

# Island Oceanfront Acreage



**SHELLEY McKAY**

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

and

**ED HANDJA**

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

**Lot 10 Reid Island**  
*Southern Gulf Islands, BC*  
**\$375,000** Canadian



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Helping you is what we do.™



Watch the ever-changing marine environment from this oceanfront acreage in the southern Gulf Islands, where boats and all sorts of ocean wildlife pass by regularly.

Nestled in the trees along the low rock bluff shoreline of Reid Island, this property offers an opportunity to build an idyllic oceanside retreat.

Reid Island is situated in Trincomali Channel, between Thetis Island and Valdes Island. The island is entirely divided into a beautiful array of privately owned acreages. This 3.57 acre property is on the north-eastern shoreline, taking in views to the north across Valdes Island and to the east through Porlier Pass which divides Valdes Island from Galiano Island. The mainland mountains provide a distant backdrop.



Nicely treed with mostly conifers, this property is wedge-shaped, with approx. 487ft of ocean frontage. The current structure sits in a small clearing on a grassy rock bluff just up from the shoreline. This is an off-grid property, and there are no services on Reid Island, however there is good cell reception onsite. A moorage buoy would be possible out front of the property. Access to and from the oceanfront is reasonably easy. This is a beautiful, natural setting.







### 3.57 acre | Approx. 487ft of ocean frontage

The current owners started a cabin several years ago that never progressed past the shell stage. What currently exists are the beginnings of an appealing structure on a solid foundation. There is a metal roof and large openings for expansive windows. There are attractive timber frame features and the vaulted ceiling is finished with clear cedar. There is an expansive deck across the front of the home and down the western side. What is in place is substantially constructed.

The property is zoned through the Islands Trust, which governs most of the Gulf Islands. The residential (R2) zoning permits one dwelling per lot, plus additional outbuildings or accessory buildings.

There is a building permit process requirement with the Cowichan Valley Regional District. There were no permits issued for the current building shell, as well as no registration with BC Housing's warranty program. Both agencies have been contacted and buyers need to be aware that BC Housing will require registration by the new owner with the BC Housing warranty program. A Letter of

Acknowledgement from BC Housing will be provided to interested parties.

The current owners have gone to significant expense to get much of the work done to situate a home on the property. Given the current status, this presents a unique opportunity for someone who wishes to follow through on the completion of this project.







