



The Foothills

The adventure begins here.

Central Vancouver Island's Premier Master Planned Community

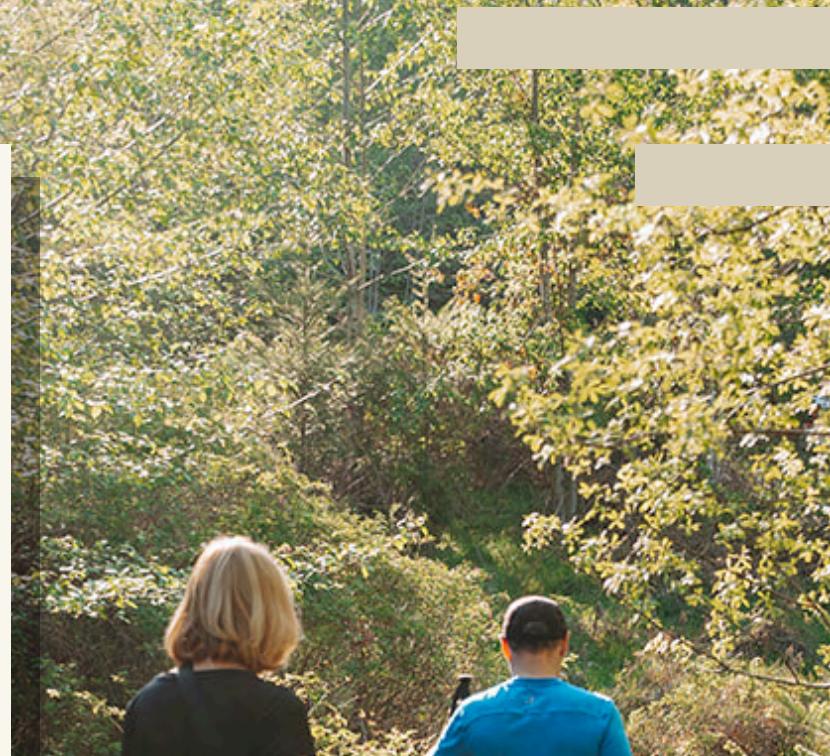


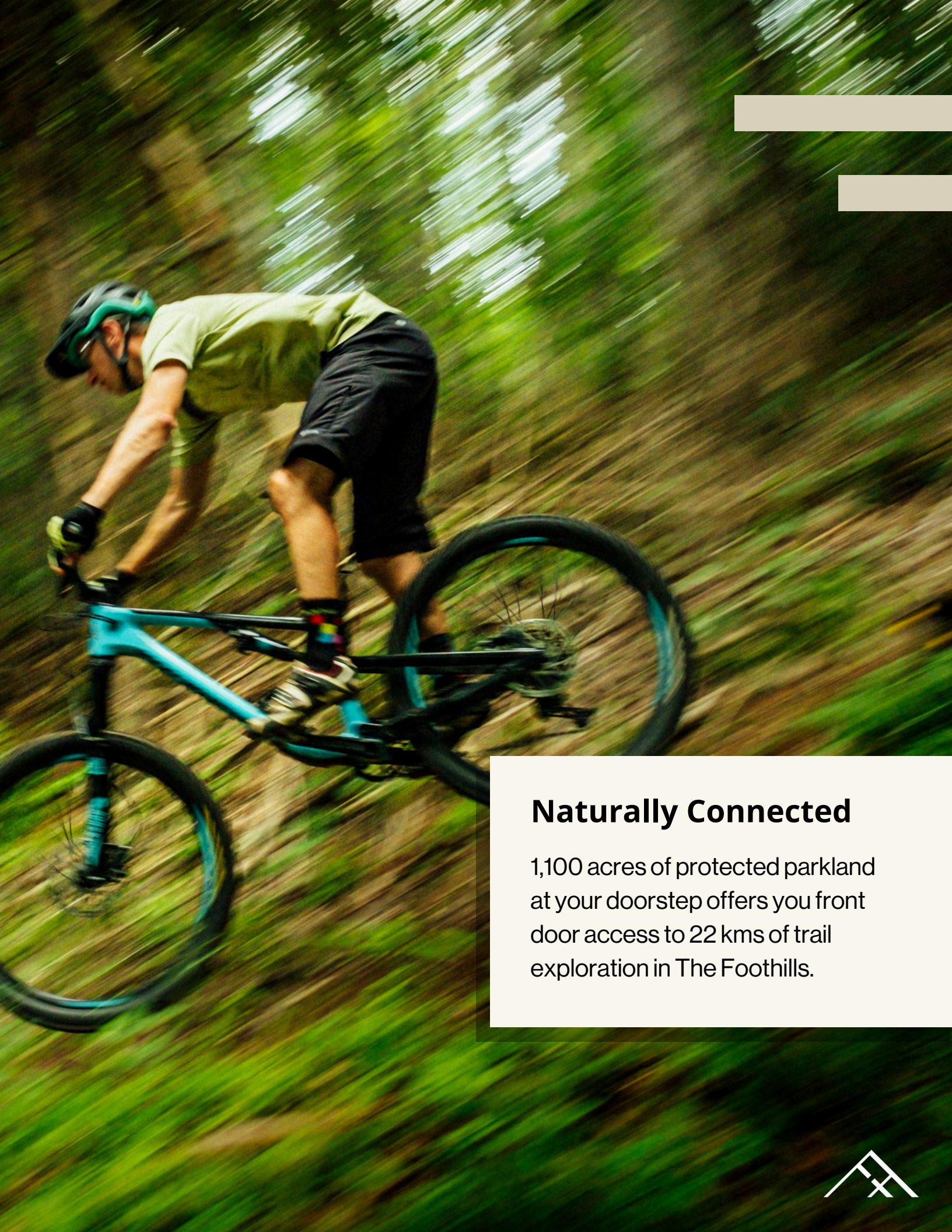
Carefully integrating nature into the community and with a charming commercial village to come, providing urban conveniences in a rural setting.



Doing Development Differently

Developing community rooted in nature, respecting nature, while meeting the growing needs of our region, and providing needed amenities for residents and neighbours.





Naturally Connected

1,100 acres of protected parkland at your doorstep offers you front door access to 22 kms of trail exploration in The Foothills.



Custom Homes

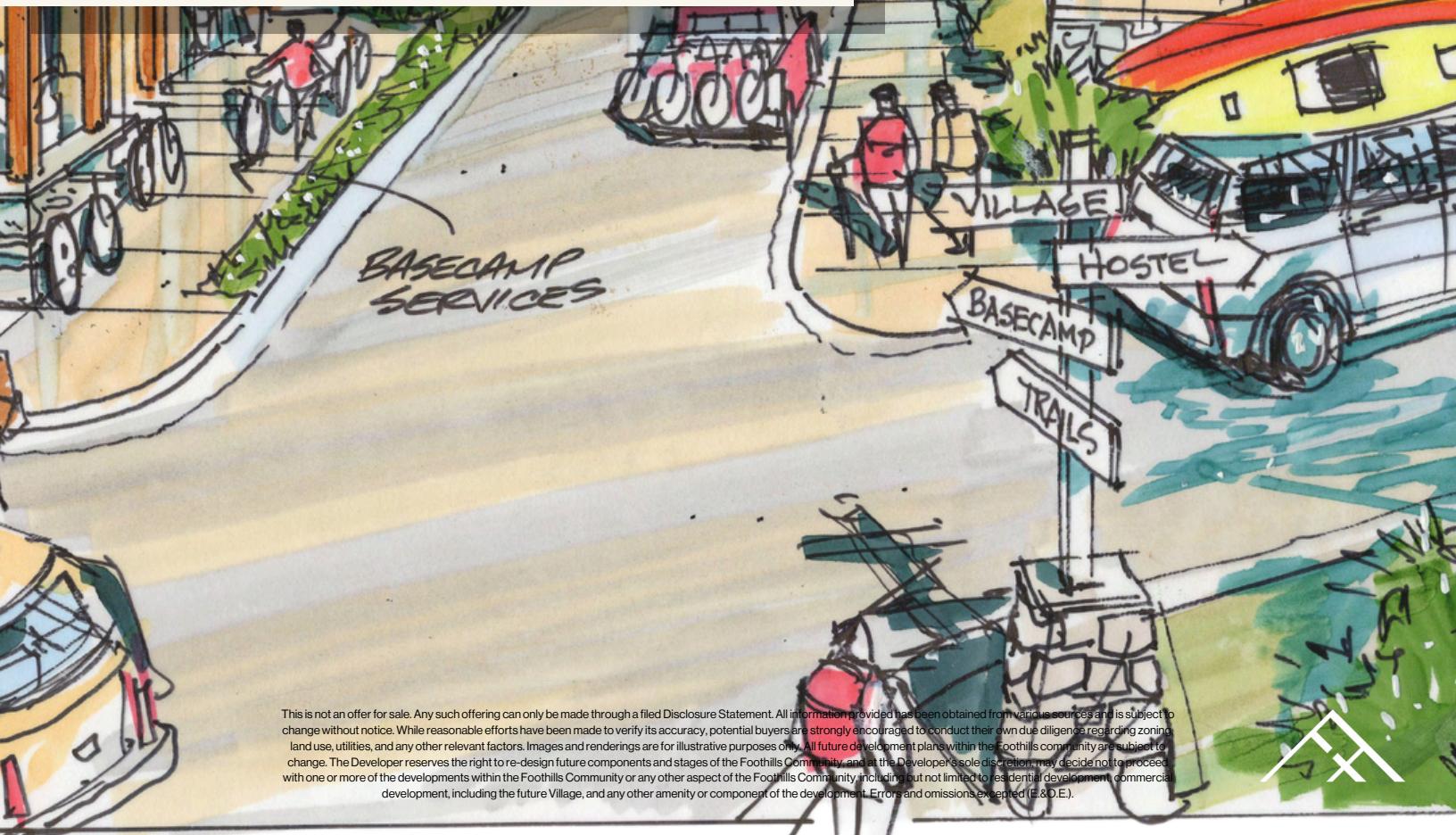
Build your dream home in The Foothills. Our preferred builders meet our strict construction quality requirements, ensuring a thoughtful custom build you are proud to call home.





