

Ocean View Development Property



SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

&

AREN KNUDSEN

REALTOR®

250-203-0664

6350 Hardy Bay Rd
Port Hardy, Vancouver Island
\$599,000 Canadian



bcoceanfront.com



11.5 acres of prime residential land in Port Hardy, providing ocean views over Hardy Bay and great access to town amenities. This might be the best location in town!

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The property sits on the eastern side of Hardy Bay, just south of Port Hardy's town centre, in a residential area. There is easy access both into town and to Highway 19, with the oceanfront just across the road.



The land is undeveloped and partially forested. It slopes from a high point at the back down towards the water. This would allow for ocean views at several levels. There is a waterfall on Glenlion River on the NW corner of the property, creating a lovely natural water feature. There is road access along Hardy Bay Rd as well as on Goodacre Rd and at the end of the cul-de-sac on Hunt Rd.



The property's zoning would allow for a variety of development opportunities, or for the property to be used as a large rural residential estate. It could be created into a handful of rural residential properties or into smaller residential lots. The District of Port Hardy is very open to working with developers and builders as they would like to see the property developed and are interested in creating opportunities for housing in the community.

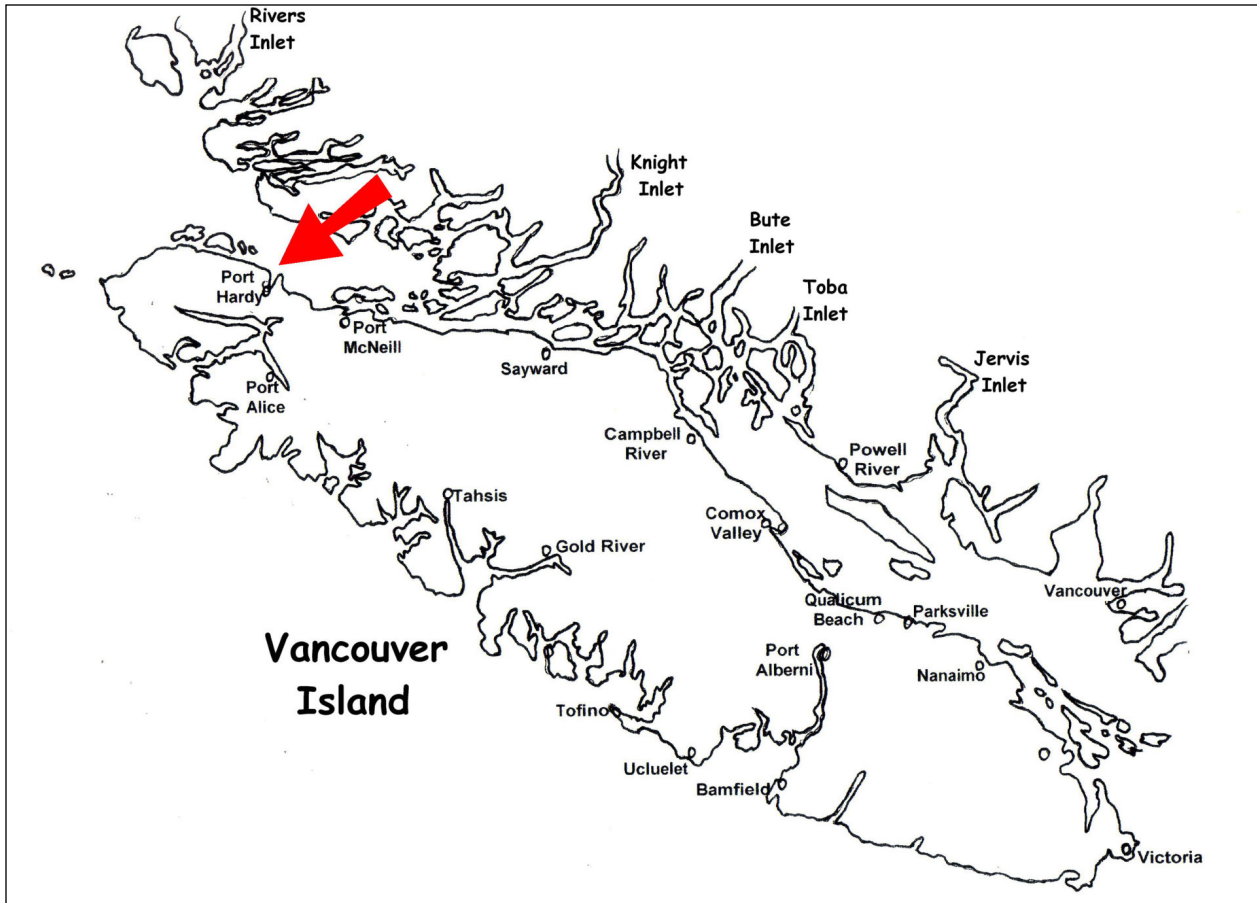
Port Hardy is the northern-most municipality on Vancouver Island and the terminus for the ferry to Prince Rupert. With a rich First Nations history and a resource centre, Port Hardy continues to attract outdoor enthusiasts, anglers and those looking for small town living. The District of Port Hardy has health services, a community centre, indoor pool, ice rink, schools, shopping and accommodations which serves its approx. 3,900 residents along with its many visitors. The community provides services for many outdoor exploits, such as diving, fishing, kayaking and hiking, and is the gateway to all the northern region of Vancouver Island has to offer.

