


Forbidden Plateau

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With a range of acreages including pristine riverfront to stunning properties overlooking Comox Harbour and the West Coast Mountains, Forbidden Plateau is the perfect location to own your very own piece of Vancouver Island. With prices starting at \$299,000, the only thing better than the view is the price.

SITE MAP

Forbidden Plateau

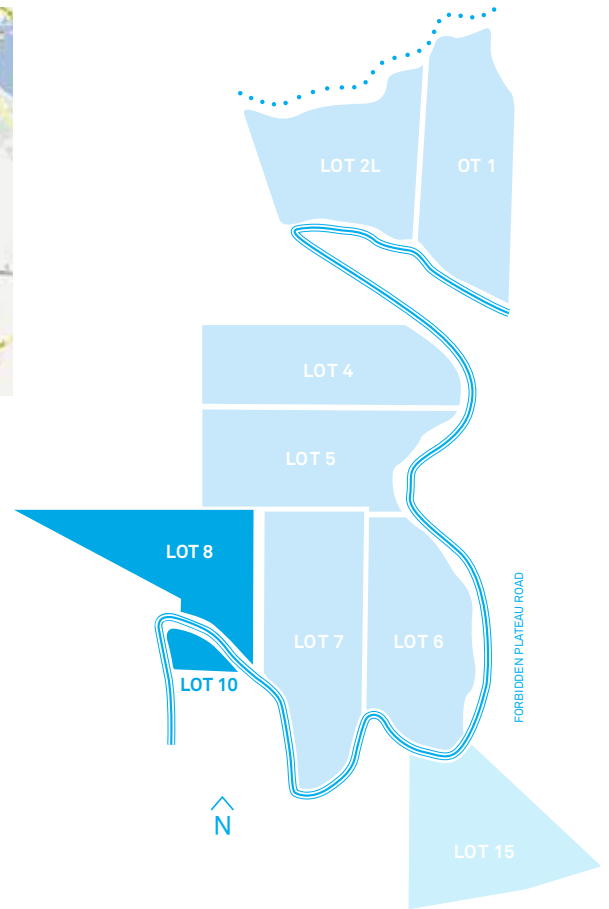
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Own your very own piece of wilderness where the smell of fresh country air, rugged terrain and spectacular views greet you each morning. Situated northwest of Comox Lake, and doorsteps from Strathcona Provincial Park, one of the oldest provincial parks in B.C., Forbidden Plateau is in the heart of outdoor activities ideal for hiking, biking and skiing, and still only a 20min drive to the culturally diverse city of Courtenay, and the historic towns of Comox and Cumberland.



● AVAILABLE ● SOLD ≡ ROAD RIVER

LOTS	SIZE	PRICEM	AIN ACCESS POINT	ALRS	PECIAL FEATURES
8	20.4 Hectares - 50.4 Acres	\$379,000	Forbidden Plateau Road	No	Easily accessible with ocean views
10	1.9 Hectares - 4.67 Acres	\$219,000	Forbidden Plateau Road	No	Easily accessible, small

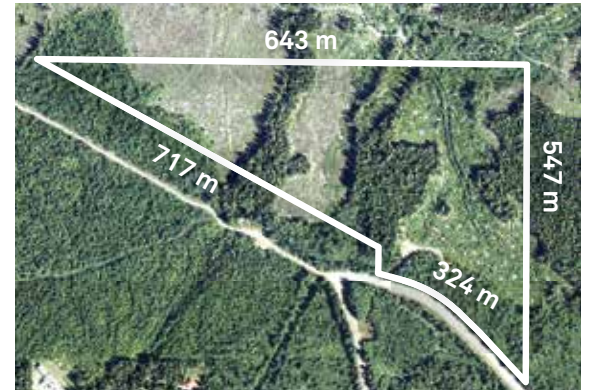
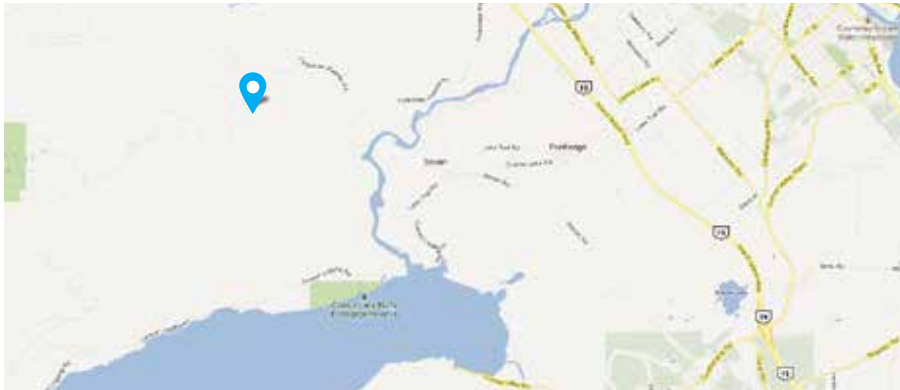
LOT 8