Future of The Foothills

The future Village at The Foothills will serve as your gathering centre for grabbing a pint with a friend, tuning up your bike, and catching up over coffee. A centre point for the community, it will be accessible by road and trail, connecting all phases of the development as one.



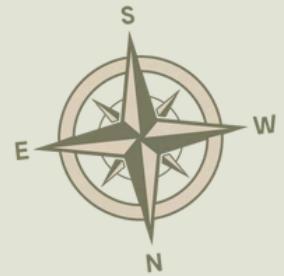
This is not an offer for sale. Any such offering can only be made through a filed Disclosure Statement. All information provided has been obtained from various sources and is subject to change without notice. While reasonable efforts have been made to verify its accuracy, potential buyers are strongly encouraged to conduct their own due diligence regarding zoning, land use, utilities, and any other relevant factors. Images and renderings are for illustrative purposes only. All future development plans within the Foothills Community are subject to change. The Developer reserves the right to re-design future components and stages of the Foothills Community, and at the Developer's sole discretion, may decide not to proceed with one or more of the developments within the Foothills Community or any other aspect of the Foothills Community including but not limited to residential development, commercial development, including the future Village, and any other amenity or component of the development. Errors and omissions excepted (E&OE).



CLOSE TO EVERYTHING



Foothills Site Plan



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BUILDING LOTS FOR SALE



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Village at The Foothills

Ideally situated just a short walk from the anticipated site of the future commercial village, The Village at the Foothills is a 19-lot bare land strata subdivision. Featuring fully serviced, build-ready lots backing onto a picturesque forested ridge, it offers the perfect setting for select custom homes.



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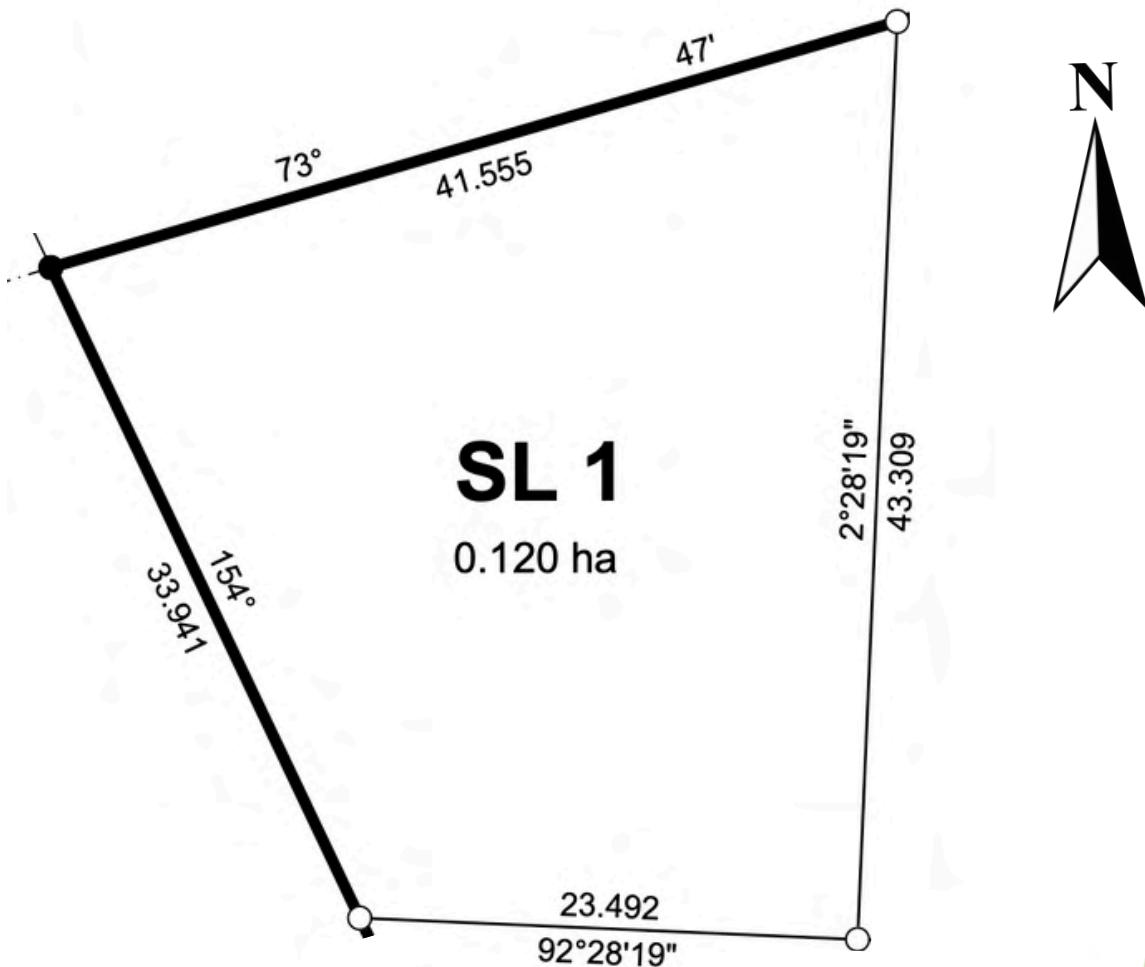




