

# 5 Acre Oceanfront Property on Southern Quadra Island



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

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**250-203-0664**

**129 Joyce Rd, SL3**  
*Quadra Island, Discovery Islands*  
**\$795,000 Canadian**



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Welcome to Quadra Estates, on the southern shores of Quadra Island. The development is nestled into a quiet neighbourhood and located just minutes away from Quathiaski Cove, where you can find services and amenities, as well as the ferry to Vancouver Island.



As you drive down the private, forest-lined driveway, you'll feel like you've entered a whole new world. With a mix of substantial standing forest and beautiful pastoral land, this small community boasts a variety of natural features including a valley ravine path that leads to a secluded beach to the benefit of all the owners in Quadra Estates.

SL3 is a 4.97 acre high bank oceanfront lot that offers a private, peaceful island sanctuary away from the hustle and bustle of everyday life. The high bank frontage on the cliffs of south Quadra provides beautiful panoramic views over the waters of Georgia Strait, spanning 180 degrees from the BC mainland to the snow-capped mountains of Vancouver Island.



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**BARE LAND STRATA PLAN OF LOT 1,  
DISTRICT LOT 167, SAYWARD  
DISTRICT, PLAN VIP85479**

BCGS 92K.005

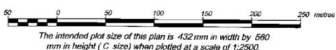
**BARE LAND STRATA PLAN V/S 6824**

Deposited in the Land Title Office at Victoria B.C.  
this 10<sup>th</sup> day of July, 2009.

A. Bragg

**129 Joyce Road, SL3, Quadra Island**

**3**



**LEGEND**

Bearings are NAD 83 (CSRS) grid bearings, derived from differential carrier phase GPS observations and are referred to the central meridian of Zone 10 (123° West). To obtain local astronomic bearings referred to the meridian through the northwest corner of District Lot 167, subtract 1°40'00".

- denotes standard capped post found
- denotes standard iron post found
- denotes standard iron post placed
- △ denotes traverse hub placed
- S.L. denotes strata lot
- L.C.P. denotes limited common property

The plan shows horizontal ground-level distances based on a mean ellipsoidal elevation of 66 metres. To compute grid distances, multiply ground-level distances by the mean combined factor of 0.99989290.

The UTM coordinates and estimated network horizontal accuracy are derived from GPS dual frequency static baseline ties to the Western Canadian Deformation Array control stations at Nanika, Nanossee and Beaver Cove.

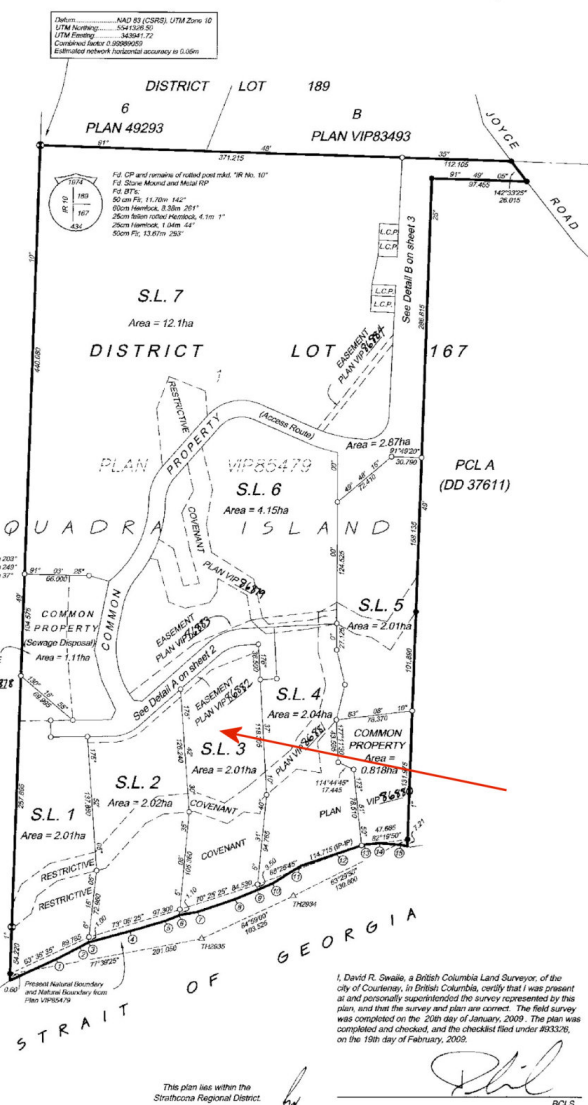
Bearings to BT's are magnetic - declination 19° E.

