



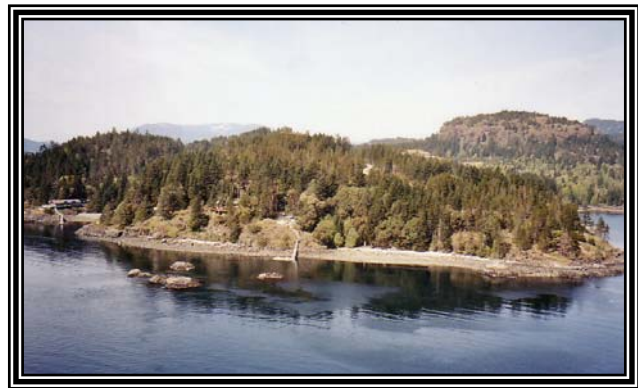
Currently there is a 1500 gal reservoir with all new pumps and filtration system, which could easily be doubled in size as the building was designed to allow for this. This building also doubles as a storage facility to accommodate uses related to the dock facilities. The domestic water supply is shared between this property and 2 other neighbourhood properties providing each a 1/3<sup>rd</sup> interest in the water system. The dock and moorage facilities have been installed on the southern portion of this property.



This is a quality system that includes an aluminum ramp and a concrete dock with pressure treated fir siding and tie downs. These dock facilities provide protected year round deep-water moorage, shared between this property and 3 other property owners in the immediate neighbourhood, all of which have an equal 25% interest in these improvements. If one prefers private moorage that is not shared, application can be made to the provincial authorities for another license of occupation.

Oceanfront properties

on the west side of Quadra Island rarely come available, especially those with protected deep-water moorage. This acreage provides for a number of interesting potential building sites offering a variety of views and benefits. The southern portion of the property has a driveway, which accesses what is likely the premier building location due to the fact that it has a more level topography close to the ocean's edge with easy access to the beach and excellent bright sunny exposure all day long.



Other items of interest:



Along the inside portion of the oceanfront, the owners have granted a foreshore lease to a Forest Company to accommodate a tie down area for log booms. This foreshore lease involves 1000 ft of foreshore along the most difficult to access, steepest portion of the shoreline and nets the owners \$4500 per year and can be renewed or cancelled at the owner's option.

There is a small quarry on the property created during the road construction that retains a significant volume of water. This water reservoir is a natural supplementary or back up system for irrigation, fire protection and/or additional domestic requirements.

Quadra Island is the largest and most populated 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. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination. There are complete services on the island as well as wide variety of accommodation and dining. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, protected channels and sheltered coves along the shoreline and an abundance of marine and bird life.



a

**Zoning: RU-1**  
**Strathcona Regional District**  
**2008 Taxes: \$3,594.89**  
**Latitude: 50° 55' Longitude: 125° 15'**

