

Oceanfront Cabin with Moorage and Road Access



SHELLEY McKAY
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and

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Lot 10 Ingersoll
Quatsino Sound, Vancouver Island
\$469,000 Canadian



bcoceanfront.com



This 2.5 acre property is part of a larger development of 15 properties known as Ingersoll, on the south-east shoreline of Quatsino Sound approximately mid-way along the Sound to the open ocean from Coal Harbour.

The location provides access to a number of substantial inlets and miles of shoreline to explore.

This boat access development also enjoys the benefit of limited Forest Service Road access from the village of Port Alice, near the head of Neroutsos Inlet. This is a great option for access and bringing building materials and equipment to the properties as there are public boat launch facilities in the village.



With approximately 200ft of very user-friendly low bank oceanfront providing views across Quatsino Sound and walk-on access to the rocky beach that runs the length of the development, this property is a welcome retreat from urban life. A common road provides access to the driveway and the internal road system, with another common road along the top of the property. A small complement of trees has been left around the cabin site.





840sqft sleeping cabin | Two sheds | Approx. 200ft walk-on oceanfront

A dry sleeping cabin sits near the beach, providing 840sqft of bright living space with 3 bedrooms and a central living room. Both the drywall and the roof were professionally installed, and the cabin is insulated. The majority of it is carpeted, with vinyl flooring in one room (eating area). A woodstove in the living space adds warmth. There is no water or septic in the cabin and no cooking facilities or bathroom facilities. However, with consultation with BC Housing this could likely be added. There are outlets for power and overhead lights in the living spaces, however the owners never installed a comprehensive power system. They have used a generator on occasion.



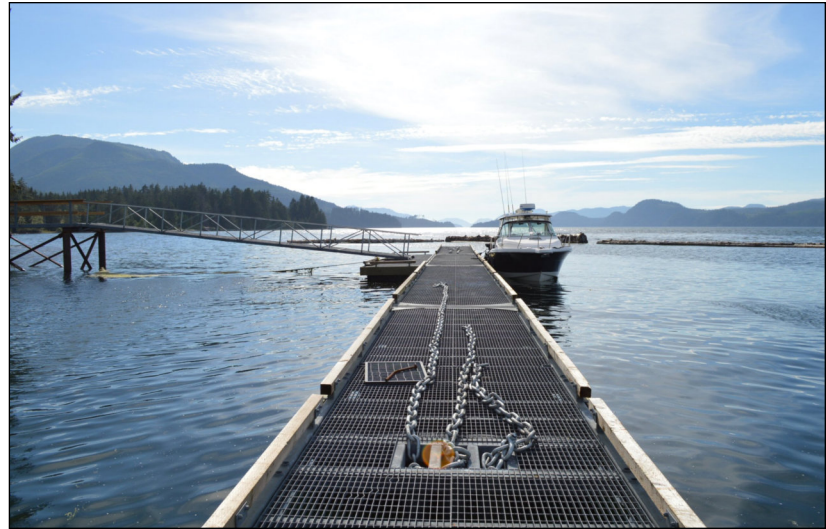
In addition to the cabin there are two small sheds providing additional storage space and a covered wood storage space. There is an easement to a shared well on Lot 12 as a domestic water source.





