

# Substantial Semi-Oceanfront Acreage



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**DL315 Kenny Point**  
*Rupert Inlet, Northern Vancouver Island*  
**\$1,150,000** Canadian



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This property is situated at Kenny Point in Rupert Inlet, one of a series of four inlets which make up Quatsino Sound. Quatsino Sound is the northernmost significant inland set of waterways on Vancouver Island.



The property is located adjacent to the Marble River Provincial Park just north of Varney Bay and the mouth of the Marble River. This is an amazing location, next to a world class salmon river and within a superb region for wildlife, fishing and gathering of seafood. The property itself has tremendous views from numerous locations, excellent sunny exposure and access via forest service road.

For someone who wants to live or create a recreational retreat in a picturesque, rural north island location, this is an amazing opportunity. Fish, crab and prawn right in front of the property!

The 99 acre property has a diverse topography reaching approx. 400ft above sea level and from a few elevated locations the views are panoramic for 270 degrees. There is approximately 4920ft of the property bordering a one chain strip (66ft) of Crown land along





**99 acre semi-oceanfront property | 816sqft one-bedroom cabin**

the oceanfront. At the time the property was surveyed in the 1920s a strip of land was retained along the shoreline. This Crown land is in its natural state and access across Crown land to the water is not restricted.

Two creeks pass through the property. A large portion of the property was logged approximately 7 years ago, however there remains a substantial amount of significant and mature timber along the entire Crown shoreline as well as on portions of the upland. The logged portion is in a healthy state of natural regeneration.

Access to the property is via existing forest service roads. The relatively easy drive takes only 30 minutes from the turn off at Highway 19, however a vehicle equipped for rugged roads is needed.

Under the current zoning one primary single family dwelling or a duplex dwelling is permitted, as well as a cabin to be accessory to a single family dwelling.

The current owner has completed some significant and exceptional improvements throughout and on the property. These include access roads, a rock quarry and preparation for a second building site location, all incorporating drainage control. Everything done on the property has been properly engineered and permitted, from access roads to retaining walls to drainage. An engineered septic system has been installed which is adequate for the existing dwelling and also for a potential primary dwelling. Domestic water is from a drilled well and water quality reports are superb.



The current residence is an 816sqft one bedroom home intended to be a cabin. This engineered building was built by one of the north island's most experienced, quality licensed builders. The materials and finishing are top notch and it is situated on a full concrete foundation. This residence is covered by home warranty insurance.

This warm and efficient cabin has a welcoming, European flair. The open living space features blond wood accents and a corner wood stove on a tile surround. The kitchen area has a large IKEA counter, brought over from Europe, with a double sink, stainless steel countertop and range. A stainless steel fridge with bottom freezer is also in this space, which is separated from the entryway with a small wall.

The modern and bright four piece bathroom features tile walls, a mounted sink, a urinal as well as a toilet, and a large tub/shower insert. A laundry cabinet in the main space features a stacking washer and dryer.



Heating is both electric baseboard and wood stove. There is no gas/propane service to the home – all appliances, lights, etc are electrical, run from the very substantial solar powered infrastructure.

In addition to the residence there is a storage/shop/power building. This structure is comprised of two brand new

*substantial off-grid infrastructure | Second building location cleared and prepped*





shipping containers with a well-built structure above and a breezeway in between to contain dry storage, wood storage and coverage for vehicles and equipment.

The power system is state-of-the-art, built by Hakai Energy Solutions and fully self-contained in its own

8x8ft shipping container. This houses the controllers, inverter and batteries for the massive solar array situated on the south slope of the storage building. This array has been situated at the perfect angle to capture as much energy as possible.

The container also houses the distribution, plumbing and pressure tank for domestic water from the drilled well.

With 99 acres of property there are numerous options for incorporating one's lifestyle or future development. Zoning would permit subdivision into smaller 9.88 acre parcels. An existing internal road leads to the upper north-east corner of the property to a location that encompasses amazing views that take in Rupert Inlet, Holberg Inlet, Marble River, Quatsino Narrows and portions of Quatsino Sound.



The entrance to the property is gated. All interest parties must be accompanied.

Quatsino Sound is one of the last great west coast frontiers easily accessible to the outdoor enthusiast and avid sport-fisherman. The region offers a great variety of activities, such as kayaking and recreational boating, 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 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.



