



# MASON WALKER

Personal Real Estate Corporation

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## 1418 SEAVIEW Rd. BLACK CREEK




Ocean front building lot in the Miracle Beach area.



Ocean Pacific Realty, Inc. owned/operated, 2230 Cliffe Ave. Courtenay, BC 250.334.9900



	<b>1418 SEAVIEW ROAD</b>		<b>MLS#: 440604</b>	
	Zone	<b>Zone 2- Comox Valley</b>	Listing Status	<b>Active</b>
	Sub Area	<b>Z2 Merville Black Creek</b>	Title	<b>Freehold</b>
	City	<b>BLACK CREEK</b>	Possession	
Property Type	<b>Lots/Acreage</b>	<b>PRICE HISTORY</b>		
Land Type		Current Price	<b>\$669,000</b>	
Taxes	<b>\$3,451 (2017)</b>	Date Sold		
Zoning	<b>Single Family R-RU</b>	Sale Price		
Zoning Jurisdiction	<b>Comox Valley Regional District</b>			

#### LOT FEATURES

Lot Width		Water	<b>Co-operative</b>
Lot Depth		Sewer	<b>Septic - No</b>
Lot Size	<b>17,685</b>	Elementary	<b>Miracle Beach Elementary</b>
Lot Acres	<b>0.406</b>	Middle	
Strata Fee		Secondary	
Subdivision	<b>Miracle Beach</b>		
Site Influences	<b>Walk on Waterfront, View - Ocean, Shopping Nearby, Recreation Nearby, Quiet Area, No Thru Road, Waterfront-Ocean, Hydro to Lot, Consider Trade, Potential Recreation, Pets Allowed, Pasture, Recreational, Gated Community, Natural Gas to Lot, High Bank Waterfront</b>		

#### LEGAL & MORTGAGE

Listed By	<b>RE/MAX Ocean Pacific Realty (Crtny)</b>		
Legal Description	<b>LOT L, SECTION 9, TOWNSHIP 5, COMOX DISTRICT, PLAN 11119</b>		
Restrictions			
Prospectus			
Mortgage Info		Tax Roll Number	
PID Number	<b>004153294</b>		

**Ocean front building lot in the Miracle Beach area. This 0.4 acre property has approximately 70' of truly walk-on waterfront and is located in an established popular area of quality homes - all on a quiet no through road. The views are spectacular and the water here is known for great swimming. The year round nature trails of Miracle Beach Park are also just a short stroll away. There is an older house (no value) on the property with a long term care taker, so please do not access property without an appointment. This section of Seaview Rd is accessed by driving through Miracle Beach Park. Excellent opportunity to build on a rare infill beach front lot in the Comox Valley.**

This listing information is provided to you by:

**MASON WALKER\*** - Representative

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2230A CLIFFE AVE. COURTENAY V9N 2L4

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**706**

**Residential-Rural (R-RU)**

**1. PRINCIPAL USE**

- i) On any lot:**
  - a) Residential use.
- ii) On any lot over 4000 metres<sup>2</sup> (1.0 acre):**
  - a) Agricultural use.

**2. ACCESSORY USES**

**On any lot:**

- i) Secondary suite;
- ii) Home occupation use;
- iii) Accessory buildings;
- iv) Bed and Breakfast.

**3. DENSITY**

**Residential use is limited to:**

- i) On any lot:** One single detached dwelling and secondary suite, or one single detached dwelling and one carriage house, or one single detached dwelling and one secondary dwelling limited in area to 90.0 metres<sup>2</sup> (968.8 feet<sup>2</sup>).

**4. SITING AND HEIGHT OF BUILDINGS AND STRUCTURES**

The setbacks required for buildings and structures within the Residential Rural zone shall be as set out in the table below.

Type of Structure	Height	Required Setback			
		Front yard	Rear yard	Side yard	
				Frontage <31m	Frontage >31m
Principal	10.0m (32.8 ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)
Accessory	4.5m-or less (14.8ft)	7.5m (24.6ft)	1.0m (3.3ft)	1.0m (3.3ft)	1.0m (3.3ft)
Accessory	6.0m-4.6m (19.7ft)	7.5m (24.6ft)	7.5m (24.6ft)	1.75m (5.8ft)	3.5m (11.5ft)

Except where otherwise specified in this bylaw, no building or structure shall be located in any required front and side yard setback areas. [Part 400, Siting Exceptions, of this bylaw and Bylaw No. 2782 being the "Floodplain Management Bylaw, 2005" may affect the siting of structures adjacent to major roads and the natural boundaries of watercourses and the sea, respectively.]

**5. LOT COVERAGE**

- i) The maximum lot coverage of all buildings and structures shall not exceed 35% of the total lot area.

**6. FLOOR AREA REQUIREMENTS**

- i) The maximum combined gross floor area of all accessory buildings shall not exceed 200.0 metres<sup>2</sup> (2152.9 feet<sup>2</sup>).

**7. SUBDIVISION REQUIREMENTS**

- i) Despite any other provision of this bylaw, the minimum permitted lot area within areas designated as "settlement expansion areas" under "Comox Valley Regional Growth Strategy Bylaw No. 120, 2010" is 4.0 hectares.
- ii) Despite any other provision of this bylaw, for the purpose of subdivision, the following sections of this bylaw do not apply to lots within areas designated as "settlement expansion areas" under "Comox Valley Regional Growth Strategy Bylaw No. 120, 2010":
  - a) Section 503 Subdivision Standards 1. AREA AND FRONTAGE REQUIREMENTS i);
  - b) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS i) a); and
  - c) Section 503 Subdivision Standards 2. LOT SIZE EXCEPTIONS iii).

iii) **Lot Area**

The minimum lot area permitted shall be 0.8 hectares (2.0 acres)

Despite (iii), a subdivision with lots smaller than identified above may be created by subdivision provided that the average lot area within the subdivision is equal to the minimum lot area permitted.

*End • R-RU*