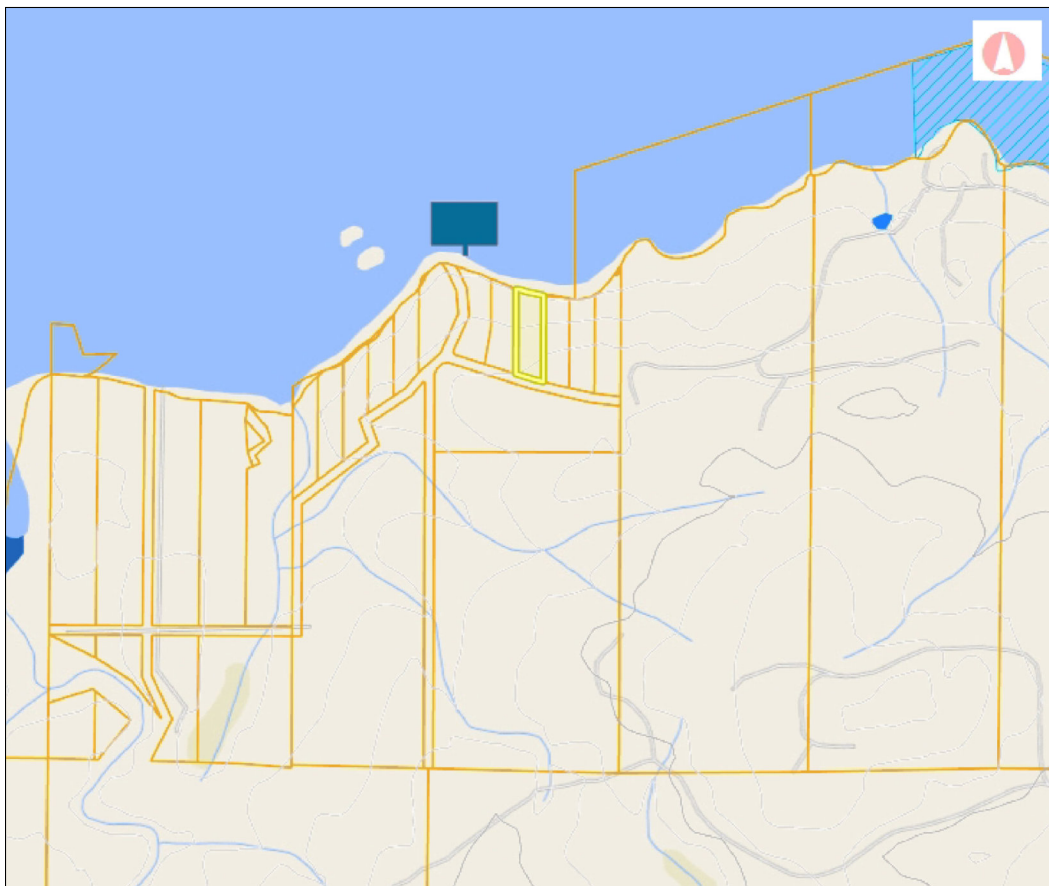
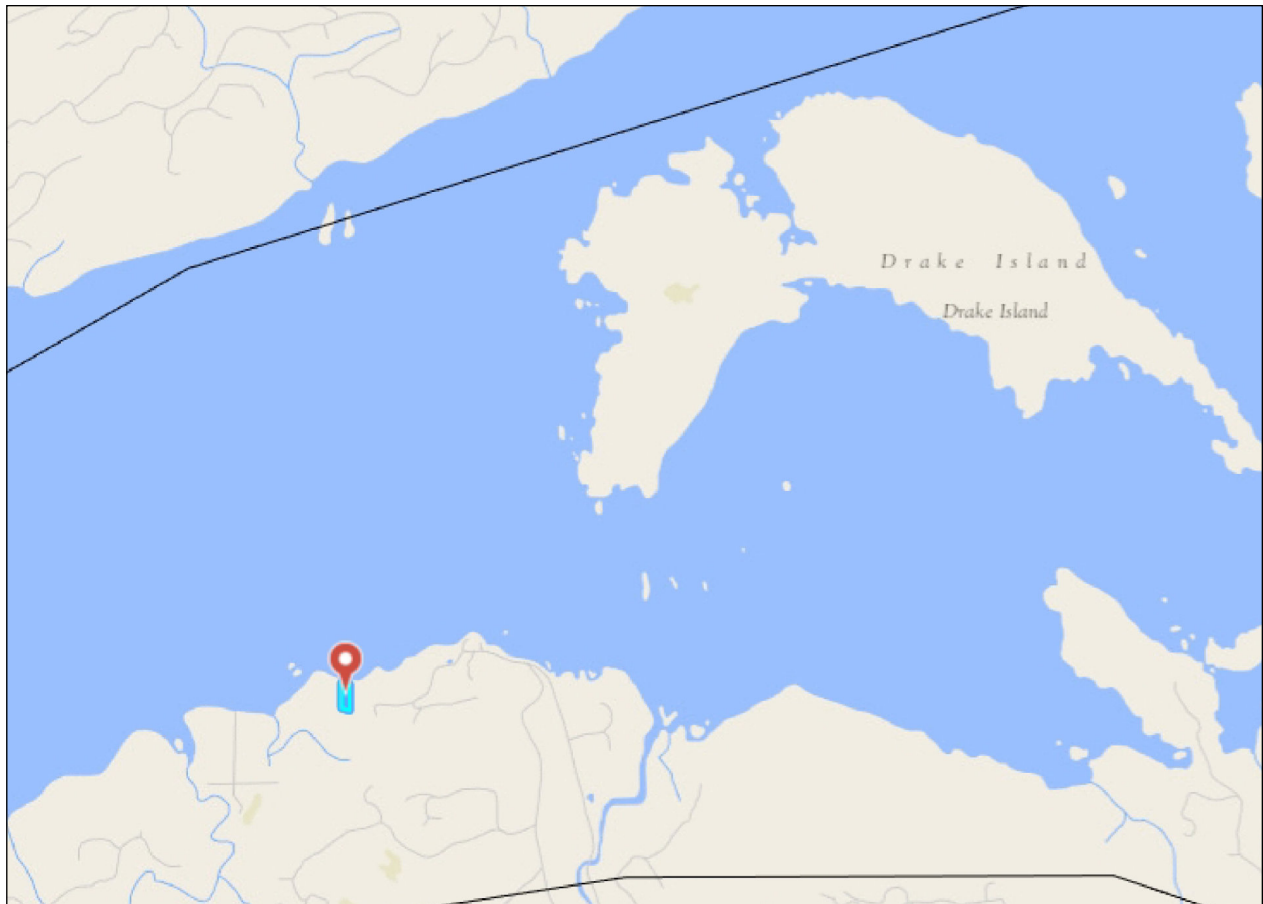
Licensed moorage facilities for the benefit of all property owners are included in this offering. 160 linear feet of extremely high quality all-weather dock facilities are in place and provide over 280 feet of dockside tie-up. There is a galvanized steel 10ft wide standing pier secured on steel pilings and concrete bases with a 6.5ft wide ramp leading down to the floating structure. This provides exceptional access that would easily accommodate the use of ATV or side by side vehicles.

