

Electronic Survey Plans and Land Title Submissions

British Columbia Expropriation Association

Sandy King, Program Analyst

Jeff Beddoes, Senior Deputy Surveyor General

October 17, 2008

Electronic Filing System



- Electronic Filing System (EFS)
 - The Land Title & Survey Authority can receive *Land Title Act* forms, including Form 17s with attached images of original supporting documents, in an electronic format, via BC OnLine
- Electronic Survey Plans (ESP)
 - The Land Title & Survey Authority can receive electronic legal plans, via BC OnLine

- EFS assigns document numbers, receives fees, and provides notice of pending numbers in seconds
- Electronic plan numbers are pre assigned
 - which permits complete legal descriptions and full descriptions of right of way areas in all electronic documents

"The magic of EFS is that you can close a transaction anywhere in the world in 48 hours and you can't do that with the over-the counter method. I know of no lawyer who has tried EFS who would then consider reverting to the manual filing system."

RALSTON S. ALEXANDER
Q.C. Lawyer
Victoria

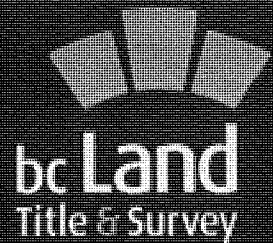
Form A and Property Transfer Tax



"Our office has been filing documents using EFS for more than two years now and love it! It takes nanoseconds to file electronically and allows us to take on transactions we might otherwise have been unable to do. Being able to give the clients the registered documents immediately is an added bonus."

JOAN LETENDRE
Notary Public
Vancouver

How does the Electronic Survey Plan package process work?



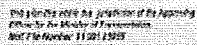
- Land surveyor conducts survey and prepares *Plan* in PDF format.
- Plan is attached to a *Certification Form* which is electronically signed by the land surveyor.
- An electronic *Application Form* is prepared. All of the owners and approving authorities sign a true copy of the Application Form. Circulation of the form may be concurrent and via e-mail.
- Accompanying electronic documents, for example a Form A and Property Transfer Tax form or Form C charge for a Statutory Right of Way, are prepared, printed and signed.
- A lawyer or notary public electronically signs the Application Form, Form A or Form C certifying that they have a signed copy or copy of that copy in their possession.
- Images of supporting documents may be attached to an electronic Form 17.
- A lawyer or notary public electronically signs a Form 17 certifying that the original supporting document is in their possession.
- The *Plan* and *Certification Form* prepared by the land surveyor together with the *Application Form and other electronic forms* are submitted to the Land Title Office, via EFS.



- 6) Another student suggest some more types
- * Grades standard are mentioned Page 85
- ii. Another student are explained Type B3
- 67 Another student one
- 68. Another student
- 69 Another student present
- 70. Another student

[illegible]

For OSHA coordinating and technical support in related emergency
and enforcement situations, call phone OPE at (602) 426-6100 or
OPE-OS - North Street - OPE Support Desk 907117.



Foley's Land Surveying Inc.
Box 124, 6137 114 Foley Green
Winnipeg, MB R2X 2X7

1. **FOR INFORMATION:**
 Company: **UNITED STATES AIR FORCE**
 Date: **10/10/10**

The last survey reported by this unit was completed by
BRIAN J. TATE, GCL 190434-20, 19 JAN 1962.

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act,

Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

 Brent Taylor
DJT5LJ

c=CA, o=www.juricert.com/
LKUP.cfm?id=DJT5LJ,
ou=BC Land Surveyor,
cn=Brent Taylor DJT5LJ

1. BC LAND SURVEYOR: (Name, address, phone number)

Brent Taylor

Box 324

#110 - 174 Wilson Street

Victoria

BC V9A 7N7

Phone 250-360-7398

email - btaylor@plsi.ca

2. PLAN IDENTIFICATION:

Control Number: 120-822-1079

Plan Number: EPP1

3. CERTIFICATION:

☒ Form 9☐ Explanatory Plan

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2008 April (YYYY/Month/DD)The plan was completed and checked on: 2008 April (YYYY/Month/DD)

The checklist was filed under ECR#: 79548

☒ None ☐ Strata Form S☒ None ☐ Strata Form U1 ☐ Strata Form U1/U24. ALTERATION: ☐

