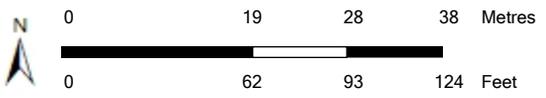


### Legend

- Parks
- Park
- Recreation Area
- Image**
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- World\_Street\_Map

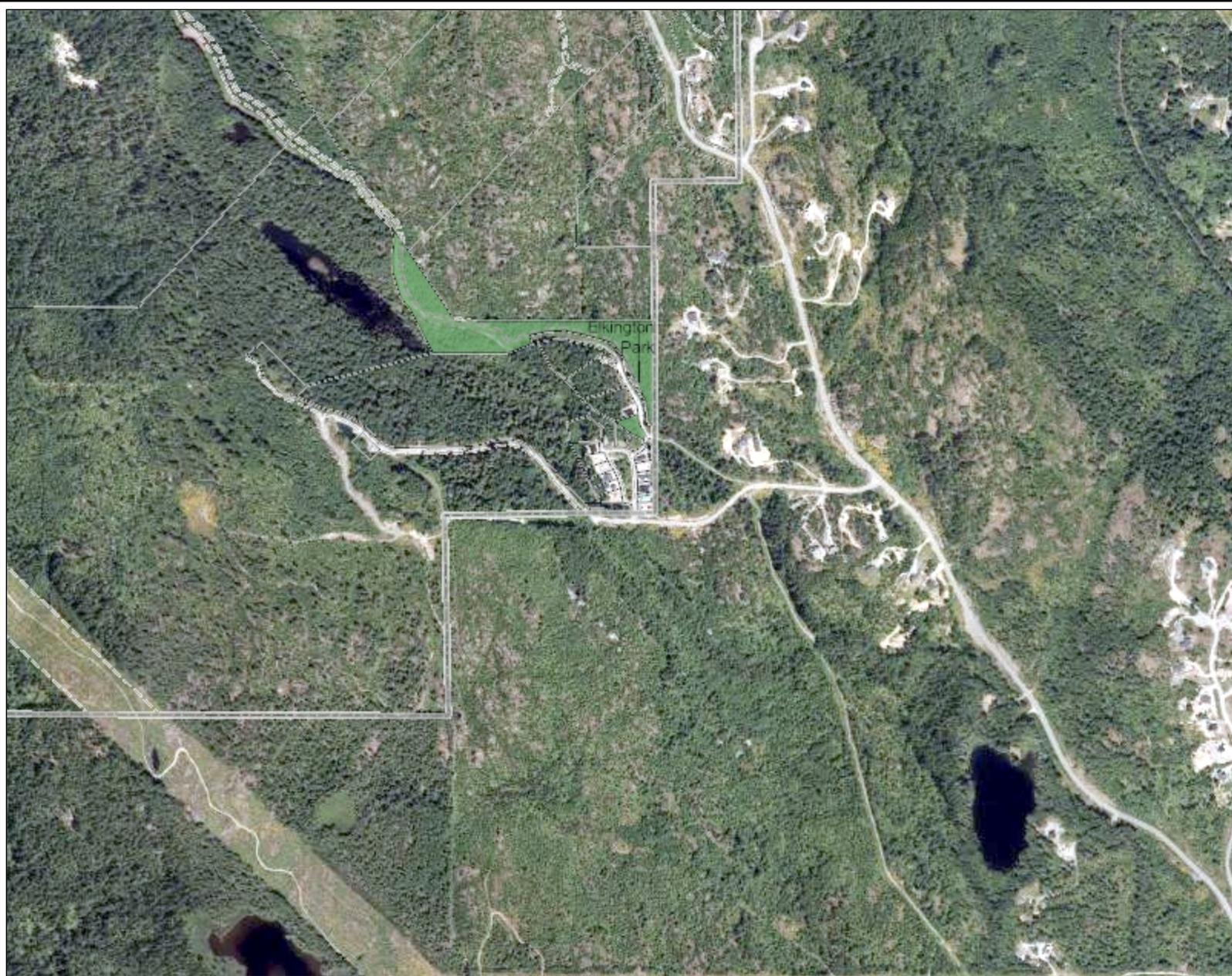


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

1141 Trailhead Lane

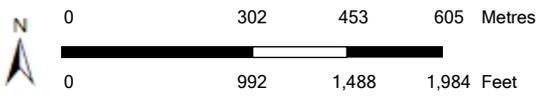
© Cowichan Valley Regional District



### Legend

- Parks
- Park
- Recreation Area
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- Red: Band\_1
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- World\_Street\_Map

