Lay of the Land
The LSTA Journey & ParcelMap BC

Mike Thomson, Surveyor General of BC
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Who is the LTSA?

Launched January 20, 2005, the Land Title and Survey Authority of British Columbia (LTSA) is:

• A publicly accountable, statutory corporation
• Independent from government
• Responsible for operating and maintaining BC’s land title and survey systems
Who is the LTSA?

- Self funded, not-for-profit entity
- Revenues reinvested in infrastructure and system improvements
- Comprised of two operational divisions:
  - Land Title Division – responsible for the maintaining the register of private property ownership in the province. The land title register.
  - Surveyor General Division – responsible for maintaining the integrity of the province’s survey structure
Who is the LTSA?

- Land Title Division manages the land title register of approximately 2M private titles
- Three offices:
  - New Westminster
  - Victoria
  - Kamloops
Who is the LTSA?

The LTSA processes about 4.2 million online transactions annually.

- Approximately 20% of transactions are for the registration of land title interests and approximately 80% are for searches of registered records and issuance of certificates.
Who is the LTSA?

The Surveyor General has three primary responsibilities:

1. The Surveyor General is responsible to ensure the continued high quality and integrity of the province cadastral (legal) survey system.

2. The Surveyor General oversees the preparation and issuance of Crown grant documents at the direction of the province. Crown grants are issued when the Province authorizes a sale of Crown land to an individual or corporation.

3. The Surveyor General oversees the maintenance and dissemination of all official survey plans for parcels surveyed out of Crown land, together with a collection of historic field books and notes compiled by land surveyors at the time certain surveys were completed. The Surveyor General’s vault also houses copies of all provincial Crown grants and other historic survey records.
Who is the LTSA?

• The Surveyor General is a commissioned BC land surveyor and works closely with the Association of British Columbia Land Surveyors (ABCLLS) in maintaining the cadastral (legal) survey standards.

• These standards are the rules that professional land surveyors must follow when they survey a parcel of land (define legal boundaries)
What is ParcelMap BC?

The **award-winning single, complete, trusted** and **sustainable** visual representation (electronic map) of lands within a given parcel and its relationship to adjacent parcels throughout British Columbia.

It is a key piece of **data infrastructure** that **supports economic and social development** in the province.
ParcelMap BC: Award-Winning Parcel Fabric
Why Did LTSA Develop ParcelMap BC?

Meet demands for an efficient, consistent and accurate means of visually representing land title and survey information using an intuitive electronic map on a province-wide basis.
ParcelMap BC: Participating Stakeholders

**Integrated Cadastral Information Society**
Local Government contributions & member distribution channel

**BC Assessment**
ParcelMap BC Grant Program to assist local government adoption
(Note: Benefits of Grant Program may not be realized)

**Province of British Columbia**
Source contributions, provincial adoption, Open Government view

**Association of BC Land Surveyors**
Survey Plan Dataset submissions
Why Did LTSA Develop ParcelMap BC?

Single and Complete

• BC = “islands” of cadastral parcel fabric joined together by spines of highway, river and infrastructure rights-of-ways.

• ParcelMap BC offers:
  
  - Parcel fabric for all 189 local governments including municipalities and rural areas of all Regional Districts.
  
  - All surveyed parcels in the provincial Crown land registry and all parcels with active titles in the LTSA’s land title register.
Why Did LTSA Develop ParcelMap BC?

Trusted and Sustainable

• ParcelMap BC offers the closest-to-source authoritative information for maintaining the parcel fabric in BC
  - Survey plans, land title records, Crown land updates.
• Two-day turnaround target for parcel fabric information updates.
ParcelMap BC Benefits

Use actual survey measurements submitted directly from Land Surveyors

Really liking the new improvements, a few of which I recall testing in wireframe! I know I’m a few weeks behind in saying so. Every search I do is faster. Plan preview and misc. notes being one click away is fantastic.

This is truly a world-class system. I feel lucky to be practicing in BC.

