

Oceanfront acreage in the Octopus Islands Marine Park



SHELLEY McKAY
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and

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Lot 3 Waiatt Bay,
Quadra Island, Discovery Islands
\$599,000 Canadian



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A rare opportunity to acquire one of only four recreational acreages on Quadra Island within the Octopus Islands Marine Park

This popular marine park sits at the junction of Quadra, Sonora and Maurelle Islands, on the NE coast of Quadra Island. It is made up of a group of small islands which provide safe anchorage for boaters in the region and also attract kayakers to their protected waters. Waiatt Bay lies to the west of the Octopus Islands.

This is a water access only property providing well-protected anchorage and moorage. Access is relatively easy through the protected waters around Quadra Island and Heriot Bay on Quadra Island's east coast is approximately 30 minutes away by boat. Heriot Bay has fuel, groceries, restaurant and other services.

The 10.3 acre property offers a friendly, mixed topography with approximately 439ft of oceanfront with southeast exposure. The property is nicely treed, the forest is mixed second growth after being logged approx. 25 years ago with



some more mature growth along the shoreline. There are a number of possible building sites on the acreage.

This 4 lot development has shared roadway easements, allowing for the transportation of goods from an oceanfront landing area at Lot 1. There are also easements in place for access to the wells which were dug at the time of subdivision. 2 perc sites for septic have been approved on this lot.





**10.3 forested acres | Approx. 493ft oceanfront |
boat access**

A one room shed offers storage and dry sleeping space. The shed is insulated and has a window to let in natural light. There is a small complement of tools and a quad with only a few hours on it, all of which are included in the sale.

Offering a number of options, the property is ready to be developed into a recreational retreat, a homestead, or even a family estate.

A communal dock is in place on Lot 1 by the landing area. There is no official agreement in place for the use of this dock, but the opportunity is there to cooperate with the other lot owners for shared moorage.

Zoning on this property allows for two single family dwellings, so there is the possibility of purchasing to

share with friends or family. An additional guest dwelling would also be allowed.

This location is an excellent base as it is very well situated within the Discovery Islands, an archipelago between Vancouver Island and the mainland whose waters connect the Strait of Georgia with Johnstone Strait and the Queen Charlotte Strait. These islands and the intricate watercourses that weave between them are home to some of the most impressive scenery on the BC coast, and are popular for a wide variety of activities such as whale watching, boating, kayaking, fishing and diving.

Quadra Island is the largest (approximately 34 km long) and most populated (approximately 2,700 full-time residents) of the Discovery Island group. It lies between Campbell River on Vancouver Island and the mainland coast of British Columbia, off Canada's west coast. Quadra's residents enjoy a rural lifestyle surrounded by a clean unspoiled environment. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination for visitors from around the world. There are complete services on the island as well as a wide variety of accommodation and dining from deluxe resorts to rustic



