Park

A
Plan VIP86862

IP
53.36
22.38
22.60
32.18
35.46
24
6
51.88
4.0
64.74
gutter
sidewalk
DMH
Wilfert Road
24m SPEA setback
6m buffer
concrete tank (underground)
concrete foundation
Proposed Lot 1
7,419 m²
Proposed Lot 2
5897.9 m²
A
Plan VIP63467
Rem 1
Plan 29626
Park
proposed property line
25.75
α=4.01
α=7.80
19.17
29.80
28.20
α=8.29
5.48
19.28
9.17
19.16
α=6.73
22.04
37.77
6.0
concrete wall
building envelope
α=44.99
31.70
α=32.93
α=33.01
α=5.00
E/P
sidewalk
Dirt Access
culvert
Park

#621 #622 #623 #620 #624 #625 #628 #619 #617 #618 #616 #614 #613 #612 #611 #627 #556 #565 #564 #567 #563 #566 #568 #569 #570 #571 #572 #573 #574 #575 #576 #577 #578 #579 #580 #581 #582 #583 #561 #562 #553 #988 #994 #552 #560 #995 #993 #987 #989 #992 #986 #984 #985 #982 #990 #991 #981 #983 #980 #979 #978 #967 #968 #970 #971 #973 #972 #975 #974 #976 #590 #589 #591 #592 #593 #594 #595 #596 #597 #598 #599 #600 #601 #728 #727 #725 #724 #733 #732 #731 #730 #729 #722 #721 #720 #718 #719 #717 #716 #715 #714 #723 #709 #NT1 #708 #706 #707 #702 #711 #705 #704 #701 #703 #700 #699 #698 #697 #696 #695 #692 #694 #693 #691 #690 #710 #712 #713 #664 #667 #666 #665 #663 #662 #660 #668 #669 #659 #670 #NT2 #671 #672 #661 #655 #656 #654 #657 #658 #645 #644 #642 #643 #726 #646 #647 #653 #652 #651 #NT3 #648 #650 #649 #641 #638 #639 #640 #637 #630 #631 #632 #634 #633 #635 #636 #629 #680 #679 #677 #678 #675 #676 #673 #674 #681 #682 #683 #684 #685 #687 #688 #686 #689 #609 #610 #626 #615 #960 #959 #958 #957 #961 #962 #963 #964 #956 #965 #966 #954 #955 #953 #608 #952 #951 #607 #950 #948 #606 #605 #604 #947 #949 #602 #603 #946 #945 #943 #944 #942 #941 #939 #940 #922 #920 #921 #919 #923 #924 #925 #926 #927 #937 #938 #935 #936 #934 #933 #932 #930 #931 #929 #928 #597 #727 #725 #724 #733 #732 #731 #730 #729 #722 #721 #720 #718 #719 #717 #716 #715 #714 #723 #709 #NT1 #708 #706 #707 #702 #711 #705 #704 #701 #703 #700 #699 #698 #697 #696 #695 #692 #694 #693 #691 #690 #710 #712 #713 #664 #667 #666 #665 #663 #662 #660 #668 #669 #659 #670 #NT2 #671 #672 #661 #655 #656 #654 #657 #658 #645 #644 #642 #643 #726 #646 #647 #653 #652 #651 #NT3 #648 #650 #649 #641 #638 #639 #640 #637 #630 #631 #632 #634 #633 #635 #636 #629 #680 #679 #677 #678 #675 #676 #673 #674 #681 #682 #683 #684 #685 #687 #688 #686 #689 #609 #610 #626 #615 #960 #959 #958 #957 #961 #962 #963 #964 #956 #965 #966 #954 #955 #953 #608 #952 #951 #607 #950 #948 #606 #605 #604 #947 #949 #602 #603 #946 #945 #943 #944 #942 #941 #939 #940 #922 #920 #921 #919 #923 #924 #925 #926 #927 #937 #938 #935 #936 #934 #933 #932 #930 #931 #929 #928 #597 #621 #622 #623 #620 #624 #625 #628 #619 #617 #618 #616 #614 #613 #612 #611 #627 #556 #565 #564 #567 #563 #566 #568 #569 #570 #571 #572 #573 #574 #575 #576 #577 #578 #579 #580 #581 #582 #583 #561 #562 #553 #988 #994 #552 #560 #995 #993 #987 #989 #992 #986 #984 #985 #982 #990 #991 #981 #983 #980 #979 #978 #967 #968 #970 #971 #973 #972 #975 #974 #976 #590 #589 #591 #592 #593 #594 #595 #596

Area Table	
Description	Area
Total Site Area	13,317 m²
Proposed Lot 1	
Total Area	7,419 m²
Buildable area (inside buffer and zoning setbacks)	2,950 m²
Proposed Lot 2	
Total Area	5,898 m²
Area (Excluding SPEA)	2,915 m²
Area (Excluding SPEA & buffer)	2,145 m²

Site Plan of Proposed Subdivision of Lot A, Section 98, Esquimalt District, Plan VIP63467.

PID: 023-444-088

1720 Wilfert Road

Metres
3 0 3 6 9 12 15

The intended plot size of this plan is
560 mm in width by 864 mm in height (D size)
when plotted at a scale of 1:300

Legend:

Elevations are in metres, based on geodetic datum, and derived from Geodetic Control Monuments 88H3950 (elevation= 34.095m) and 88H3947 (elevation= 40.299). CGVD28

Dimensions are derived from Land Title Office records and field survey.

- denotes lamp standard
- Ⓜ denotes manhole
- ▣ denotes catch basin
- denotes ditch with direction of flow
- denotes gutter
- denotes edge of pavement
- denotes flagged high water mark (HWM)
- denotes 24m SPEA setback
- denotes 6m buffer setback
- DMH denotes storm drain
- E/P denotes edge of pavement
- ▲ denotes QEP flag set by Corvidae Environmental Consulting Inc.
- IP denotes standard Iron Post found
- #696 denotes tree with associated tree tag
  Tree Inventory prepared by Tomahawk Tree Services LTD.

Current Zone: C-7

This document shows the relative location of surveyed features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

McIlvaney Riley 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.

Tree Survey and addition to Area Table: February 3, 2026
Additional SPEA: November 12, 2025
Field survey date: March 14, 2025

McIlvaney Riley Land Surveying Inc.
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Victoria, B.C. V9B 1X1
(250) 474-5538
www.mrls.ca

File: 7282-PROP SUB-3_toRachael 20260203

This document has been prepared for information purposes and is certified correct according to field survey and Land Title Office records.

Dated this 3rd day of February 2026.

Minda C. Riley, BCLS #810