

North Half East Half Hillbank Road

\$1,095,000

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25 Acres of beautiful, rolling farmland with Ocean & Mountain views. Conveniently located on rural Hillbank Road in the quaint seaside village of Cowichan Bay. This is a very rare, unique, private & pristine property with several wonderful house sites to enjoy your ocean, mountain and pastoral views in the Cowichan Valley. Zoned A1 and in the ALR with potential for various types of agriculture: dairy; hay; equestrian; livestock; vineyard; tree farm etc (see info pack for more potential uses). Recently cleared with the Seller finishing the long driveway which the properties are serviced by with a graded gravel topcoat, & drilling a new well. New power servicing has been installed to the lot line. Minutes to marinas, restaurants, shopping, golf, vineyards, trails, parks & recreation. 5 minutes to Duncan, 40 minutes to Victoria. A rare opportunity to enjoy the Cowichan lifestyle.



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

Grant & Nathan Clement

Sutton Group West Coast Realty - Duncan

(250) 748-5000

2610 Beverly Street

nathan@clementrealestate.com

www.clementrealestate.com



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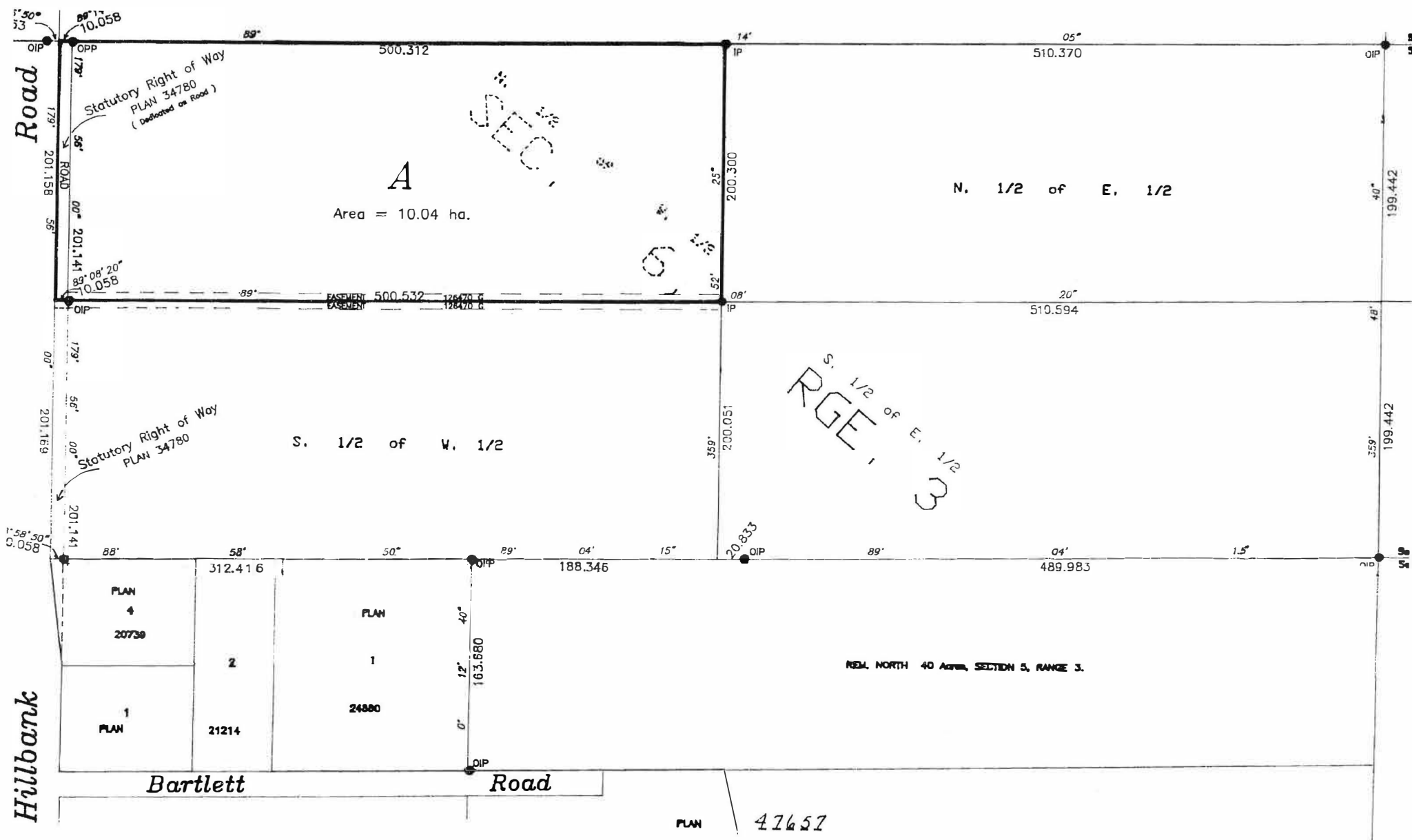
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	N 1/2-E 1/2 HILLBANK ROAD		MLS#: 467833	
	Zone	Zone 3- Duncan	Listing Status	Active
	Sub Area	Z3 Cowichan Bay	Title	Freehold
	City	COWICHAN BAY	Possession	TBA
	Property Type	Lots/Acreage	PRICE HISTORY	
	Land Type			
	Taxes	\$1,652 (2019)	Current Price	\$1,095,000
	Zoning	In ALR A1	Date Sold	
	Zoning Jurisdiction	Cowichan Valley Regional District	Sale Price	
	LOT FEATURES			
Lot Width		Water	Drilled Well	
Lot Depth		Sewer	None	
Lot Size	1,095,534	Elementary		
Lot Acres	25.15	Middle		
Strata Fee		Secondary		
Subdivision				
Site Influences	Golf Course Nearby, Private Setting, View - Mountain, View - Ocean, Southern Exp, Rural Setting, Shopping Nearby, Recreation Nearby, Quiet Area, Acreage, Hydro to Lot, Marina Nearby, Pets Allowed, Pasture			
LEGAL & MORTGAGE				
Listed By	Sutton Group-West Coast Realty (Dunc)			
Co-Listed By	Sutton Group-West Coast Realty (Dunc)			
Legal Description	THE NORTH 1/2 OF THE EAST 1/2 OF SECTION 6 RANGE 3 COWICHAN DISTRICT			
Restrictions	Within ALR			
Prospectus				
Mortgage Info	Must be Paid Off			
PID Number	009-550-291	Tax Roll Number		
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	Rural Resource Quarry/Aggregate 3A	RUR3A	<i>To accommodate gravel extraction and production of concrete and concrete products.</i>
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Part 9 – Parks & Institutional Zones