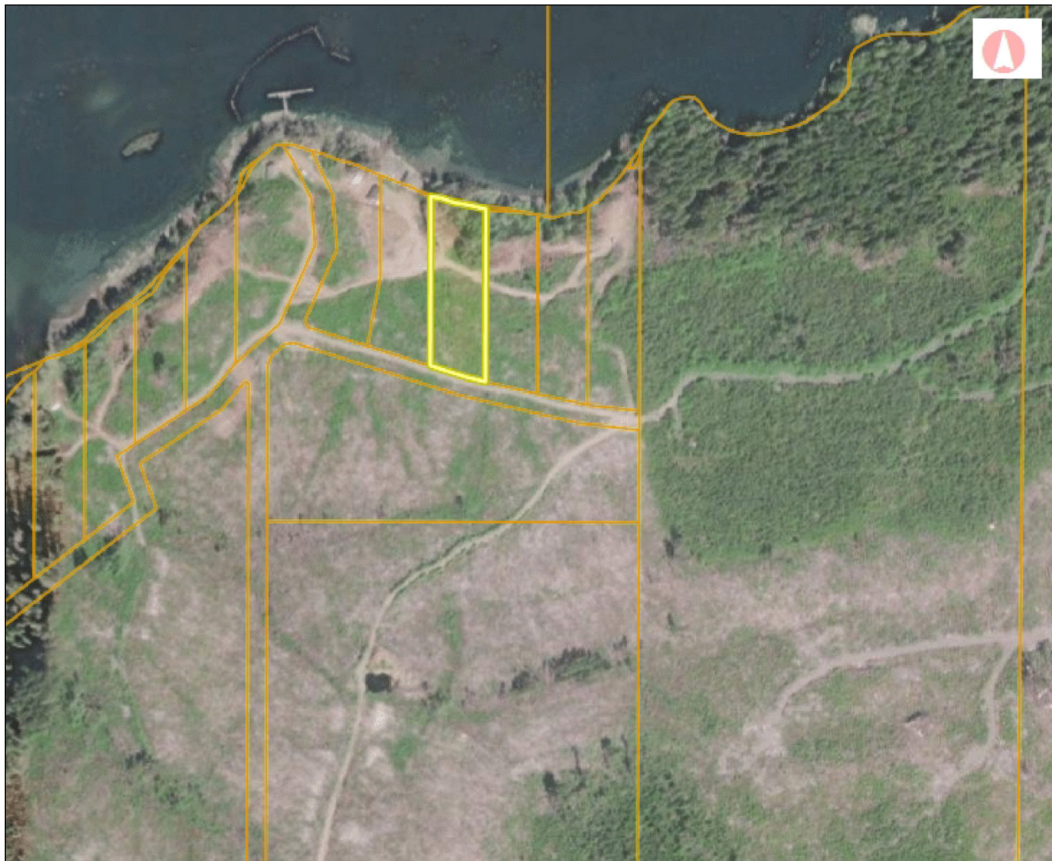
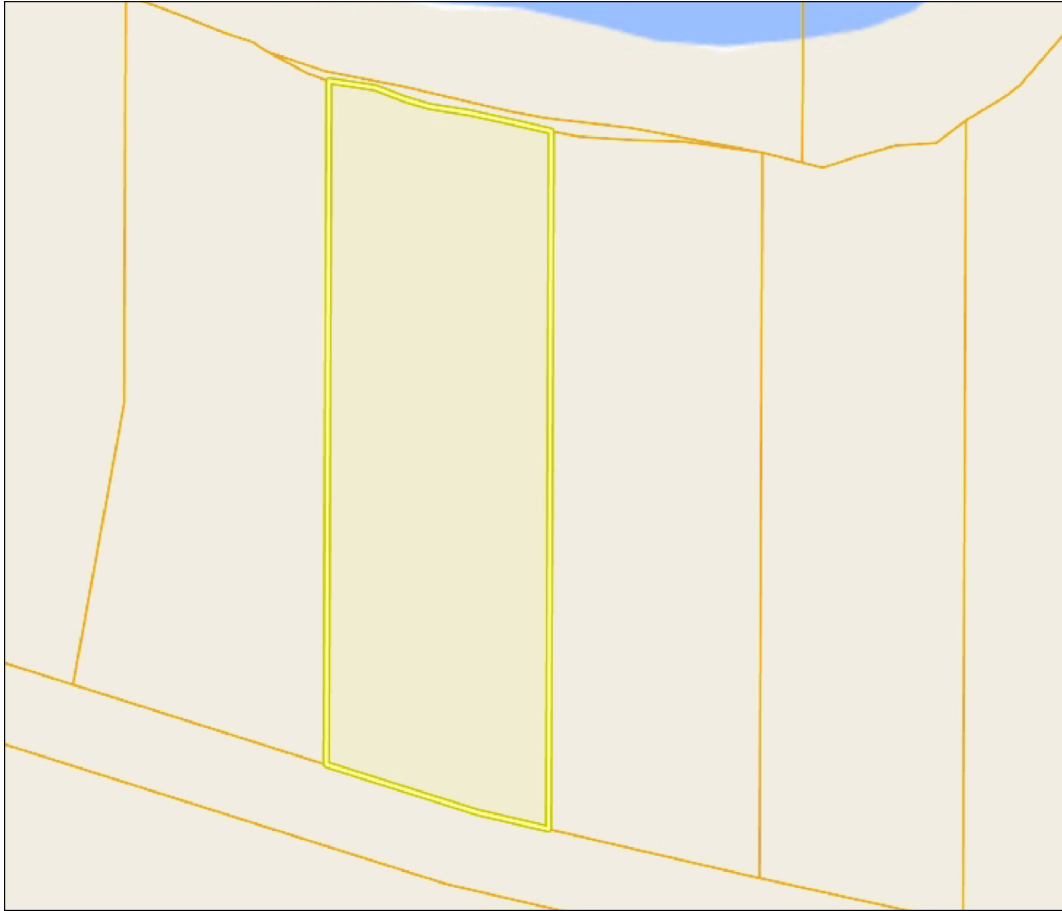
This moorage installation is industrial grade and will have substantial longevity, and the entire marina is protected by a substantial breakwater which has recently been serviced and upgraded with steel flotation tanks. The license and moorage facilities are held in a society with each lot owner receiving the benefit of membership in the society and part-ownership, allowing owners to enjoy shared use of these substantial facilities. At the head of the dock there is a 66ft wide dedicated road right-of-way that will provide for easy access and parking.



