

Oceanfront Development Opportunity



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5435 Deep Bay Drive
Bowser, Vancouver Island
\$859,000 Canadian



bcoceanfront.com



Wide open ocean and mountain views both to the east and west welcome you at this appealing, walk-on oceanfront lot on Vancouver Island's east coast.

Nestled in a community of oceanfront homes, this lot offers good privacy with just two visible neighbours and no buildings across the street on the marina side.

The property is only a short drive from the larger service centres of Courtenay and Qualicum Beach-Parksville which provide an array of convenient and essential services. The community of Bowser is on the east coast of Vancouver Island, approximately 41 miles north of Nanaimo. It is in a region



known as Lighthouse Country, which extends from Qualicum Beach to Fanny Bay, with the Deep Bay marina and boat launch across the street.

With a beautiful, sandy walk-on beach out front of the property and miles of beach to explore at low tide, this property offers amazing recreational opportunities. The views encompass the start of Baynes Sound, Denman Island, Chrome Island and the Strait of Georgia with the





Walk-on oceanfront lot | good privacy

mainland mountains beyond. To the west of the property and across the road from the driveway is more beachfront which faces the small lagoon where the Deep Bay Marina sits. This opens up to views of the central Vancouver Island mountains. There is a stunning vista from every angle. Marine traffic and wildlife are common out front of the property, from eagles and herons to seabirds, whales and other ocean marine mammals.

The grassy lot is fully fenced, with privacy fencing at the road and chain link around the perimeter. There is a vehicle gate at the road as well as a walk-in gate, and also a gate at the beachfront.

There is already BC Hydro power, water and a septic system (unpermitted) in place as the lot has been previously used as an RV site (not permitted with the current zoning). Two sheds with power are on the property at the road, these can stay or be removed.

