

Zoning – July 16, 2013

The Land is NOT included in the Agricultural Land Reserve (ALR) and falls under Section 23-0 RC (Rural Conservation) Zone.

Taken from CRD Bylaw 3720...

Permitted Uses

1 – The following uses and no others are permitted in an RC Zone:

- (a) Residential Uses
- (b) Home-Based Business
- (c) Community Uses

Permitted accessory uses and buildings on any parcel include the following:

- (d) Secondary Suites; and
- (e) Accessory buildings in support of any permitted use.

Regulations

2 – On a parcel of land located in an RC Zone:

Minimum Parcel Size for Sub-Division purposes

- (a) The minimum parcel size is 12.0 Hectares (29.65 Acres)
- (b) For Section 946(4) of the Local Government Act purposes, the minimum parcel size is 15.0 Hectares (37.07 Acres)

Number and Type of Dwelling Units allowed

- (c) One Single Family Dwelling

Height

- (d) No principal building or structure shall exceed 9.75 meters (32 feet) in height
- (e) No accessory building or structure shall exceed 6 meters (19.7 feet) in height

Setbacks

- (f) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
 - (i) 6 meters (20 feet) of a front parcel line
 - (ii) 1.5 meters (5 feet) of an interior side parcel line
 - (iii) 4.6 meters (15 feet) of an exterior side parcel line
 - (iv) 6 meters (20 feet) of a rear parcel line

Accessory Buildings

(g) No accessory building may be located closer than 1.5 meters (5 feet) to a rear parcel line

Parcel Area Coverage

(h) The maximum permitted parcel area coverage must be as follows:

(i) Principal building with all accessory buildings and structures 10 percent.

Additional Requirements

(i) If a development is adjacent to Willis Point Road, a 30 meter buffer strip is required. This buffer strip will be in addition to any highway right-of-way requirements. This buffer strip will extend for a distance of 30 meters from the highway right-of-way requirements, along the affected parcel of land. **(End of Bylaws)**

Services

- BC Hydro, Shaw Cable and Telus are located on Willis Point Road on the lot line.
- Each separate lot has a drilled well. (Well log reports available.)
- Each lot has been approved for a septic field.

Investment Opportunity

The property is the last large land holding of this size and scope within the Greater Victoria area. The properties are wooded and somewhat rocky and are from 30 to 42 acres in size. There are 7 remaining lots for sale.

As the last property of this size and scope, it is also a target for conservation. Negotiations often result in benefits to land owners of properties in this category as in the form of higher density in exchange for conservation, tax credits for conservation or outright purchases.

The property also boasts significant timber volumes in a prime growing area, adding additional value every year. The finest estate properties in the world are created on similar, last remaining, one of a kind properties.

The best weather in Canada can be found in this area. Vancouver Island has seen significant growth recently and this trend will continue making property like Partridge Hills even more valuable.

Conclusion

Partridge Hills at Willis Point represents the last opportunity of its kind in Southern British Columbia. Lots are available now and will likely never be available again in their present untouched, pristine state.

For additional information and private showings please contact either Ted Tyrrell or Kevin Sing at DFH Real Estate Ltd. in Victoria, BC:

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