



**72 Residential Acres
1615 Carrington Bay Road,
Cortes Island, British Columbia
\$375,000 Canadian**



Cortes Island acreage with Ocean views and development potential.

This substantial **72-acre** property has diverse future potential. An excellent choice for an island estate or a joint purchase. The RU-1 residential zoning also provides development potential which would permit subdivision into 9.88 acre parcels.

The property is located just off of Carrington Bay road, only minutes away from the ferry in Whaletown. The property is situated in such a way that it enjoys predominantly west exposure and from a number of locations on the property the views stretch across Sutil Channel taking in everything from Read Island, Quadra Island and the Penn Islands.



The property steps down gradually towards the west. Truly a very nice settling. This property was logged a number of years ago and is now in various stages of regeneration and nicely greened up throughout. Other features include a natural pond.

Road access has been roughed in and partly constructed from Carrington Bay road, on Sunset Ridge road as well as throughout the upper 1/3 of property providing easy access to some of the premier building sites.





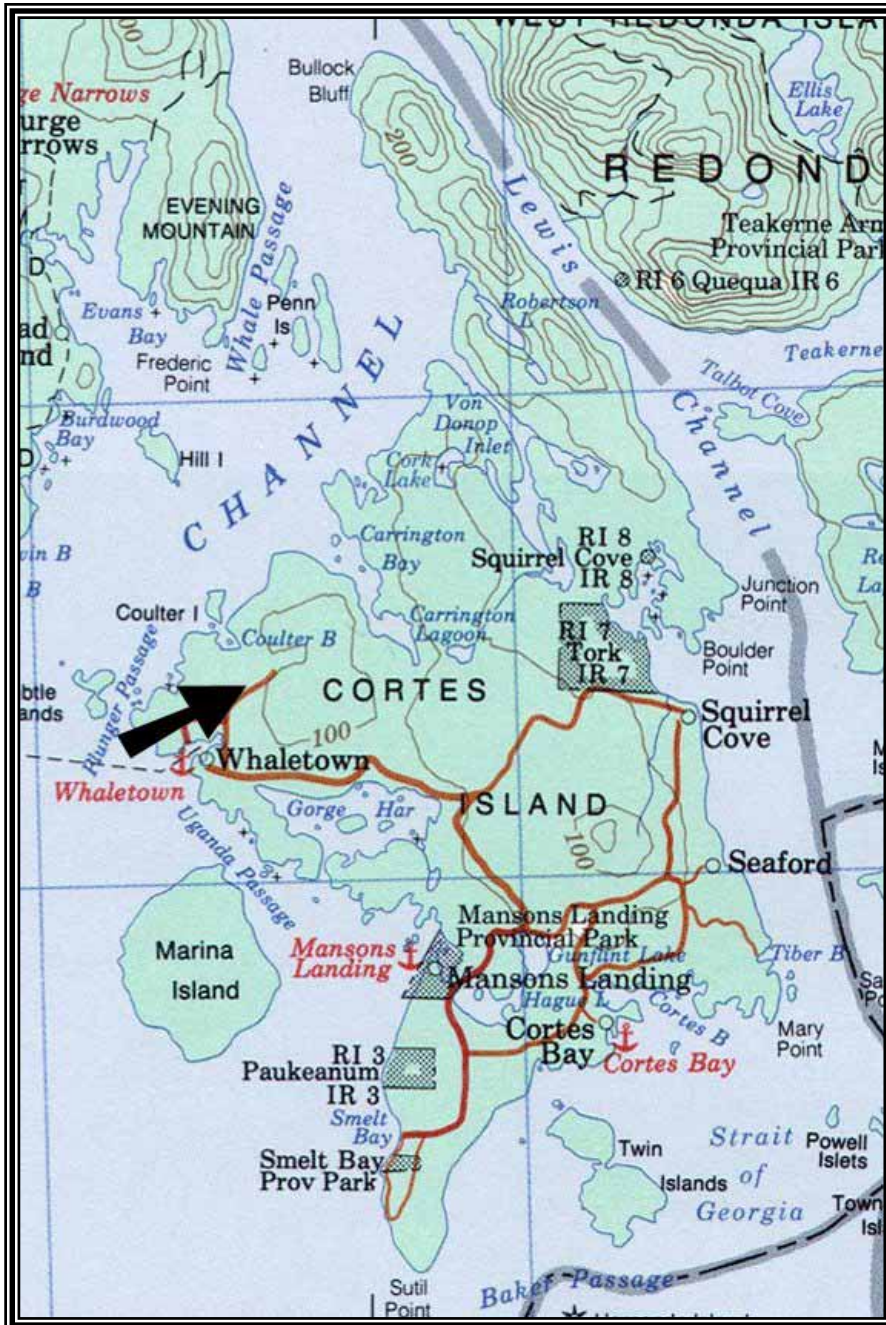
Cortes Island has a population of around 1000 people. A relaxed rural lifestyle is evident throughout, particularly in the Community Hall, which hosts the Post Office, Library and small College. "Downtown Manson's" includes the School, Medical Centre, Cortes Market General Store, restaurant, credit union, fire hall, museum and future housing for seniors. Undeveloped commercial land provides for future expansion. Provincial Parks with beaches, public dock and freshwater lakes are minutes away.

