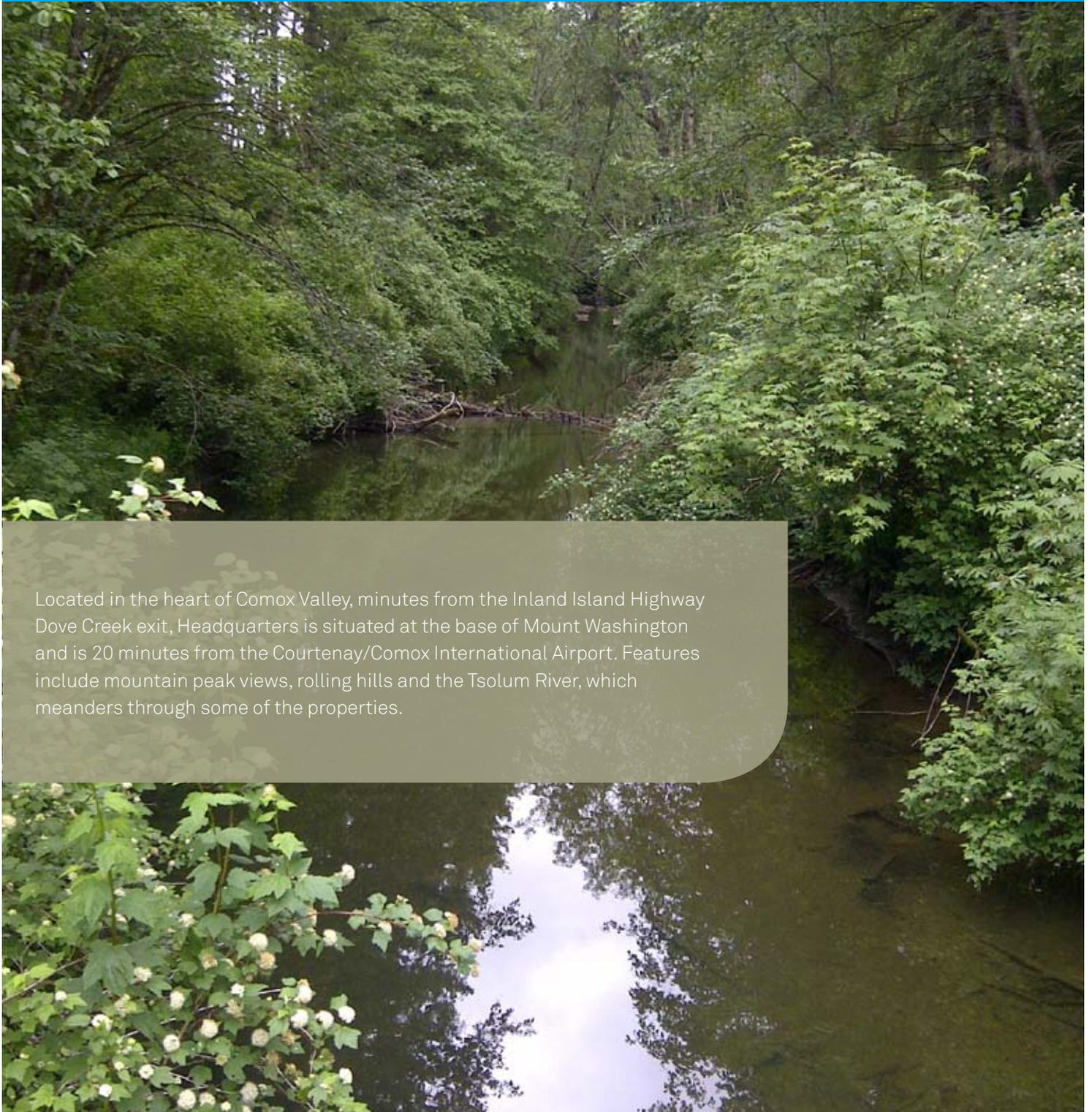


# Headquarters

Couverdon

TOLL-FREE: **1.877.239.4811** [couverdon.com](http://couverdon.com)

PHOTOS, UPDATES & MORE [f](#) [in](#)



Located in the heart of Comox Valley, minutes from the Inland Island Highway Dove Creek exit, Headquarters is situated at the base of Mount Washington and is 20 minutes from the Courtenay/Comox International Airport. Features include mountain peak views, rolling hills and the Tsolum River, which meanders through some of the properties.

