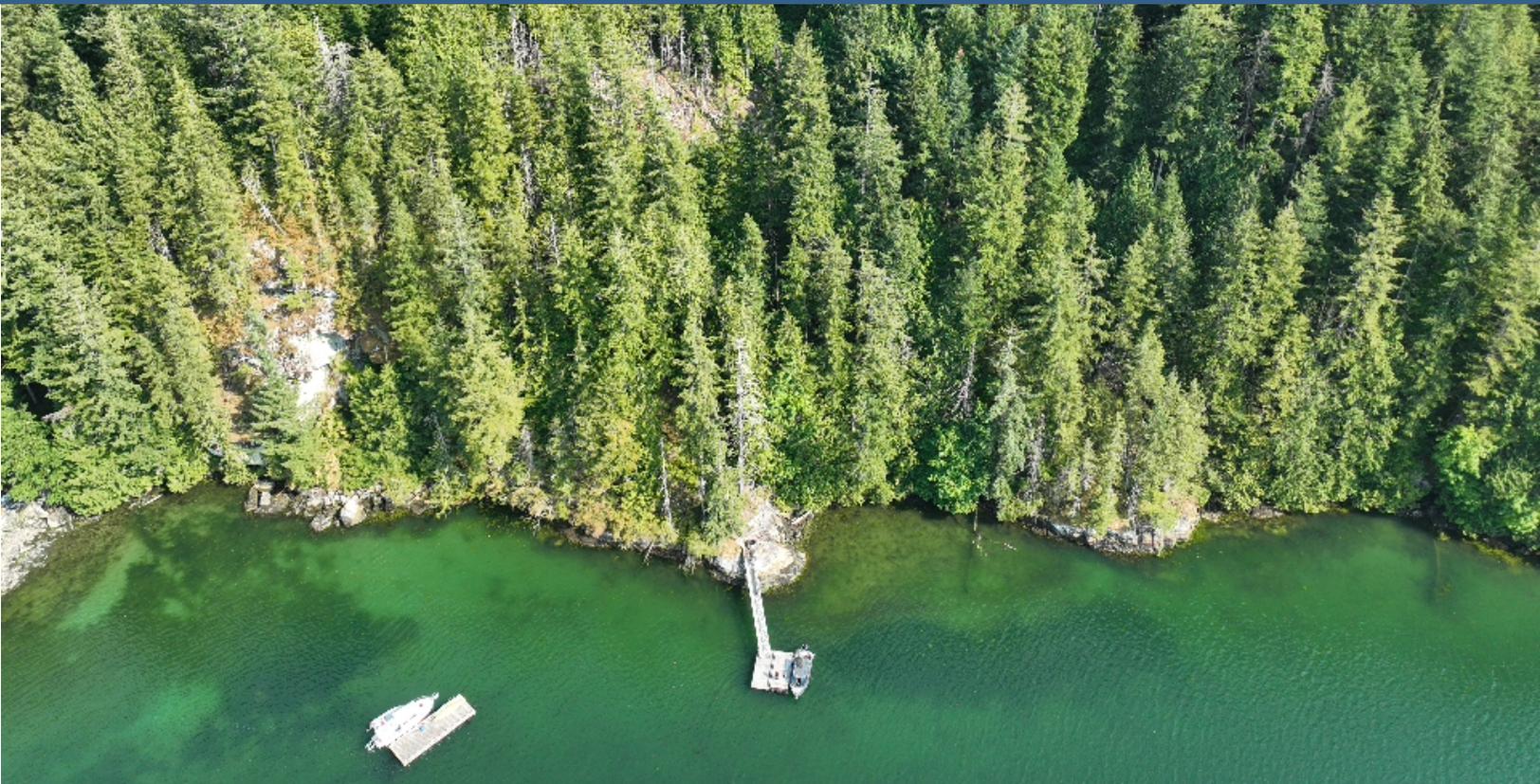


# Oceanfront Acreage in the Discovery Islands



**SHELLEY McKAY**  
Personal Real Estate  
Corporation  
**250-830-4435**

and

**ED HANDJA**  
Personal Real Estate  
Corporation  
**250-287-0011**

**Lot 1 DL1173, Owen Bay, Sonora Island**  
*Discovery Islands, British Columbia*  
**\$299,900** Canadian



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



This 9.93 acre property is situated on the eastern shore of Owen Bay, which is located on the south side of Sonora Island on Okisollo Channel, just above the tidal phenomenon known as “Hole in the Wall”. This is an area rich in marine beauty and activity, popular with boaters who frequent the Discovery Islands.

Offering a licensed dock, cleared building site and driveway, domestic water, easy access and zoning that permits two dwellings this oceanfront acreage is a great consideration!

Lot 1 offers beautiful western exposure, providing sunset views across Owen Bay. The medium bank 350ft shoreline is attractive rock bluff and treed, with a small bench that could potentially accommodate a small building. The property slopes upwards, with a bench just above the middle of the property where a large area has been recently cleared for a building site along with a driveway throughout half of the property.



The property is nicely treed outside of the cleared areas, offering good privacy and abundant natural beauty. Some selective trimming could open the views from the building site, if desired.

There are two options for access to the property. From the dock at the shoreline, there is a trail which leads to the driveway which starts about a third of the way up the property and winds its way to the building site. The trail from the dock to the driveway is only accessible on foot, and is quite steep, but short. Future improvements to this trail would increase accessibility to the dock.





