



**11.07 Acres**  
**Lot C Valpy Road**  
**Quadra Island, British Columbia**  
**\$229,900 Canadian**



### Quadra Island Acreages

These are beautifully forested, extremely private acreages in one of Quadra Island's most desirable areas. The topography and groundcover is uniquely diverse, however is very user friendly. Much of the natural forest was preserved. It is evident that a lot of thought & care was put into this development to preserve the natural integrity of all properties. Protective covenants have been put in place to preserve habitat as well as wildlife consideration to protection heron rookeries.

The acreage is serviced with electricity and telephone, domestic water is from a 110 ft. drilled well and is located on the adjoining Lot B. This well produces more than sufficient 4.5 gallons per minute. The property has been proved up for the installation of a septic/waste management system. The installation of the septic system will be the responsibility of a new owner depending on their requirements.



Without question the location of this property is convenient and desirable for a variety of reasons; you are within walking distance to Rebecca Spit Provincial Park and the protected waters of Drew Harbour. The amenities in Heriot Bay are a short distance away; these include a substantial grocery store, liquor store, hardware store and a library.

The Heriot Bay Inn is a full service historic resort with a private marina and beside it is the Government dock facility that has a boat launch. The ferry to Campbell River from Quathiaski Cove is only a 7 minute drive. This east side location is also home to the connecting ferry service to Cortes Island and is a preferred jump off point for kayakers and boaters to explore the Discovery Islands and all its splendour.





**Quadra Island** is the largest and most populated of the Northern Gulf Islands which is locally referred to as the Discovery Islands. 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 considerations 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.

**Zoning: RU-1**  
**Regional District of Comox Strathcona**  
**2010 Taxes: \$753.84**  
**Latitude: 50° 05' Longitude: 125° 12'**

**BC Oceanfront Team**

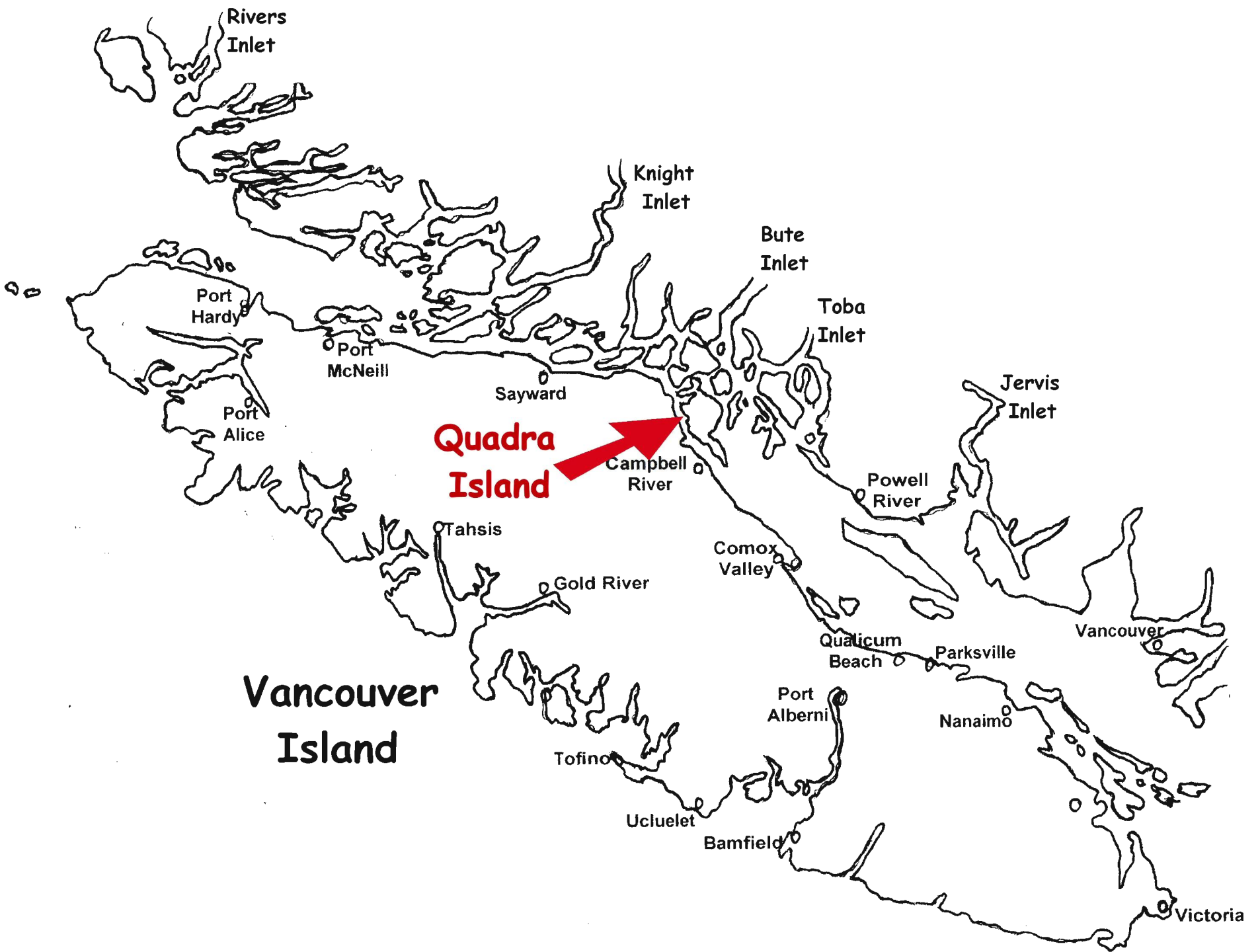
**Ed Handja**  
Personal Real Estate Corporation  
Cell (250) 287-0011

