

Quatsino Oceanfront Acreage



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E645 Quatsino Road
Quatsino, Vancouver Island
\$350,000 Canadian



bcoceanfront.com



7.7 acre oceanfront property located along the south-west shore of Hecate Cove in the Village of Quatsino, on the north-west coast of Vancouver Island. Quatsino is a boat access community in Quatsino Sound, and is approximately 5 miles on the water from Coal Harbour.

Port Alice is another popular boat launch point. A public road (gravel) runs through the Village of Quatsino.

Quatsino is a small coastal village with a small core of permanent residents and a number of seasonal residents. The village is serviced with BC Hydro electricity and telephone service, and there is a government dock in Bergh Cove.

This oceanfront acreage is nicely treed right to the water's edge. It has a mostly level topography throughout, with a gradual rise to the road. The property has approximately 270ft of shoreline in one of the most protected locations in



the area, an ideal situation to accommodate excellent deep-water moorage.

Like many properties in the area the acreage is divided by Quatsino Rd, with about 1/5th of the property between the road and the oceanfront.

Adjacent to the property on the high side of the road is the newly constructed trail to Colony Lake recreation area.

Zoning allows for one residence on the property, as well as additional cabins of 400sqft for each 2 acres, making this an ideal consideration for a group purchase or a large family





7.7 oceanfront acres | Approx. 270ft oceanfront

wanting to establish a recreational or residential base in one of the most fantastic regions of the North Island. It would also be an ideal home base for someone looking for a quiet coastal lifestyle or for outdoor enthusiasts, in a region renowned for some of the best sport fishing and exploring on the BC Coast.

The Village of Quatsino is a historical boat-access coastal community founded in the late 1800s, with a current population of approximately 40 year-round residents plus a complement of part-time and seasonal vacationers. Coal Harbour is 9 miles south of Port Hardy and Quatsino is situated only 5 miles south from Coal Harbour by boat. The community is serviced with a local road, hydro electricity and telephone.

Quatsino Sound, one of the last great west coast frontiers easily accessible for the outdoor enthusiast and avid sport-fisherman, offers a great variety of activities throughout the network of protected inlets and the access to the open west coast. As well there are numerous rivers and lakes abundant with Trout, Steelhead and spawning Salmon in the fall. Seventeen miles to the southwest out