Cortes Island, part of the Discovery Islands is considered a major gateway to the very popular Desolation Sound region; well known for its waterfalls, secret coves, rock cliffs and tranquil natural beauty with plenty of opportunity for wildlife viewing, including bald eagles and bears. For the outdoor enthusiast it is truly one of the best jumping off points for a variety of outdoor activities including fishing, prawning, kayaking & hiking. This area enjoys a nice temperate climate and the waters here are warmer than in most other areas on the coast.



Access to Cortes Island is a 45-minute trip via regularly scheduled ferry service from Heriot Bay on Quadra Island. Quadra Island is a short 10-minute ferry ride from Campbell River. During the summer months there is also regular float plane service from Vancouver and Seattle directly into Cortes Bay.





**Zoning: RU-1
Strathcona
Regional District**

2010 Taxes: \$3453.76

**Latitude: 50° 07'
Longitude: 125° 02'**

BC Oceanfront Team

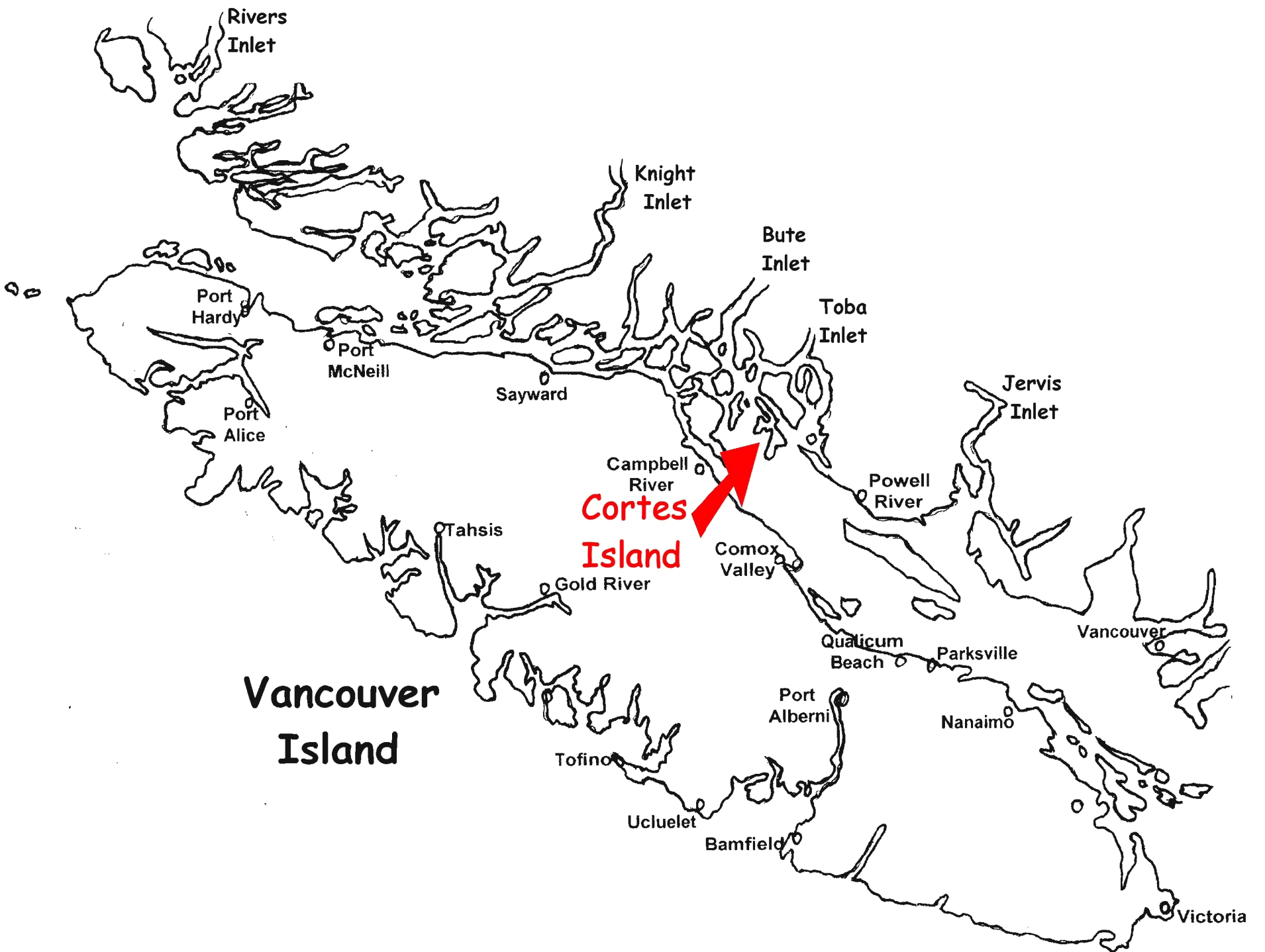
**Ed Handja
Personal Real Estate
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Cell (250) 287-0011**

