

Floating Fishing Lodge and Tenure



Fishy Pete's Bones Bay Lodge

\$179,900 Canadian

Bones Bay, West Cracroft Island

Tucked into a sheltered location on the northern shoreline of West Cracroft Island, Fishy Pete's Bones Bay Lodge looks out across Clio Channel to Turnour Island in northern Johnstone Strait. This is a popular fishing and boating area, adjacent to the world-renowned Broughton Archipelago and the numerous large inlets of the south-central BC coast.

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The 0.16 hectare (0.39 acre) tenure is in place for commercial use of a fishing lodge, and currently expires in April 2024. An effluent permit is also part of the offering, which allows for the correct collection and disposal of sewage from the lodge.

The water lot lease is 20 metres by 80 metres. Dock and moorage improvements include 5 steel pilings, one of which is a double steel piling, which are all interconnected with cabled-up boom logs mostly decked as walkways. There is also one 3 pile creosoted wood dolphin. A series of break water logs anchored in place complete the improvements.

There are two float houses on the tenure, connected by docks and walkways. The two accommodations are currently run as a floating vacation rental, where clients book and then have self-serve access to the houses and moorage.



The larger accommodation is a 40x40ft one bedroom cabin, with a fully equipped kitchen and 3 piece bathroom with tub. There is no power to this cabin, appliances and hot water are all run with propane. A large deck on the side of this cabin is enhanced with a fold-out sun awning.

The second accommodation is a 25x25ft studio cabin. There is a kitchenette and a separate bathroom with shower.

Infrastructure includes a sewage and effluent disposal system, comprised of a disposal tank and piping from both houses.

This is a share sale for the company “Fishy Pete’s Bones Bay Lodge” which is an active company with a website and booking site.

Zoning on this property is Marine Zone. While this tenure’s use falls outside of the current allowed uses, the zoning does permit non-conforming status for existing marine areas that were in place when the zoning was amended, and Bones Bay has this status. This cannot be used for residential purposes.