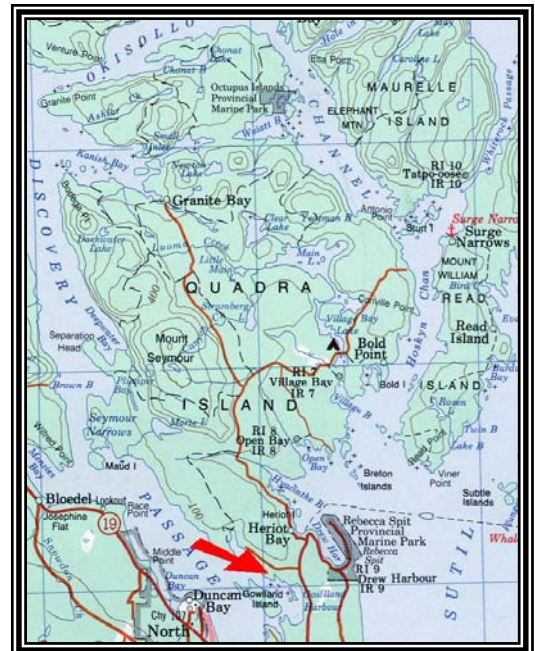
**BC Oceanfront Team**

**Ed Handja P.R.E.C. cell (250) 287-0011**

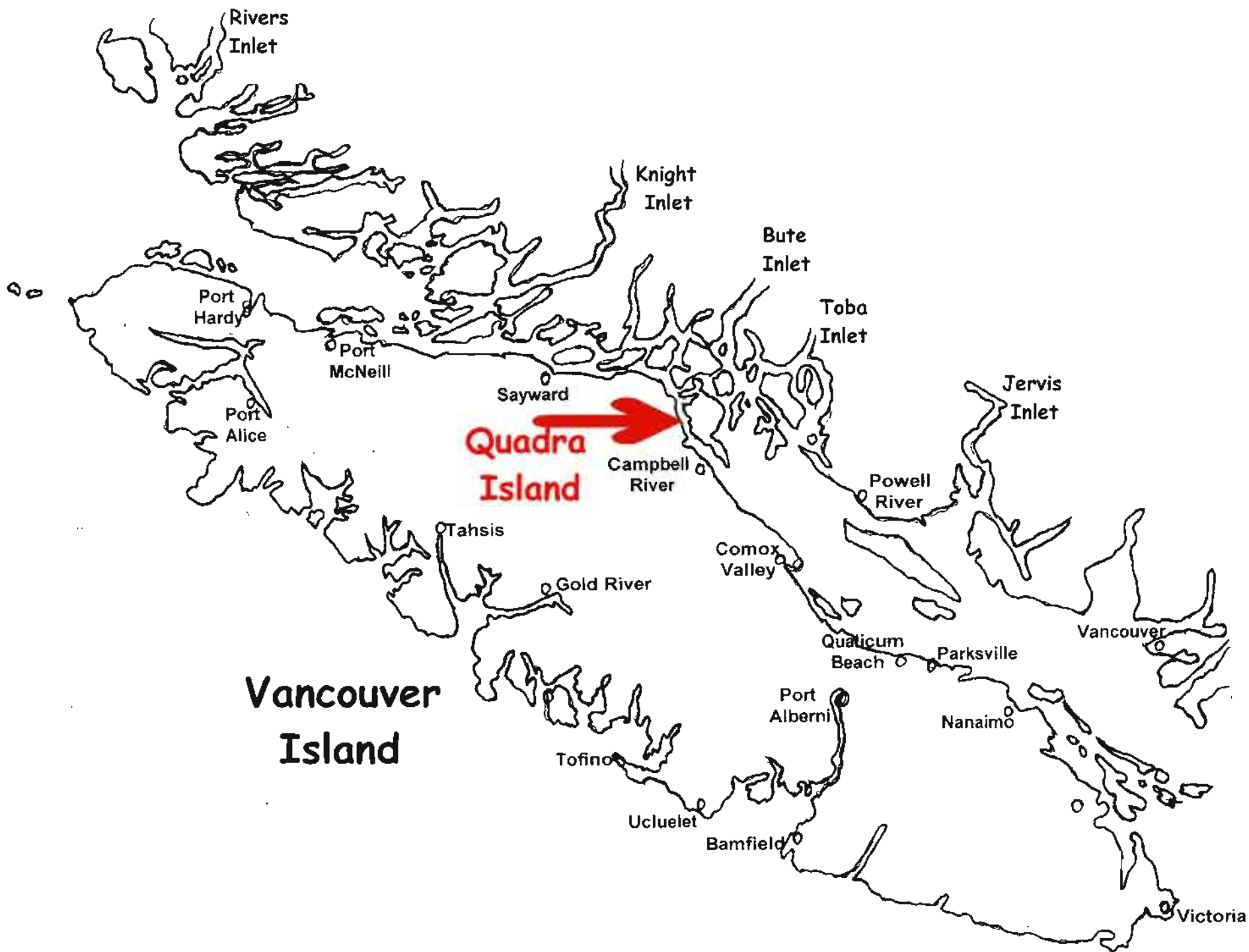
**Shelley McKay cell (250) 830-4435**  
(Licensed Associate)

