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For additional information or submissions, please contact the Association office:

301-2400 Bevan Ave
Sidney, BC V8L 1W1
Phone: (250) 655-7222
Fax: (250) 655-7223
Email: lwatson@abcls.ca

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ASSOCIATION OF BRITISH COLUMBIA
LAND SURVEYORS
301-2400 BEVAN AVENUE,
SIDNEY, BC V8L 1W1
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Editor
Kelly Stofer
kstofer@abcls.ca

Advertising
Lucy Watson
lwatson@abcls.ca

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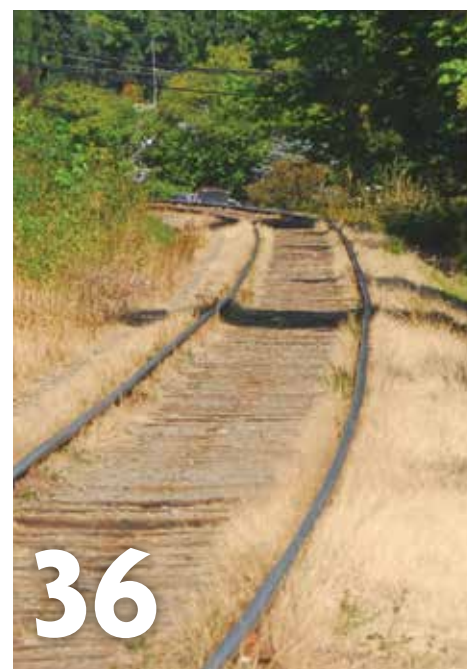
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Mission

The Association of British Columbia Land Surveyors protects the public interest and the integrity of the survey systems in British Columbia by regulating and governing the practice of land surveying in the province.

Vision

The Association of British Columbia Land Surveyors will fulfill its public trust as a progressive, accountable profession.

Values

We believe in:

- the importance of ensuring the quality of the survey structure and standards
- the ideals of being impartial and transparent
- upholding the professional competency of our members
- acting ethically and with integrity
- our reputation, history, legacy, and traditions

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Message from the President and Chief Executive Officer of the Land Title and Survey Authority of BC

By Al-Karim Kara

I am honoured and humbled to take on the responsibility as President and Chief Executive Officer at the Land Title and Survey Authority of British Columbia (LTSA). Although the position is new for me, I have been with the LTSA since 2009 in the capacity of Vice President of Business Innovation and Chief Information Officer.

From the time I joined the organization, I have had the benefit and pleasure of working with a group of very dedicated individuals, and I have learned so much from everyone I've worked with – colleagues, stakeholders, partners and customers. My introduction to the world of surveying was when I first started at LTSA and met then Surveyor General Mike Thomson who provided tremendous insight and patience as I learned the business. I continue to appreciate the strong support and guidance we receive from the current Surveyor General, Cristin Schlossberger, and the dedicated team around her.

Over the past decade, LTSA has made many strides to become a global leader in land title and survey systems. We have made it possible to process a registration in four days time, 95% of application submissions are now conducted digitally, and LTSA has re-invested over \$80M to ensure British Columbians continue to benefit from this world-leading system that we have built together.

The path forward for LTSA remains clear and consistent: we will continue with the direction set in our strategy, working to improve trust and transparency while reducing risk and streamlining processes. We are focused on improving and strengthening our core service while also preparing for the future; anticipating evolutions in our business and developing new capabilities to ensure our industry remains progressive and relevant. We are committed to serving in the public interest, delivering land-related solutions that make positive contributions to our province's social and economic well-being. While we have much to accomplish, LTSA's achievements from the past decade provide a solid foundation for the work that is ahead of us.

With the ongoing input of land surveyors, the Survey Plan Services Modernization project is getting underway and will offer online services for survey plans to align with LTSA's Web Filing capabilities, including transitioning remaining PDFs to Web Filing forms. An end-to-end workflow for land surveyors and a survey plan

“

The path forward for LTSA remains clear and consistent: we will continue with the direction set in our strategy, working to improve trust and transparency while reducing risk and streamlining processes.

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repository in myLTSA will help streamline submissions for survey plans and dataset submissions.

We are also continuing to invest in ParcelMap BC as an accurate and comprehensive resource for land surveyors, local governments, utilities and other organizations who rely on cadastral data. The current volume of survey plan datasets being submitted by land surveyors is among the highest on record and the ParcelMap BC operations team is hard at work ensuring timely updates to the ParcelMap BC fabric, as we know our customers rely on access to current information. We're continuing to work on new enhancements to the parcel fabric, such as a project to add titled road parcels, and we're evaluating future projects to bring continued improvements to ParcelMap BC customers. To date, over 75 organizations across BC have adopted ParcelMap BC as their spatial representation and we have developed a comprehensive collection of adoption resources to help organizations transition to ParcelMap BC.

Our collective ability to develop new ways of working has enabled land surveyors and LTSA to make strides to modernize our land survey systems. During the past few months in particular, I have been struck by our industry's resilience and adaptability during periods of rapid change. I recognize that our ability to adapt is not the result of a single action but from a sustained, ongoing commitment to continual improvement, and I am gratified to work amongst such dedicated and committed professionals as land surveyors who take this commitment to heart.

At LTSA, we appreciate the leading work that you do to keep our land title and survey systems operating efficiently and smoothly, and we will work to deliver new products, capabilities and policies to help you succeed. We will also continue to strengthen our core systems to ensure we remain leaders in the industry for many years to come. ❖

“Our collective ability to develop new ways of working has enabled land surveyors and LTSA to make strides to modernize our land survey systems.”



Letter to the Editor of the Link

RE: Coordinate Cadaastre

In a recent email update to members, the ABCLS included a position paper on a Coordinate Cadaastre for British Columbia. I agree whole-heartedly with the Association's position as stated.

People need certainty when it involves the extent of their land holdings. They need to be able to see, feel and trust that extent on the ground. And more importantly, they need to know the position on the ground is gospel.

Fact is, a survey monument placed at each end of a boundary line, tells all.

Rick Hargraves
BCLS Life Member ❖



Re-connecting ...

By Dave Rutherford, BCLS
President

A virtual hangover. Is there such a thing? Perhaps a new term to add to our COVID-19 lexicon? After two days of CPD, a Board meeting and an AGM, I'm sure there were more than a few people who were feeling the same on the Saturday-morning-after.

However, before I get into that, a few notes of thanks and recognition:

- Congrats to all who contributed to such a successful CPD program and AGM and the many folks who worked long hours to bring us this incredible program.
- Thanks to Shauna Goertzen for serving as our President over the past year, Chris Cryderman who ends his term as Past President, and to Board Members Mark Mason and Dan Machon for their time and commitment over the past two years.
- Congratulations to Marissa Moore and Aaron Shufletoski for their election to the Board, to Emily Freeman for her appointment under section 6 of the Land Surveyors Act, and to all of our award winners and new life members.
- A very special thanks to Mark Dailey and Zuzana Fulkova for letting their names stand on this year's ballot. As many know, it takes a lot of consideration to

make that first step towards such an incredible experience. Well done to you three, we look forward to seeing you on the ballot next year!

Back to the virtual hangover. I tried tomato juice, spicy tomato juice, soy tomato juice, and gluten free tomato juice all to no avail. I recently read that the use of communication platforms such as Zoom, Microsoft Teams, FaceTime, WhatsApp and Cisco have risen astronomically over the past year and, as we now know, have added an entire new dimension of communicating with one and other. We discovered that if we still wanted to carry on our day-to-day business, what else could we do? Not much, it turns out. We have had to rapidly develop skills and knowledge to create a new normalcy in both our professional and personal lives; almost at a survivalist level. What do we do next?

Our world has changed and, as I pen this, it's changing again. We are inching back towards some semblance of normalcy, but this too has yet to be defined and managed. Who will define "normalcy"? Our Provincial Health Officer, Dr. Bonnie Henry, will set out guidelines for sure, but the rest of this re-definition will be left up to us. One thing is for sure, we are all going to have to continue to learn how to re-connect.

We've been behind a face mask for so long now, this will be a tough one to re-think. On one hand, it is so difficult to hear people speak when they are wearing one especially those who are soft spoken to begin with. We tend to focus more on the eyes of the speaker to help us understand what they are saying and how they are saying it. On the other hand, if we are the ones speaking and probably explaining some technical aspect of our work life coupled with the social distance component, a client could be assuming one thing while you are explaining something different. If there was ever a time to always use the written contract, it's now.

The ABCLS 2021-23 *Communication Plan* was discussed at our March 9, 2021 Board meeting. Linked to our Strategic Plan and through our communication activities, we will accomplish the following objectives:

1. Raise awareness of the ABCLS and land surveying as a career.
2. Explain how the ABCLS is governed and about our core regulatory functions.
3. Demonstrate that land surveying practice in British Columbia is regulated in the public interest.
4. Build trust through transparent and consistent communication.
5. Engage with stakeholders so they know who to turn to.

The Communication plan also identifies a number of stakeholder groups and the most effective way to reach these groups. Networking is a key channel with all of the groups.

In this upcoming state of normalcy, what will networking look like? You will notice I use the term "state of normalcy" as opposed to "new normal". I believe that in the process of

re-connecting we will travel through various “states of normalcy”, working towards the “new normal”. As an Association, we will have to remain flexible and adaptable as we pursue our networking opportunities during this period. We should not be afraid to step out of our comfort zones and test the waters with new approaches to re-connecting.

Our stakeholders are our partners in this re-connecting journey to the new normal. They provide the boundaries within which we carry out our responsibilities to each of them. They have expectations of us as we do of

them. It’s a broad group when you step back and take a look; the public, our members, governments, professional bodies, and academic institutions at the national, provincial or local level. It is certainly not going to be one-method-fits-all.

The ABCLS membership has always actively participated at every level, both internally on committees, working groups, the Board, regional groups, etc. and externally with our many stakeholders. Collectively we are already adapting to the changing states of normalcy, re-defining it for ourselves. Active participation will

continue to help us adapt to the various states of normalcy we will experience and that is the ace in the back pocket of our Association. What we learn as an Association we can share with others and in turn learn from them.

I’m looking forward to the implementation of our Communication Plan. We are an adaptive group, and we love challenges, problem solving and communicating. What a great time to be a land surveyor!