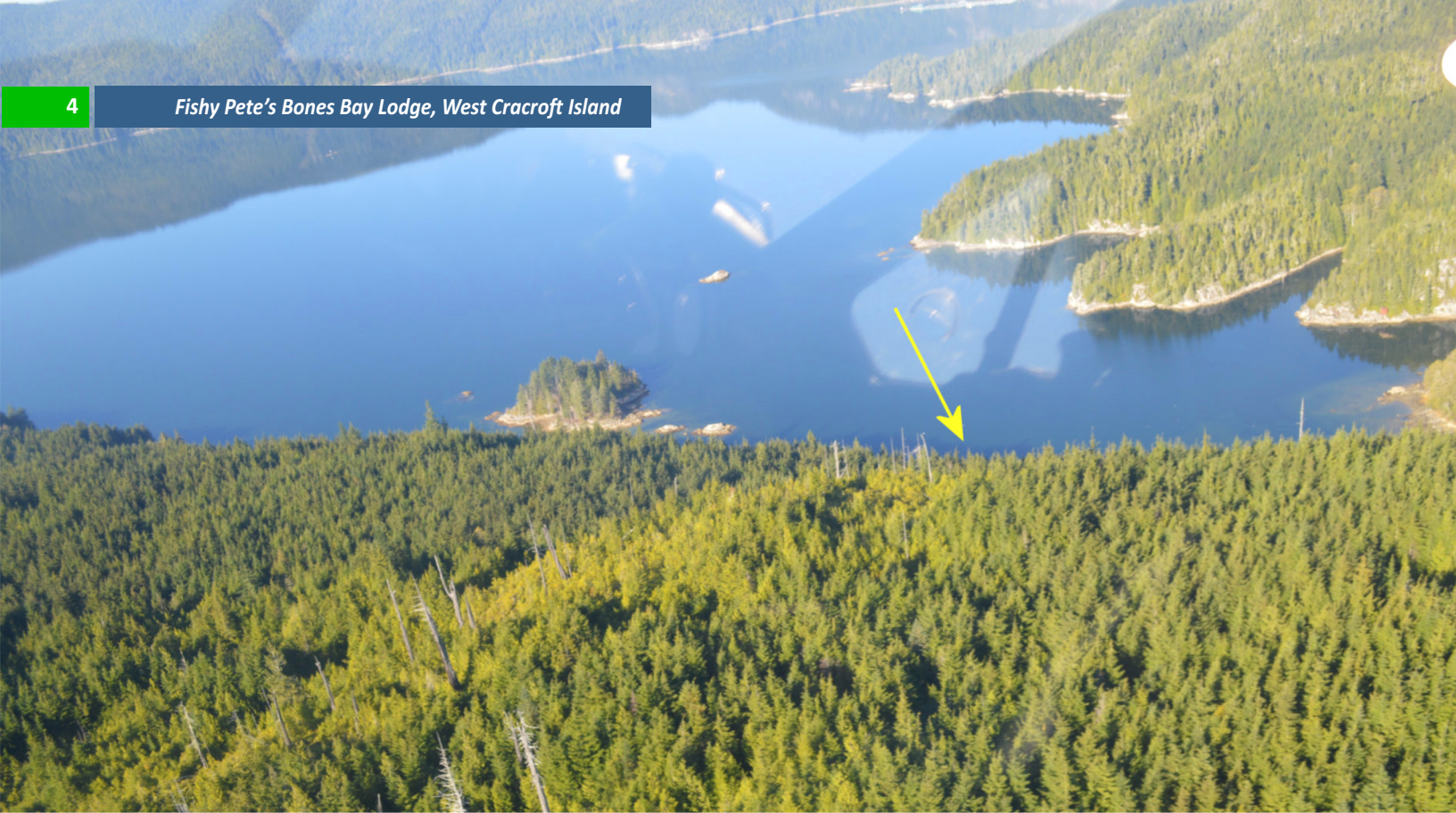


Fishy Pete's Bones Bay Lodge, West Cracroft Island



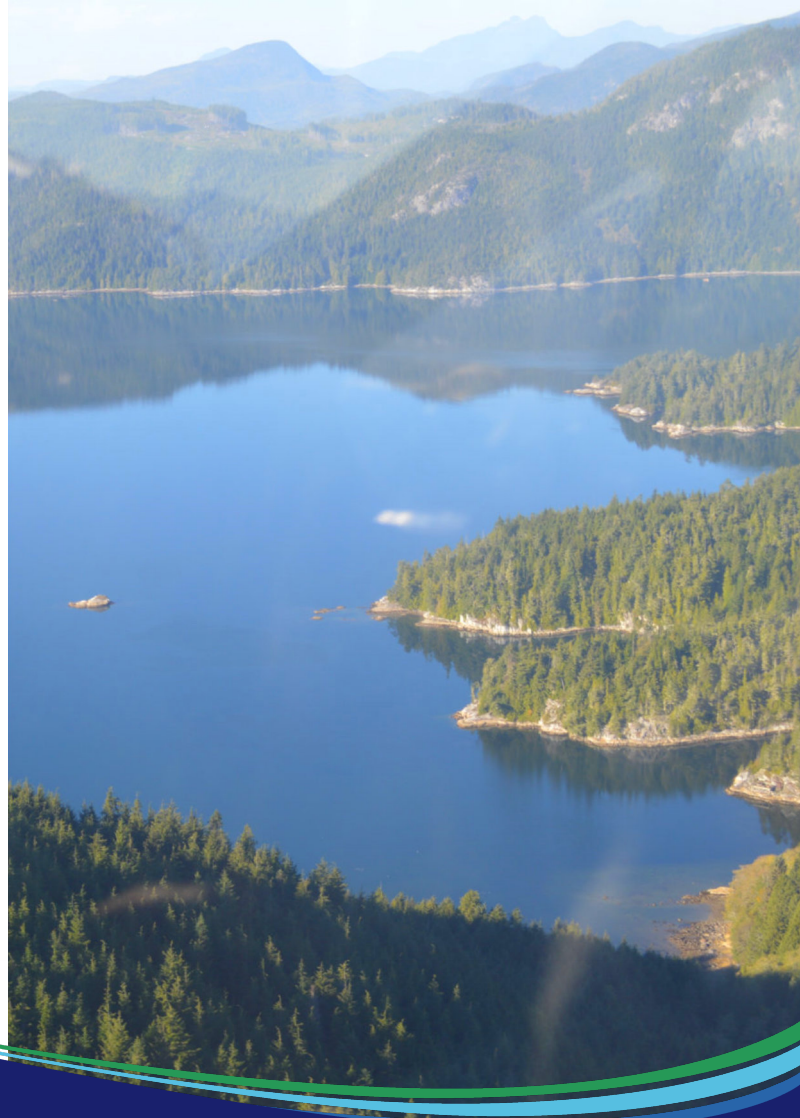
0.16 hectare commercial water lot tenure | Floating lodge and dock improvements | Sewage effluent permit



