



**64.8-Acre Oceanfront with  
Shellfish Tenure - Vanguard Bay**



Jamie Zroback  
BC Landpro Group  
[jamie@landquest.com](mailto:jamie@landquest.com)  
1 (604) 483-1605

Jason Zroback  
BC Landpro Group  
[jason@landquest.com](mailto:jason@landquest.com)  
1 (604) 414-5577



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,  
Islands, Ranches, Resorts & Land  
in British Columbia

[www.landquest.com](http://www.landquest.com)

# 64.8-Acre Oceanfront with Shellfish Tenure

Vanguard Bay, Nelson Island

## PROPERTY DETAILS

**Listing Number:** 25173

**Price:** \$949,000

## SIZE

Land - 64.8 acres ~ 1,900± ft oceanfront  
Shellfish Licence - 25.3 acres

## DESCRIPTION

This 64.8-acre oceanfront property is in Vanguard Bay on Nelson Island, offering approximately 1,900 feet of east-facing shoreline. Vanguard Bay provides a protected anchorage, sheltered from prevailing winds, making it suitable for moorage and marine access.

Zoned RU-2, the property permits up to three single-family homes plus one auxiliary dwelling, providing flexibility for development. It also includes a 25.3-acre shellfish aquaculture licence area located directly in front of the property. The licence is valid through April 30, 2034, and authorizes the cultivation and harvest of Japanese scallop, Pacific scallop, spiny scallop, pink scallop, eastern blue mussel, Gallow mussel, weathervane scallop, Pacific oyster, and western blue mussel. Jervis Inlet's clean, well-flushed tidal waters, sheltered fjord-like bays, cool nutrient-rich environment, and minimal urban impact create excellent conditions for sustainable shellfish farming, making this licence a valuable asset for aquaculture operations or future use.

An improved landing site in a small, sheltered bay is ideal for a landing craft to offload machinery and

building materials. From the landing, there is a road that connects to the BC Hydro right of way and a broader road network on Nelson Island.

Access is by boat only—approximately 10 minutes from Saltery Bay and 20 minutes from Egmont on the Sunshine Coast. The property is close to Hotham Sound and the entrance to Princess Louisa Inlet, an area known for excellent prawning, fishing, and abundant marine life.

This is a large, undeveloped coastal parcel well-suited to a recreational property, family compound, or aquaculture venture. Prospective buyers are encouraged to verify zoning and tenure details with local authorities.

Contact us for more information or to arrange a site visit.

## LOCATION

Vanguard Bay, Nelson Island

## DIRECTIONS

Contact the listing agent.

## AREA DATA

### Nelson Island

Nelson Island is located in the Sunshine Coast region of the South Coast region of British Columbia. It is surrounded by Hotham Sound, Agamemnon Channel and Malaspina Strait. The closest communities are Pender Harbour and Egmont, both on the Sechelt Peninsula.

The island is mostly forested, although there are some clear-cut areas inland. Lakes and large



mountainous hills define the geography. Hardy Island sits alongside Nelson Island with Blind Bay in between the two. Logging operations and granite quarries were early features of the island, and many buildings in BC were built out of Nelson Granite, including the Parliament Buildings in Victoria.

There were once a few homesteads and small logging operations, most of which are now summer cabins. As a consequence, the permanent population is quite small.

### **Pender Harbour**

Pender Harbour is a harbour on British Columbia's Sunshine Coast, on the east side of Malaspina Strait. The harbour is an intricate amalgam of bays and coves that encroach inland for 5 kilometres and provide over 60 kilometres of shoreline. Once a steamer stop, a fishing village and an important logging and medical waypoint, it is now an unincorporated community within the Sunshine Coast Regional District (SCRD).

Pender Harbour's population is under 3,000, with over 40% of the property owners being non-

resident (one of them Joni Mitchell, since early 1970s). Pender Harbour includes the small villages of Madeira Park, Garden Bay, Irvine's Landing and Kleindale. You can view a portion of Pender Harbour from the shore at Irvine's Landing.

