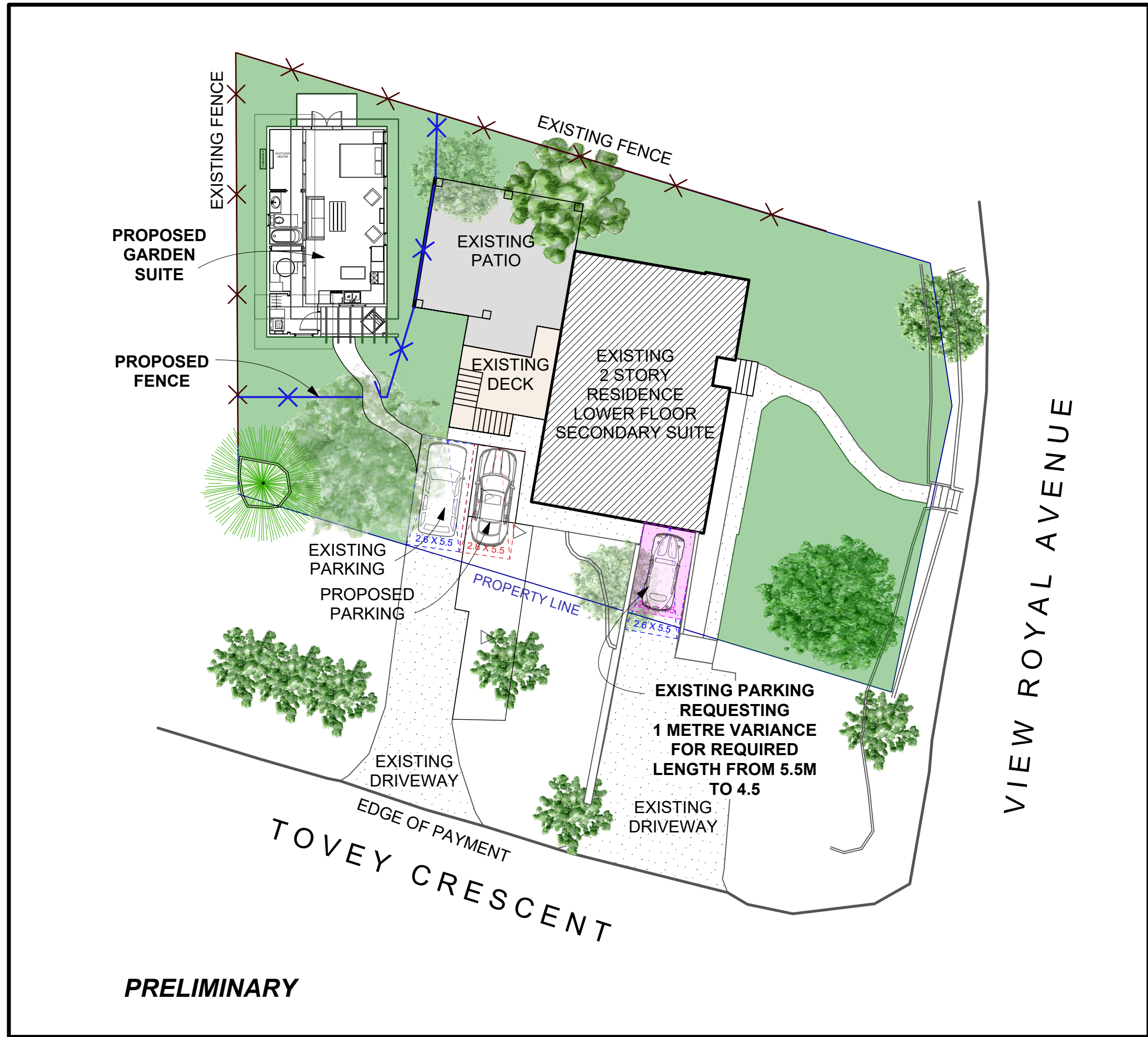
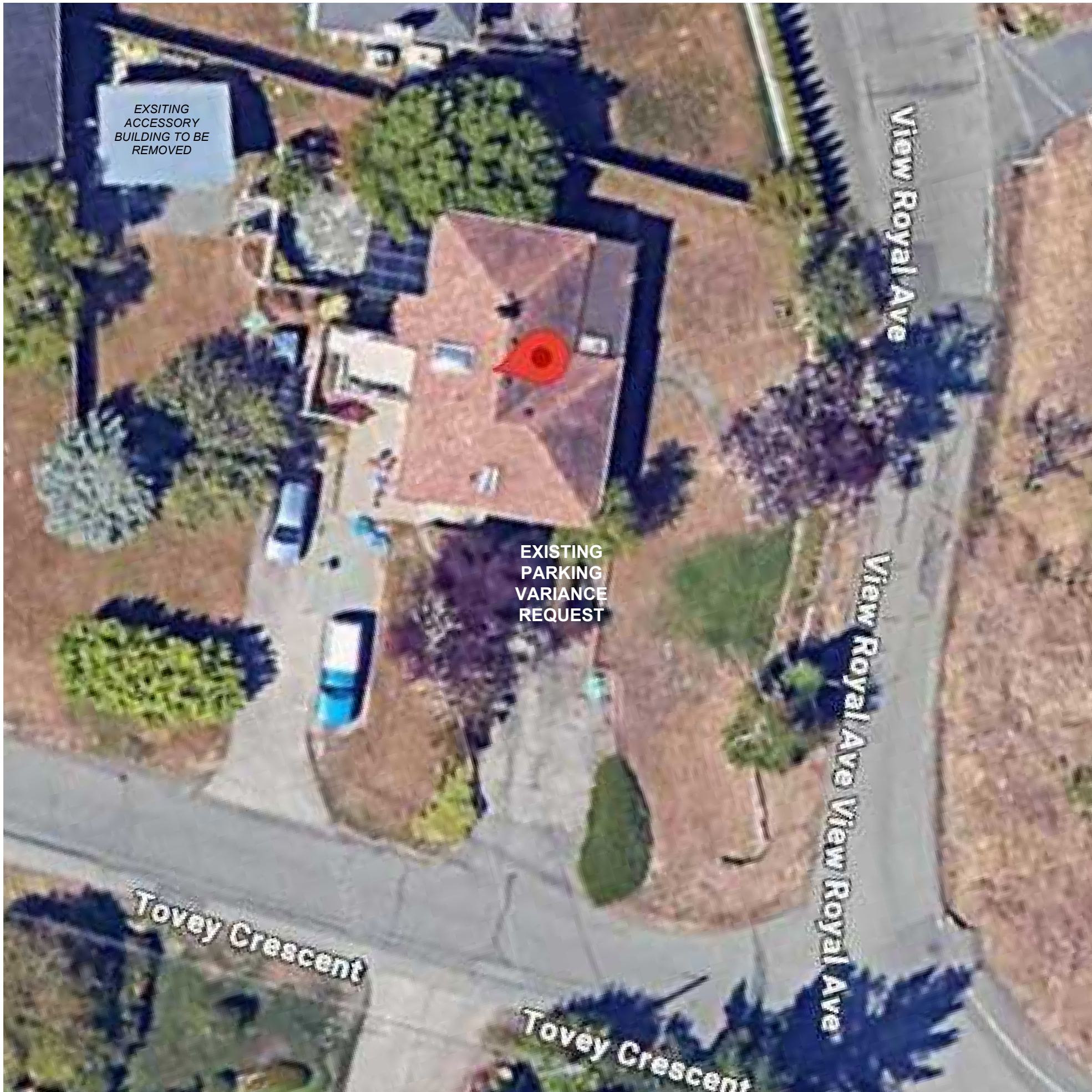