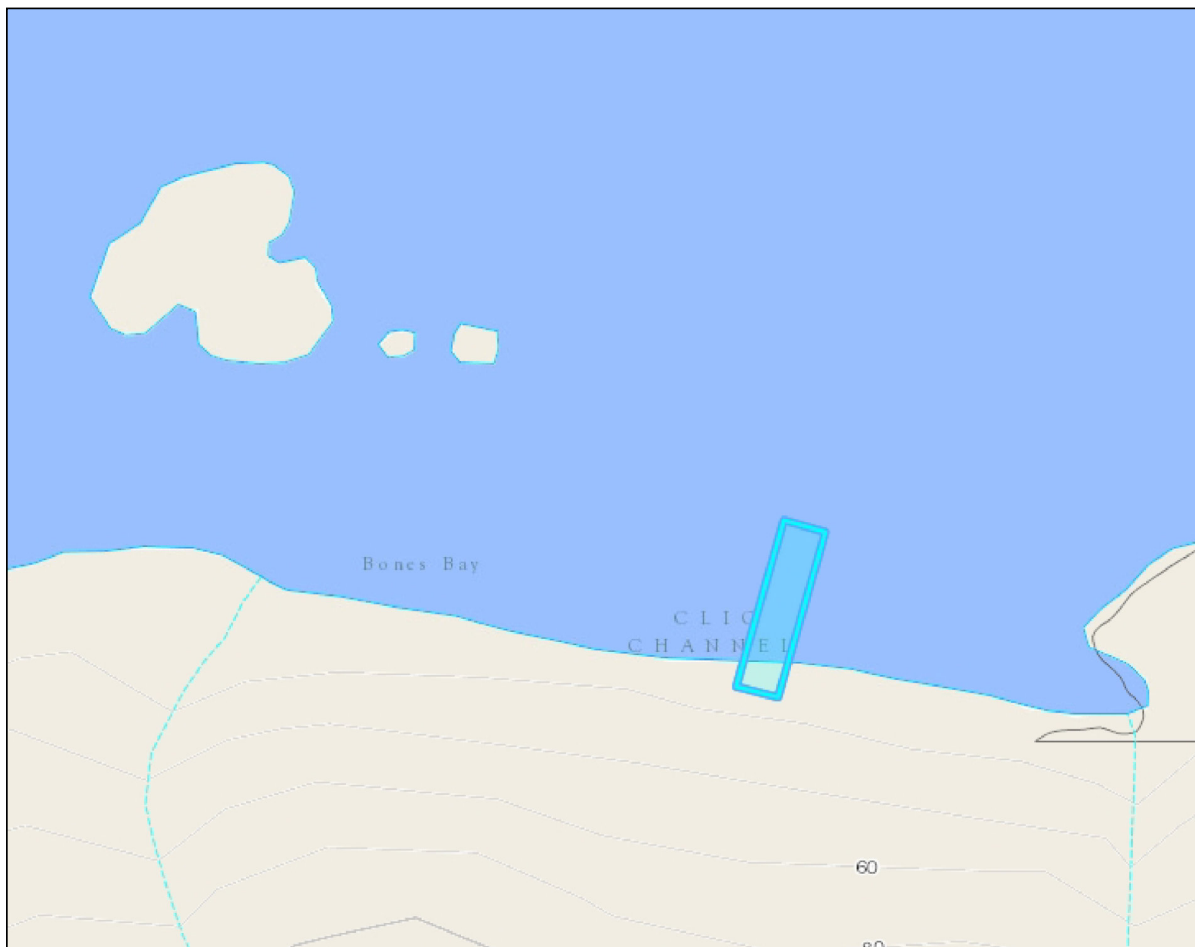


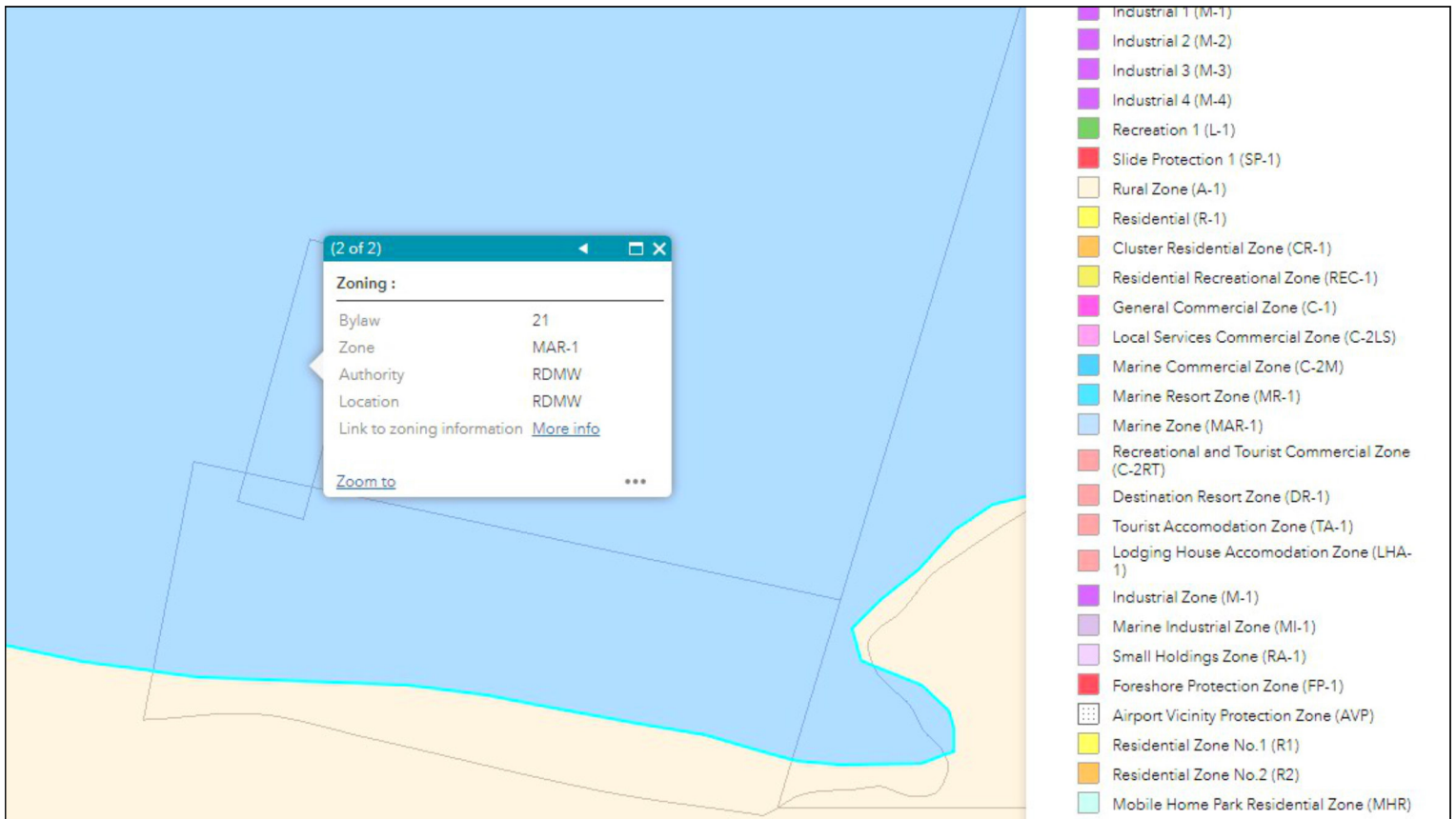
From this property there is quick easy access to a vast outdoor playground that offers some of the best fishing, seafood gathering, kayaking, exploring and wildlife viewing on the coast. Some of the most renowned areas this location offers access to are Knight Inlet, (famous for fabulous fishing and grizzly bear watching) less than six miles to the northwest, Johnstone Straits approximately four miles to the southwest and Robson Bight (one of the world's most popular destinations for watching killer whales) only another 8 miles.

There is quick boat access directly across Johnstone Strait at the Adam/Eve River log sort that provides logging road access to Highway 19 on Vancouver Island. Kelsey Bay is accessible by paved road on Vancouver Island and it is approximately 18 miles (45 minutes running time) to the east by boat, while Port McNeill is approximately 32 miles to the west. Port McNeill is a good-sized community that offers a variety of supplies as well as convenient and essential services.









