

# Legal Plan (Survey Plan)

## File Format

AutoCAD (.dwg) in metric, with all drawings bound - no xrefs

Adobe PDF (.pdf)

## What is a Legal Plan?

A Legal Plan or Survey Plan is a drawing that shows where a particular plot of land is located. This plan pictorially shows the legal boundaries and dimensions of a surveyed parcel of land and can be obtained from the Land Title Survey Authority (LTSA). Some legal plans are also known as Subdivision or Strata Plans.

## Why do we need to see it?

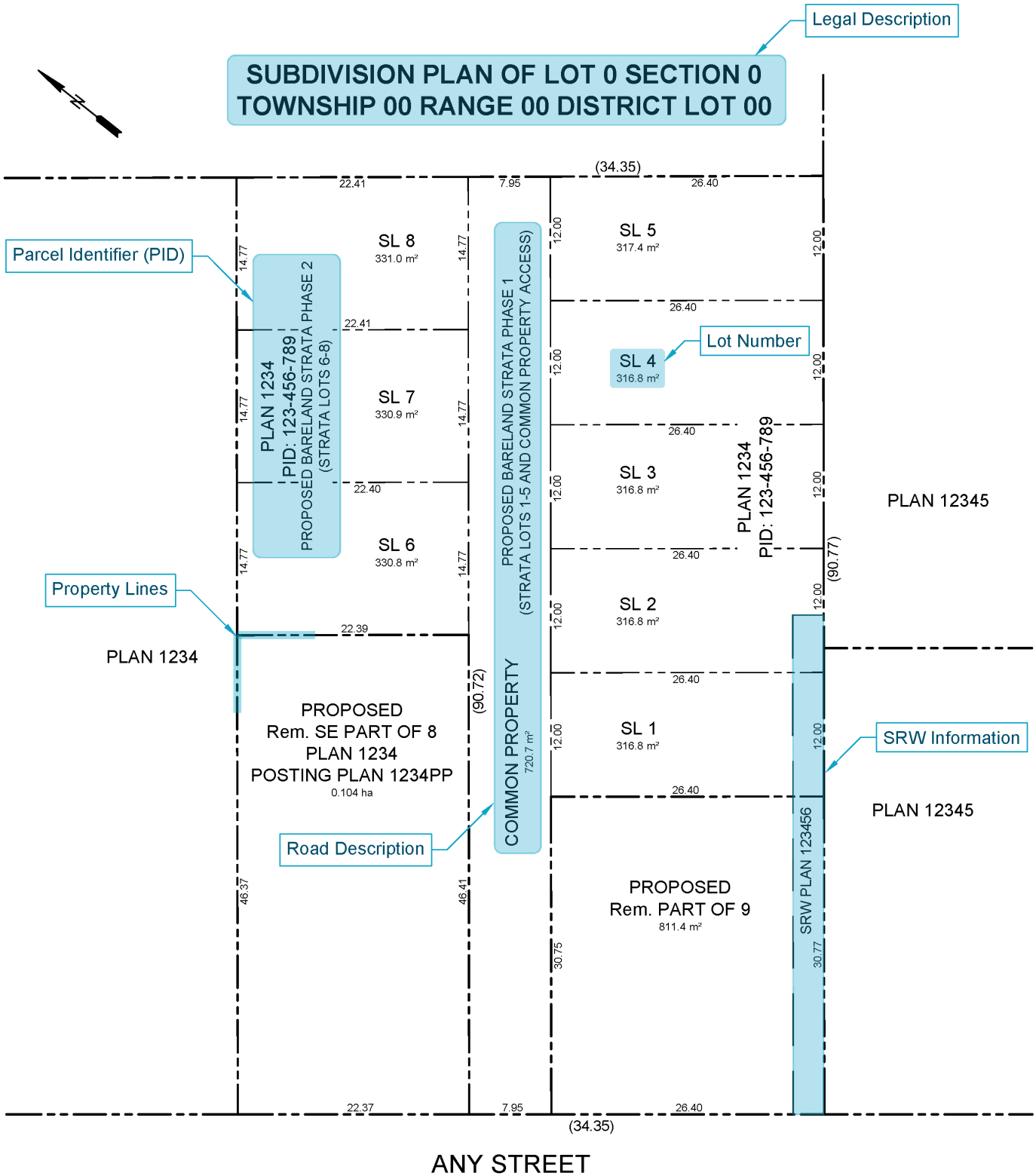
BC Hydro's overhead and underground infrastructure (poles, wires, duct, structures, etc.) must be installed in areas that we can access to provide safe and reliable service. During the design process, we'll use the Legal Plan to determine whether we need to acquire new, or modify existing, land rights to allow access for operation and maintenance of the BC Hydro infrastructure needed for your request.

## What does it need to show?

What we need to see	How much detail is required?	Why do we need to see it?
<b>Property Lines</b> (Including proposed subdivisions)	<ul style="list-style-type: none"><li>Show all existing and proposed property lines with dimensions</li><li>Must include proposed subdivision or strata lots</li></ul>	<ul style="list-style-type: none"><li>Changes to property lines may require additional land rights for new and existing BC Hydro infrastructure</li></ul>
<b>Parcel Descriptions</b> (Parcel Identifiers or Legal Description)	<ul style="list-style-type: none"><li>Parcel Identifiers (PID) where available</li><li>Lettered or numbered lots clearly identified for subdivisions or strata developments</li><li>Identification of which type of strata (Freehold, leasehold, bare land, etc.) where applicable</li></ul>	<ul style="list-style-type: none"><li>To provide additional information if we need to investigate existing or acquire new land rights</li><li>Infrastructure installed on private or strata lots may require additional land rights</li></ul>
<b>Road Plans and Descriptions</b>	<ul style="list-style-type: none"><li>Road descriptions and dedications, labelled to be public or private</li></ul>	<ul style="list-style-type: none"><li>BC Hydro infrastructure is often installed in road allowances. Installation in private or strata roads require additional land rights</li></ul>
<b>Statutory Rights of Way (SRW) and/or Easements</b>	<ul style="list-style-type: none"><li>Show any existing and proposed statutory rights of way and/or easements</li></ul>	<ul style="list-style-type: none"><li>Existing or proposed rights of way, easements or restrictive covenants may impact the servicing design of the project</li></ul>

For more detailed information, please refer to our [Distribution Technical Standards and Guides](#) on bchydro.com

# Legal Plan (Survey Plan) Example



**Example of Required Information**

The material and information shown in this document are intended for informational purposes only, and we'll be updating it from time to time. It has been created to emphasize common requirements, errors and omissions that can cause delays in the design process and may not reflect current industry and professional standards or requirements. It is not a substitute for legal, engineering or professional advice.