



**Sidney Island Oceanfront**  
Strata Lot 30 - Southern Gulf Islands



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**Rich Osborne**  
Personal Real Estate Corporation  
[rich@landquest.com](mailto:rich@landquest.com)  
(604) 328-0848



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# Sidney Island Oceanfront

## Strata Lot 30 - Southern Gulf Islands

### PROPERTY DETAILS

|                            |                    |
|----------------------------|--------------------|
| <b>Listing Number:</b>     | 23219              |
| <b>Price:</b>              | \$528,000          |
| <b>Taxes (2022):</b>       | \$987.58           |
| <b>Strata Fees (2023):</b> | \$289.81 per month |

### SIZE

2.42 acres ~ 291 ft oceanfront

### LOCATION

Sidney Island is at the southern end of the Gulf Islands between Vancouver Island and mainland British Columbia. It is about 19 km north of Victoria, 6 km southeast of Sidney on the Saanich Peninsula and only 10 km from Roche Harbour on U.S. San Juan Island.

### DIRECTIONS

Access is by boat to the private dock in Miners Bay or by plane to the private 2,600 ft airstrip, both of which are the common property of the Sidney Island strata owners. Water taxi service is available from Sidney.

### DESCRIPTION

This exceptional 2.42-acre property with 291 ft. of east facing oceanfront enjoys incredible sunrises and summer sunsets bathe the view across Miner's Channel to Halibut Island, Haro Strait and beyond to Mount Baker. Most of the property is flat with beautiful building sites, a gradual slope to

the ocean and easy trail access to the water. The shared drilled well is connected to the adjacent lot but not yet to this property. The property is bright and beautifully treed with fir, cedar, and arbutus. It is in easy walking distance of the dock and popular swimming pond at the Kingfisher conservancy.

Sidney Island is the most southerly Gulf Island and BC's best oceanfront value with a rock breakwater protecting its community dock, private 2,600 ft. airstrip, miles of sandy beaches and trails, super popular swimming hole, heritage orchard, full time island caretaker, 107 acres of conservancy zones, managed forest, and a real sense of community. The 1,343 acres of common property shared by the owners of the 111 lots on Sidney Island is larger than Stanley Park.

Call Rich Osborne 604-328-0848 to arrange a visit to see Sidney Island and this very special property.

### HIGHLIGHTS

- Strata title ownership
- 1,762 acres private property
- 300 acres of strata lots
- 1,343 acres common property
- 11.6 acres Limited Common Property
- 107 acres Conservation zones
- No public access to the strata owned portion of the island
- No time requirement for building
- Precious conservation areas
- Breakwater and expanded communal dock in Miner's Bay.
- 2,600 ft grass airstrip
- Miles of sand beaches
- Excellent network of roads





- Managed sustainable forest
- Cellular telephones work on much of the island
- Island Caretaker

## SIDNEY ISLAND

Unique in British Columbia, perhaps the world, Sidney Island offers the rare combination of ownership of superb waterfront property with a model of sustainable forestry, limited development of common areas, precious conservation zones and miles of sand beaches. It is blessed with a Mediterranean-like climate, warm summers, mild winters and less than 30 inches annual rainfall. Not only is it one of the most picturesque, but the last major undeveloped island in the Gulf Islands chain. From every part of the island there are breathtaking views. To the south the perennial snow-covered Olympic Range, to the east the perfect cone of Mt. Baker and the jagged peaks of the Cascades.

With its wonderful natural habitat few places have as rich a variety of wildlife as Sidney Island, which includes:

- spotted fallow deer
- bald eagles
- hawks
- black-tailed deer

- turkey vultures
- mink
- woodpeckers
- humming birds
- great blue herons
- Javanese peacocks
- river otters
- a rich variety of songbirds, ducks, geese and other waterfowl

Offshore, the waters support a wide variety of sea life including salmon, halibut, other sport fish, an array of sea birds and waterfowl, seals, sea lions, orcas, and gray whales.

Sidney Island comprises 111 bare land strata lots totaling about 288 acres and ownership includes the strata lot and a proportionate interest in the common property of the strata corporation, which includes about 1,500 acres and the common facilities and other assets of the Strata Corporation.

In our opinion the most important aspect of the development is that the privacy of the strata corporation lands has been maintained, and the natural integrity of the island environment has been protected for the fortunate few who share in its ownership. There is no public access to 1,760 acres owned by the strata corporation, of which 1,343 acres are common property to the strata lots.