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4960 Dixon Lane



Price: \$460,000

Zoning: FHD

Lot Size: 12,917 sq ft / 0.30 ac

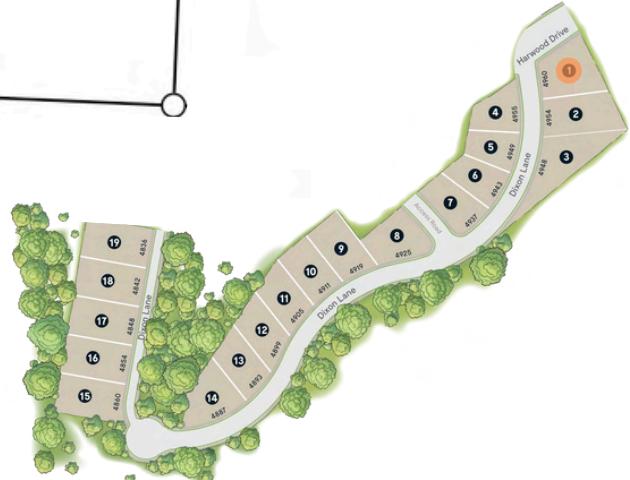
Frontage: 77.1 ft / 23.5 m

Road Exposure: South

Rear Exposure: North

Lot Type: Corner walk-out

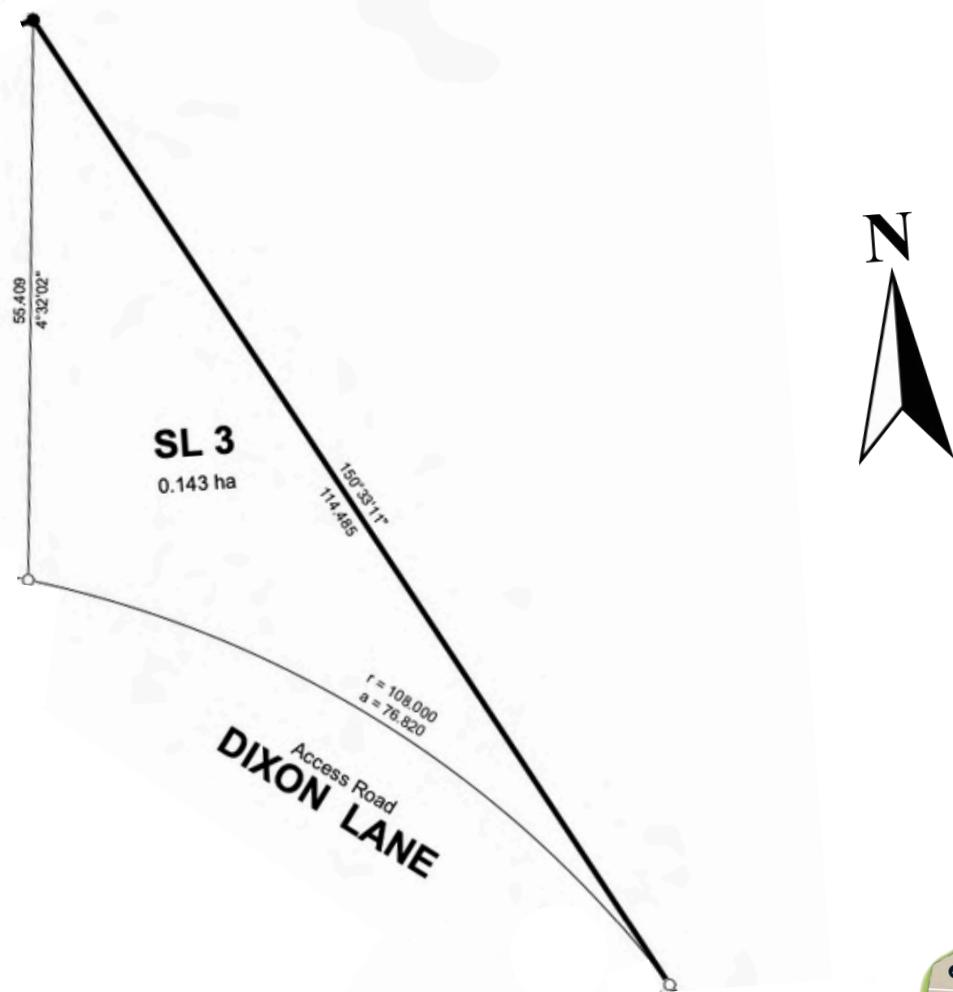
Description: Corner ocean and mountain view lot sloping to the rear, could accommodate the desirable main-level entry with walk-out basement design.



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4948 Dixon Lane



Zoning: FHD

Lot Size: 15,392 sq ft / 0.35 ac

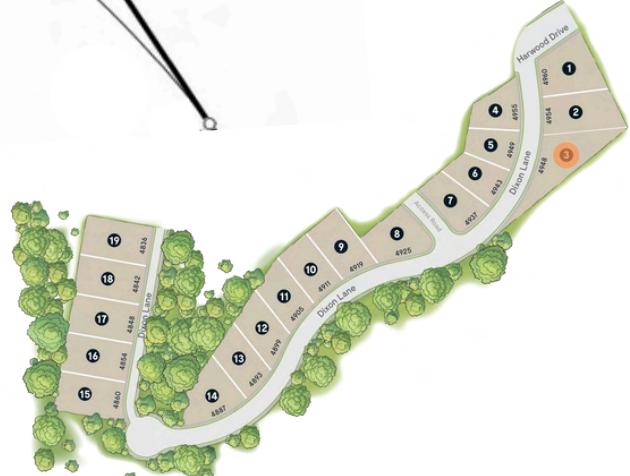
Frontage: 252 ft / 76.8 m

Road Exposure: South

Rear Exposure: Northeast

Lot Type: Irregular front-to-back

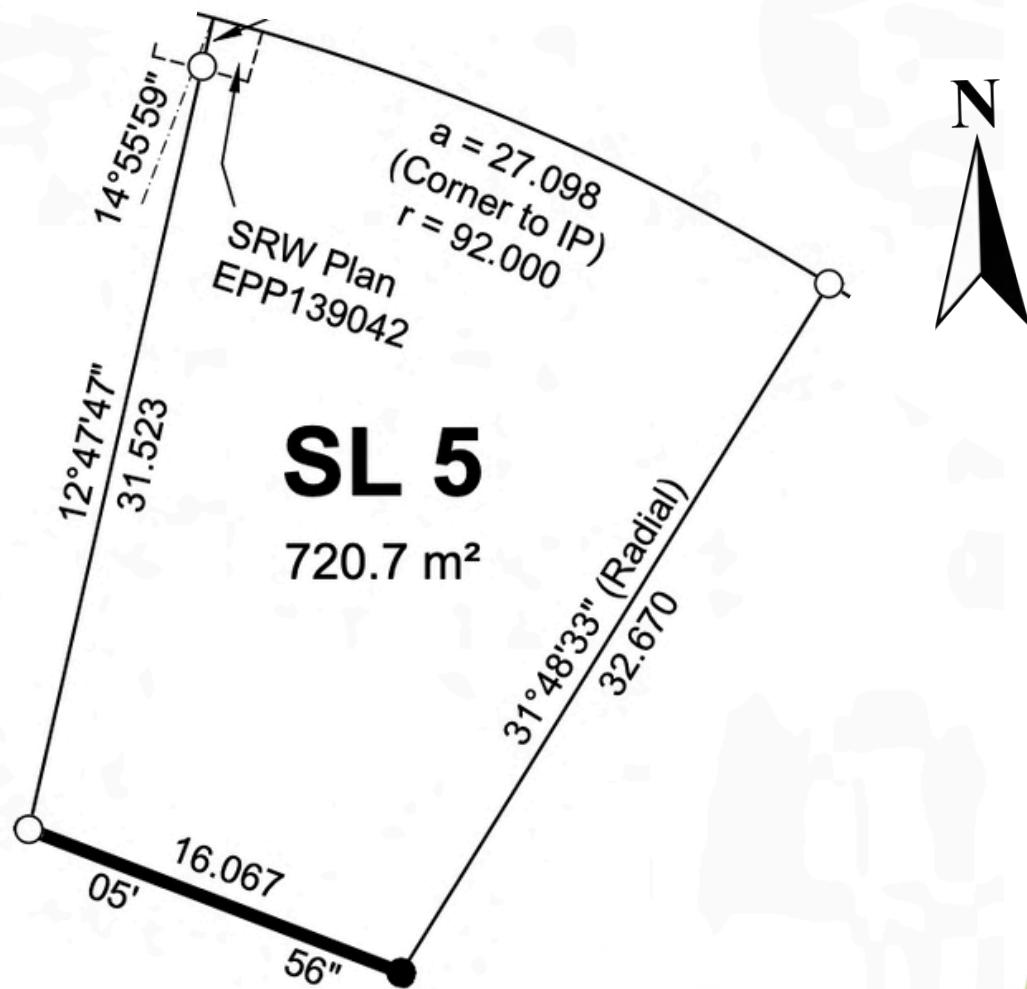
Features: Triangle shaped lot, sloping to the rear, lends itself to a unique custom design.