**9.93 acre | 350ft shoreline | good privacy**

There is a registered easement for low bank easy access to and from the ocean at lot 3. This access area has been improved with a reinforced shoreline. From this spot an easement road runs through Lots 2 and 3, providing access to the middle portion of Lot 1. This access is wide enough to accommodate a vehicle. The road leads to the driveway on Lot 1, providing good access for bringing in materials and supplies to the building site. This is a major benefit!

Lot 1 also benefits from licensed private moorage at the oceanfront, with a wooden dock and 50x4ft aluminum ramp affixed in place to the shoreline.

A shallow dug well provides domestic water and is situated at the building site for ease of development. There is a locked storage container on site for equipment.

Lot 1 is on the upper portion of Owen Bay, part of a development created in 2004. The back of the property borders Crown Land.

This property offers a variety of options and uses. It would make a great summer camping getaway spot for family





and friends, a secluded recreational retreat, or develop it into a substantial coastal homestead. The RU-1 zoning allows one single family dwelling and a secondary dwelling up to 861sqft.

Owen Bay has a long history; at one point it was a thriving coastal community of about 1200 people and home to a school and general store. It has now evolved into a quiet, coastal vacation and recreation community with a small complement of full-time residents. There are government dock facilities located in the bay and weekly barge deliveries which come in at the south end of the Owen Bay Rd.

