

Discovery Islands Lot



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Lot 60 Busby Island

Discovery Islands

\$99,000 Canadian



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ROYAL LEPAGE®
Advance Realty Ltd.

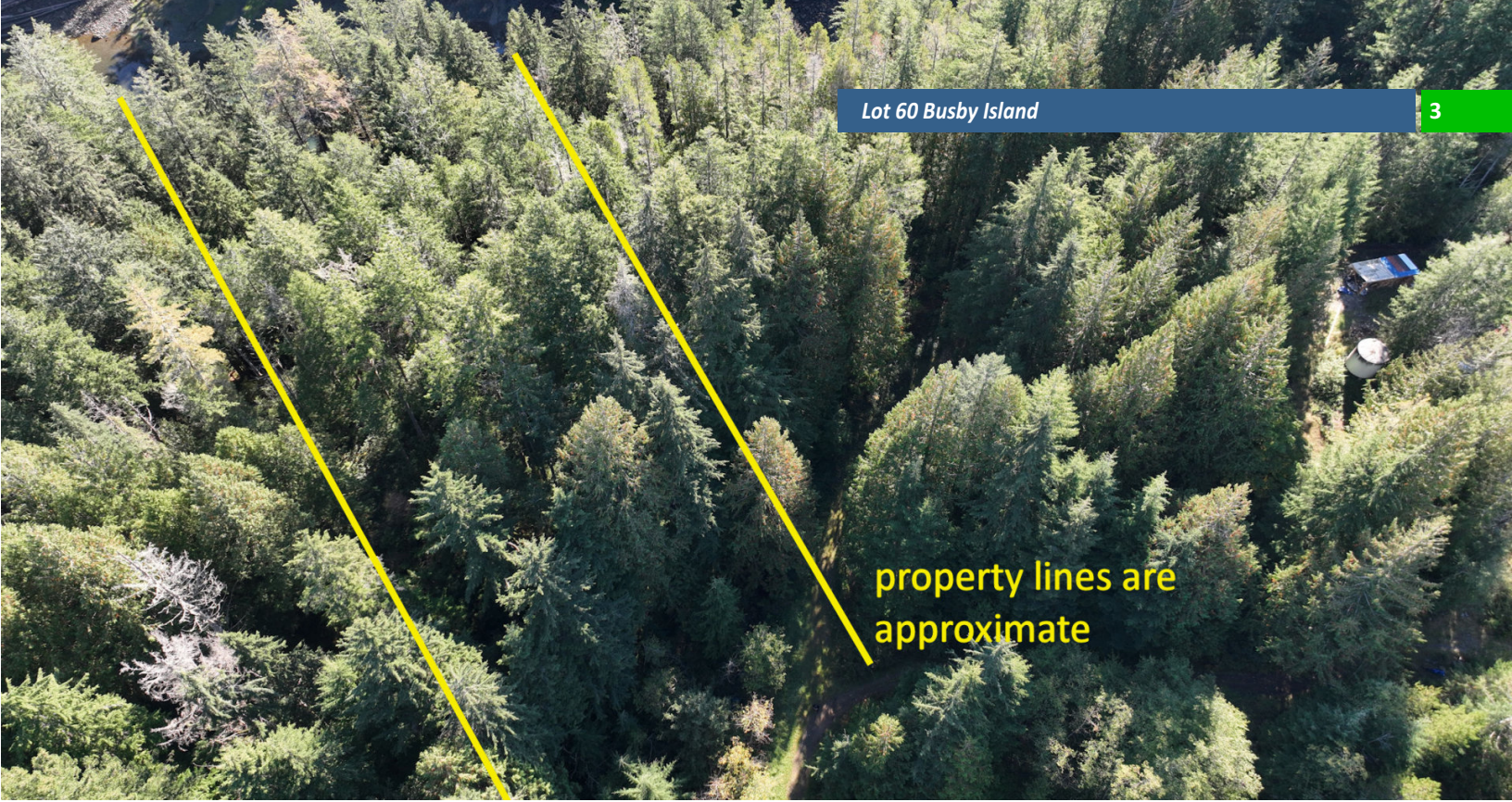
A peaceful and picturesque location for your off-grid retreat. Busby Island is located across from Quadra Island off the southwest tip of Sonora Island and is part of the popular Owen Bay area.