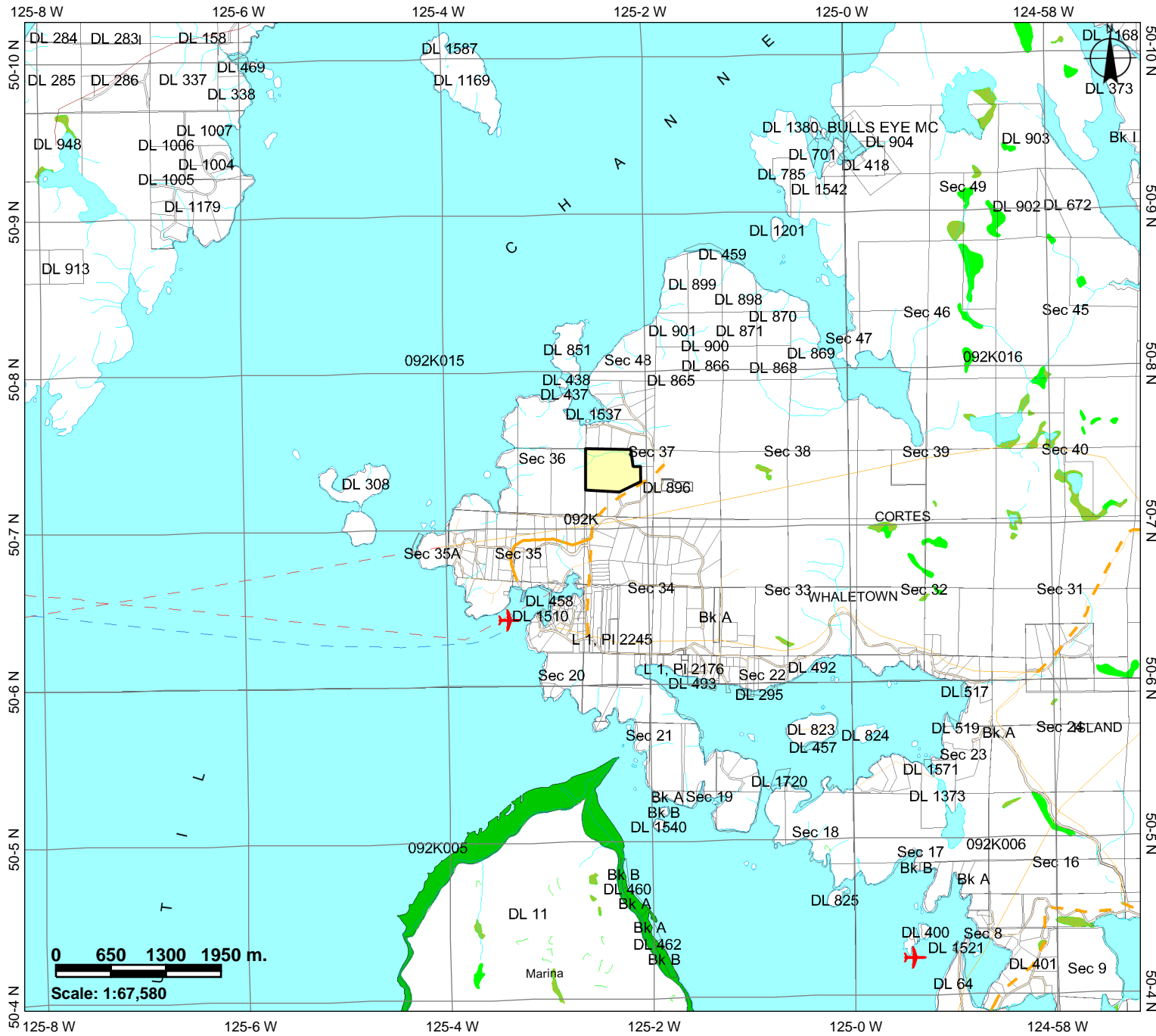
**Shelley McKay
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(Licensed Associate)**