APPLICATION TO DEPOSIT PLAN
AT LAND TITLE OFFICE
PROVINCE OF BRITISH COLUMBIA

UNLOCK

1208222563

PAGE 1 OF 6 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, R5BC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.732, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Import Profile

Brent Taylor**Box 324****#110 - 174 Wilson Street****Victoria****BC V9A 7N7****Phone 250-360-7398****email - btaylor@plsi.ca****MoT File 01-001-****23055**Deduct LTO Fees? YES ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:
-
- [PID] [LEGAL DESCRIPTION]

SEE SCHEDULE

No PID NMBR

Use 30 Parcel Schedule

Use 3 Parcel Schedule

3. APPLICATION FOR DEPOSIT OF:

PLAN TYPE

Subdivision

PLAN NUMBER

EPP1

CONTROL NUMBER

120-822-1079

NUMBER OF NEW
LOTS CREATED

4

4. OWNER(S): (updated owner(s) name(s), occupation(s), postal address and postal code)

Use Schedule

SEE SCHEDULE

Joint Tenants ?

5. EXPLANATORY NOTES:

Use Schedule

Signatures and Approvals

**LAND TITLE ACT
SIGNATURES AND APPROVALS**

**Plan EPP1
Control Number 120-022-1079**

WITNESS AS TO ALL SIGNATURES

(signature)

Spencer's Excavating Ltd
Inc. No. 130985

[Fill in witness name]

[Fill in witness occupation]

[Fill in address (1)]

[Fill in address (2)]

Authorized Signatory (signature)

[Fill in name of authorized signatory]

Authorized Signatory (signature)

[Fill in name of authorized signatory]

WITNESS AS TO ALL SIGNATURES

(signature)

Gosset Bronzes Inc
Inc. No. 0781266

[Fill in witness name]

[Fill in witness occupation]

[Fill in address (1)]

[Fill in address (2)]

Authorized Signatory (signature)

[Fill in name of authorized signatory]

Authorized Signatory (signature)

[Fill in name of authorized signatory]

Land Surveyor

Legal Plan

1	2
---	---

Certification Form

Signed

BCLS

Land Surveyor, Lawyer
Notary Public

Application Form

Owner _____

Bank _____

Approving Officer _____

Signed

Subscriber _____

Submitted to LTO
through BC OnLine



LAND TITLE OFFICE

Application Form	Application Form	Application Form
Owner _____	Owner _____	Owner _____
Bank _____	Bank _____	Bank _____
Approving Officer _____	Approving Officer _____	Approving Officer _____
Subscriber _____	Subscriber _____	Subscriber _____

Voluntary Expropriations



bc Land
Title & Survey

- Voluntary expropriations may be submitted today using an electronic Form A and Property Transfer Tax accompanied by the plan and application.
- A road or park dedication plan which is also pursuant to Section 3 of the *Expropriation Act* may be submitted electronically.
- Pre-assigned plan numbers allow for complete legal descriptions in all forms and full descriptions of statutory right of way areas in the Form C Charge.
- Existing Terms of Instrument in Word format may be inserted in the electronic Form C.

EXAMPLE Voluntary Expropriation

LAND TITLE ACT

FORM A (Section 186(1))

FREEHOLD TRANSFER Province of British Columbia

LOCK

PAGE 1 OF 1 PAGES

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, R.S.B.C. 1996 c.230, and that you have applied your electronic signature in accordance with Section 166.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Import Profile

Christie Samson

Samson & Samson

12345 6th Avenue

New Westminster

BC V3A 1P2

File: 2008.1234

Phone 604-322-4321

pursuant to Section 3 Expropriation Act

Defer LTO Fees? YES ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

(PID)

(LEGAL DESCRIPTION)

023-333-123

LOT 6 SECTION 2 TOWNSHIP 10 NWD PLAN BCP44223

No PID NUMBER

STC? YES ☐

Post up STC?