The result is an amazing diversity of properties with low, medium, and high bank oceanfront, virtually every possible exposure, varied topography, beautiful views, and differing levels of privacy and a range of prices.

The only land on the island not owned by the Strata Corporation is the northerly portion formerly the Sidney Spit Marine Park and recently named as Canada's newest National Park. This area comprises about 400 acres and encloses a broad lagoon of sheltered water bordered by a long spit of sand. Mooring buoys, a small government

dock, and facilities for picnicking and camping are provided. The sandy beach with protected waters is excellent for swimming.

## EQUIPMENT

The Strata Corporation equipment consists of an excavator, dump truck, fire truck, ambulance, tank truck, pickup truck, road grader and miscellaneous equipment, some of which is available to Strata owners on a rental basis.

## HISTORY

Originally named Sallas Island, in 1859 the Hudson Bay Company, hoping to attract settlers with a more British name, changed it to Sidney Island. Many years ago, the Island was purchased by a group of Victoria businessmen as a private hunting preserve. In 1981 the Island was purchased from the last two survivors of the original owners, by Sallas Forest Limited Partnership.

## GEOGRAPHY

Both Sidney Island and neighboring James Island are geographically unique in that they are the only Canadian Gulf Islands composed almost entirely of quaternary drift deposits—unconsolidated sand and gravel deposited by glaciers thousands of years ago—which form the sandy coastline.

## VEGETATION

The Island supports exceptionally lush and varied vegetation common to the south coastal climatic zone including Douglas fir, white fir, Garry oak, mock cherry, arbutus, red cedar, red alder, balsam, hemlock, aspen, yew, big leaf maple and flowering dogwood. Smaller vegetation includes Scotch broom, fireweed, gorse, wild roses, western fescue, orchard grass, salal, hawthorn and a 50-tree orchard on the common land.



## RECREATION

Whale watching, boating, swimming, paddling, scuba diving, fishing, prawning, crabbing, sailing, photography, bird watching, walking, cycling, exploring, and cruising the Canadian Gulf Islands and the U.S. San Juan Islands.

## MAP REFERENCE

48°36'52.89"N and 123°17'28.25"W

## ZONING

CD-2 Sidney Island Comprehensive Development Zone Capital Regional District and Islands Trust

## LEGAL

STRATA LOT 30, SECTION 6, SIDNEY ISLAND, RANGE 1E, NORTH SAANICH DISTRICT, STRATA PLAN V1S5122 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 (SEE PLAN AS TO LIMITED ACCESS)