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4949 Dixon Lane



Zoning: FHD

Lot Size: 7,757 sq ft / 0.18 ac

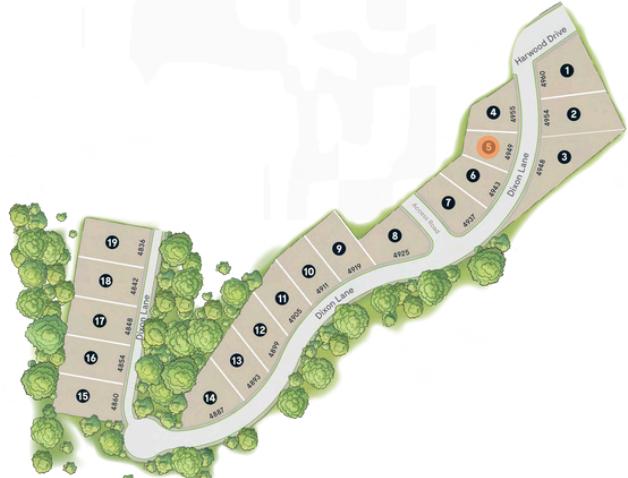
Frontage: 88.9 ft / 27.1 m

Road Exposure: North

Rear Exposure: South

Lot Type: Transitional back-to-front

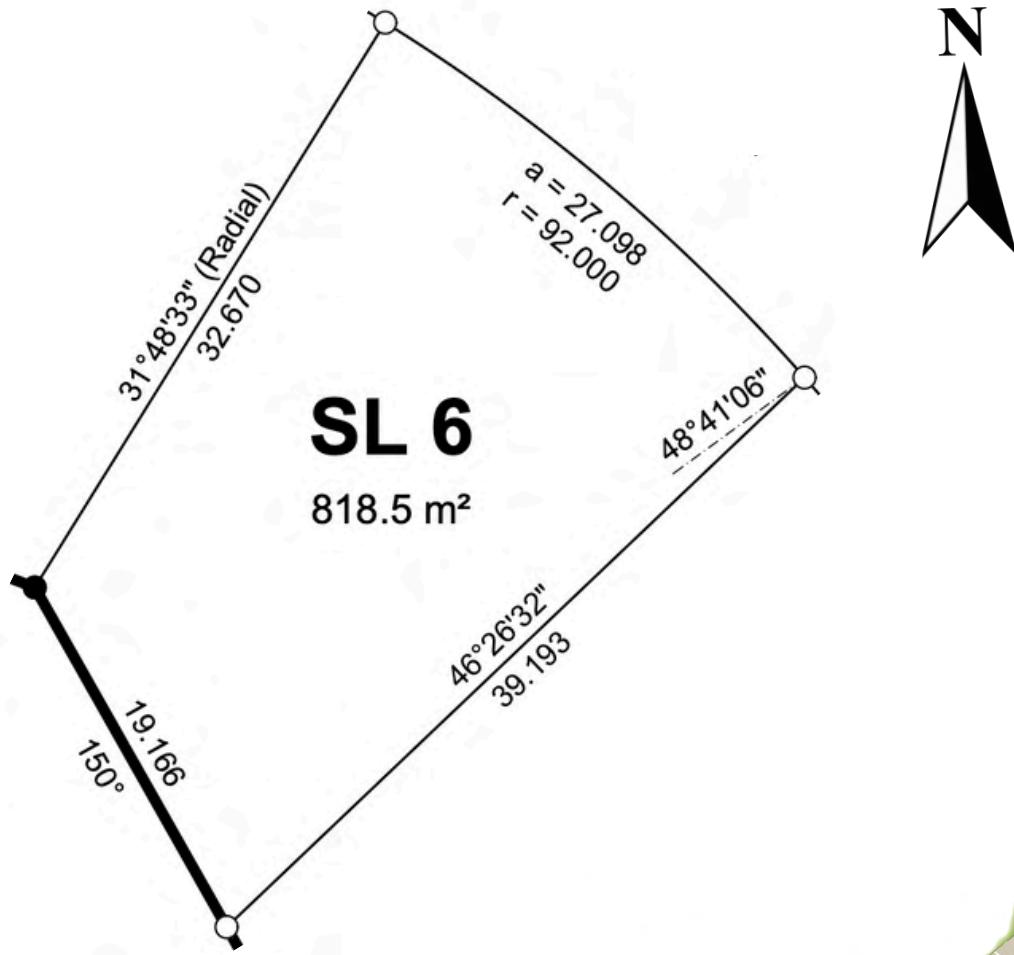
Description: Near build-ready lot with ocean and mountain views and rear southern exposure.



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4943 Dixon Lane



Zoning: FHD

Lot Size: 8,810 sq ft / 0.20 ac

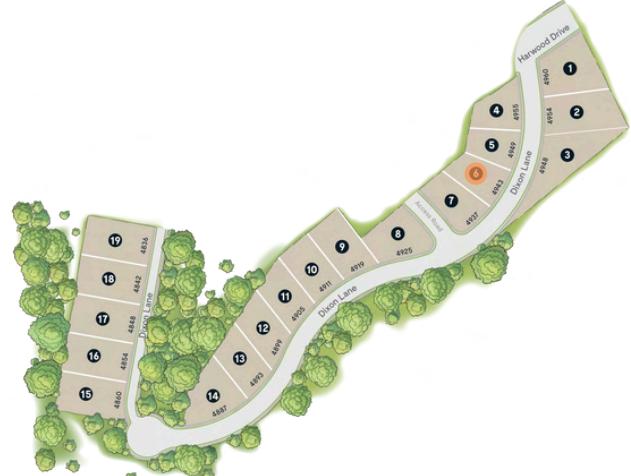
Frontage: 88.9 ft / 27.1 m

Road Exposure: North to Northeast

Rear Exposure: Southwest

Lot Type: Back-to-front

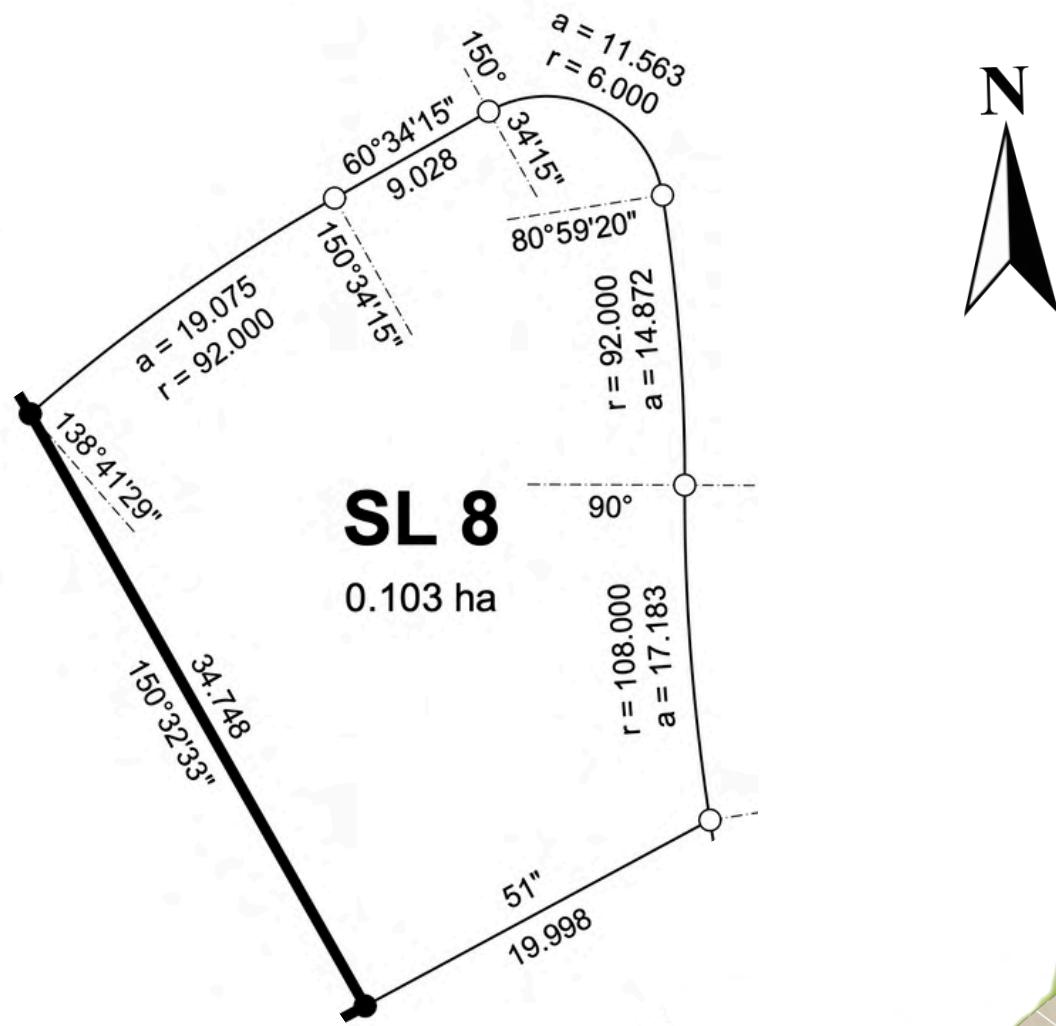
Features: Near build-ready lot with ocean and mountain views and rear southern exposure.