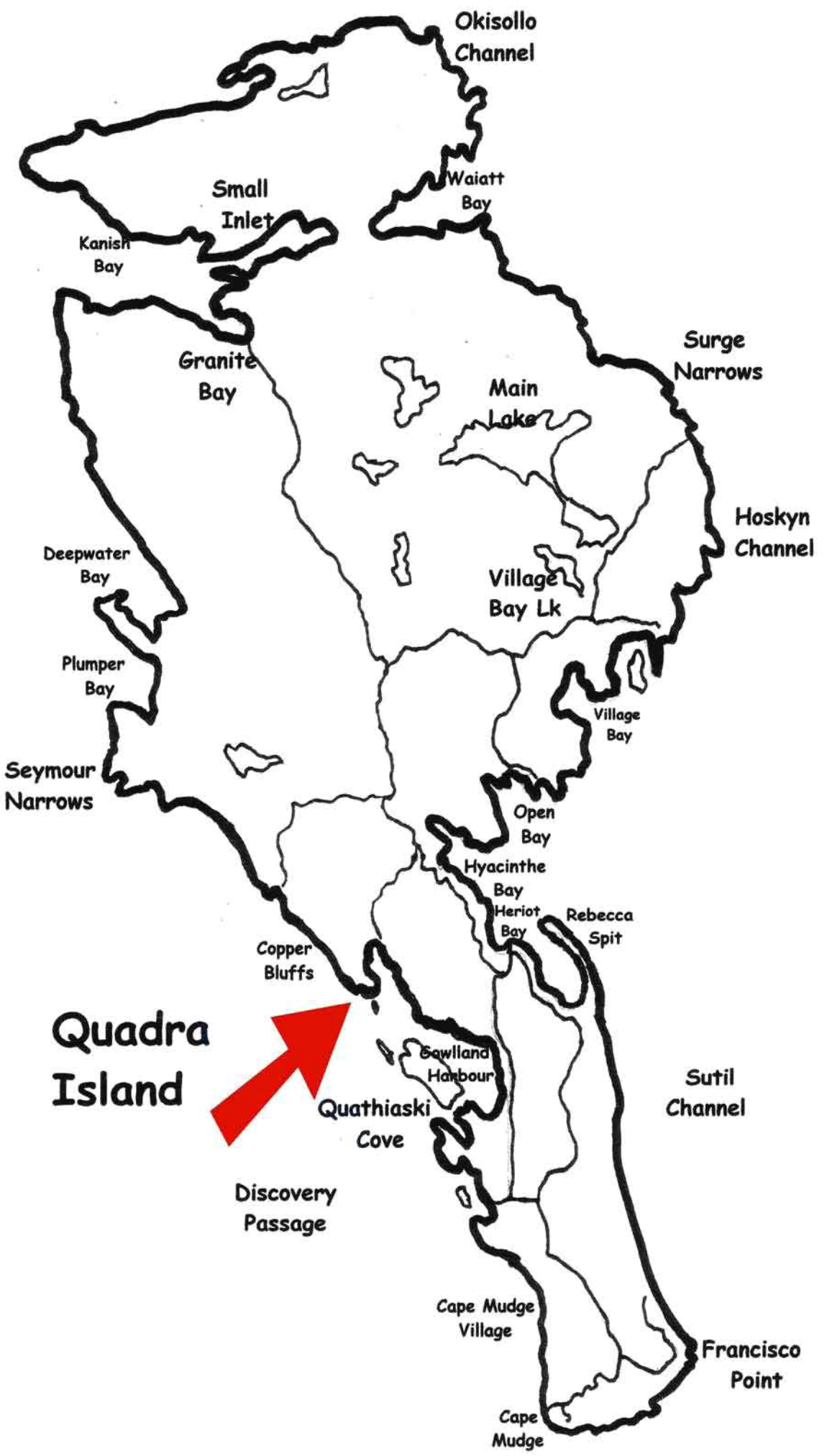
[www.bcoceanfront.com](http://www.bcoceanfront.com)

**Coast Realty Group (CR) Ltd.**  
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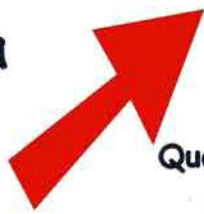


Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.





**Quadra  
Island**



**Discovery  
Passage**

**Okisollo  
Channel**

**Small  
Inlet**

**Kanish  
Bay**

**Waiatt  
Bay**

**Granite  
Bay**

**Surge  
Narrows**

**Main  
Lake**

**Deepwater  
Bay**

**Plumper  
Bay**

**Village  
Bay Lk**

**Hoskyn  
Channel**

**Village  
Bay**

**Seymour  
Narrows**

**Open  
Bay**

**Hyacinthe  
Bay**

**Heriot  
Bay**

**Copper  
Bluffs**

**Sawlland  
Harbour**

**Quathiaski  
Cove**

**Sutil  
Channel**

**Cape Mudge  
Village**

**Francisco  
Point**

**Cape  
Mudge**



## 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%.