Northwest Vancouver Island and Quatsino Sound is one of Vancouver Island's remaining unspoiled wilderness locations as it is less known and under-utilized. The area offers something for all types of coastal enthusiasts. The word is out to the sport fishermen that this area is one of the best on the Coast for salmon fishing, as well as halibut, ling cod and yellow eye rockfish. Prawning and crabbing are readily accessible. Quatsino Sound has an amazing network of mid-island waterways and provides over 60 miles of exploring throughout Neroutsos Inlet, Rupert Inlet and Holberg Inlet.







SUBDIVISION PLAN OF PART OF THAT PART OF THE WEST 1/2 OF SECTION 9, DESCRIBED AS COMMENCING AT A POINT AT HIGHWATER MARK OF QUATSINO SOUND, BEING THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTH WEST 1/4 OF SAID SECTION WITH SAID HIGHWATER MARK; THENCE SOUTHERLY AND PARALLEL WITH THE EAST BOUNDARY OF SAID SOUTH WEST 1/4, 40 CHAINS MORE OR LESS TO SOUTH BOUNDARY OF SAID SECTION; THENCE EAST ALONG SAID SOUTH BOUNDARY 14.4 CHAINS MORE OR LESS TO THE EAST BOUNDARY OF SAID WEST 1/2, 52.3 CHAINS MORE OR LESS TO THE HIGHWATER MARK; THENCE SOUTH WEST ALONG SAID HIGHWATER MARK TO THE POINT OF COMMENCEMENT, AND PART OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 9, ALL OF TOWNSHIP 18, RUPERT DISTRICT

BCGS 92L.042

SCALE 1:2000

ALL DISTANCES ARE SHOWN IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN HEIGHT BY 609.6 IN WIDTH (10 SIZE) WHEN PLOTTED AT A SCALE OF 1:2000