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4925 Dixon Lane



Zoning: FHD

Lot Size: 11,054 sq ft / 0.25 ac

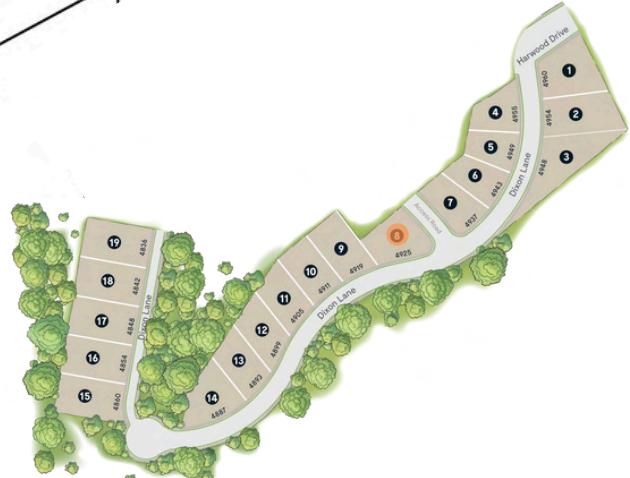
Frontage: 104.9 ft / 32 m

Road Exposure: North to Northeast

Rear Exposure: Southwest

Lot Type: Back-to-front

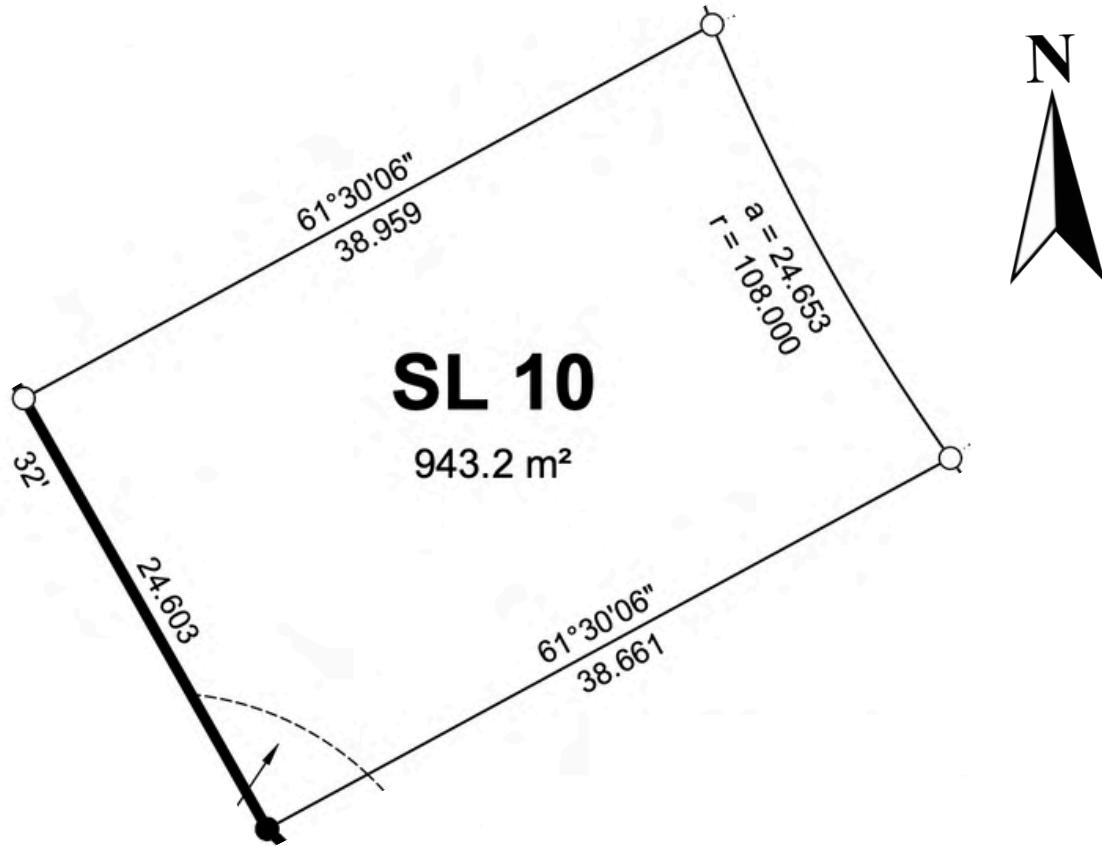
Features: Corner lot with ocean and mountain views and rear southern exposure.



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4911 Dixon Lane



Zoning: FHD

Lot Size: 10,153 sq ft / 0.23 ac

Frontage: 81 ft / 24.7 m

Road Exposure: Northeast

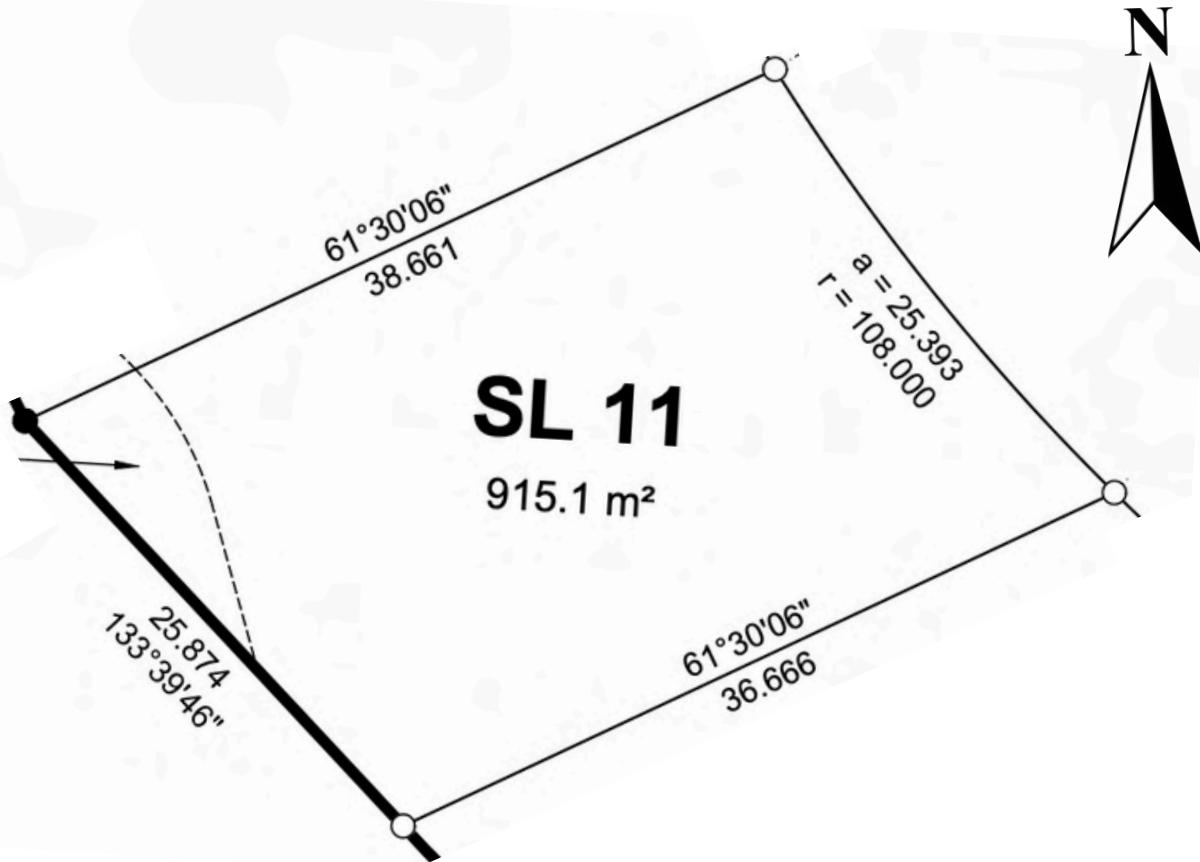
Rear Exposure: Southwest

Lot Type: Back-to-Front

Description: Rectangular lot with some ridge and mountain views with native trees providing an element of privacy at the rear of the lot.