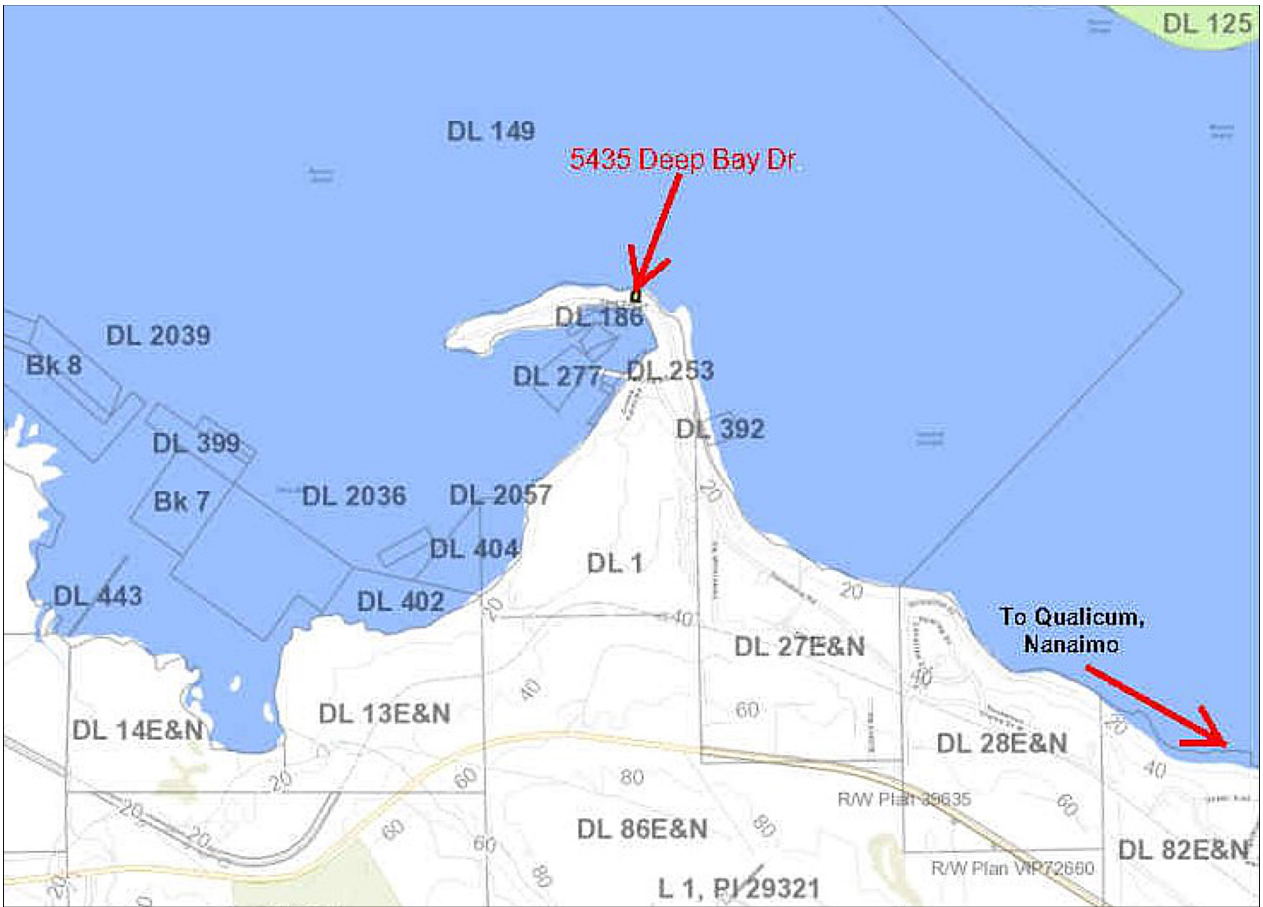




The community of Parksville, which provides all the services of a major town, is approximately 30 minutes away while Courtenay/Comox is approximately 40 minutes and provides all amenities and services as well as a major island airport and a hospital constructed in 2017.

Closer to home, Deep Bay offers marina and boat launch facilities. Golfing, skiing, kayaking, boating, hiking and camping are all within easy distance. The region is also known for its amazing gardens and outdoor living.







5.4 Rural Residential

INTRODUCTION

The Rural Residential designation recognizes the existing pattern of smaller lots primarily along the coastal areas near Highway No. 19A. All lots in the Rural Residential designation are served by one of the three improvement districts: Deep Bay Improvement District, Bowser Waterworks District, and Qualicum Bay Horne Lake Waterworks District.

Most lots in this designation are subdivided to their full potential with some infill subdivision potential remaining. However, the potential of some of the larger parcels may be constrained due to ground and soil conditions. It is essential that further infilling be provided in compliance with Ministry of Health regulations.

RURAL RESIDENTIAL POLICIES

1. The Rural Residential designation maintains the existing single and duplex residential and neighbourhood characteristics of the area.
2. Lands in the Rural Residential designation shall have a minimum permitted parcel size of 2000 m².
3. Residential development on Rural Residential designated lands shall be permitted at a maximum density of 1 dwelling unit per 2000 m² (5 units per hectare) with community water service to a maximum of two dwelling units per lot.
4. Secondary suites are supported in the Rural Residential designation and regulated by the zoning bylaw. Secondary suites are not included in the count of dwellings for the purpose of determining permitted dwelling density in this Plan.
5. Existing small scale commercial uses in Rural Residential areas shall be recognized for their benefits including accessibility and social contribution to the character of their neighbourhoods.

OBJECTIVES

1. *Protect and enhance* the characteristics of the Rural Residential neighbourhoods.
2. *Ensure* that the rural residential areas with natural hazards along the coastal shore of the Plan Area are identified and that development is protected from hazardous conditions.
3. *Ensure* that environmentally sensitive areas along marine and riparian coastlines within rural residential areas are protected from impacts associated with development.
4. *Encourage* alternative subdivision design to help limit sprawl, reduce fragmentation of ecological systems, and create more sustainable land use patterns.



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5435 Deep Bay Dr Bowser BC V0R 1G0

MLS® No: **962140** **\$859,000** **Active**



Ocean and mountain views welcome you at this appealing, walk-on oceanfront lot. The views encompass the start of Baynes Sound, Denman Island, Chrome Island and the Strait of Georgia with the mainland mountains beyond. To the west of the property across the road is more beachfront which faces the lagoon where Deep Bay Marina sits. With a beautiful, sandy walk-on beach out front of the property and miles of beach to explore at low tide, this property offers amazing recreational opportunities. Marine traffic and wildlife are common out front. The grassed lot is fully fenced, with gate access at the beach and road. There is already BC Hydro power, water and a septic system (unpermitted) in place. Two sheds with power are on the property at the road, these can stay or be removed. The property is only a short drive from the larger service centres of Courtenay and Qualicum Beach-Parkville which provide an array of convenient and essential services.

MLS® No: **962140** List Price: **\$859,000**
 Status: **Active** Orig Price: **\$859,000**
 Area: **Parkville/Qualicum** Sub Area: **PQ**

Bowser/Deep Bay
 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	Add 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:	Access: Road: Paved	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 11,761	Lot Acres: 0.27	Dimensions:	Shape:	
Park Type: Open	Park Spcs: 4	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Municipal
Carpport Spcs: 0	Garage Spcs: 0	Restrictions:		
Sewer: Septic System	Restrictions:	Services:		
Lot Ftrs: Marina Nearby, Recreation Nearby, Walk on Waterfront				

Legal/Public Records

Assessed: \$831,900	Assess Yr: 2023	Taxes: \$2,576	Tax Year: 2023
PID: 003-562-808	Roll No: 13126.000	Zoning: RS2	Zone Desc: Residential
Plan Number: VIP20442	Lot: 26 Block:	District Lot: 1	Land District:
Legal Description: Lot 26, District Lot 1, Newcastle District, Plan VIP20442			



Zoning: Rural Residential
Nanaimo Regional District

Taxes: \$2,576 (2023)

Longitude: 49°28'N Latitude: 124°43'W

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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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