

Coastal Oceanfront Lodge Property



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DL1489 Jackson Bay
Topaze Harbour, BC Coast
\$1,345,000 Canadian



bcoceanfront.com

ROYAL LEPAGE
Advance Realty Ltd. 

Located in Jackson Bay which lies within Topaze Harbour on the BC mainland coast, just north of Hardwicke Island in Johnstone Strait.



The property and its location are ideal to accommodate a variety of uses. Definitely a premier eco-adventure location it was originally developed to accommodate the coastal resource sector.

This stunning region is also popular with boaters in addition to those looking for an outdoor wilderness experience.

Jackson Bay was at one time a small settlement of resource workers and farmers, and like much of the coast there is also First Nations history associated with the area. The harbour is a good anchorage.

This 33.7 acre oceanfront property faces primarily east with good southern exposure. It offers beautiful views up Topaze Harbour with long distance views of snowcapped mountains. The topography gradually grades up from the 1351ft of oceanfront in terraces. There are multiple structures on the property all situated in planned locations to take advantage of the beautiful ocean views and sunny exposure.

The property enjoys the benefit of access to a significant network of mainland forest service roads offering hundreds of kilometers through Crown land, other





33.7 acres | 1351ft oceanfront | moorage

magnificent inlets in the region plus numerous lakes throughout the area abundant with fish and wildlife. This access makes the property ideal for ecotourism and adventurers.

Zoned for both residential and commercial use, the property offers an opportunity for diverse uses. The current owners developed it to cater to coastal work crews in the forest industry, fish camps, divers etc. The main lodge and bunkhouse are set up with commercial kitchens, bathroom and laundry facilities, and common areas. There is also a house, a one-room cabin, a sizable workshop and additional outbuildings.

The grounds are manicured and landscaped around the primary lodge building, including a significant rock retaining wall for definition and effect. An ocean view gazebo with a firepit is centered on the main lodge lawn, providing a place to sit and relax while enjoying great views. There is a greenhouse and large garden area enjoying full sunshine and giving the ability to produce a large quantity of fresh produce.

An internal road network allows access throughout the entire property and onto the adjoining forest service road system.

The fully independent and integrated systems on the property include separate septic systems for the lodge, bunkhouse, house and studio; a significant freshwater





***multiple dwellings
run as an accommodations business***

source with retention ponds and 2500 gallon holding tank for garden use – sellers advise this freshwater source has been a consistent supply 12 months a year and for 8 months or more each year drives a peleton hydro wheel generating power. This is complemented with an array of solar panels which feed a battery bank and supply an inverter system. There are three diesel generators for back up and times of high demand. There is also a water treatment plant to comply with commercial use and health department requirements. The power and water lines on the property are buried and the gas line to the lodge is buried.

Boat and float plane access only, the nearest point of embarkation would be Kelsey Bay in the Sayward Valley on Vancouver Island. There is paved public road access to a small marina plus a federal government dock loading facility in Kelsey Bay.

The current dock and moorage facilities are reasonably significant, providing 240ft of tie-up area.





This location offers all the beauty of the west coast and yet is easily accessible. The inlet and the waters of Johnstone Strait are known for their abundance of marine wildlife such as whales, seals, sea lions and porpoises and there is also a tremendous variety of mainland wildlife in the area including grizzly bears, black bears, deer and smaller indigenous animals.

The Bunkhouse

- 2222.18 sq ft
- 12 rooms single beds with dresser and shelf and lighting.
- Two bathrooms with 2 showers, 2 sinks, 2 toilets in each.
- Hot water on demand.
- Large camp style kitchen: double fridges, large island, sinks, 8 burner stove and oven, large storage room with freezers.
- Living room: large tv, couches, propane heater and sliders to Oceanview deck.
- Dedicated septic system and field.



The Lodge

- 3172.3 sq ft
- 3 - 2 bedroom suites
- 2 - 1 bedroom suites
- Each suite has a sitting room and a 3 piece bathroom, and a propane heater
- Commercial kitchen: 6 burner commercial stove, flat top griddle and salamander, double ovens, fridge, 3 sink washing station
- Laundry room and storage with freezers
- Dining Hall with large dining table for groups
- Living room with woodstove
- 2 piece bathroom in main common area
- Master bedroom with 3 piece bathroom, at opposite end of lodge from the suites
- Huge Oceanview deck
- Inside finished with cabin/lodge feel with wood walls and floors
- On demand hot water
- Kitchen sink and clothes washing machine go to grey tank
- Dedicated septic tank and field
- Metal roof, board and batten wood exterior
- Post and pillar foundation
- Small crawlspace, cold room area under deck





