British Columbia, the litigation around strata issues also increases. In this 1.5-hour long session Brent will discuss Strata Property Act cases which will help to inform the work of land surveyors. Classic BC cases will be reviewed as well as newer cases in which participants may not be familiar.

Presenter: Brent Taylor was commissioned as a BCLS in 1984 and a CLS in 1995. Most of his work has been on the southern end of Vancouver Island, the Gulf Islands and the Sunshine Coast on larger subdivision projects, large construction projects that often include layouts, strata's and air space as well as remote work such as Treaty Settlement survey. As a result of these projects Brent has developed a solid understanding of legal surveys under the Land Act, Land Title Act and Strata Property Act. Brent has also been engaged as an expert witness in several lawsuits involving natural boundaries.

Student Session – Students and Land Surveyors in Training Only

Thursday – 2:00pm to 5:00pm

In this student only session, participants will be led through discussion and exercises by BCLS' on the following topics.

- Presentation 1 – Interpreting Survey Evidence
- Presentation 2 – Proposed New Entrance Requirements
- Presentation 3 – Surveying Status and Regulation
- Presentation 4 – Tips for a Good Field Project

In Search of Baptiste Mineral Claim

Thursday – 2:00pm to 5:30pm

Linda Smith & Dave Dorsett

This presentation will discuss the mineral survey retracement process and corner searching techniques for recovery of mineral survey corners. The two mineral surveys under discussion are located in northwest Montana near the Great Bear Wilderness. This interesting project was completed through the efforts of private and Forest Service land surveyors and took 13 years to complete.



Speakers: Linda Smith, PLS., After 35 years working with the US Forest Service, Linda retired in 2011. Her primary land surveying education was attained at Flathead Valley Community College. She served as Forest Land Surveyor on the Flathead (Montana), Prescott (Arizona) and Kootenai (Montana) National Forests. The last 10 years of her career were spent as Lands and Minerals Program Manager of the Flathead National Forest.

Now living in Zortman, Montana, Linda is the owner of Little Rockies Land Surveying. She has served as president of the Montana Association of Registered Land Surveyors (MARLS), the MARLS representative to the Western Federation of Professional Surveyors, Montana Governor to the National Society of Professional Surveyors and held several committee positions with MARLS.



David L. Dorsett, PLS, has been licensed in the state of Montana as a professional land surveyor since 1990. He recently retired from his position as surveying instructor/department head at Flathead Valley Community College in Kalispell, Montana, a position he held for 27 years. His formal education includes Bachelor of Science degrees from the University of Oklahoma and University of Montana. His surveying career began in 1979 in Missoula, Montana, where he worked for Weatherly, Germany, McCarthy Sorenson and Co. and also Eli & Associates prior to beginning his teaching career at FVCC. ❖

2020 AGM CPD Schedule

These seminars are designed for the benefit of all ABCLS members, including LSTs, LSAs, Survey Students and Partners/Spouses

Wednesday - March 18, 2020		Thursday - March 19, 2019	
8:00am - 9:00am Seminar 1 <i>Keynote</i> Speaker: Michael Geller Stanley Park Ballroom		8:30am - 10:00am <i>AGM Business Session</i> Stanley Park Ballroom	
9:00am - 10:00am Seminar 2 <i>LTSA presentation on Web filing</i> Speaker: Peter Haas BCLS Stanley Park Ballroom			
10:00am - 10:30am - Coffee Break		10:00am - 10:30am - Coffee Break	
10:30am - 12:00pm Seminar 3 <i>QA for business</i> Speaker: Kelly Dayman Stanley Park Ballroom		10:30am - 11:30am <i>AGM Business Session (con't)</i> Stanley Park Ballroom	
12:00pm - 1:00pm - Buffet Lunch		12:00pm - 2:00pm - Awards Lunch	
1:00pm - 2:30pm Seminar 4 <i>Working Effetively with Indigenous Peoples®</i> Speaker: Bob Joseph Stanley Park Ballroom		2:00pm - 3:30pm Seminar 7 <i>Student Session</i> Oak Room	2:00pm - 3:30pm Seminar 8 <i>In Search of Baptiste Mineral Claim</i> Speakers: Linda Smith & Dave Dorsett Stanley Park Ballroom
2:30pm - 3:00pm - Coffee Break		3:30pm - 4:00pm - Coffee Break	
3:00pm - 4:30pm Seminar 5 <i>Strata Property Act case law</i> Speaker: Brent Taylor BCLS Oak Room	3:00pm - 4:30pm Seminar 6 <i>Safety for Small Business</i> Speakers: Fernando De Melo & Kayleigh Howie Stanley Park Ballroom	4:00pm - 5:00pm Seminar 7 (con't)	4:00pm - 5:30pm Seminar 8 (con't)

Partner Programs

The Partner Programs available during the ABCLS AGM/CPD Days will include a Landsea Vancouver Delights Tour that includes time at Granville Island to enjoy lunch, the Vancouver Observation Deck, Salmon Hatchery and a heart-pounding walk across the Capilano Suspension Bridge in North Vancouver. Enjoy creative fun with YAY MAKER and our own 'paint night' workshop plus a downtown Vancouver walking tour featuring the Art Deco & chocolate tasting tour.





British Columbia Land Surveyors

*The Association of BC Land
Surveyors is sponsoring a
"Meet the Students Night at BCIT"
for all BC Land Surveyors.*

*BC Land Surveyors are asked to
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*This is a great opportunity
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MEET THE STUDENTS

When:
**Friday,
January 31, 2020**
Doors Open at 5:30pm

Where:
BCIT
Burnaby Main Campus
3700 Willingdon Ave. -
Town Square A & B,
(SE 2 Building)

No Charge Menu:
Beef on a Bun
by Chartwell's
Catering
No host bar



Latitude: **N49° 15' 4.9478"** | Longitude: **W123° 0' 4.3478"**





Renaissance Man

Reproduced with permission from the Summer 2019 issue of *The Scrivener* magazine, published by the BC Notaries Association. *This interview in conversation with Val Wilson was recorded in June 2019.*

Michael is the keynote speaker for the 115th Annual ABCLS General Meeting and Continuing Professional Development Days.

Michael Geller is a Vancouver-based architect, planner, real estate consultant, and property developer with 4 decades' experience in the public, private, and institutional sectors. He serves on the Adjunct Faculty of Simon Fraser University, is a regular contributor to the *Vancouver Courier* and *Vancouver Sun*, and a frequent commentator on urban issues across Canada.

He is President of The Geller Group that specializes in planning and real estate consulting for a variety of large- and small-scale residential and mixed-use projects. He also undertakes small property developments on his own or in partnership with others.