Now where is that chai-tea tomato juice? ❖



Message from the **Past President**

My Year as President

By Shauna Goertzen, BCLS, Past President

Spring appears to have arrived, although, at the time of writing this article, there is still snow in my backyard. I eagerly await being able to gather and catch up with friends and family outside. In some ways it has felt like a long winter even as we approach the end of the first quarter of 2021.

Since my last article, I have attended the New Brunswick and Ontario Association AGMs and participated in one Presidents’ Forum. A few Associations have begun discussing in-person AGMs for the second half of 2021.

During my first AGM as an elected Board member, I had the pleasure of ringing the bell to signify the end of a break. This prompted a few friends to send me a link to the Saturday Night Live skit of “More Cowbell”. If you are not familiar with this video clip, I encourage you to Google it. At this year’s virtual AGM, several members commented that they missed hearing the bell and hoped this is one tradition that will not be lost when we return to in-person events.

My Presidential year concluded with the completion of the virtual AGM on March 12. For several weeks prior to the AGM, I had fears of technological failures, which appeared to be unfounded. I would like to thank the membership for attending and participating in constructive debate, where we were able to hear annual reports and to deal with Bylaw and

other motions. One member said the virtual AGM “exceeded all of his expectations”. The successful event was a result of months of planning and many people’s efforts.

My year as President did not go as envisioned, but I feel privileged to have served nonetheless. In my last year on the Board I will make every effort to support Dave Rutherford and Dave Swaile in their executive roles. I am excited to have three new members at the Board table and look forward to advancing the mandate of the ABCLS. I have now assumed the role of Chair of the Nominating Committee and I hope my calls to members will be met with an enthusiastic willingness to serve.

I am optimistic that we will soon be on the other side of the pandemic and that we will be seeing each other face to face for the 117th AGM. ❖



Message from the **Chief Administrative Officer**

Standards of Good Regulation

By Kelly Stofer, BCLS
Chief Administrative Officer

As part of our goal to ensure regulatory excellence, the 2021-2023 ABCLS Strategic Plan includes a strategy to align with applicable practices under the *Professional Governance Act*.

For a high-level glimpse into what this might mean we can look at *Standards of Good Regulation*, published in February by the Office of the Superintendent of Professional Governance (OSPG). The standards are based on the experience and best practices of the Professional Standards Authority in the United Kingdom. The standards have the following purpose:

- To inform OSPG policy work: all policy is developed in alignment with the standards and so it will support good performance related to the regulatory body's statutory functions.
- To guide the work of regulatory bodies and to inform voluntary self-assessments by regulatory bodies: may assist regulatory bodies with their reporting and with decision making for continuous improvement.
- As criteria for reviews or audits of regulatory body performance by the OSPG: provides a check on how well regulatory bodies are carrying out their statutory functions to protect the public

interest, and a framework for the development of key performance indicators to measure their performance.

There are 20 standards under the following categories: Transparency and Accountability, Competence and Conduct, Education and Continuing Competence, Registration, and Complaints and Discipline. I won't describe the standards in this article – those interested in a deeper dive can find policy and direction on the OSPG's website. What I will do is offer some potential areas of focus for the ABCLS to consider in relation to the Standards of Good Regulation. They include:

Transparency and Accountability

- improve website navigation and implement continuous improvement based on feedback;
- have a policy about appropriate advocacy;
- have a policy about diversity, equity, and inclusion;
- have a documented approach to Indigenous reconciliation;
- complete an annual self-evaluation

- and transparently report on results;
- have clear policies and guidance in place regarding a member's duty to report;
- have guidance and policies in place to mitigate risks associated with the practice of the profession.

Standards of competence and conduct

- review and update the Code of Ethics;
- have a policy to initiate reviews of standards (e.g., Survey & Plan Rules) and guidance (e.g., Practice Advisories) when issues and emerging risks are brought to our attention.

Education and Continuing Competence

- adopt a scheduled process for evaluating the effectiveness of, and updating continuing professional development requirements;
- develop relationships with Indigenous knowledge keepers to guide continuing education requirements for Indigenous reconciliation;
- regularly review credentialing pathways to the profession.

Registration

- improve the public register on the website to include all categories of membership;
 - have a quality assurance mechanism to ensure accuracy of information in the register;
 - have a policy on how concerns relating to unauthorized practice are dealt with, including a process for understanding the risks of the concerns raised;
 - identify standard areas of practice for the profession and require land surveyors to declare against them.
- have a plan for reviewing decisions for consistency and fairness and regularly carry out reviews;
 - prioritize cases to protect the public interest;
 - conduct experience surveys on a regular basis to assess the experience of the parties (complainant, land surveyor, etc.).

The above list is not intended to be exhaustive. There are many other details for us to consider in our strategy to align with applicable practices under the *Professional Governance Act*. One can compare the

governance framework in the PGA and recently published policies of the OSPG with the *Land Surveyors Act*, ABCLS Bylaws, and Board policies to get some idea of what I mean.

Let's also not miss the fact that the ABCLS has already put into practice most of the *Standards of Good Regulation*. Think about our mandatory continuing professional development program, our plan and practice review program (where every active member is reviewed every year), our transparent complaints and discipline processes, our thorough, fair, and transparent licensing processes, our detailed and constantly improving standards of practice, our open Board meetings, our Code of Ethics, and our Special Measures Fund. Exceeding any standard I am aware of, the Special Measures Fund truly demonstrates the ABCLS' capacity to protect the public interest.

Complaints and Discipline

- promote an understanding of the complaints and discipline process to members and the public;
- ensure members of the Complaint

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An evolving regulatory environment will not be a surprise to members who have been around a while. The rate of change has undoubtedly increased, but there has always been change. And in the twenty plus years that I have been a land surveyor, I can't think of a single instance where the ABCLS has not put the public interest at the forefront.

But this article is not about our past successes. It is about our focus going forward – where we could look to prioritize resources under our goal to ensure regulatory excellence. As always, I know the ABCLS is up to the challenge. ❖



Message from the **Secretary**

Effective Client Communication

Lesley Sick, BCLS, ALS, P.Eng (NP)
Secretary

Land Surveyors receive limited training on effective client communication, however, much like business management, it is a critical aspect of our jobs. Effective communication is an important part of all relationships and is essential in developing trustworthy relationships with your clients.

Developing good communication skills takes time and practice but it is worth the effort. The alternative, poor communication, can result in legal battles, insurance claims and a variety of complaints to the Association that may result in disciplinary action, affecting your livelihood, reputation, and pocketbook.

People expect quality experiences from companies they relate to and if they do not get it, they either move on to another alternative or in other cases they file a complaint with the Association. Nearly all the complaints that come in have the underlying issue of ineffective communication, whether it is a misunderstanding between the land surveyor and his/her client, a contractual issue resulting from a weak or non-existent contract, or the absence of a timely response to questions or inquiries.

Here are a few simple rules for effective client communication:

1. Get to know your client

Your initial interactions with your client are among the most important.

This is your opportunity to educate your client on the profession of land surveying, the job requirements and really get to know your client.

It is important to ask the right questions and gather information about their problems, needs, motivations and desires. The information obtained at this point, will aid in developing a project strategy and providing a meaningful cost expectation.

A good land surveyor will interview the client until they understand what exactly the client is trying to accomplish. First impressions go a long way. This is your opportunity to gain your client's trust and I caution against doing this any other way than through verbal conversation means.

2. Set expectations

Your first interactions with your client serve as the basis for their experience. During this phase, you must be careful with any promises made, so as not to create false expectations. Be clear with the client from the beginning.

“ *Developing good communication skills takes time and practice but it is worth the effort.*

If there is a potential to encounter evidence issues, as an example, this is your chance to communicate to your client those challenges that may arise in the field along with the associated risk.

Together with them, set attainable goals and define metrics to evaluate the progress of the project, big or small. If the process is well conducted, your clients will create realistic expectations, and when they are fulfilled, will rely even more on your expertise.

Openly discussing the project objectives and expectations ahead of time can eliminate any potential grief down the road.

3. Learn to say no

Rather than accepting all requests and new projects, it is necessary to analyze whether they fit into your activities without causing problems. Juggling too many clients, for example, can overwhelm you and your team, lowering

the quality of your services. Similarly, accepting requests that you are not sure you can handle will generate nothing but a bad reputation for your company. If there is an apparent issue identified with expectations that cannot be resolved, this may be a project worth passing over.

4. Favour transparency

One of the characteristics of the modern public is the demand for transparency from companies. Thus, a good way to improve your communication is to favour open and honest communication.

Let your clients follow the different processes of the project you are working on, making clear the good practices adopted by your team. This transparency also refers to the progress on the way you communicate. It is important to be as detailed as possible in your reports and communications, leaving no room for doubt about the results.

Therefore, a good practice is to provide regular progress updates to your clients.

5. Create contracts and document change orders

A contract is critical to good project management. All the information gained in your initial conversations with your client should be documented in your contract, highlighting the expectations and deliverables.

If you have established conditions to the contract, ensure you include those disclaimers. A good contract should highlight all the terms and conditions agreed upon in a clear and concise manner.

Most importantly, contractual terms need to be passed on in a way that is understandable to the client. For example, if you are providing a quote or estimate based on hourly rates, your invoices should reflect exactly that, matching your contract. If you are providing a fixed rate, likewise, your invoices should reflect that fixed rate with limited information on the hourly.

Lastly, any change in scope should be captured with a detailed change order. This is a time when your clients' expectations are changing and a critical moment in any project to communicate those changes ensuring you and your client are on the same page.

6. Develop an “on crisis” plan beforehand

Of course, you want the relationship between you and your client to be calm, but that is not always the case. Unforeseen events will happen and on occasion, errors will arise as well. The most important thing in this situation is how you react and manage these problems.

In cases of unexpected crises, you must know how to behave towards the client. Therefore always have at your disposal an on-crisis plan, detailing exactly how each team member should act in certain situations. In time of crisis, an agile response is paramount. Be transparent and communicate the problem openly and honestly with your client, clearly outlining your proposed solution.

No response is certainly the worst response. If you need time to sort out a solution, make sure you communicate that to your client and provide a reasonable timeline expectation.