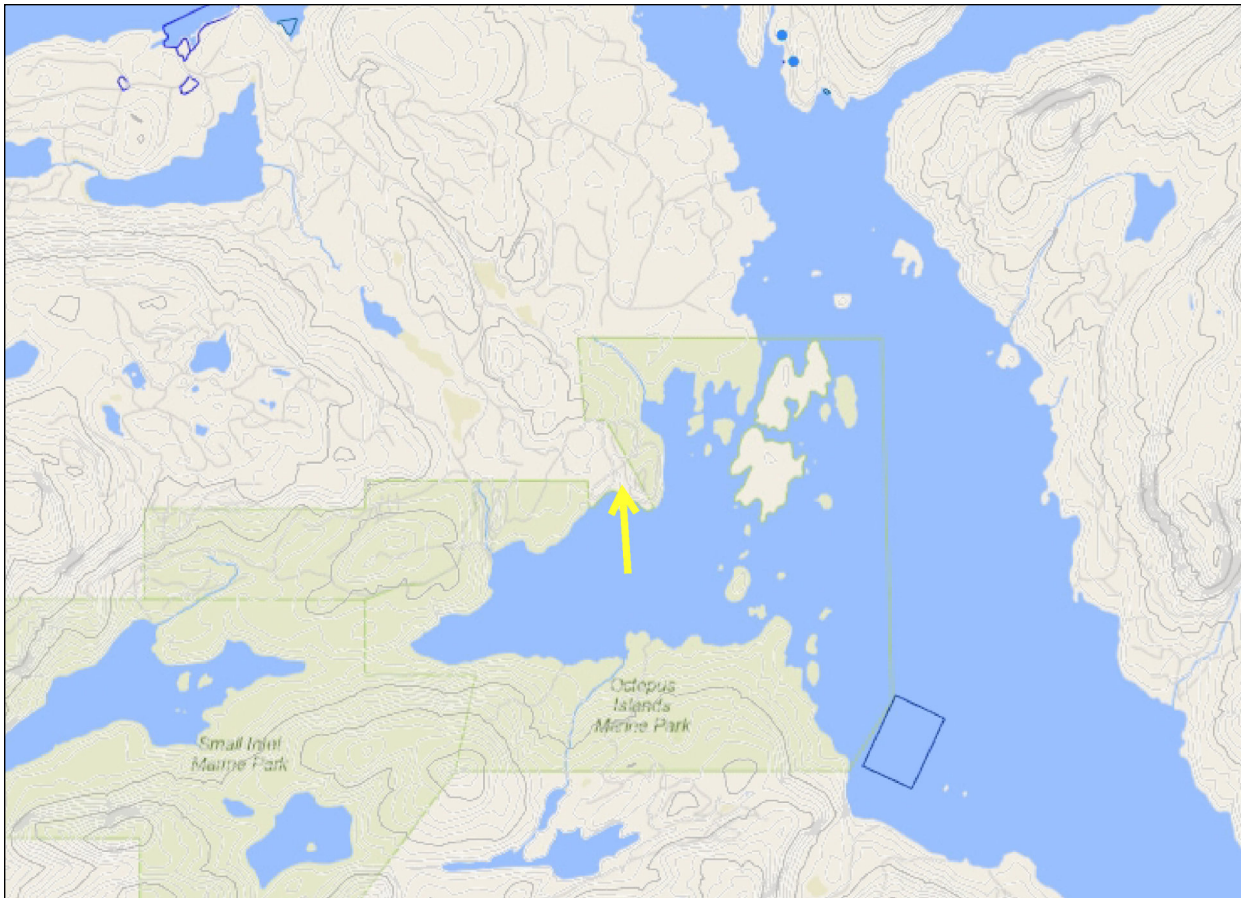
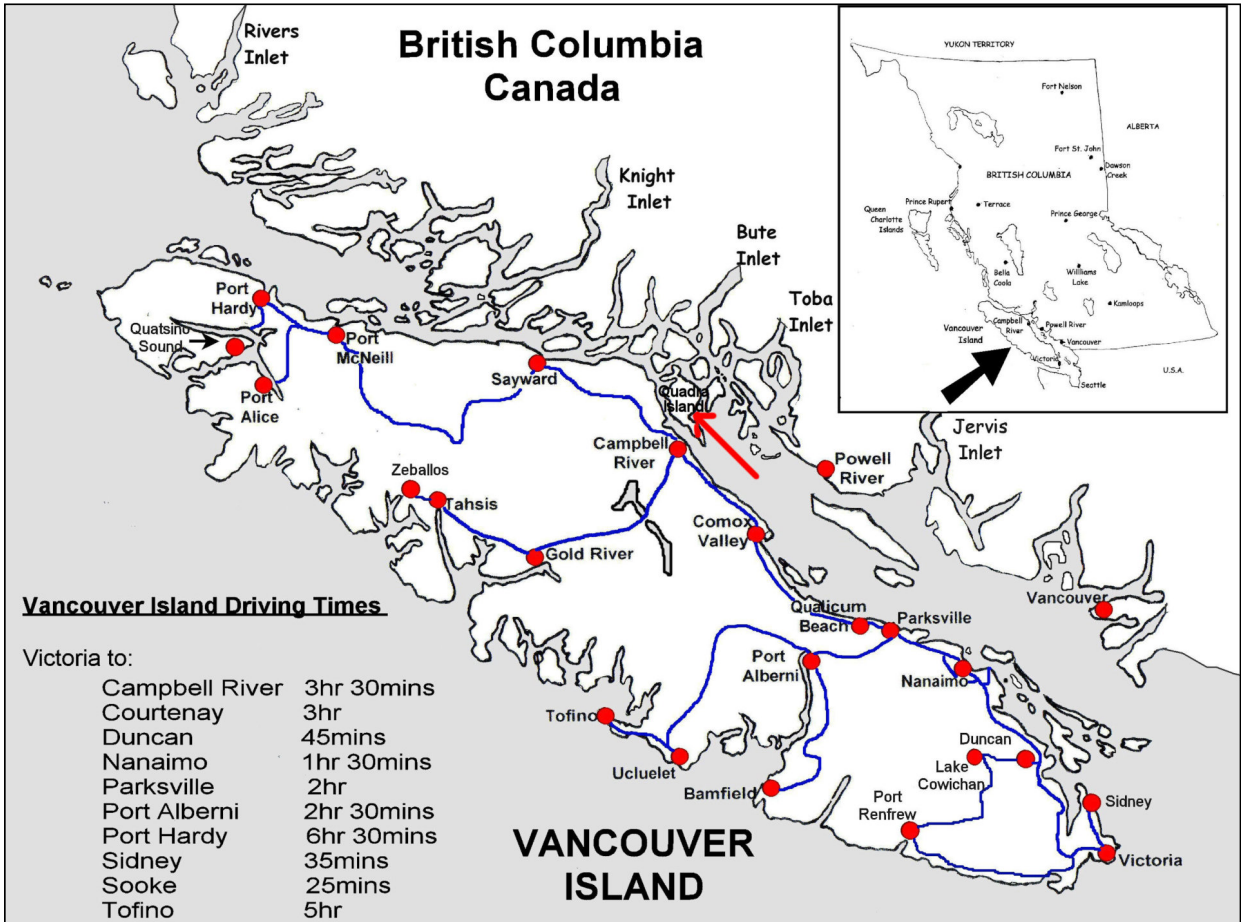


