

Impressive Collection of Acreages, with Timber



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9 Read Island Lots
Read Island, Discovery Islands
\$2,000,000 Canadian



bcoceanfront.com



Nine undeveloped acreages, varying in size, throughout central Read Island.

Read Island has a public dock facility in Surge Narrows. There is a network of internal roads, which provide access throughout most of the island and to areas such as the Government Dock as well as the community hall, post office and elementary school. The main roads are maintained by the government (not forest service roads).

Offering a total of 983 acres, these 9 lots are an assortment of inland and oceanfront properties. Many are connected by the internal roads on Read Island. All of them are treed and there are many areas of



harvestable timber, which the seller can provide more information about to serious inquiries.

The acreages range from Evans Bay on the eastern side of the island to the top of Whiterock Pass on the western side and through the middle of the island. The size also ranges, from the 10 acre Lot 5 to over 300 acres on Lot 19. Some of the properties are in clusters while a few stand alone. The seller would be open to discussion of selling individual parcels or a smaller group of properties from this collection.



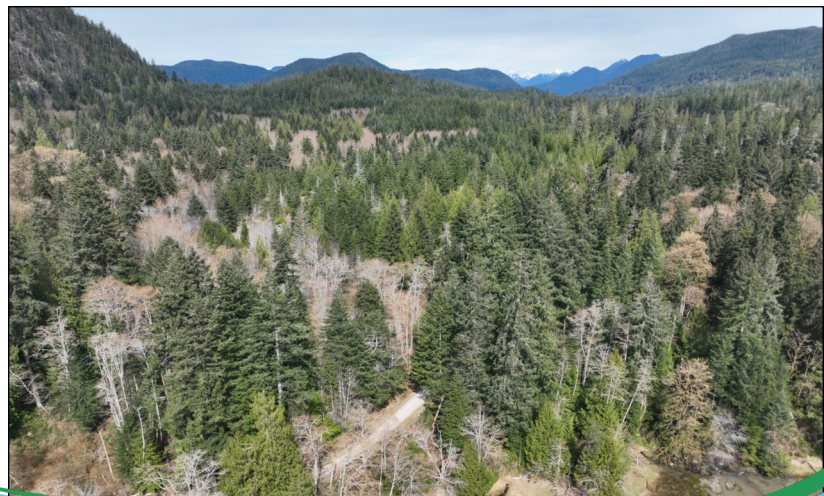


982 total acres | two oceanfront lots | timber

Lot 19 – offering 310 acres with a small portion of oceanfront on Whiterock Pass. This large acreage has 2 streams running through it and is accessed by road and private driveways. There are some old logging roads through the property that could be cleared for access to a greater portion of the acreage. Topography is highest at the back end of acreage, with good timber. The elevation lowers to the ocean's edge, where the frontage is shallow.

DL302, North ½ and South ½ DL333, DL309 and DL335 – these five properties cross the island, and are divided by a large wetland (a conservation area). These are all accessed by internal roads.

DL301 and Lot 5 – the larger DL301 is an oceanview property, with just the public roadway separating it from the oceanfront in Bird Cove. These two lots are accessible from the public roads, making them very easy to access. Lot 5 is the only lot that has Rural Residential zoning, which would allow a secondary





accessory dwelling in addition to a main residence. Topography rises on DL301 to take in significant ocean views. This is the site of an old homestead with the orchard still discoverable. Lot 5 follows a ravine down beside the stream.

DL780 – this acreage, the southernmost of the package, is bordered on three sides by Crown land. It offers close access to residential areas and Read Island amenities.

Nearby Quadra Island is the largest (approximately 34 km long) and most populated (approximately 3,800 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. 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.