Use 30 Parcel Schedule

Use 5 Parcel Schedule

3. MARKET VALUE: \$345,000.00

4. CONSIDERATION: \$345,000.00

5. TRANSFEROR(S):

Use Schedule

BECKY SUE LAMBERT

6. FREEHOLD ESTATE TRANSFERRED: Fee Simple

7. TRANSFEREE(S): (including occupation(s), postal address(es) and postal code(s))

Use Schedule

BRITISH COLUMBIA TRANSIT AUTHORITY

3434 102 AVENUE

VANCOUVER

V3P 1E8

BRITISH COLUMBIA

CANADA

Joint Tenants?

8. EXECUTION(S): The transferor(s) accept(s) the above consideration and understand(s) that the instrument operates to transfer the freehold estate in the land described above to the transferee(s).

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Christie Samson
Barrister and Solicitor
12345 6th Avenue
New Westminster, BC
V3A 1P2

Y	M	D
08	09	24

Becky Sue Lambert

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

More Signatures



BRITISH COLUMBIA
The Best Place on Earth

**Ministry of
Small Business
and Revenue**

EXAMPLE

Property Transfer Tax Inquiries
Victoria: 250 367-0604
Vancouver: 604 660-2421
Toll-free: 1 800 663-7867 and request
a transfer to 367-0604
Internet: www.gov.bc.ca/sbr

PROPERTY TRANSFER TAX RETURN

[Reset Form](#)

Freedom of Information and Protection of Privacy Act (FOIPPA) - The personal information on this form is collected for the purpose of administering the Property Transfer Tax Act under the authority of both this Act and section 26 of the FOIPPA. Questions about the collection or use of this information can be directed to the Information and Privacy Analyst, FOI Section, Ministry of Small Business and Revenue, PO Box 9432 Stn Prov Govt, Victoria, BC V8W 9N6. (Telephone: Victoria at 250 952-3671, Vancouver at 604 660-2421 or toll-free at 1 800 663-7867 and ask to be re-directed.) Email: FOICRYS@gov.bc.ca

Are you claiming an exemption: **20 - Transfer to municipality, reg. district, etc.**

[View General Guide](#)

[View FTH Guide](#)

A. PURCHASER / TRANSFEREE - List all purchasers acquiring an interest in the property with this transaction

Surname **British Columbia Transit Authority** Address **3434 102 AVENUE**
First Name **Vancouver, BC**
Initial
Birth Date **YYYY/MM/DD** Social Insurance No. Postal Code **V6B 1E8**
Is this purchaser applying for a first time home buyer exemption? YES ☐
Percentage Interest Acquired % **100.000** Previous Address for the last two years
On the date of registration, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada) YES ☐
If you have not continuously resided in British Columbia for at least one year prior to the registration date, indicate in which of the 6 taxation years immediately prior to the registration date you filed income tax returns as a resident of British Columbia.

Surname Address
First Name [Copy above](#)
Initial
Birth Date **YYYY/MM/DD** Social Insurance No. Postal Code
Is this purchaser applying for a first time home buyer exemption? YES ☐
Percentage Interest Acquired % Previous Address for the last two years
On the date of registration, are you a Canadian citizen or a permanent resident as defined in the Immigration and Refugee Protection Act (Canada) YES ☐
If you have not continuously resided in British Columbia for at least one year prior to the registration date, indicate in which of the 6 taxation years immediately prior to the registration date you filed income tax returns as a resident of British Columbia.

[Click here to add additional purchaser names](#)

B. MAILING ADDRESS - If different from above

Address

Postal Code

C. VENDOR / TRANSFEROR

Surname
First Name
Initial
Surname
First Name
Initial

[Click here to add additional vendor names](#)

D. DESCRIPTION OF PROPERTY AND TRANSFER

1. Date of completion of transaction **YYYY/MM/DD** **2008/05/24** Date of interim agreement or contract **YYYY/MM/DD** **2008/05/18**
2. Transfer of **Land with Improvements** & Property Type **Other** 4. Transaction Type **Fee Simple**
5. Parcel Identifier Number (PID) **023-333-123**
6. Legal Description **LOT 6 SECTION 2 TOWNSHIP 10 NWD PLAN BCP44223**
7. Civic Address of Property **333-110th Street**
Municipality **Langley**
8. Percentage interest in this property is being transferred in this transaction? **100.000** %

[Click here to add additional property information](#)

E. TERMS

1. Name and Branch Number / Address of Lender

Term (months)