The House

- 1016.63 sq ft
- Main bedroom with sink and hidden toilet area.
- 3 piece bathroom
- 3 additional bedrooms: one with slider to Oceanview deck
- Kitchen: fridge, small stove/oven, sink, cabinets and cupboards, dining area, desk, tv and woodstove.
- Dry room with generator area.
- Propane heater/hot water on demand
- Board and batten exterior
- Washer and dryer
- Dedicated septic system and field



The Studio

- 303.26 sq ft
- 3 piece bathroom
- metal roof, board and batten siding
- Hot water on demand, propane heater
- Slider to deck from main area
- Dedicated septic system and field



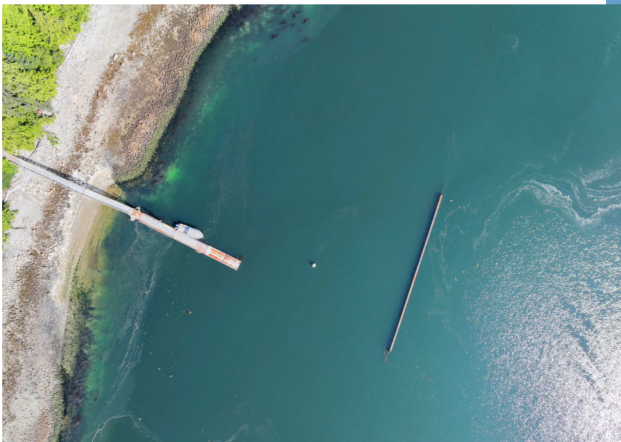
Outbuildings

- Shop (720sqft): post and pillar foundation, very nice, ceiling insulated not walls.
- Dry shed (437)
- Dry room (137.5): generator shed, pump house