Michael has been honoured as a Fellow of the Canadian Institute of Planners and is a Life Member of the Architectural Institute of BC.

The Scrivener: What took you to study architecture?

Michael: In Canada, young boys and girls played with mini bricks to build houses. In England, it was a system called Bayco. My parents bought me a set when I was 4 years old, and that was the beginning of my interest in designing and building houses.

The Scrivener: What university did you attend?

Michael: The University of Toronto. Following my 4th year, I won a CMHC Travelling Scholarship and toured across America, looking at modular housing and mobile home communities. As a result, I did my thesis on relocatable modular housing that ultimately led to the modular housing that is now being built for the homeless around Vancouver and the province.

After a brief stint with a private architectural firm in Toronto, I joined CMHC where I subsequently spent 10 years in Ottawa, Vancouver, and Toronto.



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The Scrivener: Please tell us about your experience with CMHC.

Michael: I often tell people that if you want to be successful in planning and development, you have to work for both government and the private sector. At CMHC in Ottawa, I was working on a publication on design for the physically disabled. In February 1973, I was invited to Vancouver to advise on the design of a house in Surrey for a homebuilder who had become disabled through an accident. In Ottawa in February, everything was white; in Vancouver, everything was green. I thought why wouldn't everybody want to live here?

It took me about 6 months to arrange for CMHC to transfer me here as the assistant architect-planner.

At the time, the City of Vancouver was planning the redevelopment of the South Shore of False Creek into a new housing community. Most of the people at CMHC were convinced it would be a failure and didn't want to have anything to do with it. They saw it as a non-career-enhancing move. I thought it would succeed and became CMHC's project manager for South Shore False Creek. This position changed my life.

The Scrivener: Was that the development Frank Stanzl built?

Michael: Yes. Frank Stanzl and Hans Haebler were two builders who became developers since local developers also questioned the viability of building homes on former industrial waterfront lands. How things have changed.

The Scrivener: That project combined residences for low, middle, and higher-income people.



Geller Properties' once-controversial Hollyburn Mews development has now become the model for sensitive infill in West Vancouver.

Michael: It was very innovative... one third low, one third middle, one third higher incomes. The project also included condominiums on leased land that had never been done before in Canada. Watching that community develop over the years convinced me you can do almost anything if you persist and persevere.

The False Creek project was my big break because once it got underway, my boss asked me to move to Toronto. I didn't want to leave Vancouver so initially commuted between Vancouver and Toronto for an entire Summer. In the end, my girlfriend and I decided to move to Toronto.

There I helped get the St. Lawrence development going and worked on the planning for Harbourfront. Bill Teron, a friend of Pierre Trudeau, was President of CMHC. Anybody from Ottawa knows that name because he created a town called Kanata that most people think is an aboriginal name but it's "Canada" with a "T" for Teron. Bill had a Donald Trump-type of personality. We undertook innovative

and experimental developments across Canada. It was a great experience.

The Scrivener: How long were you in Toronto that time?

Michael: For 2 years, then I moved back to Ottawa for 2 years. At the end of '80, I came back to Vancouver to join Narod Developments.

The Scrivener: Narod built Laura Lynn in North Vancouver... townhomes with an equestrian centre!

Michael: Yes, they developed Laura Lynn, other housing projects around the region, and some office buildings downtown. In 1981 and 1982, developers were flying high. But by 1983, interest rates were in the 19 per cent range. Many development companies were facing serious financial difficulty and were forced into receivership.

On March 9, the Queen came to Vancouver to open BC Place. I have a newspaper clipping that says the Queen arrives and Narod goes into receivership owing \$200 million.



Bayshore offers a mix of condominiums and rental housing, along with parks and childcare, in close proximity to the renovated Bayshore Hotel.

While others were at BC Place or in Hawaii playing golf, I was the only one in the office when the receivers came in and ended up being set up in business by the receivers as a real estate consultant.

The Scrivener: How so?

Michael: They needed someone to finish off a couple of the Narod projects including a housing development in False Creek and redevelopment of the Steveston waterfront. I discovered there was a role for someone who understood development but wasn't really a developer. I worked for many years as a consultant in that capacity.

In subsequent years, I became involved in a number of large-scale waterfront redevelopments in the Vancouver area, including the rezoning of 92 acres of BC Packers' land on the waterfront in Steveston.

The Scrivener: It's a lovely spot. One of our BC Notaries has an office there.

Michael: It took decades before people really appreciated the Steveston design. Years later, the Aoki Corporation out of Japan bought all the Westin hotels, including the Westin Bayshore. I was hired by Mr. Aoki who thought the Bayshore parking lot had to be the nicest parking lot in the world and wondered why was it just sitting there. From 1989, I spent the next 10 years developing the Bayshore community.

One of the challenges involved Trader Vic's restaurant. We all loved it, but it was located on a site that the City of Vancouver wanted to be a park. I didn't want to see a front page photo in the *Vancouver Sun* of Trader Vic's under the wrecking ball so I recommended to my client that we offer it for \$1 to anyone who would take it away so it would not be knocked down. Someone did buy it.

It's now on one of the Gulf Islands or on the Sunshine Coast.

In the 1980s I undertook an evaluation of a piece of property for BCED, formerly Daon. They told me I had overvalued the site. I mentioned that if I had the money, I would buy it. My client said, "Why don't you get the money and we will sell you the site!"

Ultimately, that's what happened. I partnered with Joe Segal, a very knowledgeable man; that was my first development on my own... a high-rise in Point Grey. It was the first high-rise in the neighbourhood in 40 years and the last high-rise for the next 30 years. It is next to the Jericho lands that are about to be developed by various levels of government and First Nations.

I often tell younger people in the development industry that I had the advantage of working for a company that went broke. With the exception of the dip in 2008 and 2009, many

younger people have never seen prices drop dramatically. We are seeing it now, although it is by no means as bad as the period from 1981 to 1985.

Over the next few years, I had carried out some developments for myself and had managed quite a few developments like the Bayshore project. I had been appointed by the NDP government to be project manager for the Convention Centre expansion. I very much enjoyed working with Glen Clark. Somebody could write a book about the Convention Centre expansion. It eventually got going when the Olympics were confirmed to be held in Vancouver.

The Scrivener: When was the Convention Centre built?

Michael: I worked on it between 1995 and 1998. Larry Beasley, he City's co-director of planning, was the city's project manager and I was the provincial government's project manager. When I started, the Convention Centre was going to cost \$100 million. It rose to \$200 million and I believe in the end was over \$400 million.

In 1999 I was offered a position at Simon Fraser University. The university had a lot of land around the campus and for years had talked about creating a whole community. In part because of my involvement with a number of other new communities, I was offered the position as the first president of the Burnaby Mountain Community Corporation that subsequently became the SFU Community Trust, but that meant winding up my business.