MARINE ZONE (MAR-1)

(Added by Bylaw No. 920)

A.26.0 OBJECTIVE

This zone is intended to apply to the vast majority of the marine areas throughout the Regional District. It allows a limited number of uses in the interest of protecting the marine environment and ensuring the Regional District of Mount Waddington has adequate input as part of the processes related to new or expanded development proposals that relate to the marine environment (e.g. finfish aquaculture, resorts, etc.). This zone is not intended to regulate or otherwise interfere with transient marine activities such as commercial fishing, recreation fishing, boating and navigation, etc. which are regulated by the Government of Canada and do not require the development of infrastructure works to support them.

A.26.1 PERMITTED USES

- a) Accessory uses associated with upland based forestry, including, but not limited to: log dump, booming and storage; helicopter drop site; barge ramp; docking systems; and, float camp to provide temporary accommodation for forestry workers;
- b) A dock as per section 3.1.5(c) of this Bylaw; *(Amended by Bylaw No. 925)*
- c) Marine navigational aids installed by the Province of British Columbia or Federal Government or agents thereof, or as required by and with the permission of the respective agency having jurisdiction; and,
- d) Restoration or enhancement of the intertidal zone with the prior written approval of Fisheries and Oceans Canada, where applicable.

A.26.2 CONDITIONS OF USE

Permitted uses shall only be established upon the prior issuance of a Crown land tenure for said uses, where required by the Province of British Columbia.

A.26.3 NON-CONFORMING STATUS

Where a marine area or a building or structure located in a marine area is lawfully used as of June 20, 2017, and is subject to the Marine Zone (MAR-1) as of that date, but does not comply with the provisions of the Marine Zone (MAR-1), such use, building or structure shall be deemed to be a non-conforming use and can be continued to be used subject to the provisions of the Local Government Act related to non-conforming use and other continuations.



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0 Bones Bay West Cracroft Island BC V0N 3J0
 MLS® No: **954746** **\$179,900** **Active**



MLS® No: **954746** List Price: **\$179,900**
 Status: **Active** Orig Price: **\$189,900**
 Area: **Islands** Sub Area: **Isl Small**
Islands (North Island Area)
 DOM: **67** Sold Price:
 Sub Type: **Business** Title: **Leasehold**
 Pend Date:

"Fishy Pete's Bones Bay Lodge" Long-term lease tenure and floating lodge on the northern shoreline of West Cracroft Island, looking across Clio Channel to Turnour Island in northern Johnstone Strait, adjacent to world-renowned Broughton Archipelago and the large inlets of the south-central BC coast. The 0.16 hectare (0.39 acre) tenure is in place for commercial use of a fishing lodge, and currently expires in April 2044. Dock and moorage improvements include 5 steel pilings all interconnected with cabled-up boom logs mostly decked as walkways. There are two float houses on the tenure. There is a permitted sewage and effluent disposal system. The lodge is currently run as a vacation rental, where clients have self-serve access to the houses and moorage. While this tenure's use falls outside of the current allowed uses, the zoning allows non-conforming status for existing marine areas that were in place when the zoning was amended. This is a share sale.

Interior

Beds:	Baths:	Kitchens:	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total: 1,600	Basement: No	Addl Accom:
2pc Ensuites:	3pc Ensuites:	4+pc Ensuites:	Beds or Dens:	Laundry:
Layout:		Appl Incl:		
Heating: Wood		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction: Frame Wood, Other	Access: Marine	Foundation: None	Roof:
Lgl NC Use:			Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 17,424	Lot Acres: 0.40	Dimensions:	Shape:	Water: Other
Park Type:	Park Spcs:	View: Ocean	Waterfront: Ocean	
Carport Spcs:	Garage Spcs:	Services:		
Sewer: Other	Restrictions:			
Lot Ftrs: Dock/Moorage, Foreshore Rights, Private, Recreation Nearby				

Legal/Public Records

Assessed: \$11,800	Assess Yr: 2024	Taxes: \$106	Tax Year: 2023
PID:	Roll No: 27507.426	Zoning: Mar-1	Zone Desc:
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Licence of Occupation Tenure #V909309, File #1407187; That part of District Lot 134; together with unsurveyed Crown foreshore or land covered by water being part of the bed of Bones Bay, Range 1, Coast District, shown outlined on sketch below, containing 0.160 hectares, more or less.			

The BC Oceanfront Real Estate Team



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Zoning: MAR-1 (Marine Zone)
Regional District of Mount Waddington

Taxes (2023): \$106.40

Latitude: 50° 58'W Longitude: 126° 35'N

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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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