Tourism is an important part of the local economy. The area has an arts community and several annual music festivals. It hosts the second-oldest May Day celebration in British Columbia and the biggest and longest-running downhill longboard race in Canada, Attack of Danger Bay.

### **Powell River**

Powell River a full-service community with a population of 22,000 is a year-round sea-to-sky recreation area. It is North America's premiere boating, trophy fishing and diving destination, and includes world famous Desolation Sound Marine Park, award-winning marine and wilderness parks, golf courses, recreational facilities, services, shopping, dining, arts and culture.

Miles of hiking trails lead to beautiful lookouts, waterfalls, or peaceful lakes which can be viewed along the 180 km Sunshine Coast Trail and

numerous recreational areas can be reached by logging roads, which are owned by logging companies. Boating and sports fishing are ardently pursued as all season sports. Marinas and Government docks are available to residents and visitors.

Powell River is known as the “HOT SPOT” for winter diving in North America. The “Mermaid” at Mermaid Cove in Saltery Bay Provincial Park is an extra special attraction. The area also has some of the largest wolf eel and octopus in the world. Canoeing may also be enjoyed on the quiet lakes of Powell River or you can take in the Powell Forest Canoe Route Circuit. Ocean canoeing and kayaking are very popular in Jervis Inlet, the Copeland Islands Marine Park, Malaspina Inlet with Okeover Arm and Desolation Sound. For all the nature lovers and sightseers, Powell River has many parks, viewpoints and beaches to explore, and the hiking club will help you take advantage of the many beautiful trails. Bird watching is also unprecedented.

## RECREATION

Nelson Island is a mecca for marine recreational activity, including boating, fishing, kayaking, scuba diving, site seeing and swimming. It is characterised as one of BC’s popular outdoor playgrounds. Nelson Island is centered between some of BC’s best boating territories, Jervis Inlet, Princess Louisa Inlet, Thormanby Island and Desolation Sound Marine Park, just to name a few. There are endless amounts of shoreline to explore, but one does not have to venture any further than your own dock to catch your daily limit in prawns, crabs, oysters and clams.

## HISTORY

Named after Viscount Horatio Nelson, the hero of the British Navy, Nelson Island sits at the mouth of Jervis Inlet guarding the secrets of Prince of Wales Reach and Queens Reach. Famous with the yachting crowd for the scenery and anchorages in



Blind Bay and Hidden Basin, the area has a lot to offer boaters.

Nelson Island offers several beaches, sandstone cliffs and inter-tidal pools. It is also a place rich with relics telling the history of the Sunshine Coast. From aboriginal rock paintings to abandoned logging camps and washed-up shipwrecks, this island, as isolated as it seems, tells the story of hundreds of years of civilization on the Sunshine Coast.

Nelson Island was once a busy place. A granite quarry was opened on the island in 1887 by Chandler and Sons and its stone was used to build the BC Legislature in Victoria, The Empress Hotel, The Vancouver Law Courts, Victory Square and the library at the University of British Columbia (UBC).

Nelson Island rests at the heart of the sublimely scenic Sunshine Coast, at the confluence of Jervis Inlet, Malaspina Strait and the Agamemnon Channel. Nelson Island and its tiny twin, Hardy Island, are somewhat well-kept secrets in the kayaking community.

Nelson and Hardy Islands have an array of marine and wildlife. Visitors can expect to see seal colonies, sea lions, river otters, bald eagles and kelp beds teeming with benthic fauna. Depending on the season, they may even glimpse the dorsal fins of a migrating orca pod.

Nelson Island is defined by Hotham Sound, Agamemnon Channel and Malaspina Strait near Pender Harbour, British Columbia. This hilly island is largely depopulated and forested, and is quite remote. Lakes and large mountainous hills define the layout. Hardy Island sits alongside Nelson Island with Blind Bay in between the two. Log booms and granite quarries were featured on the island. There were once a few homesteads, and now summer cabins.

Harry Roberts, namesake to Roberts Creek in Sechelt, built a sawmill in Sechelt which provided lumber for most of the new houses in the area and for the government wharf, as well as timbers for the 13 bridges necessary to construct Lower Road. He was well-known for his unique house and boat designs and much of the lumber he produced was used in their construction. He also built and furnished small cottages to rent to vacationers and eventually subdivided, as the demand for land grew.