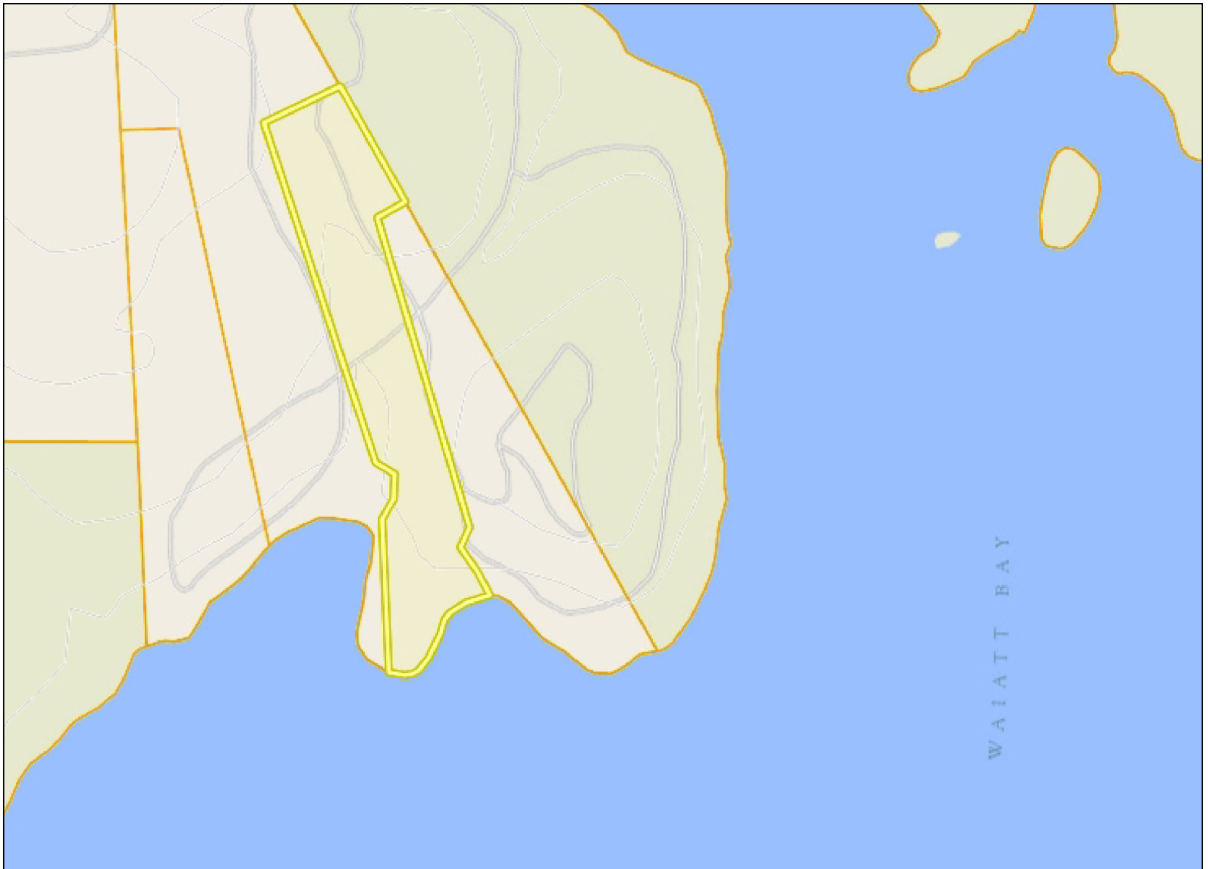
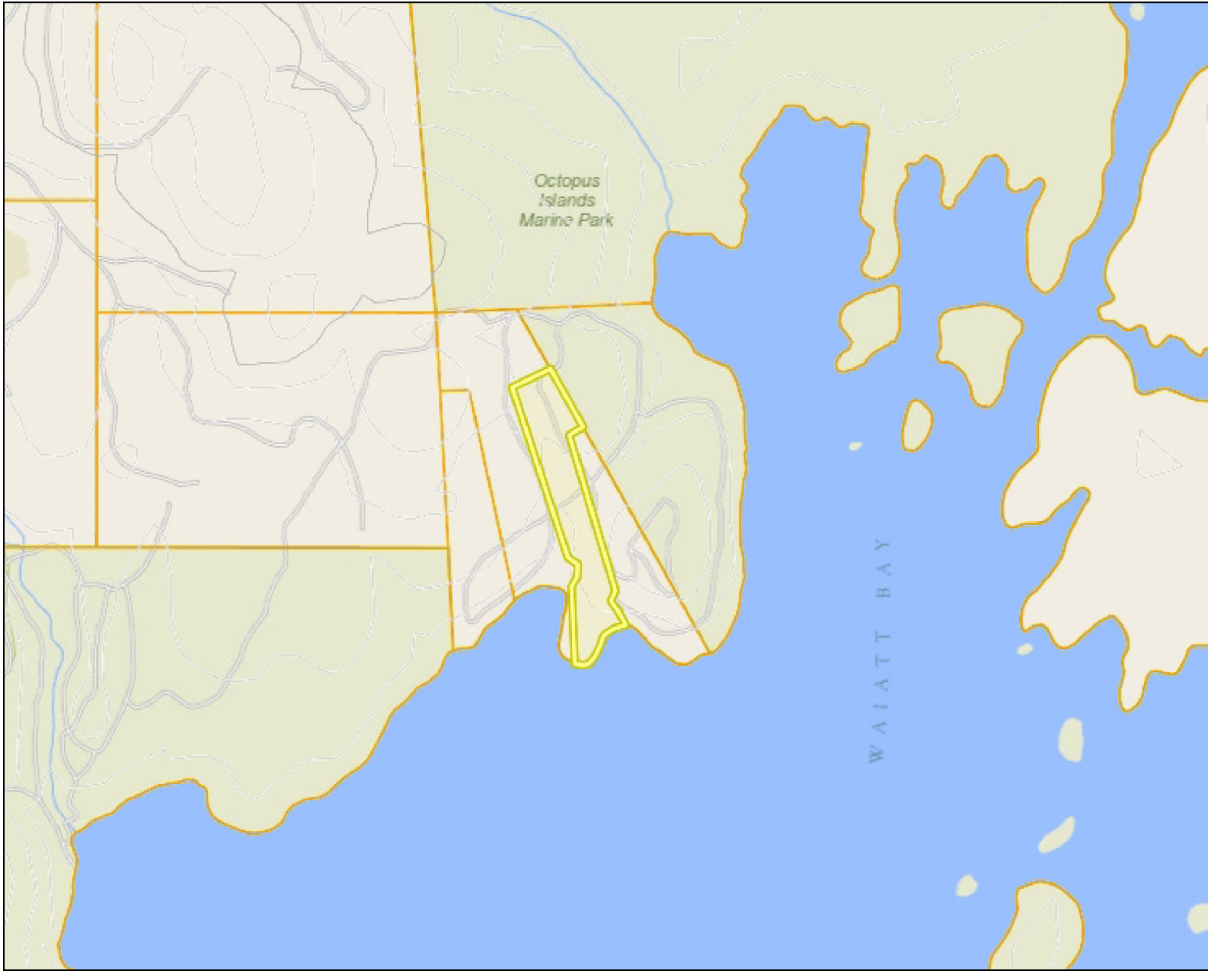
campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. All regular services are available on Quadra and the full service community of Campbell River on Vancouver Island is just a 10-minute ferry ride away from Quathiaski Cove. From Heriot Bay, ferry service operates to Whaletown on Cortes Island.