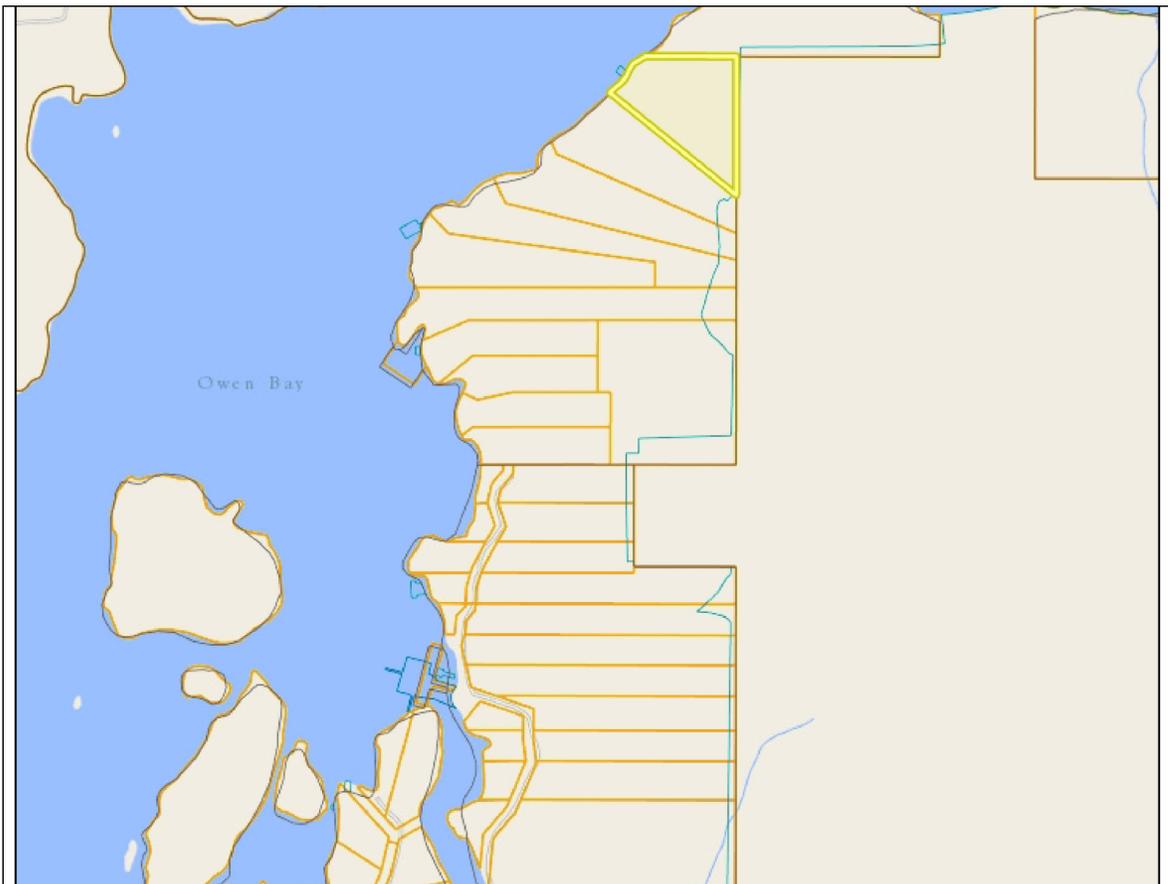
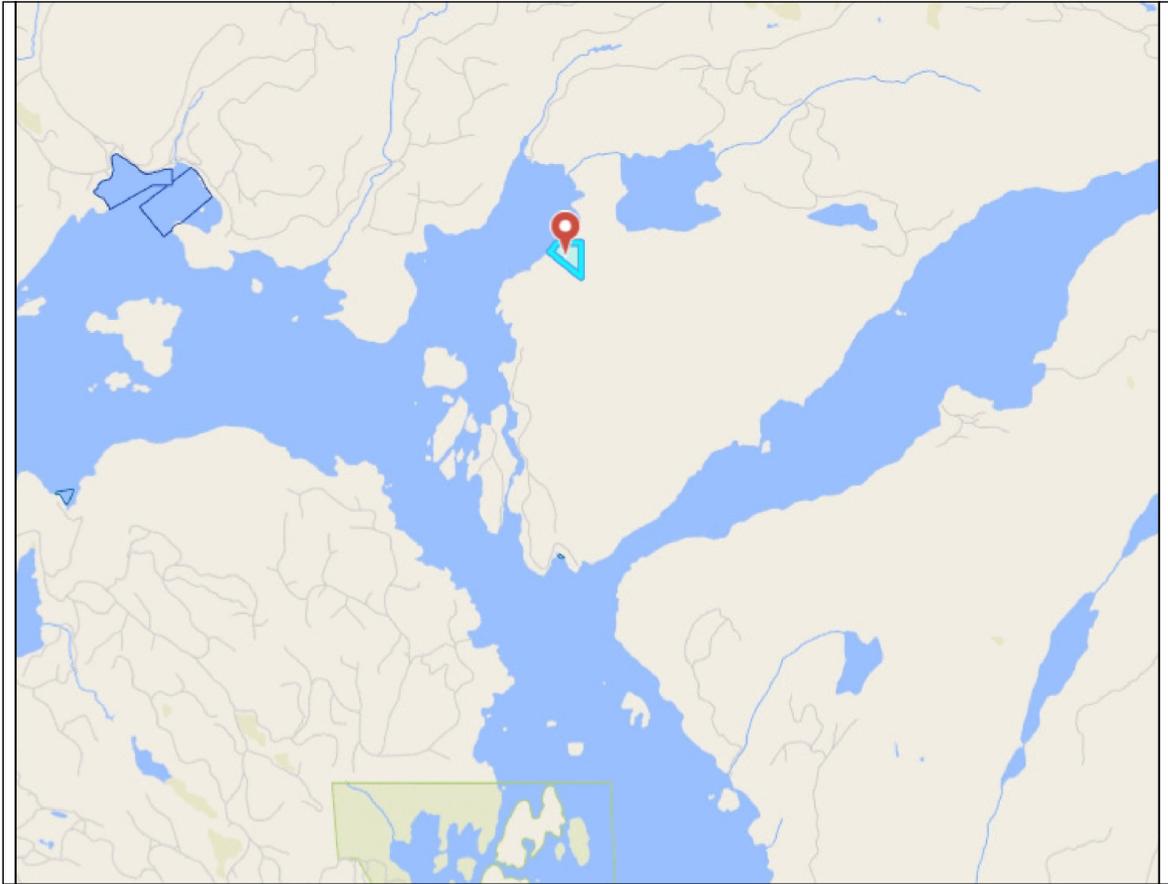
Sonora Island is one of the Discovery Islands, a group of rugged islands located between Vancouver Island and mainland British Columbia on the west coast of Canada. It is accessible by about a 1-hour water taxi ride from Campbell River on Vancouver Island. This area offers all types of outdoor recreation and sport activities - fishing, boating, diving, and wildlife viewing, and the availability of seafood such as crab, prawns, clams and oysters are all within this region. The Octopus Island Group Marine Park is only minutes away.

