

# Oceanfront Rainforest Resort



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**Hidden Cove Lodge**  
*Northern Vancouver Island*  
**\$3,450,000** Canadian



[bcoceanfront.com](http://www.bcoceanfront.com)





Beautiful 8 acre eco-resort on northern Vancouver Island, with oceanfront on a private bay fronting Johnstone Strait.



Hidden Cove Lodge is located just northwest of Telegraph Cove and the full service community of Port McNeill is approx. a 15 minute drive further north from the property.

The attractive and inviting property is surrounded by Crown land and is at the end of a 3km road that is accessed off Telegraph Cove Rd. The Broughton Archipelago Marine Park, a world-recognized region for whale watching and eco-tourism, is on the doorstep.

Hidden Cove Lodge was originally established in the 1990s by the current owners and has continued to grow

and develop over the years. The lodge has a great reputation and the owners have enjoyed the property for 35 years. They feel it is now time to pass it along to new owners.

*“Quiet and relaxing but close enough to Telegraph Cove for all your outdoor activities... Great location, we stayed in a superb ocean view room - modern and clean with fantastic views.”* online review

This oceanside off-grid resort offers lodge accommodations, cabins and modern suites in a natural rainforest wilderness, surrounded by trees and ocean.








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**8 acre oceanfront resort | Road access | Main lodge plus cabins**

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The accommodations and common areas have been well maintained and provide an inviting retreat from the hustle of modern city living.

The main lodge is approx. 6519sqft. Built with west coast flair and local wood, the lounge and dining area boast beautiful, raised ceilings with timber frame features. Along with an expansive deck, these common areas overlook Hidden Cove, the north end of Johnstone Strait, the Pearse Islands and Malcolm Island.

*“Hidden Cove Lodge is a rare find. A lodge with cottages that were built specifically to be in harmony with the natural landscape, by owners who cherish their land and the creatures who frequent it.”* online review

There are 9 bedrooms in the main lodge, all of which are generous in size. 4 rooms are on the main level and 5 are on the upper level. Beyond the rooms at the south end of the lodge is a den with a well-stocked library and

comfortable seating areas, as well as owners’/manager’s accommodations - a self-contained one bedroom suite with a full kitchen, dining and living area plus a small office. Also on the main level of the lodge is a large boardroom for group functions, a laundry room and storage space for both kitchen and housekeeping. There is a well-appointed kitchen for servicing the dining room.







***Off grid with extensive power systems | Three domestic water sources | Two septic systems***

The lodge is nicely designed, well-equipped and comfortable. There is a wood-fired hot water in-floor radiant heating system throughout the main level. This is extremely efficient and there is no shortage of wood supply. There is also a free-standing wood stove in the lounge.

A one bedroom cabin is situated in the meadow adjacent to the south end of the lodge. Slightly up from the main lodge are two oceanside cabins, each with a 2 bedroom suite. Next to these cabins is the “suites” building, which is the newest building and provides three very spacious, modern and comfortable studio suites each with its own oceanfront balcony. The “suites” building also has a separate laundry/utility room.

Just up from the “suites” building is a newly constructed utility building which services these three suites and has been roughed in for the installation of a coin-operated laundry room and maintenance storage space. This building has both power and propane service.

There is another 700sqft building to lock-up stage, requiring only interior finishing. This is intended to provide three additional staff accommodations with full washroom and laundry facilities.







There is an approx. 880sqft shop that provides great storage for supplies and equipment. Incorporated into the structure is a 40ft shipping container which exclusively houses the power systems.

This is an off-grid property with substantial power infrastructure. This includes a fully integrated system with a 20kw and 40kw diesel generator, a wind turbine, two banks of solar panels (one with 285 watt panels and one with 250 watt panels). This is a heavy-duty commercial grade installation. Power is stored in 16 700amp lithium batteries. When storage capacity drops to 80% the generators automatically start up and replenish the system. There is also propane in addition to the generators.

The entire property, including the main lodge, three cabins, the “suites” building, and staff accommodations, are all serviced underground so no poles or overhead wires detract from this beautiful, natural setting and the system is better secured against winter weather.

There are three sources of domestic water. Two dug shallow wells plus a drilled deep well. Supply is sufficient that only one dug well, approx. 20ft, supplies the entire property. There is 10,000 gallons of water storage. All domestic water goes through a water treatment system.

There are two septic systems on the property.

There is cell service and internet.







There has been a substantial dock system in place throughout the years, however the existing system either requires significant repair or replacement.

Black bear and Sitka black-tailed deer are regular visitors to the property, and hearing and viewing whales out front are regular occurrences. Other wildlife are often spotted at the property and on the water, from birds to seals to otters and more.

This is a turn-key share sale opportunity. Everything needed to operate the resort is in place.

This region brings adventure to your doorstep! The Broughton Archipelago is world renowned for its resident and transient whale populations. The entire region is considered one of the premier kayaking destinations in the world and it also provides excellent fishing, hiking, boating and sport diving opportunities. The region is home to a northern population of resident killer whales

(Orcas), and other marine mammals including dolphins, harbour porpoise, porpoise, seals, and wintering sea lions. Other wildlife in the area includes deer, bears, shorebirds, seabirds, loons, and regal bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.

Telegraph Cove, which is just down the road, offers a variety of immediate services and amenities. The historical, charismatic west side of Telegraph Cove offers boat launches, marina facilities, a pub and restaurant and a convenience store. Other features and services include The Whale Interpretive Centre as well as guided charters for whale watching, diving and sport fishing. This is a great little resort community.

Located approximately 20 minutes further north of Port McNeill on Highway 19 is Port Hardy. Port McNeill and the community of Port Hardy offer a variety of convenient and essential services including a small airport, hospital & health care services and a marina amongst other conveniences and community facilities.















Hidden Cove Lodge, DL2264, Port McNeill, BC











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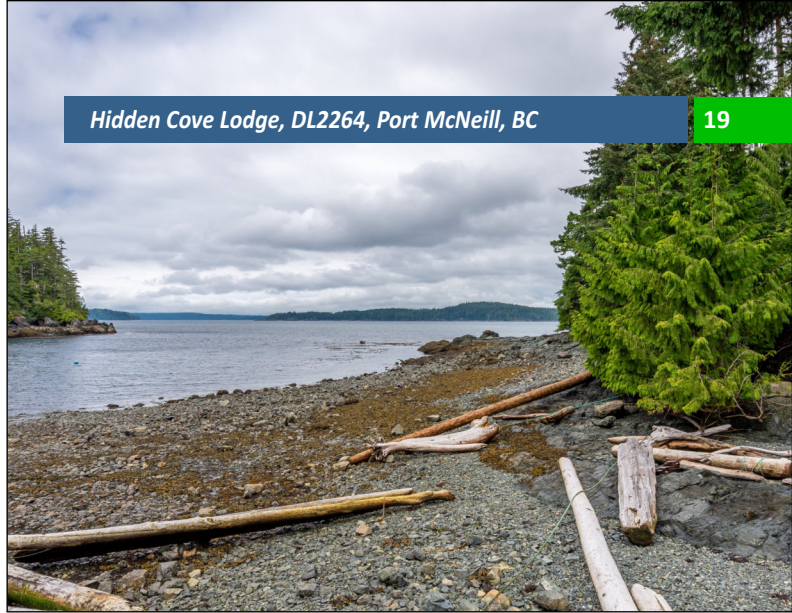
Hidden Cove Lodge, DL2264, Port McNeill, BC