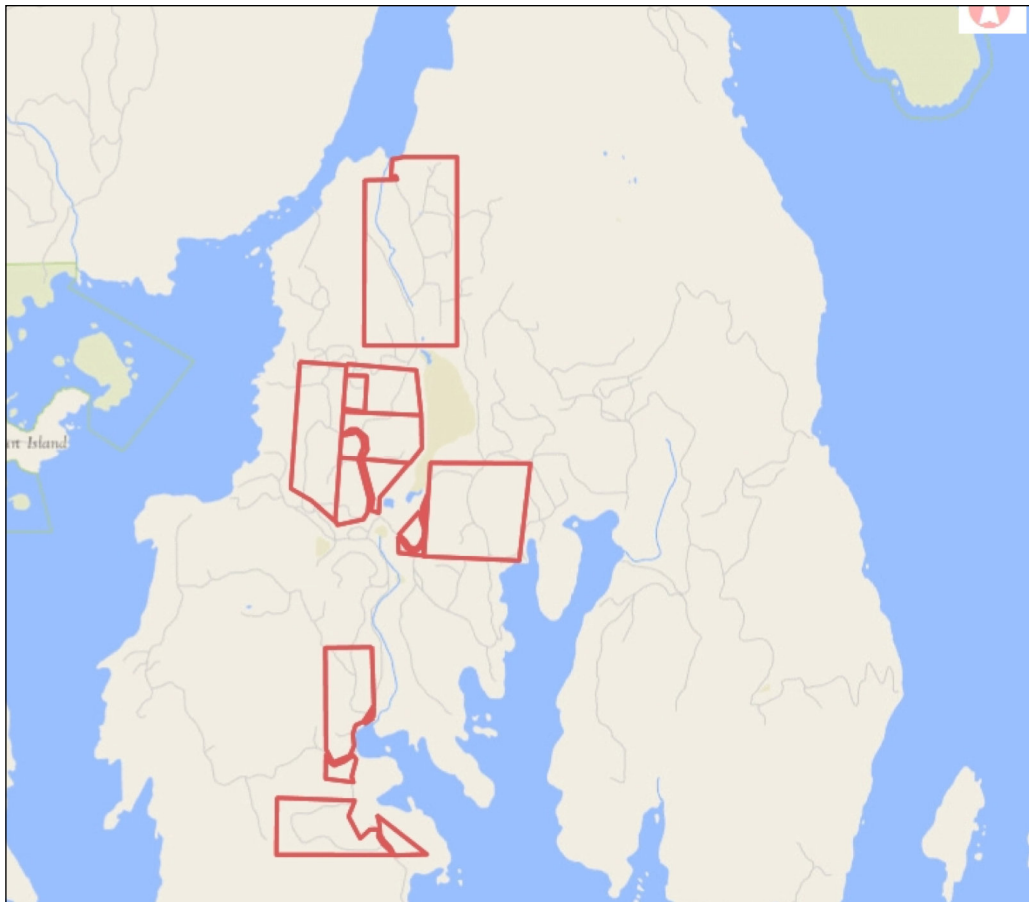
There are many beaches, sheltered coves, protected channels and islets along the intricate shorelines of the Discovery Islands and the rich waters fed by large tidal