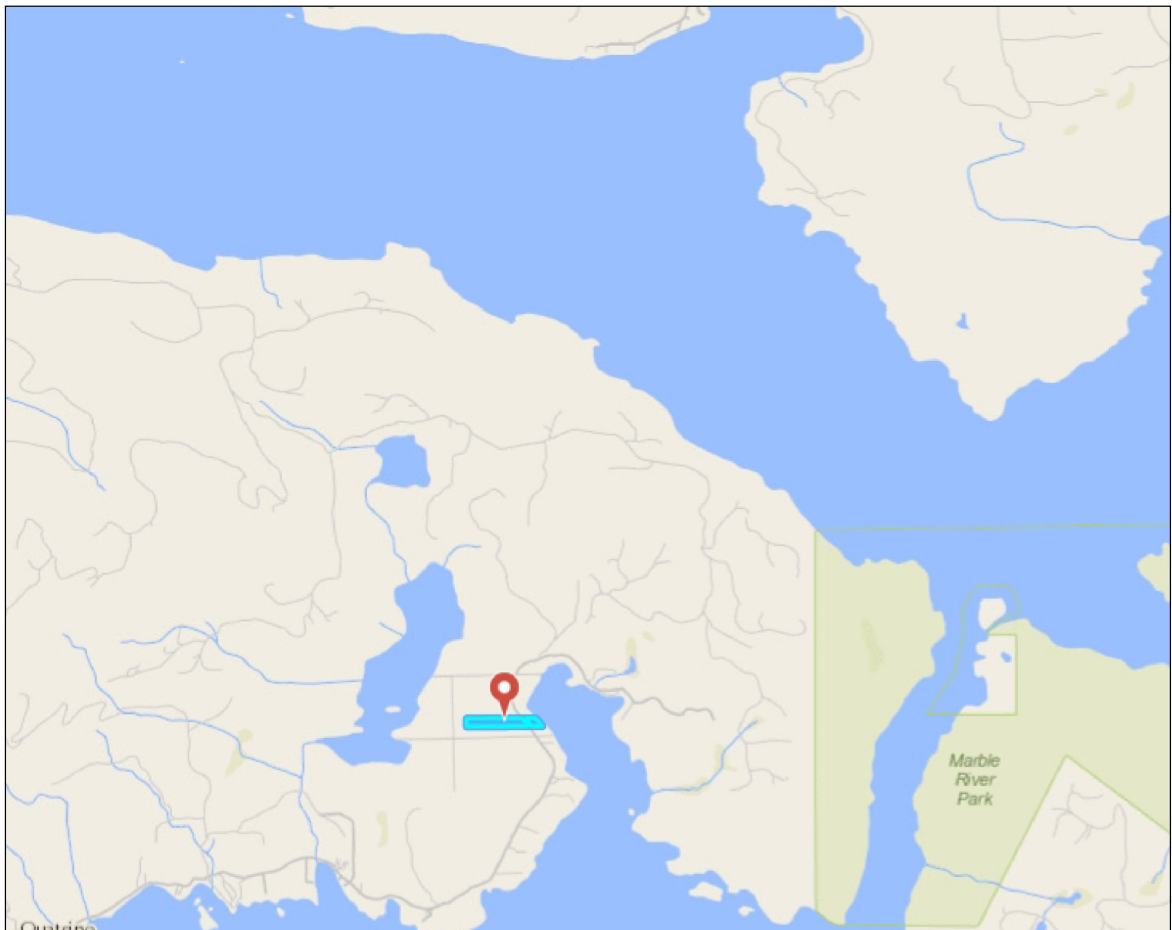