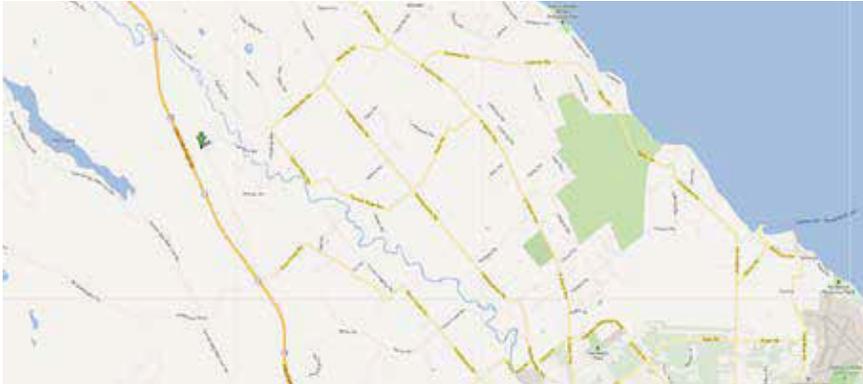
SITE MAP

# Headquarters

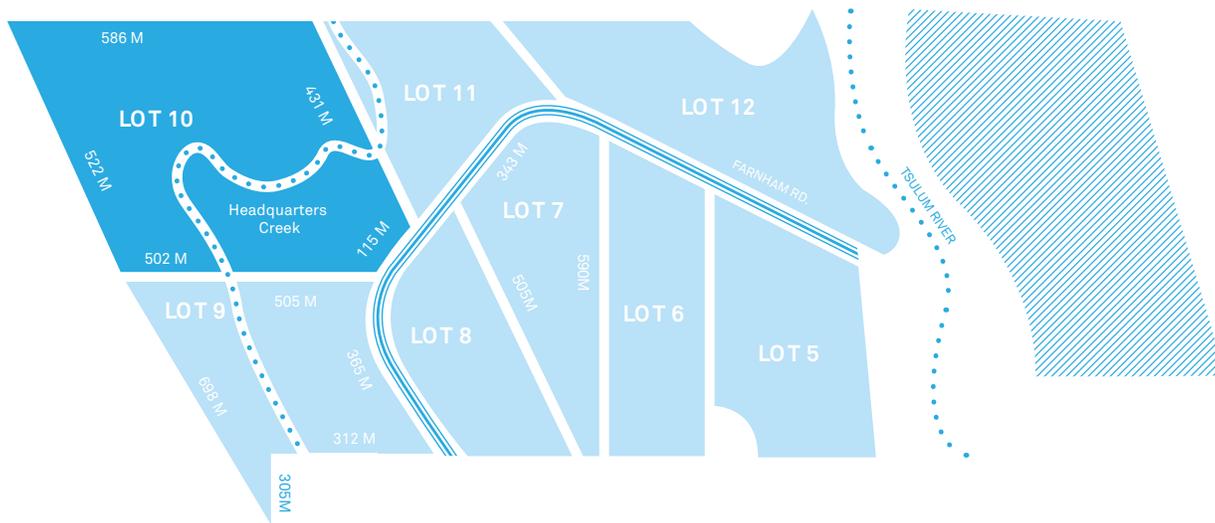
**Couverdon**

TOLL-FREE: **1.877.239.4811** [couverdon.com](http://couverdon.com)

PHOTOS, UPDATES & MORE [f](#) [in](#)



Headquarters is an 8 lot agricultural subdivision well located in the heart of the Comox Valley. The surrounding area is dominated by small scale agriculture which services the diverse communities of Comox/Courtenay only 15 to 20 minutes away. While each of the 3 remaining acreages are unique, 2 with frontage on Headquarters Creek, they share the common neighbourhood bond in the growing Headquarters community.



● AVAILABLE ● SOLD == ROAD ..... RIVER

LOTS	SIZE	PRICE	ACCESS POINT	ALR	SPECIAL FEATURES
10	28 Hectares - 69.2 Acres	\$499,900	Farnham Road	Yes	Largest parcel in the development.