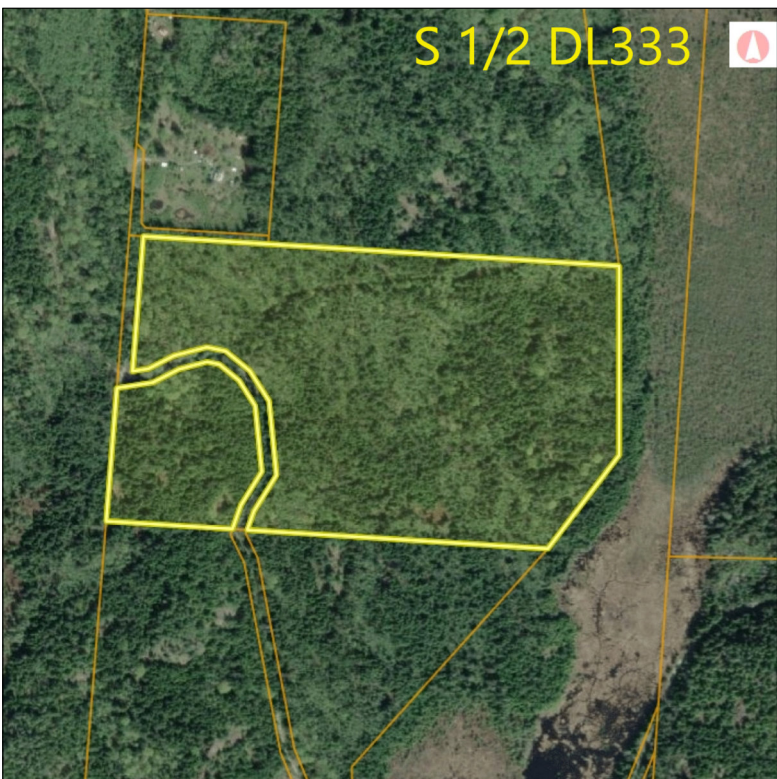
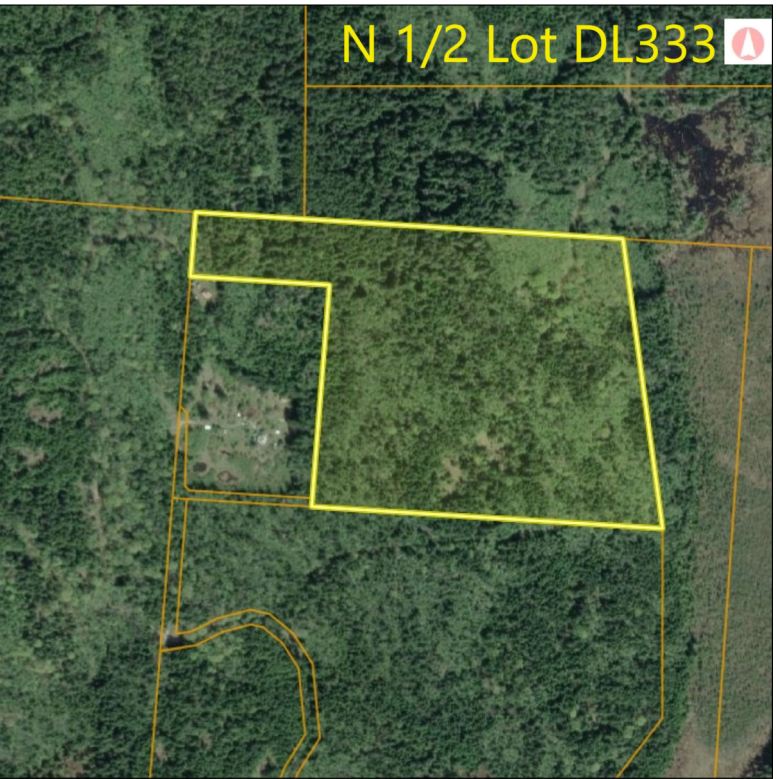
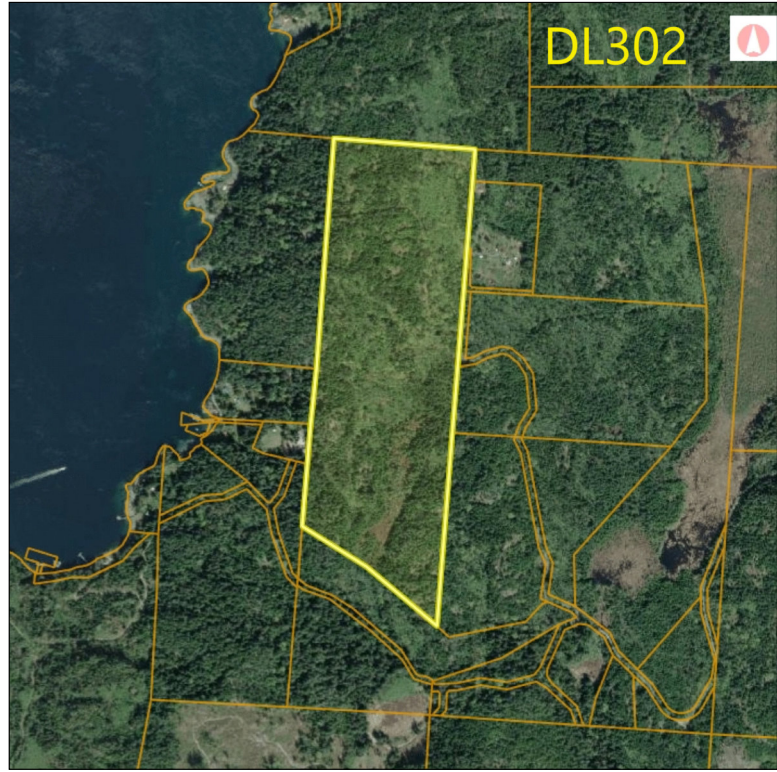