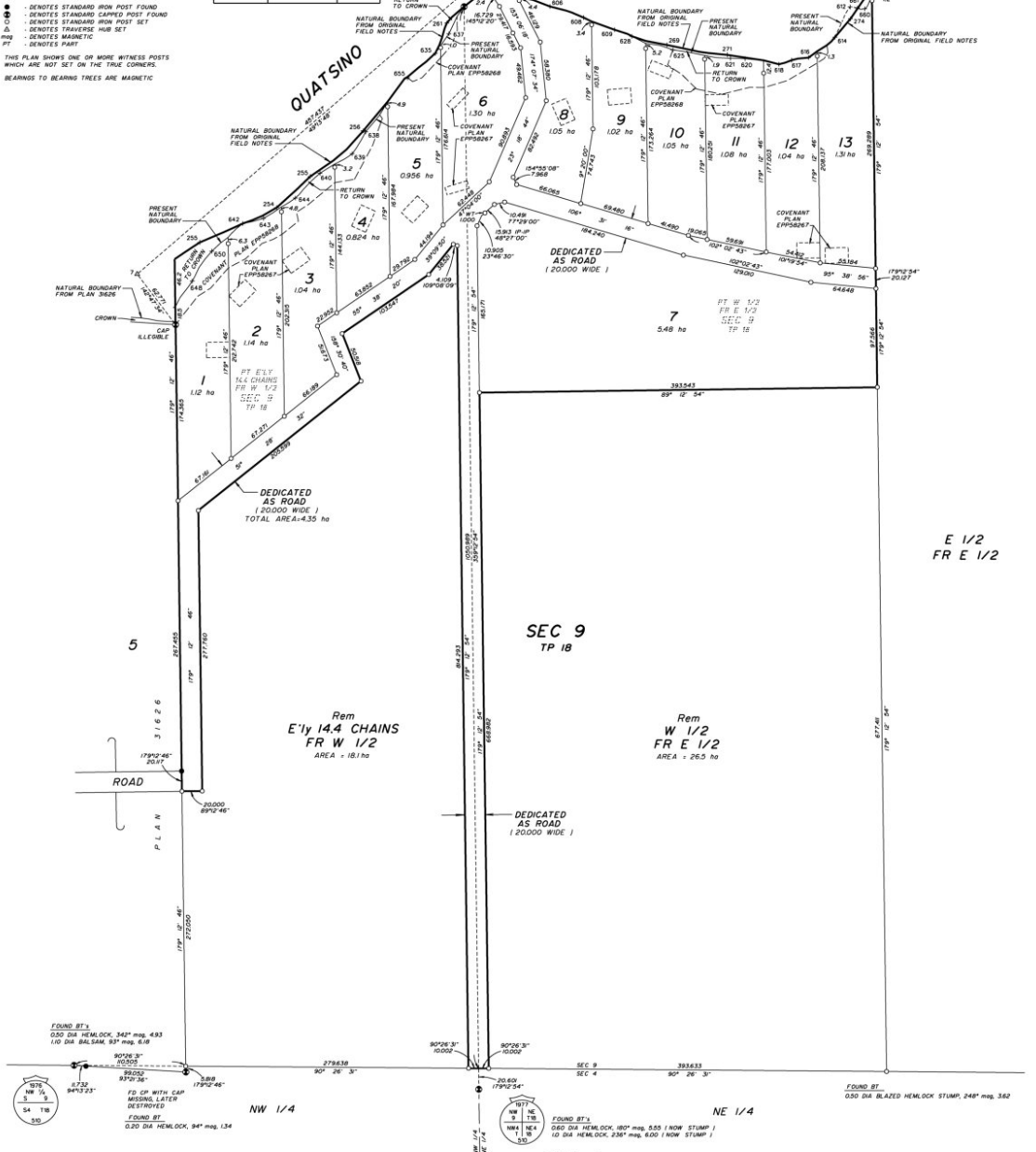
LEGEND

GRID BEARINGS ARE DERIVED FROM DIFFERENTIAL CORRECTED PHASE ONE OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF ZONE 8
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONS ACCURACY ACHIEVED ARE DERIVED FROM DUAL FREQUENCY GNSS BASELINE TIES TO CANADIAN ACTIVE CONTROL SYSTEM STATIONS AT HOLLING AND BEAVER CREEK
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED TO COMPUTE GRID DISTANCES METRIC GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999702502 THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 186 METRES

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNERS.
 BEARINGS TO BEARINGS THREE ARE MAGNETIC

STATIONS	BEARING	DISTANCE
1 to 648	91° 12' 30"	54.94
1 to 650	72° 54' 20"	11.24
1 to 642	64° 21' 35"	115.81
1 to 643	60° 09' 45"	136.70
1 to 644	64° 17' 35"	173.64
1 to 640	61° 06' 05"	206.45
1 to 639	60° 44' 25"	243.79
1 to 638	58° 04' 05"	266.32
1 to 655	53° 59' 45"	330.53
1 to 635	53° 21' 55"	361.15
1 to 637	53° 20' 15"	389.53
59 to 603	253° 03' 35"	385.64
59 to 606	260° 03' 25"	344.88
59 to 608	251° 03' 35"	316.33
59 to 609	253° 18' 35"	297.85
59 to 628	250° 59' 45"	234.88
59 to 621	244° 30' 15"	234.88
59 to 621	235° 21' 35"	195.56
59 to 620	244° 30' 15"	184.13
59 to 618	224° 04' 25"	162.59
59 to 617	221° 41' 50"	155.88
59 to 616	211° 17' 40"	138.48
59 to 614	212° 40' 15"	106.89
59 to 612	213° 23' 05"	73.70
59 to 681	211° 06' 15"	65.81
59 to 680	204° 33' 30"	68.10