Mark R. Mason, BCLS

Providing Professional Services Since 1961

I can honestly and unequivocally say that I am thrilled with ParcelMap BC. It is hands down the best technological improvement that I have seen in my career.

Using ParcelMap BC saves me time on a daily basis and, more importantly, gives me confidence that I can find the records that I need to do my professional duties.

Brent Taylor, BCLS, CLS

Polaris Land Surveying Inc.
ParcelMap BC: How is it Built & Maintained?

Focused on using the best / pedigree sources:

Spatial Representation

Initial Compilation
- Geometry inversed from pre-existing representations (ICF, ICIS & TANTALIS) or COGO from Plan
- 12,000 Cadastral Ties collected plus ~ 35,000 horizontal geodetic control monuments (MASCOT)

During Operations
- Geometry from Survey Plan Datasets from land surveyors
- New control with (nearly) every new survey plan dataset
- Capturing Surveyed Interests (ex. Easements, rights of way, Road dedications, etc.)
- Performing Spatial Improvements (LSAs, etc.)

Attribution & Event Triggers
- land title register: for completeness & attribution on titled parcels
- Crown land registry: for completeness & attribution on Crown land parcels
How Can You Access ParcelMap BC?

myLTSA for Enterprise and Explorer Users

myLTSA for Land Surveyors

GUEST ACCESS through itsa.ca

ParcelMap Direct

BC Data Catalogue

ParcelMapBC
Core Source of Data to Published Parcel Fabric

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Parcel Information Search

- Technology in production July 10, 2016
- ‘ParcelMap BC Search for myLTSA Users’ launch announced August 25
- Available myLTSA customers only – no public access through the LTSA’s website at this time
- Most common search method for local government staff is through myLTSA Account
- Same general search and locate functions as the ParcelMap BC Search for Land Surveyors service:
  - View the published parcel fabric
  - Search the published parcel fabric using a number of criteria
    - Plan number
    - PID, PIN, JUROL
    - Short Legal Description
    - Area of interest (Geographic search)
    - Civic address
- No civic addresses stored in ParcelMap BC
  - Civic address search facilitated by the ‘Civic Address to PID’ lookup function made available from embedded interface to DataBC service with support from BCA
- No Download capability
- Surveyor specific information is not displayed (e.g. ‘survey extent limits’)
- Limited hyperlink functionality
  - Access to land title register information requires a myLTSA account
How Can You Search with ParcelMap BC?

By: Civic Address
How Can You Search with ParcelMap BC?

By: Plan Number

Plan Number
How Can You Search with ParcelMap BC?

By: Parcel Identifier

Land Title PID

or

Crown PIN
How Can You Search with ParcelMap BC?

By:
BC Assessment
Jurisdiction & Roll Number
How Can You Search with ParcelMap BC?

By: Map

Shape

Or Click
How Can You Access Records with ParcelMap BC?

Titles

Single or Multiple
How Can You Access Records with ParcelMap BC?

Survey Plans

Single or Multiple

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How Can You Access Records with ParcelMap BC?

Miscellaneous Notes & Parcel Information

Single or Multiple
ParcelMap BC: a Comprehensive Information Model
ParcelMap BC: **Benefits & Opportunities**

**Single, shared point of reference to drive efficiency**
- Increases accuracy & speed of real property transactions
- Supports more informed land-related research, planning & business decisions

**Timely Updates**
- Published daily with service target of 2 day turnaround (once fully operational)

**Authoritative Representation**
- Updates from triggers & attribution from land title register and Crown land registry
- Representation updated with datasets from land surveyors based on plan filings

**Continual Improvement**
- Georeferenced surveys power adjustments and improvements to the parcel fabric
- Change vector output simplifies information alignment

**Allows current maintainers to focus on value-add products**
- Development Plans: [Surrey adopts Survey Plan Dataset](#) standard
- Cadastral aligned Admin Boundaries & Infrastructure
Thank You - Questions?

More Information Available at:

ltsa.ca/ParcelMapBC

Or contact:

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