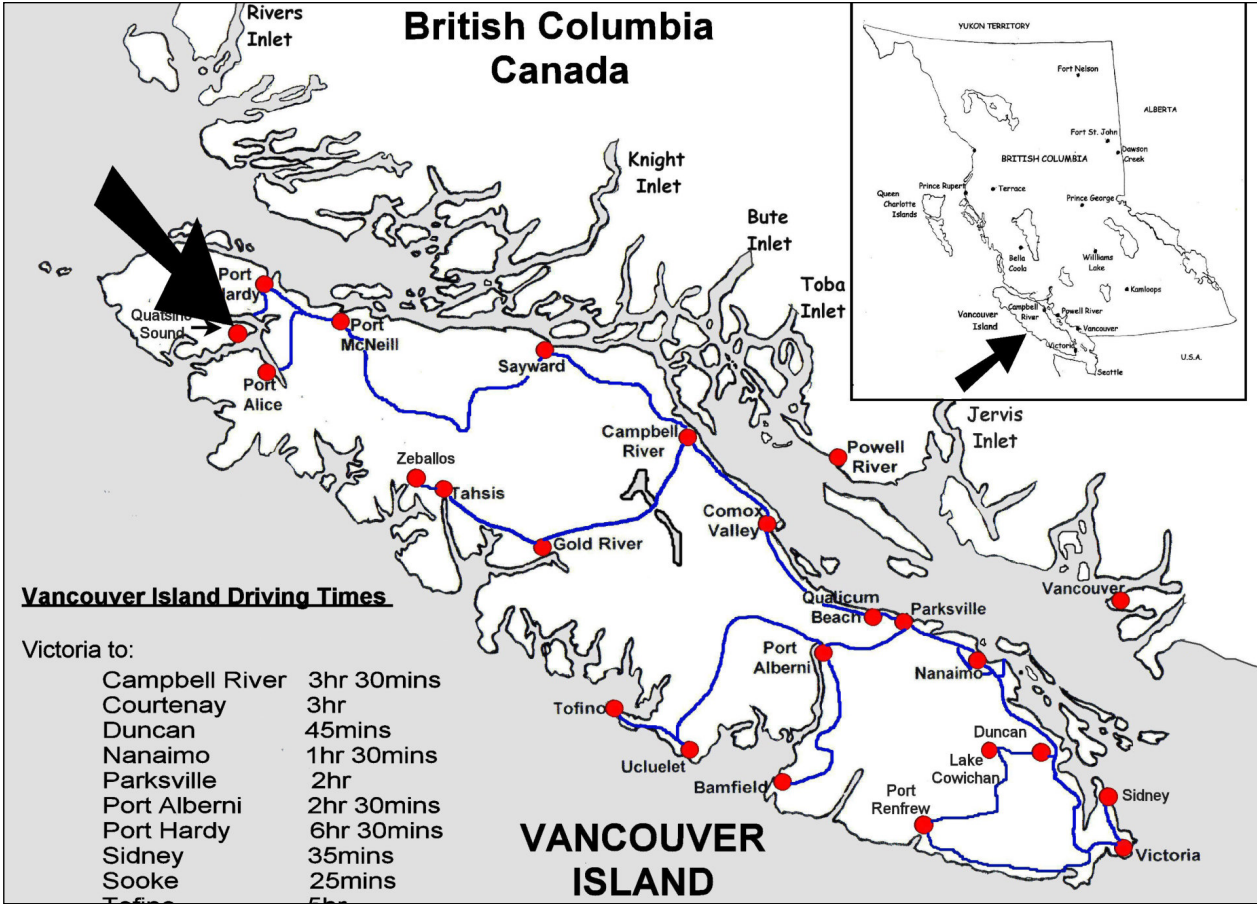