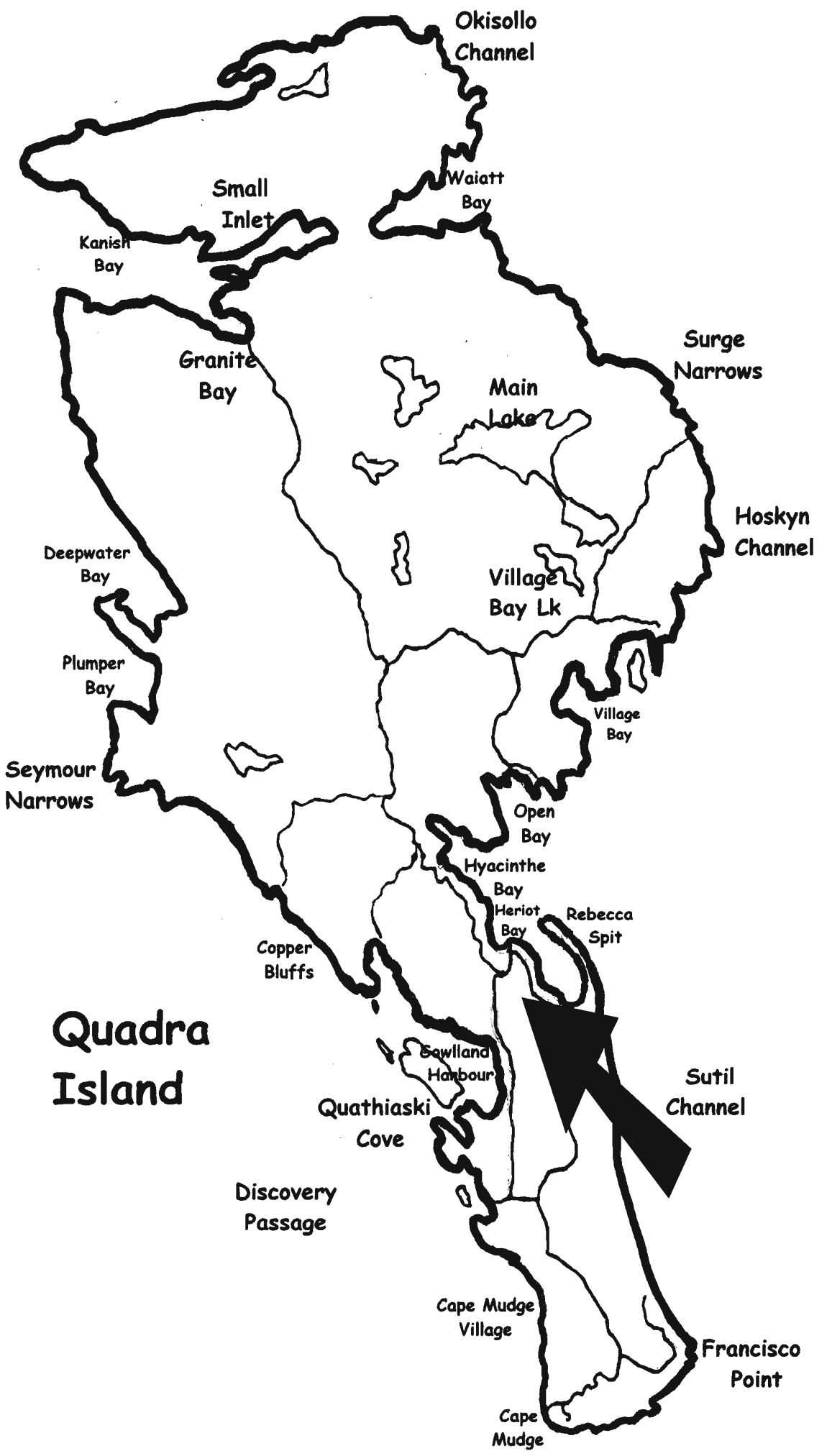
**Shelley McKay**  
Licensed Associate  
Cell (250) 830-4435

