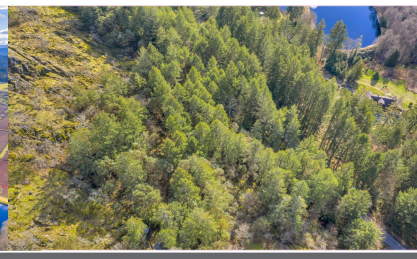
Lot 1 Richards Trail

$399,900

Lot 1 Richards Trail



Area	East Duncan
Bedrooms	0
Bathrooms	0
Lot Size	605484
Floor Space	
Age	
Taxes	2239
Tax Year	2020
MLS#	865841
Parking	

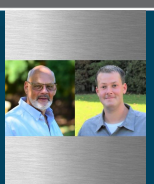
To view interactive floor plans scan this QR code with your smart phone

Lot 1 Richards Trail

Rare nature lovers paradise of pristine natural beauty located on unique & rural Richards Trail only 10 minutes to all the amenities of Duncan. This 13.9 acres on the south side of Richards Mountain is very peaceful, private & quiet. The property is remarkable for its variety of native plants, wildlife, birds and natural landscape. Driveway in for access to a selection of home sites (additional tree clearing needed for home site choice). Enjoy in the tranquility of nature with some outstanding views over the beautiful Cowichan Valley. Needs well & septic. Property has two areas, Area A is buildable, Area B is not buildable with a nature conservation covenant in place. With it's mountainside location the property is not suitable for pasture. A perfect opportunity to enjoy the Cowichan Lifestyle.

Grant & Nathan Clement
Sutton Group West Coast Realty - Duncan

(250) 748-5000
2610 Beverly Street
nathan@clementrealestate.com
ClementRealEstate.com



Lot 1 Richards Trail

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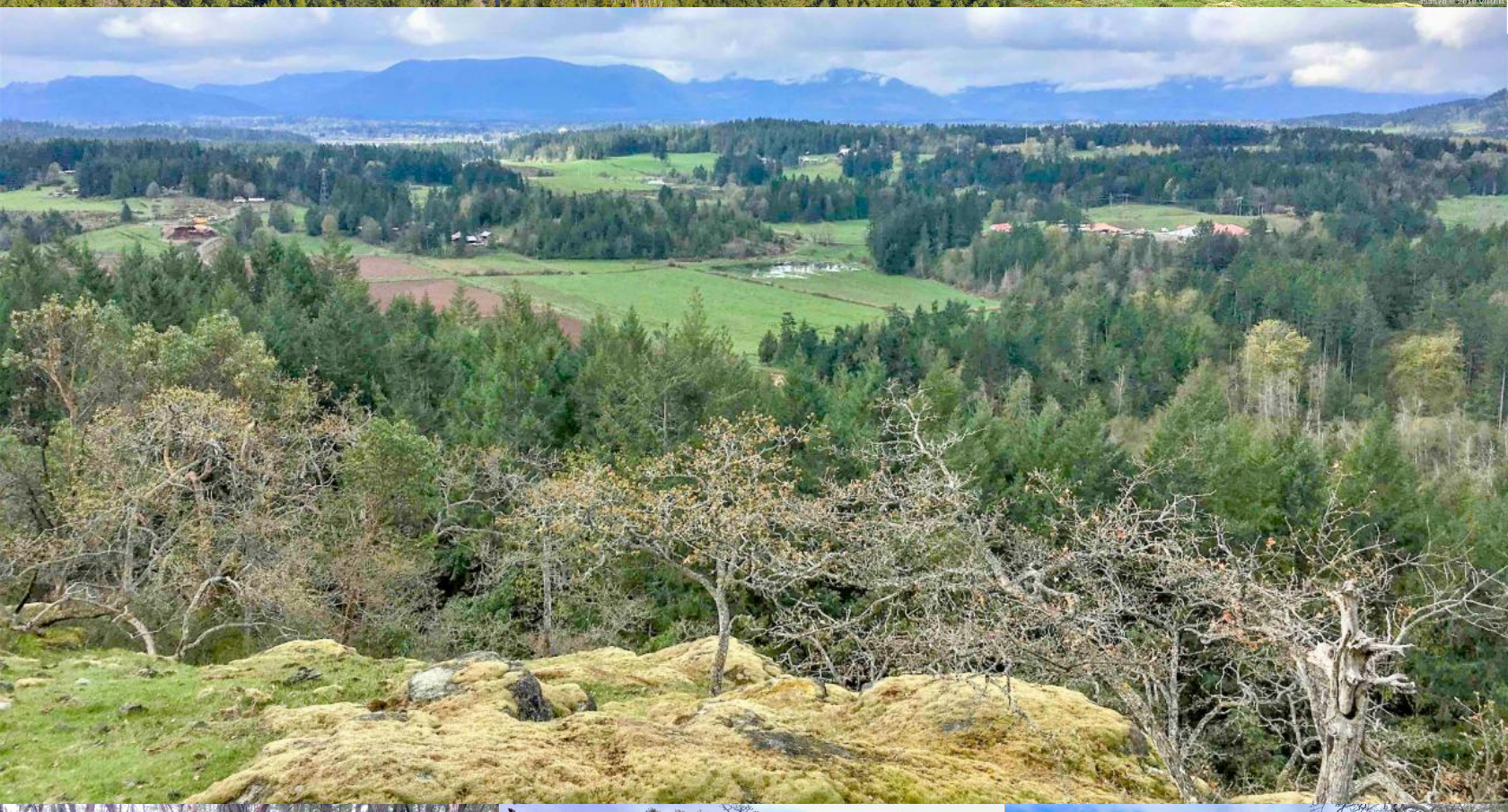