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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.





Online Cadastre Mapping

Legend

- Water - Rivers, Creeks, Shorelines, etc. (1:20,000)
- Glacier
 - Icefield
 - Canal
 - Dam
 - Dam - Beaver
 - Ditch
 - Falls
 - Flume
 - Rapids
 - River or Stream - Definite
 - River or Stream - Dry
 - River or Stream - Indefinite
 - River or Stream - Left Bank
 - River or Stream - Right Bank
 - Dam - section Base
 - Flooded Land - Inundated
 - Lake - Definite
 - Lake - Indefinite
 - Lake - Intermittent
 - Reservoir - Definite
 - Reservoir - Indefinite
 - Reservoir - Intermittent
 - Marsh
 - Swamp
 - Breakwall or Breakwater - Large
 - Dyke or Levee
 - Island - Definite
 - Sand Bar
 - Sea Wall
 - Coastline - Definite
 - Coastline - Indefinite
 - Transportation - Road, Railroads

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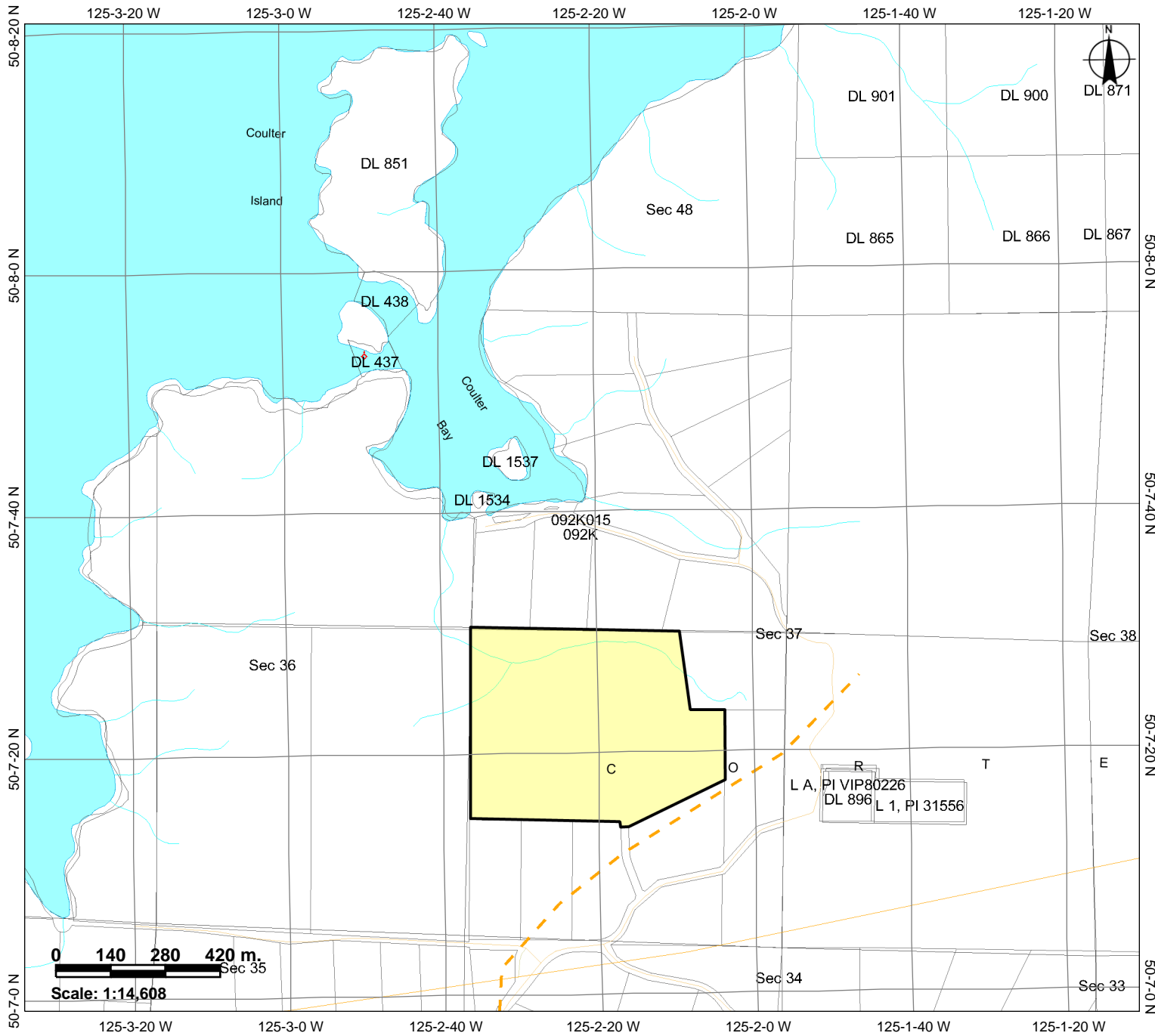
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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia





