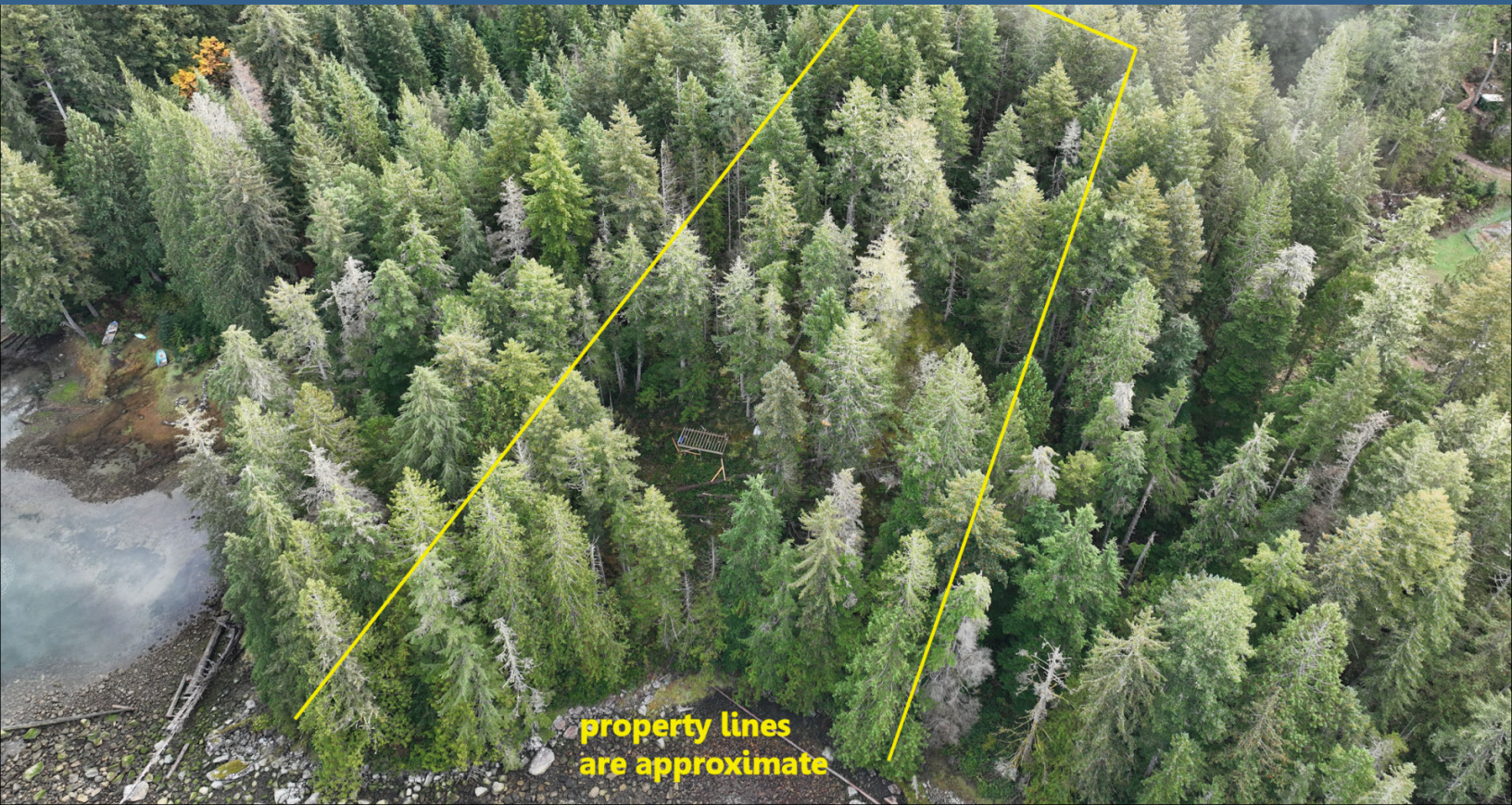


Owen Bay Recreational Oceanfront



SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

&

AREN KNUDSEN

REALTOR®

250-203-0664

Lot 42 Sonora Island

Sonora Island, Discovery Islands

\$175,000 Canadian



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ROYAL LEPAGE®
Advance Realty Ltd. 

1.7 acre oceanfront property in Owen Bay, a popular recreational development on Sonora Island in the Discovery Islands.

Owen Bay is located on the south side of Sonora Island on Okisollo Channel, just above Hole in the Wall. It has a long homesteading history on the coast; approximately 100 years ago it was a thriving coastal community and at times was home to a school, church and general store. It has evolved into a coastal vacation and recreation community with a small complement of full-time residents and government dock facilities. A gravel road from the dock leads through the Owen Bay development and directly past this property.



