

Dan Johnson

PERSONAL REAL ESTATE CORPORATION

*PEMBERTON
HOLMES*

· ESTABLISHED 1887 ·

Information Package

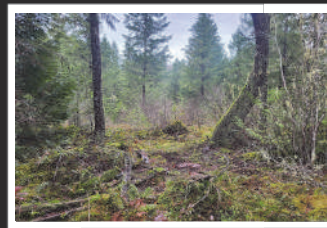
For

Sec 7 Belvedere Cres, Duncan



The information and documentation included in this package was gathered from assumed reliable sources but should not be relied upon without further independent investigation and verification by the Buyer.

Sec 7 Belvedere Cres



If you are looking for complete privacy and serenity... you just found it! 94+ Acres of prime, peaceful, Vancouver Island, BC forest with mountain views, southern exposure and right across the road from the Cowichan River, famous for its' epic fishing, swimming, and tubing! This acreage is bordered on the eastern side by parkland and there are a couple of really nice spots to build where you would enjoy some very nice mountain views and nature. There is already a mature driveway in place and access from Belvedere Cres or Riverbottom road. The zoning permits a detached or attached suite (mortgage helper) and there certainly is plenty of room to maintain your privacy. Future subdividing with re-zoning may be possible – check with CVRD to confirm. What an amazing piece of real estate! Call your agent today to book a walkabout.



Priced at
\$1,175,000

Area	Duncan	Age	0
Bedrooms	0	Taxes	\$7,123 (2024)
Bathrooms	0	MLS#	988085
Lot Size	4133408.40 Sqft	Parking	
Floor Space			

Dan Johnson*
Pemberton Holmes - Duncan



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 Personal Real Estate Corporation
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 wrkn4you@gmail.com
 Pemberton Holmes Ltd. (Dun)



Sec 7 Belvedere Cres Duncan BC V9L 6H4
 MLS® No: **988085** **\$1,175,000** **Active**



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MLS® No: **988085** List Price: **\$1,175,000**
 Status: **Active** Orig Price: **\$1,175,000**
 Area: **Duncan** Sub Area: **Du West**
Duncan
 Sold Price:
 DOM: **0**
 Sub Type: **Land**
 Pend Date: Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access:		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 4,133,408	Lot Acres: 94.89	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View:	Waterfront:	Water: None
Carpport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions:	Services:		
Lot Ftrs:				

Legal/Public Records

Assessed: \$1,522,000	Assess Yr: 2025	Taxes: \$7,123	Tax Year: 2024
PID: 009-844-996	Roll No: 3569000	Zoning: RC-3	Zone Desc: Rural
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: SECTION 7, RANGE 5, SAHTLAM LAND DISTRICT, EXCEPT PLAN 30394			



Legend

- Park
- Recreation Area

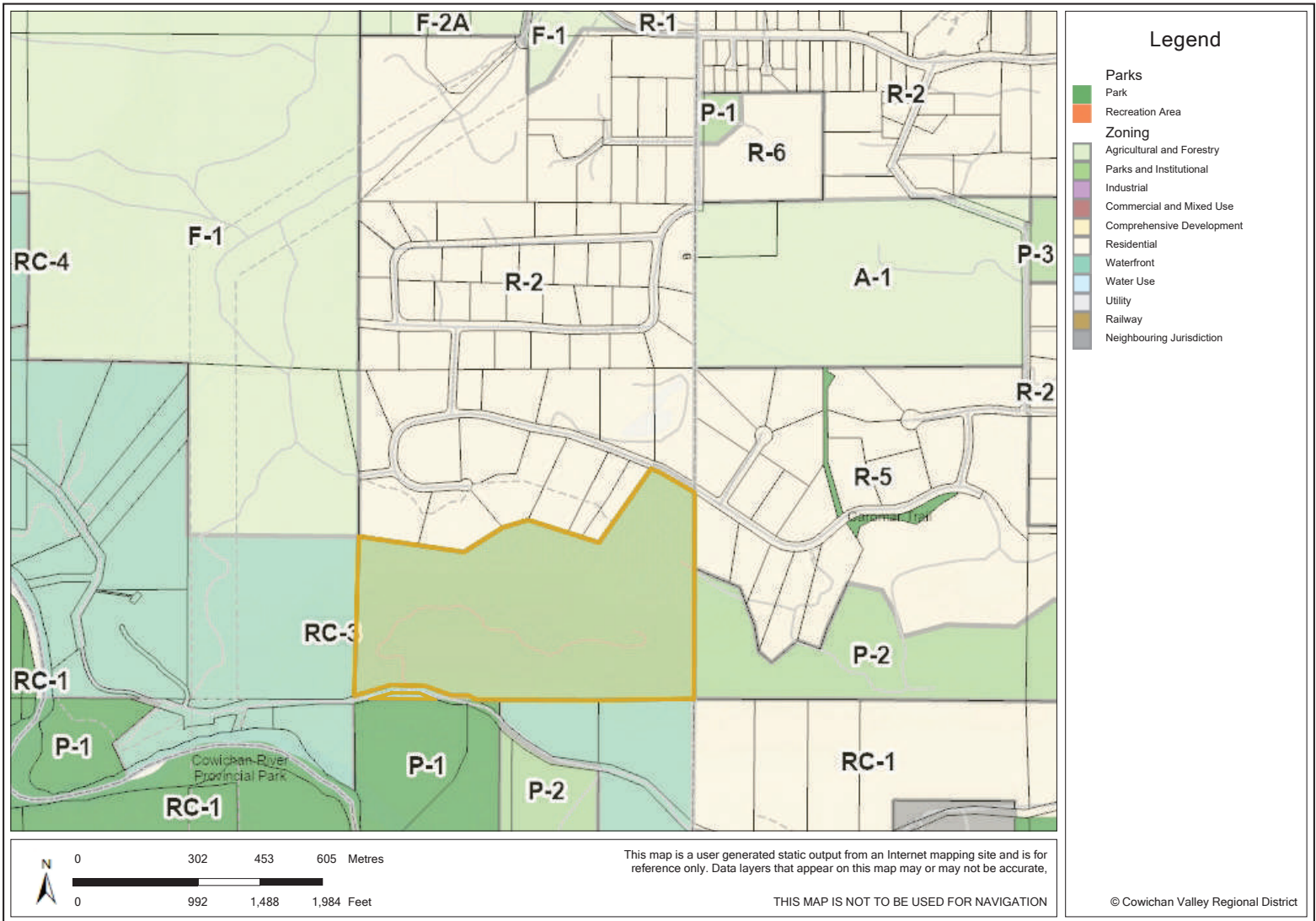
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

