



PRIVATE ISLANDS INC.

Belle Island

SANS SOUCI - GEORGIAN BAY - ONTARIO - CANADA

Belle Island is a private eight-acre estate in Sans Souci, on the eastern shore of Georgian Bay — more than 3,000 feet of shoreline, a naturally sheltered harbor, and supreme western exposure across one of Canada's most storied cottage archipelagos. A small cabin at the island's northeastern tip is the only improvement today; Township of the Archipelago zoning opens the door to a full multi-structure family compound. Priced at CAD 2,000,000, this is a legacy landholding in one of Ontario's most historic island communities.

CAD 2,000,000

8.00 ACRES - GEORGIAN BAY - NATURAL HARBOR - FREEHOLD

THE ESTATE

At a Glance

PRICE	CAD 2,000,000
LOCATION	Sans Souci, Georgian Bay, Ontario, Canada
ACREAGE	8.00 acres
SHORELINE	3,000+ ft with a sheltered natural harbor
EXPOSURE	Western — panoramic Canadian Shield views
EXISTING STRUCTURE	1-bedroom cabin (22.3 m²) at the NE tip
ZONING	Township of the Archipelago — main residence + 2–3 guest cottages, dry boathouse, utility shed
WASTEWATER	Approved grey water management system
POWER	Off-grid; submarine cable connection feasible
ACCESS	Boat — full-service marinas in the Parry Sound area
TENURE	Freehold
STATUS	Available

THE NATURAL HARBOR

A naturally formed cove on the island's north shore, facing a neighboring island, creates a fully protected harbor — the ideal site for a comprehensive floating dock system in a perfectly sheltered anchorage.

ISLAND VITALS

ELEVATION	COORDINATES
Lake surface 577 ft	45.17°N, 80.14°W (approx.)
SHORELINE	WATERS
3,000+ ft	Georgian Bay, Lake Huron





THE ISLAND

Eight Acres in Sans Souci

Tucked into a pristine archipelago and set well back from the main boat channels, Belle Island offers the two things money usually can't buy: absolute privacy and absolute quiet. The island is classic Canadian Shield — giant expanses of traversable granite, mature stands of deciduous and stately pine trees, and magnificent panoramic views in every direction, all angled toward the western sun.

THE CANVAS

A Legacy Landholding

Numerous relatively flat building envelopes are scattered across the eight acres, giving a discerning buyer a rare opening: a blank, private canvas on which to design and build an extensive multi-structure family compound — main lodge, guest cottages, boathouse — within one of Georgian Bay's most prestigious cottage addresses.

EXISTING

The Cabin at the Tip

The island's sole improvement today is a small one-bedroom cabin (22.3 m²) at the northeastern tip — a modest foothold with an approved grey water management system already in place, keeping the rest of the island untouched and ready for the buyer's vision.

PERMITTED

The Zoning Envelope

Under Township of the Archipelago building bylaws, the property is zoned for a generous main residential structure, two to three independent guest cottages, and support buildings including a dry boathouse and utility shed. There is no hydro service at present, but an electrical connection via submarine cable to a neighboring island is entirely feasible.





TERRAIN

Land and Water

Over 3,000 feet of varied waterfront wrap Belle Island in granite edges and clear Georgian Bay water, optimized for western exposure — long sunsets over open water every evening of the season. Along the north shore, a naturally formed cove faces a neighboring island, creating a fully protected harbor made for a comprehensive floating dock system in a perfectly sheltered anchorage.

KNOWN FOR

A rare Sans Souci landholding: eight acres with more than 3,000 feet of western-exposure shoreline and a sheltered natural harbor, zoned for a multi-structure family compound in Georgian Bay's most historic cottage community.



ARRIVAL

Boat-In Privacy

Belle Island is reached by boat, with numerous full-service marinas in the Parry Sound area nearby for gas, supplies, and professional boat servicing. Set away from the main channels, navigation to and from the property is seamless — and the approach stays beautifully your own.

SERVICING

Off-Grid, Ready

The island runs off-grid: no hydro service at present, with an approved grey water management system already installed. A submarine-cable electrical connection to a neighboring island is entirely feasible, and zoning allows a dry boathouse and utility shed — the infrastructure of a true legacy compound, ready to be built out.

OWNERSHIP

Regional Intel

Georgian Bay islands are classed as recreational property — exempt from Canada's federal foreign-buyer ban — and ownership here is typically fee simple. Buyers should note Ontario's 25% Non-Resident Speculation Tax on residential land, the federal 1% annual Underused Housing Tax on vacant foreign-owned property, and that shorelines are often Crown land, which governs where docks may legally be placed.

8 ACRES · 3,000+ FT SHORELINE · NATURAL HARBOR

LOCATION

On the Map

SANS SOUCI - GEORGIAN BAY, ONTARIO



Straight line distances, approximate. © GeoNames, Natural Earth

BELLE ISLAND

Sans Souci, Georgian Bay, Ontario • 45.17°N, 80.14°W (approx.)

DISTANCES

Parry Sound	13 mi
Toronto	111 mi
Toronto Pearson Intl	106 mi

ELEVATION & CLIMATE

Lake surface	577 ft above sea level
Summer high (Jul avg)	75°F
Winter low (Feb avg)	13°F
Bay water temp	32-72°F

ACCESS

Boat-in access via full-service marinas in the Parry Sound area

Sheltered natural cove — ideal site for a floating dock system

Straight-line distances, approximate.
Island location approximate — exact coordinates released to registered buyers.
Sources: MapCarta/OpenStreetMap (Sans Souci), Wikipedia (Parry Sound),
climate-data.org, watertemperature.net.

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Belle Island

SANS SOUCI - GEORGIAN BAY, ONTARIO

CAD 2,000,000

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