4905 Dixon Lane



Zoning: FHD

Lot Size: 9,850 sq ft / 0.23 ac

Frontage: 83.3 ft / 25.3 m

Road Exposure: Northeast

Rear Exposure: Southwest

Lot Type: Transitional back-to-front

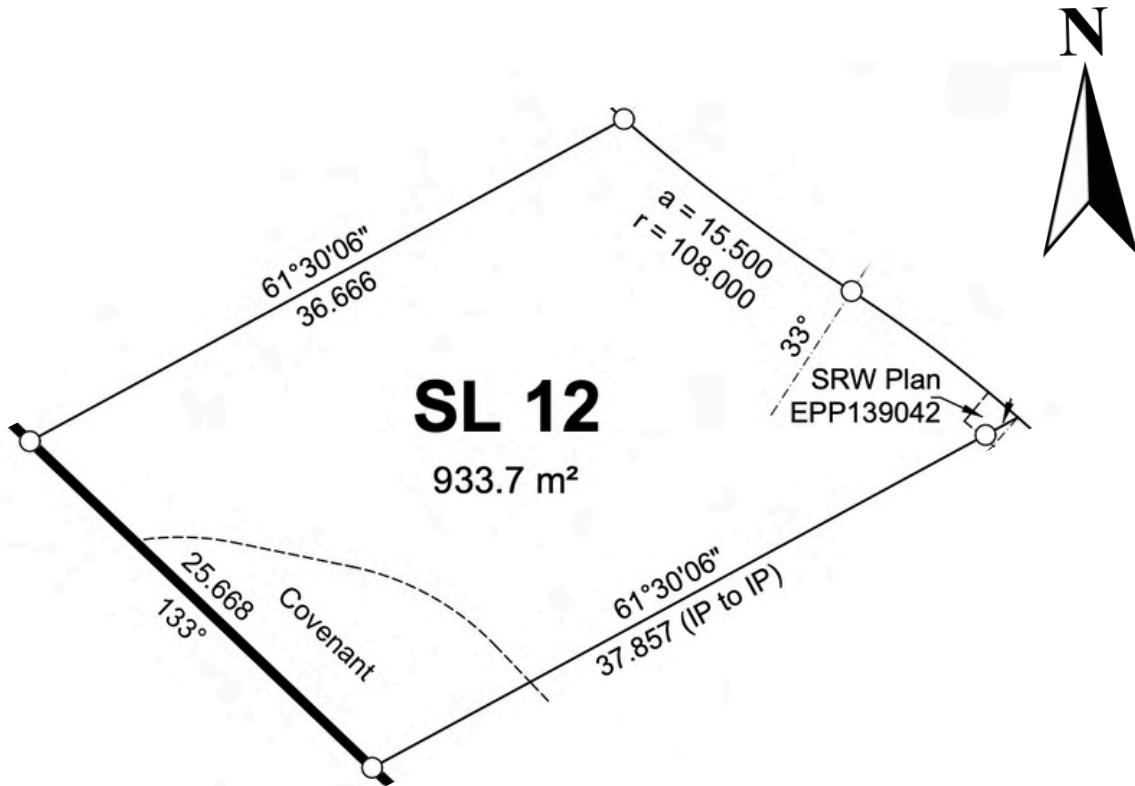
Description: Rectangular lot backing onto an environmentally protected area with forested ridge and mountain views.



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4899 Dixon Lane



Price: \$485,100

Zoning: FHD

Lot Size: 10,050 sq ft / 0.23 ac

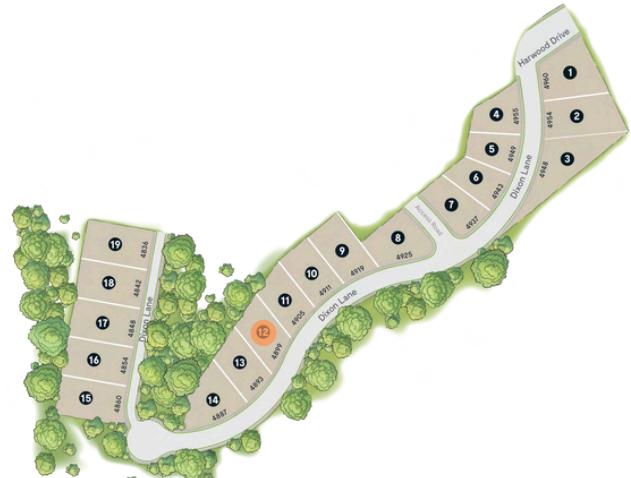
Frontage: 88.1 ft / 26.8 m

Road Exposure: North to Northeast

Rear Exposure: Southwest

Lot Type: Irregular transitional

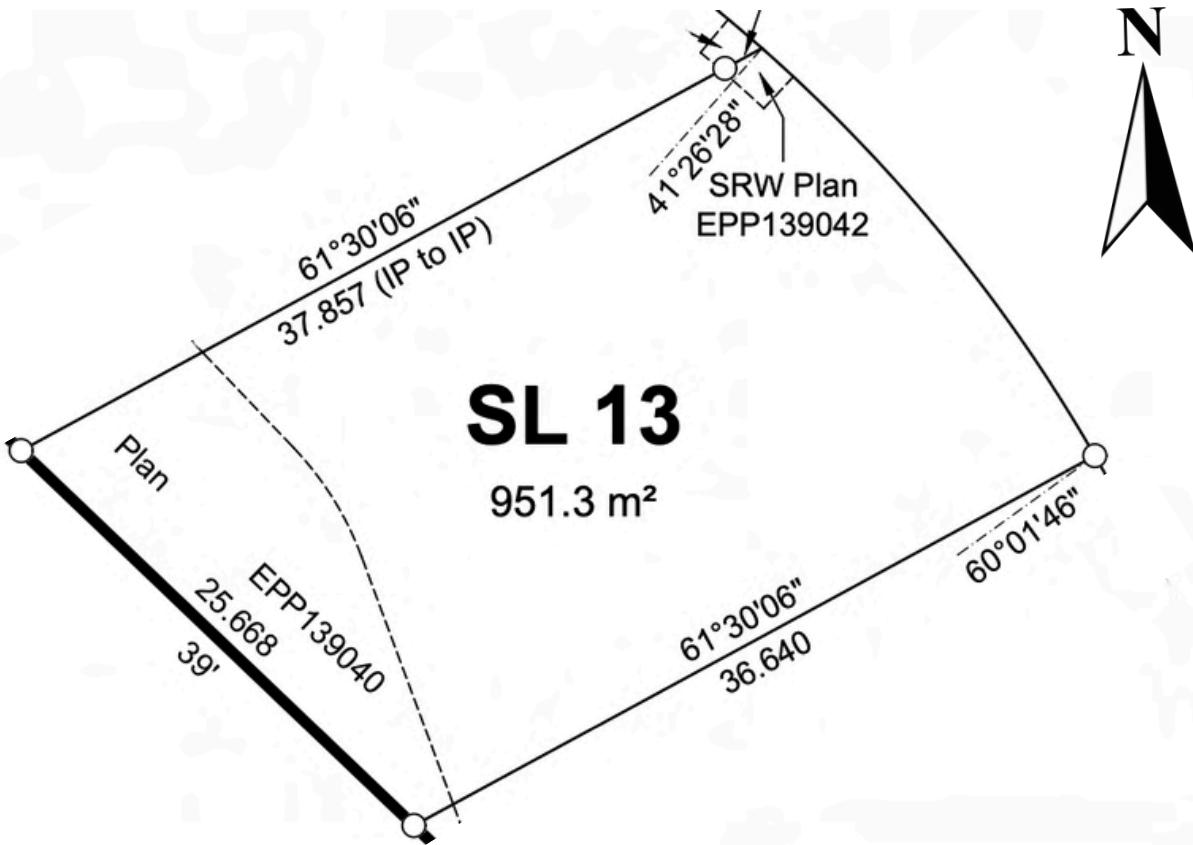
Description: Rectangular lot backing onto an environmentally protected area with rear views of a forested ridge.