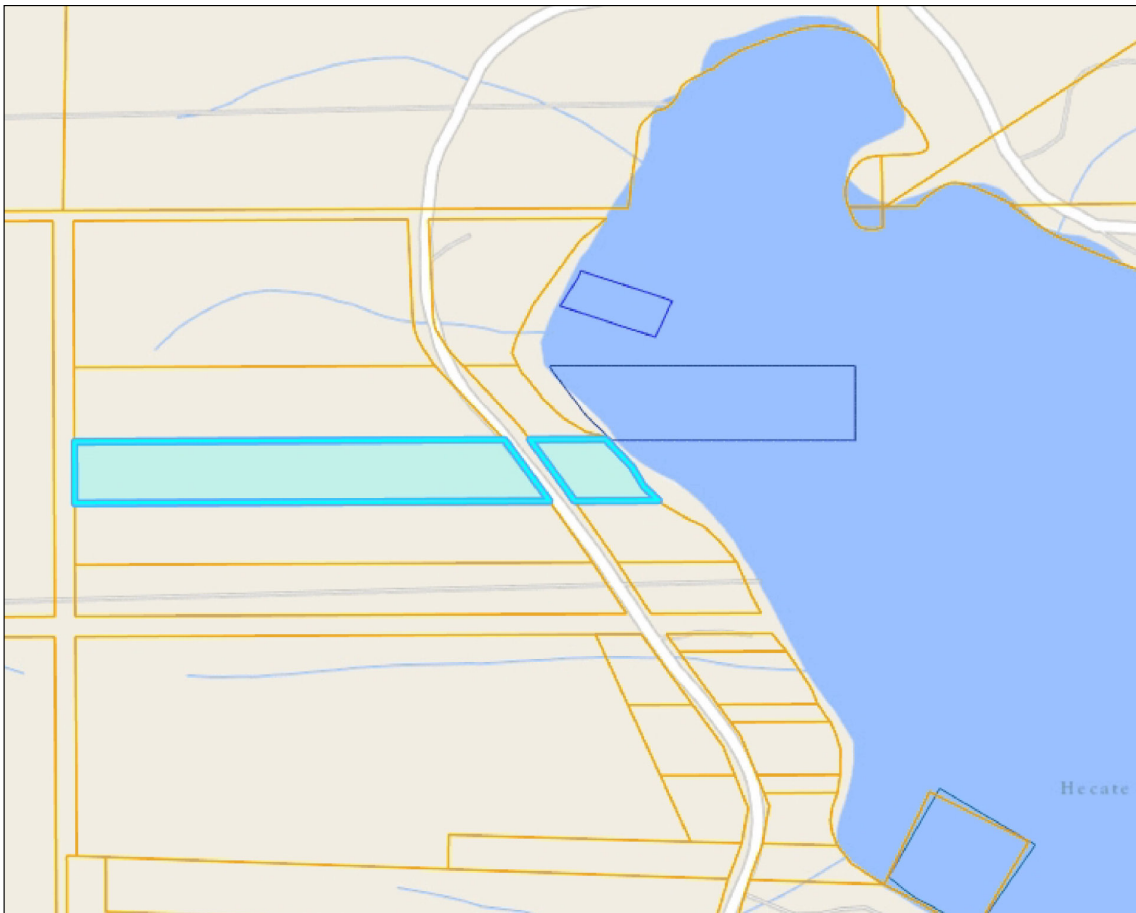
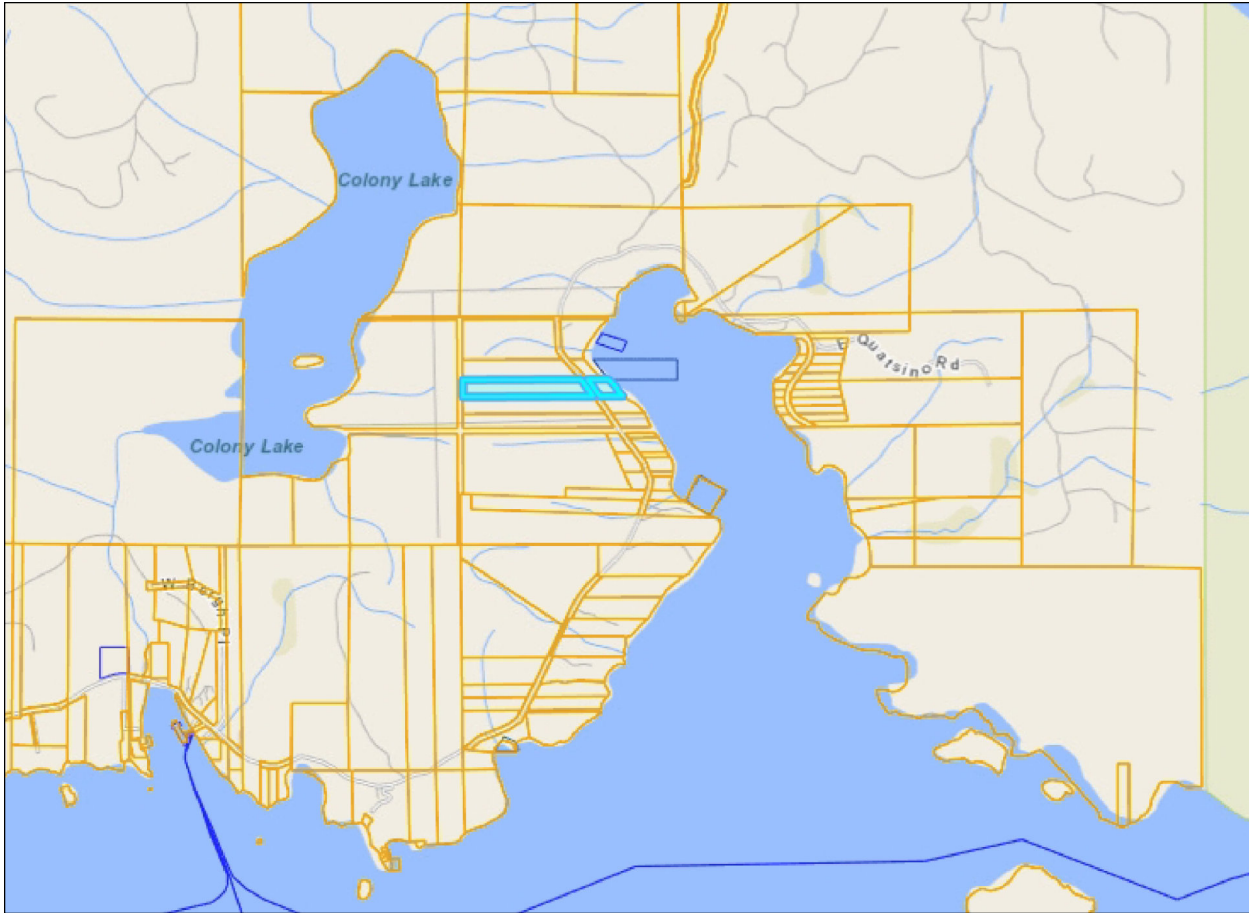