In 1923, Harry leased out his mill and store and moved with his family to a retirement home on Nelson Island in 1929. The house he built there, called Sunray, was a charming cottage with south-facing walls of glass. It still stands in its idyllic cove at Cape Cockburn. It was Harry who originated the term Sunshine Coast. He painted a huge sign, visible from the ocean, on the side of the steamer company's freight shed near his Roberts Creek store.

## MAP REFERENCE

49°44'47.80"N and 124° 5'51.00"W

## BOUNDARIES

Please see mapping section, all boundaries are approximate.

## SERVICES

None.



## TAXES

Land: \$2,409.36 (2024)

Licence: \$7.83 (2024)

Total: \$2,417.19 (2024)

## ZONING

RU2 (Rural Resource)

Sunshine Coast Regional District Zoning Bylaw No. 337, 190

Additional zoning information can be found on the Sunshine Coast Regional District website.  
<https://www.scrd.ca/zoning-bylaws/>

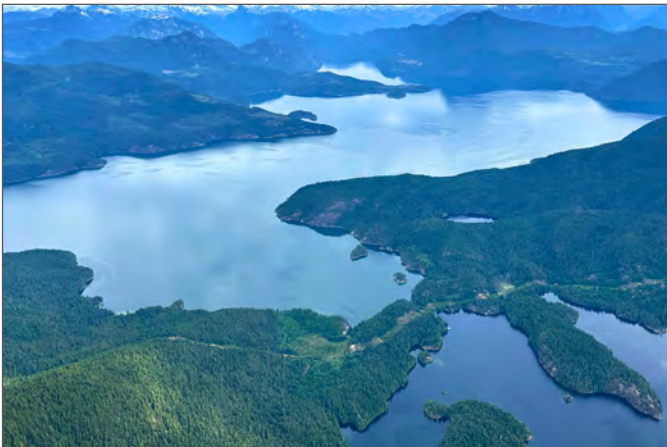
## LEGAL

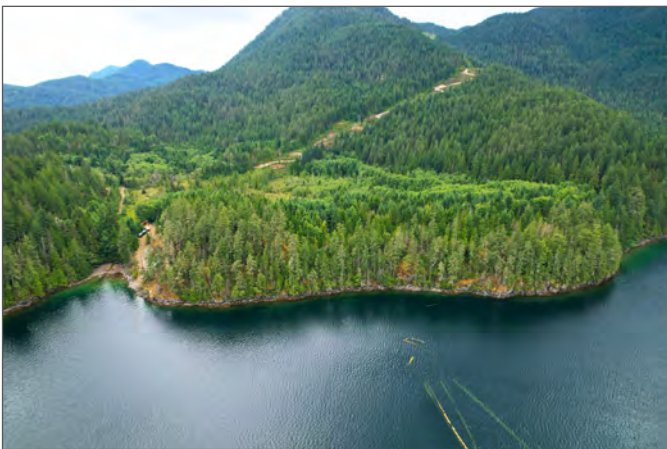
District Lot 2732 - PID 015-898-644

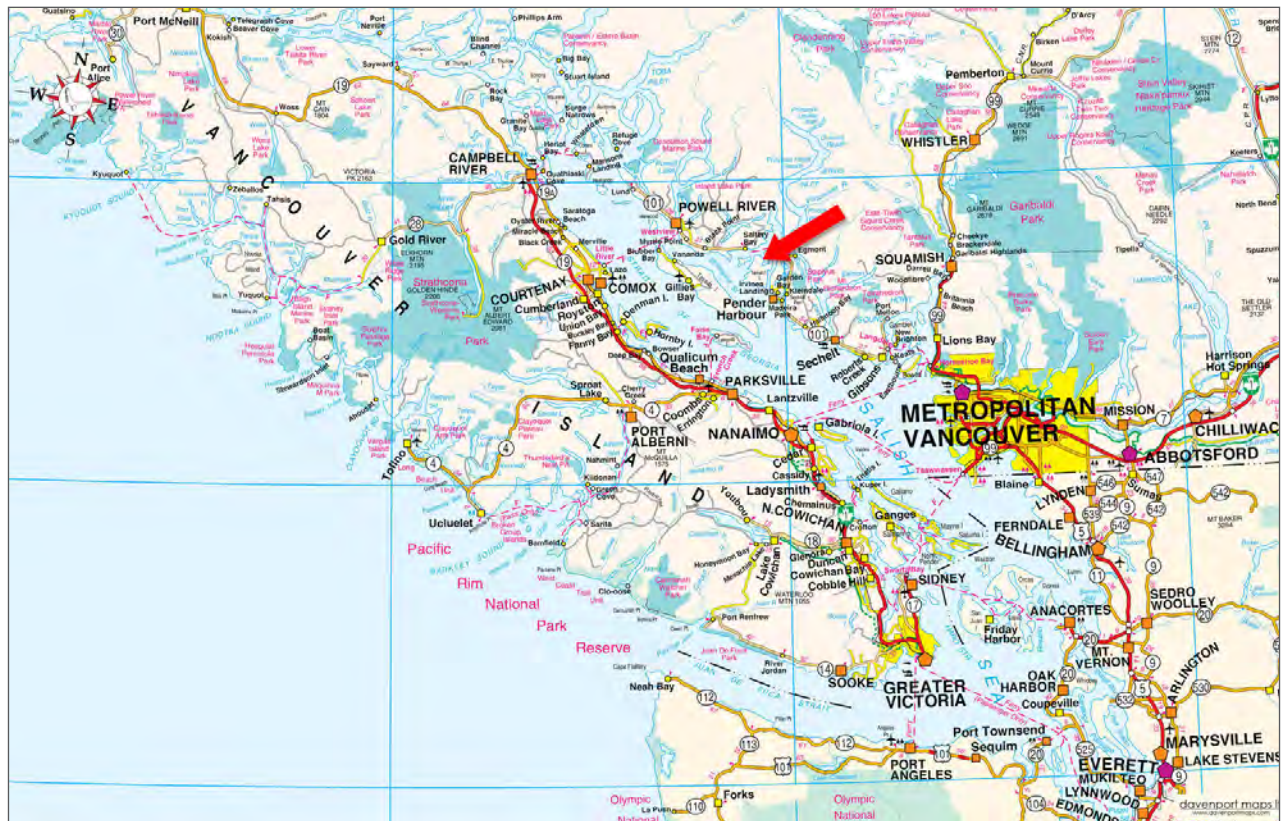
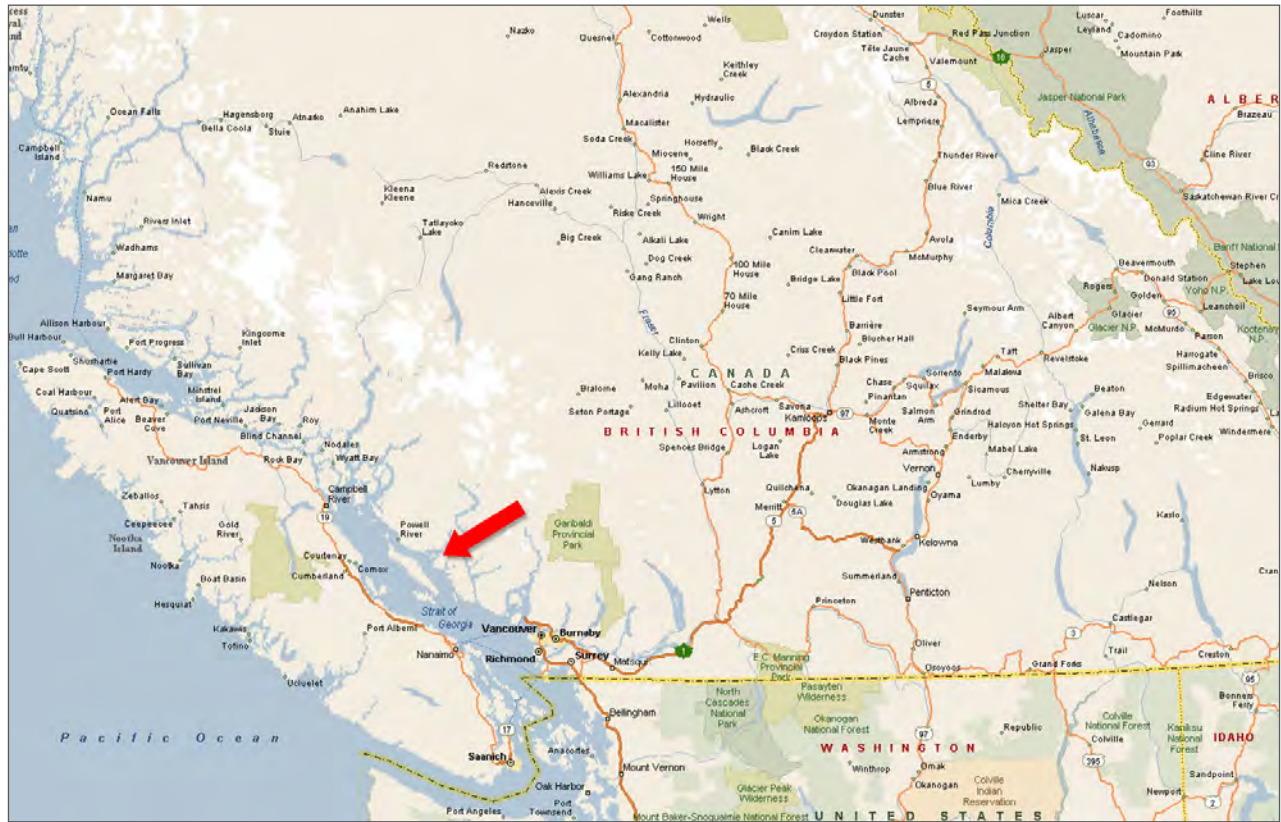
Licence of Occupation File No. 2403641, Document No. 107746 (Shellfish Aquaculture)