[www.bcoceanfront.com](http://www.bcoceanfront.com)

**Coast Realty Group (CR) Ltd.**  
1211 Cypress Street,  
Campbell River, B.C. V9W 2Z3  
Toll Free: 1-800-563-7322  
Office: (250) 287-2000 •  
Fax Line: (250) 287-7090

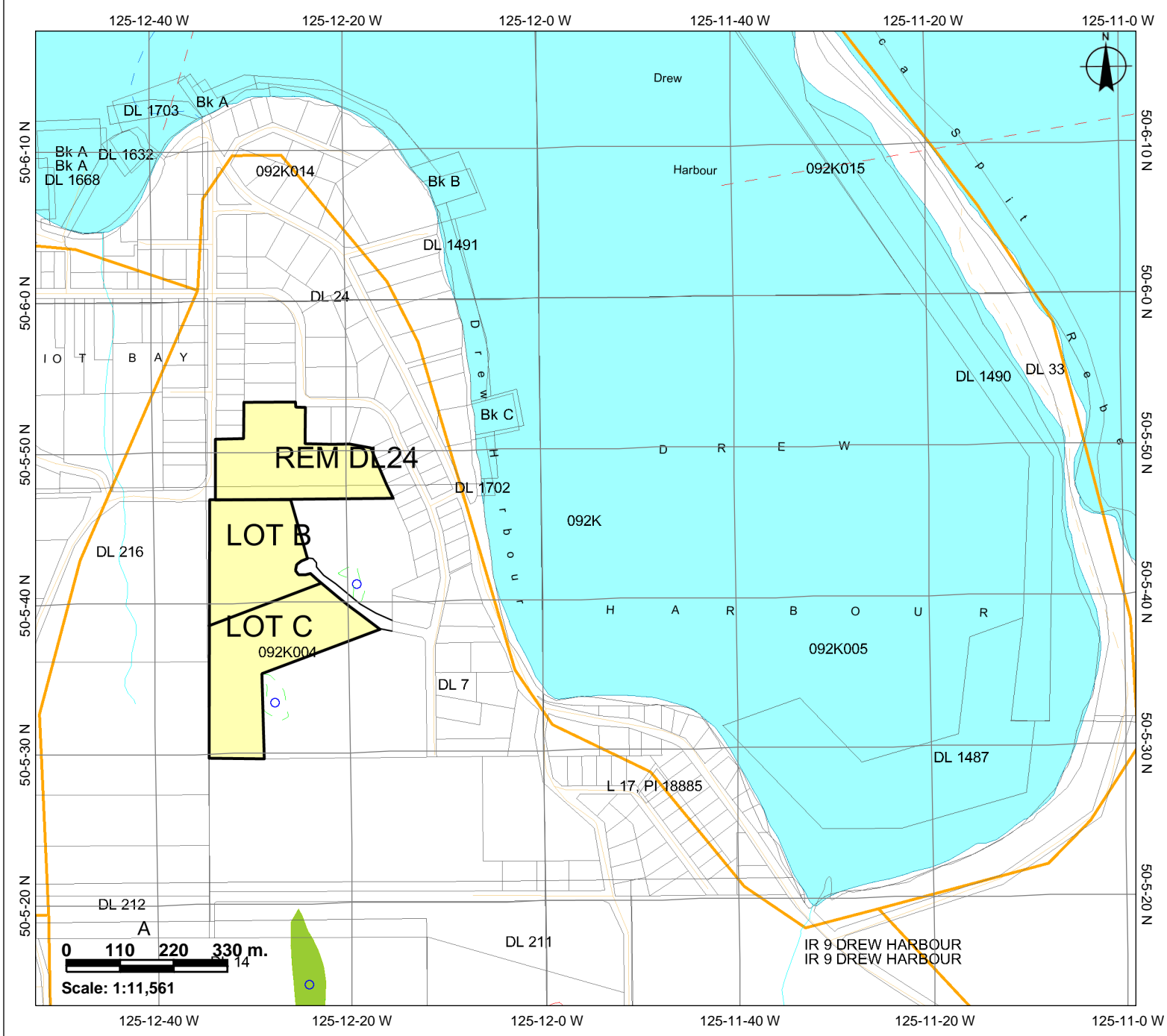
Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.