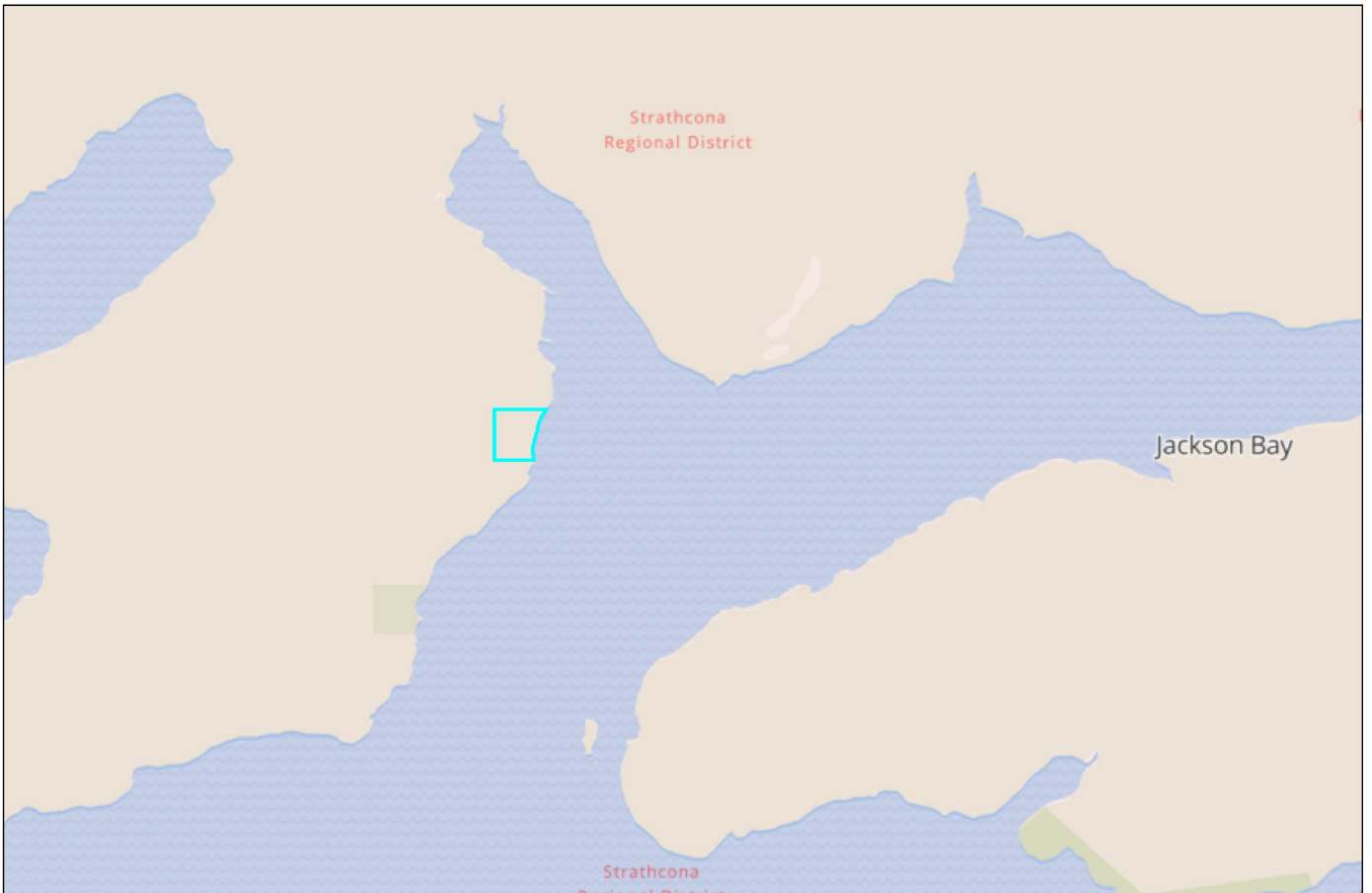
Moorage

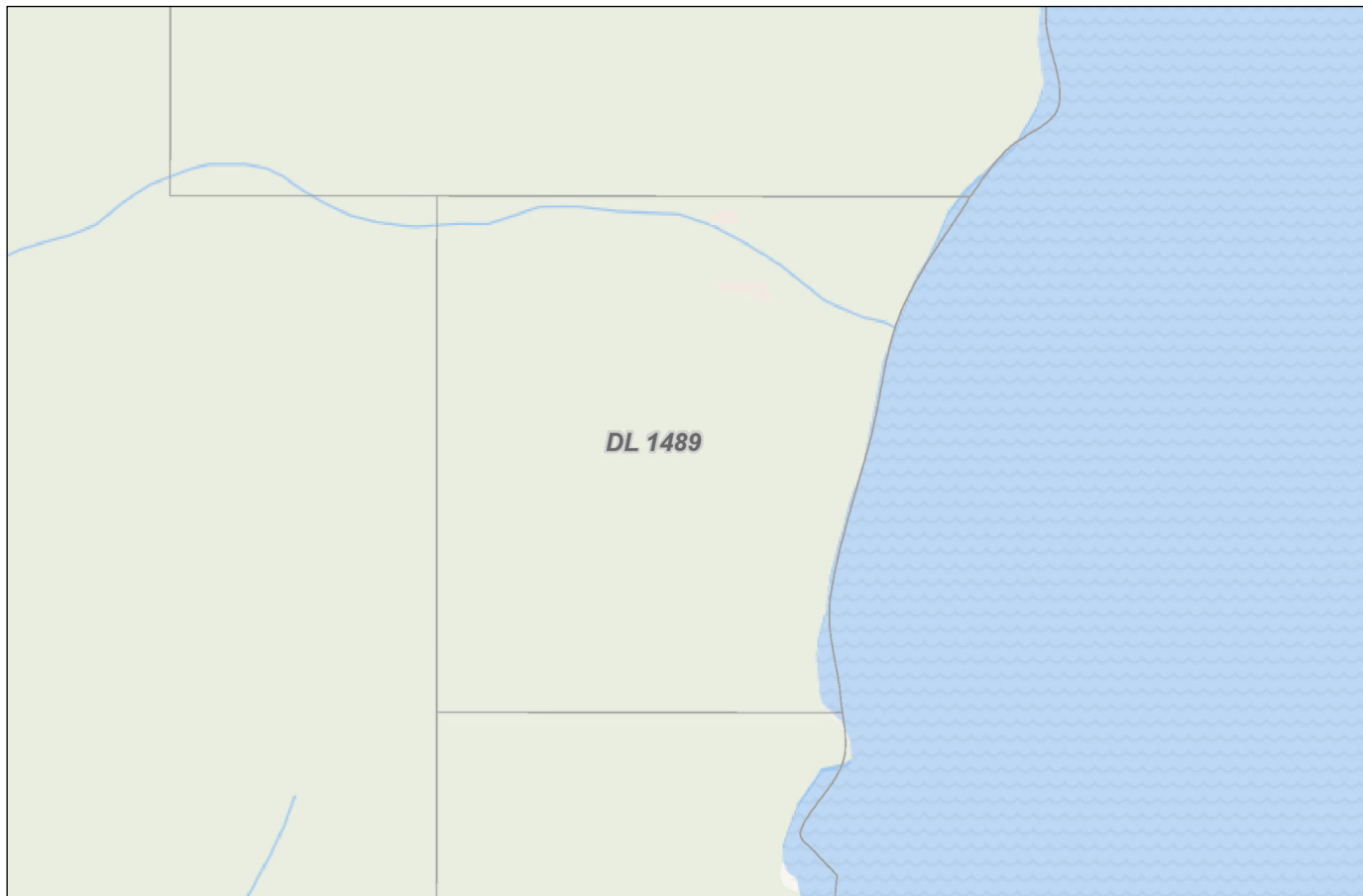
- 80 X 8 ft pier, 50 X 8 ramp, 120 X 8 float
- Wood and metal deck materials

