

1724 Shearwater Terrace

OCEANFRONT ON COLBURNE PASSAGE · Lands End, North Saanich, BC · The house is already designed

0.55	23,958	R-2	5,003	15 m	2 lots
ACRES · CRD GIS	SQ FT LOT	ZONING · BYLAW 1255	SQ FT MAX HOUSE	SHORELINE SETBACK	STRATA PLAN 1420

One of the few remaining oceanfront building lots on the Saanich Peninsula — a 0.55-acre parcel on a quiet no-through street at Lands End, on *Colburne Passage* — the sheltered bay known locally as Queen Mary Bay — looking across to Piers Island, the Southern Gulf Islands and Mt. Baker. Offered with a complete Zigloo Studio construction drawing set, a builder's topographic site plan and a preliminary geotechnical evaluation, so the next owner starts with a project already planned rather than raw land.

THE LOT

- **0.55 acre · 23,958 sq ft** (CRD GIS); ±0.2210 ha per Strata Plan 1420 — oceanfront bare-land strata lot on a cul-de-sac of custom homes
- Natural-boundary frontage on Colburne Passage (the bay is labelled Queen Mary Bay on the registered strata plan); views north-east to Piers Island, the Southern Gulf Islands and Mt. Baker — BC Ferries to Swartz Bay pass in front
- Six-sided parcel rising from about 3 m at the shoreline to 25 m at the street (CRD GIS elevation) — a natural stepped building site
- Cleared building pad on the upper lot; brushed path and stairs down the west side to a rocky foreshore
- Mostly exposed Comox Formation bedrock with thin soil cover; larger trees at the perimeter
- Not in the ALR; not in a mapped floodplain; no active development applications (CRD GIS / District records)

ZONING — R-2 (DISTRICT OF NORTH SAANICH BYLAW 1255)

- Permitted: single family dwelling; secondary suite, home occupation and accessory buildings as secondary uses
- Principal building max **465 m² (5,003 sq ft)**; max height 9.15 m (30 ft)
- Lot coverage 20%; FAR 0.25; setbacks 7.6 m front and rear, 3 m sides
- No building other than stairs, walkways and retaining walls within 15 m of the marine natural boundary (Bylaw 1255 §110.3)
- Accessory buildings: max 125 m² combined, 5.6 m high

THE DESIGN PACKAGE — INCLUDED

- **13-sheet construction drawing set** by Zigloo Studio Inc. (2021) for Christopher Developments as designer-builder: renderings, site plan, foundation, floor plans, roof plan, sections, elevations and details
- Approx. **4,710 sq ft over two levels** as drawn (437.7 m²), inside the 465 m² bylaw maximum
- **Main floor:** entry and mud room, laundry, office, kitchen with pantry and feature hood, dining room, living room with gas fireplace, primary bedroom with walk-in closet and ensuite, second bathroom, three skylights, BBQ deck
- **Lower floor:** rec room with gas fireplace, two bedrooms, bathroom, wine cooler, mechanical room and storage; engineered suspended slab for a hot-tub terrace
- Double garage with **Atlas Pro 8000 four-post car lift**
- ICF concrete walls, stucco and ledge-stone finishes, polished concrete lower floor
- **2023 topographic concept plan** (Christopher Developments): surveyed contours, tree locations, house, driveway and garage placement
- **2020 preliminary geotechnical evaluation** (Phillips & Associates): favourable soil conditions, conventional strip and pad footings expected, slope stability generally favourable; full geotechnical report recommended at building-permit stage





TITLE & TENURE

- Strata Lot A, Section 23, Range 2 East, North Saanich District, **Strata Plan 1420**, together with an interest in the common property
- Bare-land strata of **two lots only** (Lot A ±0.2210 ha — this lot; Lot B ±0.2036 ha) sharing a short common-property driveway from Shearwater Terrace; unit entitlement 1 each; no bylaws filed on the plan
- Charges: District of North Saanich right of way F87664 (1977); BC Hydro statutory right of way N65433 (1984)

SERVICES

- Municipal water; BC Hydro and telephone to the area
- Sewer: on-site septic expected — North Saanich sewer serves only the designated servicing area

PROPERTY FACTS

Lot size (CRD GIS)	**23,958 sq ft · 0.55 ac**
Lot area (Strata Plan 1420)	**±0.2210 ha**
Max principal building (R-2)	**465 m² · 5,003 sq ft**
Zoning	**R-2 Single Family Residential 2**
ALR / floodplain / DPA (CRD GIS)	**No · No · none mapped***
Elevation (CRD GIS)	**3.1 m shore · 24.9 m street**
2026 assessment	**$1,926,000**
2026 taxes	**$6,671.65**
PID	**001-500-040**
Legal	**SL A, Sec 23, R 2E, N. Saanich Dist., Plan 1420**
Title	**Freehold strata lot · 2 lots in plan**

LOCATION & DRIVE TIMES

Swartz Bay ferry terminal	**~5 min**
Canoe Cove Marina & Boatyard	**~5 min**
Deep Cove Elementary	**3.7 km · 8 min**
Parkland Secondary (AP)	**4.0 km · 7 min**
North Saanich Middle School	**4.7 km · 7 min**
Sidney town centre	**~10 min**
Victoria International Airport	**~10–15 min**
Horth Hill Regional Park	**~5 min**
Glen Meadows Golf	**~10 min**
Downtown Victoria	**~30–35 min**

- Gulf Islands National Park Reserve, Deep Cove and the Peninsula's farm stands, wineries and marinas within minutes
- BC Transit Route 85 (Sidney–Lands End loop) and Route 70 to downtown from Swartz Bay

DESIGN PACKAGE — AT A GLANCE

Per the builder's 2021 drawings (design figures, not verified by the District): **coverage 373.5 m²** vs. 443 m² allowed, **floor area 437.7 m²** vs. 465 m², front setback 22.9 m (7.6 m required), **waterfront setback 17.3 m (15 m required)**, sides 4.3 m / 3.4 m (3 m required). The 2020 Phillips & Associates letter is a preliminary due-diligence evaluation: favourable conditions for conventional footings and generally favourable slope stability; a full geotechnical report and slope hazard assessment are recommended at building-permit stage. Drawings and the geotechnical letter are available on request.

Lot size, elevation and designations per CRD GIS (Autoprop, Nov 2026) and the registered Strata Plan 1420 (LTSA). Zoning per District of North Saanich Zoning Bylaw 1255 (consolidated 2023). *Autoprop shows no development permit area; the District's OCP marine and steep-slope DPAs may still apply — confirm with Planning. Floor areas and setbacks in the design box are from the 2021 drawing set and are design figures, not built area. Drive times are approximate. Zoning summary is from the District of North Saanich Zoning Bylaw 1255 (consolidated 2023) and is subject to change; buyers must verify permitted uses, setbacks, development-permit requirements and servicing with the District. Information is from sources deemed reliable but is not guaranteed; buyers are advised to verify independently. *Personal Real Estate Corporation. Sotheby's International Realty Canada, Independently Owned and Operated. E.&O.E.

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