



## Committee of the Whole Report For the Meeting of December 9, 2021

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**To:** Committee of the Whole **Date:** November 26, 2021  
**From:** Philip Bellefontaine, Director, Engineering & Public Works  
**Subject:** Integrated Survey Area Program Commitment

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### RECOMMENDATION

That Council:

1. Endorse the City of Victoria participating in the provincial Land Title and Survey Authority (LTSA) Integrated Survey Area (ISA) Program.
2. Direct staff to bring forward bylaw amendments to institute a fee to recover the costs associated with the replacement of survey monuments that are destroyed or damaged by third-party construction and development activities.

### EXECUTIVE SUMMARY

Municipalities, the Province, and the Office of the Surveyor General have invested in infrastructure to establish an accurate and reliable province-wide network of survey monuments to support land surveying, mapping, and navigation. In Victoria, these monuments are located in metal castings and set in concrete, typically in streets and sidewalk locations.

Integrated Survey Areas (ISA) are areas within participating municipalities where a network of permanent control monuments has been installed and registered with precise geographic coordinates. Under the *Land Survey Act*, all legal surveys within an ISA are required to reference ISA registered control monuments. The monuments also serve various municipal engineering and construction works. Victoria was established as an ISA in 1989.

In June 2021, the Land Title and Survey Authority (LTSA) of British Columbia notified BC municipalities of changes to the ISA Program including new requirements for local governments. The requirements have been put in place to clarify the responsibility of local governments in maintaining a reliable network of survey monuments within their municipal boundaries and include:

- The protection of monuments from unnecessary damage or destruction due to development activities.
- Conducting a regular inventory of monument condition and updating the LTSA of changes.
- Replacing or installing survey monuments to ensure an adequate density of functional monuments is maintained.

Following the announcement from LTSA of the new ISA requirements, City staff consulted with legal BC Land Surveyors operating in the City and confirmed their ongoing desire to maintain the ISA Program.

To demonstrate support for the ISA Program, the LTSA is requesting that municipalities sign and return a commitment letter (Attachment A). Staff recommend that the City demonstrate its commitment to the ISA Program and continue to adhere to the requirements established by the Land Title and Survey Authority.

Several of the new ISA Program requirements have already been put into practice at the City including the protection of monuments from unnecessary damage and regular survey monument inventories. However, upon committing to the full requirements of the ISA Program the City will incur a cost to replace monuments destroyed or damaged by construction and development related activities completed by third-party organizations of approximately \$2,000 per monument. Staff recommend instituting a fee through existing bylaws authorizing the City to recover these costs.

*Alternate Option (Not Recommended)*

Alternatively, Council may consider that the City opt out of the ISA Program. Annulment of the ISA for the City of Victoria would mean that legal and municipal surveyors would be required to establish their own independent coordinate controls. Although technically feasible, this option is expected to result in an increase of time and costs to complete legal and municipal surveys within the City. Staff do not recommend opting out of the of the ISA Program.

Respectfully submitted,

Rory Tooke  
Manager, Sustainability, Assets &  
Support Services

Jas Paul  
Assistant Director, Engineering

Philip Bellefontaine  
Director, Engineering & Public Works

**Report accepted and recommended by the City Manager.**

**List of Attachments**

Attachment A: ISA Commitment Letter