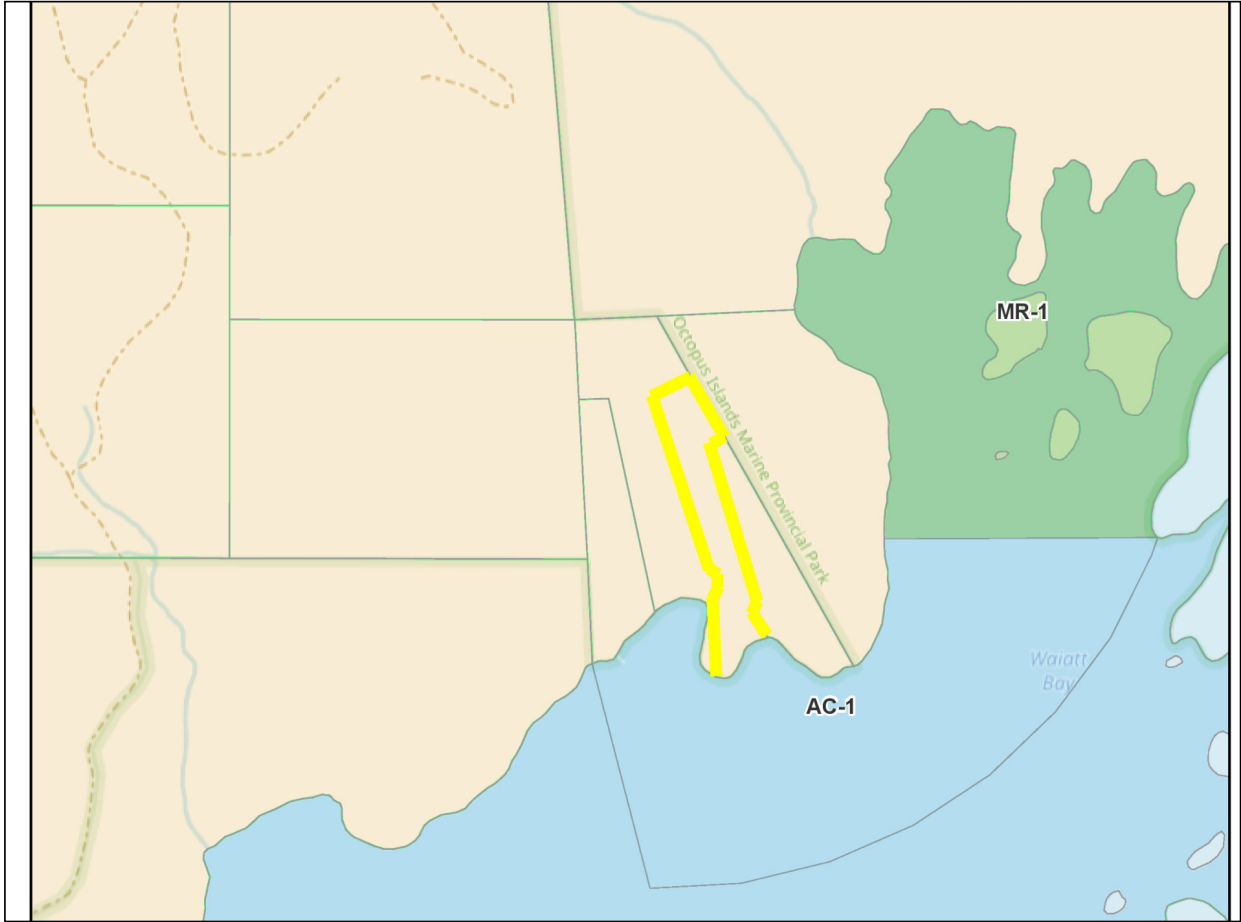
Dug well | approved perc sites | shared access roads

