

# Hot Springs Cove Oceanfront Acreage



property lines  
are approximate

**SHELLEY McKAY**  
Personal Real Estate  
Corporation  
**250-830-4435**

and

**ED HANDJA**  
Personal Real Estate  
Corporation  
**250-287-0011**

## **SL 9 Hot Springs Oceanside**

*West Coast, Vancouver Island*

**\$139,000** Canadian



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**ROYAL LEPAGE**  
Advance Realty Ltd. 

This oceanfront rainforest property is situated on Openit Peninsula on the west coast of Vancouver Island, approximately 19 nautical miles northwest of Tofino.

The peninsula is home to Maquinna Marine Provincial Park, famous for the natural hot springs that give Hot Springs Cove its name. The park borders the Hot Springs Oceanside 52-lot development, which this property is a part of, to the south.



The location provides immediate access to the open west coast, numerous coves and beautiful sand beaches. This is a fisherman's mecca, a surfer's playground and a kayaker's delight; a premier choice for anyone who enjoys the wild west coast.

**19 nautical miles nw of Tofino | Openit Peninsula | 52 Lot development**





**2.89 acres | 240ft oceanfront | Fully forested**

Privately owned land on the west coast is very limited and with the added bonus of the location of these particular properties, they are very exclusive offerings when they come available.

Lot 9 is a 2.89 acre property on the outside of the peninsula. The property has eastern exposure and is in a natural state, covered in mature west coast forest. A common access to the centre of the development lies along the northern boundary of Lot 9. The topography is diverse, sloping up to a height of approx. 170ft at the back.

Ownership also includes interest in approx. 90 acres of common property plus interest in a large commercial property in Tofino for storage of vehicles, boats and trailers.

Hot Springs Oceanside is a long-established and well-organized recreational property community. The strata maintains numerous trails throughout the development and strives to keep a sense of community among the members. There are also trails into the development from the park trail system and moorage. The strata fees are \$41.10 per month.





**Strata fees \$41.10/month | 90 acre common property | Parking/storage lot in Tofino**

There is charter water taxi and float plane services readily available in Tofino.

For those using their own boats, Tofino has public boat launch facilities. The Hot Springs Oceanside strata owns a large commercial property, fenced and secured, located in Tofino for storage of vehicles, trailers and boats. The property is approx. 1.5km from the boat launch facilities.

Hot Springs Cove is in the Clayoquot Sound UNESCO Biosphere Reserve on the west coast of Vancouver Island. Clayoquot Sound has a diverse range of ecosystems within its boundaries, including expanses of ancient temperate rainforest, lakes, rivers and streams, alpine peaks, open ocean, rocky coastal shores, long sand beaches, estuaries and mud flats. This west coast area is world-renowned as a stunning and beautiful wilderness coastal region.



All photos from the Oceanside Development are not property specific.



Status: Filed

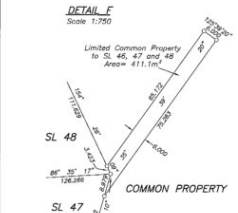
Plan #: VIS6527 App #: N/A Ctrl #:

RCVD: 2008-03-20 RQST: 2019-01-08 16.40.18

BARE LAND STRATA PLAN OF LOT 1, DISTRICT LOT 1371, CLAYOQUOT DISTRICT, PLAN V.P. 82875

BCGS 92E.039 Scale = 1:3000

LEGEND Bearings are astronomic, derived from Plan V.P. 100 All distances are in metres and decimals thereof unless otherwise noted.



Registered Owner: Hot Springs Cove Holdings Ltd. Inc. No. 445502

TABLE OF TIES TO HISTORIC PRESENT NATURAL BOUNDARIES

Table with columns: FROM (BEARING, DISTANCE), TO (BEARING, DISTANCE), and various tie data points.