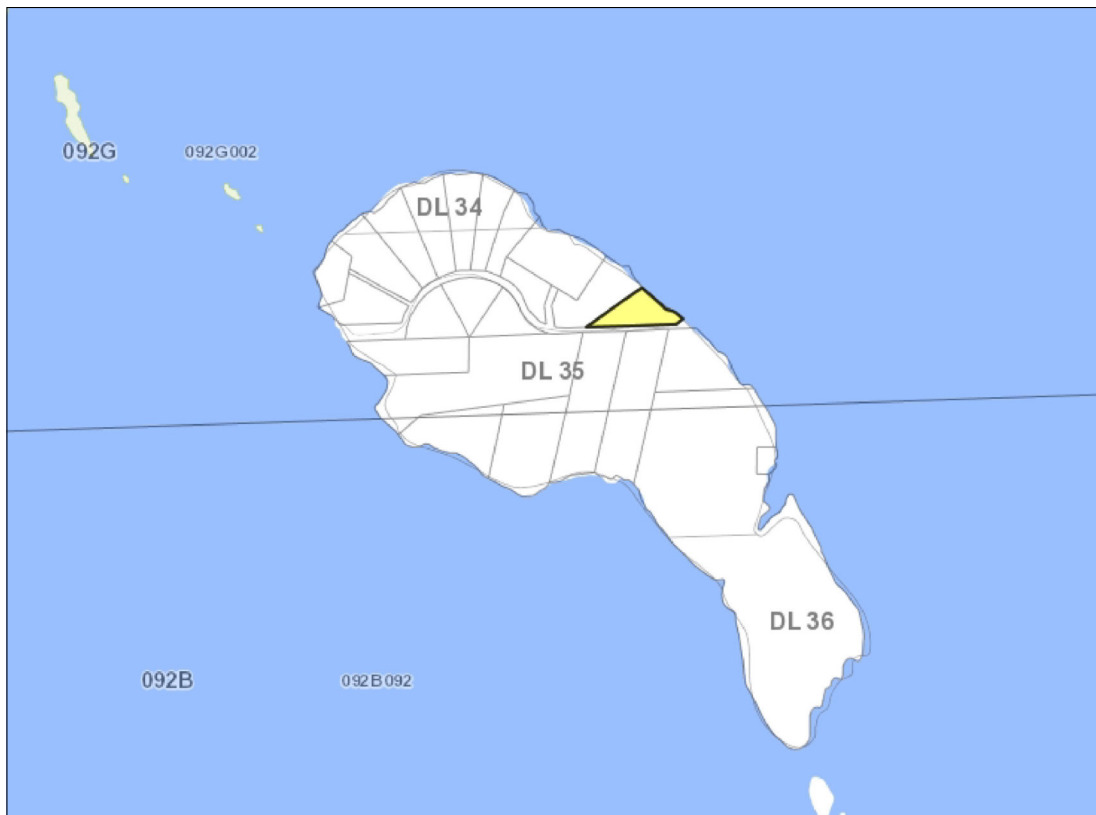