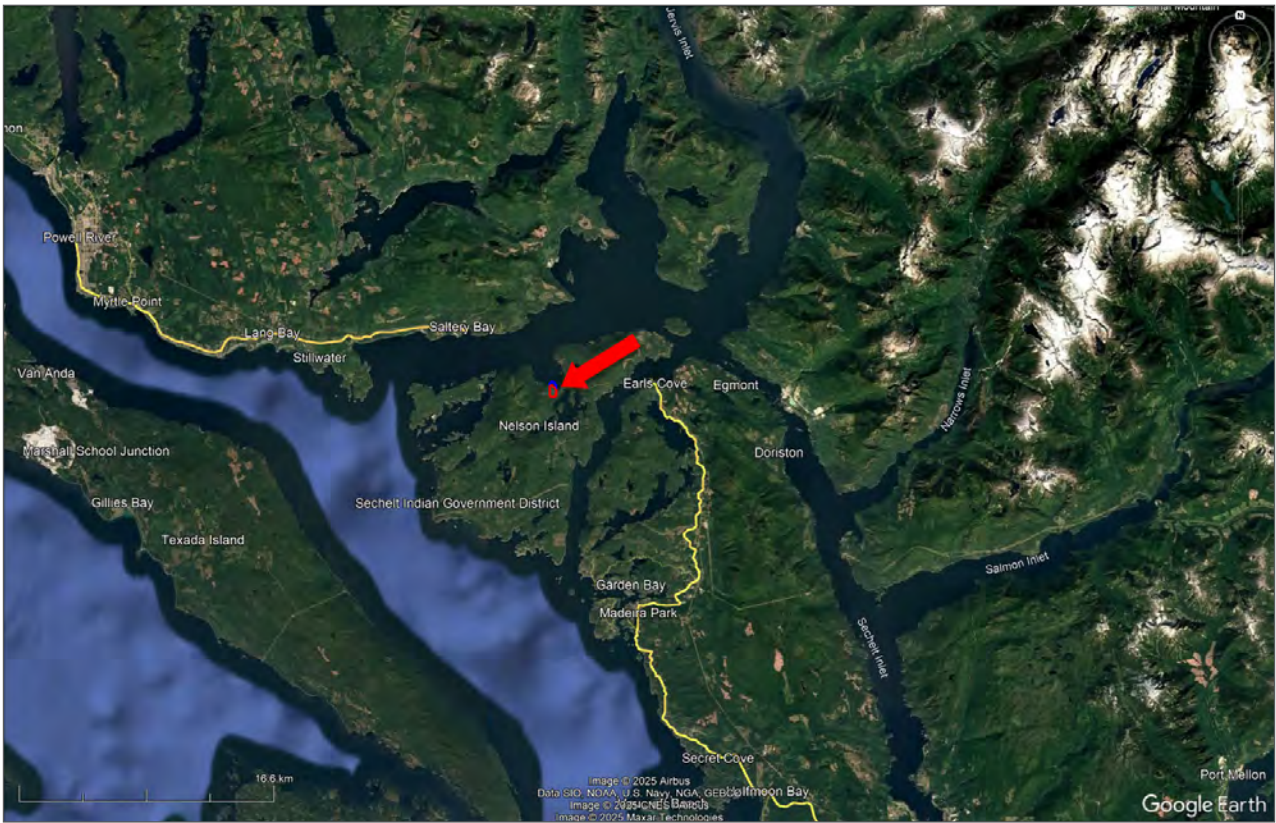