# Quadra Island





Online Cadastre Mapping

Legend

- Land Act Survey Parcels - Tantalus - Outlined
- Land Act Survey Parcels - Tantalus - Legal Descriptions
- Water - River, Canal, etc. - Colour Themed (1:20,000)
- Canal
- River or Stream - Definite
- Water - River, Canal, etc. - Outlined (1:20,000)
- Canal
- River or Stream - Definite
- Water - Lake, Reservoir, etc. - Colour Themed (1:20,000)
- Mine - Tailing Pond
- Lake - Definite
- Reservoir - Definite
- Water - Lake, Reservoir, etc. - Outlined (1:20,000)
- Mine - Tailing Pond
- Lake - Definite
- Reservoir - Definite
- Water - Wetlands - Colour Themed (1:20,000)
- Flooded Land - Inundated
- Marsh
- Swamp
- Water - Wetlands - Outlined (1:20,000)

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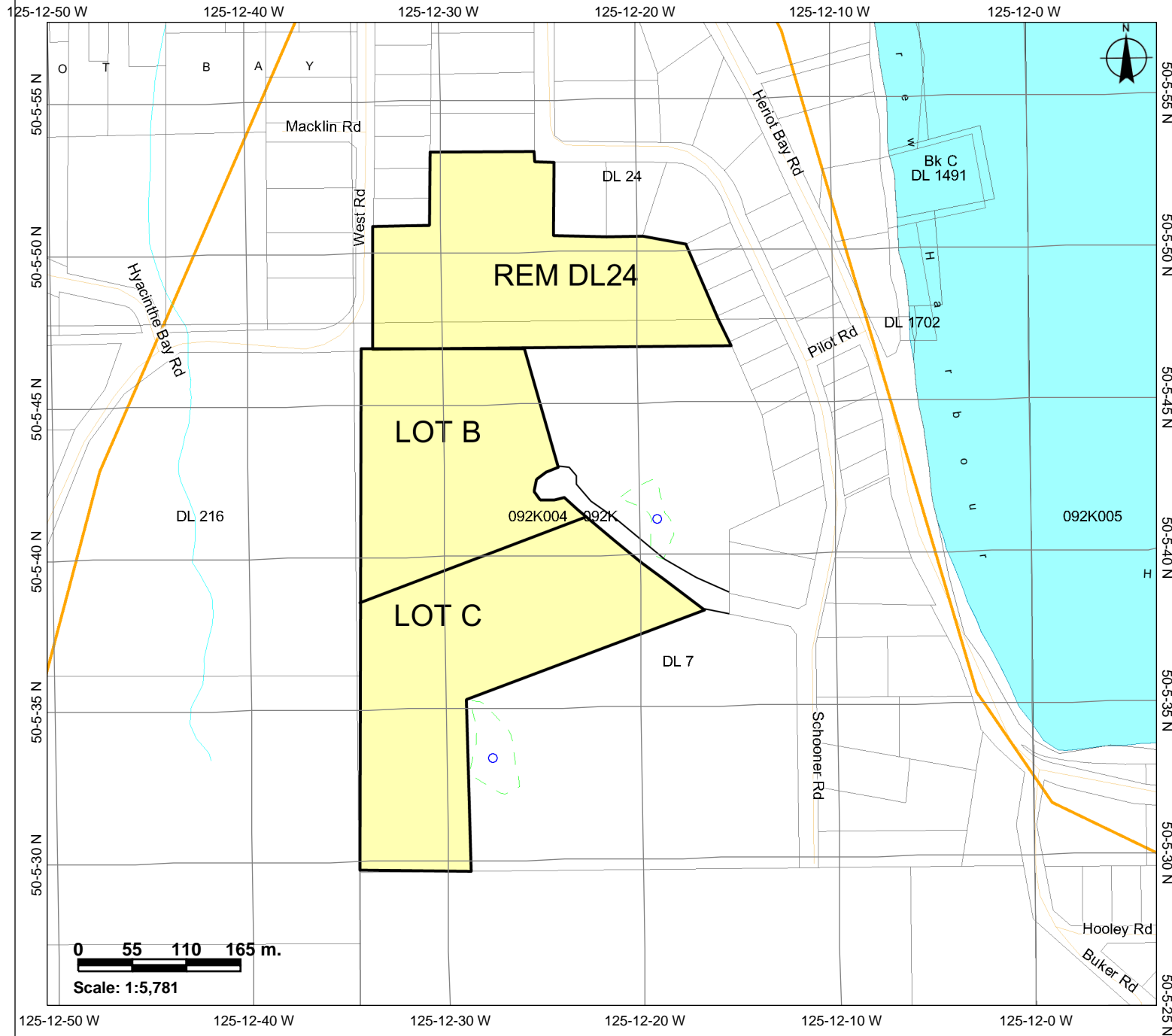
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Datum/Projection: NAD83, Albers Equal Area Conic