FGCUS 011121581-1021

SHEET 1 OF 1 SHEET BARE LAND STRATA PLAN VIS 6527

Deposited in the Land Title Office at Victoria, B.C. this 20 day of March 2008

Richard D. Wright, B.C.L.S., C.L.S. Deputy Registrar

This plan lies within the Alberni-Clayoquot Regional District. Approved as a Bare Land Strata Plan under the Strata Property Act this 27 day of February 2008

Project Name: Hot Springs Cove Civic Address for all Strata Lots: Hot Springs Cove, BC

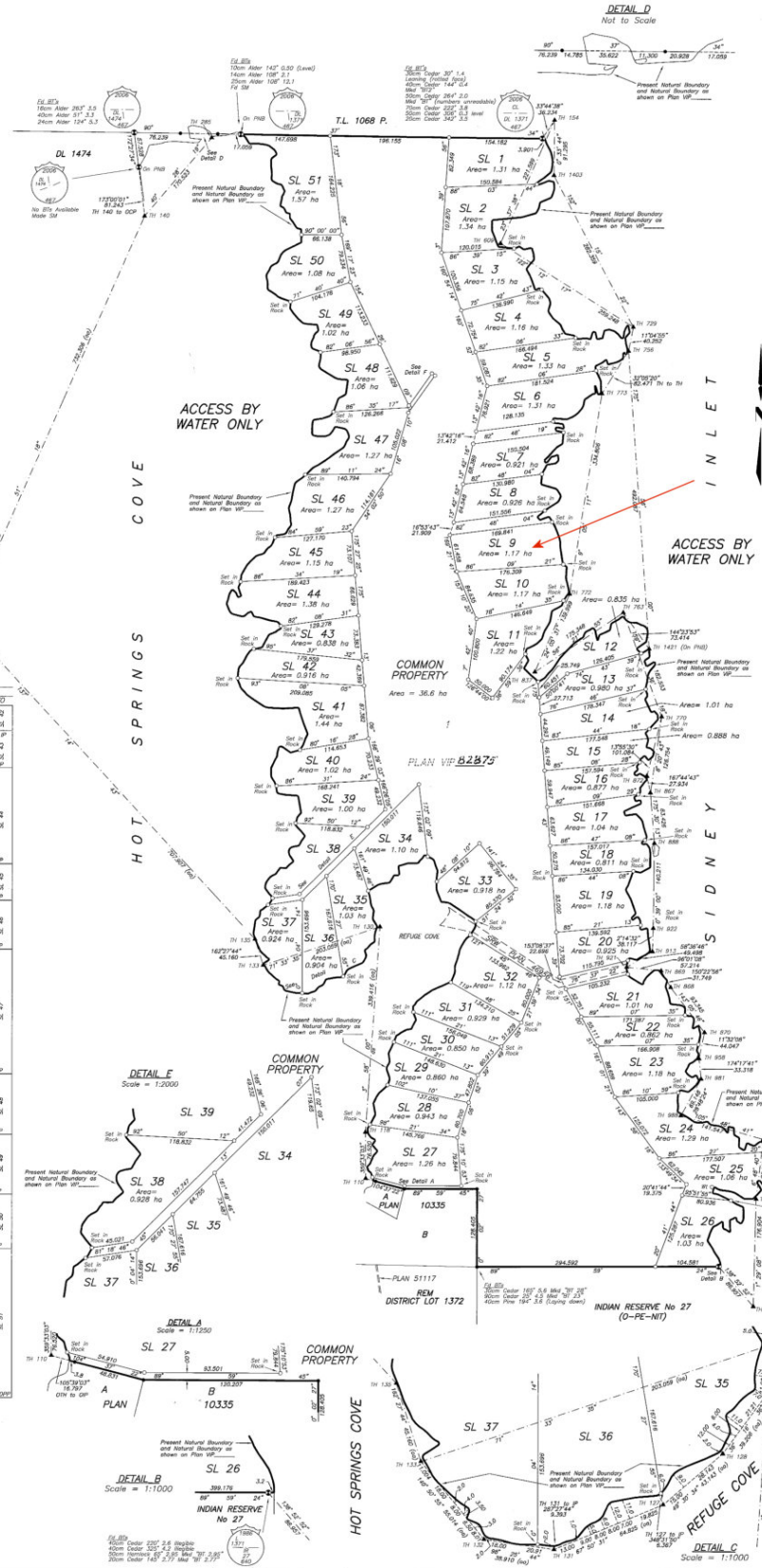
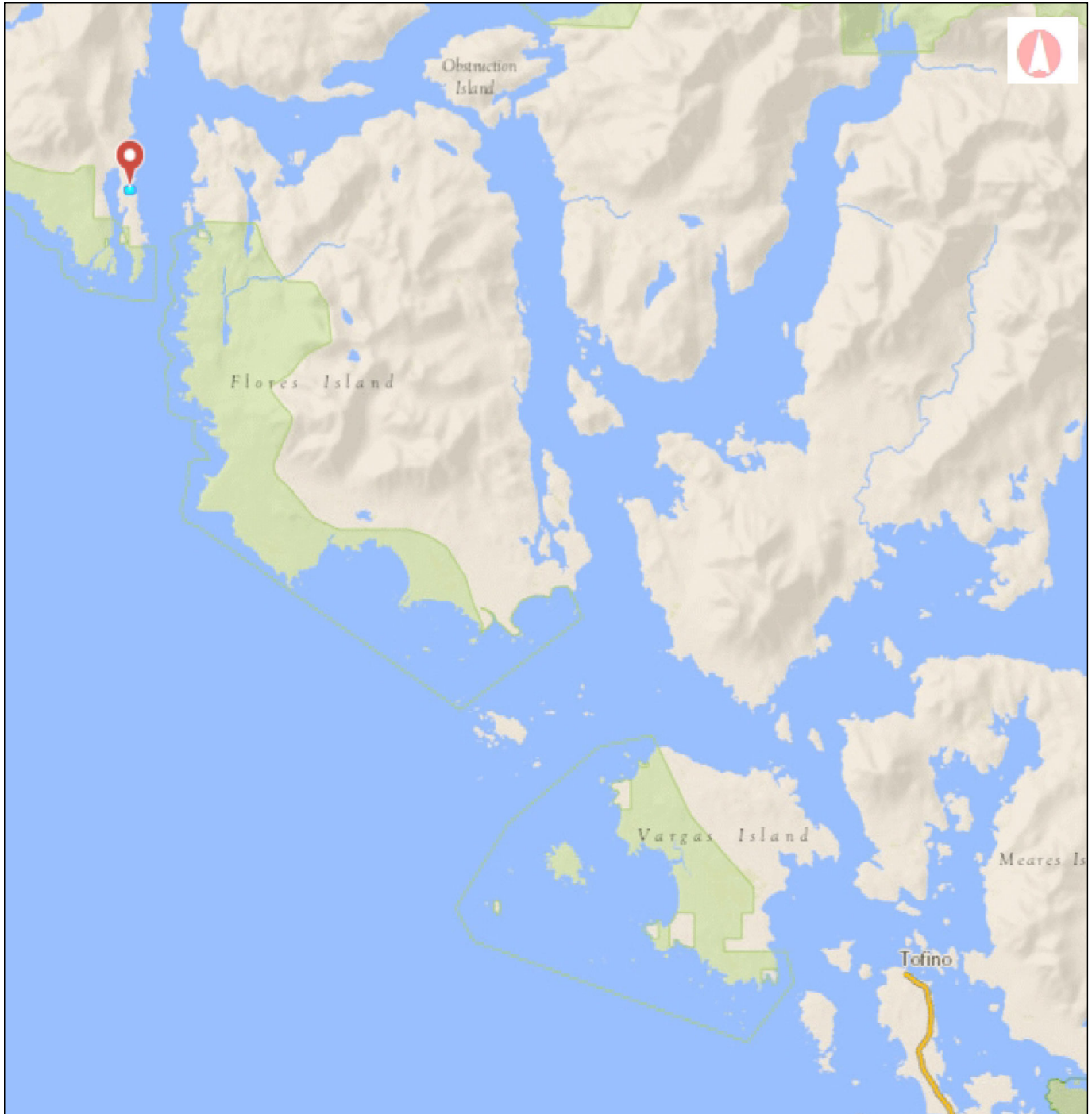
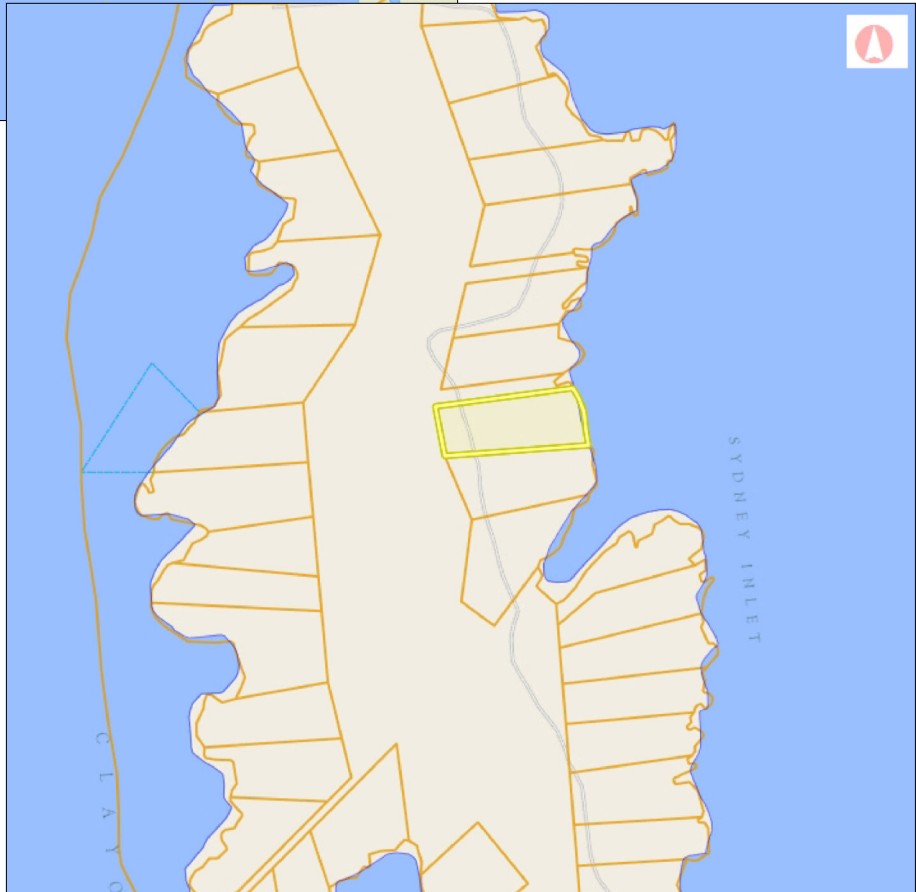
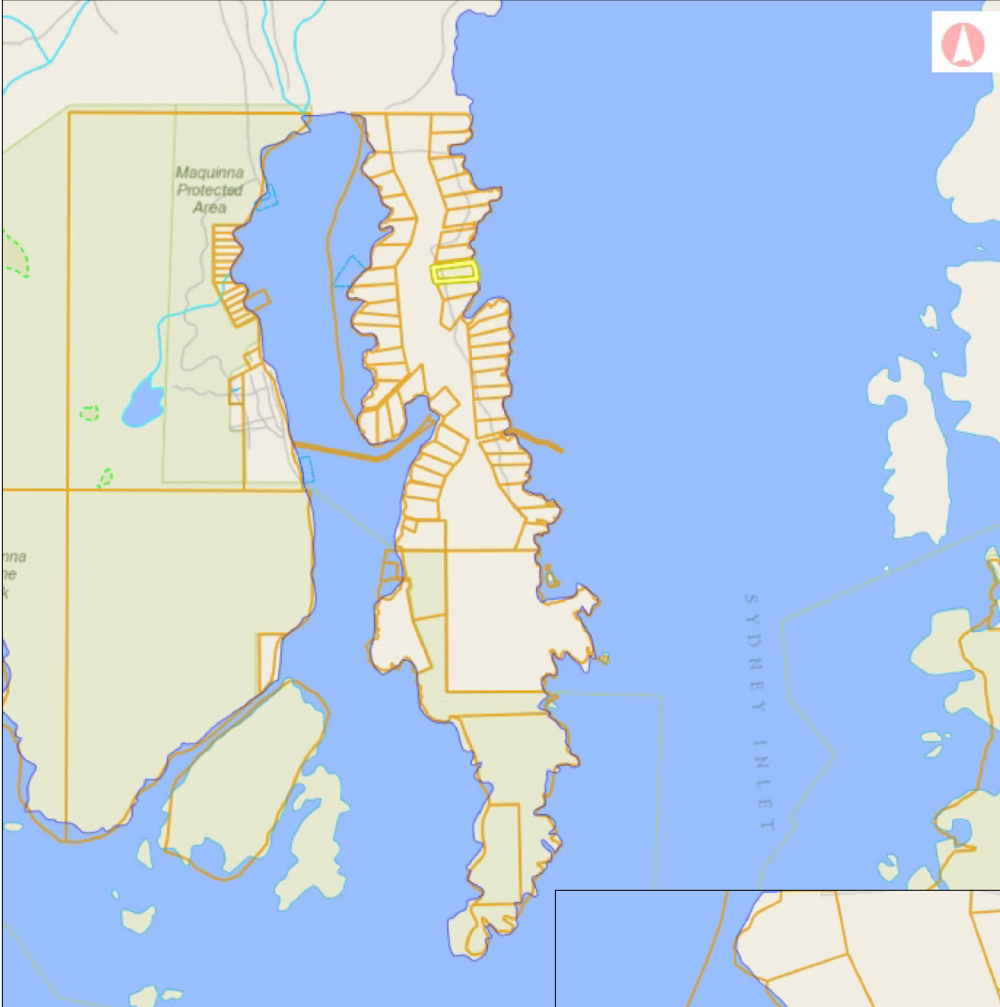