All distances are in metres and decimals thereof.

**CIVIC ADDRESS:**  
129 Joyce Rd.  
Quadra Island, B.C.



From	To	Bearing	Distance
TN 2603	1	261°42'	100.62
TN 2605	2	260°50'	126.17
TN 2609	3	257°50'	115.04
TN 2609	4	275°51'	73.85
TN 2605	5	256°40'	41.82
TN 2605	6	216°50'	33.23
TN 2605	7	351°45'	22.82
TN 2605	8	40°01'	50.83
TN 2604	9	278°34'	37.57
TN 2604	10	300°20'	25.03
TN 2603	11	12°11'	31.56
TN 2603	12	49°06'	61.06
TN 2604	13	12°56'	86.85
TN 2604	14	58°18'	103.57
TN 2604	15	84°27'	127.63



I, David R. Swale, a British Columbia Land Surveyor, of the City of Courtenay, in British Columbia, certify that I was present at and personally supervised the survey represented by this plan, and that the survey and plan are correct. The field survey was completed on the 20th day of January, 2009. The plan was completed and checked, and the checklist filed under #53326, on the 19th day of February, 2009.

This plan lies within the Strathcona Regional District.

ORIGINAL



**4.97 acres | Highbank oceanfront**

There are a number of reports and evaluations such as environmental, geotechnical, and detailed surveys, available to buyers. This work simplifies the process for development planning and eliminates the need for someone else to go to the effort and expense. In addition, the acreages have been evaluated and are suitable for the installation of septic systems, which will be the buyer's

responsibility for each strata lot. Services include BC Hydro electrical power, which comes in overhead along the driveway to SL 6 and then is underground throughout and to the individual lots. You'll also have access to landline telephone service, cell phone service, and options for internet.

This listing is a resale, therefore GST is not applicable to the purchase price.

Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility.



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Quadra Island is the largest (approximately 34 km long) and most populated (approximately 2,700 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. Quadra's residents enjoy a rural lifestyle surrounded by a clean unspoiled environment. The breathtaking wilderness scenery, mild temperate climate, and natural beauty make it a popular destination for visitors from around the world. There are complete services on the island as well as a wide variety of accommodation and dining from deluxe resorts to rustic campsites. Unlimited adventure recreation includes sport fishing, diving, hiking on over 200 km of hiking trails, sea kayaking, powerboat and sailing. There are many beaches, sheltered coves, protected channels and islets along the intricate shoreline and the rich waters fed by large tidal exchanges nourish abundant marine life. 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.