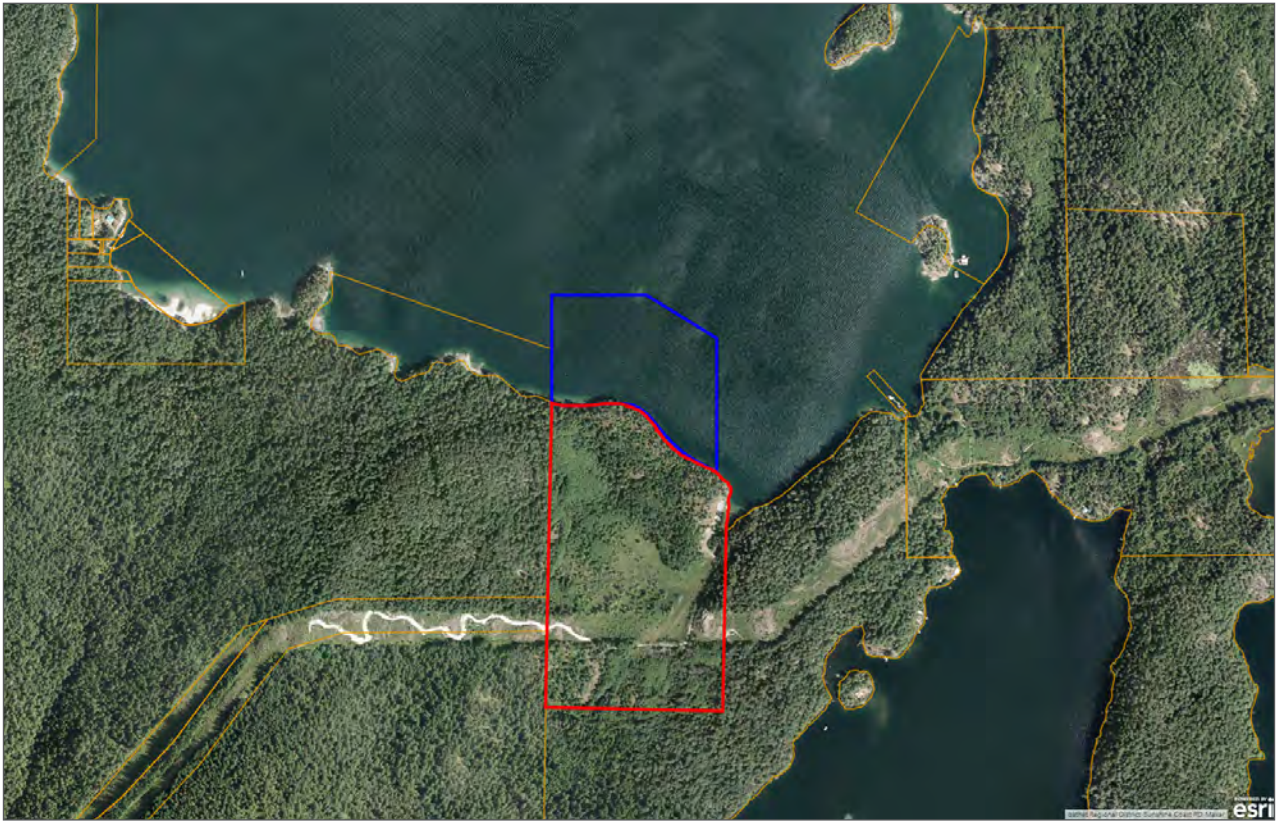