Forbidden Plateau

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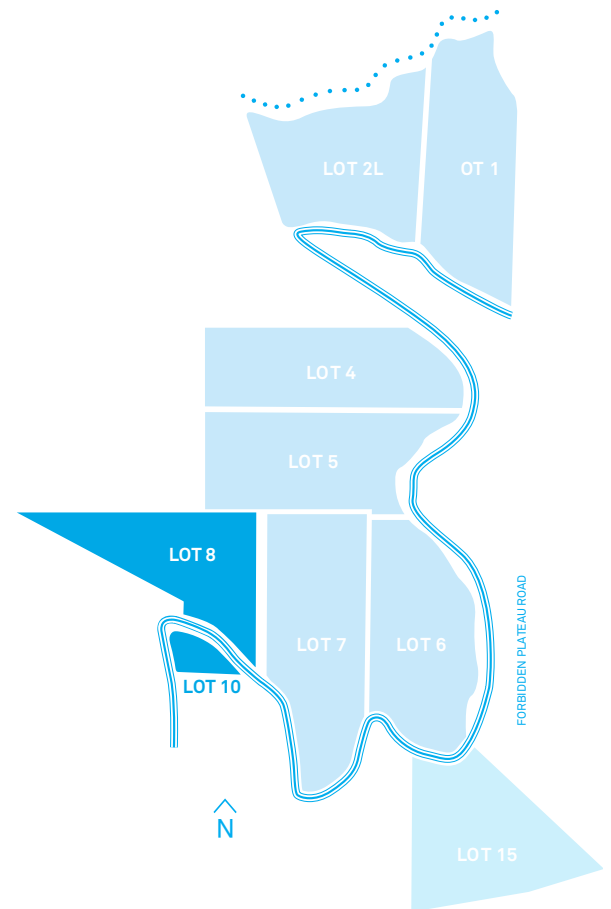
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SIZE	PRICE	ACCESS	ALR
20.4 Hectares - 50.4 Acres	\$379,000	Forbidden Plateau Road	No

Lot 8 is an ideal lot to build two family homes, offers privacy and unparalleled views over the Comox Valley and Salish Sea, with the snow covered mainland mountains' peaks as the backdrop. This property has several building sites available and substantial tree cover. Site improvements include: a cleared building site, driveway with entrance fence and drilled well producing approximately 20 USgpm at 225 feet.