OCP Designation	Zone	Code	Zone Description
Parks	Park Conservation 1	P1	<i>To accommodate public nature parks and preservation areas to protect and preserve natural systems and features such as watercourses, plant communities, ravines, habitat, significant flora, and other unique natural elements.</i>
	Park Recreation 2	P2	<i>To accommodate community, neighbourhood, special purpose, and other classifications of parks intended primarily for public recreation use and enjoyment, and trails.</i>
Community Institutional	Community Institutional 3	P3	<i>To accommodate institutional facilities operated by a government or non-profit agency including fire halls, academic schools, utilities, civic uses, and accessory uses, in addition to farm uses permitted within the ALR.</i>

2. Location of Zones

- (a) The location of each Zone is shown on Schedule A.
- (b) Where a zone boundary is shown on Schedule A as following a road allowance or a watercourse, the centre line of the road allowance or the centre of a watercourse, excluding a lake or the sea, shall be the zone boundary. In the case of a lake or the sea, the natural boundary shall be the zone boundary unless otherwise indicated on Schedule A.

Part 4 Agricultural Zones

4.1 A1 – Agricultural Resource Zone

Subject to compliance with **Part 2** of this bylaw, and the **ALC Act**, the following regulations apply in the **A1** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Agriculture;
- (b) Farm uses designated by statute or regulation by the *ALC Act*;
- (c) Single detached dwelling;

The following accessory uses and no others are permitted:

- (a) Agri-tourism;
- (b) Bed and breakfast;
- (c) Day care;
- (d) Home-based business;
- (e) Kennel;
- (f) Secondary suite.

2. Density

Residential use is limited to one single detached dwelling and one secondary suite permitted per parcel.

3. Subdivision Regulation

The minimum parcel area for the purpose of subdivision is 30 ha.

4. Development Regulations

(a) Parcel coverage shall not exceed 30% for all buildings and structures, provided however that parcel coverage may be increased by an additional 20% to accommodate greenhouses;

(b) The following minimum setbacks for buildings and structures apply:

Type of Parcel Line	Agricultural and Accessory Uses	Residential and Accessory Uses	Kennel Use
Front	30 m	7.5 m	45 m
Interior Side	15 m	3 m	45 m
Exterior Side	30 m	4.5 m	45 m
Rear	15 m	7.5 m	45 m
Adjoining ALR	15 m	15 m	45 m

(c) The maximum height of all buildings and structures is 10 m, except it is 7.5 m for accessory buildings and structures.

5. Special Regulations

In addition to the permitted uses listed in Subsection 1, one non-illuminated sign with a maximum area of 1 m² is permitted on a parcel for the purpose of advertising a farm use designated by statute or regulation by the *ALC Act*.