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4893 Dixon Lane



Zoning: FHD

Lot Size: 10,239 sq ft / 0.24 ac

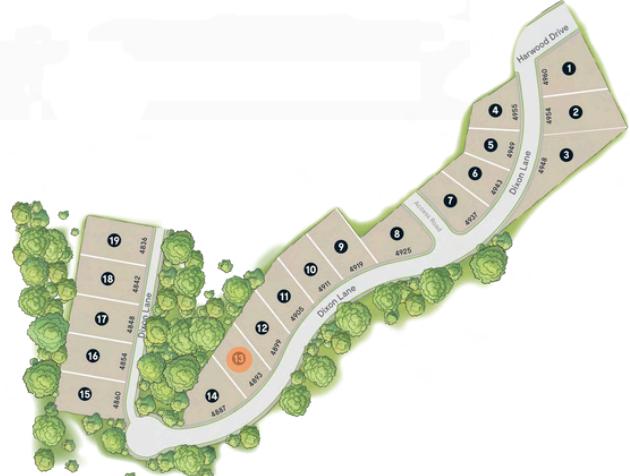
Frontage: 82 ft / 25 m

Road Exposure: Northeast

Rear Exposure: Southwest

Lot Type: Transitional

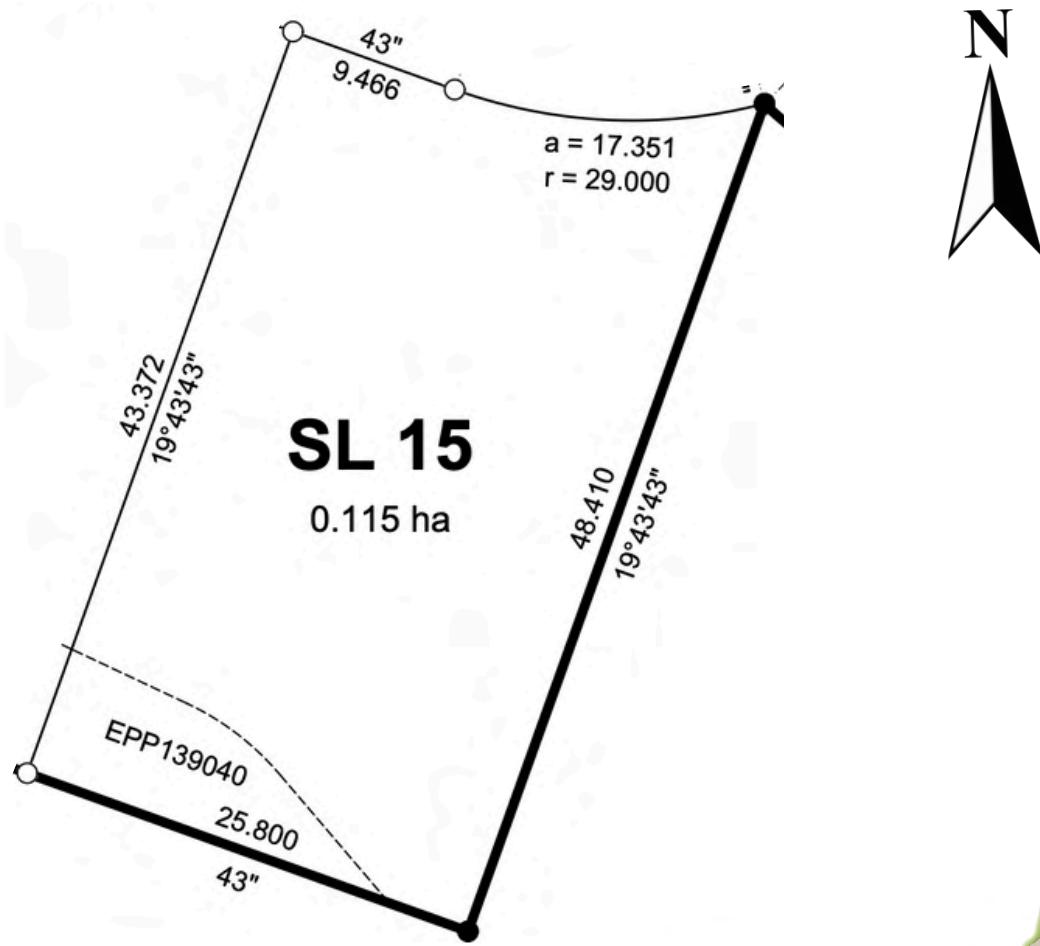
Description: Rectangular lot backing onto a treed, environmentally protected area.



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4860 Dixon Lane



Zoning: FHD

Lot Size: 12,378 sq ft / 0.28 ac

Frontage: 88.7 ft / 26.8 m

Road Exposure: North

Rear Exposure: South

Lot Type: Transitional walk-out

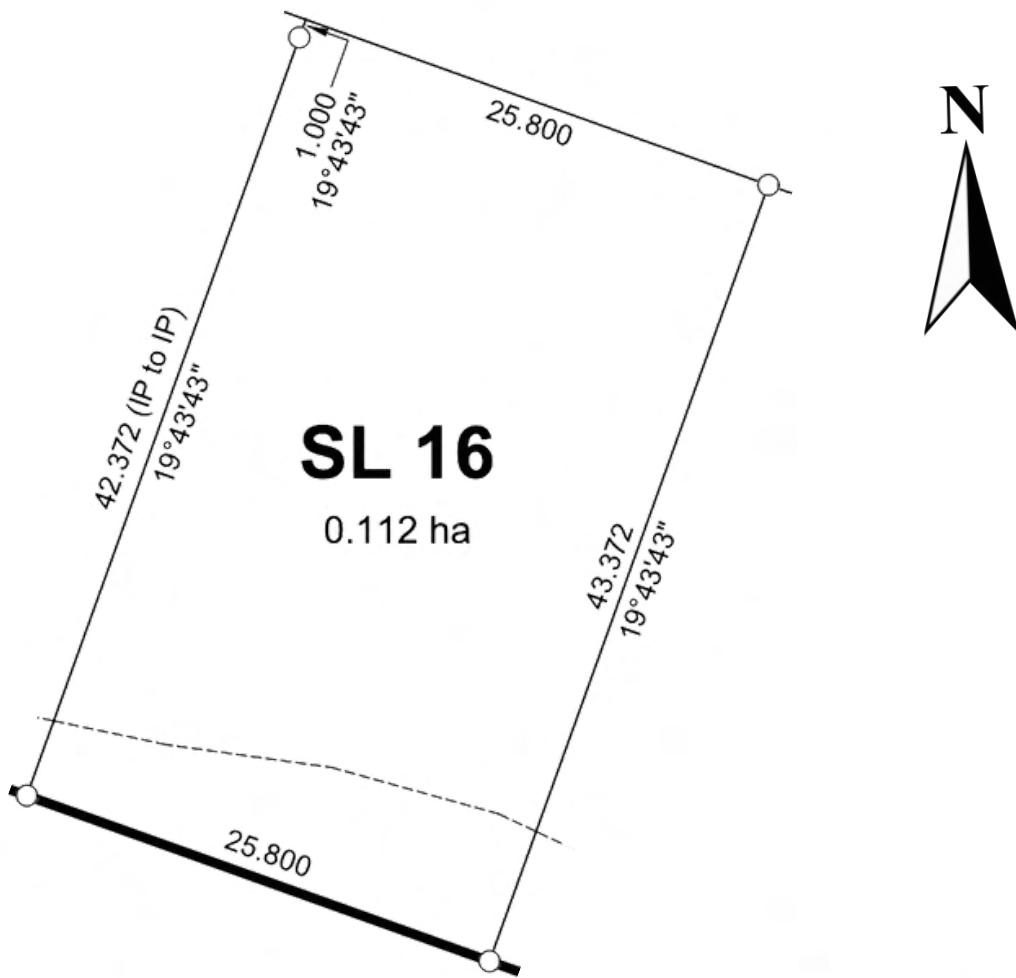
Description: Backing onto a forested ridge with rear southern exposure, this lot could accommodate the desirable main-level entry with a walk-out basement design.



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4854 Dixon Lane



Zoning: FHD

Lot Size: 12,055 sq ft / 0.28 ac

Frontage: 84.6 ft / 25.8 m

Road Exposure: North

Rear Exposure: South

Lot Type: Walk-out

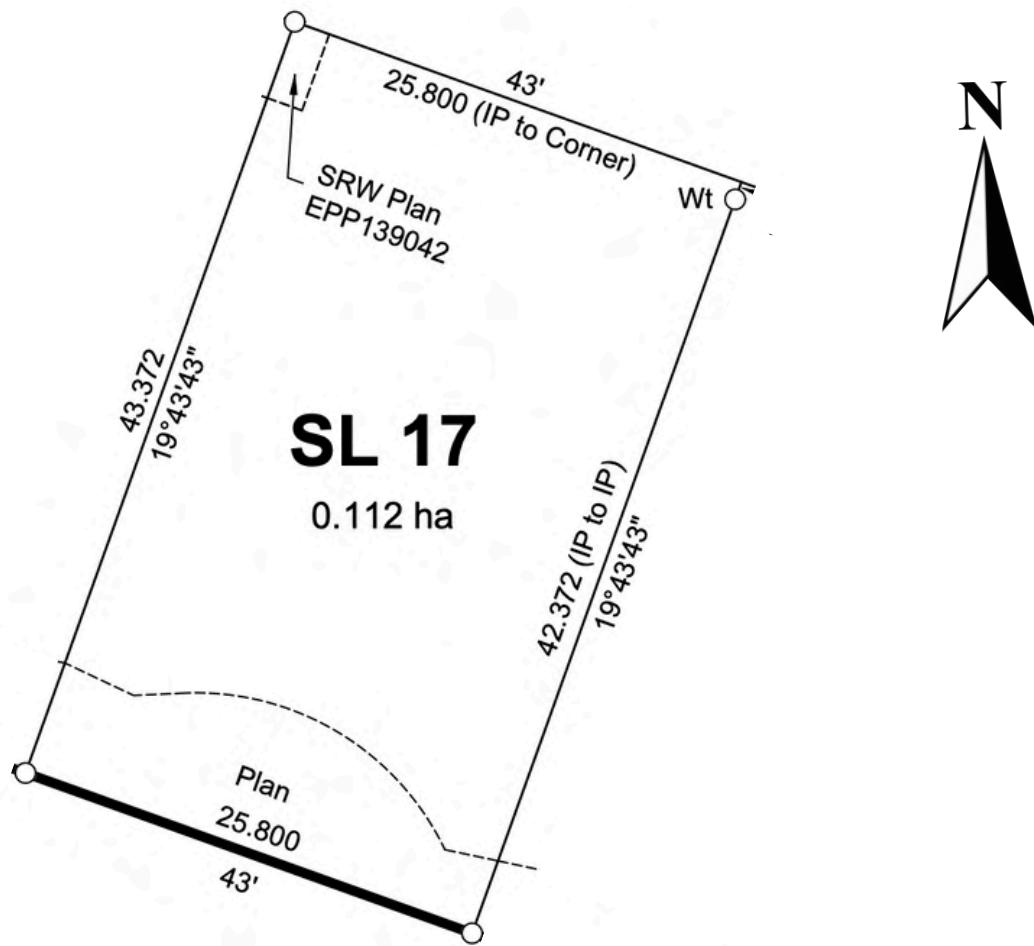
Description: Backing onto a forested ridge with rear southern exposure, this lot would be well suited to a main-level entry home with a walk-out basement.