Amount

3. Cash

\$

Financing

4. New - first

\$

5. New - second

\$

6. Assumed

\$

7. Agreement for sale

\$

8. Other consideration paid or property taken in trade - provide details:

\$ 2. If the terms of this transaction include property taken in trade, identify the property by providing the following:
Address

Parcel Identifier Number (PID)

Legal Description

9. GROSS PURCHASE PRICE

\$ **F. ALLOCATION OF GROSS PURCHASE PRICE (NON-RESIDENTIAL PROPERTIES ONLY)**

1. Real Property

\$

5. Other - Describe

\$

2. Machinery, furniture, and equipment

\$

3. Fixtures (as defined under the

\$

Social Service Tax Act)

4. Goodwill, quotas and other intangibles

\$

6. GROSS PURCHASE PRICE

\$ **G. ADDITIONAL INFORMATION**

1. Lease Term (including any renewals)

10. What type of farming activity?

2. Charitable Registration Number

11. Is all or any part of the property being leased? YES ☐

3. Advance Tax Ruling No.

12222

12. What is the relationship between the transferee and the deceased?

4. Jurisdiction and Section

13. Who resided on the property immediately prior to the death of the deceased?

5. Administrator's Certificate No.

14. Who resides on the property?

6. Order in Council No.

7. Separation Agreement or Court Order YES ☐15. For how long? Years Months

8. What is the relationship to transferor?

16. Is there more than one improvement on the property (e.g., 2 houses, or house and mobile home, etc.)? YES ☐

If common-law spouses, how long have you resided together?

If YES, how many?

9. Provide the name of the person farming the land and the relationship of that person to the transferor and transferee

17. Do the improvements contain a commercial portion? YES ☐

If YES, will it continue to be used as commercial?

YES ☐ NO ☐ UNKNOWN ☐**H. PROPORTIONAL PRINCIPAL RESIDENCE CALCULATION**1. Is the property larger than 0.5 hectares (1.24 acres)? YES ☐
If property is larger than 0.5 hectares (1.24 acres) and/or the improvements are not entirely residential, provide:

Size of property

Units

6. Value of residential improvement

\$

7. Land Value portion eligible for exemption

\$

8. Amount exempt from tax

\$

9. Value of Home and Land

\$

10. Percentage of ownership transferred

 %

11. Total percentage ownership being transferred to first time home buyers claiming tax exemption

 %

12. Partial Exemption

\$

13. Principal Residence Value

\$

I. PROPERTY TRANSFER TAX CALCULATION

1. Fair market value of property \$
2. Fair market value of property or interest in property transferring \$ 345,000.00
3. Tax exemption amount \$
4. Fair market value exempt amount \$ 345,000.00
5. Taxable amount \$ 0.00

6. Property Transfer Tax Payable \$ 0.00
7. If the gross purchase price differs from the fair market value, please select the reason for the difference

If the reason is "Other", please provide a brief explanation

J. FUNDS TRANSFER AUTHORIZATIONAccount Name Account Owner Authorized Submitter Payment to be made by journal voucher? YES ☐

By application of my electronic signature, I certify that the transferee has signed and been provided with the original or a copy of this return and I authorize transfer of the amount indicated as Property Transfer Tax payable to the Minister of Finance on behalf of the listed purchaser(s)/transferee(s).

**IMPORTANT – This portion of the return must be signed by the purchaser(s)/transferee(s)**

I certify that the information given in this return is complete and correct in all respects.

SIGNATURE	PHONE NO.	PHONE NO. (DAYTIME)	DATE SIGNED YYYY	MM	DD
X					
SIGNATURE	PHONE NO.	PHONE NO. (DAYTIME)	DATE SIGNED YYYY	MM	DD
X					

Note – The information provided on this return may be verified by accessing relevant records held by the Insurance Corporation of British Columbia, Home Owner Grant Administration, BC Hydro, the Land Title and Survey Authority of British Columbia (LTSA), BC Assessment and other sources as required.

Updated property information is provided to the LTSA, BC Assessment and Canada Revenue Agency.