Hidden Cove Lodge, DL2264, Port McNeill, BC







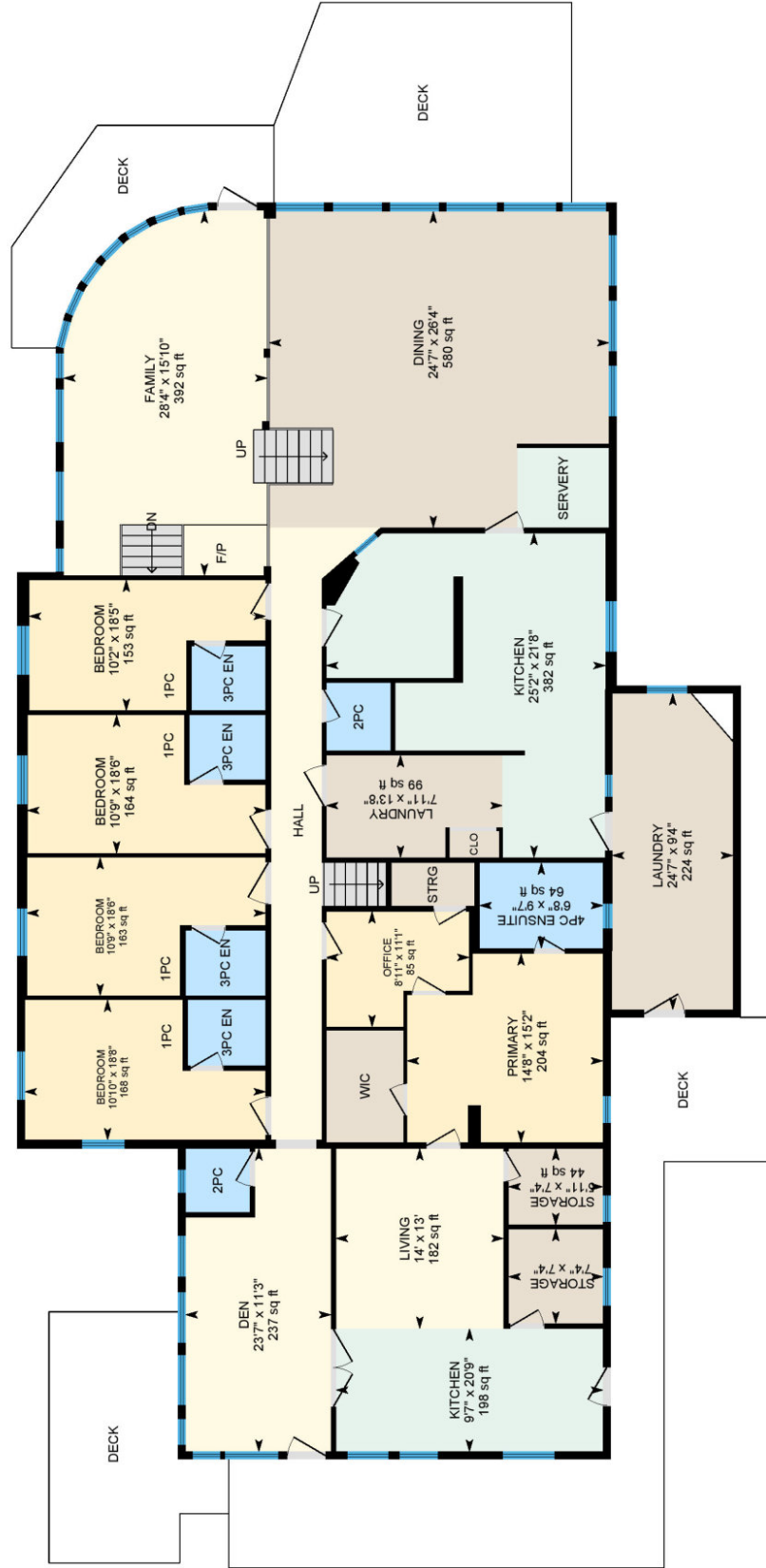






# 1 Hidden Cove Rd, Telegraph Cove, BC

Main Floor Exterior Area 4321.97 sq ft  
Excluded Area 10.34 sq ft



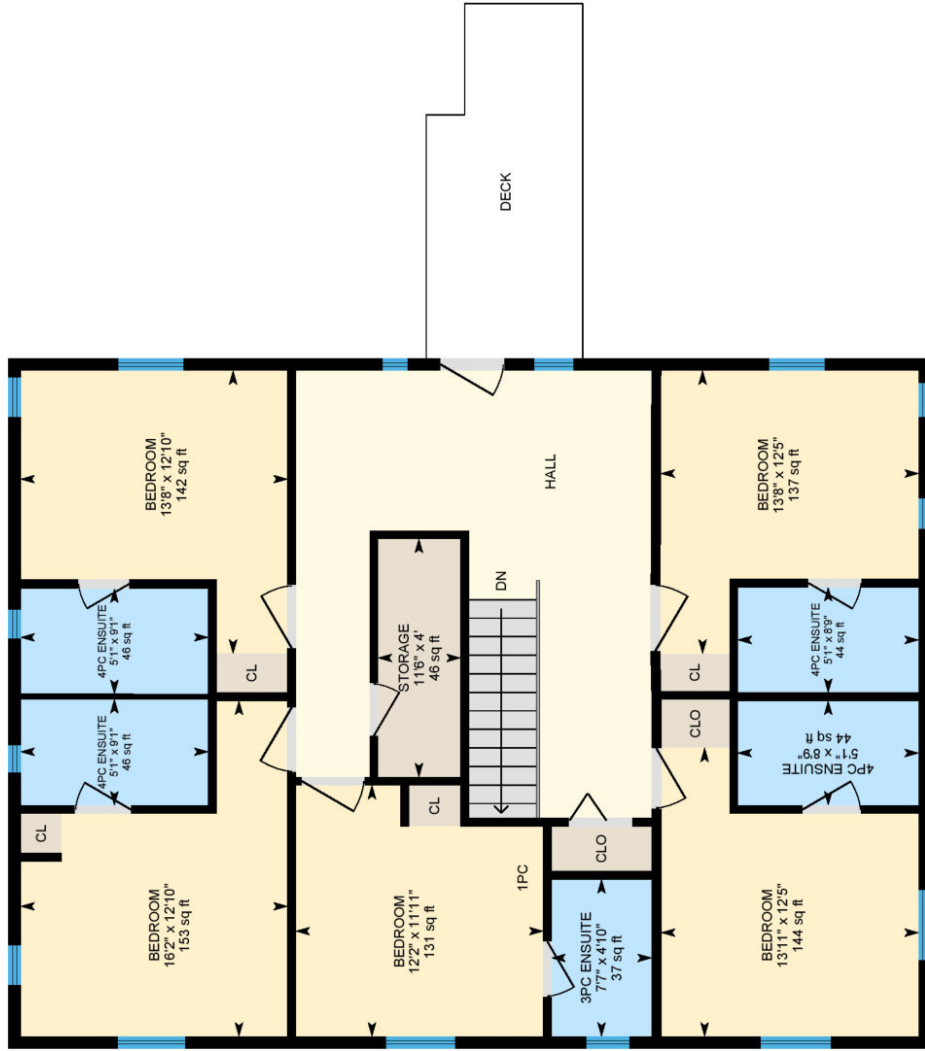
PREPARED: 2022/07/18

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1 Hidden Cove Rd, Telegraph Cove, BC