7. Choose appropriate communication channels

One of the more important decisions in a project is determining the appropriate channels of communication with your client. You need to understand your client and find the most appropriate methods to communicate with them.

It is essential to customize your approach depending on the circumstances. Find out if your client prefers to be contacted by email or phone. In this process, transparency can be vital. Be honest with your client and listen to what they have to say to know more about the best way to serve them.

8. Listen

To listen to someone and really hear them takes dedication and practice. This sounds like something easy and obvious but is likely one of the more challenging skills to master as it takes discipline and focus.

Ensure you take notes while you are listening to what your client has to say and follow up with written correspondence to acknowledge your understanding. Most importantly, be aware of the things they do not say. It never hurts to reach out to your client by phone to see how things are going and ensure you are meeting their expectations.

Effective communication is the only way to build solid relationships, earn your clients' trust, and generate a positive overall experience. Effective client communication will generate long lasting and profitable relationships. ❖



Message from the **Surveyor General**

Surveyor General Report

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

This report provides an update on activities at the LTSA occurring within the 2020/2021 fiscal year up to the end of February 2021.

Organization

This past year has looked like no other year in many ways, including how LTSA staff are working. In March 2020, most staff moved to remote work due to the pandemic, and although there was a partial return to office in the fall, we've moved back to working from home and the front counters remain temporarily closed. Throughout the year we have been able to continue operations and serve our customers remotely.

A number of changes to the LTSA Executive have also occurred in the past year. In February 2020 Craig Johnston left the organization and the position of VP of Policy and Legal Services was vacant until August when Greg Steves joined the organization. Greg was previously the ADM for the Ministry of Municipal Affairs and Housing and is now my representative on Executive.

In December Connie Fair retired as President and CEO of the LTSA and Al-Karim Kara was appointed to the position. Al-Karim has been with the LTSA since 2009 and most recently served as the VP Business Innovation and Chief Information Officer. Al-Karim has led the LTSA through

business transformation and oversaw the modernization of our systems.

Rob Cutler has moved into the position of VP Business Innovation and Chief Information Officer. Rob joined the LTSA in 2008 and was previously the VP of Human Resources. The LTSA is currently in the process of recruiting a VP of Human Resources. In the interim Sam Mitchell is doing an admirable job of filling this position while continuing her previous responsibilities.

The Surveyor General team has remained stable throughout the year. Surveyor General Operations continues to be led by Dave Swaile and he is supported by Katie Hannah and Chris Sakundiak. In the Policy and Legal Services division, I'm joined by Peter Haas and Tobin Pope. My thanks to all of the team for the seamless transition to remote work, and for supporting each other and our customers.

LTSA Board and Committees

Thanks to Bronwyn Denton and O'Brian Blackall for their continued service on the LTSA Board of Directors as ABCLS nominees. This year Diane Friedman was appointed as Board Chair. Diane is a nominee of the Association of Professional Registry Agents.

The LTSA Stakeholder Advisory Committee last met on January 13, 2021. In that meeting we reviewed strategic and business highlights. This included discussion on strategic direction refinements. The current strategic direction is comprised of:

1. Improve Operational Excellence,
2. Grow the Business in the Public Interest,
3. Reinvest and Strengthen Core Systems,
4. Continuously Invest in People and Capabilities.

The Land Surveyor Advisory Task Force has met four times this fiscal year with a primary focus on ParcelMap BC projects and web filing. Lesley Sick joined the Task Force recently as the ABCLS representative. Thank you to Kelly Stofer for all your contributions to the committee.

Customer Operations

The Land Owner Transparency Registry (LOTR) became operational on November 30, 2020. LOTR is a registry of information about individuals who are deemed to have an indirect interest in land, such as corporations, trusts and partnerships. The registry was first scheduled to launch in the spring of 2020 but the enactment of the required legislation

was delayed to the fall. The LOTR team is now preparing to make search capabilities available this spring.

Chart 1 shows the number of work items received by Surveyor General Operations during the first three quarters of the 2020/2021 fiscal year.

We continue to see relatively low volumes for oil and gas related plans, although volumes did pick up a little in the third quarter. Other statutory applications and related plans have been steady.

Surveyor General Operations continues to support First Nations agreements through the issuance of survey instructions, review of survey plans and issuance of Crown grants. We provide advice and guidance to the Ministry of Indigenous Relations and Reconciliation on land and survey related matters.

Chart 2 shows the number of plans received by Land Title Operations during the first three quarters of the 2020/2021 fiscal year.

Overall LTSA transaction volume and revenue continues to show strength from pent up demand from the first half of 2020. For the first three quarters, volumes from our core statutory products were up 1%. Volumes were down 12% in Q1, down 3% in Q2 but then up 17% in Q3.

Each year the LTSA can adjust fees up to the level of the annual CPI increase. On April 1, 2021 fees will be increased by 1%.

Historical Record Conservation

This year the LTSA has been focusing on the conservation and scanning of the land title bound paper volumes (i.e. Absolute Fee Books). This project is almost complete and once these records are scanned the images will be available through DocuWare at terminals in each office.

We continue to also invest in the scanning of field books. This year we have been working on the E&N field books and we've completed approximately 60% of the series.

The LTSA is seeking a new office space in Kamloops for a long term tenancy starting in early 2022. The Kamloops Land Title Office records will be permanently relocated to Victoria in September 2021, to be housed in the existing purpose-built records vault. Digital images of Kamloops LTO records will continue to be available through myLTSA, including through Scan on Demand requests.

ParcelMap BC

The turnaround time for the processing of ParcelMap BC datasets has held at approximately one day throughout the fiscal year. Thank you to all surveyors who ensure that their datasets are submitted prior to submission of the related plans. This allows for efficient integration of the data into the parcel fabric.

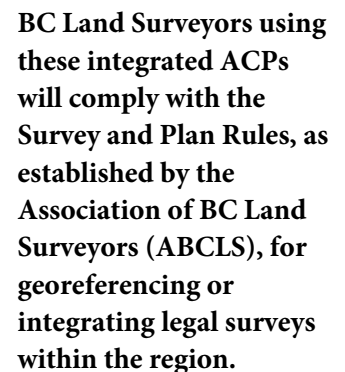
We continue to work with municipalities to help with their transition to adopting ParcelMap BC as their representation of the parcel fabric. At the date of this report, 67 municipalities and seven other organizations have adopted PMBC.

CHART 1

Surveyor General Services - Number of work items received						
Type	Q3 Oct-Dec 20/21	Q3 19/20	Q2 July-Sept 20/21	Q2 19/20	Q1 April-June 20/21	Q1 19/20
Crown Grants	6	34	15	12	13	13
Survey Plans	229	243	152	203	84	312
SG Applications	91	77	107	68	80	101

CHART 2

Land Titles – Plan Intake						
Type	Q3 Oct-Dec 20/21	Q3 19/20	Q2 July-Sept 20/21	Q2 19/20	Q1 April-June 20/21	Q1 19/20
Plan Intake	2506	2317	2265	2364	2112	2341



ACCURATE • INTEGRATED • ALWAYS ON

The PMBC team is working on a project to integrate parcels with live titles and road attributes. These road parcels were not included in the initial build of PMBC. There are approximately 30,000 road parcels with active PIDs and to date approximately 13,000 have been integrated, primarily within the City of Vancouver. This additional information will help land surveyors and other stakeholders conduct research.

The Spatial Improvement Assessment App, available on the LTSA website, was updated to version 2.0 in December. The app provides a visual assessment of parcel fabric accuracy to identify misaligned areas and inform planning for spatial improvement areas. This new version has been redesigned for a more intuitive user experience.

BC/Alberta Boundary Commission

The Boundary Commission issued two contracts for field work, completed in the summer and fall of 2020. An inspection survey of 12 monuments was completed in Crowsnest Pass and a restoration survey of 19 monuments was completed in Tent Mountain Pass and Ptolemy Pass. We plan to complete both inspection and restoration surveys again in 2021 with priorities being set at our spring meeting, dependent on available budgets.

In 2020 we tested a new method of monument restoration, using a steel sheath, to maintain the historical character of the monuments. We will analyze feedback on the test and determine if that method will continue to be used.

Web Filing

This past year we've transitioned most Surveyor General PDF forms to web filing. These web filing forms were available in June and the related SG PDF forms were retired at the end of July.

The majority of Land Title web filing forms were available at the end of June and the related PDF forms are being gradually retired.

The CLRS Form (Crown Land Registry Plan), SPC Form (Land Title Plan) and DSPL Form (Application to Deposit Land Title Plan) are part of the Survey Plan Services Modernization project and will remain as PDF forms until that project is complete.

The business design for phase 1 of Survey Plan Services Modernization was completed early in the fiscal year after which the project was temporarily put on hold due to resourcing requirements for the build of other projects. Work on the build of this project will restart in the upcoming fiscal year. The project will transition existing plan related PDF forms to web filing while enhancing the methods in which plans and datasets are completed and filed, both for Land Title and Surveyor General submissions.

We will communicate with land surveyors and other affected stakeholders as the project progresses so that you can be prepared for upcoming changes.

Integrated Survey Area Program Review

Over the past two years we have been reviewing the Integrated Survey Area (ISA) program. Initial consultation was

completed with affected stakeholders, including the ABCLS, in 2019. In fall 2020 we sought feedback directly from land surveyors from various regions of the province through a focus group and also engaged with GeoBC.

Through this review we heard that municipalities value the ISAs and support the program continuing. We heard that land surveyors find value in the Integrated Survey Areas when the monuments are maintained and available in safe locations. We are now addressing stakeholder feedback on the existing program and working towards revitalization.

Separate from the revitalization project, we've been working towards moving the official representation of all ISA boundaries to ParcelMap BC. In the past, ISAs have been represented by a mix of plans, with PDF copies available on the LTSA website, and the representation in PMBC, depending on when the boundaries were last modified. ParcelMap BC will become the official representation of all ISA boundaries through Circular Letter.

Post-Quake Boundary Restoration

We are working on a plan to address the rebuilding of the legal parcel fabric after a significant earthquake. A focus group of land surveyors will be meeting in late March to provide feedback on the draft action plan, which includes tasks to be completed pre-quake and in the months and years after a significant event.