LAND TITLE ACT

FORM C (Section 133) CHARGE

GENERAL INSTRUMENT - PART 1 Province of British Columbia

LOCK

PAGE 1 OF 4 PAGES

EXAMPLE Statutory Right of Way

Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, R.S.B.C. 1996 c.256, and that you have applied your electronic signature in accordance with Section 160.3, and a true copy, or a copy of that true copy, is in your possession.

1. APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent)

Import Profile

Christie Samson

Samson & Samson

12345 6th Avenue

New Westminster

BC V34 1P2

File: 2008 Brown

Phone 604-322-4321

Default LTO Fee? YES ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

(PID)

(LEGAL DESCRIPTION)

017-995-301

PARCEL A DISTRICT LOT 53 GROUP 1 NEW WESTMINSTER DISTRICT PLAN

No PID NUMBER

LMP12345

STC? YES ☐

Pick up STC?

Use 36 Parcel Schedule

Use 3 Parcel Schedule

3. NATURE OF INTEREST

CHARGE NO.

ADDITIONAL INFORMATION

Use Schedule

SEE SCHEDULE

4. TERMS: Part 3 of this instrument consists of (select one only)

(A) ☐ Filled Standard Charge Terms D.F. No.(B) ☒ Express Charge Terms Attached as Part 2

A selection of (A) includes any additional or modified terms referred to in Part 2 or is a schedule annexed to this instrument.

5. TRANSFEROR(S):

Use Schedule

JACK NICOLAS BROWN

6. TRANSFEREE(S): (including postal address(es) and postal code(s))

Use Schedule

BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

333 DUNSMUIR STREET

VANCOUVER

V6B 5R3

BRITISH COLUMBIA

CANADA

Incorporation No

Joint Tenants?

7. ADDITIONAL OR MODIFIED TERMS:

Use Schedule

SEE SCHEDULE

8. EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 1 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)

Execution Date

Transferor(s) Signature(s)

Christie Samson
Barrister and Solicitor
12345 6th Avenue
New Westminster, BC
V34 1P2

Y	M	D
08	09	24

Jack Nicolas Brown

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.114, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

More Signatures

LAND TITLE ACT
FORM E
SCHEDULE

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Statutory Right of Way		over part shown on plan EPP1234

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION
Priority Agreement		Granting the Statutory Right of Way herein priority over EV110410, EV110411, EW123015, FA142565 and FA142586

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

NATURE OF INTEREST	CHARGE NO.	ADDITIONAL INFORMATION

Land Title Act
Form E

Schedule

ENTER THE REQUIRED INFORMATION IN THE SAME ORDER AS THE INFORMATION
APPEARS ON THE FREEHOLD TRANSFER FORM, MORTGAGE FORM OR GENERAL
DOCUMENT

7. Additional or Modified Terms – Item 3 Statutory Right of Way

1. The Standard Charge Terms (DF number ST020101) provide in section 1.1 that the following terms are defined in the General Instrument Part 1:

- (a) The Area of the Works. The "Area of the Works" means that portion of the Land located within the area shown on Plan EPP1234

- (b) The Works. The "Works" means

all things and components, in any combination and using any type of technology or means necessary or convenient for the purposes of transmitting and distributing electricity and for the purpose of telecommunications, including: poles, guy wires, brackets, crossarms, insulators, above ground or underground transformers, anchors, attachments, overhead or underground lines and cables, underground conduits and pipes of every kind, together with access notes, cabinets, all ancillary appliances and fittings, including any associated protective installations, and relate works.

2. The Standard Charge Terms (DF number ST020101) are amended by the addition of the following section(s):

5.2 Notwithstanding 5.1(h), the Owner shall own and be responsible for maintaining all Underground Civil Works. This section 5.2 will not abrogate from or affect the rights of B.C. Hydro to use the Underground Civil Works pursuant to section 2.1(h) of this Agreement.

Additional or Modified Terms – Item 3 Priority Agreement

"Prior Chargees" means the Transferors as set out in Item 5 on Page 1 (Form C) of the attached General Instrument - Part 1;

"Subsequent Chargee" means the Transferee as set out in Item 6 on Page 1 (Form C) of the attached General Instrument - Part 1; and

"the land" means the land as set out in Item 2 on Page 1 (Form C) of the attached General Instrument - Part 1.