PID 026-297-566















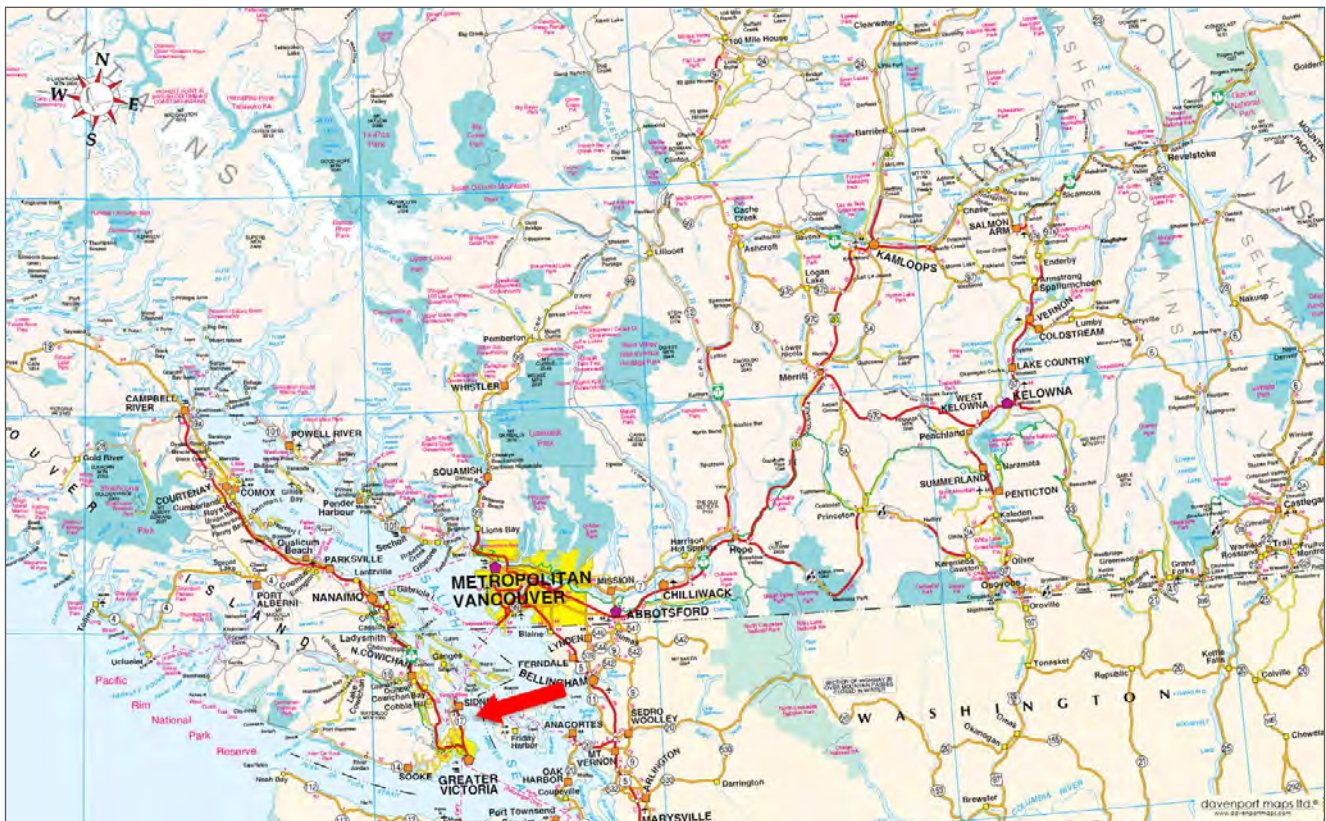
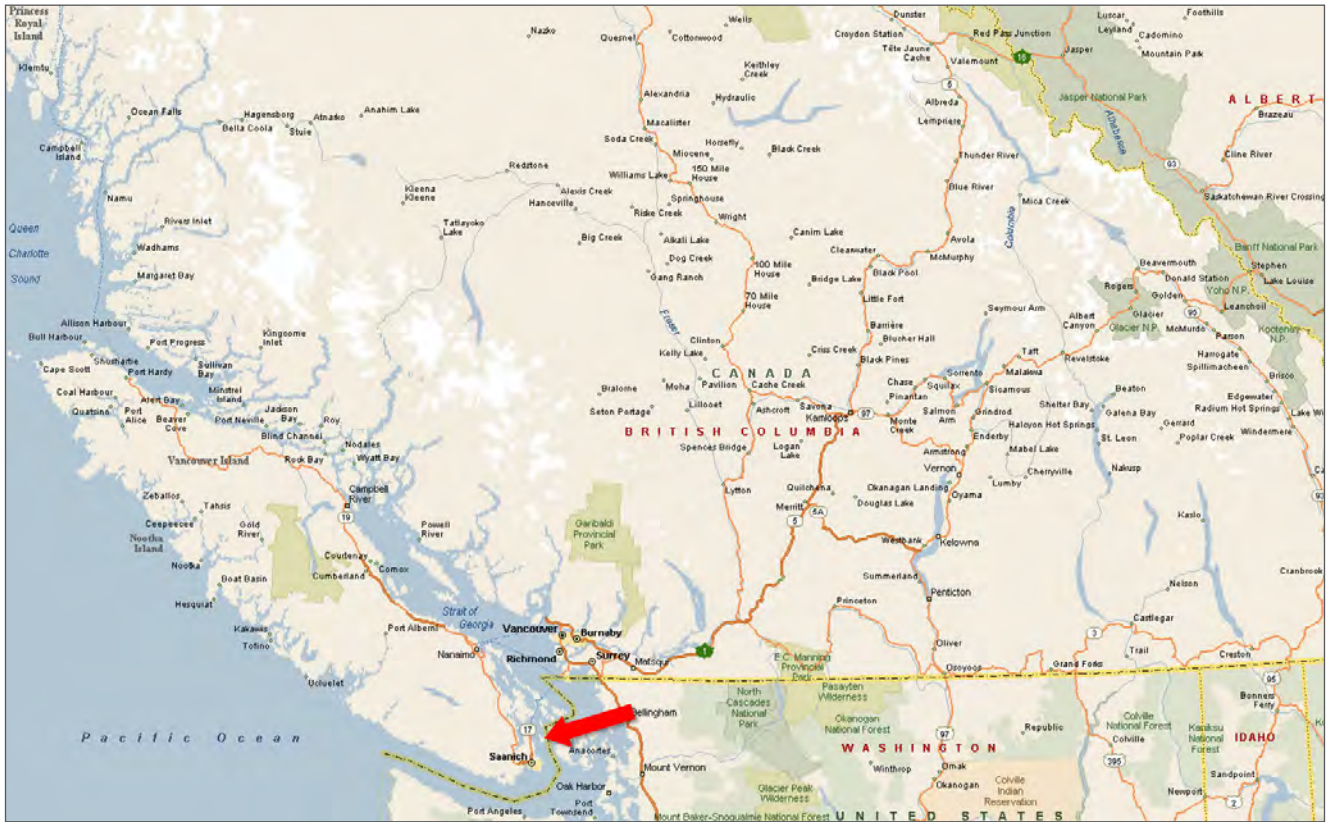