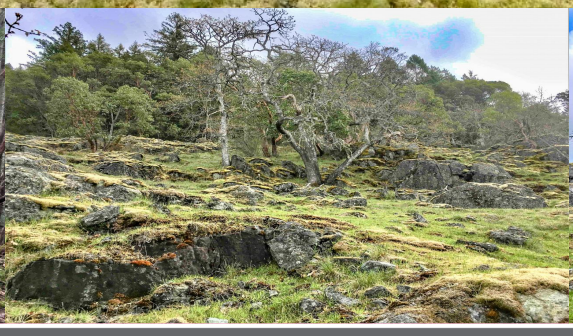

Lot 1 Richards Trail

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nathan@clementrealestate.com
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PLANUPDATE

THIS IS
NOT A CERTIFIED COPY
PROVIDED FOR
CONVENIENCE USE ONLY

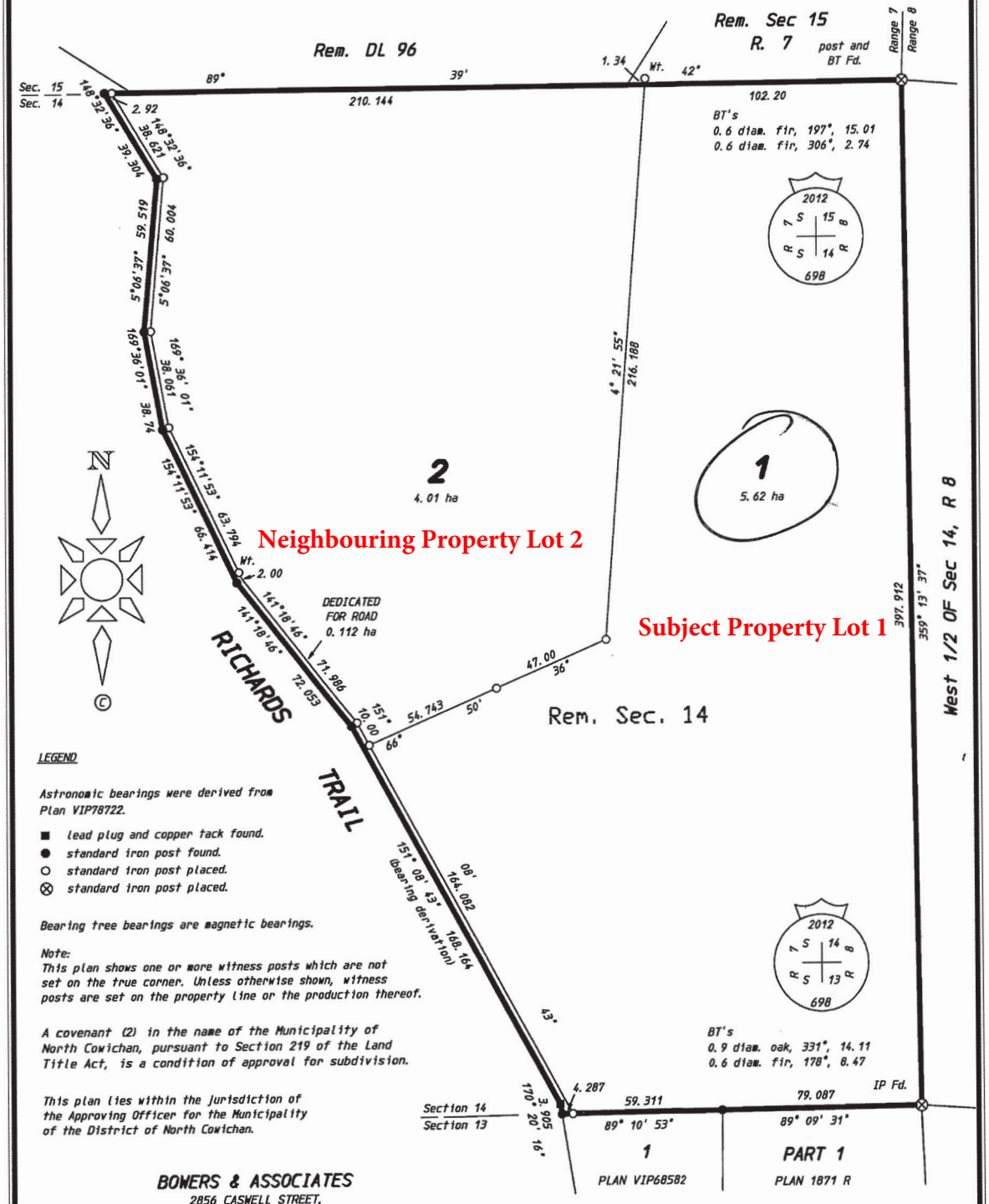
SUBDIVISION PLAN OF SECTION 14, RANGE 7 SOMENOS DISTRICT, EXCEPT PART IN PLANS 23560, 24059 AND 48650.

PLAN EPP22392

BCGS 92B. 082

0 10 20 30 40 50 150 metres

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1: 1500.



LEGEND

Astronomic bearings were derived from Plan VIP78722.

- ■ lead plug and copper tack found.
- ● standard iron post found.
- ○ standard iron post placed.
- ⊗ standard iron post placed.

Bearing tree bearings are magnetic bearings.

Note:
This plan shows one or more witness posts which are not set on the true corner. Unless otherwise shown, witness posts are set on the property line or the production thereof.

A covenant (2) in the name of the Municipality of North Cowichan, pursuant to Section 219 of the Land Title Act, is a condition of approval for subdivision.