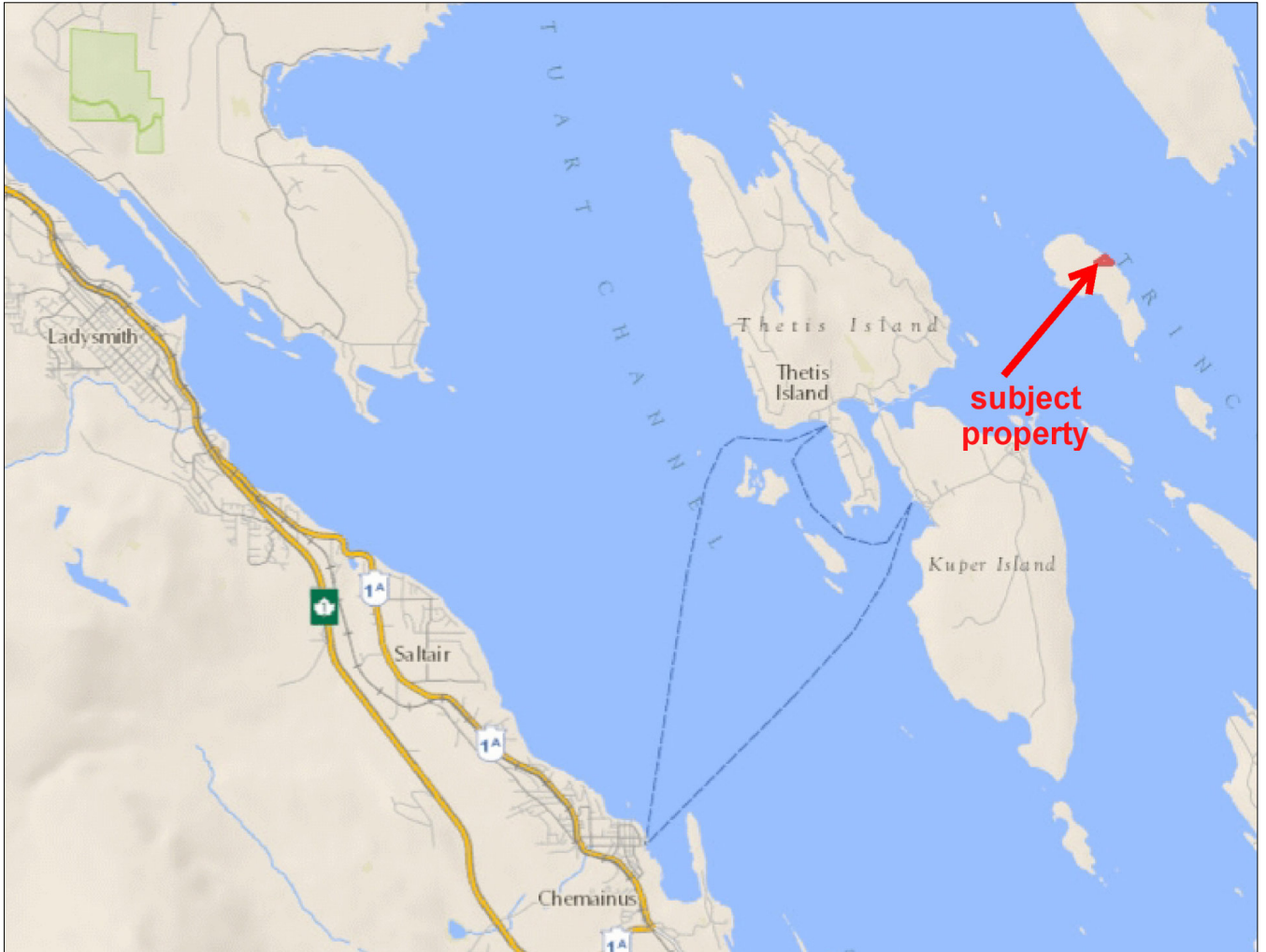
### *Nicely treed property*