Upper Floor Exterior Area 1481.48 sq ft



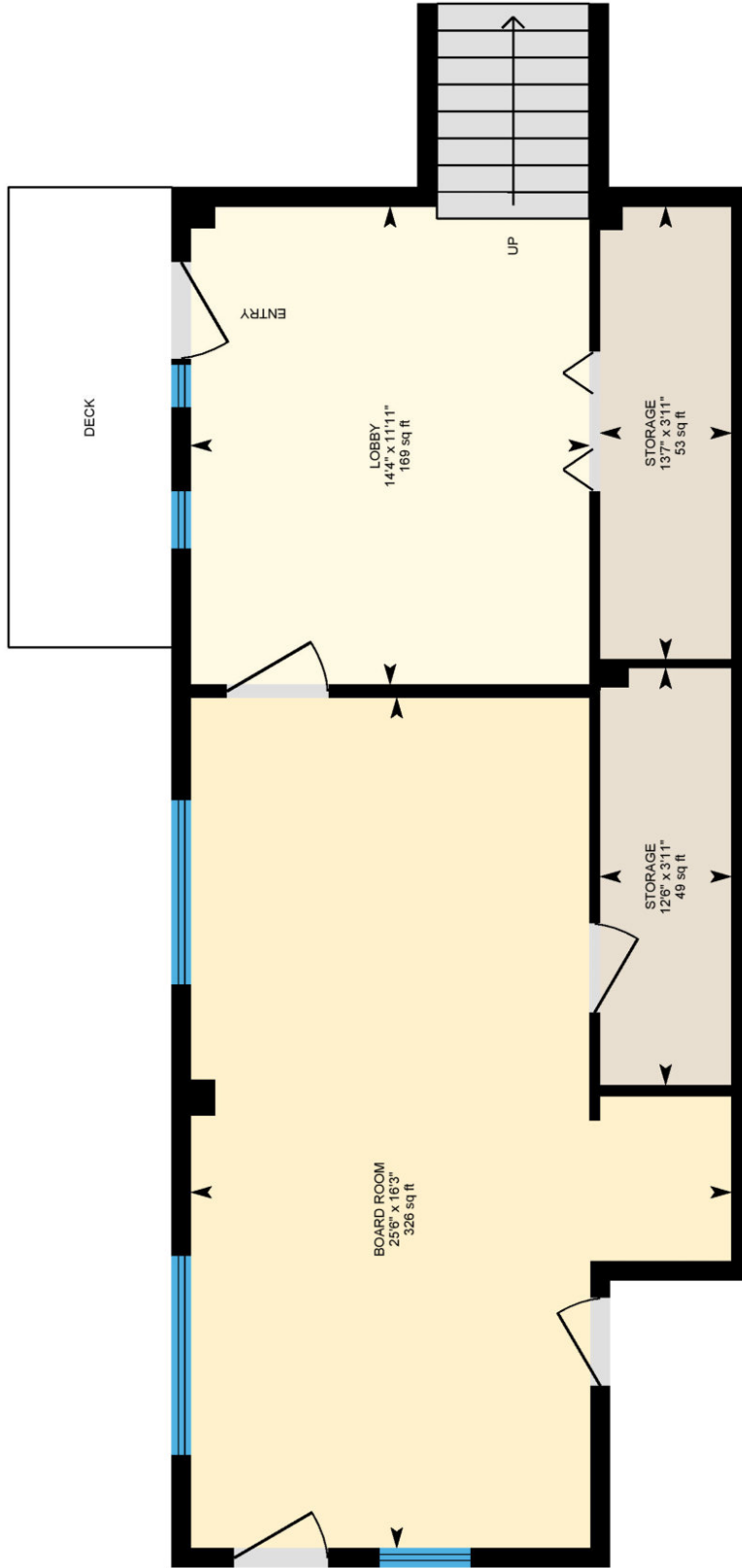
PREPARED: 2022/07/18

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1 Hidden Cove Rd, Telegraph Cove, BC

Lower Floor (Below Grade) Exterior Area 715.82 sq ft



PREPARED: 2022/07/18



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# 1 Hidden Cove Rd, Telegraph Cove, BC

