

PLAN OF PROPOSED SUBDIVISION OF:
LOT 1, SECTIONS 9 AND 33, PLAN 23288, EXCEPT THOSE PARTS IN PLANS 24291,
26904, 27771 AND EPP90367;
PART OF LOT B (DD 228678I), BLOCK 1, SECTION 33, PLAN 1375, EXCEPT PART IN
PLAN 23288; AND
PART OF NIGEL AVENUE;
ALL IN VICTORIA DISTRICT

PIDs:
003-071-642
000-026-069

The intended plot size of this plan is 864mm in width by 560mm in height (D-Size) when plotted at a scale of 1:150.

All distances and elevations are in metres and decimals thereof, unless otherwise noted.

Setbacks are derived from field survey completed on August 13, 2025, and are measured from finishing surfaces.

The civic address of the building is:
846 Nigel Avenue, Victoria, BC.

The following non-financial charges are shown on the current Certificate of Title and may affect the property:

227630G - RIGHT OF WAY (PID 003-071-642)
CA1556756 - COVENANT (PID 003-071-642)
CA7812319 - COVENANT (PIDs 003-071-642 and 000-026-069)

Elevations are referred to the CGVD28 Datum and are derived from Control Monument 520510 with an elevation of 22.751 metres.

Contours are shown at 0.5m intervals

LEGEND

- denotes Fenceline
- denotes Railing
- denotes Spot Elevation
- denotes Utility Pole

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

Feature labels are descriptive. The user is encouraged to refer to the appropriate land use bylaw for specific feature definitions.

Polaris Land Surveying 2024 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.

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This site plan is Certified Correct in accordance with the Practice of Land Surveying as of the 13th day of August, 2025.

Jordan Elliot Litke, BCLS 905



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PLANNING DEPT.
DISTRICT OF SAANICH

Date: 2025-12-16
File: 1545-19
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Layout: PR SUB