Online Cadastre Mapping

Legend

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Key Map of British Columbia



SKETCH PLAN OF PROPOSED SUBDIVISION OF:
 PART OF REM. SW 1/4, SEC. 37,
 SAYWARD DISTRICT, CORTES ISLAND.

SEPTEMBER 18, 1998

SCALE 1:3000



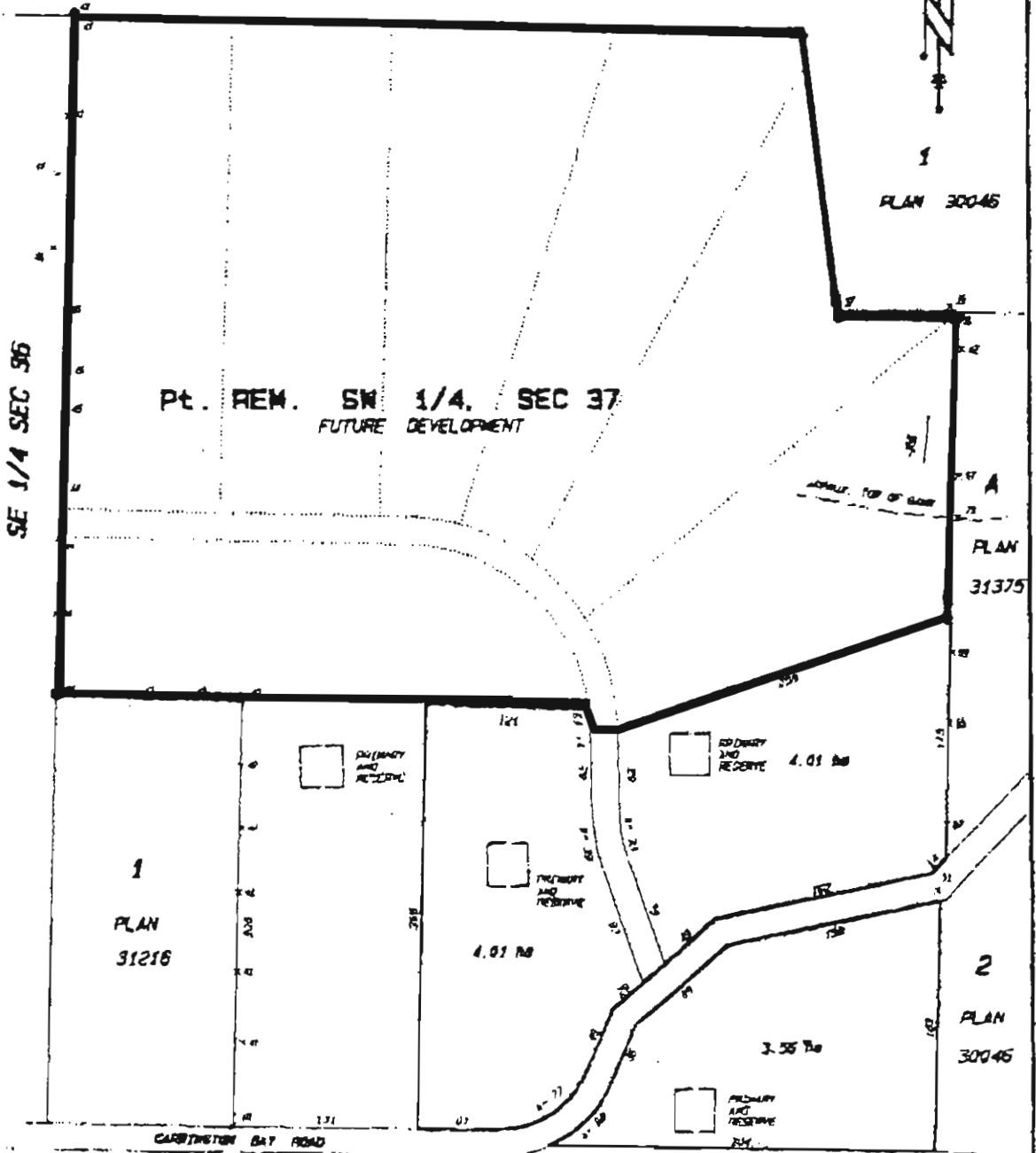
All dimensions are in metres unless otherwise indicated.