Thank you to everyone for your continued support. I am looking forward to engaging with the membership as we progress on projects in the coming year. ❖

Quality Assurance for Strata Property Act Plans

By Nigel Hemingway, BCLS Practice Advisory Manager and Peter Goodier, BCLS Sr. Practice Advisory Manager

Following an initiative started in 2018, the Practice Advisory Department (PAD) has been directing additional attention to strata plans. Presently, there are approximately 630,000 strata titles in British Columbia, and this is going up every day. The public depends on land surveyors to produce strata plans which are clear, unambiguous and correct. To this end, carrying out effective quality assurance for your strata plans is vital.

Since 2018, PAD has observed an alarming increase in significant errors on strata plans, as outlined in the table 1.

These numbers are a major concern to the PAD and the Association since they may negatively impact the public interest and the integrity of strata titles. The intent of this paper is to draw attention to this problem, to promote

best practice for quality assurance processes and to substantially decrease the number of serious strata plan errors.

The PAD is seeing many of the same types of critical errors being repeated. These types of serious errors typically require corrective action to the registered plan. Strata plans can be very difficult to amend, and the Registrar may require owners and financial charge holders to agree to the plan amendment. This can create considerable time demands for everyone involved – the land surveyor, Land Title Office staff and legal professionals – to fix a mistake.

Strata plans can be complex, and the final plan must be subjected to a diligent quality assurance process before it is released into the public record. All aspects of the plan must be checked to ensure the entire plan is correct.

The following are the most common errors encountered by the Practice Advisory Department.

Numerical errors

Numerical errors are by far the most common serious strata plan error encountered by the PAD. Examples of numerical errors in the context of Strata Plans are: missing or erroneous dimensions or angles, the failure to show connectivity between different strata elements, and incorrect areas. A commonly encountered connectivity error is the failure to adequately connect Limited Common Property (LCP) areas to adjacent strata elements as required by Rule 7-7(2)(e).

Although most land surveyors conduct routines which check for plan dimensioning errors, these checks are not always completely effective. Often, PAD encounters dimensioning errors on plans which have been subject to dimensioning checks conducted by the ‘calculator method’ (the summing and comparing sides of the strata lots using a calculator). While this can confirm the dimensions for that strata lot, it will not identify connectivity errors or (more commonly) omissions. It really is only half a check. For example would it catch the error shown in Figure 1?

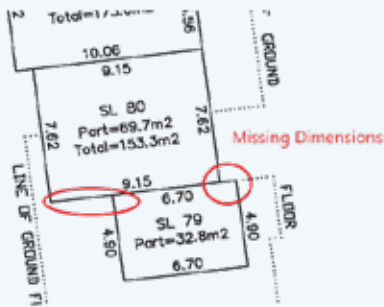
Another common error that PAD

TABLE 1

Year	Number of Strata Plans Reviewed	Number of Strata Plans with significant errors	Percentage of Strata Plans reviewed containing significant errors
2018	30	8	27 %
2019	63	23	37 %
2020	65	27	42 %

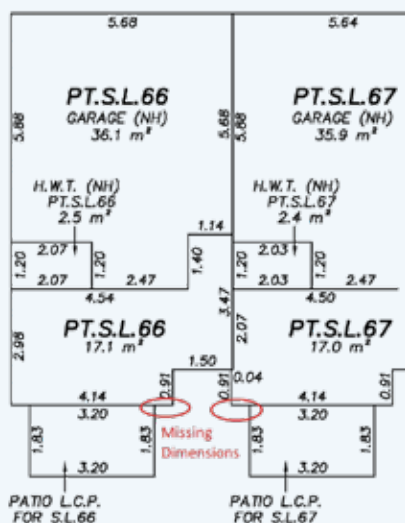
encounters that cannot be caught using the ‘calculator method’ is the failure of the plan to provide sufficient

FIGURE 1: MISSING DIMENSIONS ON A FLOOR PLAN – AN OMISSION.



dimensions to clearly relate the locations of all strata lots, part strata lots and LCP areas as required by rule 7-7(2)(e). Most of the errors occur in relating the LCP areas to the strata

FIGURE 2: FLOATING LCP – MISSING CONNECTIVITY



lot as shown in the example below (figure 2) or providing dimensions for common property that separates strata lots so they can be connected on the plan. For example, a central common property hallway separates strata lots on either side of the hall. Dimensions must be given so that the strata lots can be connected across the hall.

The following recommendations are best practice when checking strata plans for dimensioning errors or omissions.

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

This means that all closed polygons on the strata plan must be subject to an independent check by re-cogo-ing every plan dimension in a new CAD drawing. This not only checks for erroneous dimensions but also checks for connectivity between strata lots and adjacent strata elements. This method will also confirm that strata lot areas shown on the plan are correct.

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

The ‘final plan’ for checking purposes must consist of either a PDF or a paper copy of the plan. It is recommended that this be done on a full-sized paper print. This provides for the easy marking or highlighting of all dimensions on all closed figures as they are confirmed. When a dimension or area is confirmed, it should be highlighted on the paper copy of the plan to document that the dimension is correct. The PAD believes that if rigorous checks are done this way, all dimensioning errors would disappear.

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 that the surveyor may use to confirm dimensions. The Department does not recommend using software closure routines, as this method may not rigorously 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.

For example, if a dimension is mis-assigned to a no-plot layer, it will not be captured by this plan checking method. The PAD recommends that if these CAD routines are utilized for dimensioning quality assurance, that they be used in conjunction with the best practice recommended in this paper (i.e. re-cogo-ing every dimension into a new CAD drawing).

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.

It is best practice to conduct a complete check on plan dimensions following a plan change. This recommendation may seem onerous, especially for large strata plans. For large strata plans where the complete check of the plan is impractical, at a minimum the affected area and all adjacent elements should be subject to another full mathematical check. Strata plans can be complex and are a multi-sheet product. Often a dimensioning change on one sheet can affect information on another sheet, so all affected sheets must be checked.

**Best Practice Recommendation 4:
The land surveyor should conduct
their own dimensioning checks.**

Finally, the PAD position is that it is best practice to have the land surveyor signing the plan personally conduct the dimensioning checks. We believe that this aspect of the quality control process is too important for the land surveyor to delegate to others.

Mis-designation of plan elements

The second largest contributor to serious strata plan errors is the mis-designation of strata plan elements. The most common example of this type of error is the allocation of an area

of LCP to the wrong strata lot. These errors are serious, create ambiguity and will require a plan correction.

**Best Practice Recommendation 5:
Checking for mis-designated plan
elements.**

This error is typically caused by the use of the “copy and paste” technique in the plan drafting stage. An example of the “copy and paste” technique is the copying of strata plan labelling (for example “LCP SL 2”) of a neighbouring strata element over to the element you are drafting. It is recommended that this technique not be used as it is inevitable that errors will occur. The chance of the occurrence of this error

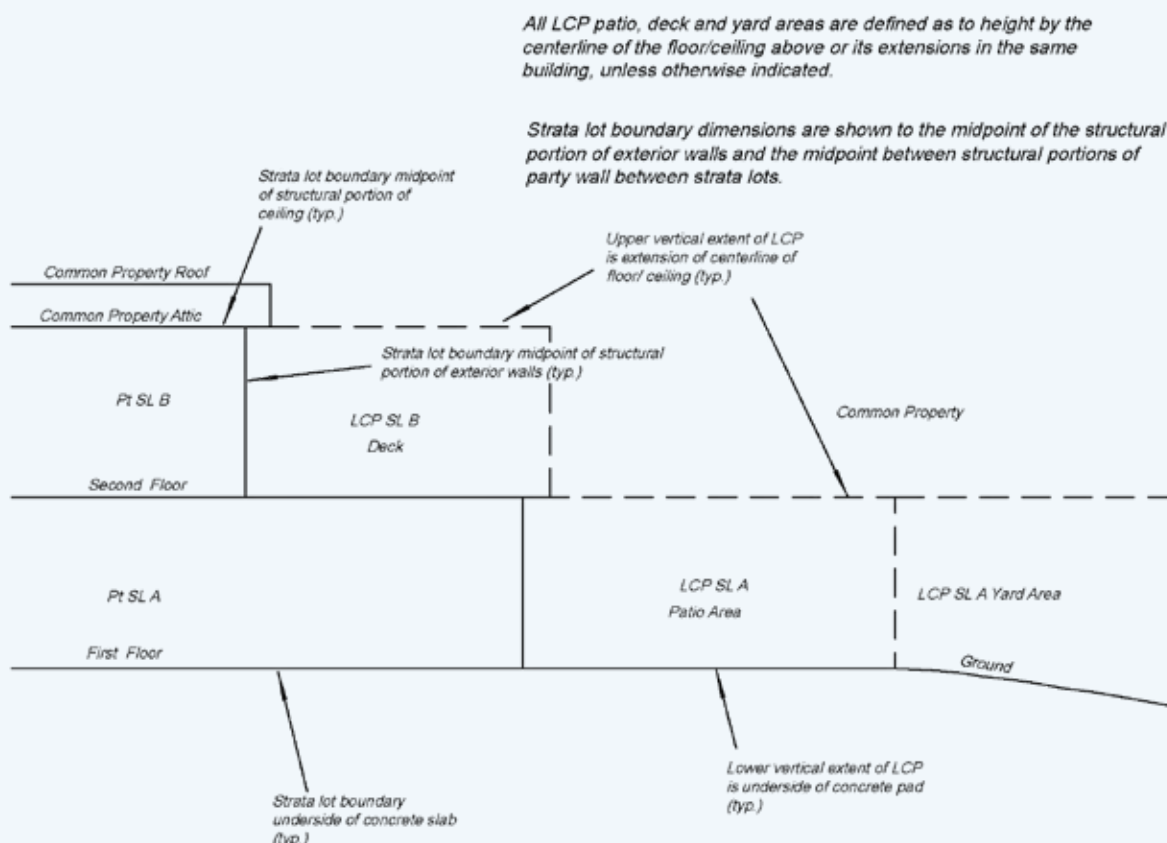
is greatly reduced when all labels are manually typed in.

The recommended practice for checking for this plan error type is to use the full-sized print and go through the plan strata lot by strata lot, highlighting each strata lot and its areas of interest. These types of errors are easy to miss so it is important that this step is done methodically. If possible, it always helps to have a second set of eyes reviewing this check of the plan.

