

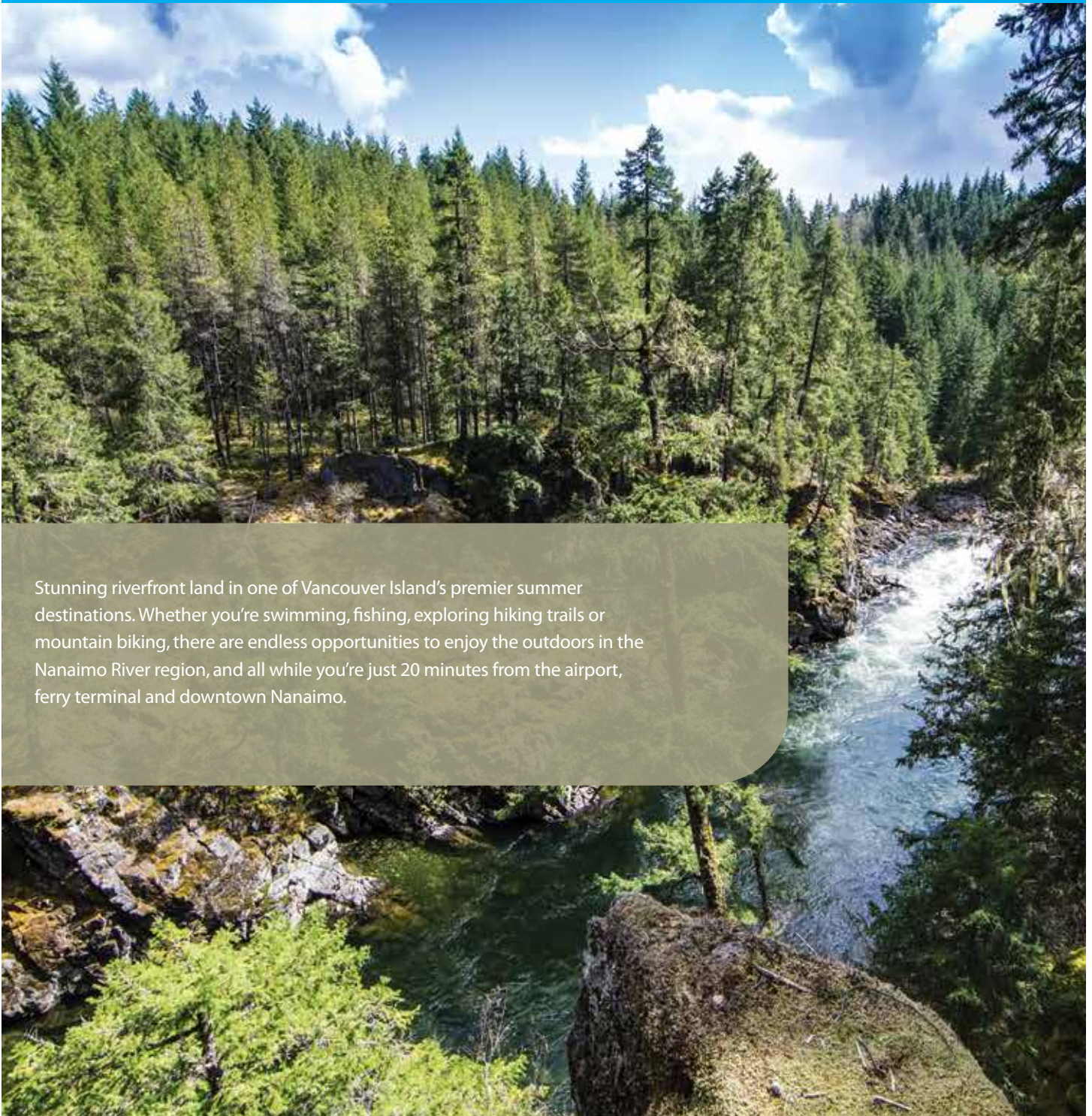
Nanaimo River

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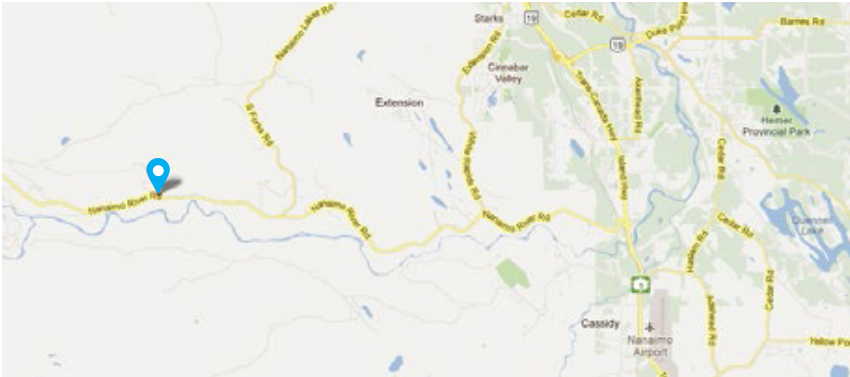
Stunning riverfront land in one of Vancouver Island's premier summer destinations. Whether you're swimming, fishing, exploring hiking trails or mountain biking, there are endless opportunities to enjoy the outdoors in the Nanaimo River region, and all while you're just 20 minutes from the airport, ferry terminal and downtown Nanaimo.

Nanaimo River

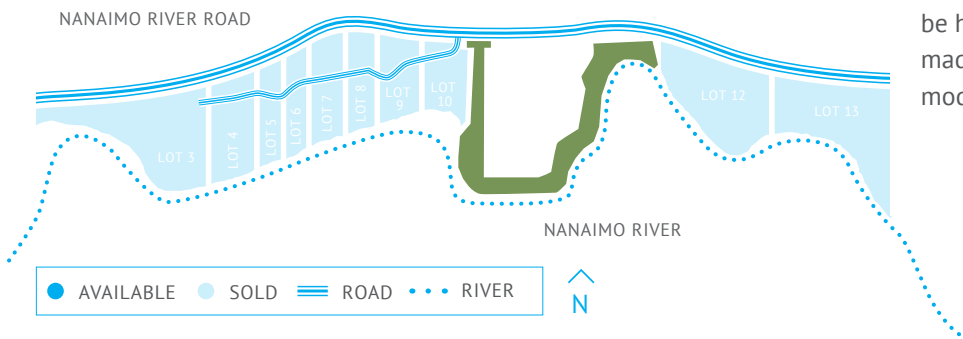
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The Nanaimo River Acreages are a rare opportunity to acquire spectacular riverfront land at one of Nanaimo's most popular summertime recreational destinations. These properties are situated on a warm, south facing slope and offer a minimum of 100 meters of frontage on the north shore of Nanaimo River. With ample area to build, it is not difficult to find privacy within the varied topography and natural attributes of the land. While the acreages provide a feeling of solitude with little more than the sound of the river to be heard, both power and telephone have been made available to each property allowing for modern conveniences.



FAQ

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NANAIMO RIVER ESTATES

Couverdon has developed riverfront acreages on Nanaimo River Road in the Regional District of Nanaimo 15 minutes from the City of Nanaimo on Vancouver Island.

How many acreages are there?

This development consists of 10 acreages ranging in size from 9.5 to 32 acres, all with frontage on Nanaimo River.

How are the acreages laid out?

The acreages are rectangular in nature with frontage on Nanaimo River and oriented on a south facing slope maximizing sun exposure. Site plans with aerial photos and can be obtained by contacting a Couverdon representative.

Will these be strata lots or fee simple?

The acreages at Nanaimo River are fee simple titles meaning no monthly strata fees for the buyers of the property.

LOT SERVICES

Are the lots serviced?

Each acreage is serviced with power and telephone. Lot buyers will be responsible for extending these services to their building location within the individual acreages. There is no municipal water or sewer in the area.

How much will it cost to drill a well?

Each acreage has the ability to apply for a residential water permit sourced from the Nanaimo River. Contact FrontCounter BC at <http://www.ilmb.gov.bc.ca/apps/oneWindow.php?authType=water#> to begin this process.

How much will it cost to build a septic field?

The 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 for further design/installation/pricing information.

How much does it cost to clear a building site?

An access driveway and 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.

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TOPOGRAPHY

What is the topography of the land?