NW 1/4 SEC 37



1

PLAN 30046



SE 1/4 SEC 36

Pt. REM. SW 1/4, SEC 37
 FUTURE DEVELOPMENT

PLAN 31375

1
 PLAN 31216

2
 PLAN 30046

CARLINGTON BAY ROAD

8
 PLAN V1P57910

QUARMEY & LUDVIGSON
 PROFESSIONAL LAND SURVEYORS
 4103 - 590 CEDAR STREET,
 CAMPBELL RIVER B.C.
 V9W 1T8
 TELEPHONE 287-2267
 FILE 00790.PLA

LEGEND



DEMOTES COV. TEST HERE

DEMOTES VARIANT PERMISSION

603 (See also Parts 100 - 500)

RURAL ONE (RU-1)

1) PERMITTED PRINCIPAL USE

- a) Residential.

2) PERMITTED ACCESSORY USES

- a) Accessory buildings and structures.

3) CONDITIONS OF USE

- a) On a lot less than or equal to 4.0 hectares (9.88 acres) in size, residential use shall be limited to one single family dwelling and one secondary suite, or one single family dwelling and one cottage limited in size to 60 square metres (645.85 square feet) in total floor area.
- b) For each additional 4.0 hectares (9.88 acres) of land area on a lot (in excess of the required minimum lot area), one additional dwelling shall be permitted to a maximum of five dwellings per lot (and one secondary suite or one cottage per lot).

4) SITING AND HEIGHT OF BUILDINGS AND STRUCTURES

- a) Except where otherwise specified, the setbacks and height requirements for buildings and structures within the Rural One zone shall be as set out in the table below.

Type of Structure	Maximum Height	Required Setback From All Property Lines
Principal & Accessory	10.0 m (32.8 feet)	7.5 m (24.6 feet)
[Part 400, Siting Specifications, of this bylaw and Bylaw No. 1836, being the "Floodplain Management Bylaw, 1997", may affect the siting of structures adjacent to roads, and the natural boundaries of watercourses and the sea, respectively.]		

5) LOT COVERAGE

The maximum lot coverage of all buildings and structures shall not exceed 5% of the total lot area.

6) SUBDIVISION REQUIREMENTS (SEE ALSO PART 500)

Minimum Lot Area: 4.0 hectares (9.88 acres)

Average Lot Area: The smallest lot area permitted pursuant to density-averaging zoning provisions shall be no less than 75% of the minimum lot area cited above.

(Note: Prior to construction of a dwelling on a property, or alteration of a dwelling to incorporate a suite, Environmental Health approval shall be obtained.)

END • RU-1