Undeveloped treed property

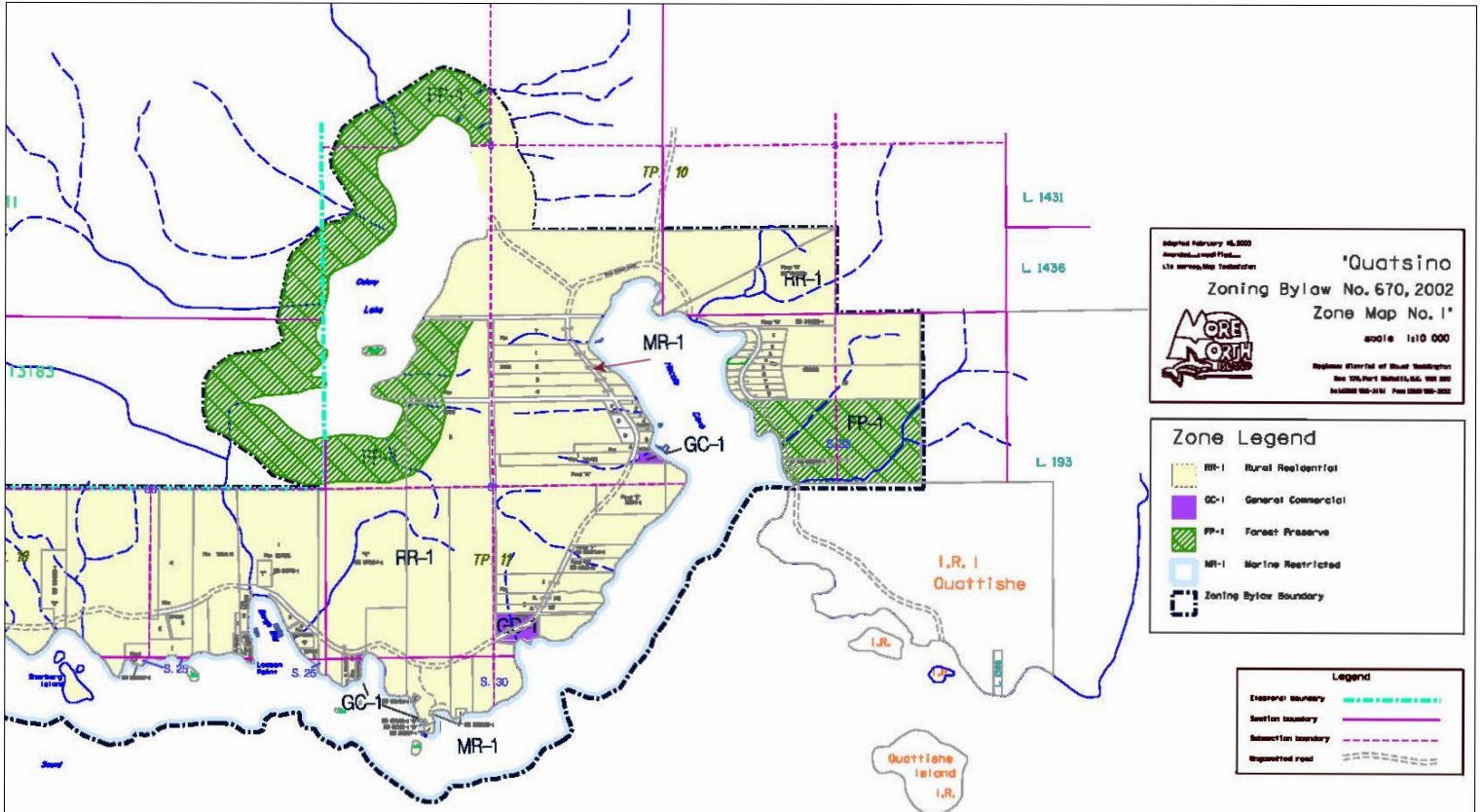
Quatsino Sound is the open west coast of Vancouver Island that offers spectacular fishing for salmon, halibut and other species. The marine life and other wildlife in addition to the beauty of the west coast are unsurpassed.











5.3.0 Residential Zones**5.3.1 Rural Residential (RR-1)**

This zone is intended to provide for single-family residential and home commerce development on rural properties in Quatsino.