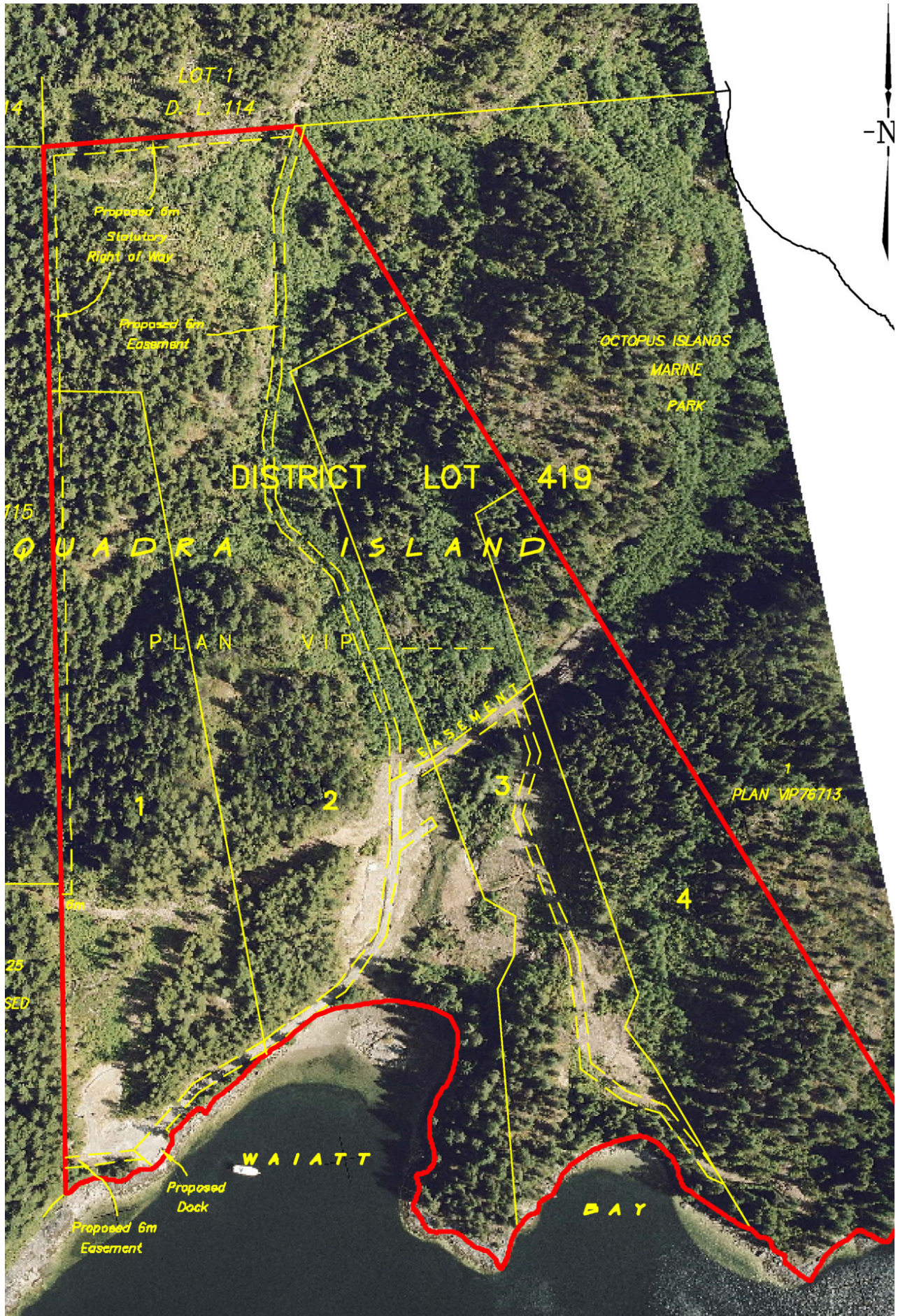


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