Table of lot areas and bearings: FROM (BEARING, DISTANCE) TO (BEARING, DISTANCE) with lot numbers and areas.

Richard D. Wright, B.C.L.S., C.L.S. 46365









## 110A SEASONAL COTTAGE (SC) DISTRICT

This district provides for small scale cottage development in less directly accessible or remote locations, intended to provide seasonal accommodation primarily during summer months with no demand for regional district or public agency services.

## 1. Definitions

In this zone:

"Site Area" means that part of a lot set aside or available for the exclusive use of the occupants of a seasonal residence and may include land within a strata lot.

"Seasonal Residence" means a dwelling unit used for a secondary, vacation or recreational home for a maximum of 150 days per year from May 1 to September 30 and not more than 30 days from October 1 to April 30.

"Caretaker's Residence" means a dwelling used to provide year round or full time accommodation for a maximum of 5 persons, as an accessory use to seasonal residence use.

## 2. Permitted Uses

- (1) Seasonal Residence
- (2) Caretaker's Residence
- (3) Accessory Building
- (4) Accessory Recreational Use

## 3. Density

- (1) Number of Dwelling Units

The density of use shall not exceed

- (a) 50 seasonal residences and 1 caretaker's residence per 80 hectares; and
- (b) 1 seasonal residence per strata lot.

- (2) Site Area

Each seasonal residence shall have a site area of at least 0.8 hectares (2 acres).

- (3) Lot Coverage

Lot coverage of all buildings and structures may not exceed 2 %

## 4. Dimensions of Buildings and Structures

- (1) Maximum Dimensions:

No principal building or structure constructed under section 110A.2(1) shall exceed the following:

- (a) height 7.3 metres (24 feet)
- (b) area 52 square metres (560 square feet)

No accessory building or structure to a principal building under section 110A.2(1) shall exceed the following:

- (a) height 4.6 metres (15 feet)
- (b) area 27.9 square metres (300 square feet).

- (2) Minimum Dimensions

- (a) No principal building or structure constructed under section 110A.2(1) shall have a floor area less than 23.8 square metres (256 square feet).
  - (b) No seasonal residence shall have a width less than 4.9 metres (16 feet).
- (3) Any Caretaker Residence constructed under section 110A.2(2) shall be subject to the following:
- (a) Maximum height 2 ½ stories and 35 feet.
  - (b) Minimum Floor area of 52 square metres (560 square feet).
  - (c) Requirements under section 6.5(2)(d)(2) shall apply in terms of caretaker accommodations.

5. Subdivision (Lot and Strata Lot Sizes)

A lot or strata lot created by subdivision within the SC Zone shall not have an area less than 0.8 hectares (2 acres).

6. Setbacks

A person must not build or place any building or structure within the areas listed below:

	Natural Boundary	Another building	Lot or Strata Lot Boundary
Principal Building	15 metres	5-metres	10 metres
Accessory Building	15 metres	5 metres	10 metres

Where more than one of the above setback requirements are applicable, the owner shall meet all requirements.

Note: No Regional Services

The regional district has no plans to construct, install, operate or maintain sewer, sewage disposal, water supply, drainage or fire protection services for the benefit of lands within this zone.