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*Two dwelling septic system installed | Access roads on property*

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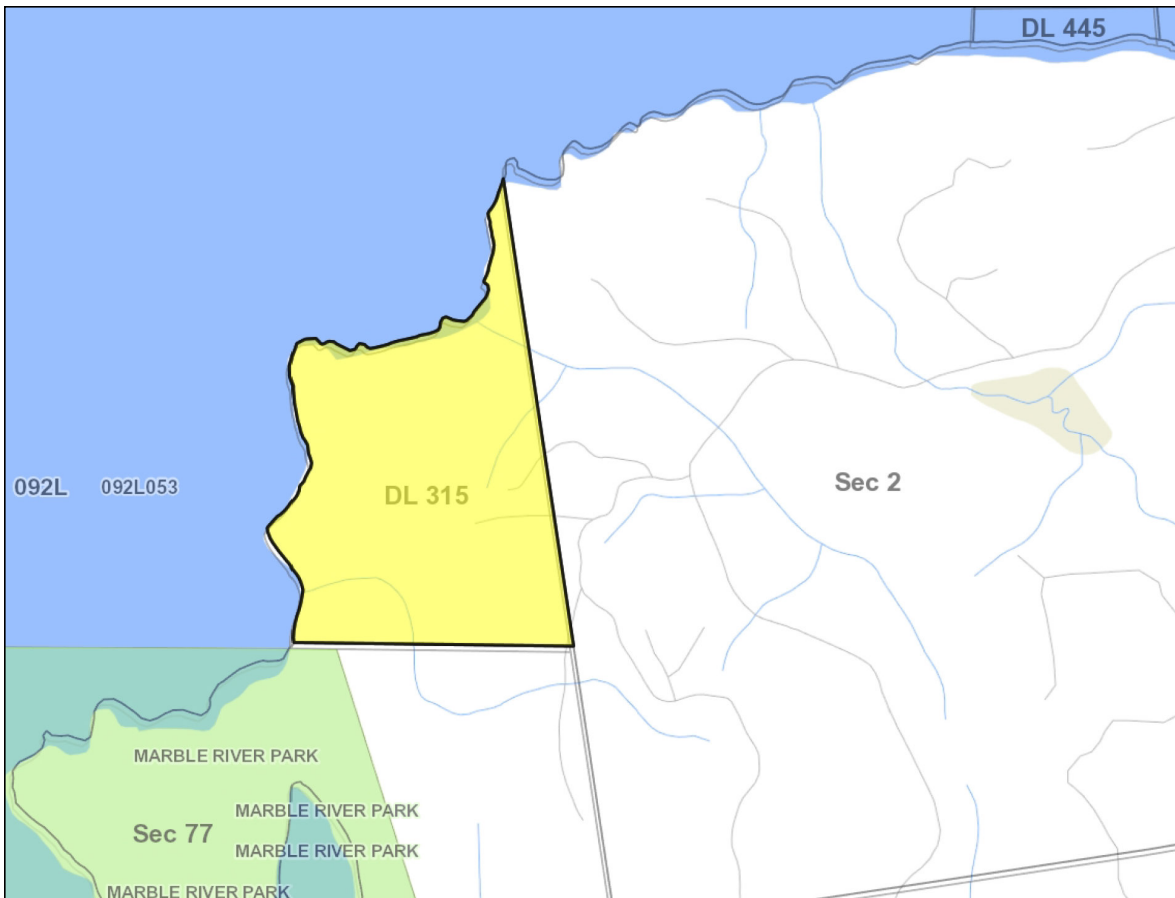
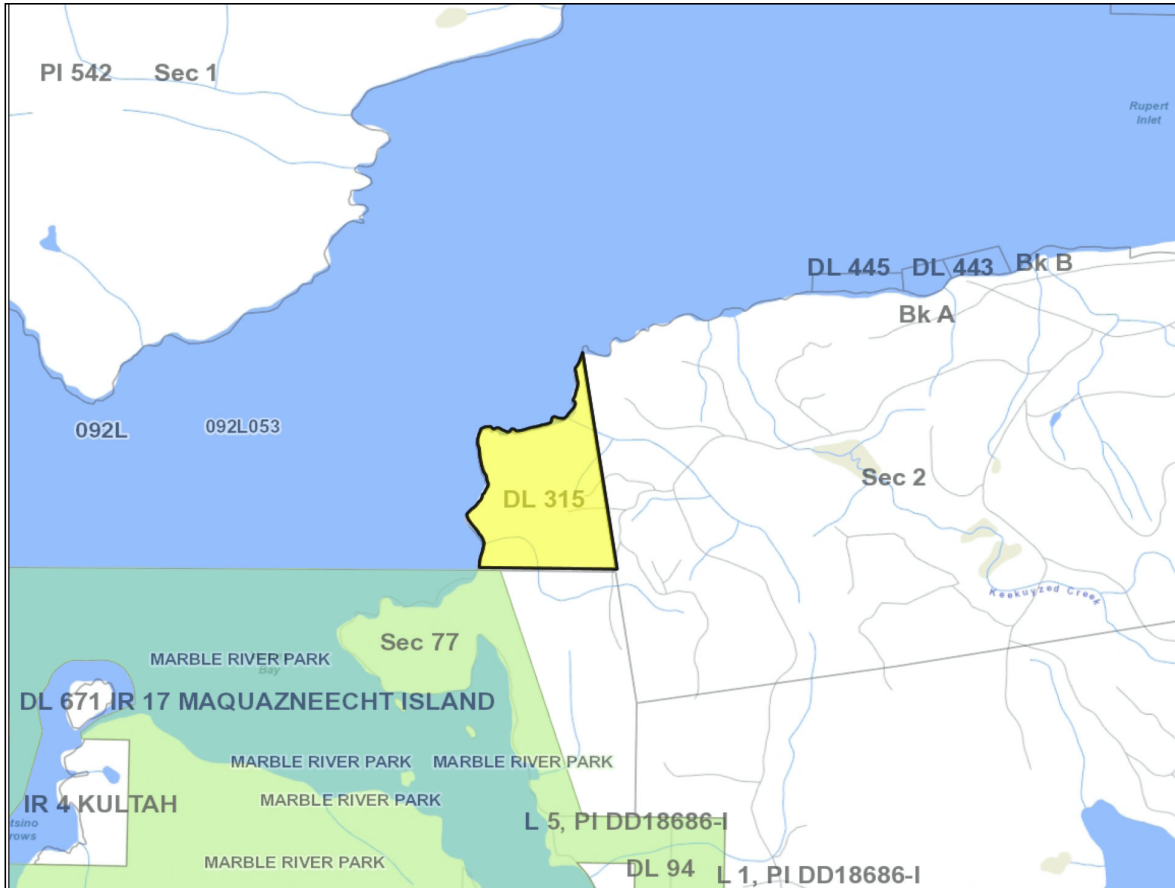