The Scrivener: What involvement did you have with the original architect of the SFU campus, Arthur Erickson?

Michael: Arthur was very much opposed to what I was doing. He had visions that I was going to create a Coquitlam suburb on Burnaby Mountain. I had a different kind of community in mind, a lot friendlier and not all concrete. We called it "UniverCity," with a "C." It has become a really successful community.

It incorporated many of the ideas I had learned through my career. For example, when I assisted with the planning of Granville Island, CMHC would not allow any chain stores. Every store had to be individual. I applied that idea to UniverCity.

The Scrivener: Are chain stores permitted now?

Michael: There's now a Subway up there. (LAUGHTER)

Life is serendipitous. One day I attended the wedding of the daughter of a cardiologist with whom my wife worked. We were seated next to a gerontologist at the Louis Brier Home and Hospital, the Jewish home for the aged; I talked to her a little bit about my experience in building housing for seniors when I worked for CMHC. She said I should be building housing for the Jewish community in Vancouver and the perfect place was the parking lot of the Jewish Community Centre. I approached them but they weren't ready to make it available, so she encouraged me to find another site.

I told her I didn't have the money to buy another property so she arranged a party at her Point Grey home designed by Arthur Erickson and invited a number of well-to-do people to meet me and lend me the money to buy property on Oak Street. I eventually rezoned four lots

for a 3-storey apartment building at West 42nd and Oak. It was very controversial at the time.

Today, there are apartments and townhouses all down Oak Street and other arterials. My father moved in since my mother had passed away and lived there till age 92. The reason he lived to 92? He was the only unattached male in the entire building! (LAUGHTER)

I subsequently undertook another project in Kerrisdale. Richard Henriquez, a very close friend, was planning the redevelopment of a gas station site at Larch and West 41st.

One day he said to me, "You should develop this with me and eventually I developed quite a nice building at the edge of Kerrisdale Village overlooking Elm Park—Elm Park Place. I say this with a mixture of embarrassment and pride but at a time when many were criticizing developers, I was nominated by the strata council for an "Ethics and Action" award.

The Scrivener: Congratulations!

Michael: So often developers are wrongly viewed in a most pejorative way. I think the development community makes a huge contribution. My path has crossed with developer David Podmore, retired CEO of Concert Properties, who has received a lot of awards. He is another person who is a planner by background. I think it's a shame we don't have more planners and architects going into development; too many people have backgrounds in either law or finance.

The Scrivener: Is more development being done by the City?



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Michael: What has happened in recent years is that the City has recognized that when developers rezone land and create value, they are also creating costs for the municipality because of the need for services for all the new people. So now municipalities are charging what they call Community Amenity Contributions to share in land value increases. So if a piece of property goes up \$10 million in value, the city wants \$7 million or \$8 million of that value increase as a contribution; that is becoming the norm.

The Scrivener: So a developer isn't going to reap such huge profits.

Michael: That's right. Developers have to be absolutely certain they are going to make money on the homes because they won't be making money on what we call "the land lift" or the value of the re-zoned land the way they used to.

Now the problem of course is that land doesn't always go up.

The Scrivener: I note that these days you are writing for the Vancouver Courier.

Michael: Yes. This week I am criticizing a development being proposed next to a hospice on Granville Street. I am not opposed to higher-density housing on Granville Street as I have built higher density developments on Oak Street and West 41st, but I am opposed to that particular development next to the hospice. There are so many other locations where it could be built.

The Scrivener: The construction would be so disruptive to the residents.

Michael: Yes. It's very helpful when you can see all the different points of view.

The last two projects with which I have been involved have also been somewhat controversial. They both involved retention of heritage buildings and new infill housing. We took the cover shot at one today; I have another one under construction in West Vancouver that is scheduled to be finished in August, which means it will hopefully be finished in September. Both may be a bit too innovative for the market.

The Scrivener: How are they innovative?

Michael: Both projects involve the conservation of a heritage house with an additional suite below plus two infill units, all in one large lot, and sold as a small strata development.

The Scrivener: Lack of good judgment and lack of experience in running a strata council can have a huge effect on life in a strata.

Michael: Yes, I have developed a number of stratas. The Bayshore development was strata; Vancouver's former mayor Art Phillips and his wife Carole Taylor lived there. Art was President of the strata; you can imagine how well it was run... much better than people could run their own households.

Hollyburn Mews is a project I undertook in West Van a few years ago. It comprises nine homes in a self-managed strata. A company assists with all the bookkeeping and the residents get along famously; they love living there.

Over the years I have been very interested in building homes like this for people ready to rightsize or downsize... but not downgrade.

The Scrivener: Mercedes-Benz finally brought in the "E" series, with the amenities of the "S Class." Smaller but not lacking in amenities.

Michael: That's an excellent example of the concept.

Smaller, but with all the features of a larger home. I was amazed when I worked on the Bayshore community. I was always interested in energy efficiency. At the Bayshore, we included sophisticated heat pumps in every unit; it was one of the first developments in Vancouver with air conditioning.

I thought if you live on Georgia Street, you might want air conditioning if only to block out the noise of the traffic.

As it turned out, the residents needed it for the sun. The development next to us had electric baseboard heating.

The Scrivener: That is a very expensive way to heat.

Michael: Over the years, I have undertaken a number of developments, generally for people downsizing.

In part that goes back to my days at CMHC when we built a lot of seniors' housing through nonprofit organizations... it was the only housing being designed with lever door handles, wider doorways, and accommodation for a live-in caretaker.

I remember talking to developers, including Michael Audain of Polygon, to say there's a major opportunity out there to build market condominiums and rentals for seniors because nobody was doing it. Polygon was one of the first.

The Scrivener: What about now?

Michael: Now we have not only seniors' condominiums but many new hybrid forms of seniors housing including assisted living, congregate housing, and other developments that allow seniors to age in place.

The Scrivener: Your career experiences have built on each other.

Michael: They have and they have kept me interested. When I was working at SFU, I used to pick up student hitchhikers at the bottom of the mountain. That was how I gathered my intelligence for the project. One group of students said,

"We think what you're doing is terrible. You're just building condos for the rich. People like us will never be able to live there."

While we were not building any student housing, we were building housing that could be used by students. I asked where they lived.

"We live in a basement suite at the bottom of Burnaby Mountain."

I said, "Well we can't build basement suites, we don't have any houses in the community; they're all townhouses and apartments."

That evening I was thinking... why couldn't we have the equivalent of a basement suite in an apartment? In other words, design a three-bedroom apartment so you can rent out the third bedroom and get an income, a mortgage helper... while also creating rental opportunities?