### *Drilled wells* |

*Hydro-electric power throughout property*



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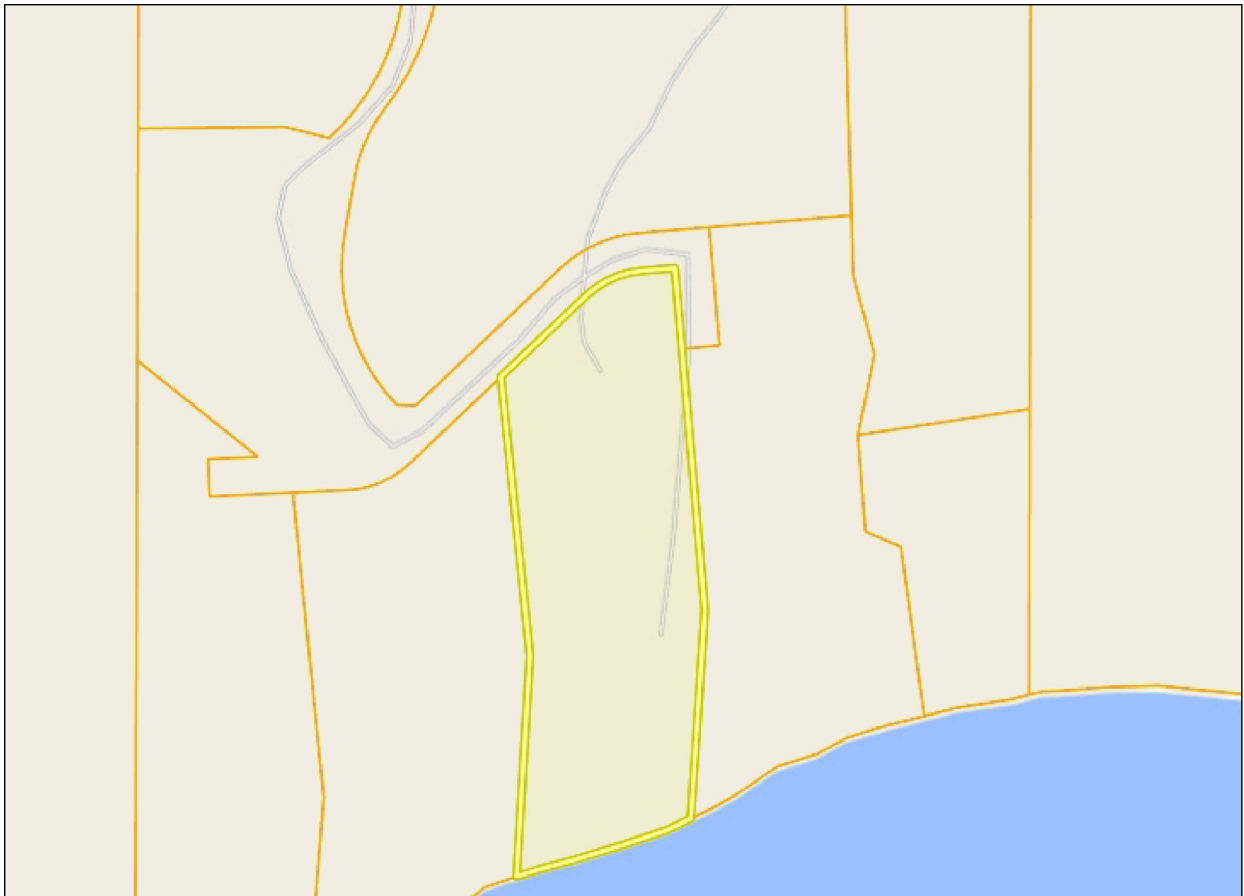
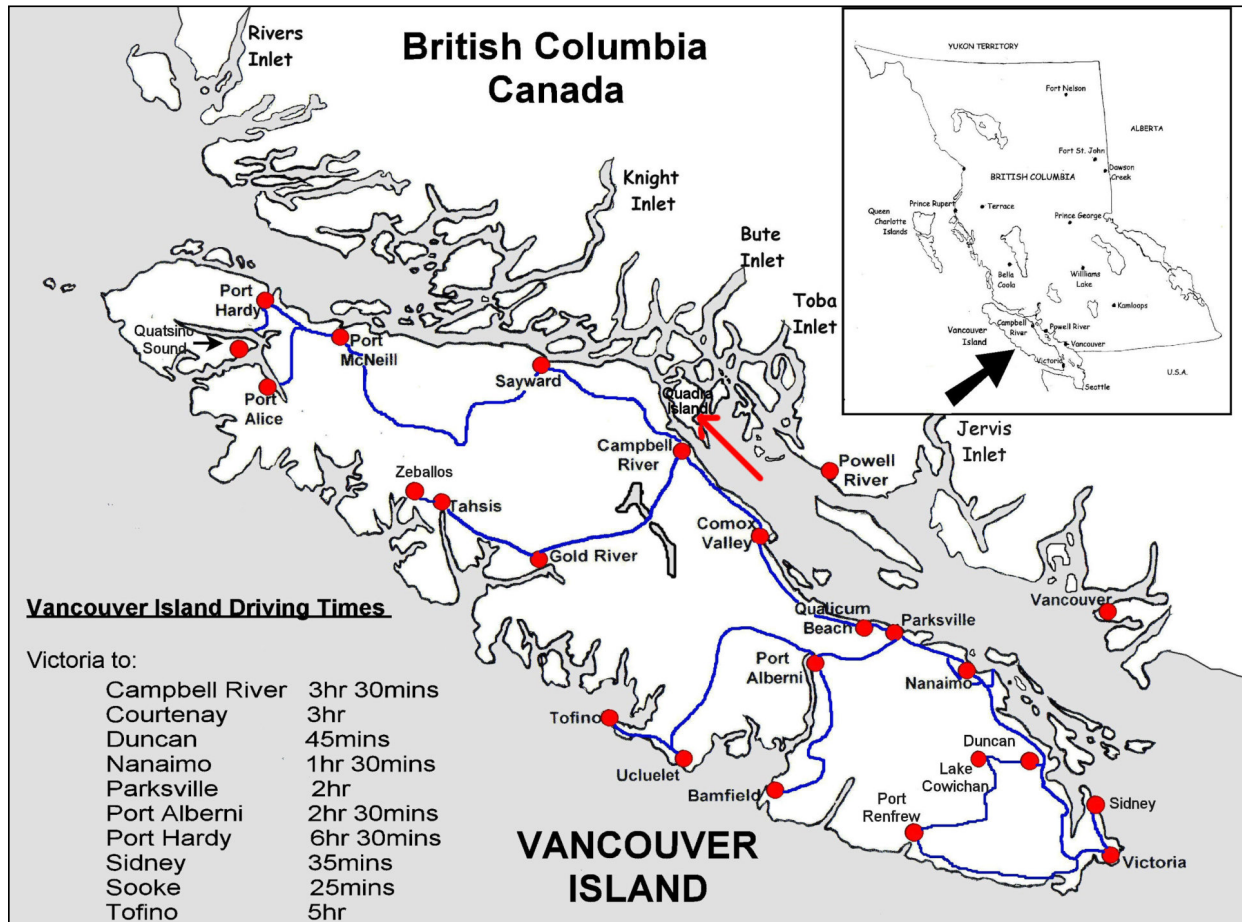