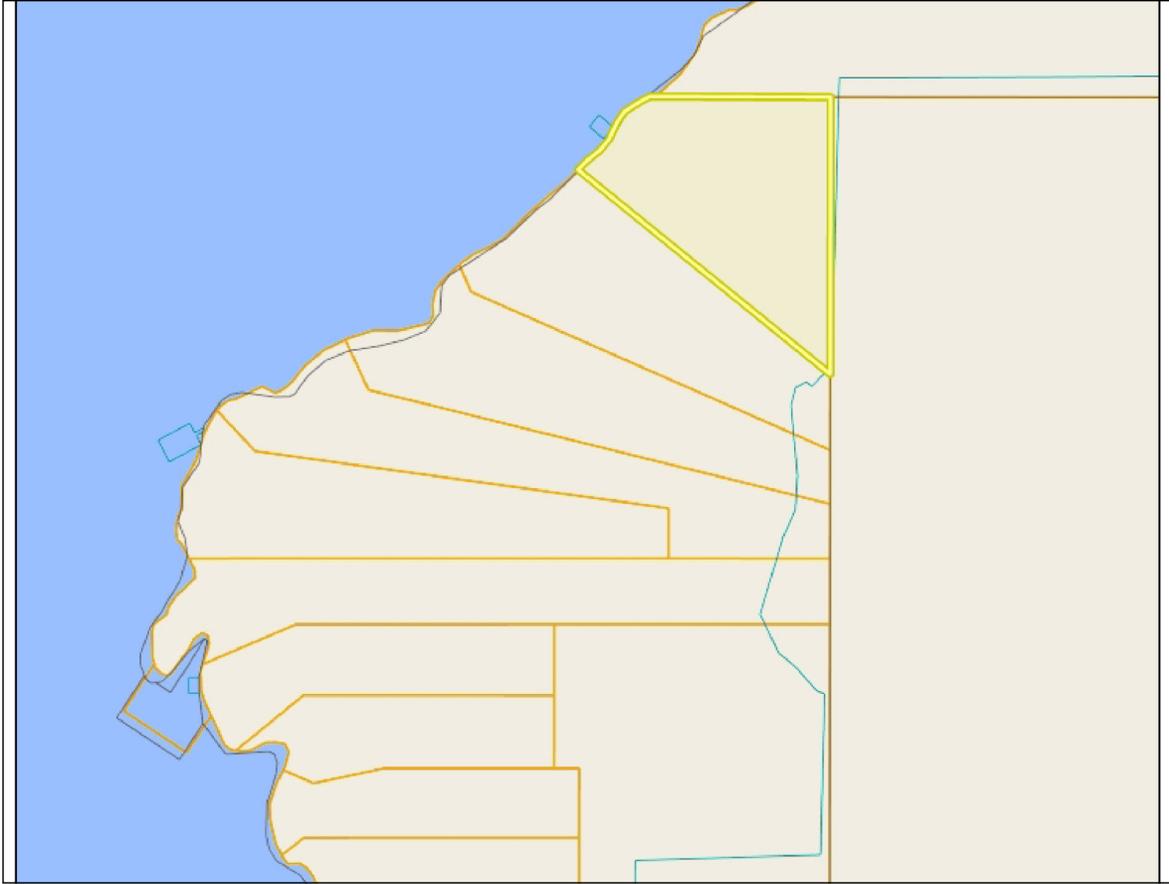
The Discovery Islands waterways connect the Strait of Georgia with Johnstone Strait and the Queen Charlotte Strait. These islands and the intricate watercourses that weave between them are home to some of the most impressive scenery on the BC coast such as snowcapped mountains and deep inlets fed by tumbling glaciers as a backdrop, calm protected channels and picturesque islets, boiling tidal rapids and historical homestead cabins and communities.