To accomplish that, all we needed was another door from the bedroom to the corridor and a small kitchenette.

The Scrivener: And a washroom.

Michael: The bedroom was probably going to have a washroom anyway, because most master bedrooms in apartments are now ensuite.

I went to the City of Burnaby to seek approval for those "lock-off suites," not dissimilar to what you see in Whistler and other resort communities.

The planner at the City of Burnaby was open-minded. He asked, "How small are they going to be?" I said, "Let's work it out together."

We determined that 260 square feet would give just enough room for a bed, a desk, a little eating area, kitchenette, and bathroom. The planner agreed we would change the SFU zoning to allow up to 50 per cent of the homes near the university to have those lock-off suites. Mortgage helpers in the sky!

Another idea was some below-market faculty and staff housing, especially for those coming from cities like St. Louis where a professor might sell his house for \$250,000 and not be able to afford to buy in Vancouver.

Since SFU was leasing the land, I suggested we reduce the price of the land for staff and faculty housing. We also decided to leave out more expensive features like granite counter-tops to bring the price down. We were able to reduce the price 20 to 25 per cent.

But we didn't want the people who bought them to get a windfall when they sold so we wrote into the lease agreement that when they sold the home, they had to sell it for 25 per cent below the then-market value.

We partnered with Vancity Enterprises. The development was called Verdant and provided ownership and rental units that the University owned.

Given Vancity's values, they wanted the development to be a model of sustainable development incorporating geothermal energy and so on.

But I said we're trying to bring down the price of housing. Those features could add \$15,000 to the price of each unit. Vancity responded that those energy features would save money over the long term.

I therefore proposed to Vancity that we would not increase the price of the units. Instead, we agreed on a loan that could be secured by a second mortgage to pay for the special environmental features. Using the energy cost-savings, the strata would pay off that loan through its monthly fees. To the best of my knowledge, it's still working.

The Scrivener: That was very clever!

Michael: Again, it's being willing to take some chances and do things differently. I get a lot of enjoyment out of that.

In another project, we wanted to build some rental housing right at the beginning. We also wanted to have some stores in place when the first residents moved in, especially a small general store. I showed the plans to my Board.

One of my Board members worried that people might not be able to afford to rent the one-bedroom units.

I came up with a solution based on an experience when I first moved to Ottawa. I shared an apartment with a

law student. He slept in the bedroom and I slept in the livingroom. The reason I could sleep in the livingroom was because it had a door.

In virtually every one-bedroom apartment being built in Vancouver today, the livingroom and kitchen are all one big space. But as soon as you add a door to the livingroom, a person can go from the bedroom to the bathroom or kitchen without disturbing the person in the livingroom.

Again, it was a simple little thing... a case of bringing life experiences to situations to come up with a creative solution.

The Scrivener: Through a combination of practicality and courtesy, you produced privacy; you made it work physically.

Michael: The only issue was who got the balcony. I said whoever gets the balcony can pay \$10 a month more; we designed it so the balcony was off the livingroom.

I love trying different ideas. Some people say I think differently than many other people. It is partially because of my training as an architect and because my father introduced me to Edward de Bono when I was young.

The Scrivener: I attended one of his presentations.

Michael: Sadly most people have never heard of Edward de Bono. I was in New York last week at a housing symposium. On the second day, we undertook a review of different ideas—such as modular housing and co-living—and applied de Bono's *Six Thinking Hats*.

De Bono says you shouldn't just put on your thinking cap. You should

wear many hats. For example, when wearing a yellow hat—yellow is sunny and positive, say all the things that are good about the idea. Then put on your black hat and think about all the things that are wrong with it. And so on with the other hats.

I get so much for my whole life from Edward de Bono.

We've talked about modular housing for the homeless on vacant land . . . flexible housing. Another idea that interests me is sharing. Most people don't want to share but at Narod, we built a "co-mingling" development. The idea was to design a two-bedroom apartment for two unrelated people or perhaps a brother and sister or a parent and child where each could have his or her own separate ensuite bedroom and a shared living area.

The Scrivener: That's so simple!

Michael: Now people ask me about the next big ideas. At the New York symposium last week, one of the most fascinating presentations was on co-living. We often talk about cohousing in Vancouver; generally speaking, cohousing is thought of as a hybrid between a condominium and cooperative where people have their own apartment, but with a higher level of services and amenity spaces.

The Scrivener: We ran an article about that concept in the magazine last year. Cohousing on Vancouver Island in the Summer 2018 issue.

Michael: The seniors' project in Sooke is a wonderful project. But in New York, co-living is not that. It is what I experienced in Pestalozzi College in 1972 when I joined CMHC where

you have a furnished room and share bathrooms and the living area. A lot of people say there's nothing new about that. It's what we did when we were young, sharing a house with others.

In America, companies such as ollie.com and common.com are converting older buildings or developing new buildings offering this type of accommodation. One new project in California has 800 units. Someone said it is like supportive housing for well-to-do millennials. The reason people like it is there is a social environment and you're free. You can move in and out very easily. Co-living is an idea that I definitely think will come. It is all over the United States' major cities and is starting in Toronto.

The Scrivener: Do you purchase the room?

Michael: No, you rent it. Some developers are starting co-living projects for people with families with children. They call it KIN. Another idea I heard at the symposium is converting an apartment into a co-living arrangement.

The Scrivener: Please tell us about that.

Michael: You use "pressure walls" . . . similar to the partitions often used in an office building. You can literally put in a pressure wall to divide a bedroom into two bedrooms or a livingroom into two or three spaces.

How do you meet all the codes? In New York, they have a regulation that says every bedroom must have access to natural light and every person has to have a minimum of 80 square feet.

continued on page 41

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Strata Property Act Plans - Dimensioning Errors

By Peter Goodier, BCLS, Assistant Manager Practise Advisory Department, Association of BC Land Surveyors

In recognition of the continual increase of strata property tenure in British Columbia, the Practice Advisory Department (PAD) has shifted its focus to review more Strata Property Act plans than in previous years. We expect a total of over 50 strata plans to be reviewed in 2019. The Practice Advisory Department has encountered numerous critical strata plan errors, in greater proportion to other plan types reviewed.

Dimensioning errors are by far the most common strata plan error encountered by the Department.

Fortunately these types of errors are completely avoidable with a thorough, quality-assurance routine.

Although land surveyors carry out routine checking procedures on strata plan dimensions, these checks are not always completely effective.

This article discusses best practice recommendations for checking dimensions on strata plans. If every land surveyor follows the following best practice recommendations, then dimensioning errors in strata plans will become a thing of the past.

