

BACKGROUND

A plan subdividing volumetric space, other than mines and minerals lying on or under the surface of land, into strata spaces may be registered pursuant to section 86 of the Land Titles Act, R.S.A. 2000, c. L-4. Unlike a condominium plan which, except for bare land condominiums, requires the boundaries of units to be shown in relation to an existing physical structure, strata space boundaries are independent of physical structures and are determined by planes or curved surfaces having defined geodetic elevation. A portion of a building may be located within a strata space but conceptually it is like a building constructed on a surface parcel and therefore subject to the possibility of encroachment beyond the defined boundaries.

REGISTRATION PROCEDURE

1. The general requirements for plans as outlined in the procedure on Surveys - Examination of Plans [SUR-1](#) apply, except as otherwise provided.
2. The land affected by the plan must be shown as a single parcel on a plan of survey registered under the Land Titles Act.
3. **Heading** - "Plan showing Strata Space Subdivision of _____".
4. **Designation of Strata Space** - Each strata space shall be designated as "Strata Lot _____", "Strata Block _____".

It is not necessary to show the volume of the strata space.

5. **Boundaries** - The boundaries of a strata space may consist of vertical, horizontal or inclined planes or cylindrical surfaces which shall have axes which are either vertical or horizontal. The boundaries of strata spaces shall conform to or lie within the boundaries of the single parcel referred to in item 2.

A top view and cross sections of the strata spaces must be shown on the plan. The cross section is to show the elevation of each corner or angle of the strata space in relation to monuments of known elevation or survey control markers in accordance with the Surveys Act.

The SPIN2 document type to be used when creating a Document Registration Request (DRR) form is: Strata Plan

The code used for registration at Land Titles is: STRP

6. **Legend** - The following is to be added to the legend:

“Elevations are geodetic and are derived from ASCM _____
(elevation _____) and _____ (elevation _____). Volumetric
space to be registered shown thus _____.”

It is not necessary to show the total volume affected by the plan.

7. **Approval** - The approvals required are the same as those listed in the procedure on Surveys - Examination of Subdivision Plans [SUR-2](#).

8. **Registered Owner Information** – The name of the registered owner(s) must be drafted on the plan.

9. **Subdivision Authority Information** – The following is to be drafted on the plan:

Name of the Subdivision Authority
File No.
Date approved

10. **Fees** - [Tariff item 8\(1\)](#) is charged for the registration of the plan. In addition, except for plans within the City of Calgary, a cadastral mapping fee is charged pursuant to Alberta Regulation 94/2000 made pursuant to Surveys Act.