

**CORPORATION OF THE TOWNSHIP OF ESQUIMALT**

**DEVELOPMENT PERMIT**

**NO. DP000125**

**Owner:** Darrel Russell Brown  
#25 – 881 Nicholson Street  
Victoria, BC  
V8X 5C5

**Lands:** Most Northerly Lot:  
PID 008-290-113  
Lot 22 Suburban Lot 48 Esquimalt District Plan 822

Most Southerly Lot:  
PID 030-656-672  
Lot A Suburban Lot 48 Esquimalt District Plan EPP86766

**Address:** 455 Sturdee Street, Esquimalt, BC

**Conditions:**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, for the purpose of:
  - Protection of Development from Hazardous Conditions as governed by Development Permit Area No. 2
2. Approval of this Development Permit for a proposed three-lot residential subdivision is issued in accordance with the Strata Plan EPS5951 prepared by Powell and Associates and digitally signed by Scott Pearse on 2019.07.02 attached hereto as Appendix "A".
3. The lands shall be developed in accordance with the terms, conditions and provisions of this Permit.
4. This Development Permit establishes the Tsunami level at 9.0 m geodetic elevation. No habitable portion of any building shall be located below this level.
5. This Development Permit does not authorize the construction of any buildings or structures including buildings and structures related to protection from Tsunamis. A subsequent Development Permit will be

required for the construction of any building or structure within this subdivision.

6. The terms, conditions and covenants contained herein shall enure to the benefit of and be binding upon the Owners, their executors, heirs or administrators, successors and assigns as the case may be or their successors to title in the lands.
7. This Development Permit is not a Building Permit.
8. This Development Permit lapses two (2) years after the date it is issued if Strata Plan EPS5951 is not registered at the Land Titles Office and separate titles issued for each proposed lot.
9. For the purposes of this Development Permit, the holder of the Permit shall be the owner(s) of the lands.

APPROVED BY MUNICIPAL COUNCIL RESOLUTION ON THE \_\_\_\_\_  
DAY OF September, 2019.

ISSUED BY THE DIRECTOR OF DEVELOPMENT SERVICES THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
Director of Development Services

\_\_\_\_\_  
Corporate Officer  
Corporation of the Township  
of Esquimalt

**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.

**Scott Pearse**  
**1BUGAM**

Digitally signed by Scott Pearse  
1BUGAM  
DN: c=CA, cn=Scott Pearse 1BUGAM,  
o=BC Land Surveyor, ou=Verify ID at  
www.juricert.com/LKUP.cfm?  
id=1BUGAM  
Date: 2019.07.02 16:00:58 -07'00'

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

**Scott Pearse**  
250-2950 Douglas Street

info@powellsurveys.com  
(250) 382-8855

Victoria BC V8T 4N4

Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **156-210-8458**

Plan Number: **EPS5951**

This original plan number assignment was done under Commission #: **951**

3. CERTIFICATION:

Form 9  Explanatory Plan  Form 9A

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: 2019 June 26 (YYYY/Month/DD) The checklist was filed under ECR#: 225997  
The plan was completed and checked on: 2019 June 28 (YYYY/Month/DD)

None  Strata Form S

None  Strata Form U1  Strata Form U1/U2

Arterial Highway

Remainder Parcel (Airspace)

4. ALTERATION:

Bare Land Strata Plan of  
 Lot 1, Suburban Lot 48,  
 Esquimalt District, Plan EPP92586

BCGS 92B.044



All distances are shown in metres.  
 The intended plot size of this plan  
 is 840mm in width by 1120mm in height.  
 (E size) when plotted at a scale of 1:100.

LEGEND

Integrated Survey Area No. 38, Township of  
 Esquimalt, MAD92(CS9)3.0.0.BC.1.CD.0.

Grid bearings are derived from geodetic  
 control monuments 84H0154 and 84H0202.  
 The UTM coordinates and estimated absolute  
 accuracy achieved are derived from the  
 MASDOT published coordinates and standard  
 relations for the geodetic control  
 monuments 84H0154 and 84H0202.

This plan shows horizontal ground-level  
 distances unless otherwise specified.  
 To compute grid distances, multiply  
 ground level distances by the  
 average combined factor of  
 0.999933 which has been  
 derived from geodetic control  
 monument 84H0202.

Found: S= Set  
 O= Standard Iron Post  
 P= Standard Lead Plug  
 M= Control Monument  
 PR= Short Iron Post in Rock  
 SL= Strata Lot

This plan shows one or more witness posts  
 which are not set on the true corner(s).

