

For Sale

0.79 Acre Development Parcel

2680 Huband Road, Courtenay, BC

To acquire a 34,412 square foot (0.79 acre) lot just 7 minutes drive north of the City of Courtenay. This site has immediate access to the Island Highway North which is Vancouver Island's primary transit route between Courtenay and the City of Campbell River.

Accelerating success.

Brad Bailey

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Property Overview

Both the present zoning and the Official Community Plan (OCP) designation is detailed below. Suitable for residential development or potential commercial use subject to governmental approvals. The site has been historically used for commercial use.

Current Zoning

Principal Uses - Residential One (R-1)

On any Lot:

Single Detached Dwelling

Density: Residential Density is limited to two (2) dwelling units: One single detached dwelling and one carriage house, secondary suite, or secondary dwelling limited in area to 90.0 square meters are permitted.

*Siting and Height of Buildings and Structures, Lot Coverage, Floor Area Requirements, Subdivision Requirements contained within the local zoning bylaw.

Official Community Plan (OCP) | Settlement Expansion Areas (SEA)

The settlement expansion areas have been identified as future growth areas for the adjacent urban municipalities. Development is limited in these areas to ensure the phased and timely development of lands that is consistent with the goals and objectives of the member municipalities. The areas contain a broad range of uses. Generally, significant change to the existing land use or further subdivision that increases the density, impact or intensity of use of land is not envisioned until these areas have been amalgamated with the adjacent municipality, except in those areas where public infrastructure is required to address environmental issues.

Development in settlement expansion areas must generally maintain a rural character with on-site servicing and low densities. Development must not detract from future municipal compact growth until such time as the adjacent municipal area east of Comox Road along the K'omoks Estuary is to enhance and restore the environmental values and public access.

Policies | Commercial

1. Existing Commercial uses are permitted to continue.
2. Permit expansion or changes to an existing commercial development only when it can be demonstrated that the proposed use or expansion:
 - (a.) is compatible with the official community plan and any applicable local area plan of the adjacent municipality;
 - (b.) is compatible with land uses in the adjacent municipality other than lawful non-conforming uses, and/or does not preclude redevelopment of the site in a manner that is consistent with a municipal local area plan affecting adjacent lands; and
 - (c.) does not trigger an expansion of adjacent public servicing that was not otherwise planned.
3. Permit new commercial uses through temporary use permits where it can be demonstrated that the proposed use will not result in additional pressure on local servicing and infrastructure.

BC Assessment

2023 Assessed Total Value

\$577,300.00

Gross Taxes

\$13,158.00

Proximity

Courtenay Downtown Core:

4.5 km (7 minutes)

Campbell River:

50 km (36 minutes)

Parksville:

80km (55 minutes)

Nanaimo:

115km (1hr 20 minutes)

Salient Details

Address:

2680 Huband Road, Courtenay, BC V9J 1L4

PID:

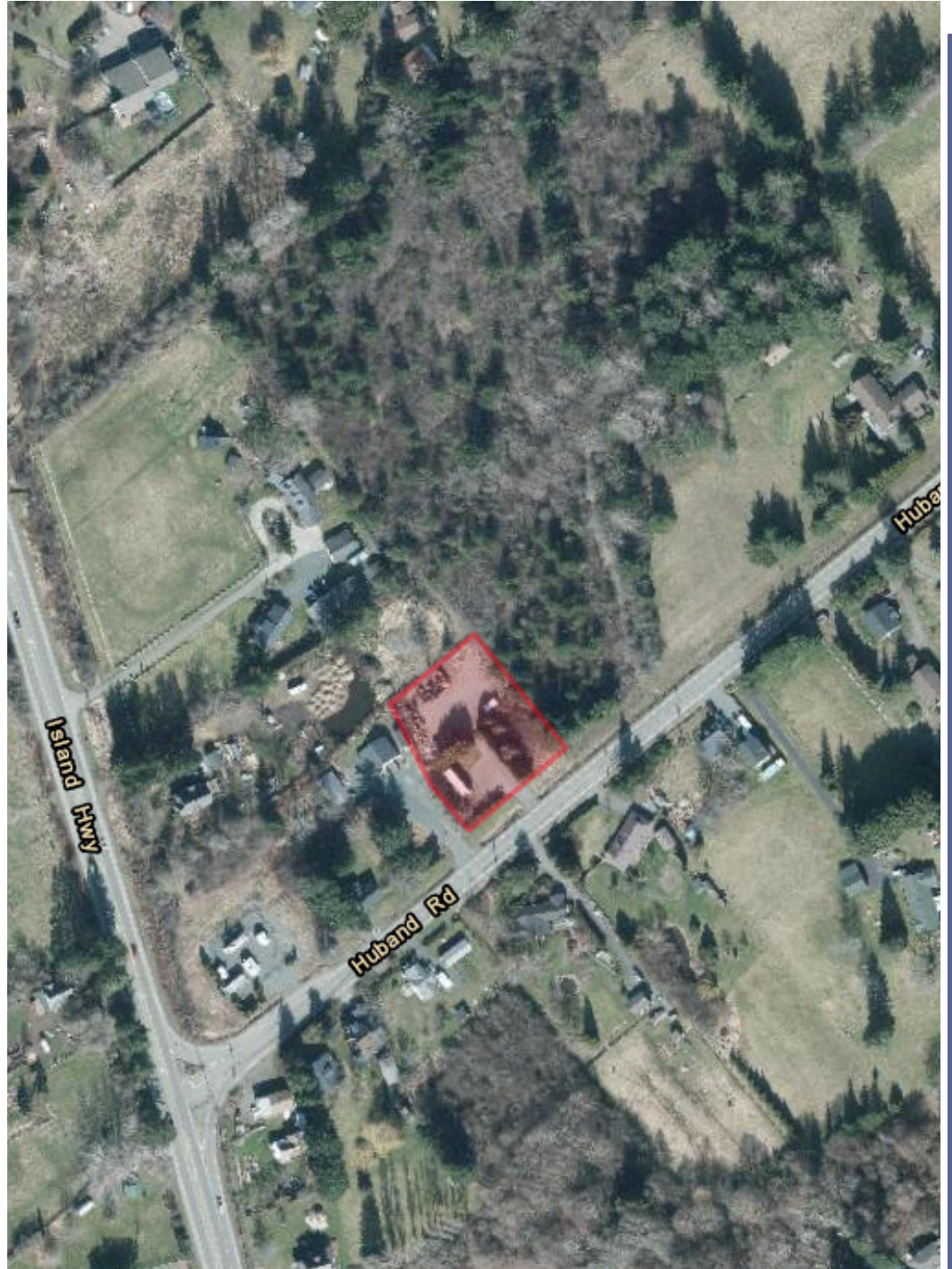
001-148-338

Legal Description

LOT 2, SECTION 24, COMOX DISTRICT,
PLAN 31480

Lot Size

34,412 square feet (0.79 acres)





Asking Price: \$690,000.00

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