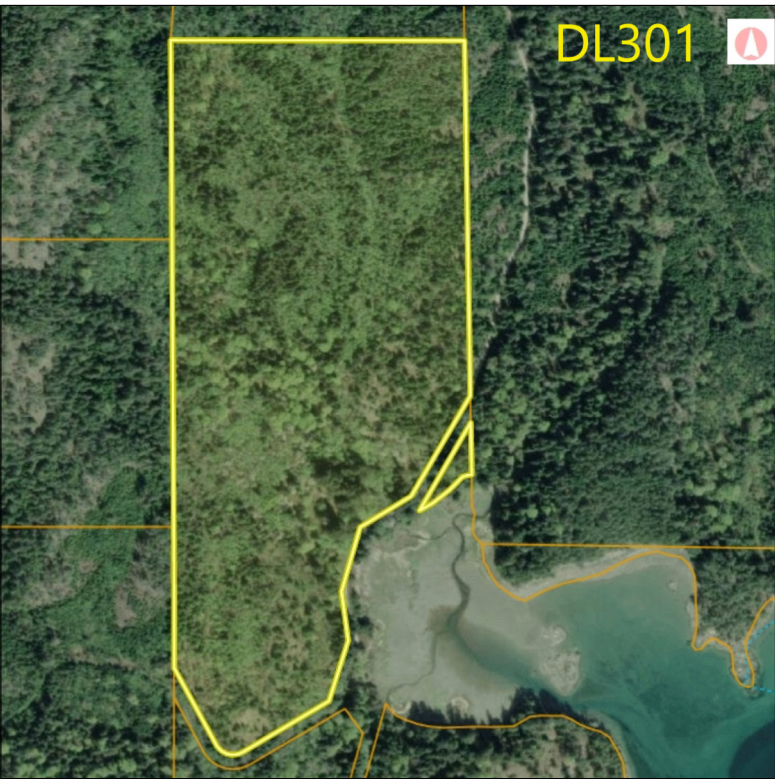
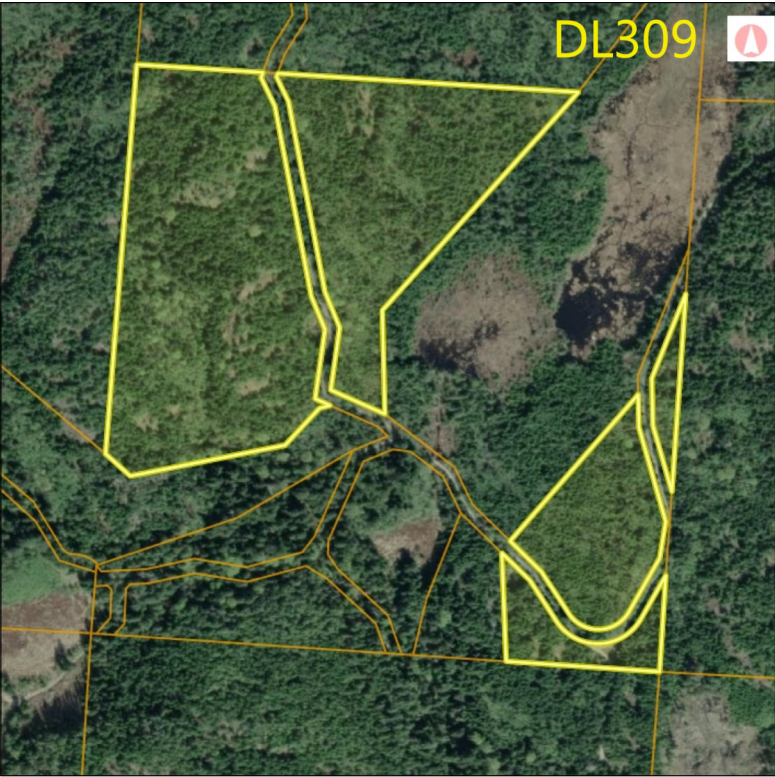
exchanges nourish abundant marine life. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make this region a popular destination for visitors from around the world. Some of many activities to enjoy include kayaking, diving, fishing, prawning and other gathering activities - a range of hiking opportunities and an abundance of marine and other wildlife for everyone to enjoy.