Ocean Front Suites Exterior Area 1703.57 sq ft



PREPARED: 2022/07/18

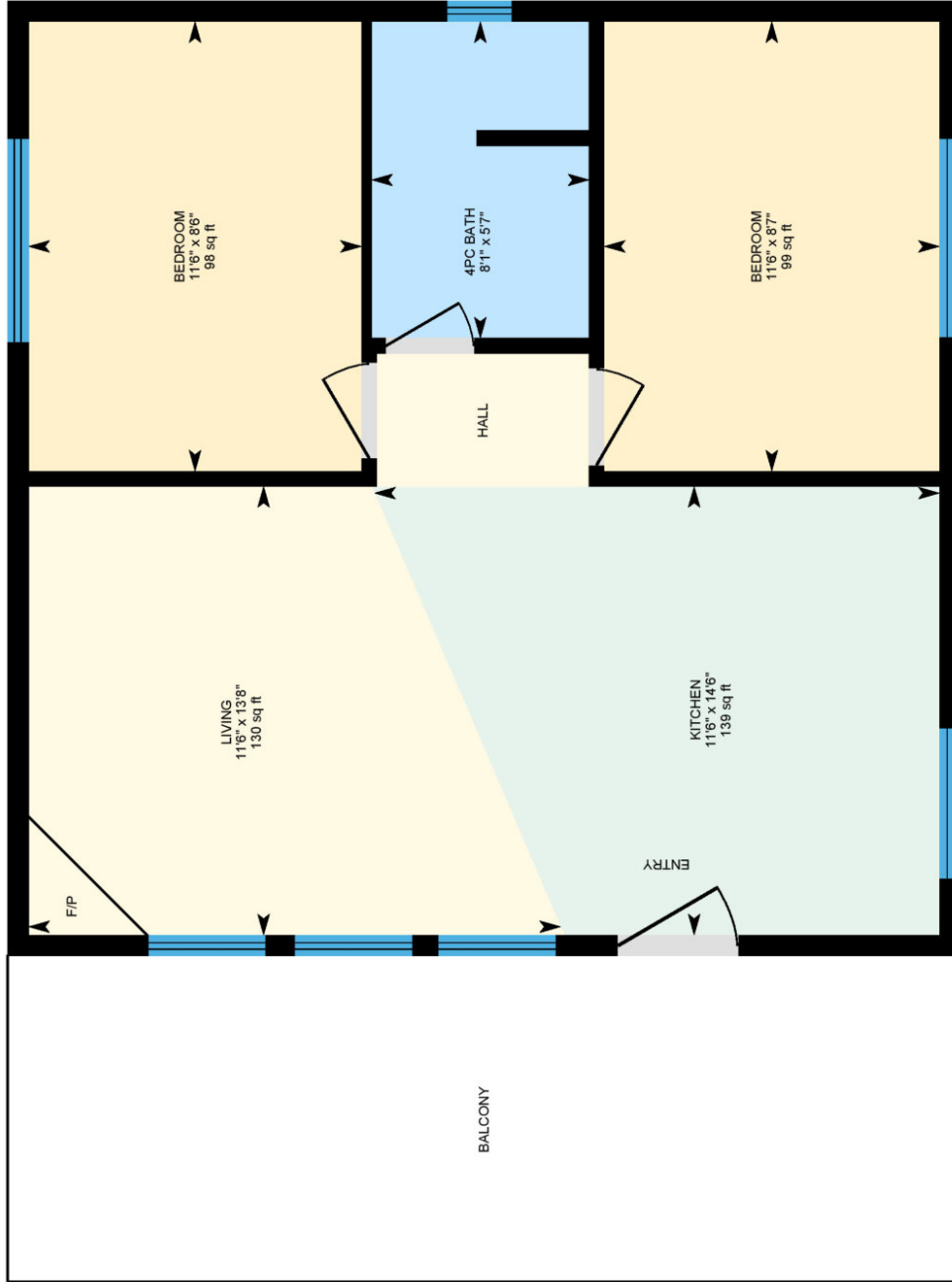


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1 Hidden Cove Rd, Telegraph Cove, BC

Cottage 1 Exterior Area 599.06 sq ft



PREPARED: 2022/07/18

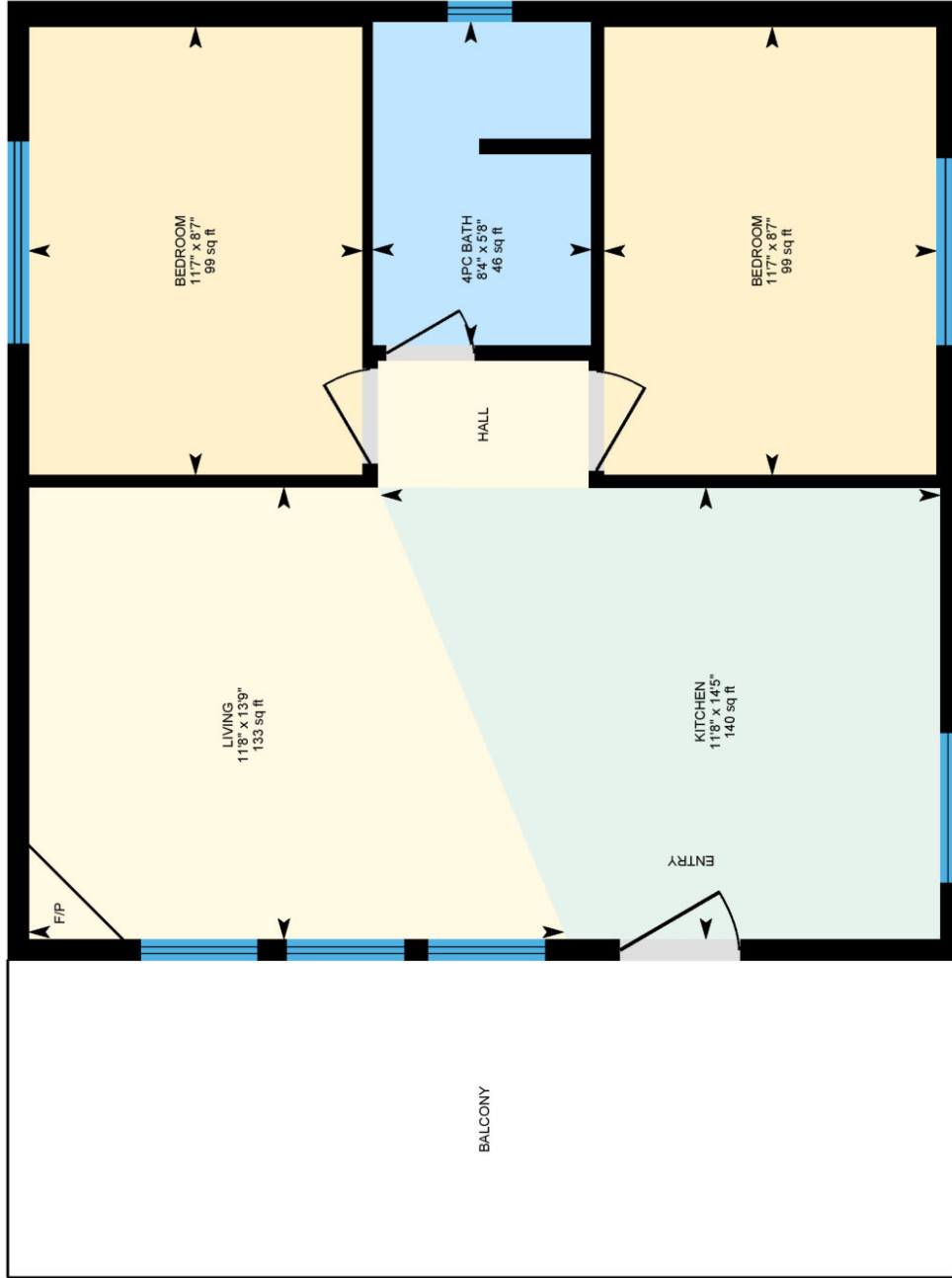


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1 Hidden Cove Rd, Telegraph Cove, BC

Cottage 2 Exterior Area 604.24 sq ft



PREPARED: 2022/07/18

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# 1 Hidden Cove Rd, Telegraph Cove, BC