**Vertical limits of strata lots and
areas of LCP**

Rules 7-4(2) and 7-5(3) tell us that the vertical extent of strata lots and LCP must

FIGURE 3: A CROSS SECTION CLEARLY DEPICTING THE VERTICAL LIMITS OF LCP AND STRATA LOTS



be described using “descriptive words and illustrations”. Generally, the membership has done a good job adapting to these rules since they were implemented, especially in relation to identifying the vertical extents of strata lots.

Failure to describe the vertical extents adequately and clearly can result in problems for the future strata lot owners, and it is important to ensure that the vertical extents of strata lots and LCP areas are unambiguously defined.

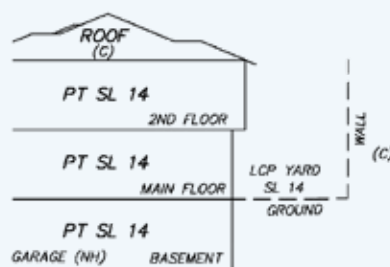
Some of the common problems the PAD encounters are:

1. Strata elements are not defined in the cross sections. For example, a cross section intersects an LCP area, but the LCP area is not illustrated in the cross section.
2. The vertical extent of strata lots and LCP areas shown do not comply with Rules 7-4(2) and 7-5(3) in that they are not defined using “descriptive words and illustrations”. The PAD interprets “descriptive words and illustrations” as meaning the following:
 - The plan must include a plan statement which describes the vertical limits of LCP areas and Strata Lots, and;
 - The plan also includes notations which accompany the cross section images.

As an aside, if the LCP area could impact another strata lot, Rule 7-4(2) (a) requires that the LCP area must have a defined upper limit (as opposed to a plan statement similar to “LCP areas have no upper limit”). In figure 3, the Strata Lots are “stacked”, so the LCP areas could impact adjacent strata lots, and upper limits must be defined.

FIGURE 4 – AN AMBIGUOUS CROSS SECTION AND AN AMBIGUOUS LCP VERTICAL LIMIT STATEMENT

**BUILDING 4
SECTION D-D'**



NOTE: PATIOS, DECKS, STEPS ETC. ARE DEFINED AS TO HEIGHT BY THE CENTRE OF THE FLOOR ABOVE, OR ITS EXTENSION, OR WHERE THERE IS NO FLOOR ABOVE, BY THE AVERAGE HEIGHT OF A STRATA LOT WITHIN THE SAME BUILDING UNLESS INDICATED OTHERWISE.

3. Ambiguous LCP delimiter statements. In the example shown in figure 4, the delimiter statement is not clear and is ambiguous in several ways. First, the statement does not specifically address LCP areas – it refers to “Patis, decks, steps, etc”, and it does not clearly describe these areas as LCP. Second, the use of the word “etc” is problematic. Does “etc” mean that the statement applies to LCP Yard areas?

Finally, if the plan user assumes that the plan statement does apply to LCP Yard areas, what is the upper limit of the Yard area? Is the upper limit the extension of the second floor (“the centre of the floor above or its extensions”)? Or is the limit the height of all 3 floors above the ground (“the average height of a strata lot within the same building”)?

The statement below would clearly state the upper limits and remove the ambiguity in Figure 4.

Note: Patios, decks and stair LCP areas are defined as to height by the centre of the floor or ceiling above, or by their extensions. LCP Yard areas are defined

as to height by the extension of the centre of the ceiling of the second floor.

The LCP limits as described in the statement will need to be shown pictorially on the cross section.

4. Plan statements do not match the diagram notes. For example, the plan statement says that there is no vertical limit for the LCP areas, yet on the cross section sheet a vertical limit is shown. A plan user would not be able to ascertain where the LCP vertical boundary is.

**Best Practice Recommendation 6:
Suggestions for checking the vertical limits of strata elements.**

Always check that you have clear and unambiguous statements and diagrams on the plan dealing with the upper extents of strata elements.

- Elements not defined in the cross sections: We recommend checking the cross section sheet with each floor plan sheet open, to ensure that the information on the cross section sheet is correct. Highlighting each plan element on the cross section sheet floor by floor once it has been checked will

- ensure no element gets missed.
- Vertical extents of strata lots and LCP areas: The plan must have both a statement defining the upper and lower limits of strata lots as well as notations on the cross section sheet indicating these limits pictorially. The vertical extent of LCP areas must be shown in relation to strata lot boundaries or fixed improvements and a clear statement must be placed on the plan stating the vertical extent even if there is no vertical limit.
- Ambiguous LCP delimiter statements: To check for ambiguous LCP delimiter statements, we recommend carefully reviewing each statement placed on the plan and ensuring that the statement is not ambiguous.
- Delimiter statements for vertical extents of elements not on the plan: Often the PAD sees statements defining vertical extents for elements not on the plan. This appears to be a result of copying the statements from other plans or using generic statements and not checking that the statement is fully applicable to the current plan. This approach does not work, and statements need to be prepared individually for each plan.

Resources

There are many resources available to assist in the preparation of accurate strata plans. Members preparing strata plans should utilize the following:

1. The ABCLS sample plan page.

2. The Professional Reference Manual chapter 9.
3. Getting it Right BC Strata Property Act module.
4. Strata Property Act mentors listed on the ABCLS mentoring program page.
5. SPA Case Law Seminar- available on GeoED.
6. Strata Property Act and Strata Property Regulation section 14.4.
7. The Land Title Practice Manual (which contains Strata Property Act information).
8. BC Strata Property Practice Manual (CLE).
9. McCarthy Tetrault's annotated SPA.

Conclusion

The Practice Advisory Department is confident that if these recommendations are followed for every strata plan, the instances of strata plan errors will go down dramatically. They must go down – the PAD 2020 statistic of 42% of strata plans containing serious errors is not acceptable and means that improvement of our strata plans is a necessity. None of these checks are difficult to conduct – however, they are time consuming – so you must ensure sufficient time and budget is allocated to quality assurance. Our responsibility is to provide unambiguous, correct, and accurate plans so the public can rely fully on the work we do. This can only be accomplished with sound, rigorous, and consistent quality control procedures.

Questions can be directed to the Practice Advisory Department. ❖

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Board Members Corner

Continuity

By Mike Thomson, BCLS

The ABCLS and the Board of Management has benefitted from “continuity” in performing its governance activities, all in support of the ABCLS’ mandate to protect the public interest by regulating the practice of land surveying in BC.

Continuity: the unbroken and consistent existence or operation of something over a period of time

As land surveyors, in solving for position, we seek “redundancy”. Where repeated measurements are taken to improve the quality of the measurement of position. We ask, in evaluating the work of another, was there enough redundancy? We see **redundancy** as a positive.

Society uses “redundant” or “redundancy” as a negative, something that is not or is no longer needed, something superfluous. In linguistics, redundancy refers to information that is expressed more than once.

The thoughts that follow are intended to express a concern I have, around continuity, the benefits of a consistent and repeatable (i.e., redundant) approach to governance and an appeal to the members of the Association of BC Land Surveyors (ABCLS) to be aware of the tasks the ABCLS has before it, as described here-in.

I believe continuity is a positive. I believe continuity of leadership is of benefit in an organization with an understood mandate. The ABCLS mandate to protect the public interest by regulating the practice of land surveying in BC requires a consistency of decision making, a consistent approach to dealing with issues that come before the ABCLS Board of Management (the “Board”) and the Management team of the Secretary and the Chief Administrative Officer.

With our 2021 AGM in March, the ABCLS Board has changed in a way that is greater than we have historically experienced, and with that change we have a risk.

I offer congratulations to the three new members of the Board (Marissa Moore, Aaron Shufletoski, and Emily Freeman). They bring many positives to the role and are going to do great.

However, they will need to be up to speed and understand the current environment of professional regulation in BC very quickly.

There was a time when the new board member was called the “water boy” – always male – and a term that meant – for the first year – at Board meetings they observed, did not speak, and just focussed on filling the water glasses of the other Board members around the table. This was more than the unwritten expectation – this was made clear.

While this has changed, particularly with the change of the election system, generally electing three new Board members per year, the new members have still been given some time to get up to speed. Not this year – the three new members face an exceedingly difficult task – be up to speed, contributing ideas, thoughts, guidance before the ink is dry on their first Board package. Relying on the balance of the Board for the required education is not going to be possible. In fact, we need the full membership participating in this education and offering support to our three new Board members.

As land surveyors we all must determine if we are “in” or are we “out”? That is, are you “invested” in the direction the ABCLS must move with the landscape of professional governance, or are you

“out”: not interested in understanding or supporting the ABCLS operational paradigm, the reality? Hint: We, the profession, the cadastre, society, but particularly the new Board members require each and everyone of us to be “in”.

The ABCLS has a strong management team. Lesley Sick and Kelly Stofer are young, bright, energetic, talented, and focussed on the right things.

Shauna Goertzen, Past President, Dave Rutherford, President, and Dave Swaile Vice-President remain and have valuable experience under their belts. Cristin Schlossberger, doing a great job as Surveyor General, has been on the Board for two years now and is bringing the “big picture” perspective as she should. Each understands the current landscape.

The two public appointees to the Board, Abigail Fulton and Neil Hain, are incredibly important to the functioning of the Board and create a “check” to the “balance” (beam) the Board and the Association must walk.

Each of these individuals understand and are focussed on the ABCLS responsibility to regulate the profession of land surveying in the public interest.

Do you, as a member of the profession understand what that means? How much have you thought about the difference between an association of members focussed on members’ matters versus an organization focussed on regulation in the public interest?

I believe the ABCLS has historically done a good job focussing on the “right” issues and has always been governed in a manner that serves the public interest. However, the ABCLS

has also been an organization that has invested heavily in member services.

We have been and continue to be in a transition to align the ABCLS with the Professional Governance Act and in particular the Office of the Superintendent of Professional Governance. The next three years will be focussed on that transition. And when done, the three new Board members are going to be your leaders, going to represent the future of the profession and need to walk the talk.

The **ABCLS Strategic Plan** identifies four major goals and related strategies:

I will identify – only – the four goals and the first strategy under the first three goals. All the strategies are important – but I wish to focus on Goal two – Strategy (a).

Goal 1: Protect Public Trust – Protect the public interest and further the understanding of the ABCLS regulatory role.