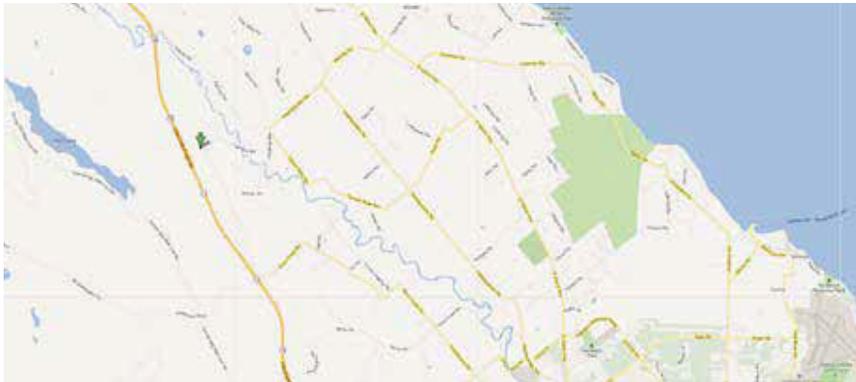
LOT 10

# Headquarters

Couverdon

TOLL-FREE: **1.877.239.4811** [couverdon.com](http://couverdon.com)

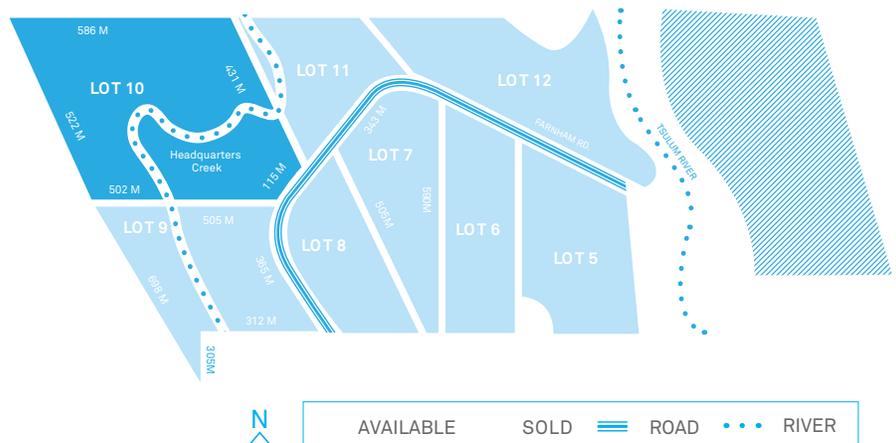
PHOTOS, UPDATES & MORE  



SIZE	PRICE	ACCESS	ALR
28 Hectares - 69.2 Acres	\$499,900	Farnham Road	Yes

Lot 10, the largest parcel in the development, is bounded to the west by the Inland Island Hwy, to the south by Farnham Road and to the north by forestry land. The relatively level topography is segmented by Headquarters Creek, which meanders through the lot in a northerly direction. Site services include road access, crushed gravel driveway entry and hydro power.

LOT	DIMENSIONS
10	586 m, 431 m, 115 m, 502 m, 522 m



FAQ

# Headquarters

Couverdon

TOLL-FREE: **1.877.239.4811** [couverdon.com](http://couverdon.com)

PHOTOS, UPDATES & MORE [f](#) [in](#)

## HEADQUARTERS INFORMATION

### How many lots are there?

The Headquarters opportunity consists of 8 lots ranging in size from 22 to 69 acres, some with waterfront on Tsolum River and Headquarters Creek.

### What do the lots look like?

Irregular in shape and of varying size, the Headquarters acreages have been laid out to maximize the attributes of each individual parcel. Lot line locations have been overlaid on aerial photos and can be obtained by contacting a Couverdon representative.

### Will these be strata developments or fee simple?

Headquarters is a fee simple development meaning no monthly strata fees for the buyers of the lots.

## ZONING & DEVELOPMENT

### What is the Zoning? Can I build more than one house on the property?

The zoning applicable to Headquarters is Upland Resource (UR). The UR zone allows for a number of different resource based uses and permits one single family dwelling per lot. Several lots within each development are located in the Agricultural Land Reserve (ALR) which further defines the permitted land uses. For further detail on zoning, official community plan and the ALR, please visit the following links:

The Comox Valley Regional District's Planning Services

[http://www.comoxvalleyrd.ca/section\\_propserv/content.asp?id=61&collection=81](http://www.comoxvalleyrd.ca/section_propserv/content.asp?id=61&collection=81)

Agricultural Land Commission

<http://www.alc.gov.bc.ca/>

### How much does it cost to clear a building site?

An access driveway and very generous building site has been cleared on each lot for the benefit of the buyer. Because of the size and unique nature of each lot, additional land clearing costs will vary dependent upon geological structures, vegetation, subsurface conditions and level of desired land improvement.

### Can I sub-divide the property? Where do I go to make an application?

Local land use controls, which define property subdivision and minimum parcel sizes, are managed by the the Comox Valley Regional District. Additionally, as these acreages are in the Agricultural Land Reserve, then the Agricultural Land Commission must also be consulted for subdivision matters. Under the noted Upland Resource zoning, Headquarters would require rezoning prior to any subdivision application. Please refer to the above links (in zoning question) for more information.