Corrections to registered strata plans can be onerous and time consuming - especially if owner consent is required. In the long run a rigorous and complete plan-checking regime will save time and stress for all parties involved.

Best Practice Recommendation 1: Ensure that every closed polygon on a strata plan is subject to a check on dimensions.

This means that the following figures will be subject to an independent and rigorous closure routine:

Strata lots- Every dimension on every strata lot must be confirmed. In addition, the area shown on the final plan will be confirmed by an independent process (a discussion on what this entails follows later in this article)

Building foundation diagrams (see Figure 1) - The PAD occasionally comes across foundation diagrams which mis-close. As with all closed figures, it is important to complete

a check on dimension on building foundation diagrams.

Figure 1: A plan representation of a building foundation which does not close mathematically when the assumption is made that the walls are at right angles. The surveyor did not complete a closure check for this diagram.

It is not uncommon for building foundations to not be square. This would have become apparent had the figure been checked for mathematical closure.

In instances where the building is not square, the best practice is to add bearings (or angles) to the diagram to allow for an acceptable mathematical closure.

Areas of limited common property (e.g. decks, patios, yard areas - see Figure 2)

Figure 2: An area of limited common property (yard) is designated for Strata Lot 33. The area is partially described by an arc but the arc parameters are not provided.

FIGURE 1

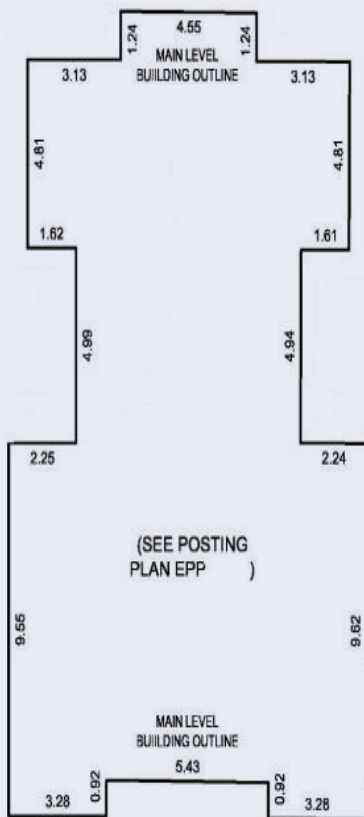


FIGURE 2

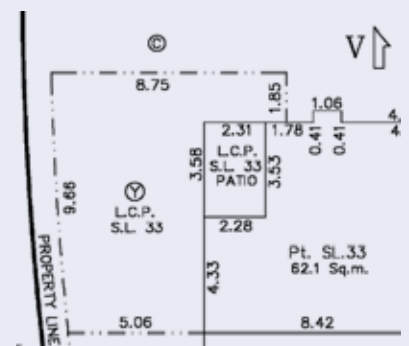


FIGURE 3



In addition, there is no dimension which relates the most easterly extent of the LCP area to the strata lot.

Had a check on dimensions been conducted, these plan shortcomings would have been captured prior to plan registration. Each LCP polygon must be independently checked and the plan must contain sufficient information to tie the LCP area to the strata lots. If arcs are used they must include radial bearings and radius information.

The courts have confirmed the primacy of plan dimensions for determining extent of LCP (see *Owners of Strata Plan NW2212 (Re)*, 2010 BCSC 519). It follows that LCP figures must be checked as carefully as Strata Lot figures.

As with any plan submitted to the Land Title Office, the dimensions relating to the parent parcel and ties to monumentation and geodetic control monuments (the features shown on sheet 1 of a strata plan) must be checked.

These checks should include a check on hanging lines. A “hanging line” is

a line which is dimensioned but does not form part of a closed figure. One option for checking hanging lines is illustrated in Figure 3. Here, inverses are calculated in the CAD file and transferred to a copy of the final plan. These inverses can then be used for input into a closure routine to check the integrity of the plan dimensions (the “closing dimensions” for the hanging line in red will not be shown on the face of the registered plan).

Figure 3: Closing dimensions (in red) are calculated in the CAD file and are manually transcribed onto a paper print (or .pdf) of the final plan. Next, the checking routine is performed on the marked-up plan. In this way, the dimensions on hanging lines are confirmed.

Best Practice Recommendation 2: The checks for dimensioning errors should be completed using a copy of the final plan.

The ‘final plan’ for checking purposes can be a .pdf or a paper copy of the plan. In practice, this will involve

working from the final plan and recalculating all the closed figures to ensure a mathematical closure for dimensions and areas.

Some CAD routines allow for closures to be checked by the user selecting lines or dimensions in the CAD environment. The CAD software will then create a closure report which the surveyor may use to confirm dimensions. The Department encourages members to use caution when using these types of routines as this method may not necessarily test the information shown on the face of the final plan. The Department has encountered several instances where surveyors have conducted checks in this manner and have unfortunately filed a plan with errors into the registry (see Figure 4).

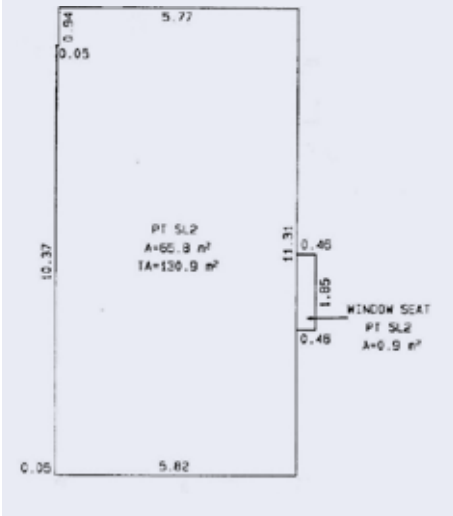
When a dimension or area is confirmed, it should be highlighted on the paper or .pdf copy of the final plan to help track that all information is checked.

Conducting checks using a final copy of the plan requires that the surveyor actively engages with the plan. A by-product of this type of plan engagement is that other plan errors will present themselves to the plan checker and can be fixed prior to plan submission.

Figure 4: The window seat (Part Strata Lot 2) is not connected by dimensions to rest of the strata lot.

The surveyor had completed a check on dimensions by using a lot closure utility in CAD (the lines/dimensions were selected, and a closure report was created). However, this method of performing checks on dimensioning may not capture this type of dimensioning omission.

FIGURE 4



It is not uncommon for the PAD to come across similar errors of omission for areas of limited common property (e.g. deck or patio areas) which are not “connected” to the strata lot. As

a reminder, Survey and Plan Rule 7-4(2)(b) requires that “The horizontal extent of limited common property must be fully dimensioned in relation to strata lot boundaries”.

By working from a copy of the final plan and using the plan dimensions to recreate each separate part of the SL or LCP, these types of omissions will be captured.