“South facing slope” and “waterfront” are the predominant topographical descriptors of the Nanaimo River Estates. Beginning at Nanaimo River Road, which represents the northern boundary of the acreages, the land slopes steeply at first and then gradually levels as it moves toward the Nanaimo River, the property’s southern boundary. This topography results in both privacy from the road and a natural “heat capture” micro climate.

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 Southern Vancouver Island including the Nanaimo River area. It can be viewed at: <http://sis2.agr.gc.ca/cansis/publications/webmaps.html>

HISTORY

What is the history of the area?

Rapid population growth in the Nanaimo area was based on the realization of vast quantities of coal in the 1850s. The region would continue to grow and be known for its coal exports until approximately 1940 after which lumber became the main economic driver. Today, Nanaimo has a much broader economic base reliant upon not only natural resources but also public sector, private sector and service based employment.

As part of the community from the beginning, the Nanaimo River and Lakes water system has been the source of clean and clear drinking water for Nanaimo area residence since 1879 when the first crude water system was put in place to service the growing population.

Over the years Nanaimo River has also gained a reputation as one of Vancouver Island’s premier summertime recreation destinations.

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AMENITIES

What are the area amenities?

The area around the Nanaimo River Estates is rural in nature characterized by winding country roads and larger properties consistent with those Couverdon has developed. Land uses in the vicinity of the property include rural residential acreages, agriculture, forestry, artisans and commercial/tourist commercial closer to the main transportation routes. The City of Nanaimo, which is the closest urban centre, is made up of approximately 85,000 residents.

Activities and destinations in the Nanaimo River area are:

Swimming at Nanaimo River is easily accessible and very popular. ourBC.com describes it as, "If you enjoy swimming holes, the Nanaimo River has to be rated in the top three in the province of British Columbia. Words like 'Nothing like it in the world' have described the deep pools formed from eroded sandstone from years of water turbulence. During the summer months the water warms up to around 24-25° C (75-77° F) as it flows over the sun-baked rocks creating excellent swimming throughout the length."

Camping at Nanaimo Lakes. The Nanaimo Lakes Campground, just 10 kms west on Nanaimo River Road from the Nanaimo River Estates, is located on the shores of First Lake and offers 75 rustic campsites. This is a very popular destination for local campers due its close proximity to the City of Nanaimo.

Fresh water fishing opportunities are plentiful in the Nanaimo River area. Whether you prefer to try the moving waters of the river itself or still water on the local lakes, you will not soon run out of secret spots to try.

Saltwater fishing is a popular sport in these parts and easily accessible on the east coast of Vancouver island via Nanaimo/Ladysmith, or on the west coast via Port Alberni and the Alberni Inlet.

Golfing is readily available in the area, with courses such as Nanaimo Golf Club and Cottonwood Golf and Country Club nearby.

Mt. Arrowsmith Provincial Park is over 1,300 hectares and located 40 minutes from the Nanaimo River Estates. The park area offers good hiking and rock climbing with superb views of Vancouver Island. Winter activities include cross-country skiing, snowmobiling, and ice-climbing. The Arrowsmith Trail which leads to the 1,829 meter summit is the oldest intact trail on Vancouver Island.

Mount Washington Alpine Ski Resort is located 75 minutes north on Hwy 19. In addition to their 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.

Transportation - The Nanaimo/Cassidy Airport located 15 minutes from the Nanaimo River Estates, has several 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 20 and 25 minute drives respectively.

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ZONING AND DEVELOPMENT

What is the Zoning?

The zoning applicable for the Nanaimo River Acreage is Resource Management 4 (RM4). This zone allows for one single family dwelling per lot and a number of different resource based uses. For further detail on zoning info and the official community plan, please visit the following link:

Regional District of Nanaimo Area C bylaws - <http://www.rdn.bc.ca/cms.asp?wpID=1419>

Can I sub-divide the property?

Where do I go to make an application? Local land use controls, which define property subdivision rules and minimum parcel sizes, are managed by the Regional District of Nanaimo (RDN) for Area C. All acreages at Nanaimo River Road require rezoning prior to any subdivision application. Please see the RDN link above (in zoning question) for more information.

FINANCING AND TAXES

Who will finance these properties?

The Nanaimo River Estates will appeal to financial institutions that specialized 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?

This information has not been determined to date but will be provided to prospective purchasers once available.