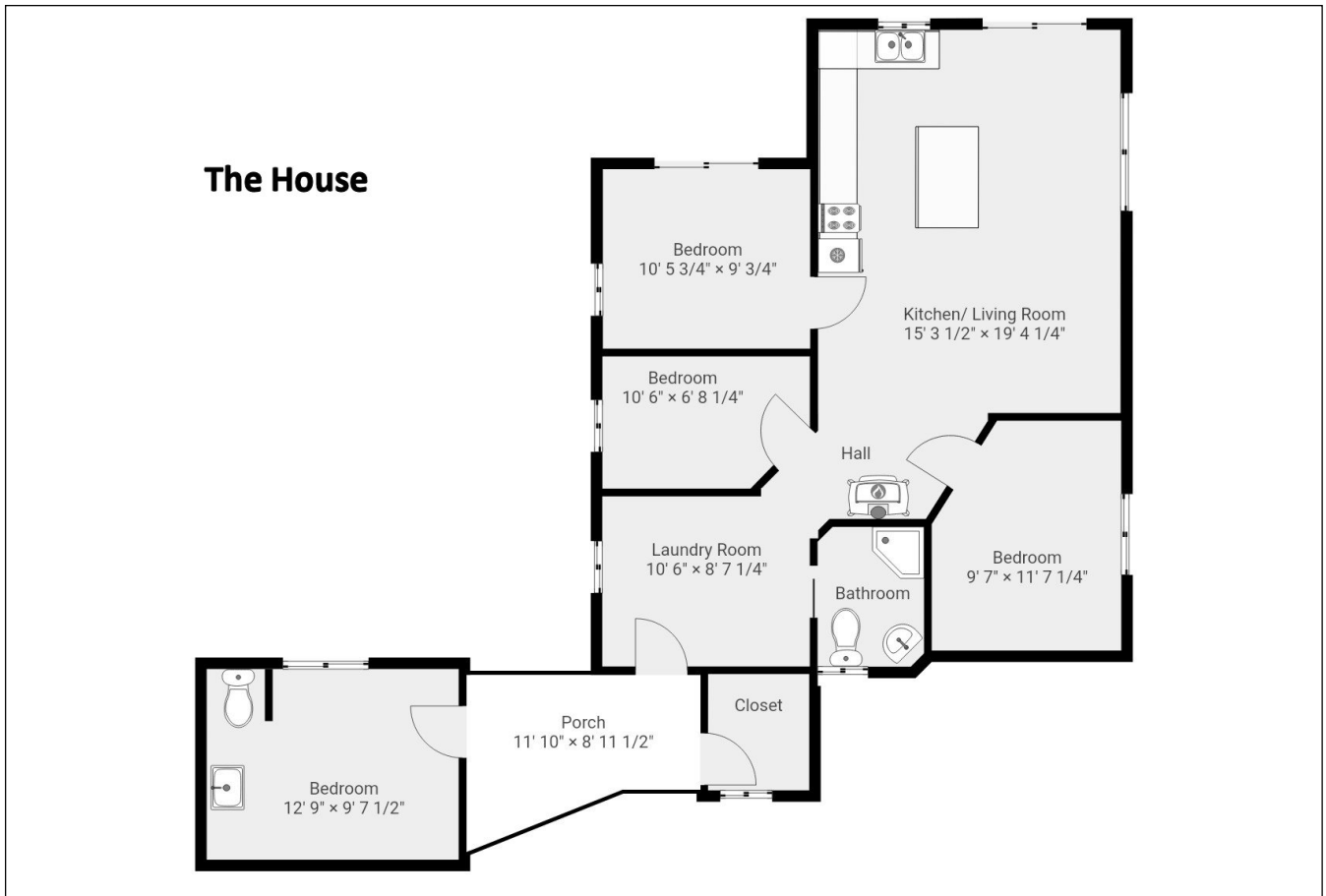
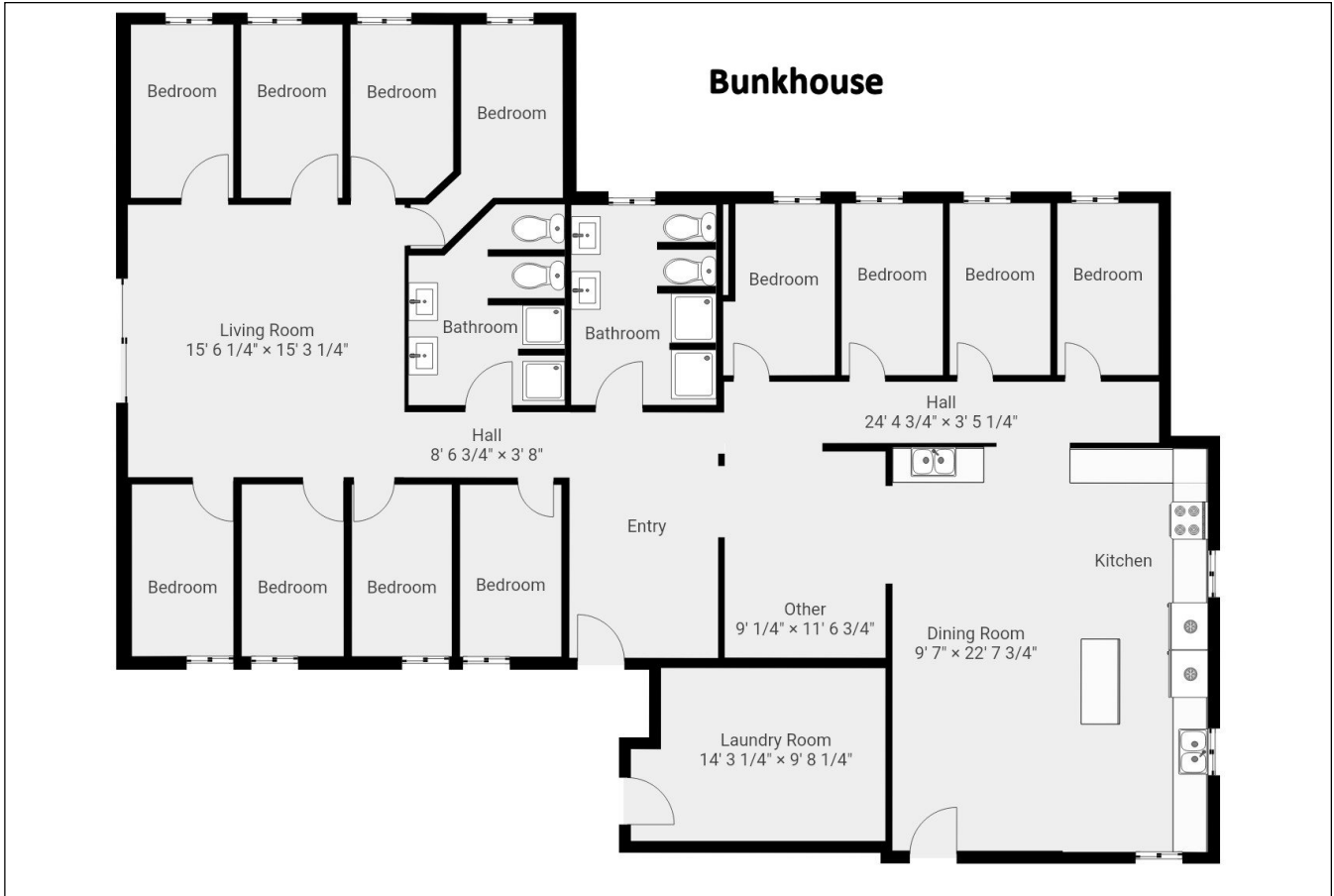