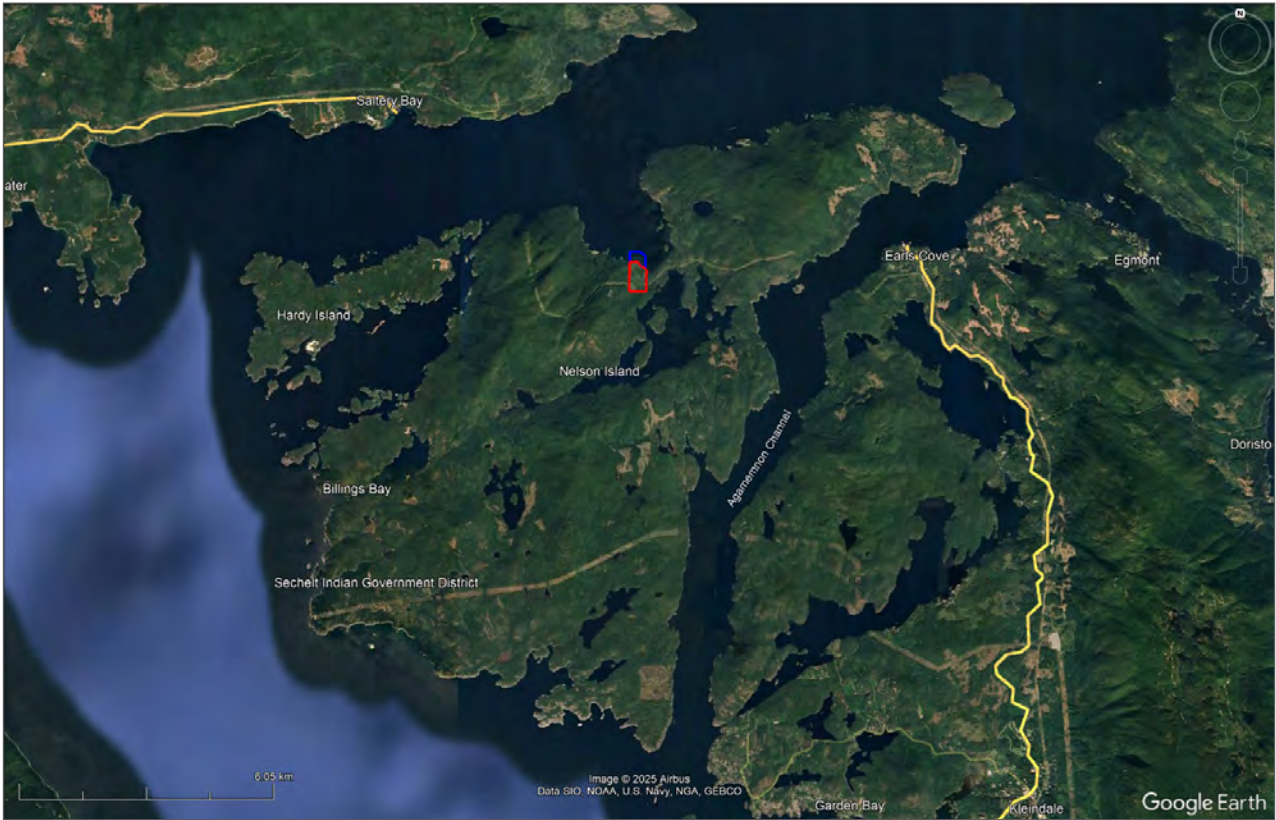