The two main access points are Chemainus or Crofton, both of which offer boat launch facilities. Ladysmith, which also offers an excellent boat launch, is the nearest larger service centre on Vancouver Island, with Nanaimo just further north of that. There is no public access on Reid Island, but there is a dedicated roadway access across the northern third of the island, which runs along the southern border of this property. There is also water taxi service from Thetis Island, which itself is serviced by a walk-on ferry from Chemainus.

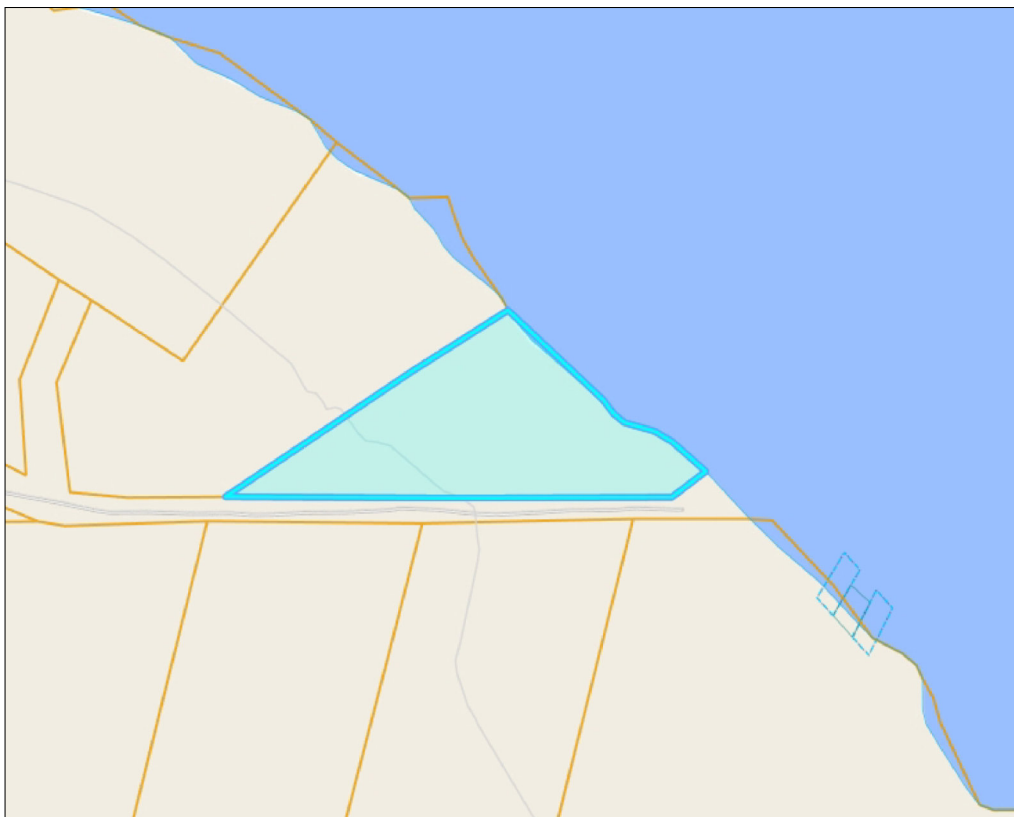
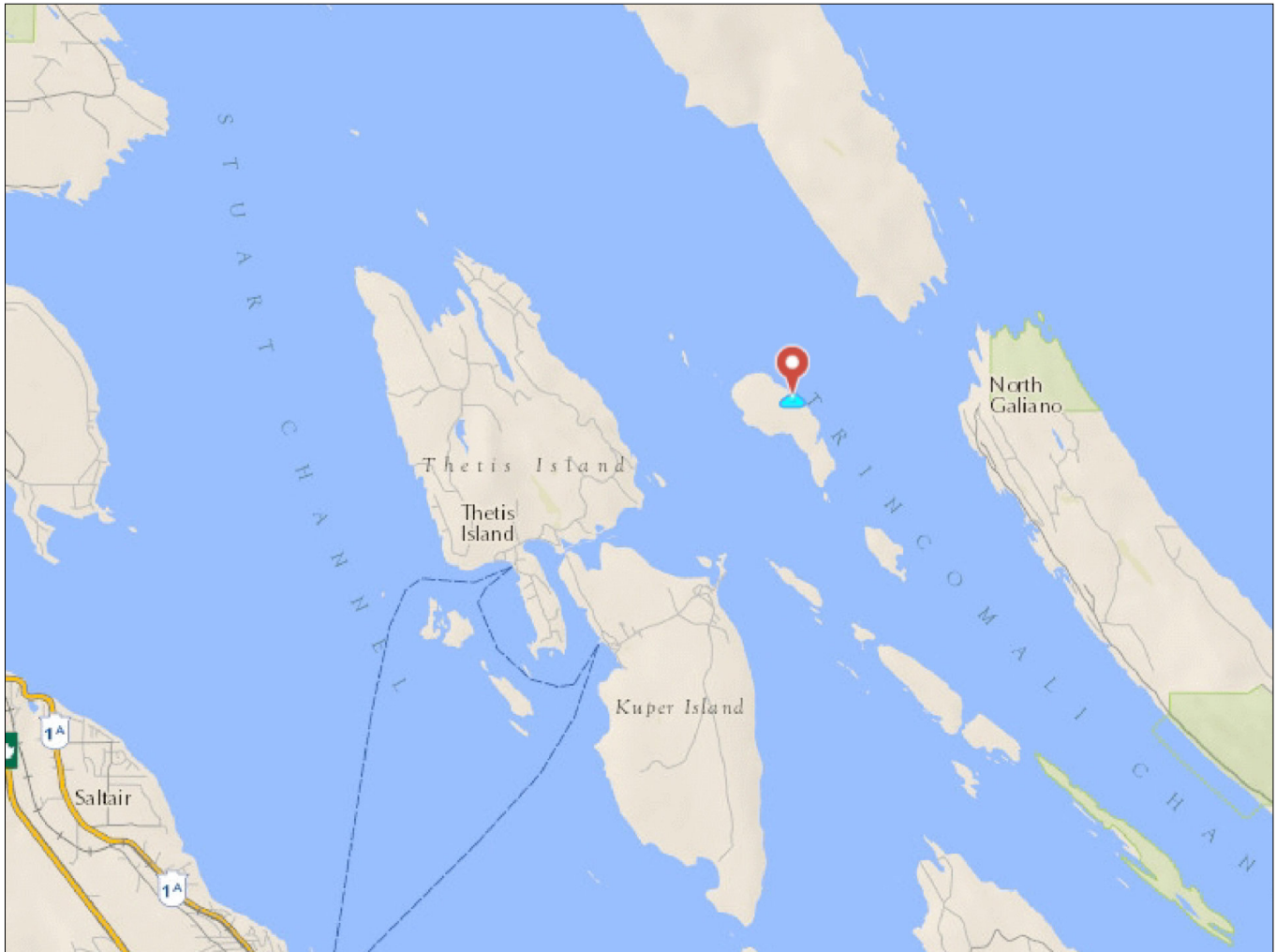
The Southern Gulf Islands stretch for 100km between southern Vancouver Island and the mainland of BC's western coast. There are a dozen large islands interspersed with a multitude of islets. They receive less rain than the rest of coastal BC and are surrounded by sheltered waters. The region is popular for recreation, boating, tourism and coastal island living and is within boating distance of Vancouver.