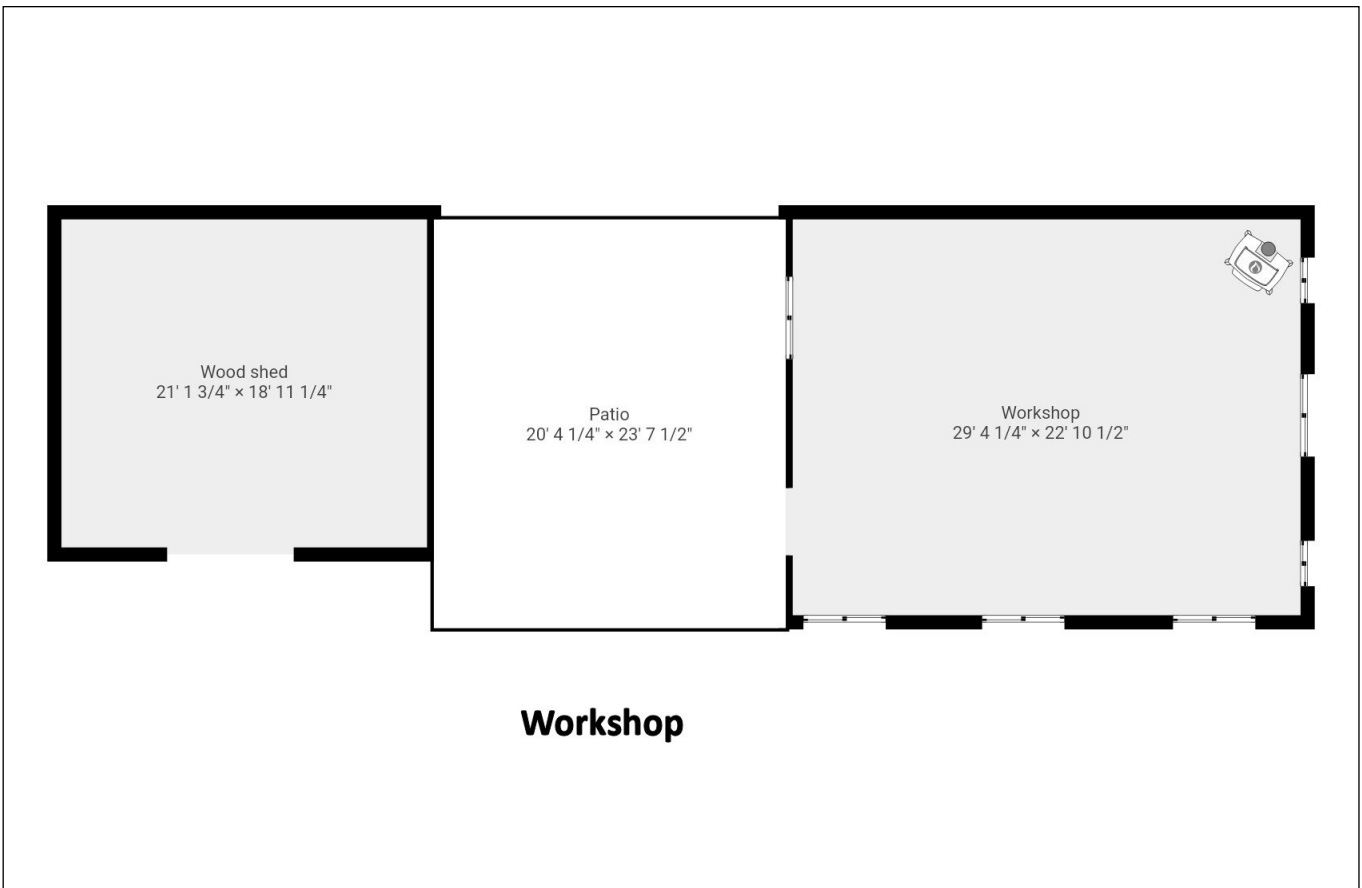
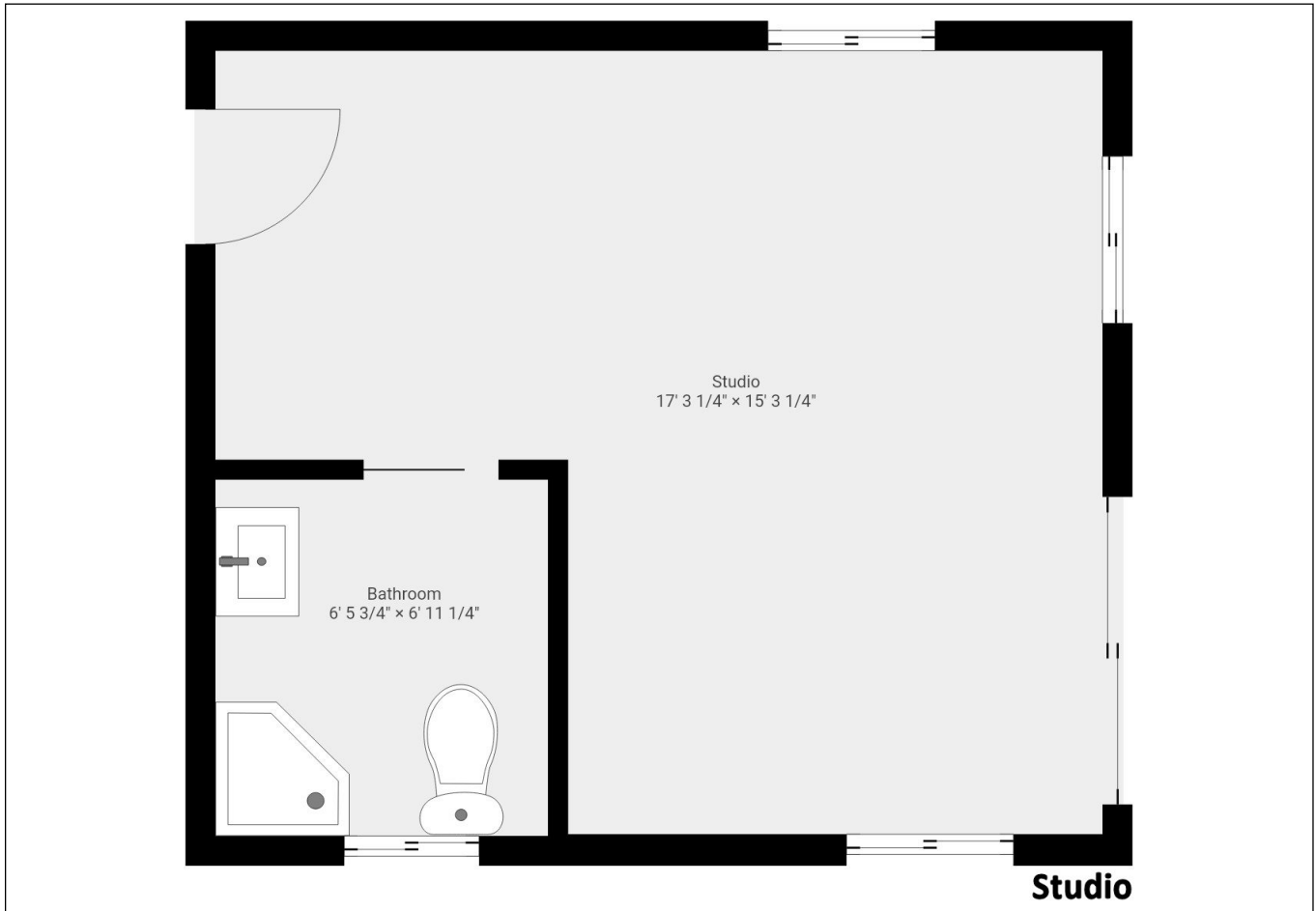