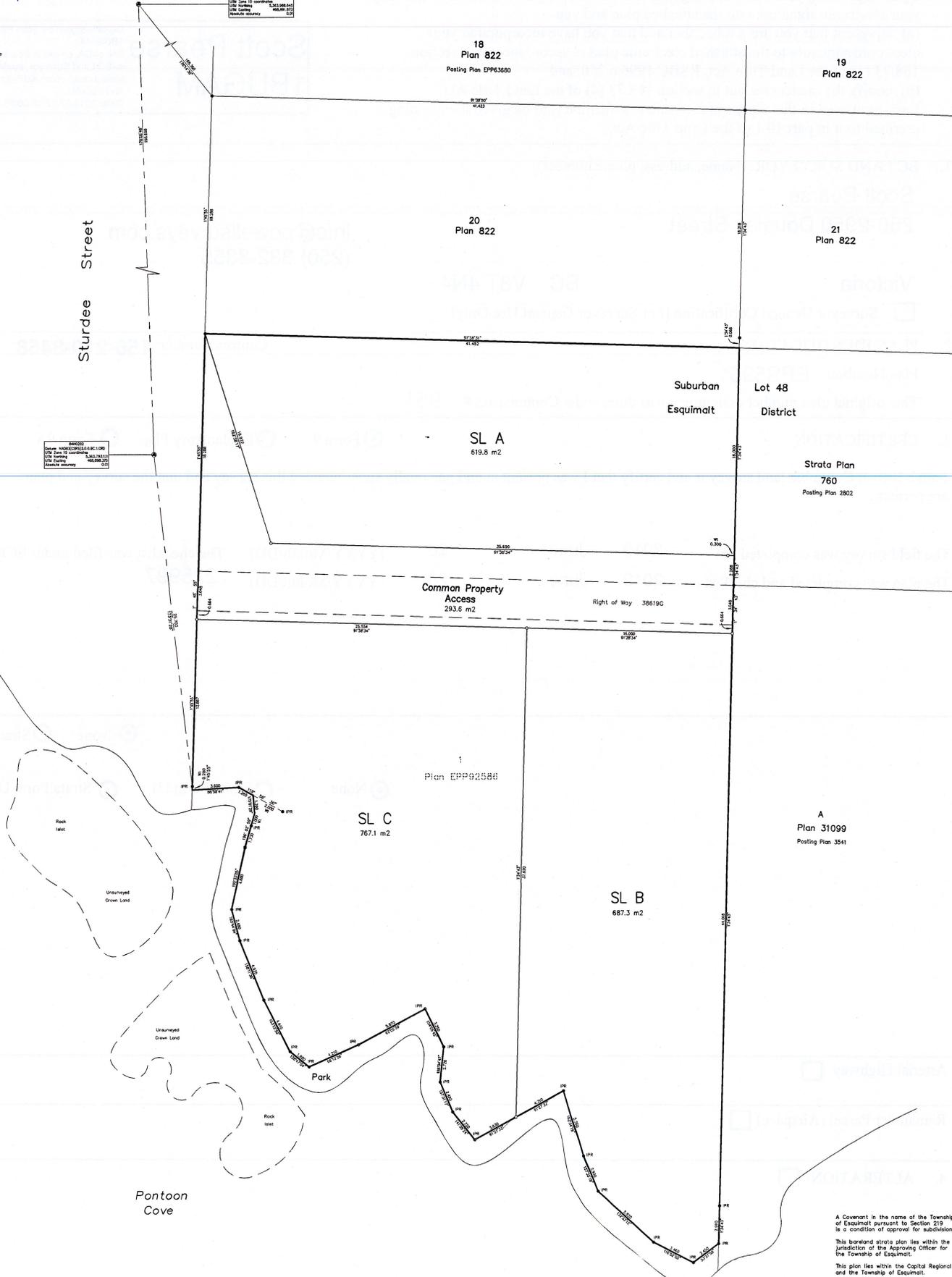
Civic Addresses not available



Sturdee Street

84H0154  
 Date: 2019-06-11  
 UTM Zone: 18N  
 UTM Easting: 462981.70  
 UTM Northing: 5511111.10  
 Point Accuracy: 0.02

84H0202  
 Date: 2019-06-11  
 UTM Zone: 18N  
 UTM Easting: 462981.70  
 UTM Northing: 5511111.10  
 Point Accuracy: 0.02



File: 11058 - 19  
 Drawing: SUB\_BLP  
 PROJECT ASSOCIATES  
 8 C. Lane, Surrey  
 280-3000 Surrey Street  
 Victoria, BC V8T 4W4  
 Phone: (250) 852-8555

A Covenant in the name of the Township of Esquimalt pursuant to Section 219 is a condition of approval for subdivision.  
 This bareland strata plan lies within the jurisdiction of the Approving Officer for the Township of Esquimalt.  
 This plan lies within the Capital Regional District and the Township of Esquimalt.  
 The field survey, represented by this plan, was completed on the 28th day of June, 2019.  
 Scott T. Pearce, BCLS 951