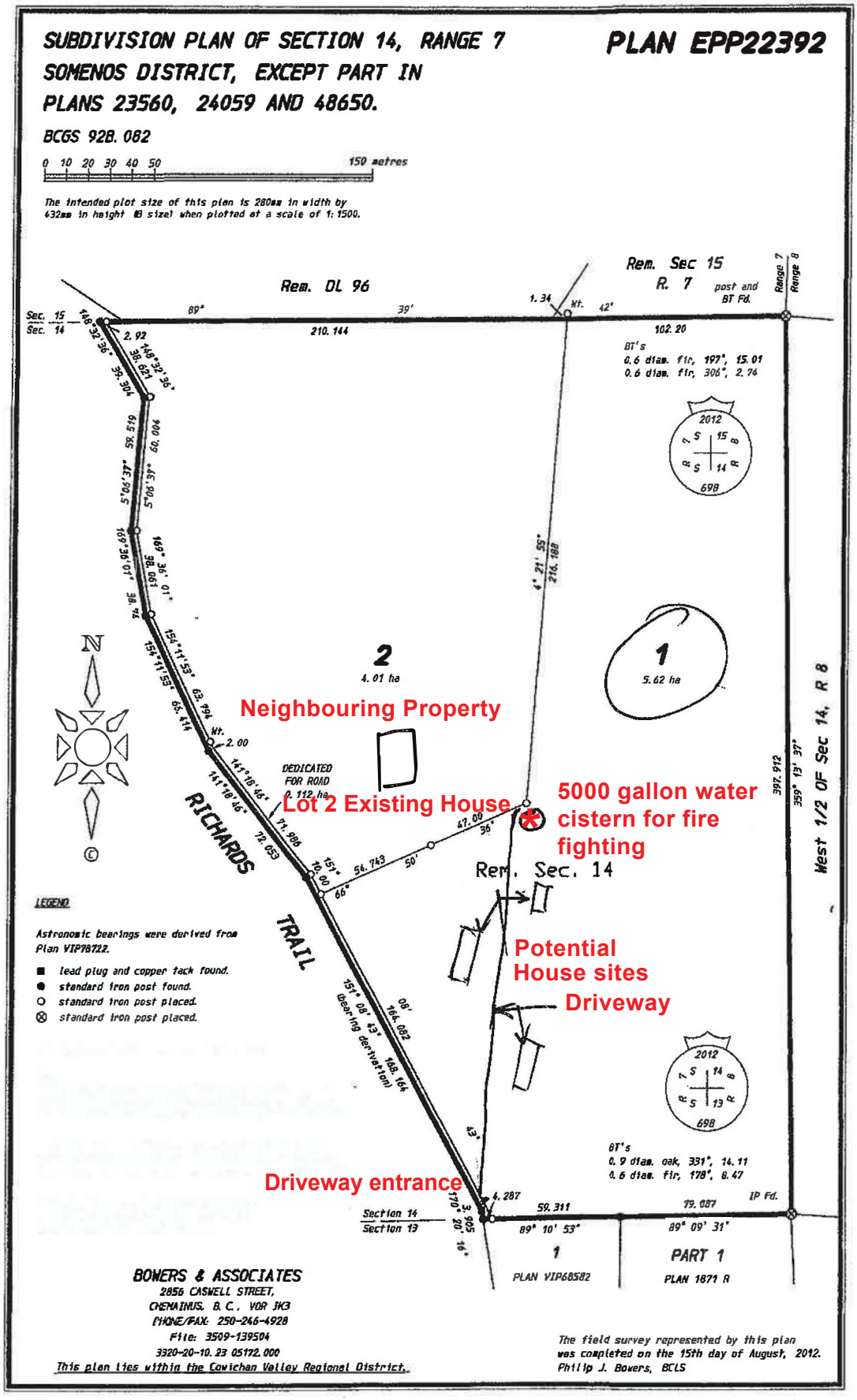
This plan lies within the jurisdiction of the Approving Officer for the Municipality of the District of North Cowichan.

BOWERS & ASSOCIATES
2856 CASWELL STREET,
CHEMAINUS, B. C., V0R 1K3
PHONE/FAX: 250-246-4928
File: 3509-139504
3320-20-10. 23 05172. 000
This plan lies within the Cowichan Valley Regional District.