11.3A**RURAL THREE (RU-3)****11.3A.1 PERMITTED USES**

- a) Silviculture;
- b) Single *family dwelling*;
- c) Accessory *buildings* and *structures*.

#1382

11.3A.2 CONDITIONS OF USE

- a) In addition to one single *family dwelling*, *lots* larger than 2.0 hectares (4.97 acres) shall be permitted one (1) guest dwelling to a maximum floor area of 80 square metres (861.1 square feet).

#2887

11.3A.3 LOT AREA

- a) The minimum *lot area* in the Rural Three (RU-3) zone shall be 100.0 hectares (247.09 acres).
- b) Subdivisions under Section 996(4) of the *Municipal Act* shall only be considered where the parent *parcel* is at least twice (two times) the minimum *lot* size of 100.0 hectares (247.09 acres).

11.3A.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) *Front yard* shall be a minimum of 7.5 metres (24.6 feet) from a front *lot* line;
- 2) *Rear yard* shall be a minimum of 7.5 metres (24.6 feet) from a rear *lot* line;
- 3) *Side yard* shall be a minimum of 3 metres (9.84 feet) from a side *lot* line.

11.3A.5 LOT COVERAGE

The maximum coverage of all *buildings* and *structures* on a lot shall be 1%.

END – RU-3

11.6D**COMMERCIAL TWO D (C-2D)****11.6D.1 PERMITTED USES AND NO OTHERS:**

#3022

- a) Resorts;
- b) Accessory buildings and structures;
- c) Restaurants.

11.6D.2 CONDITIONS OF USE

- a) More than one (1) commercial building may be located on a lot, subject to all other requirements of the bylaw.
- b) Accessory residential use is restricted to one (1) single family dwelling.
- c) Facilities for overnight accommodation for guests and staff related to resort use shall not exceed in combined total a capacity of 45 persons.

11.6D.3 LOT AREA

The minimum lot area for the Commercial Two D (C-2D) zone shall be 1 ha (2.47 acres).

11.6B.4 SETBACKS

Except where otherwise specified in this bylaw:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be a minimum of 7.5 metres (24.6 feet) from a side lot line.

11.6B.5 LOT COVERAGE

The maximum coverage of all buildings and structures on a lot shall be 15%.