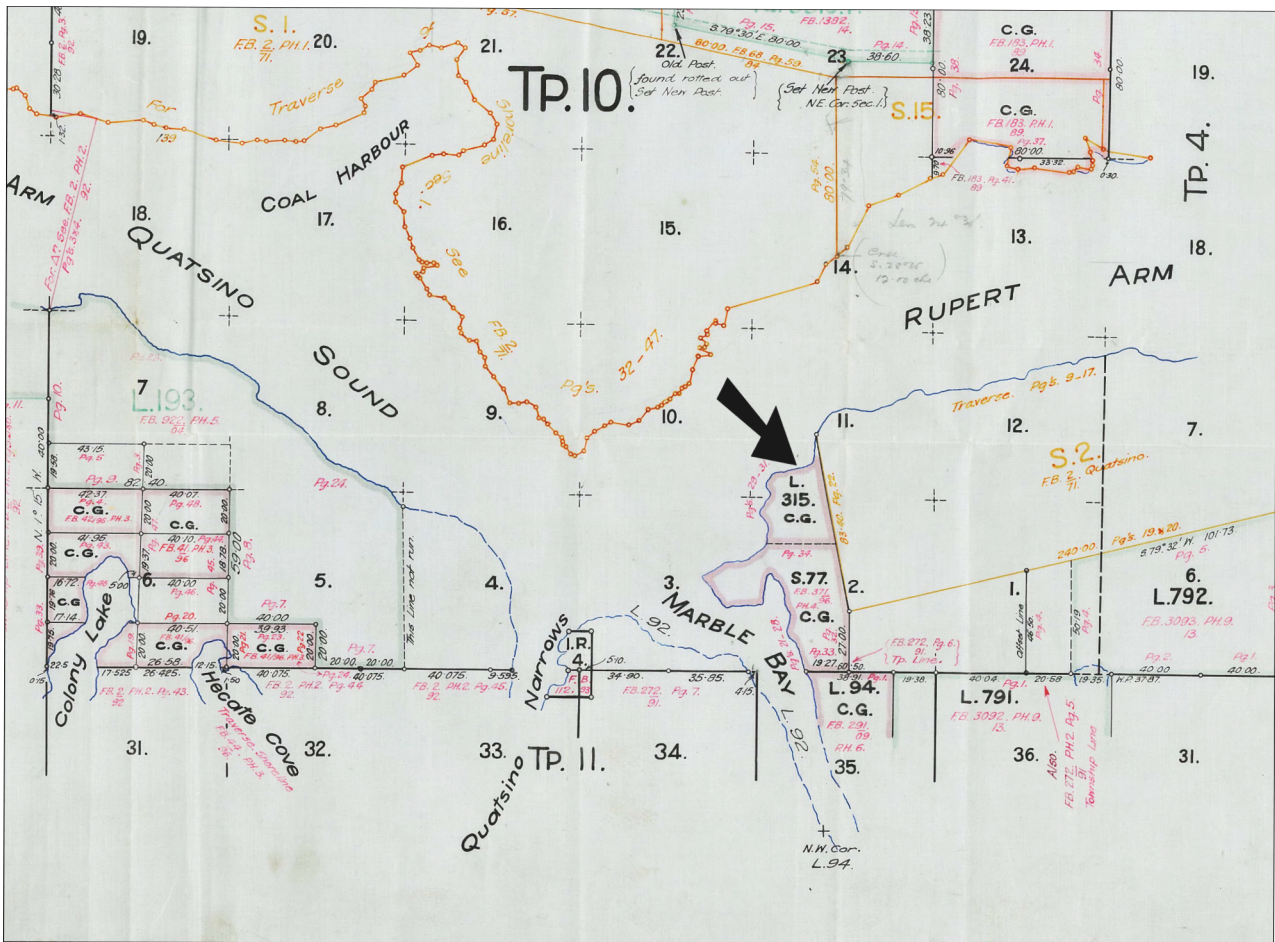
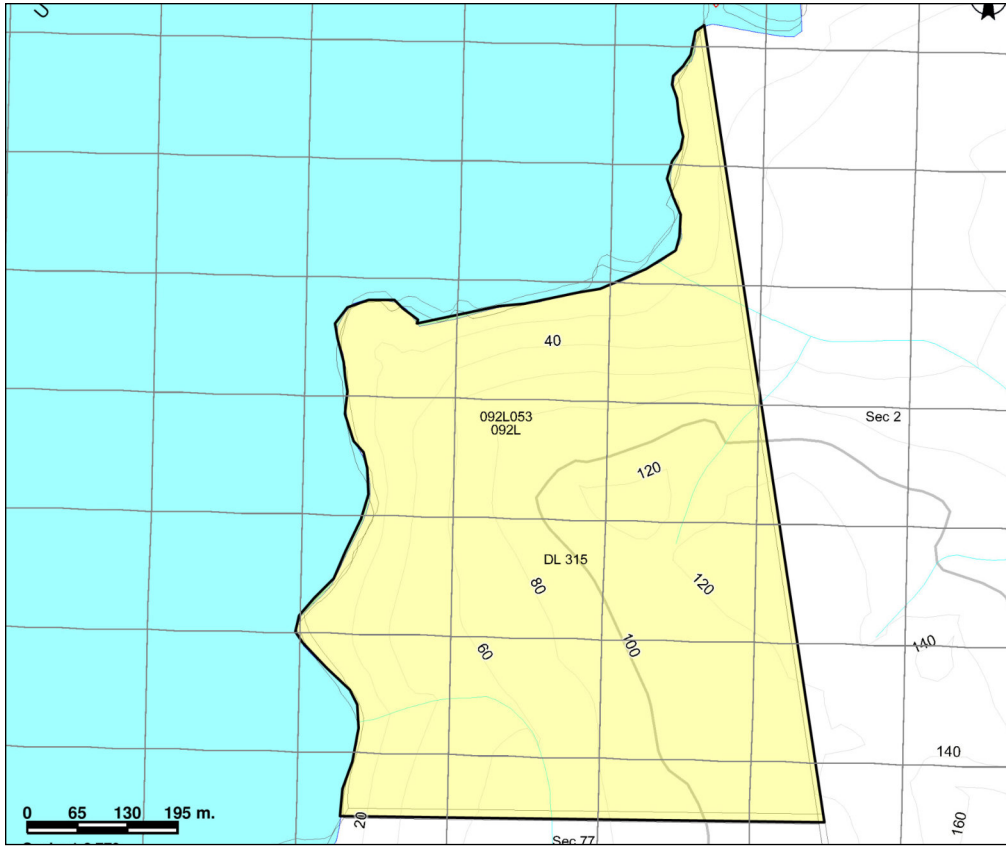
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## SCHEDULE A - ZONE REGULATIONS