[www.bcoceanfront.com](http://www.bcoceanfront.com)  
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 Ed Handja\* 250-287-0011  
 theteam@bcoceanfront.com



888-286-1932  
 250-286-3293

**SL9 Hot Springs Oceanside Tofino BC V0R 2Z0**  
 MLS® No: **983867** **\$139,000** **Active**



MLS® No: **983867** List Price: **\$139,000**  
 Status: **Active** Orig Price: **\$139,000**  
 Area: **Port Alberni** Sub Area: **PA Tofino**  
 DOM: **0** Sold Price:  
 Sub Type: **Land** Title: **Freehold/Strata**  
 Pend Date:

Oceanfront rainforest property on the west coast of Vancouver Island, approx. 19 nautical miles NW of Tofino. Maquinna Marine Provincial Park, famous for the natural hot springs that give Hot Springs Cove its name, borders the Hot Springs Oceanside 52-lot development. Lot 9 sits on the outside of the peninsula. The property has eastern exposure and is in a natural state, covered in mature forest. A common access to the centre of the development lies along the northern boundary of Lot 9. The topography is diverse, sloping up to a height of approx. 170ft at the back. Ownership also includes interest in approx. 90 acres of common property plus interest in a large commercial property in Tofino for storage of vehicles, boats and trailers. Hot Springs Oceanside is a long-established and well-organized recreational property community. The strata maintains numerous trails throughout the development and strives to keep a sense of community among the members. Strata fees are \$41.10 per month.

**Interior**

Beds: <b>0</b>	Baths: <b>0</b>	Kitchens: <b>0</b>	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: <b>No</b>	Add Accom:
2pc Ensuites: <b>0</b>	3pc Ensuites: <b>0</b>	4+pc Ensuites: <b>0</b>	Beds or Dens: <b>0</b>	Laundry:
Layout:		Appl Incl:		
Heating: <b>Other</b>		Cooling: <b>None</b>		
Intr Ftrs:				

**Exterior/Building**

Built (Est):	Front Faces: <b>East</b>	Storeys:	Bldg Warranty:
Construction:	Access: <b>Marine</b>	Foundation:	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

**Lot**

Lot SqFt: <b>125,888</b>	Lot Acres: <b>2.89</b>	Dimensions:	Shape:	
Park Type: <b>None</b>	Park Spcs: <b>0</b>	View: <b>Mountain(s), Ocean</b>	Waterfront: <b>Ocean</b>	Water: <b>None</b>
Carpport Spcs: <b>0</b>	Garage Spcs: <b>0</b>	Services:		
Sewer: <b>None</b>	Restrictions:			
Lot Ftrs: <b>Acreage, Park Setting, Private, Quiet Area, Recreation Nearby, Rural Setting</b>				

**Legal/Public Records**

Assessed: <b>\$137,000</b>	Assess Yr: <b>2024</b>	Taxes: <b>\$311</b>	Tax Year: <b>2023</b>
PID: <b>027-441-741</b>	Roll No: <b>03610.010</b>	Zoning: <b>SC</b>	Zone Desc: <b>Other</b>
Plan Number: <b>VIS6527</b>	Lot: Block:	District Lot: <b>1371</b>	Land District:
Legal Description: <b>Strata Lot 9 District Lot 1371 Clayoquot District Strata PlanVIS6527 together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown Form V (see plan as to limited access)</b>			

**Strata**

Strata/Pad Fee: <b>\$41</b>	Strata/Pad Fee Year: <b>2024</b>	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: <b>51</b>	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: <b>No</b>	Plan Type: <b>Bare Land</b>	Lvls in Unit:	Unit's Level:
Rent Allwd?: <b>Unrestricted</b>	<b>Unrestricted rentals</b>		
Yngst Age: <b>0</b>			
Pets Allwd: <b>Aquariums, Birds, Caged Mammals, Cats, Dogs</b>	<b>Pets must be kept under control. No barnyard animals, no raising animals for food.</b>		
BBQs Allwd: <b>Yes</b>	<b>See Bylaws</b>		
Smoking Byl: <b>Unknown</b>			
Unit Incl:			
Assmt Incl:			
Shrd Am:			

## The BC Oceanfront Real Estate Team



**Shelley McKay**

**Personal Real Estate Corporation**  
250-830-4435



**Ed Handja**

**Personal Real Estate Corporation**  
250-287-0011




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Zoning: SC  
Seasonal Cottage District

Taxes: \$311 (2023)

Longitude: 49°37'N Latitude: 126°26'W

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

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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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