This undeveloped property offers 283ft tidal oceanfront that looks across the water to Busby Island. The waters between the two are narrow enough to cross at low tides. The water in this channel is warm enough for summer swimming and nicely protected.

The property rises to a bench midway and then slopes down to the water's edge. A parking area has



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been cleared at the roadside. An approx. 15x15ft platform with a tent on it was built on the bench, while a 10x20 platform foundation was built closer to the water, for the start of a cabin.

The property is nicely treed, with a friendly, walkable topography. A shallow draft boat could be brought in at low tide to where the public road right of way accesses the waterfront, one lot over from this one.

A truck that the sellers have used for transporting materials from the dock and the barge landing is on site and is included in the offering.



The government dock in Owen Bay was expanded and upgraded in 2026. The layout and size now offer more moorage opportunities.

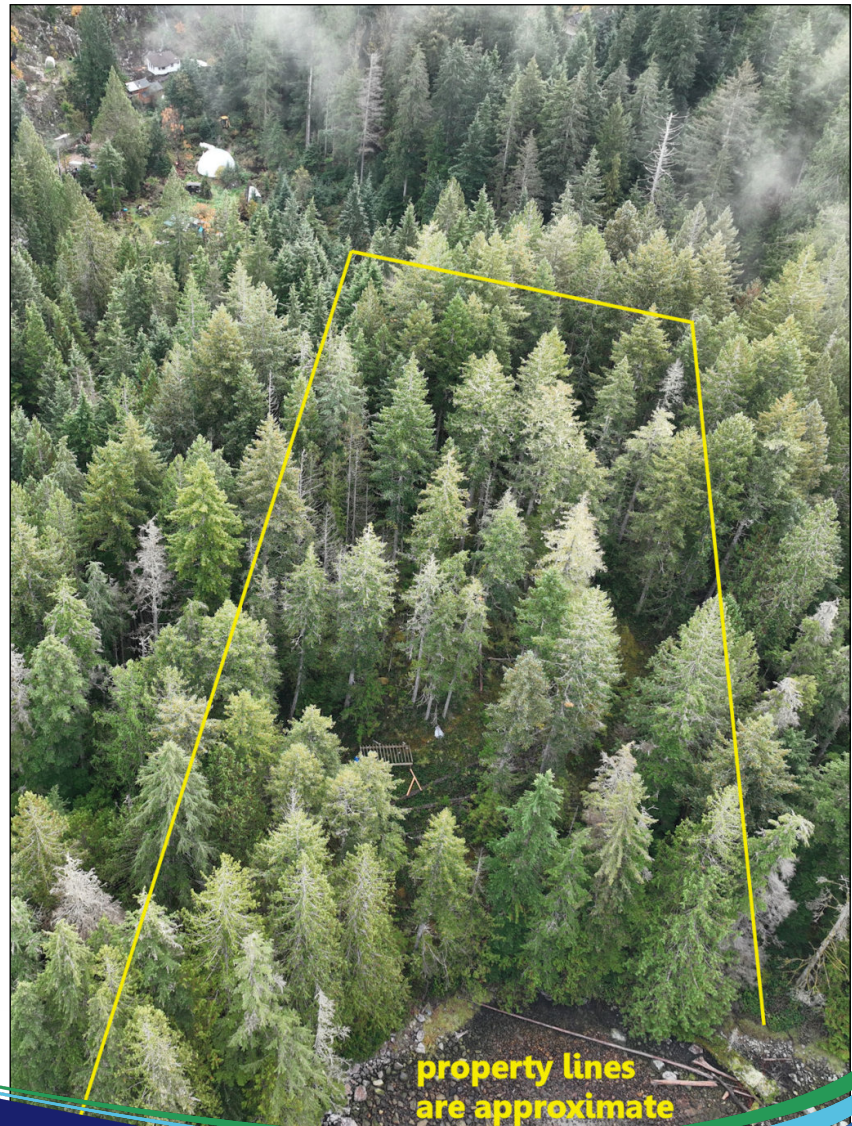
Campbell River is approximately 45 minutes away by boat and provides an excellent centre for supplies and services. During the summer months there is regularly scheduled water taxi service from Campbell