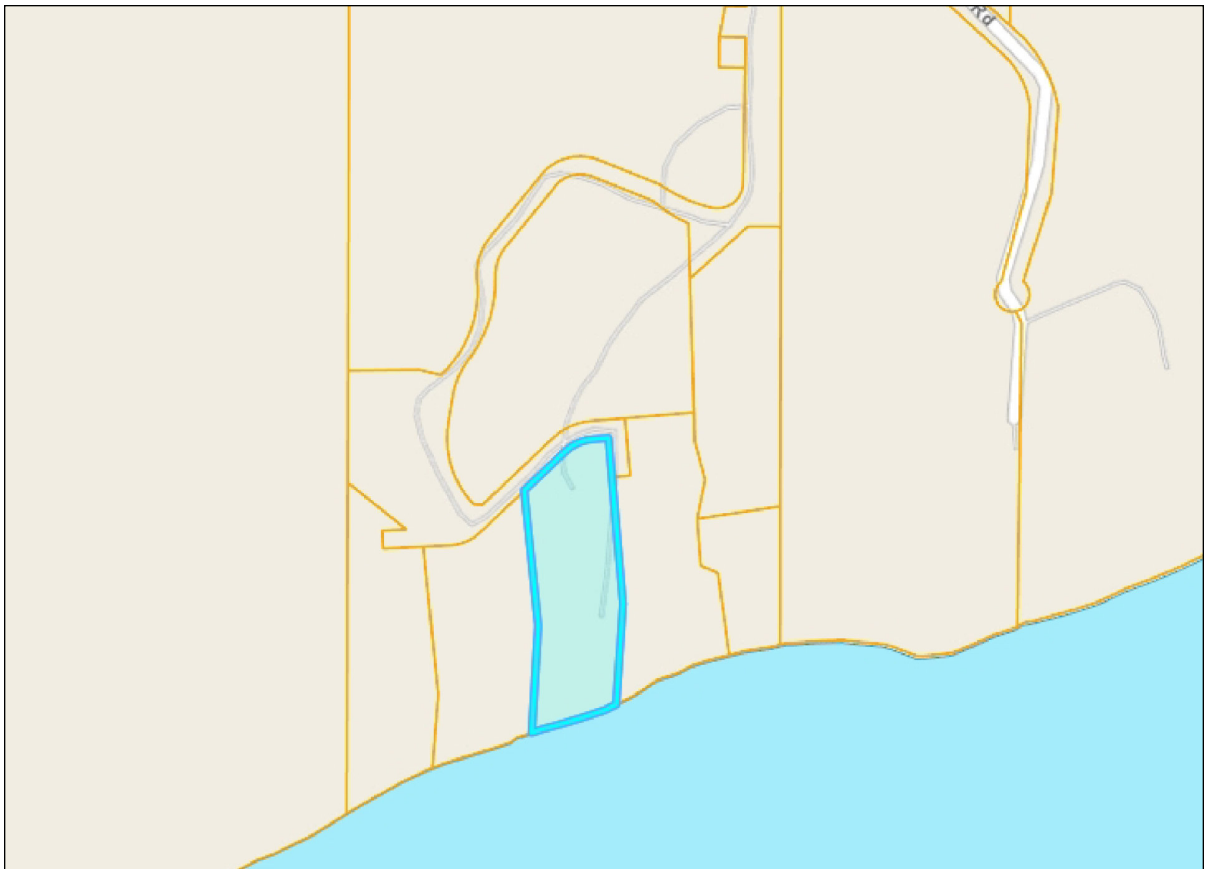
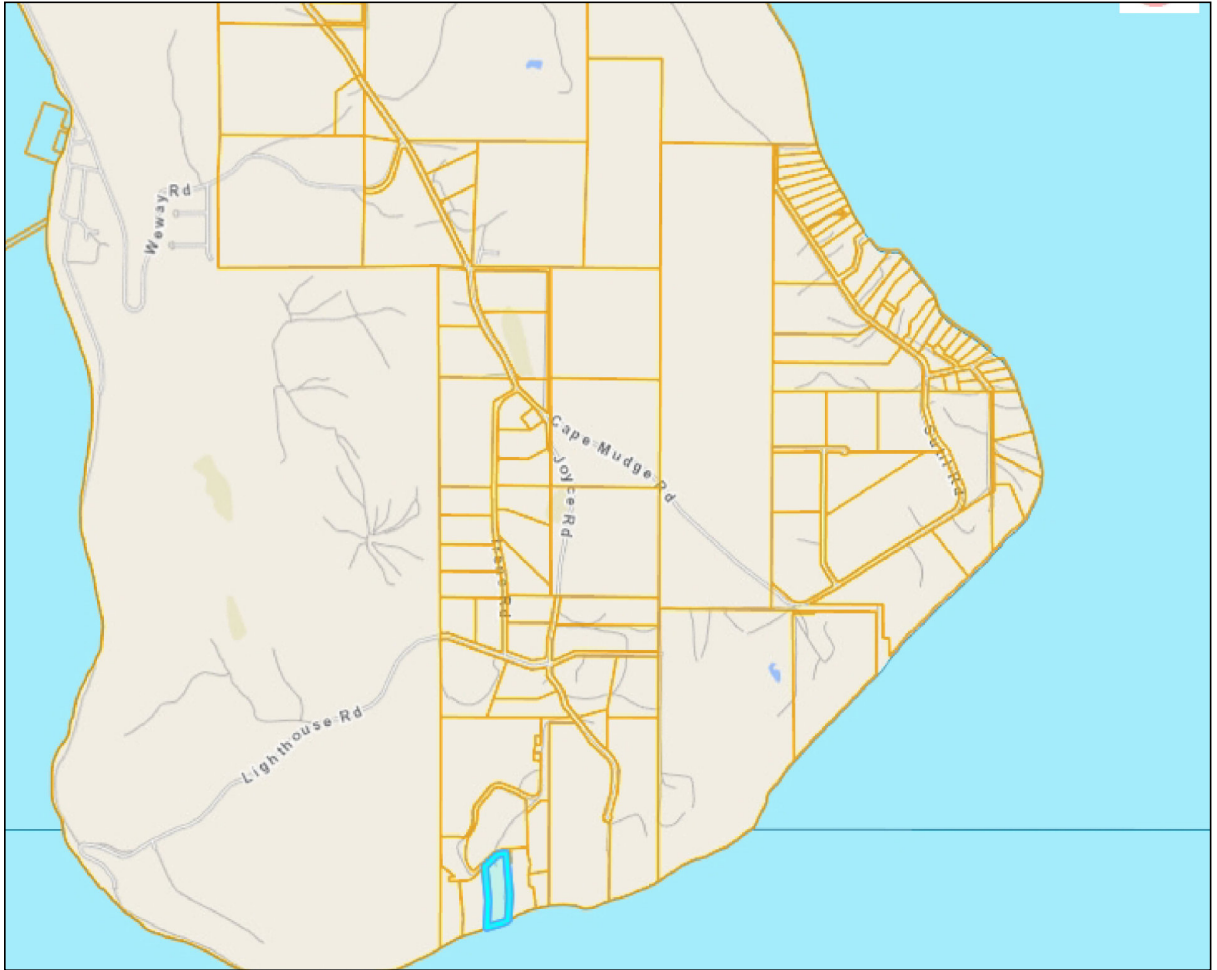


