LANDSCAPE PLAN
1:200



GOOGLE EARTH
1:200

BC LAND SURVEYORS SITE PLAN OF:

Civic: 527 View Royal Avenue

Legal Lot 27, Section 92,
Esquimalt District, Plan 5895
except Part in Plan 35960

Parcel Identifier: 005-937-981
in the Town of View Royal

LEGEND

Elevations are geodetic and referenced
to the CVD288C datum.

+ - denotes - existing elevation

WM - denotes - water meter lid

Tree diameters are in centimetres.

Lot Area = 779 m2

The following non-financial charge is shown on
the current title and may affect the property.
1224856 - Restrictive Covenant



Date February 12, 2026
File 14688-37A
V.I. POWELL & ASSOCIATES
Land Surveying
250-2950 Douglas Street
Victoria, BC V8T 4N4
phone (250) 382-8855

Scale 1:200 Distances are in meters
0 2 10 20
The intended print size is 11" by 17"

Property Lines and setbacks shown may
vary upon completion of a lot reposting
and preparation of a legal survey plan.
This document shows the relative location
of the surveyed features and shall not be
used to define property boundaries.

Setbacks are derived from field survey.
Parcel dimensions shown hereon are
derived from Land Title Office records.

**VARIANCE REQUEST
EXISTING PARKING FROM
5.5M LONG TO 4.5M LONG**

Proposed Garden Suite For: 527 VEIW ROYAL AVENUE

STEPHANIE BEGGS TOLLEY

colwood
Design Line

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