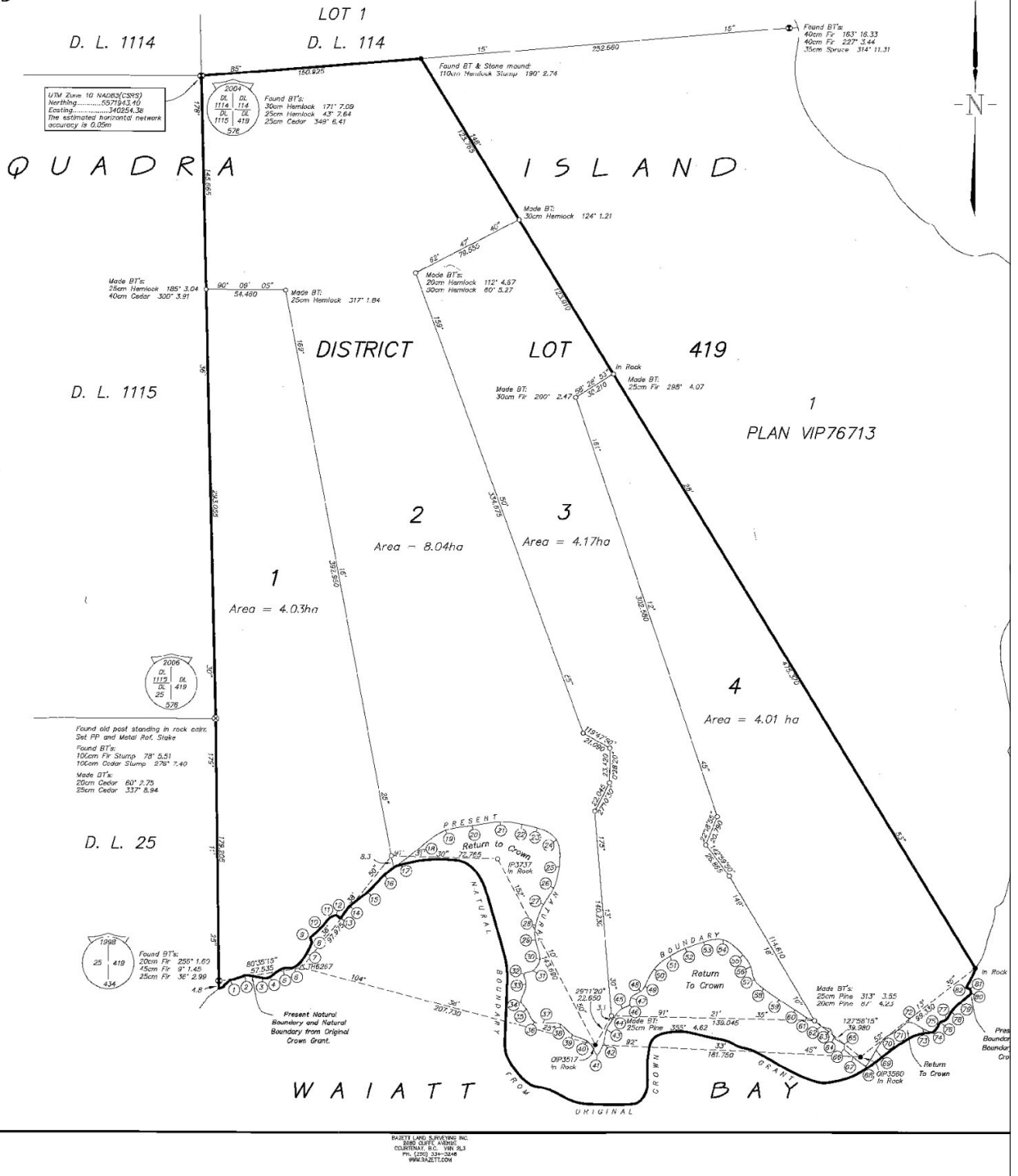