WHEREAS by instruments registered in the Victoria Land Title Office at British Columbia, on the 18th day of September, 2003, the 15th day of September, 2004 and the 5th day of December, 2006, under Numbers EV110410, EV110411, EW123914, EW123915, FA142585, and FA142586, the Prior Chargees were granted Mortgages (collectively called "the Prior Charges"), in respect of the land.

AND WHEREAS by an instrument registered in the Victoria Land Title Office at British Columbia, on the 12th day of September, 2007, under Number FB97068, the Subsequent Chargee was granted a Statutory Right of Way ("the Subsequent Charge") on the land.

AND WHEREAS the parties agree that the Subsequent Charge shall have priority over the Prior Charges.

THEREFORE in consideration of One Dollar (\$1.00) (the receipt of which is hereby acknowledged) the Prior Chargees grant to the Subsequent Chargee priority over the interests of the Prior Chargees in the land and postpones the right, title and interest of the Prior Chargees in the land to the Subsequent Chargee as if the Prior Charges have been registered immediately after the registration of the Subsequent Charge and notwithstanding the respective dates and time of execution and registration of the charges or the respective dates of advancement of moneys under them.

IN WITNESS WHEREOF this General Instrument, consisting of both Part 1 and Part 2 has been duly executed on one or more pages.

Expropriations

New Prescreening Process/1



- All expropriations including any accompanying plans currently received in paper form are fully examined PRIOR to receiving application numbers and a time and date of submission.
- Electronic submission requires an equivalent prescreening process currently in development and scheduled for introduction in EFS late 2008 or early 2009.
- When the pre-screening process becomes available Expropriation Notices and accompanying plans will be available electronically by completing and signing the paper notice in the same manner as if it were to be submitted in paper. The originally signed paper notice will be scanned and attached to the electronic Form 17 as a supporting document.
- The Expropriation Notice attached to the electronic Form 17 with accompanying plan application and plan submitted through EFS will be delivered to the Land Title Office and into a priority work queue for immediate pre-examination. The submitter will receive a notifier that the application has been received by the Land Title Office and is under review.

Expropriations

New Prescreening Process/2



- When the examiner has completed and approved the pre-examination of the plan package and Expropriation Notice the submitter will be directed to complete the electronic submission process and immediately receive the application numbers, date and time.
- Should there be any problem, the submitter will receive an electronic notifier from the land title office describing the nature of any problem and including contact information.
- Review of electronic expropriations by the Land Title Office will be restricted to Monday to Friday during regular working hours even if the initial submission is made by the client after hours or on the weekend.
- Provincial signing authorities will be able to apply for registration with the Director of Land Titles as Statutory Officers for the purpose of electronically signing the Form C, Form 17 and plan applications where authorized under their own statute.

EXAMPLE FUTURE EXPROPRIATION NOTICE

LAND TITLE ACT BRITISH COLUMBIA
FORM 17 CHARGE OR NOTATION
LAND TITLE AND SURVEY AUTHORITY

HELP GUIDE

LOCK

PAGE 1 OF 1 PAGES

- Your electronic signature is a representation by you that:
 - you are a subscriber; and
 - you have implemented your electronic signature law
 - this electronic application; and
 - the imaged copy of each supporting document attached to this electronic application, and have done so in accordance with Sections 168.3 and 168.4(4) of the Land Title Act, RSBC 1996, c.219.
- Your electronic signature is a declaration by you under Section 168.43 of the Land Title Act in respect of each supporting document required in conjunction with this electronic application that:
 - the supporting document is identified in the imaged copy of it attached to this electronic application;
 - the original of the supporting document is in your possession; and
 - the material facts of the supporting document are set out in the imaged copy of it attached to this electronic application.

Each user used in the representation and declaration set out above is to be given the warning provided to it in Part 18.1 of the Land Title Act.

1. APPLICANT: (Name, address, phone number of applicant, applicant's solicitor or agent)

Impact Profile

Christie Samson

Samson & Samson

File: 2008.3444

12345 6th Avenue

Phone 604-322-4321

New Westminster

BC V3A 1P2

Default LTO Fees? YES ☒

2. PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND:

[PID]

[Legal description]

NO PID NMNR

PART OF LOT 10 SECTION 3 TOWNSHIP 4 NWD PLAN LMP3434 SHOWN ON
PLAN EPP123

PID NMNR

STC? YES

Pick up STC?

