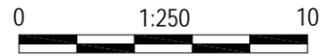


SCALE:



All distances are in metres.  
The intended plot size of this plan is 280mm in width  
by 432mm in height (B size) when plotted at a scale of 1:250

LOT 2  
Plan VIP14827

Proposed Dwelling Footprint (cladding)  
as per design dated: Dec12, 2025

15' EASEMENT  
#297290-G

GRAFTON STREET

No: 445  
Proposed Dwelling

COVENANT PLAN  
EPP143336

1.5m Side Yard Setback

1.5m Side Yard Setback

Proposed Wall

15m Natural Environmental DP

7.5m Front Yard Setback

10m Watercourse Setback

Easement (Gas line)  
#258598G

Easement Area  
(for driveway)  
#258598G

LOT A  
Plan VIP34282

7.5m Rear Yard Setback

RETAINING WALL

10' Easement  
#38802G

LOT A  
Plan VIP32070

Proposed 2.0m SRW

Present Natural  
Boundary

Titled Boundary as per  
Plan VIP32070

# Explorer

Land Surveying Inc

B. C. Land Surveyor's Certificate of Location for:

## LOT A, SUBURBAN LOT 30, ESQUIMALT DISTRICT, PLAN 32070

### LEGEND

Elevations are geodetic based on Integrated survey monument 84H0237 in the MUNICIPALITY OF ESQUIMALT at elevation 7.574m (CGVD28).

Note: SHOWING PROPOSED DWELLING FROM DESIGN FOR DESIGN APPROVAL USE ONLY

Parcel Identification Number (PID)

001-105-248

MUNICIPALITY

Esquimalt

CIVIC ADDRESS

445 GRAFTON STREET  
VICTORIA, BC

ZONING

RS-3

LOT B  
Plan VIP32070

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This document was prepared for the exclusive use of our client, MAC Reno

\*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Undersurface charges and covenant will not be shown on this survey unless such documents are provided and can be shown in two dimensional view.

Explorer Land Surveying Inc., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

**CERTIFIED CORRECT**

Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, BCLS

Field Survey - February 28, 2025

Revised with proposed design - January 12, 2026

Dated this 12th of January, 2026.

This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.  
Info: <https://www.juricert.com>

FILE : 11971

DWG/DATE: 11971 445Grafton St/ 2026-1-12

## Explorer

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