Cottage 3 Exterior Area 410.12 sq ft



PREPARED: 2022/07/18

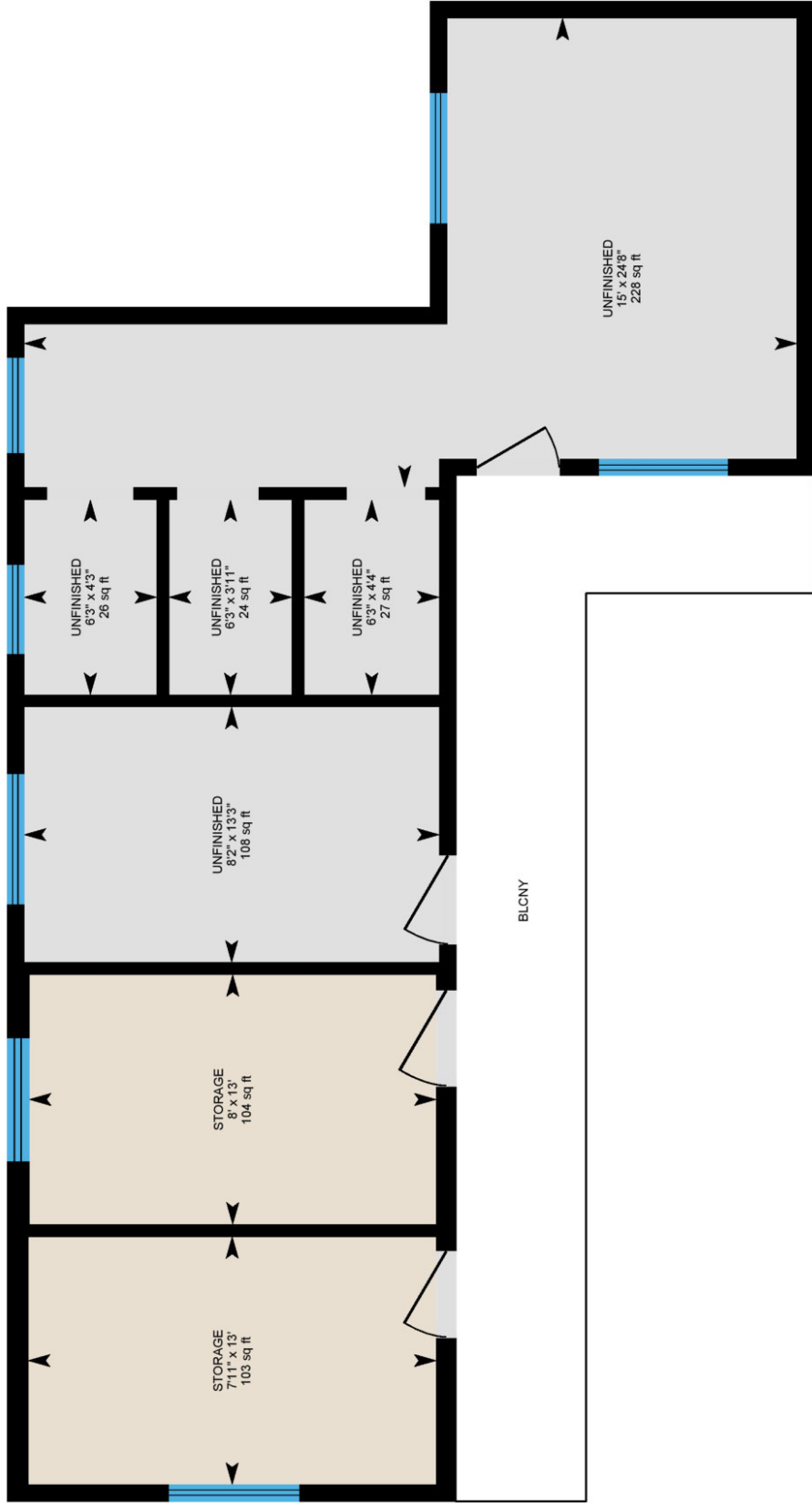


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1 Hidden Cove Rd, Telegraph Cove, BC

