



# Marketing the exceptional

3 4 1 5   L A G U N A   V I S T A   R O A D ,   L A D Y S M I T H

M I C H E L E   D E   F E H R   &   T I M   N E A M E

**Sotheby's**  
INTERNATIONAL REALTY

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Canada





3415 LAGUNA VISTA ROAD, LADYSMITH, B.C.



44.2 ACRES OF WATERFRONT





## 3415 LAGUNA VISTA ROAD, LADYSMITH, B.C.

### 44.2 ACRE WATERFRONT ESTATE ON THE EAST COAST OF VANCOUVER ISLAND, B.C.

Introducing the Crown Jewel of Vancouver Island. Brand new to the market and well loved by the same family for over 50 years, this exclusive waterfront property offers 44.2 acres of mix residential/commercial zoning and boasting approximately 1,000 meters of shoreline which consists of two separate coves, white sand beach, sandstone shelves and rain forest. Located on the Stuart Channel facing East and sharing the same Mediterranean climate with the Southern Gulf Islands makes for calm serene natural beauty ideal for kayaking, boating, fishing and wildlife and marine life viewing. The potential for this gem is truly limitless, from the opportunity to subdivide and create an exclusive gated community with commercial component, to the seclusion seeker who seeks solitude in their private estate, with boat moorage and guest cottages. Whatever your vision is, it will truly be a dream come true!

#### LAND USE /ZONING

- 44.2 Acres Mixed Residential and Commercial/Recreation/Tourism Zone C4.
- Two Separate Coves, One with Dock
- 8 Self Contained Cabins
- Work Shop, Boat House, Pump House
- Two Well Systems plus lake fed water with permits
- Development potential for approximately 9, Five Acre Residential Lots to a max of approximately 44, one acre residential lots with CRVD variance

## LOCATION, GEOGRAPHY AND GEOLOGY

- The property consists of approximately 44.2 acres bordered by Yellowpoint and Laguna Vista Roads, and the high-water mark on Stuart Channel.
- The frontage of the property of the shoreline is approximately 1000 metres.
- There are 2 coves with sandy bottoms with the majority portion of the shoreline being sandstone shelves ranging from broad shelves to small embankments.
- The developed portion of the property is in the commercial zoned area with the balance of the property being coastal rain forest and water front. The forest is mostly Douglas Fir, Hemlock and Red Cedar trees. Arbutus, Garry, Oak, Cotton Wood, Red Alder, and Maple Trees are also represented and a lush understory of Sword Fern, Oregon Grapes, Huckleberries and Salal.
- Inland from the property is the 356 acre Yellowpoint Bog Ecological Reserve which is a protected area of coastal bog and Douglas Fir forest. Only a road separates the property from this. Hunting is limited in Yellowpoint area and with the large ecological reserve and lake behind the forest is a have for wildlife.
- Black-tailed deer, raccoons, river otters, and red squirrels are abundant in the forest. Beaver live in the lake behind the property. On the shore, there are daily visits by river otters, harbour seals, California sea lions, and Stellar sea lions. Resident Orca whales as well as Biggs, and Transient Orcas are frequently seen from the beach. Gray and Humpback whales are also making a comeback to area.
- Stuart Channel is known for prawning, crabbing, rock fish and lingcod fishing and in most recent

years Salmon has been caught outside the passes to Georgia Strait. The property's two beaches are abundant suppliers of clams, oysters and on the rocks you will find mussels.

## SOUTHERN GULF ISLANDS

- Located on the Stuart Channel this property looks eastward towards the Southern Gulf Islands, specifically the DeCourcy Group of Islands and Valdes Island. To the north you see the highland of Gabriola Island while to the south is Thetis Island. Several small islands and reefs in the Channel are home to seals and sea lions.

## NANAIMO, BC

- Nanaimo is the closest urban area. Located 20 km north of this property, located close to the centre of the island and less than 2 hours from Victoria, BC.
- Nanaimo is also accessed by two different ferry routes (Horseshoe Bay to Departure Bay and Tsawwassen to Duke Point).
- The Nanaimo Airport is serviced by Air Canada, Westjet and a number of smaller and charter airlines. Nanaimo is accessible by float plane from both Vancouver and the Sunshine Coast.
- Nanaimo is centrally located you can reach most areas of Vancouver Island in 2-3 hours of driving.

## LADYSMITH, BC

- Located 20 km south of the property is the small town of Ladysmith which is known as a spirited community that values its small town quality of life.

## THE DIFFERENT PARTS OF THE PROPERTY

### WORKSHOP AND BOAT HOUSE

- Originally built in the early 1950's the post and beam work shop and attached boat sheds were nearly completely rebuilt in 2011.