Strategy (a): Provide transparent and regular communication for the public and stakeholders about governance and core regulatory functions.

Goal 2: Ensure Regulatory Excellence – Align with evolving regulatory standards and deliver excellence in our governance and administration.

Strategy (a): Align with applicable practices under the Professional Governance Act

Goal 3: Maintain Professional Competency – Ensure the ethical and competent practice of land surveying in BC.

Strategy (a): Maintain and continuously improve standards and guidelines for ethical conduct and professional competence.

Goal 4: Foster New Entrants – Ensure the number of practising BC land surveyors is adequate to protect the public interest.

Go back and re-read Goal 2 and its Strategy (a). Where do we begin?

At the March 9, 2021 ABCLS Board meeting proceeding the AGM the Board received for information materials produced by the Office of the Superintendent of Professional Governance (OSPG).

Specifically, we reviewed four documents:

[OSPG Standards of Good Regulation](#)

[OSPG Guidance: Advocacy Activities Evaluation Framework](#)

[OSPG Guidance: The Register](#)

[OSPG Guidance: Overview of OSPG Audits, Investigations, and Performance Reviews](#)

These materials are at once a fascinating and an intimidating read. They are detailed, expansive and provide the ABCLS a guide on how we address and proceed down the path of accomplishing the Goals and Strategies in the Strategic Plan 2021-23.

While we will rely deeply on Lesley and Kelly – this work will not be done overnight. We need all Board members engaged, but in particular the three new members of the Board, (Marissa Moore, Aaron Shufletoski, and Emily Freeman) they are the people who will implement the change we need to deliver.

The Board agreed to ensure these new members were provided the above materials as soon as possible. If you are interested, have a look at these materials, they can be found online:

<https://professionalgovernancebc.ca/policy-direction-and-research/>

I began with a mention of continuity – the need for continuity through this

effort to align our ABCLS practices under the Professional Governance Act, which will require a constant, steady and focussed hand. Continuity, that is consistent thinking, consistent messaging will be important to keep us focussed on not only the tasks at hand, but the right tasks.

Please offer your support to these three new Board members as they start

the daunting task to get up to speed quickly. Please be all “in”, prepared to engage in the learning and discussions we all need to have to ensure the long-term success of the Association of BC Land Surveyors.

Stay safe and healthy and let us push the COVID-19 pandemic to the rear-view mirror in time to meet face to face soon. Be well. ❖



We would like to express our sincere gratitude for your generous support of our 2021 Annual General Meeting and Professional Development Program.



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From the Career Awareness Committee

Virtual BCIT Meet the Students Night

By Aaron Shufletoski, BCLS

The Career and Awareness Committee hosted the annual BCIT Meet the Students Night on Friday January 29th using the Zoom Platform. It was a well-attended event, with 62 attendees, split almost evenly between BCIT students and professional land surveyors. Even with the challenges of not having a face-to-face meeting, it really felt that there was a good connection made between the two groups.

The structure of the evening was very similar to the in-person events held in previous years. Starting off the event was a detailed presentation by the new Secretary of the Association, Lesley Sick, BCLS. In her first public appearance in the role, Ms. Sick led everyone on a historical tour of her life so far. It was very interesting, informative, and a great way to meet our new Secretary and see how

excellently she fits in the position. The Committee would like to thank her for volunteering her time and wishes her all the best in the future serving the Association and its members.

To encourage and spearhead some interaction of the attendees, everyone was split into three groups to discuss some of the professional challenges our members face. Dave Swaile, BCLS led a discussion on natural boundaries, Patrick Randall, BCLS discussed safety challenges in urban and rural settings and Gurpreet Kooner, BCLS illustrated differences between public and private practice. The students had time to experience each group, and the committee would like to thank Dave, Patrick, and Gurpreet for their time volunteered in a very daunting task.

The last planned activity was a round of “Chapman Games”, named in honor

of ABCLS Life Member Bill Chapman who has been our leader in getting everyone off their chairs to compete for cash and swag in the past. This year, the author kept things lively and challenging and many prizes were won by the students (with a few land surveyors attempting to win as well). The evening closed with an open floor to any students that had any questions and any professionals that had anything to add. A few stories were told, but the most important thing is that we made our future members feel welcome and encouraged them to reach out to the existing membership for advice, direction and employment – and in that we had great success. Lastly, the committee thanks ABCLS staff Kelly Stofer and Ellen Wilson, and then Vice President Dave Rutherford for organizing the event. We hope to see everyone at next year’s event no matter what form it takes. ♣



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Continuing Professional Development Committee

By Mark Dailey, BCLS

Chair, Continuing Professional Development Committee

Winter tends to be one of the quieter times of the year for the CPD Committee, as the months of planning and arranging presenters for the AGM CPD program have been completed and the final arrangements for the event are tidied up.

This year, the necessary shift to a virtual platform for the CPD program added a level of complexity to the planning. Rather than worrying about the usual issues associated with a large gathering of several hundred people, the focus in the weeks prior to the AGM this year was a technical run through with all the presenters with the ultimate aim of being able to run two days of high-quality webinars.

But perhaps that brings us now to the issue at the heart of the matter: the pandemic has only slightly improved in British Columbia, and while there is some light at the end of the proverbial tunnel, we still have a long way to go before we will once again be able to gather in large numbers.

Whilst 2020 was naturally a difficult year for the committee to plan events, so long as the current public health measures remain in effect, we know that we will have to continue to look for alternative learning resources for the time being.

Fortunately, from a planning perspective it makes things a little easier. Planning the AGM CPD program is always a large undertaking, but the virtual CPD program has worked in our favour when contacting

prospective speakers over the past several months. It has been a lot easier to ask presenters to commit a few hours of their time in front of their computer, rather than a much larger time commitment of several days including associated travel time.

The pandemic and associated public health orders have ushered most of us to use platforms like Zoom and MS Teams to conduct certain areas of business. This trend has been noted by the committee, and as a result we are interested if the preferences of our members regarding the delivery of ABCLS CPD offerings have changed since the start of the pandemic.

As we do every year after the AGM, an online survey is circulated to our membership for their feedback. One of the questions included in this year's survey asks whether members prefer ABCLS CPD offerings in either virtual (online) or in-person formats. Your participation and comments are extremely valuable and will help the committee plan future CPD events.

Likewise, we have also seen other ABCLS events move to the online environment over the past year. The adaptation of the Getting it Right BC (GIRBC) fundamentals program

and associated modules for online learning is an exciting development for the delivery of our own in-house CPD programs. Moving to a virtual platform is hugely beneficial in terms of accessibility and convenience, especially for our members who live and work outside of the major urban centres of the province.

Pandemic or not, we still have an obligation to fulfill our 45-hour CPD requirement every three years. Certain CPD events, at least for the time being, will be easier to access through online events and courses. Outside of the ABCLS, GeoEd Canada remains an extremely valuable and convenient learning resource with webinars and courses covering a wide range of topics. The committee continues to keep in contact with other provincial and federal surveying associations for applicable and relevant CPD events for our own members. As always, any new CPD events will be communicated to the membership via the ABCLS Update biweekly e-newsletter.

Finally, there is an update regarding the CPD Committee itself. Towards the end of last year, we decided that we would like to add a new member to our busy committee. I am pleased to report that Carl Bjarnason, BCLS #1009 was recently appointed to the committee, and we look forward to the contributions that Carl will make during his time of service. ❖



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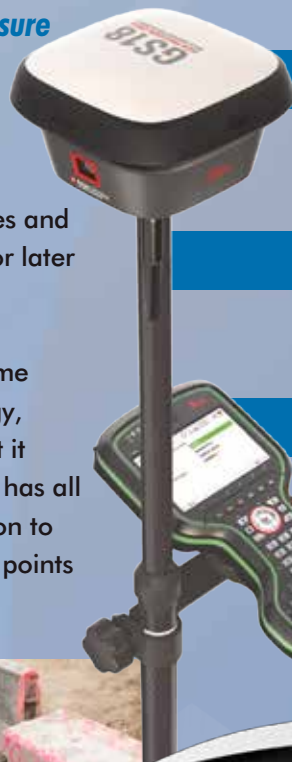
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LTSA Liaison Committee Update

By Gord Gamble, BCLS
Chair, LTSA Liaison Committee

The LTSA Liaison Committee has a number of new faces this year. After a long period of no changes on the committee, the Board appointed four new members to the group to fill vacancies left by members whose terms had expired. I would like to thank the outgoing members of the committee, Al Di Nozzi, Allen Cox, Kerry Lawson, Scott Rhodes and Peter Ward, for their valued contributions. Welcome to the new members, Rich Redfern, Chris Bryenton, Taylor Kagel and Geoff Hobbs. The diverse backgrounds of these land surveyors will add much to the committee discussions.

In addition to the Board appointees, there are the permanent members from the Land Title and Survey Authority (LTSA): Tim Jowett, Dustin Meyer and Katie Hannah, and representatives from the ABCLS Practice Advisory Department (PAD): Peter Goodier and Greg Bachelder. Committee meetings are held three times per year, usually in January, May and September. More frequent meetings can be convened if an item of particular importance arises.

The primary focus of the committee is captured in two of the “Duties and Responsibilities” from the Terms of Reference:

1. Maintain and enhance the ABCLS’s relationship with the LTSA as partners in ensuring the quality of BC’s land survey structure.
2. Collaborate with senior representatives of LTSA Land Title and Surveyor General Operations to resolve issues involving LTSA systems, registries, policy, and/or practice as they relate to the practice of land surveying.

Additionally, in collaboration with the PAD, the committee is responsible for communicating important discussion items to the ABCLS membership. Since virtually all items discussed at committee meetings are of significance to some aspect of professional practice, the primary method of communication has been through posting of the meeting minutes on the ABCLS website and notifying members when

they are available. Occasionally, a particular topic of significance may warrant an article in the Link Magazine, a Practice Advisory, or Interpretive Bulletin.

To aid members in finding items of specific interest, the LTSA discussion topics since 2010 are summarized in a listing that is continually updated and kept with the committee minutes

We encourage members to bring questions and any concerns relating to LTSA practice to the attention of a committee member.

on the Association website. Doing a PDF word search in this document can help isolate specific topics (e.g. “Strata”, “SRW” etc.). We strongly encourage members to refer to the topic listing and minutes when you have questions about LTSA issues and to review the minutes following each committee meeting. When doing this, be aware that some items are discussed over several meetings, so you should check subsequent meeting minutes to ensure the topic is finalized.