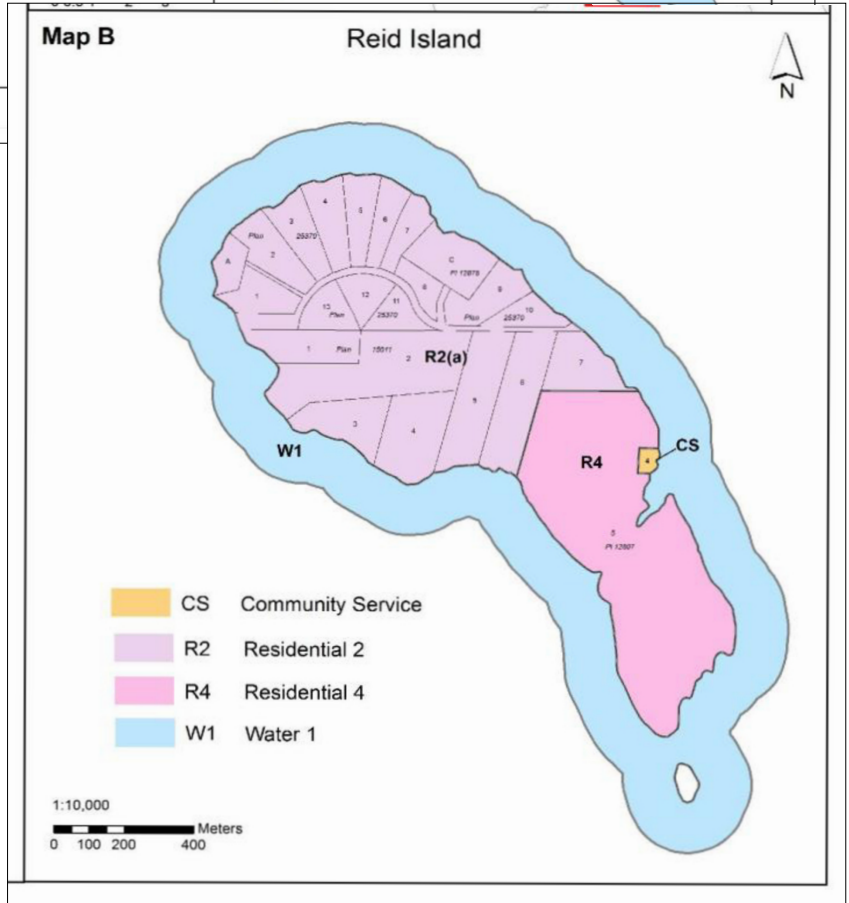
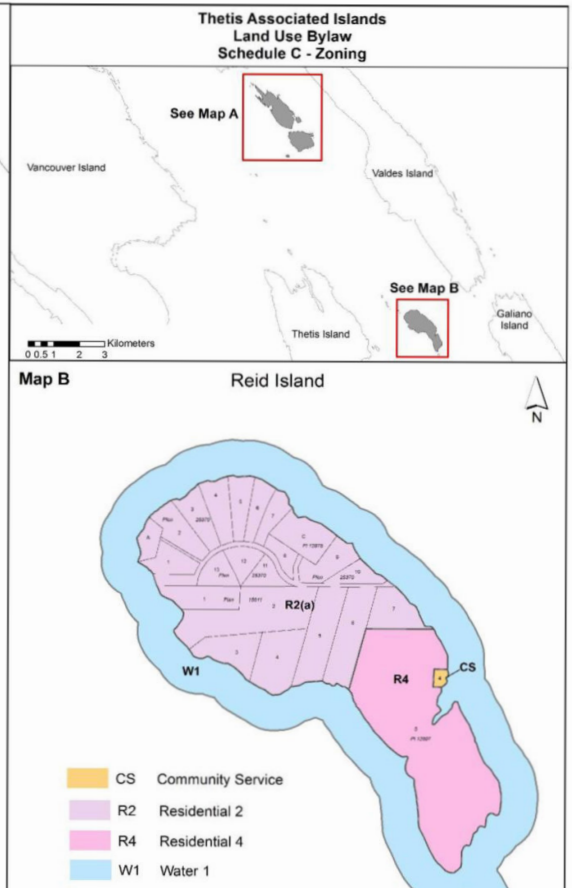
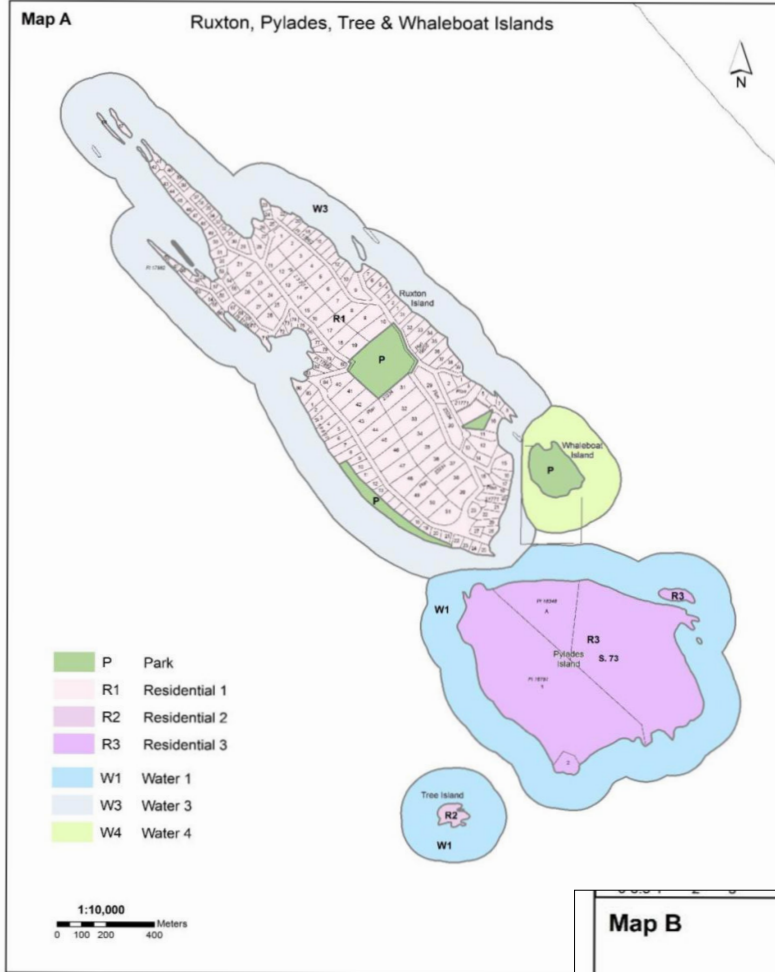