The field survey represented by this plan was completed on the 15th day of August, 2012.
Philip J. Bowers, BCLS

This information has been provided subject to the federal Copyright Act and in accordance with the provincial Freedom of Information and Protection of Privacy Act.

Lot 1 Richards Trail Map/Guide



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PLANUPDATE

REFERENCE PLAN OF COVENANT OVER LOTS 1 AND 2, SECTION 14, RANGE 7 SOMENOS DISTRICT, PLAN EPP22392.

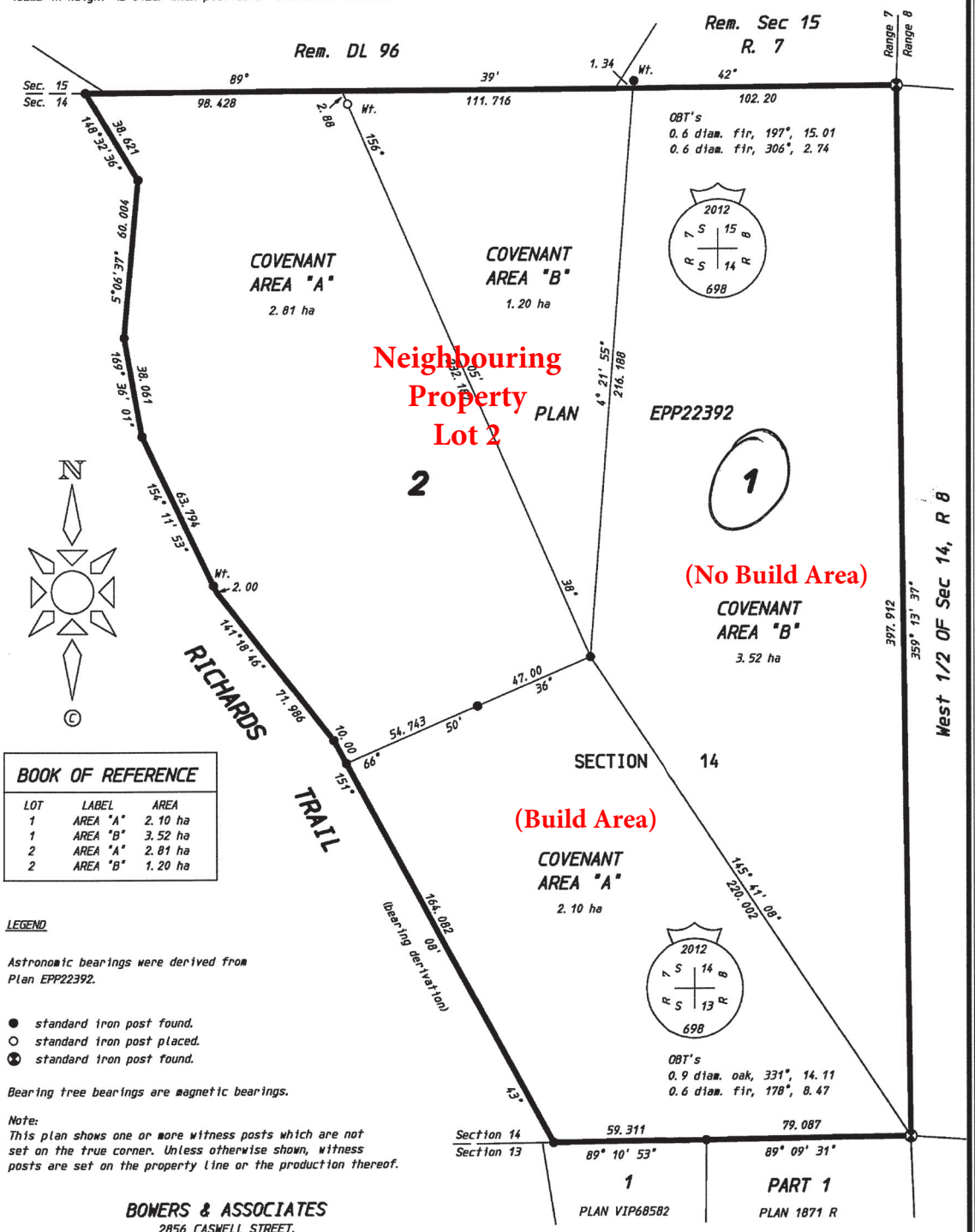
PLAN EPP22393

(Pursuant to Section 99(1)(e) of the Land Title Act.)