We encourage members to bring questions and any concerns relating to LTSA practice to the attention of a committee member. There may be a quick answer or perhaps the topic can be included in the agenda for an upcoming meeting. Please feel free to contact the committee chair at ggamble706@gmail.com or 778-744-9015 if you have any questions or comments. ❖



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Thoughts from the Nominating Committee

By Chris Cryderman, BCLS
Chair, Nominating Committee

As Past President, it was my job to chair the Nominating Committee for the 2021 Board election. Events of 2020 (COVID-19, and changes to the nomination process) contributed to what became something of a struggle to put together a full slate of candidates. The “new normal” that has resulted from the pandemic influenced several potential candidates not to run this time around. Historically, there were three paths to being nominated for election to the Board:

1. Nominees were sought out by the Nominating Committee, and recommended to the Board for nomination (Bylaw 5.3);
2. Two months prior to the AGM any six practising land surveyors could, in writing, nominate a candidate in any year from practising land surveyors (Land Surveyors Act, Section 16);
3. Nomination of candidates could be made orally from the floor at an extraordinary general meeting (Land Surveyors Act, Section 19).

In 2020, potential nominees were invited to complete a “merit-based” Nominee Statement Form for consideration by the Board. The form

sought to establish what potential competencies a candidate could bring to the Board. Additionally, the path to nomination was expanded through an advertisement in the ABCLS Update e-newsletter to include any practising member who wished to put their name forward. It was hoped that this would help demonstrate transparency

If you are interested in running for the Board, don't hesitate to do so because you feel you lack some desired skill, or competency.

and expand the number of possible nominees, while quantitatively improving our ability to assess the strengths they could bring to the Board. The uptake on this path was somewhat disappointing, which resulted in the Nominating Committee seeking out additional nominees. I guess it should have been expected that any new process might be slow to adopt.

There did seem to be some hesitation with candidates over the new form. Several potential nominees expressed concern that they did not feel they had many of the relevant skills and competencies desired. Talking with them about their statements,

or knowing something of their background, we found many tended to downplay their experience and knowledge in areas outside of what they considered their expertise. In the assessment of the Nominating Committee, they often did have skills relevant to those competencies. We are not looking for candidates to be

experts in everything. We are only asking for an honest assessment of a candidate's experience in the fields requested.

If you are interested in running for the Board, don't hesitate to do so because you feel you lack some desired skill, or competency. The fact that you would be concerned may be just an indication that you know what you don't know – and that's a good thing! The goal of the skills and competency questions are to try and make sure that, overall, those attributes are represented on the Board. We don't expect anyone to have them all – just demonstrate what you could bring to the Board. ❖

Herbert Naden Clague

BCLS #60

By Robert Allen, BCLS Life Member



Herbert and Jennie Clague's grave stone.

In April 2020, the Association Office received a request from a Mark Anderson for any information we might have on Herbert Naden Clague, BCLS #60.

Mr. Anderson is the Historian and Webmaster with the Masonic Lodge in Duncan, and Clague was an early member of that lodge. Mr. Anderson was working on a biography of Clague and other early members of the lodge. All we initially knew was that Clague was the first British Columbia Land Surveyor commissioned in 1911 and that he died in 1921.

We have since found the following: that he articulated in 1910 and 1911 to Major John Hirsch, PLS #29, who in turn articulated to Charles E. Perry, LS, and that Clague was commissioned on April 18, 1911 and that he died on December 20, 1921 at the age of 38. After Clague became a BCLS he took on three articling students, the first in 1912 (Alan Robert Bell), the second

in 1913 (Victor Lufton Jackson), and the third in 1915 (John Owen March) but it appears as though none of them became British Columbia Land Surveyors. In fact, his 1912 articling student, Alan Robert Bell, was killed in action overseas in World War 1.

ABCLS Board and Administrative Coordinator Ellen Wilson completed

a search of the records in the BC Geographical Names Office and found that the name Clague Mountain – elevation 1349 metres, located about seven kilometres northwest of Kitimat was adopted on October 4, 1951 in association with the (mis-spelled) name of the triangulation station. The spelling was corrected to Mount Clague on May 23, 1968. Triangulation station “Clague” was occupied and named in 1949 but the intended namesake was Herbert Naden Clague, BCLS, who laid out the subdivision scheme at Kitimat in 1910 in anticipation of the railway being built from Terrace. Clague also surveyed in the vicinity of Clayoquot and Nootka Sounds from 1913 to 1915. In the same vicinity, there is also the Clague Mountain Hiking Trail and the Clague Mountain Cabin Recreation Site also both named after him. Mike Taylor was also able to find some information about Clague and forwarded that to us as well.

Herbert (Bert) Clague was born on April 3, 1883 in Sheffield, Metropolitan Borough of Sheffield, and South Yorkshire, England to parents, Herbert Archer Clague and Helen Ratcliff (Naden) Clague and gained a first-class certificate in practical metallurgy from Sheffield University. He came to Canada in 1906, first working in Montreal and Prince Rupert. He established his permanent home in Duncan, B.C. in 1910, and after articling to John Hirsch and becoming a BCLS, he went into partnership with him. During the summer of 1910 and 1911, he was in charge of a survey

party of 14 and conducted Provincial Government surveys in the Kitimat area.

Clague had been in the hospital for about a month prior to his passing and his funeral was the next day at the Masonic Temple in Duncan and from there he was transported to St. Peter's Quamichan Cemetery where a large number had gathered to pay their last tributes to a man who was admired and respected throughout the District.

Prior to his moving to Canada from England and while here, he was known as a good land surveyor and engineer and a neat and expeditious draughtsman. Those who worked for and with him could testify to his many sterling qualities. He was conscientious and a hard worker and served as the Chairman of the Public Works Committee of the Duncan Board of Trade for the last three years of his young life and many District residents benefited from his work.

At the time of his death he was a representative of the City of Duncan on the Consolidated School Board and he was a member of the Cowichan Country Club. If anything was needed for the advancement of the Duncan and Area District, he was ready to provide whatever service he could.


On March 5, 1912 he married Miss Jennie Elizabeth Lomas and she and their five children survived him (most sources say four children): Herbert William Clague, Cecil Naden Clague, Althea Lomas (Clague) James, Helen Elizabeth (Clague) Watkiss, and Jane (Clague) Page. He was also survived by his Uncle G.R. Naden, Deputy Minister of Lands, Victoria, a brother in Montreal, and his father and two brothers in England.



The grave stone in the front is for Jane Page, Herbert Clague's youngest daughter. The grave stone in the rear is for Herbert and Jennie Clague..

My sister, Margot Allen, lives in Duncan and she jumped at the opportunity to search out Clague's grave site for me and to take some photos. Within an hour of me phoning her, she had found it and sent me some

photos. The grave site was covered in weeds. As the whole cemetery hadn't been cleaned up for quite some time, she proceeded to weed the Clague site and took more photos. Thank you, Margot. ❖



Extent of title as applied to the Esquimalt and Nanaimo Railway Company's land grant

By John L. Motherwell, BCLS Life Member, CLS, P.Eng

This article arises from two recent professional presentations of interest to British Columbia Land Surveyors:

A dissertation given at the September 2019 meeting of the Vancouver Island BCLS Group by Jeffrey Beddoes, BCLS, of the LTSA. Mr. Beddoes provided a useful workmanlike summary of the history of the Esquimalt and Nanaimo Railway Company's land grant, up to the registration of the railway's first grant and the issuance of its first (absolute) title No. 9/693/7434a on 21 April 1887.

An article in The Link Magazine by Cristin Schossberger, Surveyor General of British Columbia, which was founded upon a recent judicial case holding that the terms "extent of title" and "extent of ownership" are one and the same.

Upon registration of its title on 21 April 1887, the E & N was firmly of the belief that the extent of title of its grant included gold and silver, and that it extended to the low water mark, between its south boundary at the estuary of Goldstream Creek and its northern upland boundary near modern-day Campbell River. Circumstance were at work, however, to test these beliefs

and it is the purpose of this article to discuss them.

First test

The first test arose in 1895 when the E & N discovered that a free miner named Bainbridge was the holder of a placer mining claim and was mining for gold on China Creek at Port Albemi. Bainbridge was ejected by the E & N, but he sued to assert his

right to be so mining. Bainbridge or his lawyers had very sharp eyesight. The E & N claimed that the term in its grant referring to its ownership of "minerals and substances whatsoever" was sufficient to sustain its case, but Bainbridge claimed that the E & N's grant did not include the necessary "apt and precise words" passing ownership of metals royal, which comprise gold and silver, to it. The

judgement of the Supreme Court of British Columbia, rendered on 7 August 1895¹, was in favour of Bainbridge, and appeals taken to the Appeal Court of British Columbia and to the Privy Council in London both supported Bainbridge. So the end result was the determination that the E & N's extent of ownership did not include gold and silver.

The result was that prior grants of mineral rights by the E & N now had to be re-interpreted and a minor flurry of activity ensued as the Crown Provincial issued grants of metals royal to the holders of those prior grants.

Second test

The second test arose in 1898 when the E & N discovered that coal mining was being conducted under Nanaimo Harbour. Ever since receiving its grant to the upland at Nanaimo on 5 May 1855, the Hudson's Bay Co. (abbreviating its much longer official name), and its successors in title, had been at work mining its substantial coal seams in the Douglas seam at Nanaimo. Although the initial stope was into the upland from the shore (a cavern which existed in my experience as late as 1959, and probably still exists), the successors in title to the HBC had found the deeper Dunsmuir seam and pursued it into Nanaimo Harbour, across the foreshore and beyond the low water mark. This was not the only case of its kind on Vancouver Island, because the HBC

had done the same at Suquamish, near Port Hardy.

In 1898 the E & N discovered this situation, concluded that coal which it owned under the foreshore had been mined in violation of its grant, and obtained an injunction against the New Vancouver Coal Mining and Land Co., the successor to the HBC. Upon the mining company appealing the injunction, the Crowns Provincial and Dominion joined the case, which then became a request for a declaration that the coal under the Nanaimo Harbour was owned by the Crown Provincial².