## BARE LAND STRATA PLAN VIS 6824


This plan need not comply with Section 81(a)(i) of the  
Bare Land Strata Regulations, BC Reg. 75/78  
Dated MAY 12, 2009.

  
for Minister of Transportation and Infrastructure

Deposited in the Land Title Office at Victoria B.C.  
this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Registrar

Approved as a bare land strata plan under  
Section 243 of the Strata Property Act.

 May 12, 2009  
Provincial Approving Officer for the Minister  
of Transportation and Infrastructure.

(2 DOCUMENTS)  
The registered owners designated hereon declare that they  
have entered into covenants in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Ministry of Environment under section  
219 of the Land Title Act.

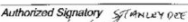
The registered owners designated hereon declare that they  
have entered into covenants in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Vancouver Island Health Authority  
under section 219 of the Land Title Act.

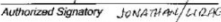
The registered owners designated hereon declare that they  
have entered into a covenant in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Strathcona Regional District under  
section 219 of the Land Title Act.


(2 DOCUMENTS)  
The registered owners designated hereon declare that they  
have entered into covenants in favour of Her Majesty the  
Queen in right of the Province of British Columbia as  
represented by the Ministry of Transportation and  
Infrastructure under section 219 of the Land Title Act.

Registered Owner:

QUADRA ESTATES LTD.  
(Inc. No. 0754118)

Authorized Signatory  STANLEY ODE

Authorized Signatory  JONATHAN LAIDLAW

Witness as to both signatures  JONATHAN LAIDLAW


Signature

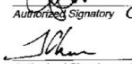
Occupation

201-388 W. 8<sup>th</sup> AVENUE, VAN. BC.  
Address

Mortgage and Assignment of Rents:

HSBC Bank Canada

Authorized Signatory  Chris Sheppard

Authorized Signatory  JODY CHAN

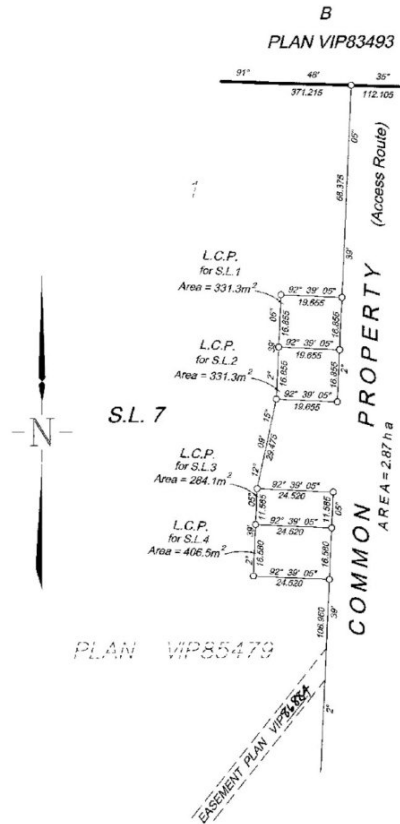
Witness as to both signatures  Brendon Hastings

Commercial Financial Officer  
Occupation

HSBC Bank Canada

Address  
115 West Georgia Street  
Vancouver, B.C. V6C 3G2

PLAN VIP83493




DETAIL B

20 0 20 40 60 80 100 metres

The intended plot size of this plan is 430 mm in width by 560 mm  
in height (C size) when plotted at a scale of 1:1000.

This plan lies within the  
Strathcona Regional District.

20th day of FEBRUARY 2009.

  
BCLS



**11.2****RURAL ONE (RU-1)****11.2.1 PERMITTED USES**SRD  
#555

- a) *Agricultural use*;
- b) Nurseries and commercial greenhouses;
- c) Residential Use;
- d) Accessory *buildings* and *structures*;
- e) Silviculture.

**11.2.2 CONDITIONS OF USE**SRD  
#555

- 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) Residential use is limited to: one (1) single *family dwelling* and one (1) *secondary suite* per *lot*; or
- c) One (1) single *family dwelling* and one (1) *secondary suite*; and one (1) *accessory dwelling unit* where the *lot* has a minimum area of 4000 sq. m (0.99 acres); or
- d) Two (2) single *family dwellings* and one (1) *secondary suite* per single *family dwelling* are permitted where the lot has a minimum area of 4 hectares (9.88 acres) with one (1) additional single *family dwelling* and one (1) additional *secondary suite* for each additional 4 hectares (9.88 acres) to a maximum of five (5) single *family dwellings*.