### LINEN SHED

- This utility building houses the housekeeping supplies and is one of two power distribution sheds. A keen eye will notice the modified chapel doors used in this building.

### WELL ROOM AND LAUNDRY

- This building is located over the number 2 well (Number 1 well is located about 100 metres away and pumps into this room). The pump room contains a cistern, pressure tanks, circulating pumps, various filters and electronics. The building also contains the coin operated wash and dryer as well as a storage room.

### THE FRONT COVE

- Soft white shell sand beach with a sandstone reef that shelters and protects the swimming area. With a southeast facing view the Front Cove has sunlight from sunrise to early evening.

## THE BACK COVE

- Facing northwest, the Back Cove is a tidal cove running several hundred metres away. It has a soft sand silt bottom and has a tidal floating dock. Mooring, fishing and swimming can be done off the dock. Protected by the 20 foot sandstone bank and trees on the point, the Back Cove is usually a flat calm no matter what the weather is. The inland side of the cove is lined with sandstone rocks and forested land.

## THE POINT

- The Point is a long spit of land that helps delineate the back cove, paths run out to the end of the point which is a popular swimming location.

## THE FOREST

- The balance of the property is forested land. It rises from the sandstone embankments on the shoreline to a high point before Yellowpoint Road. The property has been logged 5 times since 1963, as well as harvesting trees for creating lumber and for firewood use. Logging roads were also created. In the middle of the forest is a manmade pond built in 1970's by the current owner to provide a water supply for fire control. Deer, otter, squirrels and racoons are common in forest as well as eagles, owls, osprey and turkey vultures.

## ACTIVITIES

- The front and back coves provide great opportunities for all ages to swim, sunbathe or relax on beach. With up

to a 12 ft. tidal change each day there is an extensive intertidal area with many rocks and pools to explore. Crabbing, prawning, and fishing off the rocks or in boats is a popular activity in area. Kayaking, stand up paddle boarding, sailing and small craft boating are popular in the sheltered waters of Stuart Channel. Underwater snorkeling and scuba are also popular activities here as well as many more.

- At lower tides it is possible to walk south on the rocks for about 2 ½ kms to Blue Heron Park.

## INFRASTRUCTURE

- This property (Two Coves Resort) is located within the Cowichan Valley Regional District and has a mailing address of Ladysmith, BC. Fire Protection and emergency response is provided by the North Oyster Volunteer Fire and Rescue.
- 8 self contained older cottages that are rented out throughout the year by Two Coves Resorts Ltd. Majority of renters have been returning for many years. With some summer lodging and some longer term.

## WATER

- The water comes from two productive wells. The water is aerated, filtered and purified in a modern well room equipped with a 2000 litre cistern. The current owners are in the process of having the wells registered. BC Aquifer Ltd is dealing with this project.
- This property (Two Coves Resort Ltd) also has a water lease issued by the Province of British Columbia on Priest Lake across the property on Yellowpoint Rd, which allows pumping water from

the lake. It is pumped into a storage tank and is gravity fed to the property through a separate pipe system. In the summer, the toilets and outside bibs are connected to the lake water supply.

## POWER

- Electric Power is provided by BC Hydro by way of power lines coming down the Laguna Vista Road. The incoming power is split between two power sheds and then distributed by separate meters to each major building.
- Fuel oil and Propane is available in the area, however both are not used on property. The current cabins are heated by electric based boards and wood stoves and fireplaces.

## TELECOM

- Telephone, internet and cable services are provided by Telus or Shaw.

## SEWAGE AND GARBAGE

- Sewage is dealt with by way of septic tanks connected to each cabin.
- Garbage service is provided by Waste Management Canada who pick up garbage from a bin on a schedule. Pop cans and bottles are recycled by delivery to a bottle depot.



## MIX RESIDENTIAL/COMMERCIAL

Jurisdiction: H

Zoning: R1 – C4

Total Area: 44.2 Acres

[Link to CVRD property maps](#)