4.2 A1A – Agricultural Processing Zone

Subject to compliance with **Part 2** of this bylaw and the *ALC Act*, the following regulations apply in the **A1A** zone:

1. Permitted Uses

The following principal uses and no others are permitted:

- (a) Agriculture;
- (b) Farm uses designated by statute or regulation by the *ALC Act*;
- (c) Single detached dwelling;
- (d) Poultry processing;

The following accessory uses and no others are permitted:

- (e) Home-based business;
- (f) Secondary suite.

2. Density

Residential use is limited to one single detached dwelling and one secondary suite permitted per parcel.

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The ALR is a provincial land-use zone where agriculture is the priority use. The ALR comprises just 5% of BC's total land base and is the area with the greatest agricultural capacity. As a finite and valuable resource, the province has decided to protect this land.

The ***Agricultural Land Reserve Use Regulation*** B.C. Reg 30/2019 identifies uses of ALR land. ALR land owners who wish to pursue other uses or to subdivide their property must make an application under the ***Agricultural Land Commission Act*** (the "ALC Act") and secure approval from the ALC. The ***Agricultural Land Reserve General Regulation*** B.C. Reg 171/2002 sets out application procedures.

Agricultural Activities in the ALR

Common farming and ranching activities in the ALR include, but are not limited to:

Raising livestock (cattle, bison, sheep, goats, hogs, horses)	Berries
Livestock grazing	Tree Fruits
Poultry production (chicken, turkeys, waterfowl)	Vegetables (field, greenhouse)
Dairy operations	Nuts
Apiculture	Grains and oilseeds
Agroforestry	Forage crops
Grapes	Ornamentals (floriculture, horticultural, nursery crops)
Mushrooms	Green housing

Agricultural Land Reserve Use Regulation

Below is a partial list of permitted activities in the ALR. Land use activities permitted in the ALR Regulation do not require an application or approval of the ALC if the use complies with any conditions or parameters set out in the ALR Use Regulation. For more detailed information, please refer to the ***ALR Use Regulation*** and the ***Index of ALC Policies***.

Farm Uses - Part 2 of the ALR Use Regulation

Permitted farm uses are uses in addition to regular farming/ranching as noted above. These uses are for the most part directly linked to agriculture. Permitted farm uses can be *restricted but not prohibited* by local government. Many of the permitted farm uses are subject to conditions, thresholds, or other requirements. Examples of permitted farm uses include:

Wineries & Cideries	Farm retail sales
Storage, packing & processing of farm products	Temporary or seasonal agri-tourism activities
Timber production, harvesting and silviculture	Agroforestry
Equestrian facilities	Production of compost with conditions



Permitted Non-Farm Uses - Part 3 of the ALR Use Regulation

Permitted non-farm uses are uses that may or may not be linked directly to agriculture and are considered compatible with agriculture and have low impacts on the land base. Some permitted non-farm uses can be *prohibited* by local governments. Many of the permitted non-farm uses are subject to conditions, thresholds, or other requirements. Examples of permitted uses include:

Home based business	Aggregate extraction less than 500 m ³
Temporary sawmill subject to conditions	Conservation & passive recreation & open land parks
Pet kennels and breeding facilities	Education & research (not schools)
Production, storage and application of Class A compost	Force mains, trunk sewers, gas and water pipelines within an existing right of way
Production & development of biological products used in integrated pest management	

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While the ALR was originally set up to preserve the limited agricultural land resource in BC, it provides a variety of values and benefits to farmers and ranchers and other communities of interest.

Farmer/Landowner Benefits

Permitted activities with limited local government involvement	Land base for growing export products
Provides a stable land base for agricultural businesses	Protection under the <i>Farm Practices Protection Act</i> (FFPA)
Value added activities for expanding and enriching agricultural income	Secure land base for inter-generational transfer and farm succession
Tax benefits	

Community Benefits

Jobs (direct and secondary)	Limits urban water runoff
Safeguards local food capacity	Acts as an urban containment boundary
Preserves land base for the business of agriculture	Provides land base for growing of agricultural export products
Maintains rural character and lifestyle	Provides for a pastoral environment



Environmental Benefits

Provides green space	Bird and waterfowl habitat
Wildlife habitat	Supports biodiversity
Soil conservation and erosion control	Retain excess water

Parks and protected areas

Reduce transportation-associated emissions

Health Benefits

Open land recreational opportunities

Healthy local food supply

Multi Use Zone Benefits

Multi-land uses including resource activities such as oil and gas, forestry and aggregate extraction uses that may be short or medium term, are considered temporary and can be reclaimed for agricultural use.

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