Best Practice Recommendation 3: If last minute changes are made to the plan after the plan checks are complete, then the Department recommends re-checking the entire plan for dimensioning errors.

Except for the simplest of last-minute changes, it is the best practice again to conduct a complete check on plan dimensions following a plan change.

This recommendation may seem onerous especially for large strata plans. However, it can often be difficult to anticipate the complete effect of a last-minute change and the re-checking of the entire plan is the only method which will ensure that the plan is free from dimensioning errors.

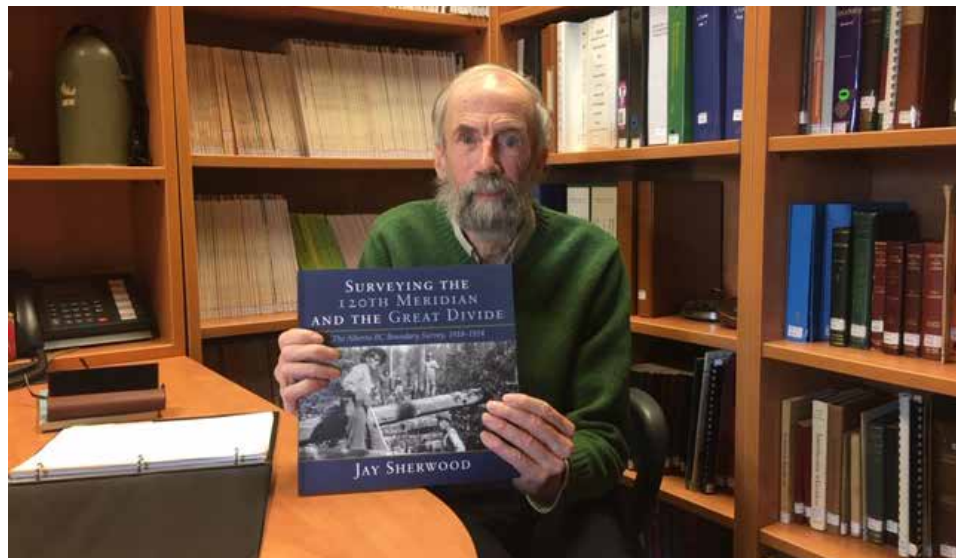
Conclusion

The Practice Advisory Department is confident that if these recommendations are followed for every strata plan the instances of strata-related dimensioning errors would be considerably reduced. Achieving this would eliminate the need for time-consuming plan corrections and would help to ensure that plan users have access to high quality strata plans.❖

Jay Sherwood Wins Prestigious Award

By Robert Allen, BCLS (Life Member), CLS (Retired)

Jay Sherwood’s book “Ootsa Lake Odyssey” won the 2018 Jeanne Clarke Memorial local history award. (See the April 2017 issue of The Link for a review of this book.) Jay started his career in surveying before becoming a teacher-librarian and he is the author of nine BC History books, including the four-book series on Frank Swannell and the two-book series on the surveying of the British Columbia/Alberta border. Two of Jay’s books have been BC Book Prize finalists and three have received British Columbia Historical Federation awards. Jay’s latest book is the second one on the surveying of the



British Columbia/Alberta border and I plan to do a book review on it soon. Jay is retired from his teaching job but is working nearly full time writing. He lives in Burnaby and is currently working on writing the history of Bill Chapman’s Land Surveying firm in West Vancouver. Its official start was in

1906 but its roots can be traced back much further than that.

Congratulations Jay and thank you for all you have done to promote land surveying in British Columbia. More information about Jay and his books can be found at: <http://caitlin-press.com/our-authors/sherwood-jay/> ❖



Left to Right: George Fenning, Dave Liddle, George Robertson and Dave Dyck.

OIP Group Luncheon

By W.M. Griffith, BCLS(Ret) CLS(Ret)

The OIP Group held their fall luncheon at Ricky's All Day Grill in Surrey on Monday, September 9, 2019. We had the smallest gathering in some time with 13 surveyors in attendance and two guests. Those land surveyors present were Keith Errington, Alan Olsen, Chris James, Dave Dyck, Dave Liddle, George Fenning, John Henderson, John Nash, Martin Schulze, Henry Aldridge, Ron Scobbie, George Robertson and Wayne Griffith. Our two guests were Cynthia Aldridge-Marsden and her mother Alice Aldridge.

Neil Bennett, Bill Chapman, Tom Tryon, Dai Yates, Dick Mak, Brian Brown, Robert Allen and Rick Clendenning all had other or last minute commitments and were unable to attend the luncheon. This was the first time there was no response from Ralph Turner but I am sure we will see these gentlemen at the next luncheon in January.

Wayne opened the luncheon by welcoming our guests and then followed with the announcements. Mike Thomson sent his regards to the group from the city of Wuhan, China.

Mike was attending the Men's World Basketball Championship and he is looking forward to seeing everyone at the next luncheon.

With no other business on the agenda we got down to some serious table talk and it was soon time to make our way home. Our next luncheon will tentatively be at Ricky's All Day Grill on January 6, 2020.

If you would like to attend a luncheon or get on the Group email please contact Wayne Griffith at wmgriffith@shaw.ca. ❖

Renaissance Man



Left to right: Keith Errington, Alan Olsen, Ron Scobbie and Martin Schulze.



Left to Right: Chris James and John Nash



Left to right: Alice Aldridge, Henry Aldridge and John Henderson

Here's another idea. I have been interested in the concept of home-sharing, where two seniors might live together or a senior invites a young student to move in. It got me thinking. On the street where I live, there are 37 houses and I would guess 75 empty bedrooms. None of us is probably willing to make our bedrooms available, partially because we don't have to. But elsewhere in the city are people with empty bedrooms who, if they could find the right tenant, would rent out a bedroom for \$800 a month.

In New York I came across Nesterly.io, a program that connects people from different generations to share.

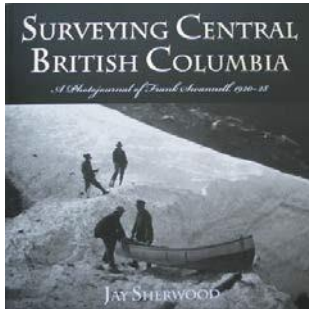
There was a program on CBC's *The National* that presented a care facility in America where they had four empty rooms and invited some music students from the nearby university to move in. They gave them free accommodation. In return, the students played music in the evenings and on weekends. It makes perfectly good sense to do this kind of thing.