## RESIDENTIAL

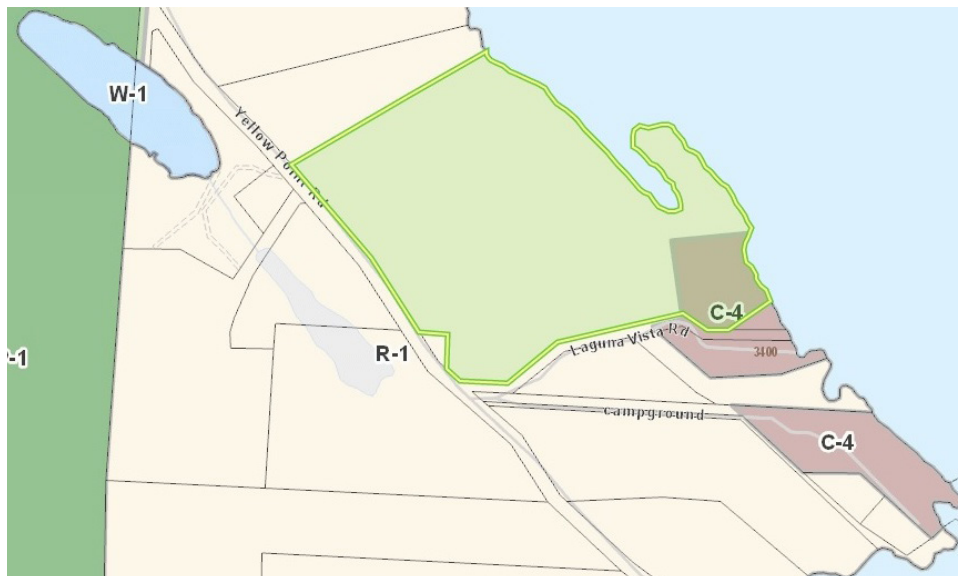
Zoning Code: R-1

Category: Rural  
Residential

Establishment Bylaw:  
1020

Jurisdiction: H

Area: Apporx 40.46 Acres



## TOURIST RECREATIONAL COMMERCIAL

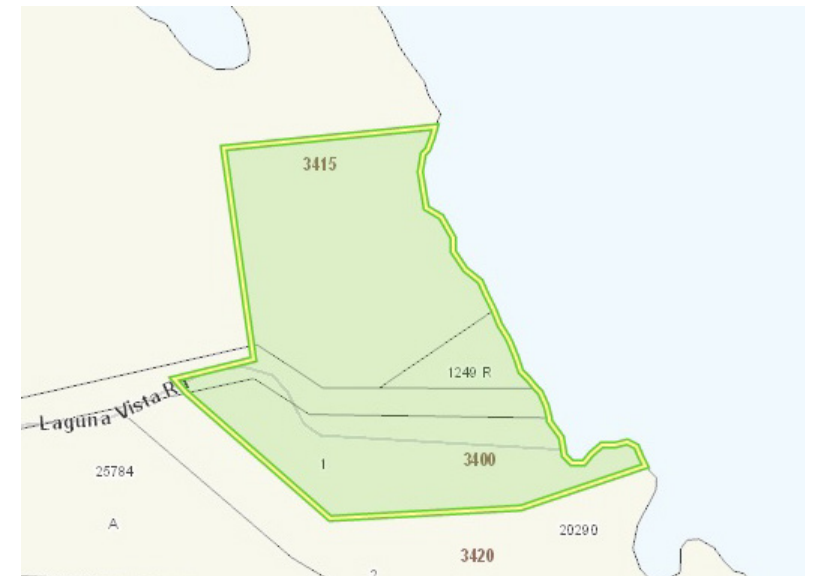
Zoning Code: C-4

Category: Commercial

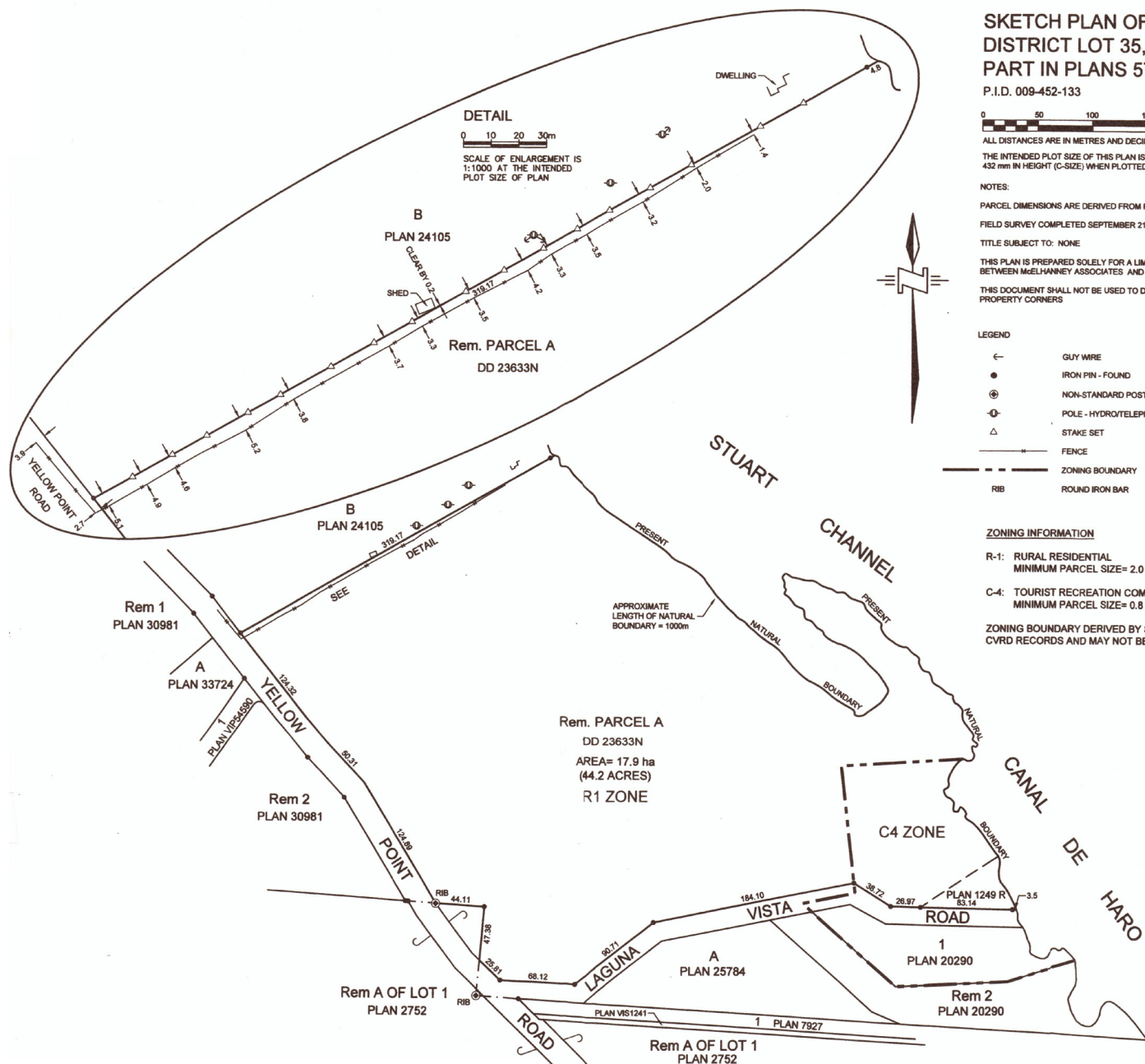
Establishment Bylaw:  
1020

Jurisdiction: H

Area: Approx. 3.74 Acres



## SURVEY



SKETCH PLAN OF PARCEL A (DD 23633N) OF  
DISTRICT LOT 35, OYSTER DISTRICT, EXCEPT  
PART IN PLANS 5758 AND 15471

P.I.D. 009-452-133



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:2500

**NOTES:**

PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY









FIELD SURVEY COMPLETED SEPTEMBER 21, 2018

TITLE SUBJECT TO: NONE

THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE  
BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT

THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR  
PROPERTY CORNERS

**LEGEND**


- |   |                             |
|---|-----------------------------|