Bunk House Exterior Area 724.31 sq ft



PREPARED: 2022/07/18

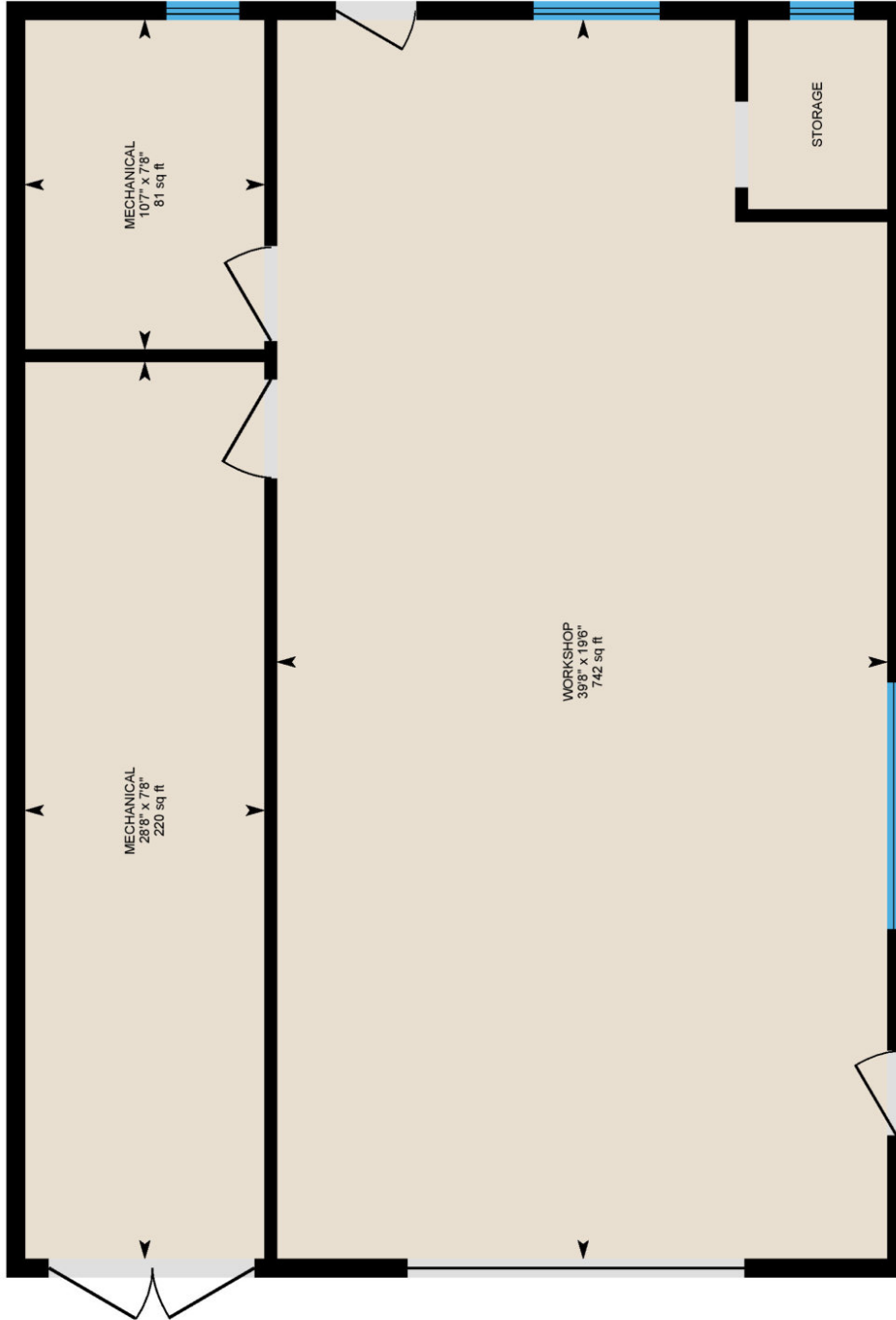


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



# 1 Hidden Cove Rd, Telegraph Cove, BC

Shop Exterior Area 1173.14 sq ft



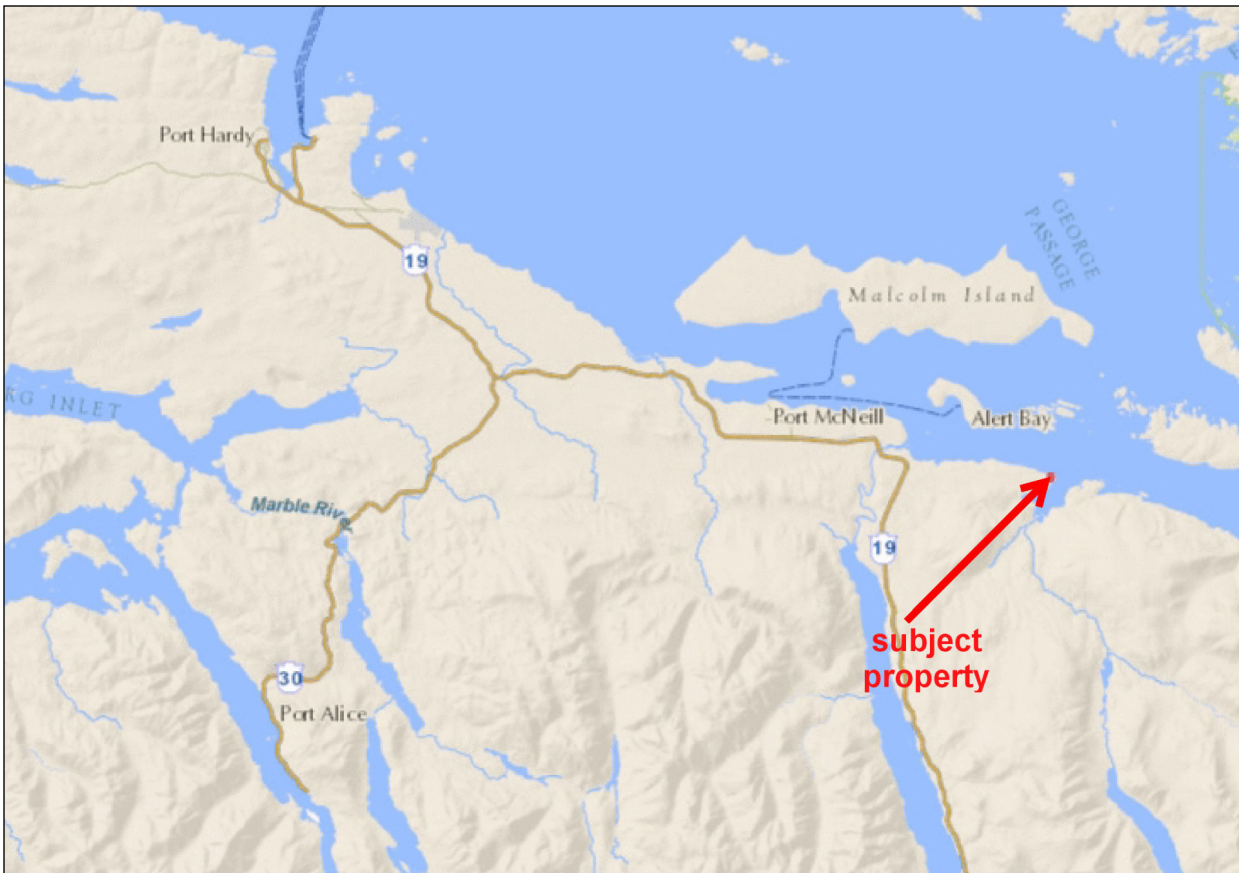
PREPARED: 2022/07/18



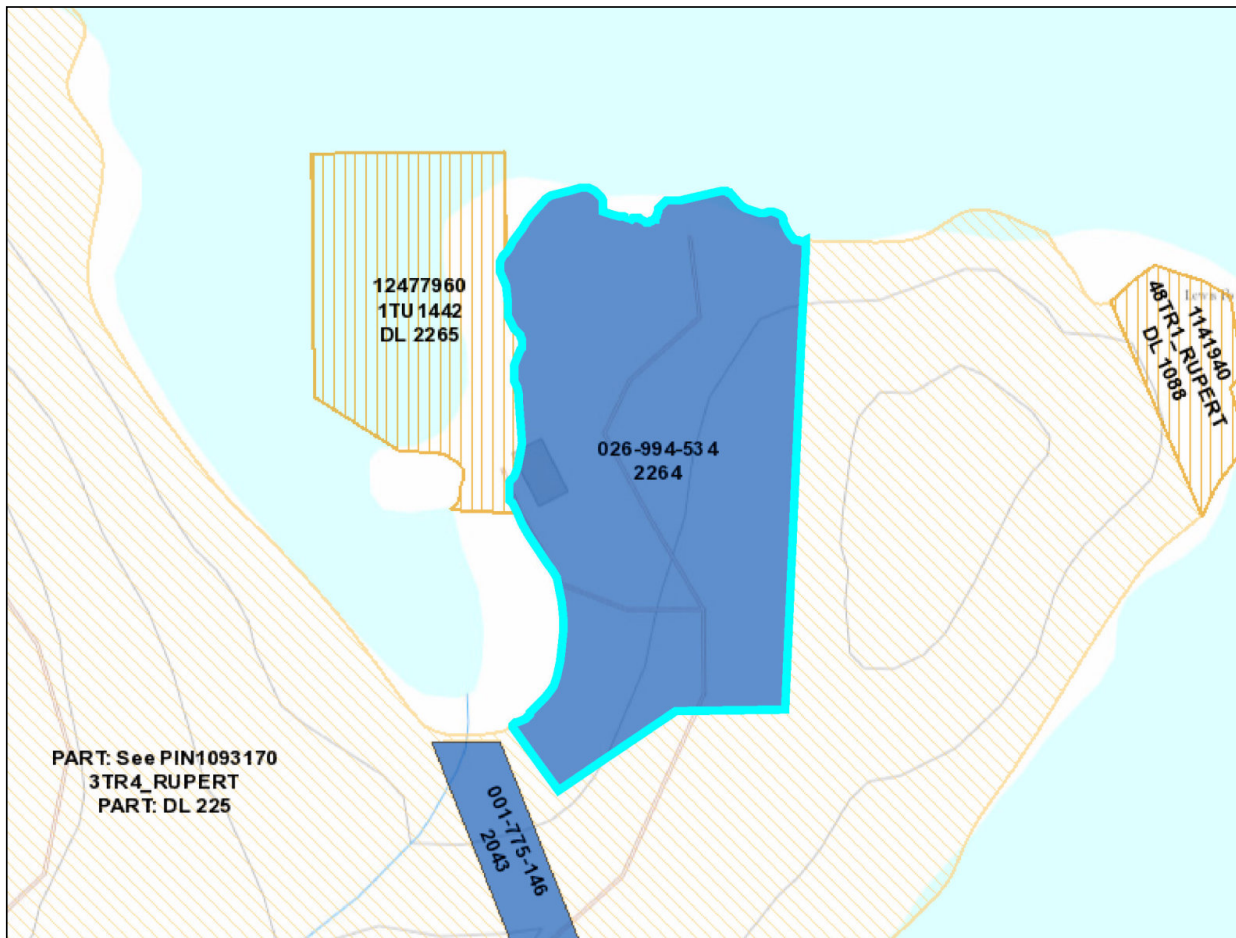
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.