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175 Ingram Street | Duncan, British Columbia V9L 1N8 | 250.746.2500 or 1.800.665.3955



5.8 RC-3 RIVER CORRIDOR 3 ZONE

Subject to compliance with the general regulations detailed in Part 3 of this Bylaw, the following regulations apply in the RC-3 Zone:

1. Permitted Uses

The following principal uses and no others are permitted in the RC-3 Zone:

- a. Agriculture, excluding intensive agriculture;
- b. Environmental protection and conservation;
- c. Single detached dwelling.

The following accessory uses are permitted in the RC-3 Zone:

- d. Bed and breakfast accommodation;
- e. Buildings and structures accessory to a principal permitted use;
- f. Home-based business;
- g. Detached suite or attached suite.

2. Minimum Parcel Size

The minimum parcel size in the RC-3 Zone is 20 hectares.

3. Number of Dwellings

Not more than one dwelling is permitted on a parcel, under 0.4 ha in area, that is zoned RC-3. For parcels zoned RC-3 that 0.4 in area or more, one additional detached or attached suite is permitted on a parcel.

4. Setbacks

The following minimum setbacks apply in the RC-3 Zone:

Type of Parcel Line	Buildings and Structures
Front parcel line	7.5 metres
Interior side parcel line	3.0 metres
Exterior side parcel line	4.5 metres
Rear parcel line	7.5 metres

5. Height

In the RC-3 Zone, the height of all principal buildings and structures shall not exceed 10 metres, and the height of all accessory buildings shall not exceed 7.5 metres, except in accordance with Section 3.9 of this Bylaw.

6. Parcel Coverage

The parcel coverage in the RC-3 Zone shall not exceed 20 percent for all buildings and structures.

7. Parking and Loading

Off-street parking spaces in the RC-3 Zone shall be provided in accordance with Section 3.15 of this Bylaw.

3.18 Residential Uses

1. No dwelling unit shall be used or occupied by more than one household except as specifically permitted in this bylaw;
2. All rooms of a dwelling unit shall be not be used or occupied by more than one household except as specifically permitted in this Bylaw;
3. Not more than one kitchen shall be contained within a dwelling unit.

3.19 Resource Extraction Activities:

A number of Provincial Acts pertaining to resource extraction activities supersede the authority of the Regional District over both Crown and private lands. These include the *Mines Act*, the *Coal Act*, and the *Mineral Tenure Act*. In view of this fact, mineral, gravel and coal exploration and/or mining activities, excluding all manufacturing, cannot be restricted by this Zoning Bylaw. The Mines Branch has a review process to address the public interest in such matters.

3.20 Attached Suites

For zones in which it is a permitted use, the attached suite shall:

1. be attached to the principal single detached dwelling;
2. be legally constructed and inspected in accordance with the *British Columbia Building Code* and the CVRD Building Bylaw, and have the approval of the authorities responsible for domestic waste disposal and domestic water supply;
3. not have a floor area in excess of 95 m²;
4. not be located on a parcel of land that has another attached suite or detached suite on it;
5. If the parcel upon which the attached suite would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the attached suite, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.