### 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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**DL315 Kenny Point Port Hardy, BC V0M 2V0**  
 MLS® No: **944956** **\$1,150,000** **Active**



MLS® No: **944956** List Price: **\$1,150,000**  
 Status: **Active** Orig Price: **\$1,150,000**  
 Area: **North Island** Sub Area: **NI Port Hardy**  
 DOM: **61** Sold Price:  
 Sub Type: **Single Family Detached**  
 Pend Date: Title: **Freehold**

Off grid substantial semi-oceanfront acreage with stunning views over Rupert Inlet. State of the art infrastructure, engineered and quality built one bedroom cabin with power, plumbing and wood finishing throughout. This warm and efficient cabin has a welcoming, European flair. The open living space features blond wood accents and a corner wood stove on a tile surround. The kitchen area has a large IKEA counter, brought over from Europe, with a double sink, stainless steel countertop and range. A stainless steel fridge with bottom freezer is in this space, which is separated from the entryway with a small wall. Access is via forest service roads from Highway 19. The property is gated and very private, and lives like oceanfront with a 66ft wide undeveloped strip of Crown land along the oceanside. For someone who wants to live or create a recreational retreat in a picturesque, rural north island location, this is an amazing opportunity. Fish, crab and prawn in front of the property!

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	11'4x14'9
Dining Room	Main	11'4x12'0
Kitchen	Main	9'4x12'0
Living Room	Main	11'4x15'0
Patio (Unfin)	Main	24'0x5'0

#### Interior

Beds: **1** Baths: **1** Kitchens: **1** Fireplaces: **1** Storeys:  
 FinSqFt Total: **816** UnFin SqFt: **0** SqFt Total: **816** Basement: **No** Addl Accom:  
 2pc Ensuites: **0** 3pc Ensuites: **0** 4+pc Ensuites: **0** Beds or Dens: **1** Laundry: **In House**  
 Layout: **Rancher** Appl Incl: **Dryer, F/S/W/D, Oven Built-In, Refrigerator, Washer**  
 Heating: **Baseboard, Electric** Cooling: **None**  
 Intr Ftrs: **Dining Room, Vaulted Ceiling(s), Workshop**

#### Exterior/Building

Built (Est): **2019** Front Facas: **Southwest** Storeys: Foundation: **Poured Concrete** Bldg Warranty: **Roof: Metal**  
 Construction: **Frame Wood, Insulation: Ceiling, Insulation: Walls** Bldg Style: **West Coast**  
 Lgl NC Use: Access: **Marine, Road: Unpaved**

#### Lot

Lot SqFt: **4,312,440** Lot Acres: **99.00** Dimensions: View: **Mountain(s), Ocean** Shape: **Waterfront: Ocean** Water: **Well: Drilled**  
 Park Type: **Open** Park Spcs: **4** Carport Spcs: **0** Garage Spcs: **0** Services: **See Remarks**  
 Sewer: **Septic System** Restrictions:  
 Lot Ftrs: **Acreage, Private, Quiet Area, Recreation Nearby, Rural Setting, Southern Exposure**

#### Legal/Public Records

Assessed: **\$735,000** Assess Yr: **2023** Taxes: **\$2,801** Tax Year: **2023**  
 PID: **009-870-326** Roll No: **29029.140** Zoning: **A-1** Zone Desc: **Rural Residential**  
 Plan Number: Lot: Block: District Lot: **315** Land District:  
 Legal Description: **District Lot 315 Rupert District**



## The BC Oceanfront Real Estate Team



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Zoning: A-1  
Regional District of Mount Waddington  
2023 Taxes: \$2,801  
Longitude: 50°56'N Latitude: 127°52'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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