## SCHEDULE A - ZONE REGULATIONS

### RURAL ZONE (A-1)

#### A.1.0 PERMITTED USES

In a Rural Zone (A-1) the use of land, buildings and structures is restricted to:

- i) Single detached or duplex dwelling
- ii) Agriculture
- iii) Recreation
- iv) Cemeteries
- v) Public and quasi-public buildings and uses
- vi) Garbage dumps, provided that the location of the site in respect of water courses and air pollution has the approval in writing by the Medical Health Officer, or other such person designated by him, or the Director, Pollution Control Board, whichever has jurisdiction in the case.
- vii) Public utility structures and uses
- viii) Hydro Electric Energy Generation System (HEG) and related buildings and structures and accessory uses.  
*(Added by Bylaw No. 700)*
- ix) Wind Energy Generation System (WEG) and related buildings, structures and accessory uses.  
*(Added by Bylaw No. 700)*
- x) Secondary Suite Dwelling *(Deleted by Bylaw No. 894 and Added by Bylaw No. 920)*
- xi) Forestry *(Added by Bylaw No. 832)*
- xii) Home Occupation *(Added by Bylaw No. 832)*
- xiii) Accessory buildings, structures and uses *(Added by Bylaw No. 832 and Amended by Bylaw No. 910)*
- xiv) Aggregate and mineral resource extraction *(Added by Bylaw No. 910)*
- xv) Bed and breakfast *(Added by Bylaw No. 910)*
- xvi) Cabin Dwelling *(Added by Bylaw No. 920)*

#### A.1.1 MINIMUM LOT AREA

The minimum lot area shall be 4 hectares (9.88 acres) except that the minimum lot area for a commercial hydro electric generation system (HEG) shall be one (1) hectare and there shall be no minimum lot area requirement for public uses. *(Replaced by Bylaw No. 832)*

#### A.1.2 DWELLING UNITS PER LOT

There shall be no more than one single detached or one duplex dwelling per lot. One cabin dwelling or one secondary suite dwelling is permitted as an accessory use to an existing single detached dwelling.  
*(Amended by Bylaw No. 920)*

#### A.1.3 UNSIGHTLY STORAGE

No parcel shall be used for the wrecking or storage of derelict vehicles or equipment or as a junkyard and no person shall permit such vehicles, equipment or junk to remain on any parcel.

#### A.1.4 HEG AND WEG SYSTEMS

*(Added by Bylaw No. 700)*

This section is only applicable to commercial hydro electric energy generating systems (HEGs) and/or commercial wind energy generating systems (WEGs):

- i) Referral Considerations:

In compiling its comments to be submitted to the Province regarding referrals from the Province with respect to applications for HEG and WEG developments, the RDMW will consider:

- a) Information provided with the referral and submitted to the Province as part of the application by the proponent;



- b) Proximity to other land uses in the area;
  - c) The potential for economic, environmental and social impacts;
  - d) The potential cumulative impacts associated with multiple HEG and WEG developments in the area; and,
  - e) Any other information associated with or relevant to the application(s). **(Amended by Bylaw No. 894)**
- ii) Information Requirements:
- A proponent of a HEG or WEG development shall provide to the RDMW, copies of all reports and information submitted to the provincial and federal governments in support of its application(s) for same, as well as any approvals issued by the provincial or federal governments in relation to the HEG or WEG development. **(Amended by Bylaw No. 894)**
- iii) Setbacks for HEGs:
- a) No building or structure, except a fence, shall be located within 7.5 meters of a parcel or lease boundary line;
  - b) No building or structure, except those that collect water from or return water to the watercourse, shall be located within 15 meters of the natural boundary of a watercourse;
  - c) An HEG shall comply with all the setbacks required by the relevant authority related to roadways in the area in which it is located;
  - d) An HEG shall be located not less than 100 meters from any general commercial or industrial use, or area zoned for general commercial or industrial use on land not belonging to the owner of the land on which the HEG is located;
  - e) An HEG shall be located not less than 200 meters from any residential, or commercial or public tourism or recreational use not belonging to the owner of the land on which the HEG is located;
- iv) Setbacks for WEGs:
- a) A WEG shall comply with all the setbacks required by the relevant authority related to roadways in the area in which it is located.
  - b) A WEG shall be located not less than four times the height of the WEG, as measured from the ground to the highest point of the rotor's arc, from any general commercial or industrial use in the area of RDMW jurisdiction not belonging to the owner of the land on which the WEG is located.
  - c) A WEG shall be located not less than 10 times the height of the WEG, as measured from the ground to the highest point of the rotor's arc, from any residential, or commercial or public tourism or recreational use in the area of RDMW jurisdiction not belonging to the owner of the land on which the WEG is located.
  - d) A WEG shall be located not less than 1 kilometer from any area designated for residential use in any local area plan, municipal plan, or First Nations Reserve plan, or from the boundary of any regional, or provincial park.
  - e) A WEG shall be located so that the horizontal distance measured at grade from the outside of the rotor arc to any property or lease area boundary, other than roadways, is at least 7.5 m (24.6 ft)
- v) Lot Coverage for HEGs and WEGs:
- Buildings and structures shall not cover more than 60 percent of the lot area.
- vi) Distribution lines for HEGs and WEGs:
- Power lines to the substation or grid will be considered to be public utilities for the purposes of zoning. All power lines on the site to the substation or grid will have a minimum ground clearance of 7.5m (24.6ft.).



vii) Colour and Finish for WEGs:

A WEG System shall be finished in a non-reflective matte and in a colour that minimizes the obtrusive impact of a WEG System. No lettering or advertising shall appear on the towers or blades other than the manufacturer's and/or owner's identification.

viii) Parking and Loading for HEG:

Every HEG shall provide with one space for parking and one space for loading, unloading and manoeuvring of tridem axle trucks as defined in the Commercial Transport Regulations under the Commercial Transport Act.

ix) Decommissioning HEGs and WEGs:

If an HEG or WEG discontinues producing power for a minimum of two years, the system operator shall be required to provide a status report. A review of the status report by the RDMW may result in a request for the HEG/WEG to be decommissioned. Failure to comply with a decommissioning request may result in the issuance of a stop order by the designated officer in accordance with the provisions of the Local Government Act.