You just have to think differently! Hopefully this interview will inspire others to come up with new ideas to create more affordable and sustainable housing. ❖

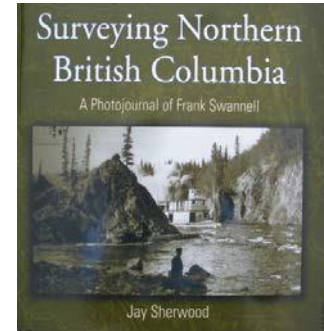
FINANCIAL CONTRIBUTIONS TO THE BC LAND SURVEYORS FOUNDATION

The two primary objectives of the BC Land Surveyors Foundation are to create and maintain a library that houses historical and current reference material related to the surveying industry in British Columbia and financially assist students who wish to pursue careers in surveying by providing scholarships and bursaries.

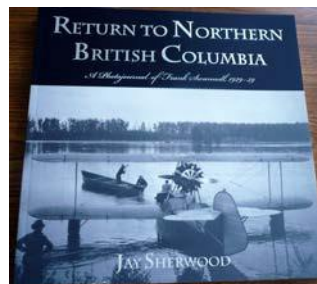
The Foundation has a number of books for sale - consider purchasing them for members of your staff, local schools, or libraries. They will make a wonderful gift and at the same time, your contributions will help support the Foundation. The following books are available from the ABCLS office:



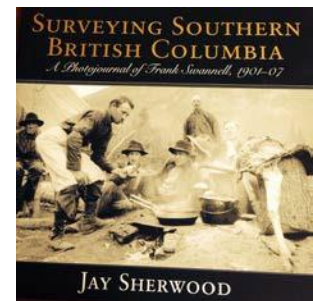
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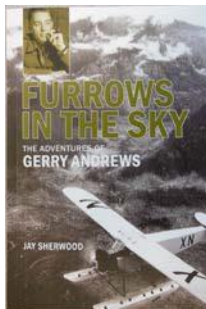
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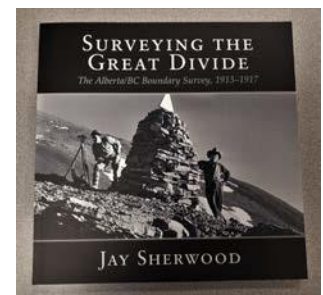


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Additional information on these books can be found on the ABCLS website: [About the BCLS Foundation/Buyer's Guide](#)

The BCLS Foundation Trustees would like to invite all land surveyors to help support these worthy causes through financial contributions. If you are interested and willing to donate, you may contribute by cheque or credit card. You might also like to consider leaving a **Legacy Donation** through your will to contribute to existing scholarships - or to establish a new scholarship in your name. You can do this by stating in your will that the bequest should be made to: *The BC Land Surveyors Foundation, Suite 301-2400 Bevan Avenue, Sidney, BC V8L 1W1*. Donations by credit card can be given by calling our Association office: 250-655-7222. All cheques should be made payable to the BC Land Surveyors Foundation and mailed to the Association office. Please provide your name(s) and email address so a receipt can be forwarded to you.

Our thanks to you for helping to ensure the future of the land surveying profession.



The remains of the flume along the Deadman Valley Road.

Water Flumes Across Southern British Columbia

Article and photographs by Robert Allen, BCLS (Life Member), CLS (Retired)

Orchard Irrigation Flume

In September 1985 while driving west from Kamloops towards Cache Creek with my father and one of my uncles, we drove past Walhachin (pronounced Wall'-a-sheen) and my uncle pointed out the remains of the flume on the hillside above the Trans-Canada Highway. I had probably noticed it before but didn't really pay any attention to it. My uncle pointed out that water had been brought down the Deadman Valley and eventually crossing the Thompson River to provide irrigation

to the orchard area of Walhachin. A number of gentleman English farmers arrived in the early 20th Century with the promises of wonderful soil where apples would grow by the bushel full. Well, their dream didn't turn out as they had hoped and when the First World War broke out, most of them left to serve their home country and most never returned. The story of Walhachin is an interesting one but not the subject of this article but if you are interested in reading more about Walhachin, I would suggest reading the book, Walhachin, Birth of a Legend. That was the first flume that I

had probably paid any attention to and I have been back to visit numerous parts of it ever since.

Log Flume

I read about another flume north east of Johnson Lake and west of Adams Lake and on one of my hunting trips in the area, I had to go to look for it. It was located at N 51o 11.297' / W 119 o 42.657'. Wet snow had fallen the night before and it was dripping off the trees and I got soaking wet while basically stumbling through the swampy ground and bush following my GPS to ground



Part of the remains of the old flume.



More of the structural remains.

zero. One write-up I read on the internet about the flume said:

“In 1918, the Brennan Creek Log Flume was built by the Adams River Lumber Company to transport logs from the high plateau country to

Adams Lake. At its peak, over 18,000 logs were on the skid-way at any given time. The flume was approximately six miles long! Remains of this flume can still be seen by a heritage hiking trail located at Brennan Creek.”

I find it hard to believe that there is truth to that number of logs in the flume at any given time. Chain saws had not been invented at that time and so all the trees would have to be felled, trimmed and bucked by hand and then dragged to the flume by horse or oxen. That would require a tremendous number of animals and even more men! While I don't have any proof that the statement is an exaggeration and even though it has been repeated a number of times on various web pages, I wouldn't want any reader to think it was the truth so please use that quote at your own risk. It was a very wet and soggy day and the area where the flume started was all grown over and it was hard to get a good photo – I was wet, my camera was wet and I wasn't looking forward to the trek back out to the truck. It was described as a short walk along a trail but it was about 800 metres each way and I didn't find any trail.



The remains of a flume near the Sidewinder Trail.

Ranching Irrigation Flume

In my travels, I have also seen a number of flumes that have been used for irrigation for watering hay fields. With modern sprinkling systems a lot of these flumes are no longer used. Most of the small lakes in the interior had dams built on them many years ago to store water for use in the summer, some of that water flowed down to the ranches and farms through creeks and some went through flumes such as the one into Walhachin. Also through the one shown below which is near the intersection of the Campbell Range Road and the Robbins Range Road east of Kamloops. It can be found at 50o 34.546' / 120 o 00.614'.

As I started researching these irrigation flumes, and especially the one into Walhachin, various land surveyors' names were mentioned. The flumes had to be constructed such that the water flowed slightly downhill and

Shake Bolt Flume

In 1906 a land clearing fire on the east side of Roberts Creek on the Sunshine Coast got away from those tending it and it burned a good portion of the lower part of Mount Elphinstone. There were many, many western red cedar trees that were killed by the fire but not fully burned and they soon became valuable for shakes to be used on roofs of houses. Various entrepreneurs built flumes on the slopes of Mount Elphinstone for carrying shake bolts down to the ocean and there is still some evidence of the old flumes in different areas. One of the creeks in the Roberts Creek area still bears the name Flume Creek!