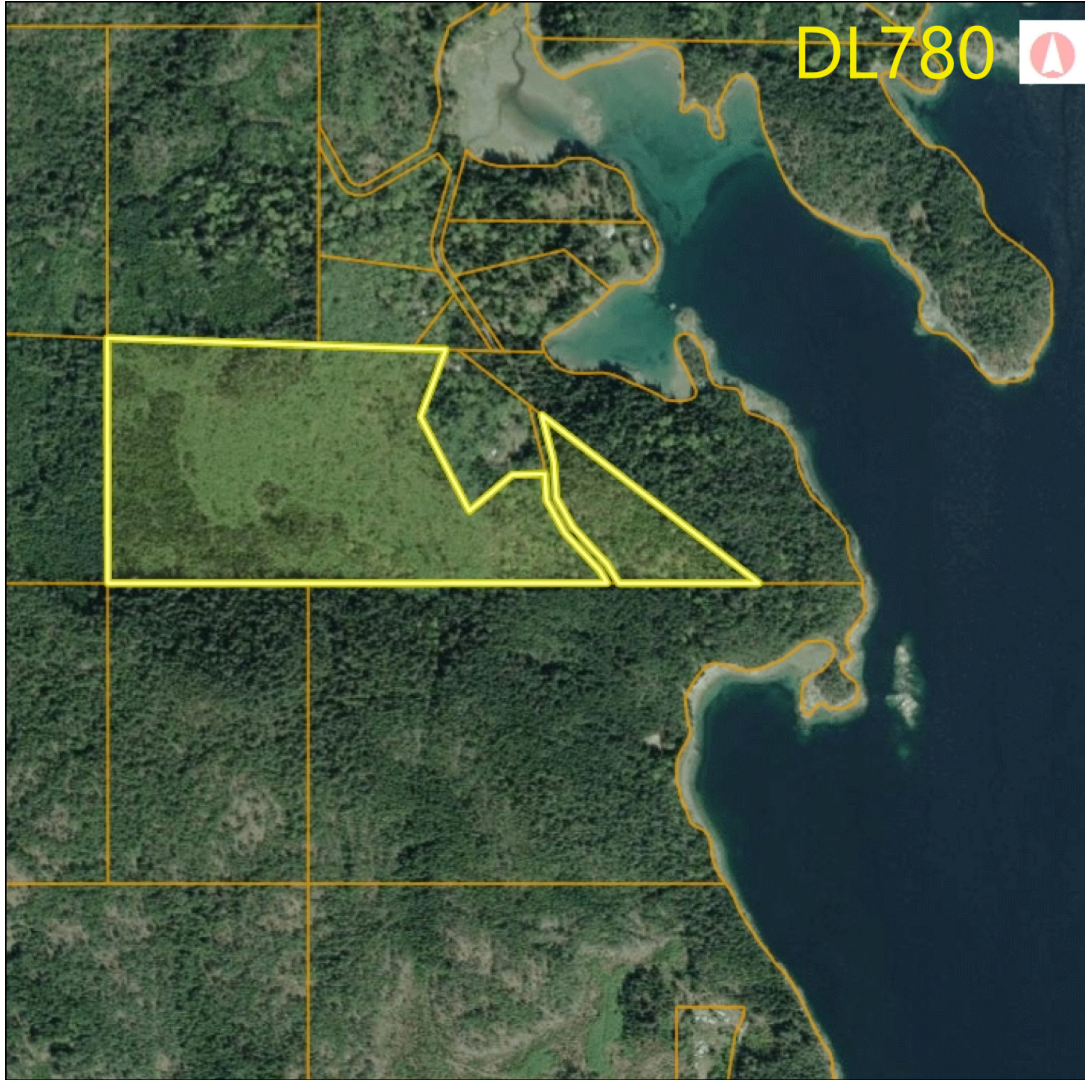












Read Island Lots

| LEGAL DESCRIPTION | SIZE (acres) | TAXES (2025) | ZONING |
|---|-----------------|-----------------|----------------|
| Lot 19, Sayward District, Except Part in Plan 46637 | 310.12 | \$1,370 | F-1 (Forestry) |
| THE NORTH 1/2 OF LOT 333 SAYWARD DISTRICT EXCEPT PLANS 44800 AND EPP138090 | 48.99 | \$567 | F-1 (Forestry) |
| DISTRICT LOT 302, READ ISLAND, SAYWARD DISTRICT, EXCEPT PART LYING SOUTH OF TIPTON ROAD AS GAZETTED, SEE B.C. GAZETTE DATED 10.11.32 PAGE 1663, AND PLAN EPP138090 | 122 | \$677 | F-1 (Forestry) |
| THE SOUTH 1/2 OF DISTRICT LOT 333 SAYWARD DISTRICT EXCEPT PLAN EPP138090 | 65 | \$577 | F-1 (Forestry) |
| District Lot 309 Sayward District Except Plans VIP53702 and EPP138090 | 71.08 | \$670 | F-1 (Forestry) |
| District Lot 335, Sayward District | 160 | \$930 | F-1 (Forestry) |
| District Lot 301, Sayward District, Except that Part in Plan 50720 | 90.5 | \$973 | F-1 (Forestry) |
| Lot 5, District Lot 301, Sayward District, Plan 50720 | 10.34 | \$450 | RU-1 (Rural) |
| THAT PART OF DISTRICT LOT 780 READ ISLAND SAYWARD DISTRICT LYING TO THE WEST OF A STRAIGHT BOUNDARY JOINING POINTS ON THE NORTHERLY AND SOUTHERLY BOUNDARIES OF SAID LOT DISTANT 2310 FEET AND 4290 FEET RESPECTIVELY FROM THE NORTH WEST AND SOUTH WEST CORNER OF SAID LOT EXCEPT PART IN PLAN 45595 | 104.888 | \$833 | F-1 (Forestry) |

9.2.1.3**FORESTRY ONE
(F—1)****(i) PERMITTED USES**SRD
165

- a) Forest management including accessory uses and accessory buildings;
- b) Public recreation uses; and
- c) Single family residential including accessory uses and accessory buildings.

(ii) CONDITIONAL USES

A public wharf is permitted for property described as Unsurveyed Crown foreshore or land covered by water being part of the bed of Florence Lake, Sonora Island as defined by Crown Licence issued under Crown File No's. 1413707 and 1413708, subject to the conditions set out in Section 9.2.1.3(iii).

(iii) CONDITIONS OF USE

The use as specified under Section 9.2.1.3(ii) is only permitted as approved by appropriate Provincial and/or Federal Agencies.