BCGS 92B.082

0 10 20 30 40 50 150 metres

The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:1500.



BOOK OF REFERENCE

LOT	LABEL	AREA
1	AREA "A"	2.10 ha
1	AREA "B"	3.52 ha
2	AREA "A"	2.81 ha
2	AREA "B"	1.20 ha

LEGEND

Astronomic bearings were derived from Plan EPP22392.

- ● standard iron post found.
- ○ standard iron post placed.
- ⊗ standard iron post found.

Bearing tree bearings are magnetic bearings.

Note:
This plan shows one or more witness posts which are not set on the true corner. Unless otherwise shown, witness posts are set on the property line or the production thereof.

BOWERS & ASSOCIATES
2856 CASWELL STREET,
CHEMAINUS, B.C., V0R 1K3
PHONE/FAX: 250-246-4928
File: 3509-139505
3320-20-10.23 05172.000

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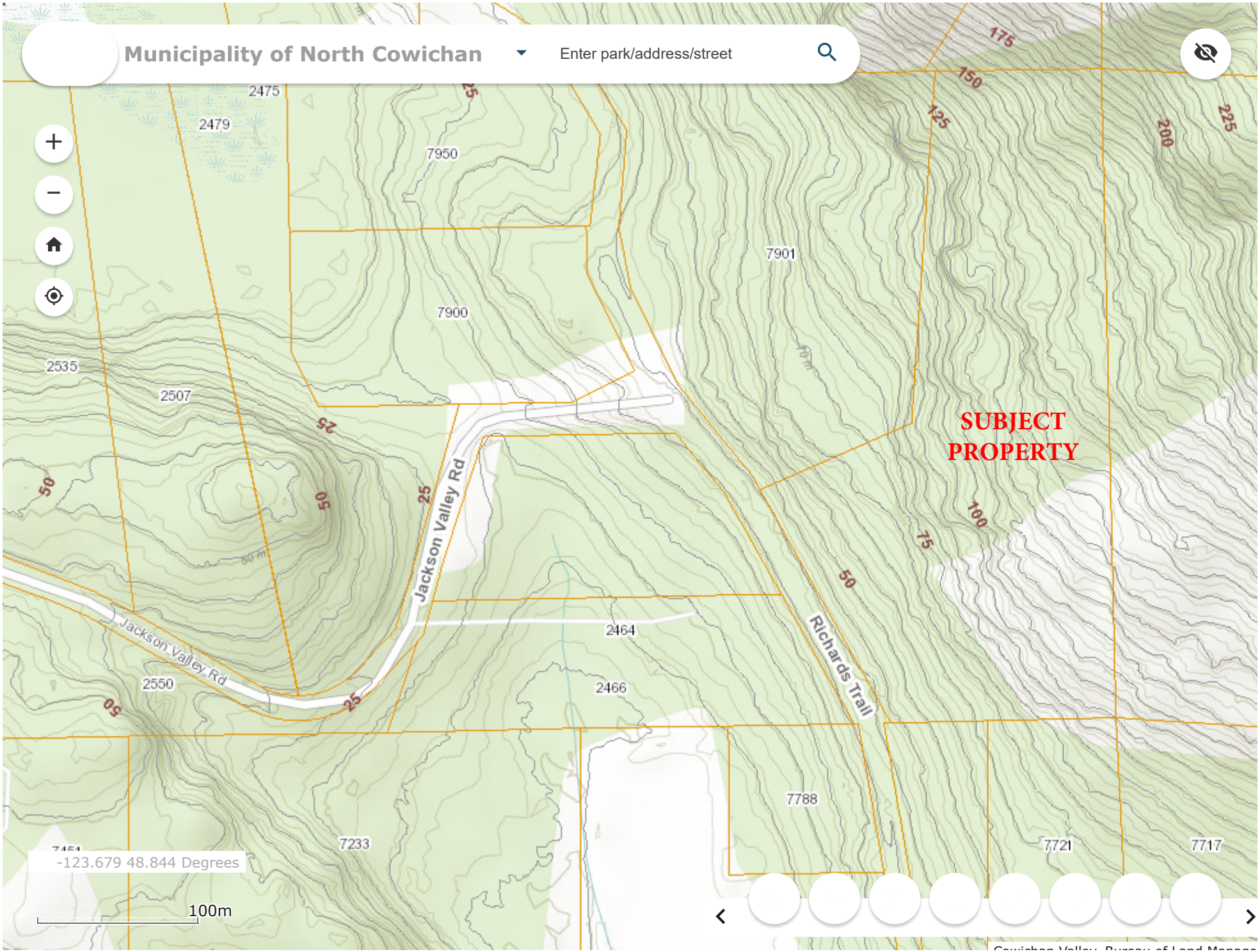
Municipality of North Cowichan
Enter park/address/street
SUBJECT PROPERTY
Jackson Valley Rd
Richards Trail
2475
2479
7950
7901
7900
2535
2507
2464
2466
2550
7788
7233
7721
7717
-123.679 48.844 Degrees
100m