**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*.



BYLAW No. 1213 • "QUADRA ISLAND ZONING BYLAW, 1990"

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11.2.5

**LOT COVERAGE**

The maximum *coverage* of all *buildings* and *structures* on a *lot* shall be 15%.

*End - RU-1*

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PART 11 - ZONES






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Shelley McKay Personal Real Estate Corporation 250-830-4435  
Aren Knudsen 250-203-0664

[theteam@bcoceanfront.com](mailto:theteam@bcoceanfront.com)


888-286-1932  
250-201-2226

### SL3 - 129 Joyce Rd Quadra Island BC VOP 1N0

MLS® No: **1023402** **\$795,000** **Active**



Welcome to Quadra Estates, on the southern shores of Quadra Island! SL3 is a 4.97 acre oceanfront lot with high bank frontage providing panoramic views over the waters of Georgia Strait, spanning 180 degrees from the BC mainland to the snow-capped mountains of Vancouver Island. Services include BC Hydro electrical power. There are a number of reports and evaluations, such as geotechnical, available, simplifying the process for development planning. In addition, the acreages have been evaluated and are suitable for the installation of septic systems, which will be the buyer's responsibility for each strata lot. This listing is a resale, therefore GST is not applicable to the purchase price. Quadra Estates offers a unique blend of natural beauty, convenience, and tranquility with a variety of natural features including a valley ravine path that leads to a secluded beach to the benefit of all the owners in Quadra Estates.

MLS® No: **1023402**  
Status: **Active**  
Area: **Islands**

List Price: **\$795,000**  
Orig Price: **\$795,000**  
Sub Area: **Isl Quadra Island**  
Sold Price:

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

Title: **Freehold/Strata**

#### 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 Ensuities: <b>0</b>	3pc Ensuities: <b>0</b>	4+pc Ensuities: <b>0</b>	Beds or Dens: <b>0</b>	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

#### Exterior/Building

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

#### Lot

Lot SqFt: <b>213,444</b>	Lot Acres: <b>4.90</b>	Dimensions:	Shape:	Water: <b>To Lot, Well: Drilled</b>
Park Type:	Park Spcs: <b>0</b>	View: <b>Mountain(s), Ocean</b>	Waterfront: <b>Ocean</b>	
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>			
Sewer: <b>Septic Needed, None</b>	Restrictions:	Services: <b>Electricity Available, Phone Available, Underground Utilities</b>		
Lot Ftrs: <b>Acreage, Southern Exposure</b>				

#### Legal/Public Records

Assessed: <b>\$670,000</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$2,856</b>	Tax Year: <b>2025</b>
PID: <b>027-966-526</b>	Roll No: <b>18144030</b>	Zoning: <b>RU1</b>	Zone Desc: <b>Rural Residential</b>
Plan Number:	Lot: Block:	District Lot: <b>167</b>	Land District:

Legal Description: **SL3 DL167 Sayward District Strata Plan V156824 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form V.**

#### Strata

Strata/Pad Fee: <b>\$75</b>	Strata/Pad Fee Year: <b>0</b>	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: <b>7</b>	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: <b>No</b>	Plan Type: <b>Bare Land</b>	Lvl's in Unit:	Unit's Level:
Rent Allwd?: <b>Some Rentals</b>	<b>* Rental Notes</b>		
Yngst Age: <b>0</b>	<b>See Developer's Disclosure Statement</b>		
Pets Allwd:	<b>See Developer's Disclosure Statement</b>		
BBQs Allwd: <b>Yes</b>	<b>See Developer's Disclosure Statement</b>		
Smoking Byl: <b>Unknown</b>			
Unit Incl:			
Assmt Incl: <b>Caretaker</b>			
Shrd Am:			



## The BC Oceanfront Real Estate Team



**Shelley McKay**

Personal Real Estate Corporation  
250-830-4435



**Aren Knudsen**

**REALTOR®**  
250-203-0664




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Zoning: RU-1  
Strathona Regional District

Taxes (2025): \$2,856

Longitude: 49°59'N Latitude: 125°10'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  
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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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