LOT	DIMENSIONS
8	717 m, 643 m, 547 m, 324 m

● AVAILABLE ● SOLD ≡ ROAD RIVER

LOT 10

Forbidden Plateau

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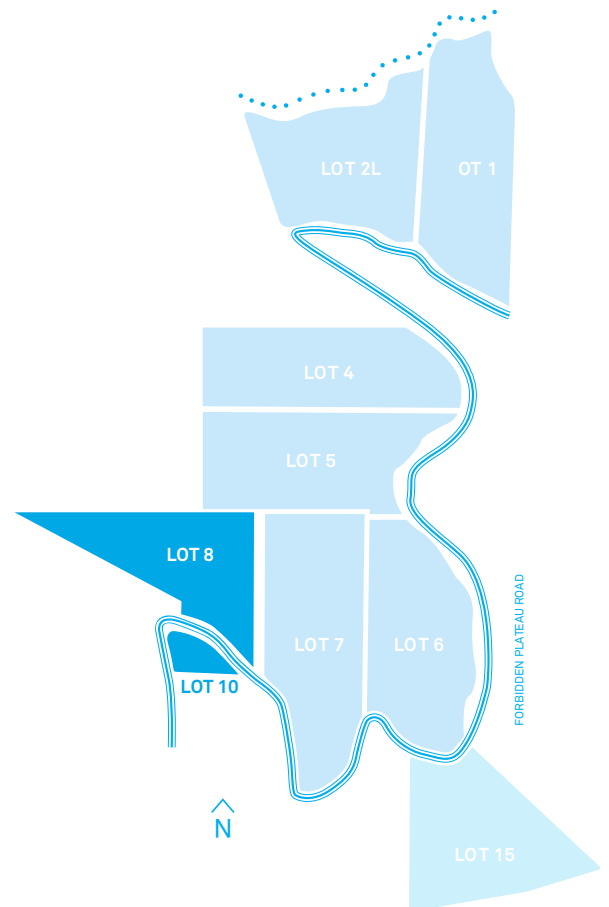
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SIZE	PRICE	ACCESS	ALR
1.9 Hectares - 4.67 Acres	\$219,000	Forbidden Plateau Road	No

Lot 10 is approximately 4.67 acres in size and offers privacy for the two homes allowed, as well as potential views over the Comox Valley and Salish Sea. This property has several good building sites available and substantial tree cover. Site improvements include: cleared building site, driveway with entrance fence and drilled well producing 3 USgpm of water at 320 feet.



LOT	DIMENSIONS
10	324 m, 204 m, 152 m

● AVAILABLE ● SOLD ≡ ROAD RIVER

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FORBIDDEN PLATEAU INFORMATION

Couverdon is currently developing a limited supply of view acreages on the slopes of Mt. Wood in the Comox Valley area of Vancouver Island.

What do the acreage layouts look like?

The acreages are irregular in shape and oriented to take full advantage of the magnificent ocean views. 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?

The acreages at Forbidden Plateau are fee simple titles meaning no monthly strata fees for the owners.

LOT SERVICES

Are the lots serviced?

Power lines front the acreages on Forbidden Plateau Road. Owners will be responsible for extending services into the individual lots. There is no municipal water or sewer in the area.

How much will it cost to drill a well?

Wells have been drilled on each acreage at Forbidden Plateau. Well records are available from a Couverdon Representative.

How much will it cost to build a septic field?

Perc testing has been completed and approved for the acreages. Due to the size of the titles, septic covenant areas on each acreage are not required. The installation and subsequent cost 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 cost estimates.

How much does it cost to clear a building site?

An access driveway and 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.

TOPOGRAPHY

What is the topography of the land?

“Terraced” and “sloping” are the predominant descriptors of the Forbidden Plateau acreages. This unique hillside topography provides for truly “top of the world” views from most locations within each acreage. What is the elevation of the land? Forbidden Plateau’s hillside topography ranges from 300m to 600m.

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AMENITIES

What are the area amenities?

Topography of the area is defined by Forbidden Plateau and adjoining Mt. Wood upon which the subject properties are located. The unique blend of excellent infrastructure adjacent to unparalleled back country terrain makes the Forbidden Plateau area ideal for the outdoor enthusiast. Uses in the immediate vicinity of the property include rural residential acreages, recreation/park, tourist commercial, forestry, artisans and agriculture in the valley. The Comox Valley which includes the towns of Courtenay/Comox/ Cumberland as the closest urban centres, makes up a service area of approximately 66,000 residents. The area offers a unique blend of small town lifestyle and rural attributes complemented by the city amenities and services of Courtenay located 20 minutes to the northeast. Activities and destinations in the Forbidden Plateau area:

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. Within Strathcona Provincial Park, Forbidden Plateau offers cross country ski tracks, hiking, camping and fly fishing.

Mount Washington Alpine Ski Resort

Located 25 minutes from the Forbidden Plateau Hillside Estates. 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 around 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.

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ZONING AND DEVELOPMENT

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

The zoning applicable to the Forbidden Plateau Hillside Estates is Rural Twenty (RU20). This zone allows for a number of different resource and agricultural based uses as well as permitting two single family dwelling on more parcels larger than 2.5 acres. For further detail on zoning, official community plans and other land use questions, please visit the following links:

The Comox Valley regional District's Planning Services webpage

http://www.comoxvalleyrd.ca/section_propserv/content.asp?id=61&collection=81

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 Comox Valley regional District. All the Forbidden Plateau Hillside Estates are zoned RU20 with a minimum parcel size of 20 hectares (49.4 acres). Please see the above link (in zoning question) for more information on minimum parcel sizes and zoning descriptions.