(iv) SUBDIVISION

The minimum lot size for subdivision purposes is 16 hectares (39.54 acres).

Lot 5, DL 301 only

SCHEDULE 'A' of BYLAW NO. 1460
"ELECTORAL AREA 'J' —DESOLATION SOUND RURAL LAND USE BYLAW, 1993"

9.2.1 Upland Areas

9.2.1.1

RURAL ONE (RU—1)

i) PERMITTED USES

#2959

#2982 The following principal use is permitted:

- a) On any lot of 4.0 hectares (9.88 acres) or less, one single family residential dwelling, and one secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted; and
- b) For each additional 4.0 hectares (9.88 acres) of land in a parcel, above the minimum parcel size, one additional dwelling and one additional secondary dwelling subject to a maximum floor area of 80.0 square metres (861.14 square feet) shall be permitted.

iii) SUBDIVISION

- c) The minimum lot size for subdivision purposes shall be 4.0 hectares (9.88 acres).
-



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888-286-1932

250-201-2226

9 Read Island Read Island BC VOP 1WO
 MLS® No: **1032967** **\$2,000,000** **Active**



Nine undeveloped acreages, varying in size, throughout central Read Island. Offering a total of 983 acres, these 9 lots are an assortment of inland and oceanfront properties. Many are connected by the internal roads on Read Island. All of them are treed and there are many areas of harvestable timber, which the seller can provide more information about to serious inquiries. The acreages range from Evans Bay on the eastern side of the island to the top of Whiterock Pass on the western side and through the middle of the island. The size also ranges, from the 10 acre Lot 5 to over 300 acres on Lot 19. The seller would be open to discussion of selling individual parcels or a smaller group of properties from this collection. Lot 19 is an oceanfront acreage, while DL301 sits just across the public road from the ocean, with great ocean views. Read Island has a public dock facility in Surge Narrows, and a network of roads provides access throughout much of the island.

MLS® No: **1032967**
 Status: **Active**
 Area: **Islands**

List Price: **\$2,000,000**
 Orig Price: **\$2,000,000**
 Sub Area: **Isl Read Island**
 Sold Price:

DOM: **0**
 Sub Type: **Land**
 Pend Date:

Title: **Freehold**

Interior

| | | | | |
|------------------------|------------------------|-------------------------|------------------------|-------------|
| Beds: 0 | Baths: 0 | Kitchens: 0 | Fireplaces: | Storeys: |
| FinSqFt Total: | UnFin SqFt: | SqFt Total: | Basement: No | Addl Accom: |
| 2pc Ensuites: 0 | 3pc Ensuites: 0 | 4+pc Ensuites: 0 | Beds or Dens: 0 | Laundry: |
| Layout: | | Appl Incl: | | |
| Heating: | | Cooling: | | |
| Intr Ftrs: | | | | |

Exterior/Building

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

Lot

| | | | | |
|--------------------------------------|--------------------------|-----------------------|-------------|--------------------|
| Lot SqFt: 43,560,000 | Lot Acres: 982.90 | Dimensions: | Shape: | |
| Park Type: | Park Spcs: 0 | View: | Waterfront: | Water: None |
| Carpport Spcs: 0 | Garage Spcs: 0 | | | |
| Sewer: None | Restrictions: | Services: None | | |
| Lot Ftrs: Acreage, Wooded Lot | | | | |

Legal/Public Records

| | | | |
|---|------------------------|-----------------------|-------------------------|
| Assessed: \$2,131,000 | Assess Yr: 2026 | Taxes: \$7,047 | Tax Year: 2025 |
| PID: 004-077-555 | Roll No: 16650 | Zoning: | Zone Desc: Other |
| Plan Number: | Lot: Block: | District Lot: | Land District: |
| Legal Description: See attached Schedule A | | | |



Zoning: F1 and RU-1
Strathcona Regional District

Taxes: \$7,047 (2025)

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
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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.

The BC Oceanfront Real Estate Team



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