#### A.1.5 SUBDIVISION

**(Added by Bylaw No. 832 and Amended by Bylaw No. 894)**

Notwithstanding section A.1.1, the following options related to the calculation of the minimum lot size associated with subdivisions for residential purposes may be applied:

- i) The Regional District of Mount Waddington (RDMW) encourages subdivisions for residential purposes to be undertaken by bare land strata plan where shared services, including but not limited to, access routes, driveways and moorage facilities are proposed. In such cases, the total area of the land in the bare land strata plan, exclusive of those portions intended to provide access routes and driveways, divided by the number of strata lots must equal a minimum of four (4) hectares. In such circumstances, any common property areas that have been included in the aforementioned calculation to maintain the minimum four (4) hectare requirement shall be subject to a restrictive covenant which does not permit further subdivision, and depending on the purpose of such common area, the RDMW may require a restrictive covenant be applied that prevents further disturbance and/or development
- ii) In the case of a fee simple subdivision for residential purposes, where a portion of the property in the subdivision plan is to be returned to Crown and/or dedicated as park and the RDMW is in agreement with the proposed return to Crown or park dedication, the total area of the land in the subdivision inclusive of any area to be returned to Crown or dedicated as park, but exclusive of those portions intended to be dedicated as road, divided by the number of lots, must equal a minimum of 4 hectares. In such circumstances, the RDMW may require that any land or lot that has been included in the aforementioned calculation to maintain the minimum four (4) hectare requirement, be subject to a restrictive covenant which does not permit further subdivision, and/or prohibits building or development, and/or protection of the natural environment.

#### A.1.6 FRONTAGE REQUIREMENTS

**(Added by Bylaw No. 832)**

Where a lot is adjacent to a public road in a fee simple subdivision or common access route/road in a bare land strata plan subdivision, it shall have a front lot line that is equivalent to a minimum of 10% of the perimeter of the lot. With respect to a subdivision that requires relief from section 75(1)(a) of the Land Title Act (water access), each lot shall have a lot line adjacent to the natural boundary of the water body that provides access to the subdivision equivalent to a minimum of 10% of the perimeter of the lot.



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A Development Application may be made to the RDMW to request that the minimum frontage requirement for a lot or lots be reduced: 1) In the case of a fee simple subdivision, as per section 944(2) of the Local Government Act; and, 2) In the case of a bare land strata plan subdivision or a subdivision that requires relief from section 75(1)(a) of the *Land Title Act (water access)*, as per section 922(1)(b) of the *Local Government Act*.

#### **A.1.7 LOT LINE SETBACKS**

**(Added by Bylaw No. 832)**

The minimum setback for buildings and structures, except fences and retaining walls, shall be 7.5 meters from the front and rear lot lines and 5 meters from the side lot lines.





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888-286-1932  
 250-287-0011

**DL2264 Hidden Cove Port McNeill BC V0N 2R0 MLS® 909567 \$3,450,000 Active**



MLS® No:	<b>909567</b>	List Price:	<b>\$3,450,000</b>
Status:	<b>Active</b>	Addl Rent:	
DoM:	<b>933</b>	Original Price:	<b>\$3,450,000</b>
Storeys:		Sold Price:	
List Date:	<b>2022-07-25</b>	Pending Date:	
Area:	<b>North Island</b>	Sub Area:	<b>NI Port McNeill</b>
Sub Type:	<b>Business</b>		
Business Type:	<b>Accommodation</b>		
Total Units:		Parking Spaces:	
Lot SqFt:	<b>349,351</b>	Lot Acres:	<b>8.02</b>
Total SqFt:		Unfin SqFt:	
Title:	<b>Freehold</b>		
Exist Lease Type:	<b>Sale Of Shares</b>		
Lease Term Offered:			

Hidden Cove Lodge sits on a small bay in Johnstone Strait on northern Vancouver Island. This eco-resort welcomes guests to the rainforest wilderness of northern Vancouver Island. The property offers several types of accommodations, from lodge rooms to cabins and oceanfront suites. The main lodge offers rooms as well as a lounge, dining area, boardroom and den/library. An oceanfront deck invites guests to look out over the private bay. The resort is completely off-grid and has an excellent power system in place more than adequate to servicing the property. There is good road access via Telegraph Cove Rd to a 3km road through Crown land that leads to Hidden Cove. This is a well-managed resort run by the original owners who after 35 years have decided it is time to pass it along. A spectacular location, breath-taking scenery, well-equipped facilities and access to local services make this a great opportunity.

**Land**

Lot SqFt: <b>349,351</b>	Lot Acres: <b>8.02</b>	Dimensions:
Onsite Parking: <b>Yes</b>	Park Spcs:	Restrictions:
Comm Area: <b>Other</b>	View: <b>Mountain(s), Ocean</b>	Waterfront: <b>Ocean</b>
Water: <b>Other</b>		Sewer: <b>Septic System</b>
Services:		
Lot Features: <b>Acres, Easy Access, Irregular Lot, Park Setting, Private, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront</b>		

**Building/Exterior**

Built (Est):	Total SqFt:	Pot SqFt:	Addl Rent SqFt:
Subdividable?:	Min SqFt Sbdv:	Max SqFt Sbdv:	Leasable Area:
Storeys:	Ceiling Height:	Foundation:	Warehouse Doors:
Onsite Parking: <b>Yes</b>	Park Spcs:	Access: <b>Road: Paved, Road:</b>	Under Constr?:
		<b>Unpaved</b>	
Heating:		Cooling:	
Lgl NC Use:	MHR No.:	Other Structures:	
Flooring:			
Building Features:			
Construction Mtrs:			
Exterior Ftrs:			

**Business**

Business Name: <b>Hidden Cove Lodge</b>	Business Type: <b>Accommodation</b>
Net Op Inc:	Op Expense:
Inventory Val:	Goodwill Val:
Other Equipment:	Equip Val:
Inclusions:	
Exclusions:	

**Strata/Lease**

Strata Fee:	Str Fee Year:	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Units/Cmplx:	Units/Bldg:
Strata Lot Incl:			
Shared Amenities:			
Exist Lease Type: <b>Sale Of Shares</b>			
Exist Lease Amt:	Exist Lease Exp:	Exist Lease Term:	
Lease Amt Addl:	Lease Amt Freq:	Lease Term Offered:	

**Legal/Public Records**

Assessed: <b>\$1,096,000</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$5,195</b>	Tax Year: <b>2024</b>
Jurisdiction: <b>Port Hardy Rural (785)</b>		Title: <b>Freehold</b>	
Zoning: <b>A-1</b>	Zone Desc:		
PID: <b>026-994-534</b>	Roll No: <b>06-785-27503.425</b>		
Legal Description: <b>District Lot 2264, Rupert District, together with Lease File #1403118</b>			



## The BC Oceanfront Real Estate Team



**Shelley McKay**

Personal Real Estate Corporation

250-830-4435



**Aren Knudsen**

**REALTOR®**

250-203-0664



**Ed Handja**

Personal Real Estate Corporation

250-287-0011




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Zoning: Rural Zone A-1

Taxes: \$5,195 (2024)

Longitude: 50°33'N Latitude: 126°51'W

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**[www.bcoceanfront.com](http://www.bcoceanfront.com)**

ROYAL LEPAGE Advance Realty  
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972 Shoppers Row  
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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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