FINANCE AND TAXES

Who will finance these properties?

The Forbidden Plateau Hillside Estates will appeal to financial institutions that 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?

This information has not been determined to date.

STRATA PROCESS

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Can I build two homes on my property?

Yes. The Rural Twenty (RU-20) zone allows for two single family homes to be constructed on a property, subject to siting, lot coverage and building height restrictions of the zone.

Can I strata title my two homes?

Yes – Each home can be subdivided into individual strata titles.

How do I strata each of my homes?

The Strata Property Act outlines the steps required to subdivide buildings into individual strata lots, subject to whether a building has been occupied in the past for greater than 6 months. Once both homes are at 'lock up' stage (i.e. framing inspection approved and ready for drywall) a strata plan application may be led directly with the local Land Titles Office by a BC Land Surveyor to create the two strata lots. Prior to filing the application, only one fee simple lot exists. The surveyor must also provide an endorsement on the plan confirming that neither home has been occupied in the past for more than 6 months.

What happens if I occupy my house for longer than 6 months?

Where a home has been occupied for longer than 6 months, the Strata Property Act requires that the local Authorizing Agency (Comox Valley Regional District) approve the strata conversion prior to filing the Strata Plan at the Land Title Office.

The Authorizing Agency can either 'Approve' or 'Refuse' the conversion, based on a set of prescribed evaluation criteria (i.e. current rental vacancy within the community) and strata conversion policies.

If 'Approved' by the Authorizing Agency, the Strata Plan application is deposited at the local Land Titles Office by a BC Land Surveyor to create the two strata lots.

Does the Comox Valley Regional District have a Strata Conversion Policy?

Yes. In 2009 the Comox Valley Regional District (CVRD) adopted a blanket policy that prohibits the strata conversion of second homes on any rural or residential property.

How does the CVRD policy affect my ability to strata title my homes?

In order to bypass the CVRD policy, both homes must be constructed to 'lock-up' stage and a strata plan application deposited at the Land Titles Office prior to either of the homes being occupied for greater than 6 months. Two typical scenarios are as follows:

Scenario 'A'

Building permit issued for Home '1'.

Builder completes construction and residents move in (building now occupied).

Building Permit issued for Home '2' and construction begins.

Framing inspection approved and building at 'lock-up' stage within 6 months of first home being occupied.

BC Land Surveyor endorses plan and Strata Plan Application deposited with Land Titles Office.

Plan registered and two strata titles created.

Builder proceeds with completing construction of Home '2'.

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Scenario 'B'

Building permit issued for homes '1' and '2'.

Buildings constructed concurrently to 'lock up' stage.

BC Land surveyor completes survey and endorses that no buildings occupied.

Strata Plan Application deposited with Land Titles Office.

Plan registered and two strata titles created.

Builder proceeds with construction of either homes or individually one at a time.

What is 'Limited Common' Property?

Limited Common property is areas identified on a strata plan that are for the sole benefit and exclusive use of each individual strata lot owner.

What is 'Common Property'?

Common property represents those areas shown on a strata plan that are for shared used. Each strata lot owner has an equal beneficial interest in, and responsibility for, the common property (i.e. shared driveway access).

Is Common Property required in all Strata Plans?

No. A strata plan can be formed exclusively of two (or more) areas of 'limited common property'.

How are 'Limited Common' and 'Common' Property designated?

Both Limited and Common property are defined on the strata plan at the time it is led with the local land title office.

How do I apply for a Strata Conversion?

A Strata Conversion application can be submitted directly with the Regional District of Nanaimo (<http://www.rdn.bc.ca/>) along with supporting documents (i.e. building plans, inspection report, etc...) and application fee's (\$600).

How long is the application process?

The conversion process varies on a case-by-case basis; however, typically takes 6 – 10 months to complete.

Where can I find more information about the Strata Title process?

A copy of the Strata Property Act can be viewed on-line at <http://www.bclaws.ca/>. You can also speak directly with a BC Land Surveyor (<http://www.abcls.ca/>) for information about strata titling homes on a specific property.