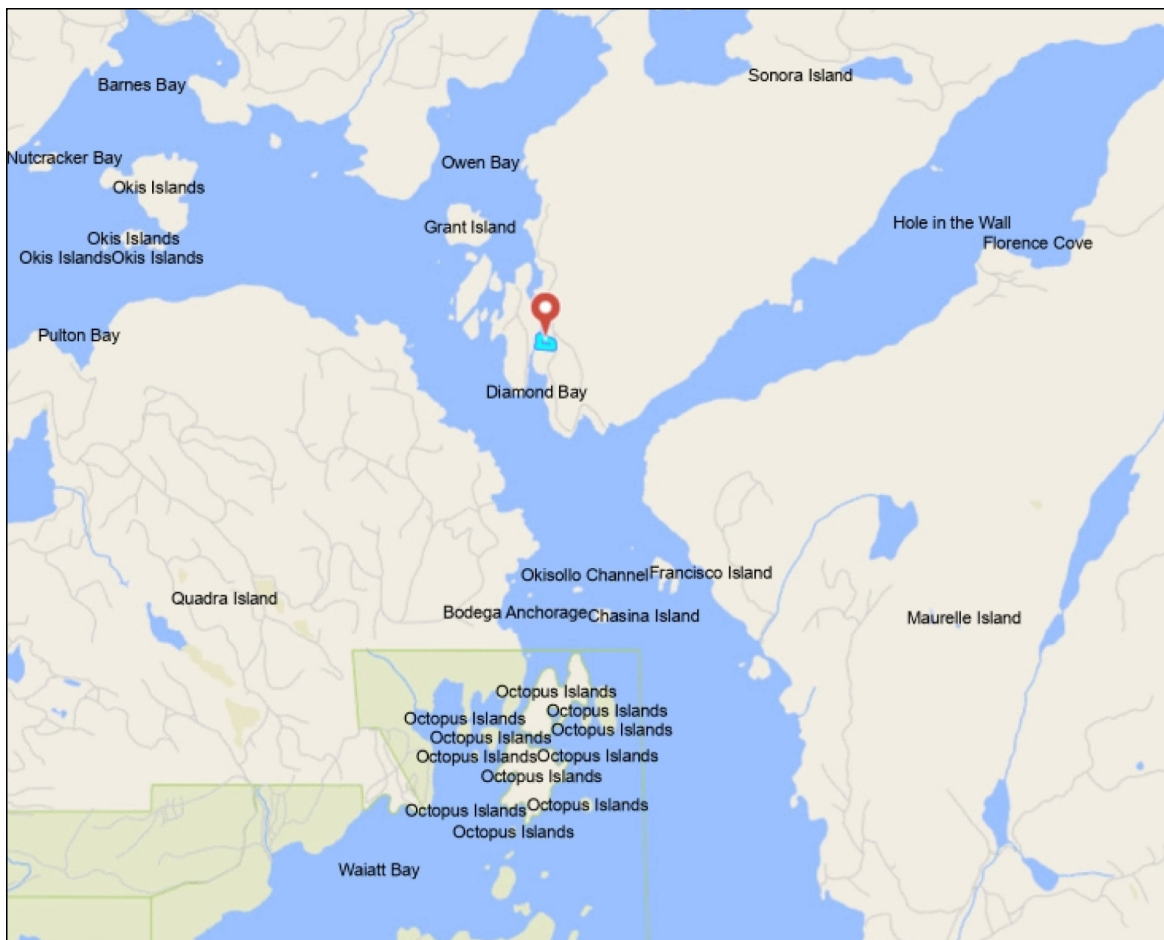
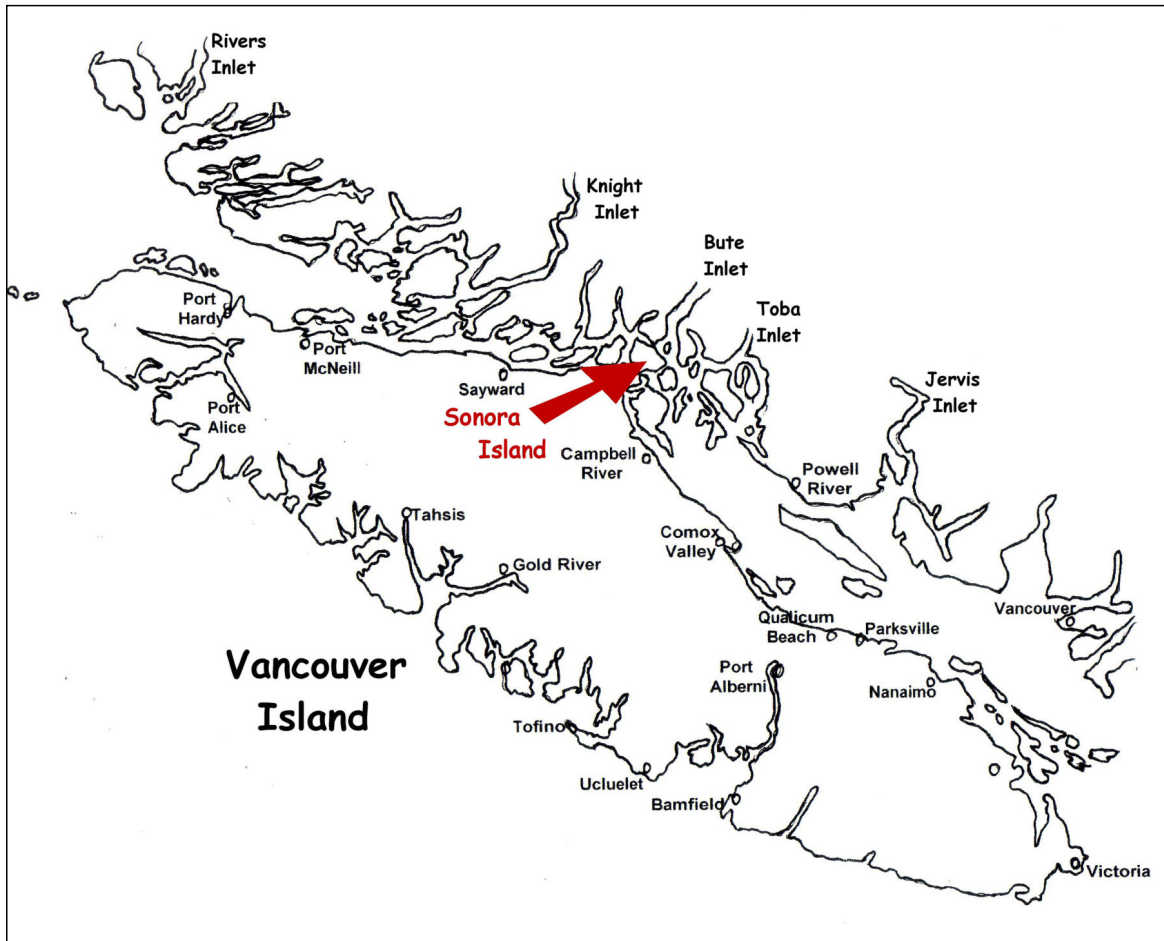