Ekington Park



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate,

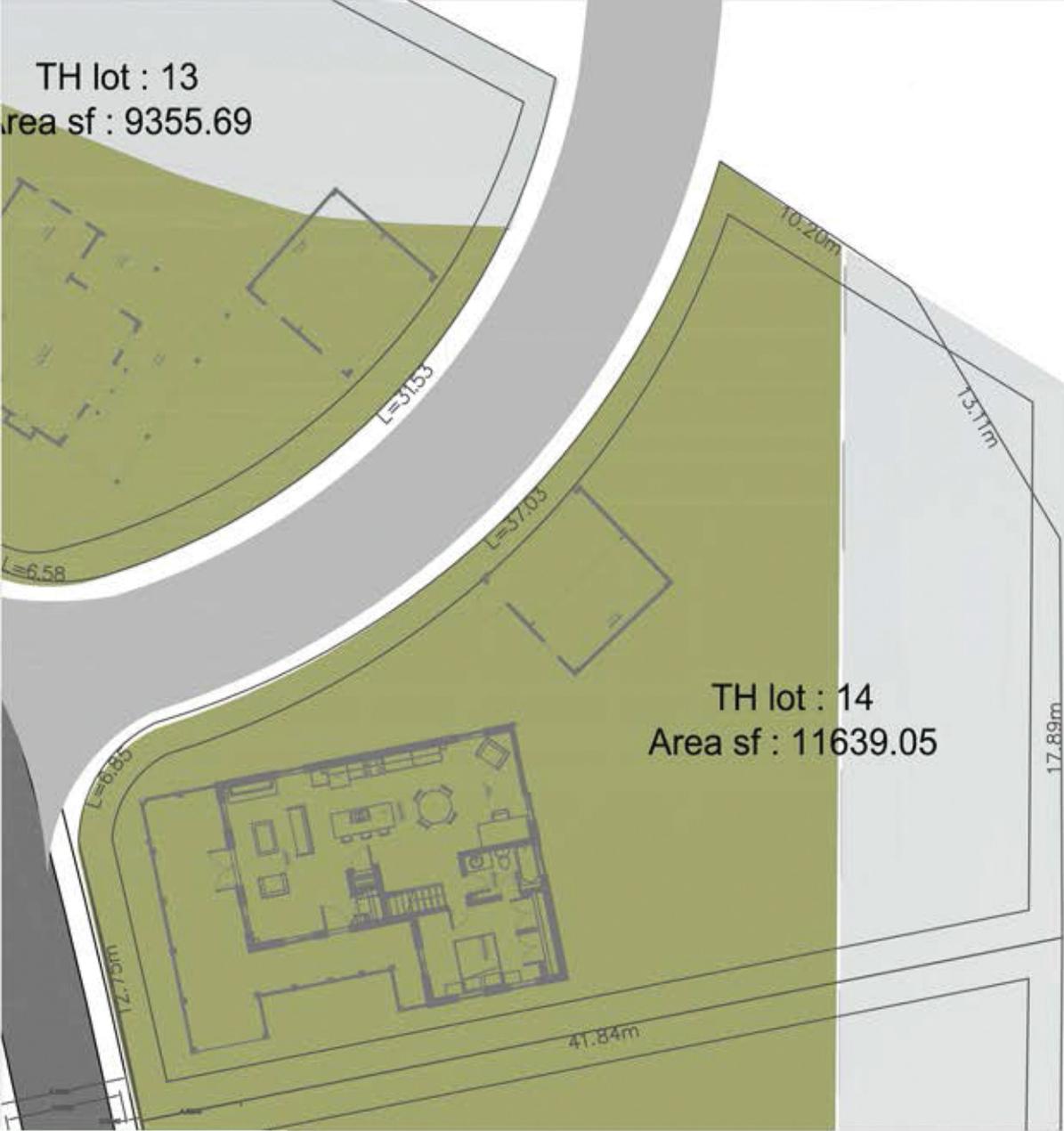
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1141 Trailhead Lane

© Cowichan Valley Regional District



TH lot : 13  
Area sf : 9355.69



14

## TRIAL HEAD LOT

Scale: 1:400

PROTECTED AREA  
NOT BUILT ZONE

SET BACK AND/ OR EASEMENT



## 12.5 Mixed Use CD-1D Sub-Zone

Subject to compliance with the general regulations set out in Parts 4 and 5, the following regulations apply in the CD-1D Sub-Zone.