FILED: SEPTEMBER 2004 11:30-11:31 AM, VICTORIA

**PLAN OF SUBDIVISION OF DISTRICT LOT 1173, SAYWARD DISTRICT, SONORA ISLAND.**

B.C.G.S. 92K.034



**LEGEND**

Old bearings are derived from differential corner phase GPS observations and are referred to the central meridian of Zone 10 (723 West). To obtain local astronomical bearings referred to the meridian through the standard rock post at the southwest corner of District Lot 1173, subtract 1° 42' 38".

- standard iron post found.
- standard iron post placed.
- standard capped post found.
- standard capped post placed.
- standard rock post found.
- standard rock post placed.

This plan shows horizontal ground level distances based on a mean project ellipsoidal elevation of 50 metres. To convert grid distances, multiply ground level distances by the mean combined factor of 0.99990490.

The UTM coordinates and estimated network horizontal accuracy are derived from GPS dual frequency static baseline ties to Noske ADP, Noske ADP, and Beaver Cove ADP.

Bearings to BT's are magnetic - declination 21° E.

All distances are in metres and decimal thereof.

**RADIAL TIES TO PRESENT NATURAL BOUNDARY**

Zone	To	Bearing	Distance	Post	To	Bearing	Distance				
P0218	7	102°16'40"	646.50	P0218	43	148°21'31"	425.69	P0421	80	30°24'20"	537.68
P0218	7	102°16'40"	646.50	P0218	44	147°58'01"	459.63	P0421	80	30°24'20"	537.68
P0218	7	102°16'40"	646.50	P0218	45	147°46'40"	479.67	P0421	81	30°28'30"	529.73
P0218	7	102°16'40"	646.50	P0218	46	147°33'51"	471.93	P0421	80	30°28'30"	529.73
P0218	7	102°16'40"	646.50	P0218	47	147°19'21"	489.17	P0421	80	30°28'30"	529.73
P0218	7	102°16'40"	646.50	P0218	48	147°02'51"	472.20	P0421	80	30°28'30"	529.73
P0218	7	102°16'40"	646.50	P0218	49	146°42'42"	470.20	P0421	81	30°22'00"	546.18
P0218	7	102°16'40"	646.50	P0218	50	146°17'20"	468.71	P0421	82	30°18'15"	488.44
P0218	7	102°16'40"	646.50	P0218	51	145°52'51"	469.63	P0421	82	30°18'15"	488.44
P0218	7	102°16'40"	646.50	P0218	52	145°28'20"	501.60	P0421	84	40°17'15"	481.12
P0218	7	102°16'40"	646.50	P0218	53	145°03'51"	510.63	P0421	83	40°17'15"	481.12
P0218	7	102°16'40"	646.50	P0218	54	144°39'20"	510.60	P0421	86	43°43'40"	488.44
P0218	7	102°16'40"	646.50	P0218	55	144°14'51"	509.63	P0421	87	43°43'40"	488.44
P0218	7	102°16'40"	646.50	P0218	56	143°50'20"	521.39	P0421	86	43°43'40"	488.44
P0218	7	102°16'40"	646.50	P0218	57	143°25'51"	546.39	P0421	86	43°43'40"	488.44
P0218	7	102°16'40"	646.50	P0218	58	143°01'20"	561.39	P0421	86	43°43'40"	488.44
P0218	7	102°16'40"	646.50	P0218	59	142°36'51"	586.39	P0421	103	48°50'15"	515.84
P0218	7	102°16'40"	646.50	P0218	60	142°12'20"	611.39	P0421	104	48°50'15"	515.84
P0218	7	102°16'40"	646.50	P0218	61	141°47'51"	636.39	P0421	103	50°24'20"	515.84
P0218	7	102°16'40"	646.50	P0218	62	141°23'20"	661.39	P0421	104	50°24'20"	515.84
P0218	7	102°16'40"	646.50	P0218	63	140°58'51"	686.39	P0421	103	52°00'15"	502.41
P0218	7	102°16'40"	646.50	P0218	64	140°34'20"	711.39	P0421	104	52°00'15"	502.41
P0218	7	102°16'40"	646.50	P0218	65	140°09'51"	736.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	66	139°45'20"	761.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	67	139°20'51"	786.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	68	138°56'20"	811.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	69	138°31'51"	836.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	70	138°07'20"	861.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	71	137°42'51"	886.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	72	137°18'20"	911.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	73	136°53'51"	936.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	74	136°29'20"	961.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	75	136°04'51"	986.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	76	135°40'20"	1011.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	77	135°15'51"	1036.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	78	134°51'20"	1061.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	79	134°26'51"	1086.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	80	134°02'20"	1111.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	81	133°37'51"	1136.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	82	133°13'20"	1161.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	83	132°48'51"	1186.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	84	132°24'20"	1211.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	85	132°00'51"	1236.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	86	131°36'20"	1261.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	87	131°11'51"	1286.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	88	130°47'20"	1311.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	89	130°22'51"	1336.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	90	129°58'20"	1361.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	91	129°33'51"	1386.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	92	129°09'20"	1411.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	93	128°44'51"	1436.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	94	128°20'20"	1461.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	95	127°55'51"	1486.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	96	127°31'20"	1511.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	97	127°06'51"	1536.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	98	126°42'20"	1561.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	99	126°17'51"	1586.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	100	125°53'20"	1611.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	101	125°28'51"	1636.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	102	125°04'20"	1661.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	103	124°39'51"	1686.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	104	124°15'20"	1711.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	105	123°50'51"	1736.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	106	123°26'20"	1761.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	107	123°01'51"	1786.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	108	122°37'20"	1811.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	109	122°12'51"	1836.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	110	121°48'20"	1861.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	111	121°23'51"	1886.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	112	120°59'20"	1911.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	113	120°34'51"	1936.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	114	120°10'20"	1961.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	115	119°45'51"	1986.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	116	119°21'20"	2011.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	117	118°56'51"	2036.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	118	118°32'20"	2061.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	119	118°07'51"	2086.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	120	117°43'20"	2111.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	121	117°18'51"	2136.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	122	116°54'20"	2161.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	123	116°29'51"	2186.39	P0421	107	55°27'30"	475.45
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P0218	7	102°16'40"	646.50	P0218	125	115°40'51"	2236.39	P0421	107	55°27'30"	475.45
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P0218	7	102°16'40"	646.50	P0218	128	114°27'20"	2311.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	129	114°02'51"	2336.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	130	113°38'20"	2361.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	131	113°13'51"	2386.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	132	112°49'20"	2411.39	P0421	107	55°27'30"	475.45
P0218	7	102°16'40"	646.50	P0218	133	112°24'51"	2436.39	P0421</			