419, SAYWARD
13



BARETT LAND SURVEYING INC.
2008 D.L. 419, WAIATT BAY
CORNER 10th St. & 3rd St.
PH: (250) 334-3248
WWW.BARETT.COM

11.2**RURAL ONE (RU-1)****11.2.1 PERMITTED USES**

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Single *family dwelling*;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

11.2.2 CONDITIONS OF USE

- a) More than one (1) *principal building* shall be permitted on a *lot*, provided that all other requirements of the bylaw are complied with.
- b) One (1) guest *dwelling* per *lot* subject to a maximum *floor area* of 80.0 square metres (861.1 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres). #2887
- c) Two (2) single *family dwellings* are permitted where the *lot* has a minimum area of 4.0 hectares (9.88 acres) with one additional single *family* residential *building* permitted for each additional 4.0 hectares (9.88 acres) to a maximum of five (5) units.

11.2.3 LOT AREA

- a) The minimum *lot* area in the Rural One (RU-1) shall be 4.0 hectares (9.88 acres).
- b) *Repealed* #1391

11.2.4 SETBACKS

- a) Except where otherwise specified in this bylaw:
 - 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
 - 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
 - 3) *Side yard* shall be a minimum of 3.0 metres (9.84 feet) from a side *lot* line.
- b) No *building* used for the purpose of feeding livestock or poultry in confinement for commercial purposes shall be sited less than 75.0 metres (246.06 feet) from the highwater mark of any lake or *stream*.

11.2.5 LOT COVERAGE

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

End - RU-1





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ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293

Lot 3 Waiatt Bay Quadra Island BC VOP 1H0
 MLS® No: **947346** **\$599,000** **Active**



A rare opportunity to acquire one of only four recreational acreages on Quadra Island within the Octopus Islands Marine Park, which sits at the junction of Quadra, Sonora and Maurelle Islands on the NE coast of Quadra Island. The property offers a friendly, mixed topography with approximately 439ft of oceanfront with SE exposure and is nicely treed. There are a number of possible building sites on the acreage. There are shared roadway easements, allowing for the transportation of goods from an oceanfront landing area at Lot 1. There is a dug well, and approved perc sites for septic. An insulated shed offers storage and dry sleeping space. There is a small complement of tools and a quad with only a few hours on it, all of which are included in the sale. A communal dock is in place by the landing area and the oceanfront offers well-protected anchorage and moorage. Zoning on this property allows for two single family dwellings. A beautiful, user-friendly acreage in a stunning location!

MLS® No: **947346**
 Status: **Active**
 Area: **Islands**
 DOM: **0**
 Sub Type: **Land**
 Pend Date:

List Price: **\$599,000**
 Orig Price: **\$599,000**
 Sub Area: **Isl Quadra Island**
 Sold Price:
 Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Add Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling: None		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:	Access: Marine	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 448,668	Lot Acres: 10.30	Dimensions:	Shape:	
Park Type: None	Park Spcs: 0	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Well: Shallow
Carport Spcs: 0	Garage Spcs: 0	Services: None		
Sewer: None	Restrictions:			
Lot Ftrs: Acreage, Dock/Moorage, Private, Quiet Area, Recreation Nearby, Rural Setting, Southern Exposure, Walk on Waterfront				

Legal/Public Records

Assessed: \$616,000	Assess Yr: 2023	Taxes: \$1,455	Tax Year: 2023
PID: 026-752-808	Roll No: 18491.020	Zoning: RU-1	Zone Desc: Rural Residential
Plan Number: VIP 81402	Lot: 3 Block:	District Lot: 419	Land District:
Legal Description: Lot 3 District Lot 419 Sayward District Plan VIP81402 (see plan as to limited access).			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

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Ed Handja

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Zoning: RU-1
Strathona Regional District

Taxes (2023): \$1,455

Longitude: 50°27'N Latitude: 125°23'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
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Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.



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