Key Map of British Columbia





Online Cadastre Mapping

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Key Map of British Columbia



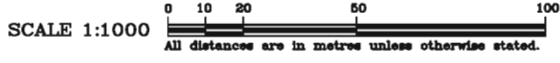
SUBDIVISION PLAN OF PART OF LOT 1, DISTRICT LOT 7, SAYWARD DISTRICT,  
 PLAN 9700, EXCEPT PART IN PLANS 21863, 45766, VIP58667 AND VIP80652.

PLAN VIP \_\_\_\_\_

DEPOSITED IN THE LAND TITLE OFFICE IN  
 VICTORIA, B.C. THIS DAY OF \_\_\_\_\_, 2006.

B.C.G.S. 92K.004

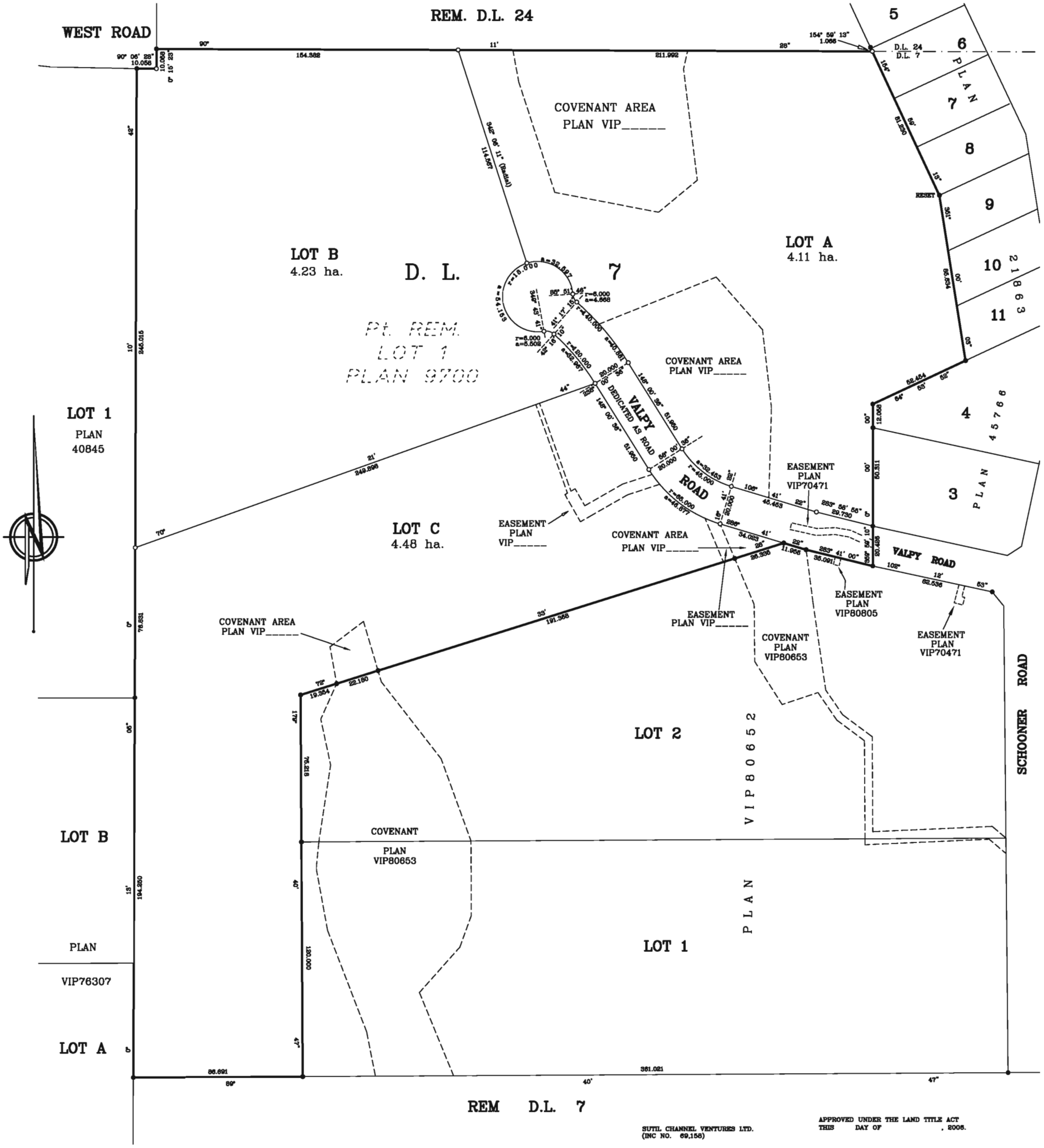
REGISTRAR



LEGEND

BEARINGS ARE ASTROMOMIC AND DERIVED  
 FROM PLAN VIP80662.

- INDICATES STANDARD IRON POST FOUND.
- INDICATES STANDARD IRON POST SET.



THIS PLAN LIES WITHIN THE  
 REGIONAL DISTRICT OF COMOX-STRAATHCONA

THE REGISTERED OWNERS DESIGNATED HEREBY HAVE  
 ENTERED INTO A COVENANT IN FAVOUR OF THE  
 REGIONAL DISTRICT OF COMOX-STRAATHCONA, MINISTRY OF  
 TRANSPORTATION AND THE MINISTRY OF ENVIRONMENT  
 UNDER SECTION 219 OF THE LAND TITLE ACT.

SUTIL CHANNEL VENTURES LTD.  
 (INC NO. 69156)

AUTHORIZED SIGNATORY \_\_\_\_\_  
 AUTHORIZED SIGNATORY \_\_\_\_\_  
 WITNESS \_\_\_\_\_  
 OCCUPATION \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

APPROVED UNDER THE LAND TITLE ACT  
 THIS DAY OF \_\_\_\_\_, 2006.

APPROVING OFFICER FOR THE MINISTRY OF  
 TRANSPORTATION. FILE NO: 01-003-22200

I, DAVID N. LUDVIGSON, A BRITISH COLUMBIA LAND SURVEYOR,  
 OF CAMPBELL RIVER, IN BRITISH COLUMBIA, CERTIFY THAT I  
 WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE  
 SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY  
 AND THE PLAN ARE CORRECT. THE FIELD SURVEY WAS  
 COMPLETED ON THE 6TH DAY OF JUNE, 2006. THE PLAN WAS  
 COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER  
 #61561, ON THE 19TH DAY OF JULY, 2006.

DAVID N. LUDVIGSON, B.C.L.S., C.L.S.