|  | GUY WIRE                    |
|  | IRON PIN - FOUND            |
|  | NON-STANDARD POST - FOUND   |
|  | POLE - HYDRO/TELEPHONE POLE |
|  | STAKE SET                   |
|  | FENCE                       |
|  | ZONING BOUNDARY             |
|  | ROUND IRON BAR              |

### ZONING INFORMATION

R-1: RURAL RESIDENTIAL  
MINIMUM PARCEL SIZE= 2.0 ha

C-4: TOURIST RECREATION COMMERCIAL  
MINIMUM PARCEL SIZE= 0.8 ha

ZONING BOUNDARY DERIVED BY SCALING AND DIGITIZING FROM  
CVRD RECORDS AND MAY NOT BE EXACTLY AS SHOWN.

 <h1>McElhanney</h1> <p>McElhanney Associates Lane Surveying Ltd.</p> <p>SUITE 1, 1901 ESTEVAN ROAD NANAIMO, BC V9B 3Y3</p> <p>PH (250) 718-3338</p>	
<p><b>TWO COVES RESORT LTD.</b></p> <p>Client</p>	
<p><b>SKETCH PLAN</b></p> <p>3415 LAGUNA VISTA ROAD, CEDAR, BC</p> <p>Title</p>	
<p>Date: NOV 7, 2018</p> <p>Scale: AS SHOWN</p> <p>Drawn: YS</p> <p>Checked: RW</p>	<p>MCSL Project No.</p> <p><b>2232-00485-00</b></p> <p>Drawing No.</p> <p><b>00485-0-V-1 SK</b></p>



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