END • C-2D

11.21**MARINE COMMERCIAL TWO (MC-2)**11.21.1 **PERMITTED USES**

2865

- a) Navigational aids;
- b) Boat ramps or wharves, or floats as part of a tourist commercial operation or *private* educational institution.

11.21.2 **CONDITIONS OF USE**

All sewage discharge must comply with the requirements of the authority having jurisdiction.

11.21.3 **LOT AREA**

No minimum *lot* area shall apply.

11.21.4 **SETBACKS**

No yard minimum shall apply.

END - MC-2



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DL1489 Jackson Bay See Remarks BC VOP 1R0
 MLS® No: **924426** **\$1,345,000** **Active**



Oceanfront property located in Jackson Bay, within Topaze Harbour on the BC mainland coast in Johnstone Strait. Multiple structures on the property all situated in planned locations to take advantage of the views and sunny exposure. Zoned for both residential and commercial use, it was originally developed to accommodate the coastal resource sector. The main lodge and bunkhouse are set up with bedrooms, commercial kitchens, bathroom and laundry facilities, and common areas. There is also a main residence, a studio cabin, a sizable workshop and additional outbuildings. An internal road network allows access throughout the entire property and onto the adjoining forest service road system. Fully integrated power, septic and water systems on the property. An internal road network allows access throughout the entire property and onto the adjoining forest service road system. Dock and moorage facilities. Boat or float plane access, nearest launch point is Kelsey Bay on Vancouver Island.

Room	Level	Dims/Pieces
Bathroom	Main	2-Piece
Bedroom	Main	11'6"x11'5"
Dining Room	Main	11'6"x11'5"
Ensuite	Main	3-Piece
Kitchen	Main	27'x12'
Laundry	Main	19'1"x14'2"
Living Room	Main	11'x17'
Other	Main	12'x20'
Other	Main	12'x20'
Other	Main	12'x20'
Other	Main	12'x20'
Other	Main	12'x20'

MLS® No: **924426** List Price: **\$1,345,000**
 Status: **Active** Orig Price: **\$1,500,000**
 Area: **Islands** Sub Area: **Isl Small Islands (Campbell River Area)**

DOM: **714** Sold Price:
 Sub Type: **Single Family Detached** Title: **Freehold**
 Pend Date:

Interior

Beds: **1** Baths: **2** Kitchens: **1** Fireplaces: **1** Storeys:
 FinSqFt Total: **3,172** UnFin SqFt: **0** SqFt Total: **3,172** Basement: **No** Addl Accom:
 2pc Ensuites: **0** 3pc Ensuites: **1** 4+pc Ensuites: **0** Beds or Dens: **1** Laundry: **In House**
 Layout: **Rancher** Appl Incl: **F/S/W/D**
 Heating: **Baseboard** Cooling: **None**

Intr Ftrs: **Dining Room, Dining/Living Combo, Furnished**

Exterior/Building

Built (Est): **2000** Front Faces: **Southeast** Storeys:
 Construction: **Frame Wood, Wood** Foundation: **Pillar/Post/Pier** Bldg Warranty:
 Lgl NC Use: Access: **Marine** Roof: **Metal**
 Exterior Ftrs: **Balcony/Deck, Low Maintenance Yard** Bldg Style: **West Coast**

Lot

Lot SqFt: **1,467,972** Lot Acres: **33.70** Dimensions:
 Park Type: **Open** Park Spcs: **1** View: **Mountain(s), Ocean** Shape:
 Carport Spcs: **0** Garage Spcs: **0** Waterfront: **Ocean** Water: **Other**
 Sewer: **Septic System** Restrictions: **Easement/Right of Way** Services: **None**

Lot Ftrs: **Acreage, Dock/Moorage, Marina Nearby, Private, Quiet Area, Rural Setting, Walk on Waterfront**

Legal/Public Records

Assessed: **\$326,800** Assess Yr: **2025** Taxes: **\$1,001** Tax Year: **2024**
 PID: **006-412-840** Roll No: **06-772-13667** Zoning: Zone Desc: **Residential/Commercial**
 Plan Number: Lot: Block: District Lot: Land District:
 Legal Description: **District Lot 1489, Range 1, Coast District**

The BC Oceanfront Real Estate Team



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Personal Real Estate Corporation

250-830-4435



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Zoning: RU3/C2D/MC2
Strathcona Regional District

Taxes: \$1,001 (2024)

Longitude: 50°31'N Latitude: 125°49'W

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Best efforts have been made to provide the most current and accurate information from sources believed to be reliable. Buyers should verify any information that is important to them to their sole satisfaction.



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