Municipality of North Cowichan
Enter park/address/street
8000
7990
7970
2475
2479
7950
7901
7900
2535
2507
Subject Property
Jackson Valley Rd
Richards Trail
2464
2466
2550
7233
7451
100 m
-123.679 48.845 Degrees

Rural Zone (A2)

Permitted Uses

52 (1) The permitted uses for the A2 zone are as follows:

Accessory Dwelling Unit
Agriculture
Agricultural Storage
Assisted Living
Bed and Breakfast
Community Care Facility
Craft Distillery
Forestry Use
Greenhouse
Home-based Business
Kennel
Manufactured Home
Riding Stable
Single-Family Dwelling
Supportive Housing
Temporary Trailer (subject to "Temporary Trailer Permit Bylaw 1976", No. 1685)
Two-Family Dwelling [BL3302, BL3457, BL3520]

Minimum Lot Size

(2) The minimum permitted lot size for the A2 zone is 2 hectares (4.94 acres).

Minimum Frontage

(3) The minimum permitted frontage for the A2 zone is 75.0 m (246.06').

Density

(4) The maximum permitted density in the A2 zone is one residential building per lot, except in the following circumstances:

(a) where land is not within the Agricultural Land Reserve, and is at least two hectares (4.94 acres) in area, a maximum of two residential buildings are permitted with a maximum of two dwelling units;

(b) where land is within the Agricultural Land Reserve, and is at least two hectares (4.94 acres) in area, additional dwelling units may, with Agricultural Land Commission approval, be permitted for bona fide farm labour;

(c) where a temporary trailer is permitted, subject to the Temporary Mobile Home Permit Bylaw;

(d) despite paragraph (a), a maximum of two residential buildings with a total combined maximum of three dwelling units is permitted on 941 Arbutus Avenue (PID 000-232-556);

(e) despite paragraph (a), a maximum of two residential buildings with a total combined maximum density of two dwelling units is permitted on the following properties:

(i) 3252 Gibbins Road (PID 006-360-378);
(ii) 3286 Gibbins Road (PID 004-555-562);
(iii) 3276 Gibbins Road (PID 002-343-789);
(iv) 3240 Gibbins Road (PID 002-742-501);
(v) Lot 1..., Plan 21749, Banks Road (PID 002-705-087);
(vi) B-3228 Gibbins Road (PID 001-252-267);
(vii) Lot 4..., Plan 8636, Cliffs Road (PID 005-586-429);
(viii) 3088 Cliffs Road (PID 005-586-445);
(ix) Lot 5..., Plan 8636, Cliffs Road (PID 005-586-437);