FAQ

# Headquarters

Couverdon

TOLL-FREE: **1.877.239.4811** [couverdon.com](http://couverdon.com)

PHOTOS, UPDATES & MORE [f](#) [in](#)

## LOT SERVICES

### Are the lots serviced?

Power and telephone lines front the lots at the road. Lot buyers will be responsible for extending these services into the individual lots. There is no municipal water or sewer in the area.

### How much will it cost to drill a well?

Installation of a well will vary based on the type of well required, depth of the well, subsurface geological conditions and potential water treatment systems. It is recommended to contact a reputable well drilling company, who has strong experience in the local development area.

### How much will it cost to build a septic field?

Installation of a complete septic disposal system will vary based on system specifications and site specific factors. It is recommended to contact a reputable installation company local to the development area.

## TOPOGRAPHY

### What are the soil conditions like?

The following publication: *Soils of Southern Vancouver Island, J. E. Jungen, 1985*, shows a comprehensive map referencing the soil types for the Headquarters areas. It can be viewed at:

<http://sis2.agr.gc.ca/cansis/publications/webmaps.html>

### What is the topography of the land?

Headquarters has a gently rolling topography providing several high points and opportunities for valley and mountain views. Other natural features include both rivers and seasonal creeks, which meander through the lots adding to the tranquility of the country setting.

## HISTORY

### What is the history of the area?

Headquarters is founded in an industrious past as are most small communities in mid Vancouver Island. Of particular interest is the history of the Headquarters area as noted in the book, *Island Timber: A Social History of the Comox Logging Company*, by Richard Somerset Mackie. In the book Mackie notes....originally known as Fraserville, "opening on the Tsolum River in 1911, Headquarters served as the centre of Comox Logging's extended operations north of Courtenay." Headquarters was the company's administrative headquarters and the base for railway and logging equipment maintenance, the community housed a store, post office, school, hotel and dance hall. It became a tradesman's hub, with the railway linking the community to civilization.

FAQ

# Headquarters

Couverdon

TOLL-FREE: **1.877.239.4811** [couverdon.com](http://couverdon.com)

PHOTOS, UPDATES & MORE [f](#) [in](#)

## AMENITIES

### What are the area amenities?

Headquarters is located in the beautiful Comox Valley, in close proximity to Comox and Courtenay. The area offers a variety of recreational opportunities including alpine skiing, cross country skiing, hiking, camping, mountain biking, salt and fresh water fishing and wildlife viewing. Activities and destinations in the Headquarters area are:

#### Strathcona Provincial Park

Over 250,000 hectares, boasting such features as the Della Falls trail to the highest waterfall in Canada and world class alpine hiking to peak and lake destinations.

#### Mount Washington Alpine Ski Resort

Headquarters is 20 minutes from Mt. Washington. In addition to the alpine skiing and cross country skiing in the winter, Mount Washington offers great hiking, mountain biking and horseback riding in the summer. Mt. Washington is known for its very high snow accumulation usually resulting in a snow base of over 5 meters deep.

#### Mountain Biking

In the Comox Valley, specifically the Cumberland area, is second to none. Known as a biking destination for the Island, the area's trail inventory will keep even the most accomplished riders satisfied.

#### Golfing

Readily available in the area with courses such as Crown Isle, Storey Creek and Glacier Greens providing the opportunity for year round tee times.

#### Saltwater fishing

A popular sport in these parts and easily accessible on the east coast of Vancouver Island via Comox and Campbell River, or on the west coast via Gold River or Port Alberni and the Alberni Inlet. Nearby Comox Lake also features fresh water fishing, with both trout and char abundant year round.

#### Transportation

Comox Valley Regional Airport and the Campbell River Airport have several direct daily flights to Vancouver, Calgary and Edmonton. Ferry terminals at Duke Point and Departure Bay in Nanaimo with traffic to the Lower Mainland are approximately 60 minutes south on Hwy 19. Ferry travel from Little River Ferry Terminal in Comox offers service from Comox to Powell River.

## FINANCE AND TAXES

### Who will finance these properties?

Headquarters will appeal to financial institutions who specialize in lending for residential land and construction. Additionally, institutions like Farm Credit Canada, Business Development Bank of Canada and other local Vancouver Island based credit unions can be used for the agricultural business aspect and potential of these developments. Please contact a Couverdon representative for more information.

### What are the Property Taxes going to be?

Please contact a Couverdon representative for more information regarding taxes.