### 1. Permitted Uses

The following and no others are permitted in the CD-1D sub-Zone:

- a. Ecological conservation;
- b. Eco-forestry, including portable sawmill not in a building;
- c. Agro-forestry, agriculture, horticulture;
- d. Wood product processing and manufacturing;
- e. Single detached dwelling
- f. Multiple unit dwelling;
- g. Community centre
- h. Equestrian centre
- i. Guest house, including tree top canopy suites and accessory spa/wellness centre;
- j. Convenience store;
- k. Duplex;
- l. Daycare, nursery school;
- m. School.

The following are permitted as an accessory use to a single detached dwelling in the CD-1D Sub-Zone:

- n. Bed and breakfast;
- o. Home based business;
- p. Attached suite or detached suite;

### 2. Setbacks

All buildings and structures in the CD-1D Sub-Zone shall be set back a minimum of 4.5 metres from a front or exterior side parcel line and a minimum of 1.5 metres from any parcel line.

### 3. Density

- a. Not more than ninety-seven (97) dwellings, not including attached suites or detached suites, may be constructed within the entirety of the CD-1D Sub-Zone.
- b. A minimum of 8 dwellings must be duplex or multiple unit dwelling.
- c. Notwithstanding Sections 5.18(h)(Detached Suites) and Section 5.19(i)(Attached Suites), a detached suite or attached suite is permitted on parcels of lands in the CD-1D Zone that are serviced by community sewer and water systems.

- d. A detached suite or attached suite is not permitted on the same parcel as a duplex or multiple unit dwelling.

#### 4. Parcel Coverage

Parcel coverage shall not exceed 30 percent for all buildings and structures.

#### 5. Minimum and Maximum Parcel Size

The following parcel size provisions apply in the CD-1D Sub-Zone:

- a. **Residential Use:** The minimum parcel size is 1.0 hectare for parcels that are not connected to both a community water and sewer system and 500 m<sup>2</sup> for parcels that are connected to both a community water and sewer system. The maximum parcel size is 1.5 hectares.
- b. **Wood Products Processing and Manufacturing:** The minimum parcel size is 1.0 hectare for parcels that are not connected to both a community water and sewer system and 1500 m<sup>2</sup> for parcels that are connected to both a community water and sewer system.
- c. **Horticulture and Agriculture:** The minimum parcel size is 1000 m<sup>2</sup>
- d. **Guest House:** The minimum parcel size is 1.0 hectare for a parcel connected to both a community water and sewer system and 20 hectares for a parcel that is not connected to both a community water and sewer system.

#### 6. Maximum Number of Parcels

- a. Single detached dwelling, duplex or multiple unit dwelling: 97
- b. Guest house: 1
- c. Multiple unit dwelling: 1
- d. Convenience store: 1
- e. Equestrian centre: 1
- f. Wood products processing and manufacturing: 10
- g. Community centre: 2

#### 7. Maximum Building Sizes

The following limitations to the total gross floor area for specific uses apply in the CD-1D Sub-Zone.

- a. The total gross floor area of all buildings and structures associated with wood products processing and manufacturing, eco-forestry, agro forestry and ecological conservation shall not exceed 3000 m<sup>2</sup>.
- b. The total gross floor area for the guest house use, including all tree top canopy suites, spa and wellness centre and other accessory uses shall not exceed 2500

m<sup>2</sup>.

- c. The total gross floor area for the convenience store use shall not exceed 100 m<sup>2</sup>.

The following maximum gross floor area limits of buildings and structures apply to each parcel within the CD-1D Sub-Zone, unless otherwise specified by a covenant:

- d. Single detached dwelling, single detached dwelling with attached attached suite: 400m<sup>2</sup>, of which not more than 200 m<sup>2</sup> may be the building's footprint;
- e. Duplex: 400m<sup>2</sup>, of which not more than 300 m<sup>2</sup> may be the building's footprint.
- f. Horticulture and Agriculture: 100 m<sup>2</sup> or 50% of the parcel area, whichever is larger;

## **8. Maximum Building Height**

No building or structure in the CD-1D Sub-Zone shall exceed 12 metre in height.