- (a) Permitted Uses
 - (i) Single-family dwellings
 - (ii) Home agriculture
 - (ii) Home commerce
 - (iv) Buildings and uses accessory to a permitted use
- (b) Minimum Lot Size
 - (i) The minimum area of any lot created by subdivision is 0.8 hectares (2 acres) or more as determined by the Medical Health Officer as sufficient for on-site services.
- (c) Minimum Setbacks
 - (i) For principal buildings and structures:
 - 9 meters (30 feet) from all front and rear lot lines
 - 4.5 meters (15 feet) from exterior lot lines
 - 2.5 meters (8 feet) from all other side lot lines
 - (ii) For accessory buildings and structures:
 - 5 meters (16 feet) from all front lot lines
 - 4.5 meters (15 feet) from exterior lot lines
 - 1.5 meters (5 feet) from all rear and other side lot lines
 - (iii) Setbacks for development adjacent to any watercourse are as required by provincial and/or federal government regulations and policies.
- (d) Development Density
 - (i) One single-family dwelling is permitted on each lot. In addition, one cabin or one campsite is permitted for every 0.8 hectares (2 acres) of land.
 - (ii) The floor area of a cabin must not exceed 37 square meters (400 square feet) in total.
 - (iii) Campsites must have a minimum area of 56 square meters (600 square feet).
 - (iv) Buildings and accessory structures must not cover more than 50% of a lot up to 0.8 hectares (2 acres). An additional 20% lot coverage is permitted for any lot over 0.8 hectares (2 acres).
- (e) Conditions of Use
 - (i) Home commerce must be in accordance with Section 4.6.0 of this Bylaw.

- (ii) Where home commerce involves light industrial activities, a five meter (16 feet) vegetated buffer area must be provided to lessen the potential for impacts on adjacent properties. Buffer areas must be in accordance with Section 3.2.0 of this Bylaw.
- (iii) Parking and loading must be in accordance with Section 3.1.0 of this Bylaw.
- (iv) Principal buildings must be serviced by a community sewer and community water system or a water and septic disposal system constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.



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888-286-1932
 250-286-3293

E-645 Quatsino Rd Quatsino BC V0N 2V0
 MLS® No: **950611** **\$350,000** **Active**



Undeveloped oceanfront property located in Hecate Cove in the Village of Quatsino, on the north-west coast of Vancouver Island. Quatsino is a boat access community in Quatsino Sound, and is approximately 5 miles on the water from Coal Harbour. A public road (gravel) runs through the Village of Quatsino. The village is serviced with BC Hydro electricity and telephone service, and there is a government dock in Bergh Cove. This oceanfront acreage is nicely treed right to the water's edge and has approximately 270ft of shoreline. The property is divided by Quatsino Rd, with about 1/5th of the property between the road and the oceanfront. Zoning allows for one residence on the property, as well as up to 3 cabins of 400sqft, making this an ideal consideration for a group purchase or a large family. It would also be an ideal home base for someone looking for a coastal lifestyle or for outdoor enthusiasts, in a region known for some of the best sport fishing and exploring on the BC Coast.

MLS® No: **950611**
 Status: **Active**
 Area: **North Island**
 DOM: **0**
 Sub Type: **Land**
 Pend Date:

List Price: **\$350,000**
 Orig Price: **\$350,000**
 Sub Area: **NI Port Hardy**
 Sold Price:
 Title: **Freehold**

Interior

Beds: 0 FinSqFt Total: 2pc Ensuites: 0 Layout: Heating: Intr Ftrs:	Baths: 0 UnFin SqFt: 3pc Ensuites: 0	Kitchens: 0 SqFt Total: 4+pc Ensuites: 0 Appl Incl: Cooling:	Fireplaces: Basement: No Beds or Dens: 0	Storeys: Addl Accom: Laundry:
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Exterior/Building

Built (Est): Construction: Lgl NC Use: Exterior Ftrs:	Front Faces: Access: Marine	Storeys: Foundation:	Bldg Warranty: Roof: Bldg Style:
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Lot

Lot SqFt: 335,412 Park Type: Open Carport Spcs: 0 Sewer: None Lot Ftrs: Acreage, Private, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront, Wooded Lot	Lot Acres: 7.70 Park Spcs: 1 Garage Spcs: 0 Restrictions:	Dimensions: View: Mountain(s), Ocean Services:	Shape: Waterfront: Ocean Water: None
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Legal/Public Records

Assessed: \$232,000 PID: 006-228-119 Plan Number: Legal Description: Lot 2, Section 31, Township 11, Rupert District, Plan 3106	Assess Yr: 2023 Roll No: 15267.000 Lot: 2 Block:	Taxes: \$966 Zoning: RR-1 District Lot:	Tax Year: 2023 Zone Desc: Residential Land District:
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The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation
250-830-4435



Ed Handja

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Zoning: RR-1

Regional District of Mount Waddington

2023 Taxes: \$966

Latitude: 50' 32"N Longitude: 127' 36"W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

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Campbell River, BC V9W 2C5
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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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