Conveniently located within the Discovery Islands region, this central location has great access to some of the best fishing and wildlife viewing this region has to offer. Owen Bay is a small coastal hamlet with a few full-time residents as well as being a popular vacation area for people looking to relax and enjoy this Discovery Islands region.

This 1.62 acre oceanfront property is situated on the protected eastern shore of Busby Island, directly across from Sonora Island. The property is accessed from the internal road on Busby Island. There is public beachfront access to this internal common road in four places, with one being an excellent barge loading facility for delivering machinery, supplies, etc..



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property lines are approximate

1.62 acres / approx. 219ft tidal oceanfront / boat access

The property is level at the internal road access, with easy access through the forest. It slopes up gradually to a bluff overlooking the oceanfront and the intriguing inside tidal waters of Busby. It then slopes moderately steep down to approx. 219ft of oceanfront, forested right to the ocean's edge. The waters on this side of the island can go almost dry at very low tides and it is possible to walk to and from the Owen Bay road on Sonora Island.

A rough trail on the northern property boundary leads down to the oceanfront. The protected waters there are good for swimming in the summer, warming up nicely in a rocky pool out front of the property and providing an idyllic spot to relax on a sunny day.

Zoning permits the building of a primary residence as well as a secondary cabin (up to 80 square metres), providing lots of options for building and using this property.