More remains of a flume near the Sidewinder Trail.

Water Flumes Across Southern British Columbia



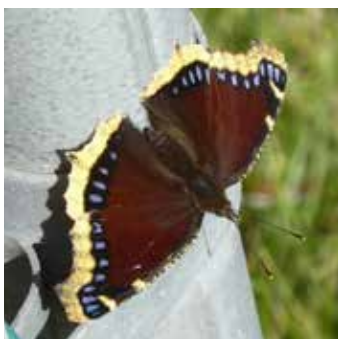
A long-abandoned flume on the west side of the Campbell Range Road. Water flowed down the flume towards the road from a small lake about 800 metres to the west.

not too fast so as to prevent erosion in the open ditch portions. Who would be better to determine the location and grades but a British Columbia land surveyor? Harold Reginald (Reg) Monroe Christie, BCLS #43, from Ashcroft, was one of those land surveyors who worked extensively on that project. Christie was not the only land surveyor who grew up in Ashcroft; in fact there were five of them but they will have to wait for another time.

For more information on flumes and irrigation, read the book *Water from the Hills – The Story of Irrigation in the Vernon District*. I did a book review for that book and it is in the December 2017 issue of *The Link*. ❖



A continuation of the same long-abandoned flume but on the east side of the Campbell Range Road. The water went through a culvert under the road.



Top Row: Left to Right:
 Eight-spotted Skimmer
 Blue Dasher Dragonfly
 Western Pondhawk Dragonfly
 Middle Row: Left to Right:
 Pine White near Sechelt
 California Tortoise Shell near
 Leavenworth, WA.
 Western White Admiral at the
 Whitehorse Airport
 Bottom Row: Left to Right:
 Mourning Cloak in Logan Lake
 Julia Orange Tip near Logan Lake
 Mourning Cloak in Sechelt

Another New Hobby

By Robert Allen, BCLS (Life Member), CLS (Retired)

This past spring and summer I took up another hobby, as if I don't have enough already. I had a few butterfly photos that I showed to a friend and he suggested I put them on a site called *iNaturalist.org*

From butterflies I then branched out to dragonflies, damselflies, birds and animals. I posted them to my own site on *iNaturalist.org*. Trying to get these 'things' to sit still can be a challenge and some I had to use the burst feature on my camera and take a dozen or so photos and then choose the best

one or two. Some of my photos are shown below but there are many more on: <https://www.inaturalist.org/observations/sir-vayor>

My camera is a Panasonic Lumix DMC-ZS50. I bought it in February 2018 and so far I have taken nearly 7,000 photos with it – again a lot of them were on burst mode so most of them have been deleted. The camera has numerous settings to allow all sorts of different modes for different types of photos and best of all, it easily fits in my pocket.

The mourning cloak butterflies have different coloured wingtips. I don't know if this is due to the different times of the year I took the photos or whether it's because one is from southern British Columbia and the other is from the British Columbia interior.

As I was watching the eight-spotted skimmer it flew off the small twig and came quite close to me and caught a mosquito, went back to its roost and made a quick meal of it. Better for the mosquito to have been eaten than it to 'eat' me. ❖

2019 BCIT Awards Ceremony

Wednesday, November 22, 2019

Award Name	Recipient
The BC Land Surveyors Foundation, Ray Chapman Memorial Award	Christopher Vandergugten
The BC Land Surveyors Vancouver Island Group and Association of BC Land Surveyors Awards	Chadrick Ly
The BC Land Surveyors, G.M. Thomson Citizenship Award	David Meier
The BC Land Surveyors Foundation, Gerry Andrews Memorial Award	Thomas Willner
The BC Land Surveyors Foundation, W.N. Papove Sr. Memorial Award	Eric d'Entremont
The BC Land Surveyors Vancouver Island Group and Association of BC Land Surveyors Awards	Trent Timmons
The BCLS Foundation Kenneth K. Wong Memorial Land Surveying Scholarship	Brayden Shkwarok



Brayden Shkwarok & Steven Wong



Survey Company For Sale

Cornerstone Surveys is a well-established sole proprietorship practice in Fredericton, New Brunswick. The surveyor would like to smoothly transition the company to a new owner so that existing clients continue to be well-served.

Potential candidates must already hold a license with a provincial association or as a CLS to qualify for the Labour Mobility program in New Brunswick.

This is a particularly good time to enter the Fredericton market, as it is currently under-served due to the recent retirements of several surveyors.

George McKessock, NBLS
(506) 442-1204
George@CornerstoneSurveys.ca

2019 BCLS Golf Tournament

By Marissa Moore, BCLS

The 6th Annual BCLS Golf Tournament was a huge success this year! The tournament was held on September 20th at Talking Rock Resort and Quaaout Lodge in Chase. The event is growing in popularity with 67 golfers and 80 people who attended the prize ceremony and banquet.

The winning team included Marissa and Peter Moore, Mathew Jaccard and Ben Pregent who claimed the winning plaque and first choice of the prize table, which was worth over \$3500. The prize table included golf gear, wine, electronics and swag from various sponsors. This would not have been possible without the impressive turn-out and help from our notable sponsors:

Silver Sponsors: Vector Geomatics and McElhanney

Bronze Sponsors: Robertson Mfg., Harrington Industries Ltd., Spatial Technologies and Bennett Land Surveying

Hole Sponsors: Uavation Aerial Imagery, Brandt Tractor and Spatial Technologies

KP's/Long Drives: CanCADD, Brandt Tractor, Koehler Land Surveying Inc, Hango Land Surveying, BCIT, Spatial Technologies and Robertson Mfg.

Donations:

- Honest Camper – 2-night van rental with unlimited km's
- McElvaney Riley
- Doug and Sharron Dodge
- The Land Title and Survey Authority
- The Lower Mainland Regional Group.

To raise additional funds, we had an auction for dinner, 50/50 draw, tickets for a wine box and auctioned a prize from Honest Camper. After invoices were paid, the total amount raised for the *BCLS Foundation* was **\$9,443.18**. This brings the total charitable funds raised to over \$31,000 since starting the tournament in 2014!

I couldn't be more pleased with the results and I would like to personally thank those members who continue to promote the event and help during the prize ceremony. Names that come to mind are Peter Moore, Minda Riley, Rob MacDonald, Joe Johnson and Bobbi Johnson, along with those who have continued to participate year after year.

The 2020 tournament will be held on September 18th at Big Horn Golf Club in Kamloops. Save the date so you don't miss out on this FUN event! ❖



The photo from left to right is: Peter Moore, Marissa Moore, Mathew Jaccard and Ben Pregent.



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