River to Owen Bay and Busby Island. Other areas such as Browns Bay on Vancouver Island or Heriot Bay on Quadra Island provide even quicker access through primarily protected waters.

Located within the heart of the Discovery Island group and surrounded by beautiful natural scenery and an abundance of wildlife, the Sonora Island area offers all types of outdoor recreation and sport activities - fishing, boating, diving, and wildlife viewing, while seafood such as crab, prawns, clams and oysters are all available within minutes of this region. There are also a few marine parks to enjoy within close proximity, including the Octopus Island Group Marine Park which is only minutes away. Access to the property is by boat or float plane 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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Shelley McKay Personal Real Estate Corporation 250-830-4435
Aren Knudsen 250-203-0664

theteam@bcoceanfront.com


888-286-1932
250-201-2226

Lot 42 Sonora Island Sonora Island BC VOP 1W0

MLS® No: **1053002** **\$175,000** **Active**



1.7 acre oceanfront property in Owen Bay, a popular recreational development on Sonora Island in the Discovery Islands. A gravel road from the government dock leads through the development and past this property. 283ft tidal oceanfront that looks across the water to Busby Island. The property rises to a bench midway and then slopes down to the water's edge. A parking area has been cleared at the roadside. An approx. 15x15ft platform with a tent on it was built on the bench, while a 10x20 platform foundation was built closer to the water for the start of a cabin. The property is nicely treed, with a friendly, walkable topography. A truck that the sellers have used for transporting materials from the dock and the barge landing is on site and is included in the offering. The government dock in Owen Bay was expanded and upgraded in 2026. The layout and size now offer more moorage opportunities.

MLS® No: **1053002**
Status: **Active**
Area: **Islands**

List Price: **\$175,000**
Orig Price: **\$175,000**
Sub Area: **Isl Small Islands (Campbell River Area)**

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

Sold Price:
Title: **Freehold**

Interior

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

Exterior/Building

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

Lot

Lot SqFt: 74,052	Lot Acres: 1.70	Dimensions:	Shape:	Water: None
Park Type:	Park Spcs: 0	View: Mountain(s), Ocean	Waterfront: Ocean	
Carport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions:	Services:		
Lot Ftrs: Acreage, Marina Nearby, Quiet Area, Rural Setting, Walk on Waterfront, Wooded Lot				

Legal/Public Records

Assessed: \$137,000	Assess Yr: 2026	Taxes: \$325	Tax Year: 2025
PID: 000-347-655	Roll No: 18629275	Zoning: RU-1	Zone Desc: Rural
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 42, District Lot 1094, Sayward District, Plan 26578 and an undivided 1/12 interest in Lot 64, District Lot 1094, Sayward District Plan 26578			



The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435



Aren Knudsen

REALTOR®

250-203-0664

Zoning: RU-1
Strathcona Regional District

Taxes: \$326 (2025)

Longitude: 50°18'N Latitude: 125°13'W

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.*



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