**LAND ONLY**

 Date of disclosure: April 19, 2011

The following is a statement made by the seller concerning the Land located at:

**ADDRESS:** Lot C Valpy Rd. Quadra Island V0P 1H0 (the "Land")

| THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "do not know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer. | THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES. |     |              |                |
|--|--|-----|--------------|----------------|
| 1. LAND  | YES  | NO  | DO NOT KNOW  | DOES NOT APPLY |
| A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?   |  | R/S | <del>X</del> | <del>X</del>   |
| B. Are you aware of any past or present underground oil storage tank(s) on the Land?   |  | R/S | <del>X</del> | <del>X</del>   |
| C. Is there a survey certificate available?  | R/S  | R/S | <del>X</del> | <del>X</del>   |
| D. Are you aware of any current or pending local improvement levies/charges?   |  | R/S | <del>X</del> | <del>X</del>   |
| E. Have you received any other notice or claim affecting the Land from any person or public body?  |  | R/S | <del>X</del> | <del>X</del>   |
| F. Is the Land managed forest lands?   |  | R/S | <del>X</del> | <del>X</del>   |
| G. Is the Land in the Agricultural Land Reserve?   | X ←  |     | R/S          | <del>X</del>   |
| H. Are you aware of any past or present fuel or chemical storage anywhere on the Land?   |  | R/S | <del>X</del> | <del>X</del>   |
| I. Are you aware of any fill materials anywhere on the Land?   |  | R/S | <del>X</del> | <del>X</del>   |
| J. Are you aware of any waste sites, past or present, excluding manure storage anywhere on the Land?   |  | R/S | <del>X</del> | <del>X</del>   |
| K. Are you aware of any uncapped or unclosed water wells on the Land?  |  | R/S | <del>X</del> | <del>X</del>   |
| L. Are you aware of any water licences affecting the Land?   |  | R/S | <del>X</del> | <del>X</del>   |
| M. Has the Land been logged in the last five years?  |  | R/S | <del>X</del> | <del>X</del>   |
| (i) If yes, was a timber mark/licence in place?  |  |     | <del>X</del> | <del>X</del>   |
| (ii) If yes, were taxes or fees paid?  |  |     | <del>X</del> | <del>X</del>   |
| N. Is there a plot plan available showing the location of wells, septic systems, crops etc.  | R/S  |     | <del>X</del> | <del>X</del>   |
| <b>2. SERVICES</b>   |  |     |              |                |
| A. Indicate the water system(s) the Land uses:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input checked="" type="checkbox"/> Not Connected <input type="checkbox"/><br>Other _____  |  |     |              |                |
| B. Are you aware of any problems with the water system?  |  | R/S | <del>X</del> | <del>X</del>   |
| C. Are records available regarding the quantity and quality of the water available?  | R/S ←  | R/S | <del>X</del> | <del>X</del>   |
| D. Indicate the sanitary sewer system the Land is connected to:<br>Municipal <input type="checkbox"/> Community <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/><br>Other _____                                      |  |     |              |                |
| E. Are you aware of any problems with the sanitary sewer system?   |  | R/S | <del>X</del> | <del>X</del>   |
| F. Are there any current service contracts (i.e., septic removal or maintenance)?  |  | R/S | <del>X</del> | <del>X</del>   |
| G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?  |  | R/S | <del>X</del> | <del>X</del>   |

R
S
S

INITIALS

DATE OF DISCLOSURE

ADDRESS: Lot C Valpy Rd.

Quadra Island

VOP 1H0

| 3. BUILDING: (Not Applicable)  | YES | NO  | DO NOT KNOW | DOES NOT APPLY |
|--|-----|-----|-------------|----------------|
| 4. GENERAL:  |     |     |             |                |
| A. Are you aware if the Land has been used as a marijuana grow operation or to manufacture illegal drugs?  |     | YES |             |                |
| B. Are you aware of any material latent defect as defined in the Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises? |     | YES |             |                |

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

**5-13 Disclosure of latent defects**

(1) For the purposes of this section:

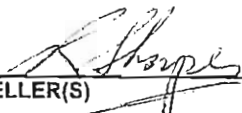
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:

- (a) a defect that renders the real estate
  - (i) dangerous or potentially dangerous to the occupants
  - (ii) unfit for habitation

**5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages if necessary.)**

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this disclosure statement and agrees that a copy may be given to a prospective buyer.

**PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.**

  
SELLER(S)

SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the \_\_\_\_\_ day of \_\_\_\_\_ yr. \_\_\_\_\_. The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Land and, if desired, to have the Land inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

BUYER(S)

The seller and the buyer understand that neither the listing nor selling agencies or their representatives warrant or guarantee the information provided about the Land.

**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 60.0 square metres (645.85 square feet) shall be permitted only where the *lot* has a minimum area of 4000.0 square metres (0.99 acres).
- 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*