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4848 Dixon Lane



Price: \$505,030

Zoning: FHD

Lot Size: 17,416 sq ft / 0.39 ac

Frontage: 84.6 ft / 25.8 m

Road Exposure: North

Rear Exposure: South

Lot Type: Transitional walk-out

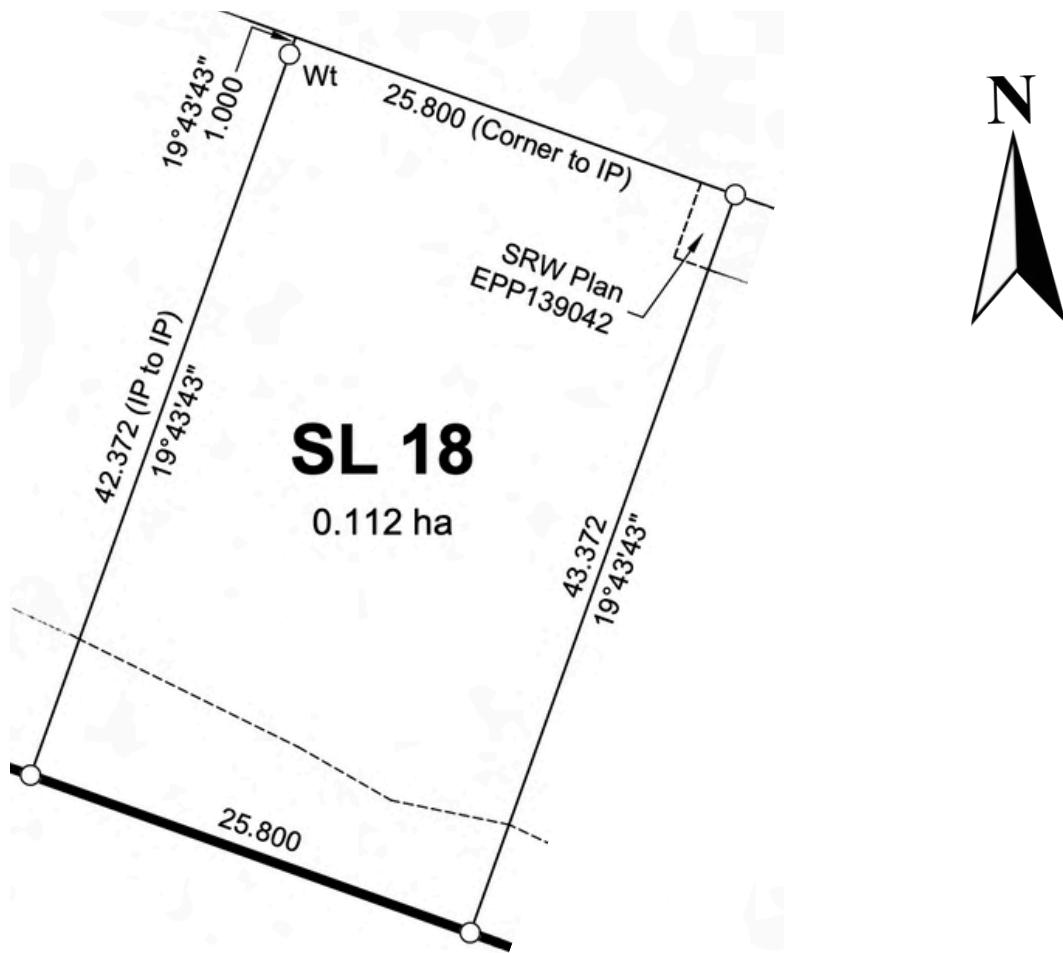
Description: Backing onto a forested ridge with rear southern exposure, this lot would be well suited to a main-level entry home with a walk-out basement.



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4842 Dixon Lane



Zoning: FHD

Lot Size: 12,055 sq ft / 0.28 ac

Frontage: 84.6 ft / 25.8 m

Road Exposure: North

Rear Exposure: South

Lot Type: Transitional walk-out

Description: Backing onto a forested ridge with rear southern exposure, this lot would be well suited to a main-level entry home with a walk-out basement.



4836 Dixon Lane



Zoning: FHD

Lot Size: 12,163 sq ft / 0.28 ac

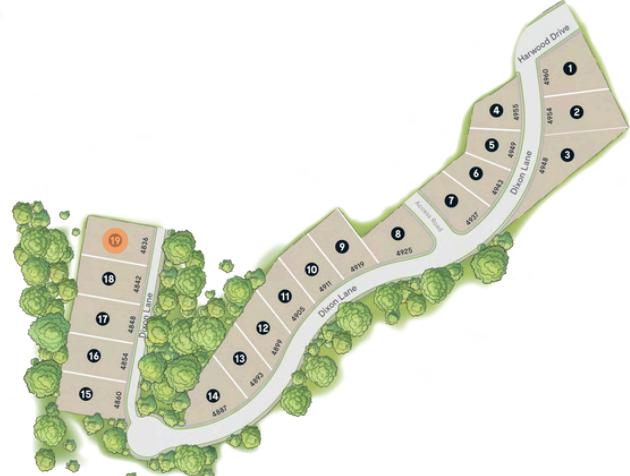
Frontage: 85.11 ft / 25.9 m

Road Exposure: North

Rear Exposure: South

Lot Type: Walk-out

Description: Backing onto a forested ridge with rear southern exposure, this lot could accommodate the desirable main-level entry with a walk-out basement design.



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BUILDING & DESIGN INFORMATION



Zoning & Building

Every lot at The Foothills is located in the Foothills Zone (FH), allowing a range of land uses and residential densities with significant protected natural areas and recreational opportunities, along with housing diversity, and local community services. Building lots currently available are located in the Foothills Area 1- Scenic Corridor (FH1) and Foothills Area D - Foothills Residential (FA-D) sub-classifications:

	HOUSE	FH1	FHD
MINIMUM SETBACKS	Front	4.5 m	4 m
	Rear	2 m	2 m
	Interior Side	2 m	1.5 m
	Exterior Side	2 m	3 m
MAXIMUM BUILDING SITE COVERAGE		40%	60%
MAXIMUM HEIGHT	House	9 m	
	Accessory	9 m	
	Fence - Front	1.2 m	
	Fence - Side & Rear	1.8 m	

Accessory Buildings Permitted

Homeowners can build garages, workshops, or guest suites, provided they complement the main home's design, adhering to the requirements of the building scheme and design guidelines.

Driveway & Access Included

Each lot includes the first 3 meters of driveway access, ensuring seamless entry.

Geotechnical & Environmental Safety

Lots have been professionally assessed for stability, drainage, and wildfire safety, making them build-ready.



Architectural & Design Guidelines

To maintain the beauty, functionality, and long-term value of The Foothills, including protecting the investment of the homeowners, a building scheme is in place that requires West Coast Island Architecture, characterized by:

Natural Materials & Earth Tones

Homes must incorporate wood, stone, and neutral color palettes to blend seamlessly into the landscape.

Distinctive Rooflines

Oversized eaves, significant glazing, and roof forms such as gable, hip, and shed roofs contribute to the contemporary mountain aesthetic.

Sustainable & High-Quality Builds

Energy-efficient designs, solar panel integration, and fire-resistant materials are encouraged to create long-lasting, responsible homes.

View Protection & Tree Preservation

Homes are positioned to maximize views while protecting natural landscapes, with designated tree protection zones in place.

Cohesive Community Standards

All home designs must be approved by the approval authority to ensure quality and consistency.



Utilities & Services

Water

Serviced by a Developer constructed, District owned and operated community water supply system.

Electricity

BC Hydro provides underground service along the common property roadway adjacent to the lots.

Natural Gas

FortisBC provides each lot with access to a natural gas supply service.

Sanitary Sewer System

Serviced by a sanitary sewer system connected to the Lantzville community sewer system, constructed in accordance with the subdivision servicing requirements of the District.

Telecommunication Services

Telephone, cable, and internet services are provided by both Rogers/Shaw and Telus.

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PERSONAL REAL ESTATE CORPORATION



250-616-1020



info@jahelkagroup.com

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ARRANGE ON-SITE VISITS



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