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

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**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).
-



[www.bcoceanfront.com](http://www.bcoceanfront.com)  
 Shelley McKay\* 250-830-4435  
 Ed Handja\* 250-287-0011  
 theteam@bcoceanfront.com



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

**Lot 1 Owen Bay Sonora Island BC VOP 1W0**  
 MLS® No: **948862** **\$299,900** **Active**



Oceanfront property on the eastern shore of Owen Bay on Sonora Island, offering a licensed dock, cleared building site and driveway, domestic water and easy access. The medium bank 350ft shoreline is attractive rock bluff and treed. The property slopes upwards, and just above the middle of the property a large area has been recently cleared for a building site. A shallow dug well provides domestic water. There are two options for access to the property. From the dock at the shoreline, there is a trail which leads to the driveway which starts about a third of the way up the property and winds its way to the building site. This is licensed private moorage at the oceanfront, with a wooden dock and 50x4ft aluminum ramp affixed in place to the shoreline. There is also a registered easement for low bank easy access to and from the ocean at lot 3. From this spot an easement road runs through Lots 2 and 3, providing access to the middle portion of Lot 1.

MLS® No: **948862** List Price: **\$299,900**  
 Status: **Active** Orig Price: **\$299,900**  
 Area: **Islands** Sub Area: **Isl Small Islands (Campbell River Area)**  
 DOM: **0** Sold Price:  
 Sub Type: **Land** Title: **Freehold**  
 Pend Date:

**Interior**

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

**Exterior/Building**

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

**Lot**

Lot SqFt: <b>432,551</b>	Lot Acres: <b>9.93</b>	Dimensions:	Shape:	
Park Type:	Park Spcs: <b>2</b>	View: <b>Mountain(s), Ocean</b>	Waterfront: <b>Ocean</b>	Water: <b>Well: Shallow</b>
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>			
Sewer: <b>None</b>	Restrictions:	Services: <b>None</b>		
Lot Ftrs: <b>Acreage, Dock/Moorage, Foreshore Rights, Marina Nearby, Private, Quiet Area, Rural Setting</b>				

**Legal/Public Records**

Assessed: <b>\$197,000</b>	Assess Yr: <b>2023</b>	Taxes: <b>\$579</b>	Tax Year: <b>2023</b>
PID: <b>026-092-182</b>	Roll No: <b>18645005</b>	Zoning: <b>RU-1</b>	Zone Desc: <b>Residential</b>
Plan Number: <b>VIP77876</b>	Lot: <b>1</b> Block:	District Lot: <b>1173</b>	Land District:
Legal Description: <b>Lot 1 District Lot 1173 Sayward District Plan VIP77876</b>			

## The BC Oceanfront Real Estate Team



**Shelley McKay**

**Personal Real Estate Corporation**  
250-830-4435



**Ed Handja**

**Personal Real Estate Corporation**  
250-287-0011




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Zoning: RU-1  
Strathcona Regional District

Taxes: \$579 (2023)

Longitude: 50°19'N Latitude: 125°12'W

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

ROYAL LEPAGE Advance Realty  
(CampblRiv)

972 Shoppers Row  
Campbell River, BC V9W 2C5  
250-286-3293 | 1-888-286-1932

*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.*



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