The judgment of the Supreme Court of British Columbia, rendered on 12 September 1899, was that, pursuant to Section 108 of the British North America Act 1867, the bed of Nanaimo Harbour was owned by the Crown Dominion, and the extent of ownership by the E & N did not include the foreshore, but terminated at the high water mark.

Once again, in the interest of determining the extent of its ownership, the E & N was forced to accept a loss, albeit a minor one, because the extent of foreshore involved was small.

Third test

The third test arose in 1918, and again concerned ownership of the foreshore. A man called Treat obtained a Crown Provincial license to prospect for coal in a parcel of land located at the mouth

of the Chemainus River, which was entirely below the high water mark. The E & N's grant described the shore limit of its grant to be the "coast line" and the E & N interpreted that term to mean the "low water mark", and it launched an action against Treat for a declaration that it owned the foreshore portion of the lands included in Treat's license.

The judgment of the Supreme Court of British Columbia, rendered in 1918, gave close attention to the meaning of the term "coast line", in relation to what the British Columbia legislature had intended, and concluded that it could only be interpreted as "excluding the foreshore and foreshore rights".³ Appeals heard by the Court of Appeal of British Columbia on 5 November 1918, and to the Privy Council, rendered on 1 August 1919, supported the decision of the Supreme Court and established that the extent of ownership by the E & N did not include to the low water mark.

Results

These three cases served the valuable purposes of establishing that the extent of ownership of the Esquimalt and Nanaimo Railway Land Grant did not include mines royal, the bed of Nanaimo Harbour, or the foreshore extending from the estuary of Goldstream Creek to the northern upland boundary of the grant. This kept foreshore rights consistent with the rest of the province. ❖

1 Bainbridge v The Esquimalt and Nanaimo Railway 4 BCR (1st) 181

2 Attorney-General for British Columbia and the New Vancouver Coal Mining and Land Company Ltd. V The Esquimalt and Nanaimo Railway Company 7 BCR (1st) 221

3 Esquimalt and Nanaimo Railway Company v Treat: 43 DLR 653, WWR 3 at 356, 48 DLR 139, TLR 35 at 737.

New Land Surveyors



Christopher Beaugrand, BCLS# 1022

Chris was commissioned on November 17, 2020 in Burnaby, by Chris Cryderman.

Born in Eldorado, AK, Chris traveled around the world growing up. He has lived in Calgary and Fort McMurray since moving to Canada in 1998.

Growing up, Chris spent a lot of time camping and on ATV's. While attending university he was looking to pursue a career that would allow him to work outside in an environment that was different every day. Surveying seemed to fit that.

Chris would like to thank his new colleagues for answering all his questions and providing advice and clarity on the finer points of land surveying in BC. Also, he would like to thank his wife Elizabeth for her support through the move and at home while he was studying.

Cooking, being outdoors, overlanding, camping, hiking, and skiing are Chris' interests outside of work.



Photo (L-R) Trevor Hutchins, Dan Machon.

Trevor Hutchins, BCLS# 1025

Trevor was commissioned on December 17, 2020 in North Vancouver by Dan Machon.

He was born and raised in Hudson, Quebec. Being good at math and loving outdoor adventure, land surveying seemed like the profession to choose.

Trevor thanks his wife and kids, Pat Korabek, John Franko and Tyson Cotnam for their help and support.

Some of the activities he enjoys when not surveying include snowboarding, mountain biking, surfing, hockey, tennis, hiking, travelling and guitar.



Photo (L-R) Patrick Korabek, Haemee Lee.

Haemee Lee, BCLS #1024

Haemee was commissioned on December 17, 2020 in North Vancouver by Dan Machon.

She was born in South Korea and came to Canada in her teenage years, finishing her secondary school education in Pitt Meadows.

Haemee was drawn to land surveying as she sees it as an essential service to society that will hold value over time. She was also fascinated by century-old survey plans that are still relevant today.

Thanks to all of Haemee's family who have supported her through this long journey. She is grateful to everyone at Bennett Land Surveying, especially Neil Bennett, Pat Korabek, Mike Shaw, Mike Seitz, John Franko, Tyson Cotnam and Rob Adriaensen for being incredible mentors and Trevor Hutchins for being a supportive study mate.

Haemee is currently learning Seoye (Korean calligraphy) and the ukulele; she has tried and is interested in many different activities and although she might not excel at them all, she loves the process of learning new things.

New Land Surveyors



Photo (L-R) Lissa Bell, Eryn Gibbs, Sydnie Mclean and Adam Brash.

Eryn Gibbs, BCLS# 1029

Eryn was sworn in on February 8, 2021 by Mark Mason in Invermere.

He was born in Charlottetown, PEI and grew up Hopefield, PEI.

While studying History/Political Science at University, Eryn found a summer job as a survey assistant. After graduating, he continued to work in land surveying and enjoyed the combination of working outside, math and the history of land surveying. He

decided to go back to University and pursue this as a career.

Eryn would like to thank Adam Brash for his mentoring as he learned the ropes, and Lissa Bell for her endless support and patience with late days and long nights of work and studying.

Travelling, board games, basketball and skiing are some of his interests outside of work.



Photo (L-R) Mike Thomson, Will Oleksuik, Angela (wife), and Rob Yates.

William Oleksuik, BCLS #1026

Will was commissioned on December 18, 2020 in Vancouver by Mike Thomson.

He was born in Surrey and raised in Abbotsford. Land surveying appealed to Will because he wanted to work outdoors. He also enjoys using geometry, technology and problem solving.

He would like to thank his wife Angela

and colleagues Rob Yates, Brian Brown, Krizia Marban, Sam Arsenault, Rafael Rebolone, Taylor Kagel, Carl Bjarnason and Rob Riecken for helping him along the way.

Mountain biking, camping and generally being outdoors in BC are the ways Will enjoys spending his time away from work.



Photo (L-R) Kelly Stofer, Lesley Sick.

Lesley Anne Sick, BCLS #1023

Lesley was commissioned by Kelly Stofer on December 17, 2020 at the ABCLS office in Sidney, BC.

Born and raised in Saskatoon Saskatchewan, Lesley relocated to Calgary Alberta to complete her Geomatics Engineering degree at the University of Calgary. In 2003, a summer job with NRCan, Legal Surveys Division, in Ottawa Ontario sparked her passion for land surveying and Canadian history.

Following her graduation in 2005, she commenced her articles, working in various parts of Alberta and obtained

her Alberta Land Surveyor commission in 2008. Lesley spent 12 years working in Edmonton, Alberta before joining the ABCLS and relocating to Langford, BC.

Lesley would like to thank her parents for their endless encouragement and support. She would also like to thank Kelly Stofer for his patience and guidance along the way.

When she is not working, Lesley loves being outdoors or travelling. You will generally find her hiking, cycling, skiing, kayaking, camping, fishing, golfing, curling, or playing volleyball. The list goes on.

New Land Surveyors



Photo (L-R) Mike Thomson, Byron Laurie.

Byron Laurie, BCLS # 1028

Byron was commissioned on February 5, 2021 in Vancouver by Mike Thomson.

He was born in Calgary and raised in Cranbrook. Byron chose land surveying as a profession because he wanted a field that is technologically progressive and historically dependent.

He has a BSc in Geomatics Engineering from the University of Calgary. He is a

Professional Engineer and an Alberta Land Surveyor.

Byron wishes to thank his best friend and partner, Michelle, for her help along the way.

Camping and being outside with Michelle and their two children, Alex and Ada is how he enjoys spending time away from surveying.



Photo (L-R) Chris Cryderman, Cade Brown, Czarina Foord, Ian Lloyd.

Czarina Foord, BCLS# 1030

Czarina was commissioned on February 11, 2021 in Burnaby by Chris Cryderman.

She was born in Marikina, Philippines and spent most of her childhood there. After a few years in Windsor, Ontario she relocated to Richmond, BC in 2006.

Czarina chose land surveying as her profession because of the diverse range of projects which make every

day unique and because of the opportunities to explore different parts of the province.

She would like to thank her family, including her husband Isaac for supporting her along the way, as well as Ian Lloyd and Cade Brown for their mentorship and guidance.

When Czarina isn't working, she enjoys surfing, camping and hiking.



Photo (L-R) Brock Williamson, Arne Hals, Tyler Hansen, Lesley Sick, Brian Henning, and Lee Millan.

Arne Hals, BCLS# 1031

Arne was commissioned on March 15, 2021 in Nanaimo by Lesley Sick.

He was born in Ladysmith and grew up in Nanaimo, Qualicum Beach and Cranbrook, BC. Becoming a land surveyor appealed to Arne because working outdoors sounded like fun.

Arne started university at the age of 25 and believes anything is possible if you work hard enough. He thanks his wife Marny for supporting him through that process.

When he is not working, mountain biking and exploring the outdoors with his family are ways Arne enjoys himself.

New Land Surveyors



Photo (L-R) Jesse Morin, Stephen Andrews.

Stephen Andrews, BCLS# 1027

Stephen was commissioned on December 21, 2020 in Port Kells, Surrey by Mike Thomson.

Stephen was born in Cape Town South Africa and earned his BSc in Geomatics from the University of Cape Town.

Following in his Grandpa's footsteps, he chose land surveying as a career because he enjoys the combination of

historical research and cutting-edge technology.

Thanks to Jesse Morin and a special thanks to his wife Laura and their son Dylan for supporting and encouraging him every step of the way.

In his spare time Stephen enjoys playing tennis, running, camping, and watching football. ♣

ASTTBC TECHNOLOGY PROFESSIONALS

Professional Registration can take your career to new heights!

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Photo courtesy of Hydrologica Environmental Consulting Group Ltd.

To meet the expectations of British Columbians, the Association of BC Land Surveyors:

- defines criteria for registration as a BC land surveyor,
- provides guidance to members through a Code of Ethics, Survey & Plan Rules, the Professional Reference Manual, and a practice advisory program,
- requires BC land surveyors to participate in a mandatory continuing professional development program,
- ensures active BC land surveyors receive a plan or practice review every year,
- maintains a public register with information about individuals registered with the ABCLS, and
- investigates complaints about members through a process that is transparent, objective, and fair.



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