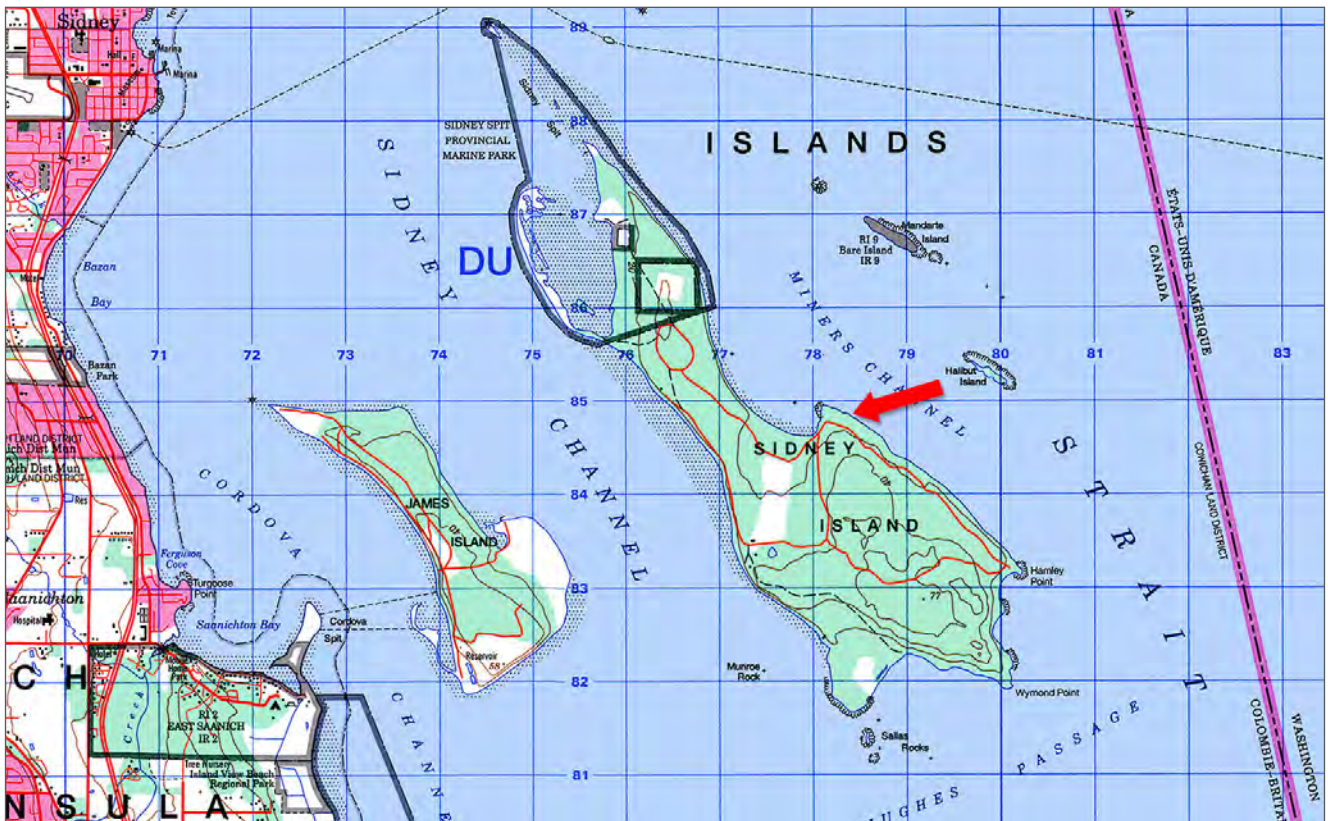
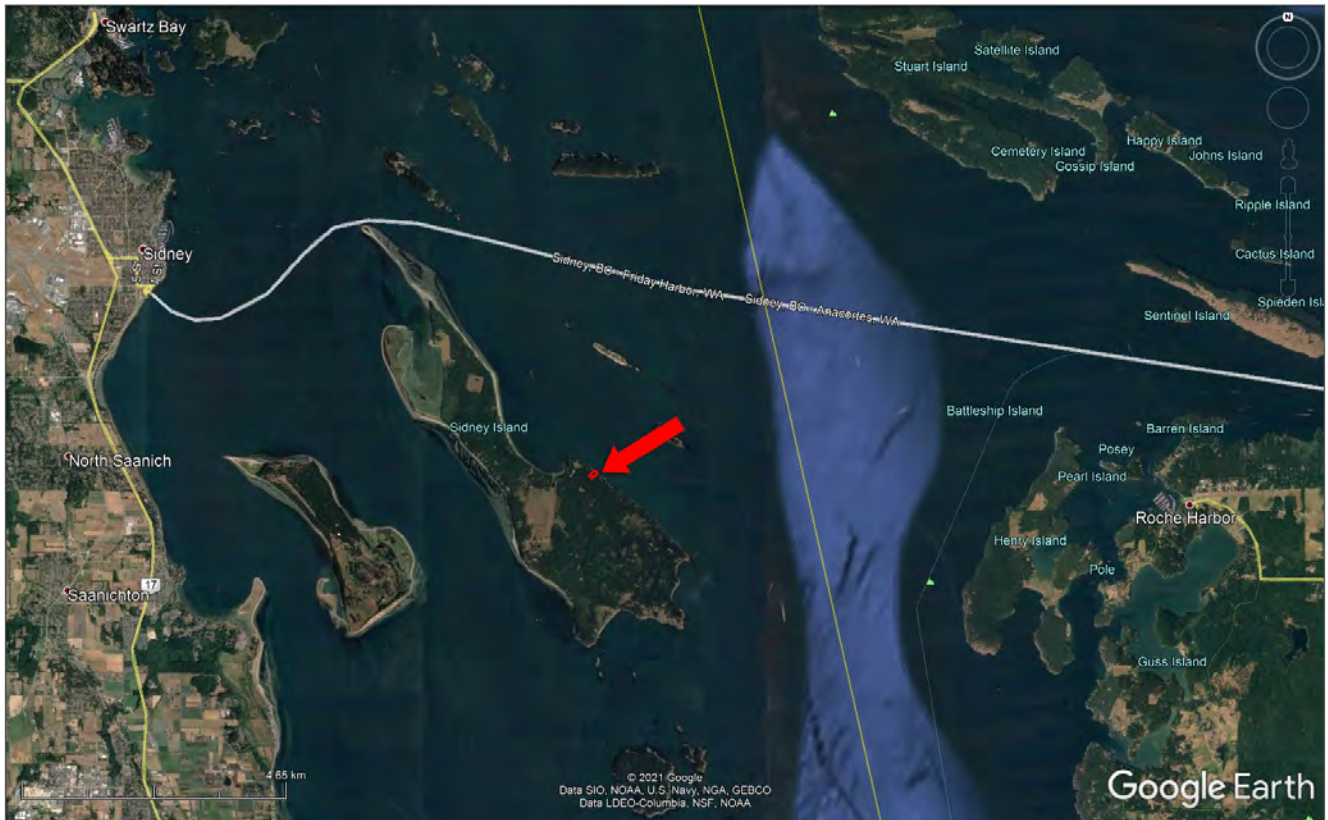




















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**Rich Osborne**  
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President  
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LandQuest® Realty Corporation  
101 - 313 Sixth Street  
New Westminster, BC V3L 3A7

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