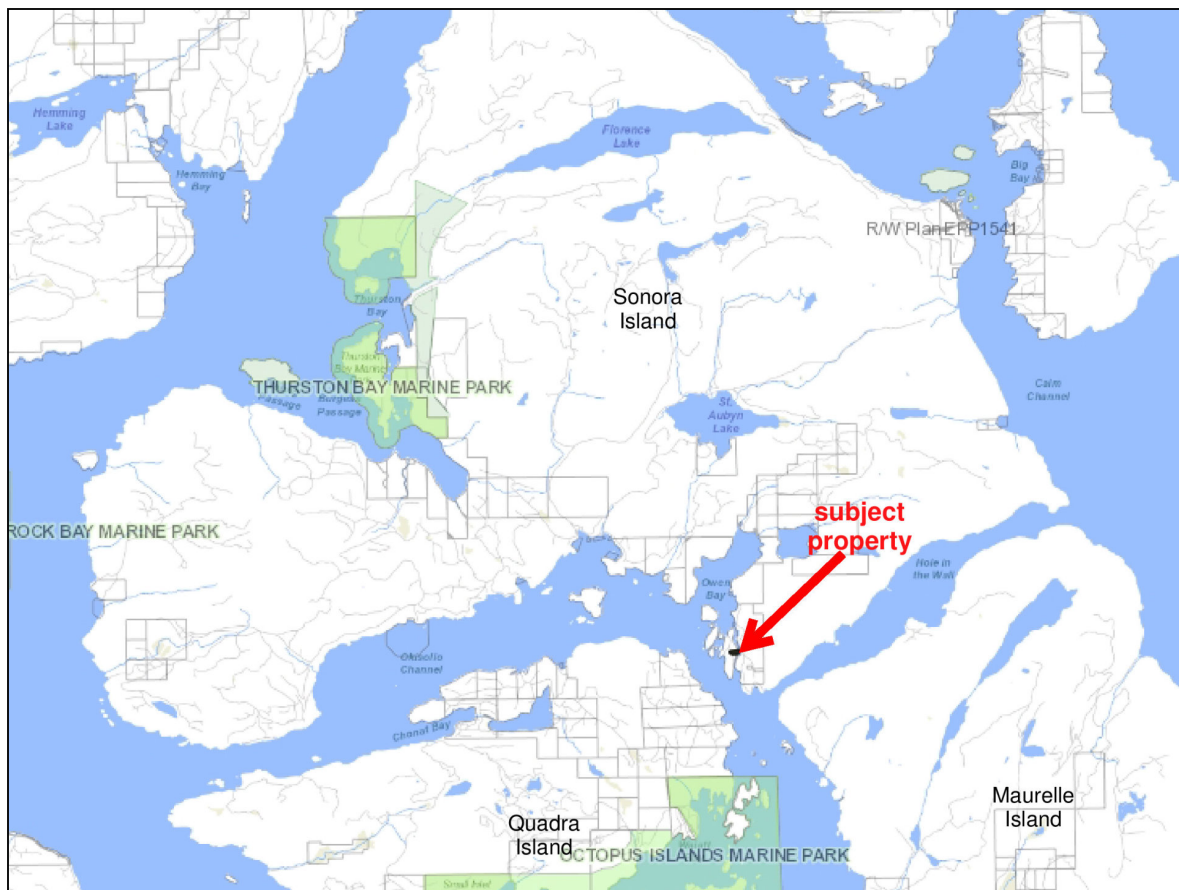




Campbell River is approximately 45 minutes away by boat and provides an excellent centre for supplies and services. During the summer months there is regularly scheduled water taxi service from Campbell River to Owen Bay and Busby Island. Other areas such as Browns Bay on Vancouver Island or Heriot Bay on Quadra Island provide even quicker access through primarily protected waters.

Busby Island is located across from Quadra Island off the southwest tip of Sonora Island. These islands are part of the Discovery Islands, a group of islands located between Vancouver Island and mainland British Columbia on the west coast of Canada, which offer an amazing variety of beautiful natural features and outdoor recreation and sport activities such as fishing, boating, diving, and wildlife viewing. Seafood such as crab, prawns, clams and oysters are all available within this region.







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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Lot 60 Busby Island Sonora Island BC VOP 1W0

MLS® No: **1016070** **\$99,000** **Active**


Busby Island is located across from Quadra Island off the southwest tip of Sonora Island and is part of the popular Owen Bay area. This oceanfront property is on the protected eastern shore of Busby Island, directly across from Sonora Island. The property is accessed from the internal road on Busby Island. There is public beachfront access to this internal common road in four places. The property is level at the internal road access, with easy access through the forest. It slopes up gradually to a bluff overlooking the oceanfront and the intriguing inside tidal waters of Busby. It then slopes moderately steep down to approx. 219ft of oceanfront, forested right to the ocean's edge. The waters on this side of the island can go almost dry at very low tides. A rough trail on the northern property boundary leads down to the oceanfront. Zoning permits the building of a primary residence as well as a secondary cabin (up to 80 square metres).

MLS® No: **1016070**

Status: **Active**

Area: **Islands**

DOM: **0**

Sub Type: **Land**

Pend Date:

List Price: **\$99,000**

Orig Price: **\$99,000**

Sub Area: **Isl Small Islands (Campbell River Area)**

Sold Price:

Title: **Freehold**

Interior

Beds: **0**
FinSqFt Total:
2pc Ensuites: **0**
Layout:
Heating:
Intr Ftrs:

Baths: **0**
UnFin SqFt:
3pc Ensuites: **0**

Kitchens: **0**
SqFt Total:
4+pc Ensuites: **0**
Appl Incl:
Cooling:

Fireplaces:
Basement: **No**
Beds or Dens: **0**

Storeys:
Addl Accom:
Laundry:

Exterior/Building

Built (Est):
Construction:
Lgl NC Use:
Exterior Ftrs:

Front Faces:
Access: **Marine**

Storeys:
Foundation:
Bldg Warranty:
Roof:
Bldg Style:

Lot

Lot SqFt: **70,567**
Park Type:
Carport Spcs: **0**
Sewer: **None**
Lot Ftrs: **Acreage, Private, Quiet Area, Recreation Nearby, Rural Setting**

Lot Acres: **1.62**
Park Spcs: **0**
Garage Spcs: **0**
Restrictions:

Dimensions:
View: **Ocean**
Services:

Shape:
Waterfront: **Ocean**

Water: **None**

Legal/Public Records

Assessed: **\$80,200**
PID: **000-352-608**
Plan Number: **26579**
Legal Description: **Lot 60, and an undivided 1/17 share in Lot 65, District Lot 1089, Sayward District, Plan 26579**

Assess Yr: **2025**
Roll No: **18628.105**
Lot: **60** Block:

Taxes: **\$267**
Zoning: **RU-1**
District Lot: **1089**

Tax Year: **2025**
Zone Desc: **Rural**
Land District:

The BC Oceanfront Real Estate Team



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Zoning: RU-1 (Rural One)
Strathcona Regional District

Taxes: \$267 (2025)

Longitude: 50°18'N Latitude: 125°13'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

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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.*



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