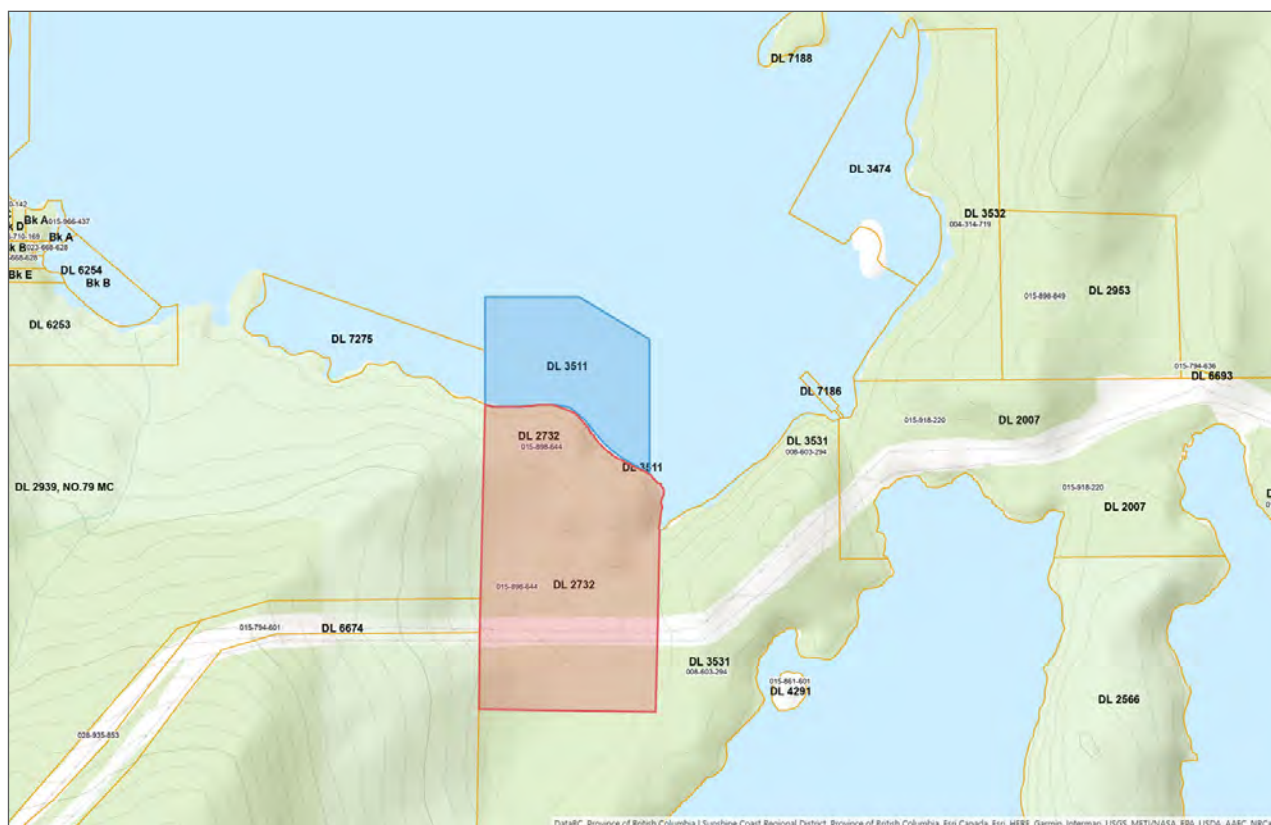












# Notes



## Marketing British Columbia to the World®



[www.landquest.com](http://www.landquest.com)



**Jamie Zroback**

BC Landpro Group  
jamie@landquest.com  
1 (604) 483-1605



**Jason Zroback**

BC Landpro Group  
jason@landquest.com  
1 (604) 414-5577

---

LandQuest® Realty Corporation  
101 - 313 Sixth Street  
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504  
Toll Free: 1-866-558-5263 (LAND)