

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 Pearce
1BUGAM

Digitally signed by Scott Pearce
1BUGAM
DN: c=CA, cn=Scott Pearce 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 Pearce

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#:

The plan was completed and checked on: **2019 June 28** (YYYY/Month/DD)

225997

☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

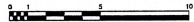
Remainder Parcel (Airspace) ☐

4. ALTERATION: ☐

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

BCGS 928.044

Sheet 1 of 1
STRATA PLAN EPS5951



All distances are shown in metres.
The intended plot size of this plan
is 844mm in width by 1120mm in height.
(E size) when plotted at a scale of 1:1100.

LEGEND

Unregistered Survey Area No. 38, Township of
Esquimalt, MADS(CSP)3.0.0.BC.1.GRD.

Grid bearings are derived from geodetic
control monuments B440154 and B440202.

The UTM coordinates and estimated absolute
accuracy achieved are derived from the
MADSY published coordinates and standard
deviations for the geodetic control
monuments B440154 and B440202.

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 B440202.

Found: Set Denotes
Standard Iron Post
Standard Lead Plug
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

Suburban Lot 48
Esquimalt District
Strata Plan
760
Posting Plan 2802

18
Plan 822
Posting Plan EPP63580

19
Plan 822

20
Plan 822

21
Plan 822

SL A
619.8 m²

Common Property
Access
293.6 m²

Right of Way 35619G

SL C
767.1 m²

SL B
687.3 m²

A
Plan 31099
Posting Plan 3541

Pontoon
Cove

File 11058 - 19
Drawing 808 - 36 SP
PUBLISHED BY
B.C. Land Surveyors
250-2500 Esquimalt Street
Victoria, BC V8T 4K4
Phone: (250) 582-8855

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 26th day of June, 2019.
Scott T. Pearce, BCLS 951