SCHEDULE C – ZONING MAPS A & B





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## 5.2 Residential Two – (R2)

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*Information Note: The purpose of the Residential Two Zone is to provide for the regulation of the development of residential areas on **Scott, Reid, and Tree Islands**.*

### Permitted Uses

- (1) The following uses are permitted in the R2 zone, subject to the regulations set out in this Section and the general regulations, and all other uses are prohibited:
  - (a) Residential;
  - (b) Accessory uses, buildings and structures, including home occupations.

### Density

- (2) The maximum density in the R2 zone is 1 dwelling per lot.
- (3) The maximum lot coverage in the R2 zone is 15 percent.

### Siting and Size

- (4) The minimum setback for any building or structure in the R2 zone is 5 metres from any lot line.
- (5) The maximum height for any dwelling in the R2 zone is 9 metres.
- (6) The maximum height for any accessory building or structure in the R2 zone is 6 metres.

### Subdivision

- (7) The minimum average lot area for any subdivision in the R2 zone is 4 hectares.
- (8) The minimum lot area in the R2 zone is 1 hectare.



### Site Specific Regulations

Table 5.2		
Site-Specific Zone	Location Description	Site Specific Regulations
R2(a)	Plan 25370, Plan 15011, Plan 12878 on DISTRICT LOTS 34 AND 35, Thetis Island (known as Reid Island), Cowichan District	<ol style="list-style-type: none"> <li>1. Despite Subsection 5.2 (2), a maximum of one primary dwelling with a maximum floor area of 250 square metres, and two cottages with a maximum of 84 square metres, are permitted.</li> <li>2. Despite Subsection 5.2 (3), the maximum lot coverage is 12%.</li> <li>3. In addition to Subsection 3.3 (3), the maximum number of dwelling units permitted within 30 metres from the setback from the sea is two.</li> </ol>





[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 10 Reid Island Gulf Islands BC V0R 2Y0**  
 MLS® No: **954530** **\$375,000** **Active**



Appealing oceanfront acreage in the southern Gulf Islands. Reid Island is in Trincomali Channel, between Thetis and Valdes Islands. Nicely treed property, with views to the north across Valdes Island and to the east through Porlier Pass, with approx. 487ft ocean frontage. Off-grid property with no services, however there is good cell reception. Reasonably easy access oceanfront. The current owners started a cabin several years ago that never progressed past the shell stage. What currently exists are the beginnings of an appealing structure on a solid foundation. Zoning permits one dwelling per lot, plus additional outbuildings or accessory buildings. There were no permits issued for the current building shell, as well as no registration with BC Housing's warranty program. To continue with the current building, BC Housing will require registration by the new owner with the BC Housing warranty program. A Letter of Acknowledgement from BC Housing will be provided to interested parties.

MLS® No: **954530**  
 Status: **Active**  
 Area: **Gulf Islands**

List Price: **\$375,000**  
 Orig Price: **\$375,000**  
 Sub Area: **GI Gulf Isl**  
**Other**  
 Sold Price:

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

Title: **Freehold**

**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:		
Intr Ftrs:				

**Exterior/Building**

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

**Lot**

Lot SqFt: <b>155,509</b>	Lot Acres: <b>3.57</b>	Dimensions:	Shape:	
Park Type: <b>None</b>	Park Spcs: <b>0</b>	View: <b>Ocean</b>	Waterfront: <b>Ocean</b>	Water: <b>None</b>
Carpport Spcs: <b>0</b>	Garage Spcs: <b>0</b>	Services:		
Sewer: <b>None</b>	Restrictions:			
Lot Ftrs: <b>Acreage, Quiet Area, Rural Setting</b>				

**Legal/Public Records**

Assessed: <b>\$414,000</b>	Assess Yr: <b>2024</b>	Taxes: <b>\$901</b>	Tax Year: <b>2023</b>
PID: <b>002-911-213</b>	Roll No: <b>08910.00</b>	Zoning: <b>R-2</b>	Zone Desc: <b>Rural</b>
Plan Number: <b>VIP25370</b>	Lot: Block:	District Lot: <b>35</b>	Land District:
Legal Description: <b>Lot 10, District Lot 35, Reid Island, Cowichan District, Plan VIP25370.</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: R2 Residential Two  
Islands Trust

2023 Taxes: \$901

Latitude: 49' 00"N Longitude: 123' 37"W

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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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