## **9. Covenants Required:**

When any parcel in the CD-1D Sub-Zone is subdivided, a Covenant shall be registered against the title of the new parcels and any remainders to ensure that the use, density and building size requirements of this Zone are complied with.

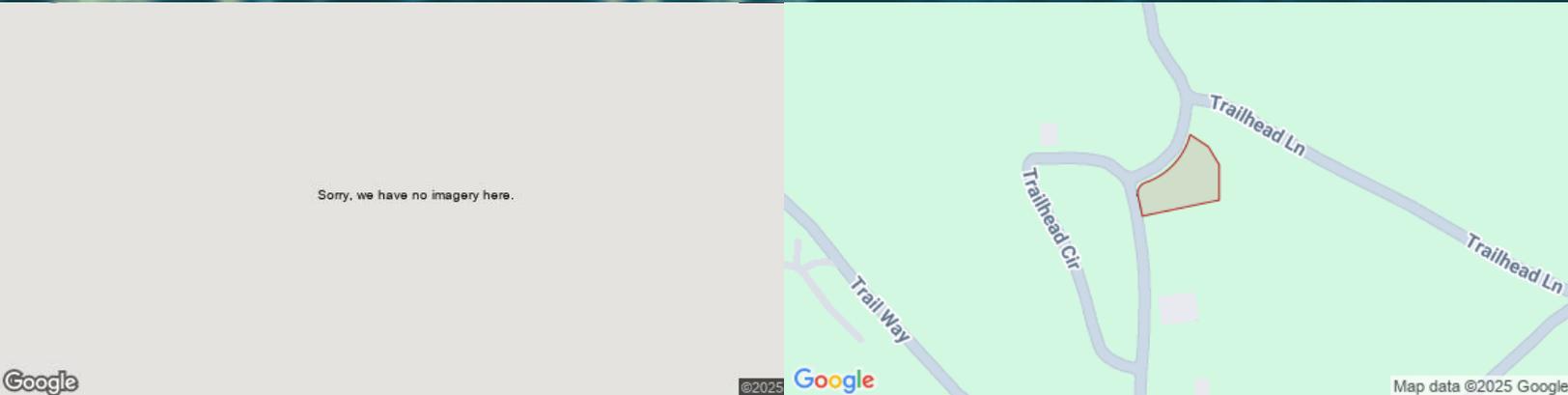
## **10. Special Regulations:**

The following regulations apply within the CD-1D Sub-Zone:

- a. No tree top canopy suite shall have any kitchen facilities;
- b. No treetop canopy suites on parcels under 1 hectare in area shall be connected to a community water and community sewer system.

# TROY PETERSEN PREC\*

\*PERSONAL REAL ESTATE CORPORATION



## 1141 TRAILHEAD LN Rural BC V0R 2W3

PID	029-930-545	Legal Description	STRATA LOT 14 BLOCKS 201 AND 270 MALAHAT DISTRICT STRATA PLAN EPS2814 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V				
Zoning	CD-1D - Mixed Use CD-1D Sub-Zone	Plan	EPS2814				
Registered Owner	BA*, C*	Community Plans(s)	OCP: Land Use: Community Land Stewardship, not in ALR				
Floor Area	2652 Ft <sup>2</sup>	Max Elevation	399.21 m	Year Built	2021	Transit Score	-
Lot Size	-	Min Elevation	395.89 m	Bedrooms	4	Walk Score	-
Tax Year	2025	Annual Taxes	\$8,045.50	Bathrooms	3	Structure	RESIDENTIAL DWELLING WITH SUITE

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
856838	Sold 30/11/2020	20	\$195,000 / \$195,000	Sutton Group West Coast Realty
778365	Expired 31/01/2019	379	\$205,000 / -	eXp Realty
777351	Expired 17/01/2019	365	\$205,000 / -	eXp Realty

### APPRECIATION

	Date	(\$)	% Change
Assessment	2025	\$1,095,000	461.54 %
Sales History	30/11/2020	\$195,000	

### Market Rent powered by OFFERLAND

	Date	Minimum	Maximum
Market Rent Estimate	07/10/2025	\$3,220	\$3,360

### ASSESSMENT

	2024	2025	% Change
Building	\$702,000	\$847,000	20.66 %
Land	\$270,000	\$248,000	-8.15 %
Total	\$972,000	\$1,095,000	12.65 %

### DEVELOPMENT APPLICATIONS

No records found for this parcel

The enclosed information, while deemed to be correct, is not guaranteed.