Related Plan Number: EPP123

Use 30 Parcel Schedule

Use 3 Parcel Schedule

3. NATURE OF CHARGE OR NOTATION:

AFFECTED CHARGE OR NOTATION NO:

Use Schedule

EXPROPRIATION NOTICE (PROVINCIAL)

ADDITIONAL INFORMATION:

NATURE OF CHARGE OR NOTATION:

AFFECTED CHARGE OR NOTATION NO:

ADDITIONAL INFORMATION:

4. PERSON TO BE REGISTERED AS CHARGE OWNER: (including occupation(s), postal address(es) and postal code(s))

Use Schedule

CITY OF SOMEWHERE

A MUNICIPAL CORPORATION INCORPORATED UNDER THE LOCAL GOVERNMENT ACT

3434 102 STREET

SOMEWHERE

BRITISH COLUMBIA

V6X 2P4

CANADA

Joint Tenants?

attach image of completed and signed Notice to electronic Form 17

Expropriation Act

Form 1

(section 6(1))

EXPROPRIATION NOTICE

TO: [Name of Owner(s)]

[Municipal Address]

AND:

[Name of Approving Authority]

[Address]

AND:

Registrar,

[Name] Land Title Office

TAKE NOTICE that

1. [Full name, address and telephone number of expropriating authority] (the "expropriating authority") intends to expropriate land or an interest in land in respect of which [name of owner(s)] is [are] the registered owner(s), the particulars of which are as follows:

[Provide legal description of parcel affected, parcel identifier number and civic address.]

e.g. All that part of LOT A DISTRICT LOT 2037 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP28955 shown on Plan EPP123

2. The nature of the interest in the land intended to be expropriated is [specify the nature of interest or limited interest; if the interest being expropriated is less than the fee simple estate and is required for a limited period of time (e.g. term of years in a lease), state expiry date].

NOTE: Where an interest less than the fee simple is indicated, the Expropriation Notice must be accompanied by a written instrument in form and substance capable of registration as a charge under the Land Title Act.

3. The work or purpose for which the interest in the land is required is [describe the work or purpose].
4. The approving authority with respect to this expropriation is [full name, address and telephone number of the approving authority].
5. Where an owner is eligible under section 10 of the Expropriation Act to request an inquiry, the minister and the expropriating authority must be served with a Notice of Request for Inquiry (Form 2), a copy of which is attached hereto, within 30 days after the date this Expropriation Notice is served on the owner.
6. Where less than an entire parcel is affected by the expropriation and a fee simple interest is intended to be expropriated, a copy of a reference or explanatory plan must be attached to this Expropriation Notice and the application to file the notice in the Land Title Office must be accompanied by a plan package that complies with section 67(s) of the Land Title Act.

[or, in the alternative]

[Where less than an entire parcel is affected by the expropriation and an interest less than the fee simple is intended to be expropriated, a copy of a reference or explanatory plan must be attached to this Expropriation Notice and the application to file the notice in the Land Title Office must be accompanied by a plan package that complies with section 67(s) of the *Land Title Act* unless a description, satisfactory to the Registrar, of the area to be affected by the expropriation is contained in a written instrument in form and substance capable of registration as a charge under the *Land Title Act*.]

[include where an inquiry officer has been appointed]

[AND FURTHER TAKE NOTICE that an inquiry officer has been appointed under section 13(1) of the *Expropriation Act* for the purposes of an inquiry on *[date]* at *[time]*, to be held at *[place]*.]

[include where a direction is made under section 23(2)(c)]

[AND FURTHER TAKE NOTICE that the expropriating authority intends to make a direction to the registrar of land titles under section 23(2)(c) of the *Expropriation Act* as follows:

[Describe the charge(s) exempt from cancellation, including type and registration number]]

DATED at _____ this _____ day of _____, 19 _____.

[Name of Expropriating Authority]

By _____
Authorized Signatory

Questions?

THANK YOU

Please visit our website at:

<http://www.ltsa.ca/surveyor-general/electronic-filing-of-survey-plans>

Or contact: Jeff Beddoes on 250 952 5324 for further information