STATIONS	BEARING	DISTANCE
1 to 252	63° 02' 05"	68.52
1 to 254	60° 28' 05"	132.84
1 to 255	60° 32' 10"	186.62
1 to 256	57° 36' 05"	244.76
1 to 261	50° 31' 50"	394.40
59 to 268	246° 36' 50"	344.22
59 to 271	236° 47' 45"	186.12
59 to 274	210° 31' 10"	83.35



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 30 DAY OF NOVEMBER, 2005
 MICHAEL J. HANSEN, RLS 805
 THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF MOUNT ROSSIGNON

3 COVENANTS IN THE NAME OF HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND INFRASTRUCTURE, AND THE MINISTER OF FORESTS, LANDS AND NATURAL RESOURCE OPERATIONS PURSUANT TO SECTION 205 OF THE LAND TITLE ACT ARE CONDITIONS OF APPROVAL FOR THIS SUBDIVISION.

McHanvey Associates
 Professional Land Surveyors
 485 6th Street
 Courtenay, BC V9M 6V4
 Ph: 250-338-2485
 Fax: 250-338-2480
 Multi File: 204-0980

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.

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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 theteam@bcoceanfront.com



ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293

Lot 10 Ingersoll Quatsino BC V0N 2V0
 MLS® No: **983018** \$469,000 **Active**



Quatsino Sound acreage with approx 200ft of very user-friendly low bank oceanfront providing views across Quatsino Sound. An insulated, dry sleeping cabin sits near the oceanfront, providing 840sqft of bright living space and 3 bedrooms. Drywall and roof were professionally installed. There are outlets for power and overhead lights in the living spaces, however no comprehensive power system installed. There is no water or septic and no cooking or bathroom facilities. However, with consultation with BC Housing this could possibly be added. In addition to the cabin there are two small sheds providing additional storage space. There is an easement to a shared well on Lot 12 as a domestic water source. A common road provides access to the driveway and the internal road system, with another common road along the top of the property. This boat access development of 15 properties known as Ingersoll also enjoys the benefit of limited Forest Service Road access from the village of Port Alice.

Room	Level	Dims/Pieces
Bedroom	Main	9x10
Bedroom	Main	9x10
Bedroom	Main	9x10
Living Room	Main	10x15
Other-Aux Bldg	Other	5x8
Other-Aux Bldg	Other	10x16

MLS® No: **983018** List Price: **\$469,000**
 Status: **Active** Orig Price: **\$469,000**
 Area: **North Island** Sub Area: **NI Port Hardy**
 DOM: **62** Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: 3	Baths: 0	Kitchens: 0	Fireplaces: 1	Storeys:
FinSqFt Total: 840	UnFin SqFt: 0	SqFt Total: 840	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 3	Laundry: None
Layout: Rancher		Appl Incl:		
Heating: Wood		Cooling: None		
Intr Ftrs:				

Exterior/Building

Built (Est): 2023	Front Faces: North	Storeys:	Bldg Warranty:
Construction: Frame Wood, Wood	Access: Marine, Road: Unpaved	Foundation: Block	Roof: Asphalt Shingle
Lgl NC Use:			Bldg Style: West Coast
Exterior Ftrs: Low Maintenance Yard			

Lot

Lot SqFt: 112,820	Lot Acres: 2.59	Dimensions:	Shape:
Park Type: Open, Other	Park Spcs: 4	View: Mountain(s), Ocean	Waterfront: Ocean
Carpport Spcs: 0	Garage Spcs: 0	Services:	Water: Well: Drilled
Sewer: None	Restrictions:		
Lot Ftrs: Acreage, Dock/Moorage, Foreshore Rights, Marina Nearby, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront			

Legal/Public Records

Assessed: \$290,000	Assess Yr: 2025	Taxes: \$931	Tax Year: 2024
PID: 029-905-672	Roll No: 15332.545	Zoning: A-1	Zone Desc: Rural Residential
Plan Number: EPP58266	Lot: 10 Block:	District Lot:	Land District:
Legal Description: Lot 10 Section 9 Township 18 Rupert District Plan EPP58266			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

250-830-4435



Ed Handja

Personal Real Estate Corporation

250-287-0011



Zoning: A-1

Regional District of Mount Waddington

Taxes: \$931 (2024)

Longitude: 50°48'N Latitude: 127°69'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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