(x) Part of Lot 11..., Plan 2785, Banks Road (PID 006-360-742);
(xi) Part of Lot 1..., Plan 9537 (PID 005-338-859);
(xii) A-3228 Gibbins Road (PID 000-041-874);
(xiii) 3248 Gibbins Road (PID 028-738-071);
(xiv) 3246 Gibbins Road (PID 028-738-080);
(xv) Lot A..., Plan 10506 (PID 005-267-412);
(xvi) 3186 Gibbins Road (PID 005-409-292).
[BL3287; BL3697]

Maximum Lot Coverage

(5) The maximum permitted lot coverage for the A2 zone is 10% of the lot area.

Minimum Setbacks

(6) The minimum permitted setbacks for the A2 zone are as follows:

(a) Single-Family Dwellings and Two-Family Dwellings
Yard, Front, 6.0 m (19.68')
Yard, Side, 3.0 m (9.84')
Yard, Rear, 8.0 m (26.25')

(b) Mobile Homes
Yard, Front, 30.0 m (98.42')
Yard, Side, 12.0 m (39.37')
Yard, Rear, 12.0 m (39.37')

(c) All Other Principal Buildings
Yard, Front, 30.0 m (98.42')
Yard, Side, 30.0 m (98.42')
Yard, Rear, 30.0 m (98.42')

(d) Accessory Buildings and Structures (Excluding Fences)
Yard, Front, 8.0 m (26.25')
Yard, Side, 3.0 m (9.84')
Yard, Rear, 8.0 m (26.25')

(e) Temporary Trailers
To be sited in accordance with the provisions of "Temporary Trailer Permit Bylaw 1976", No. 1685.

Maximum Building Height

(7) (a) The maximum permitted building height for buildings, containing one or more dwelling units, within the A2 zone is 9.0 m (29.53').

(b) Despite the foregoing, the height of other farm buildings is subject to the provisions of the ACNBC Farm Building Code 1995.

Conditions of Use

(8) The conditions of use for the A2 zone are as follows:

(a) Bed and breakfast uses may have no more than six sleeping units and may be conducted in a maximum of one accessory building (with no kitchen) and/or one dwelling unit.

(b) Limited farm sale of agricultural products may be sold directly to the public provided that:
(i) a minimum of 50% of the agricultural products offered for sale are produced on the land;
(ii) the covered retail sales area does not exceed 100 m^2 (1076.4 sq. ft.); and
(iii) the retail sales are clearly ancillary to the farm use.

(c) Assisted Living, Supportive Housing, and Community Care Facilities may be permitted provided that
(i) the number of residents does not exceed ten, including resident staff,

(ii) the use is within a single-family dwelling unit only, which for clarity does not include a two-family dwelling,

(iii) approval from the Agricultural Land Commission is obtained, where the property is within the Agricultural Land Reserve,

(iv) valid health permits for septic systems or on-site wastewater treatment systems are obtained, and

(v) each single-family dwelling unit may contain this use where the property is two hectares (4.94 acres) or greater and has two single-family dwelling units.

(d) despite section 52 (1), "campground (seasonal)" is a permitted use on 3042 River Road, and "campground (short-term)" is a permitted use on 8701 Chemainus Road, 8682 and 9090 Trans-Canada Highway, and 3800 Gibbins Road for a maximum of 25 campsites during a gathering for an event. [BL3662]

(e) [Repealed; BL3697].

(f) a maximum of 14 gatherings for an event with up to 150 attendees, and 20 events with up to 20 attendees, are permitted per year on 3800 Gibbins Road.
[BL3083, BL3302, BL3323, BL3521, BL3554, BL3662]