3.21 Detached Suites

1. The maximum floor area of a detached suite shall not exceed 95 square metres;
2. The detached suite shall be freestanding;
3. One additional on-site parking space shall be provided;
4. Approval of the community sewer service provider, or if the parcel is not connected to a community sewer system, a report prepared by a Registered Onsite Wastewater Practitioner or a professional engineer with experience in wastewater systems approves the appropriate level of sewage treatment – Type 1, 2, or 3 – that would permit the requested total density on the parcel;
5. Prior approval of the authority having jurisdiction for potable water must be secured for the total density requested;
6. The detached suite shall not be a recreational vehicle nor a park model unit;
7. Only one attached suite or detached suite is permitted per parcel;
8. A detached suite may be incorporated into or attached to an accessory building.
9. The detached suite may be subdivided from the parcel upon which it is located only if:
 - i. it is in a zone which would allow for the proposed lot sizes following subdivision;
 - ii. the principal single detached dwelling and detached suite are so located as to allow for setback requirements to be met following subdivision;
 - iii. the approval of the Health Authority for sewage disposal has been obtained;
 - iv. all other requirements of subdivision are met.

If the parcel upon which the detached suite would be located is in a zone which would not allow for subdivision, the owner shall, prior to the issuance of a building permit for the detached suite, register a covenant on the parcel which would prevent its subdivision or the registration of any form of strata plan under the *Strata Property Act* on the parcel.

For parcels that meet the requirements of 9.i., ii., iii., and iv., following the subdivision, the dwelling that was formerly considered to be the detached suite will no longer be subject to the regulations of Section 3.21 of this Bylaw.

3.22 Setback Exceptions

1. Except as otherwise provided in particular zones, the setback requirements of this Bylaw do not apply with respect to:
 - a. a pump house
 - b. bay windows, belt courses, chimneys, exterior finish, heating equipment, sills, sunlight control projections, sunshades, unenclosed stairwells, and ventilating equipment, if the projections do not exceed 1 m measured horizontally;
 - c. eaves, canopies, cornices, gutters, sunshades, and unenclosed stairwells if the projections, measured horizontally, do not exceed:
 - i. 2 m in the case of a rear yard;
 - ii. 1 m in the case of a front yard or side yard;
 - d. signs;
 - e. open fences; and
 - f. closed fences and landscape screens that are less than 2 metres in height.
2. Notwithstanding any other provision of this Bylaw, the consent of the Ministry of Transportation is required to place any building or structure closer than 4.5 m to a property line adjacent to a highway;
3. No other features may project into a required setback area.

3.23 Setbacks from a Watercourse

Notwithstanding any other provision of this bylaw no building or structure shall be located:

1. For the Cowichan River, within 30 metres of the high-water mark of the river unless the portion of the river in question is a ravine in which case no building or structure shall be located within 30 metres of the top of the ravine bank.
2. For any watercourse, other than the Cowichan River, within 15 metres of the highwater mark of the watercourse unless the watercourse is a ravine in which case no building or structure shall be located within 15 metres of the top of the ravine bank.
3. Driveway crossings over a waterbody, watercourse or wetland are not permitted.

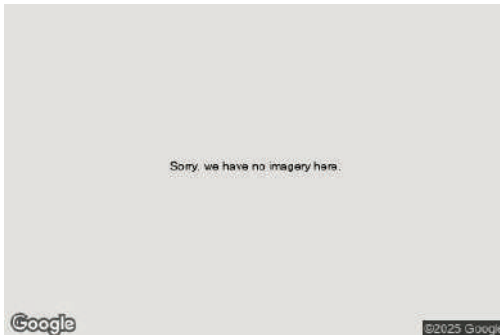
If a Streamside Protection and Enhancement Area (SPEA) setback would be larger than the watercourse setback the larger of the two setbacks applies.

3.24 Sight Triangle

No person being the owner, occupier or lessee of any land located at the intersection of any two streets, shall place or permit to be placed, construct or grow any tree, plant, shrub, fence or other structure greater than 1 metre in height within a sight triangle bounded by the intersecting lot lines at a street corner and a line joining points along said lot lines 6 metres from their point of intersection. For greater certainty, a diagram shown as part of this section and labeled "Figure A" depicts the area described in this section.

Duncan Rural - 03569.000

Area-Jurisdiction-Roll: 04-766-03569.000



Total value **\$1,522,000**

2025 assessment as of July 1, 2024

Land \$1,522,000

Buildings \$0

Previous year value \$1,462,000

Land \$1,462,000

Buildings \$0

Property information

Year built

Description 2 Acres Or More (Vacant)

Bedrooms

Baths

Carports

Garages

Land size 94.89 Acres

First floor area

Second floor area

Basement finish area

Strata area

Building storeys

Gross leasable area

Net leasable area

No. of apartment units

Legal description and parcel ID

SECTION 7, RANGE 5, SAHTLAM LAND DISTRICT, EXCEPT PLAN 30394

PID: 009-844-996

Sales history (last 3 full calendar years)

No sales history for the last 3 full calendar years

Manufactured home

Width

Length

Total area

Register with BC Assessment



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