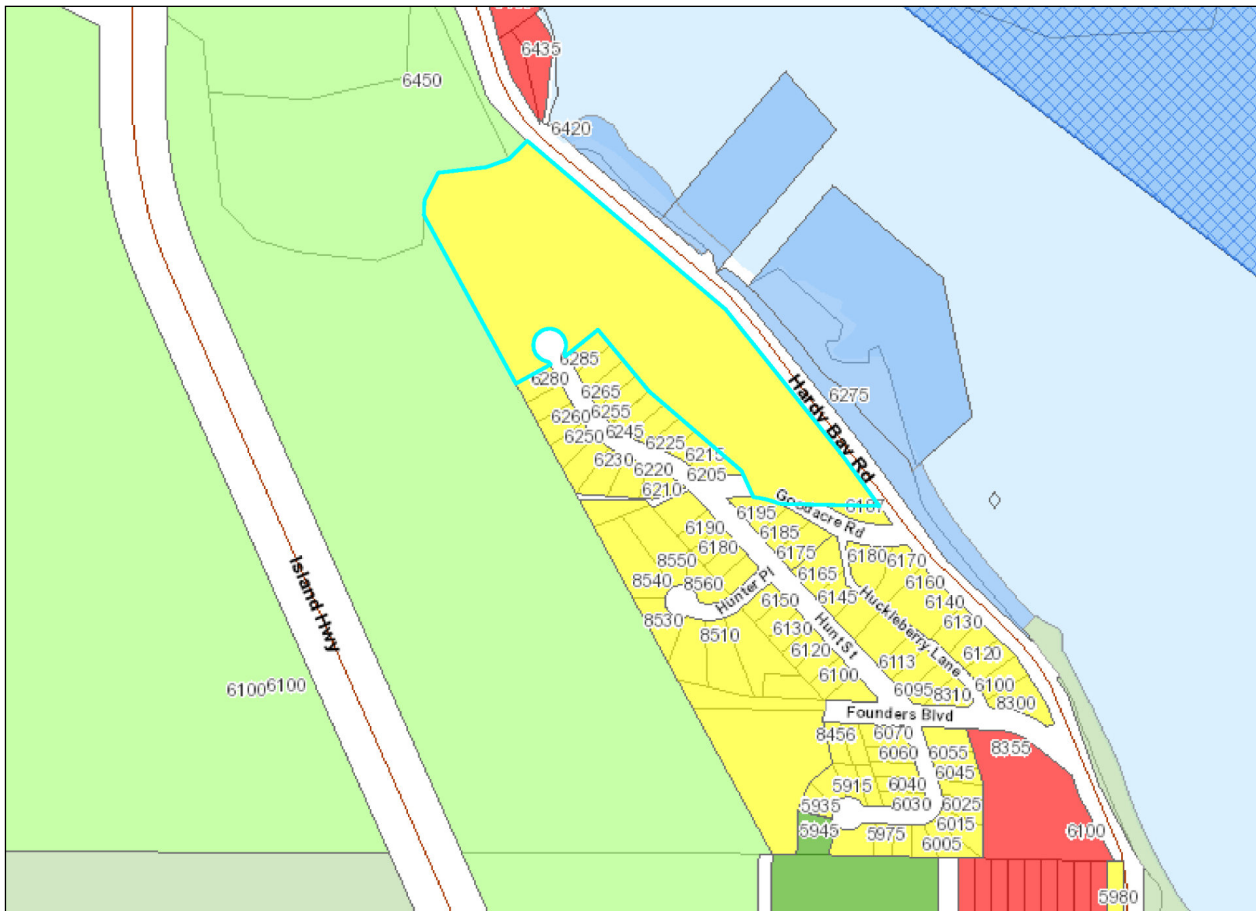
6350 Hardy Bay Rd, Port Hardy

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6.3 R-2: Duplex Residential

AMENDED: BYL 1124-2020
Manufactured Home

- (a) The following principal uses are permitted:
- (1) Single Detached Dwelling
 - (2) Duplex Dwelling
 - (3) Manufactured Home Dwelling
- (b) The following accessory uses are permitted:
- (1) Accessory Buildings and Structures (see section 3.9)
 - (2) Bed and Breakfast (see section 3.13)
 - (3) Carriage Home Dwelling or Secondary Suite Dwelling (see sections 3.10 and 3.11)
 - (4) Group Home (see definition)
 - (5) Minor or Major Home Occupation (see section 3.12)
 - (6) Small Scale Urban Agriculture and Urban Hens (see section 3.23)
 - (7) Short Term Vacation Rental (see section 3.14)
- (c) The following conditions of use apply:
- (1) There shall be no more than one Single Detached Dwelling or one Duplex Dwelling per parcel.
 - (2) There shall be no more than one Secondary Suite Dwelling or one Carriage Home Dwelling per parcel.

AMENDED: BYL 1126-2020
STVR

- (d) The following siting, size and dimension requirements apply:

Setbacks		
Yard Setback	Principal Use	Accessory Use
Front Yard	Minimum of 7.6 metres (24.93 feet)	Minimum of 7.6 metres (24.93 feet)
Rear Yard	Minimum of 7.6 metres (24.93 feet)	Minimum of 1.0 metre (3.28 feet)
Interior Side Yard	Minimum of 1.5 metres (4.92 feet)	Minimum of 1.0 metre (3.28 feet)
Exterior Side Yard	Minimum of 4.5 metres (14.76 feet)	Minimum of 4.5 metres (14.76 feet)
Floor Area		
	Single Detached Dwelling	Duplex Dwelling
Minimum Gross Floor Area (Principal Building)	111.5 square metres (1,200.18 square feet)	65 square metres (699.65 square feet)
Size of Buildings and Structures		
	Single Detached Dwelling	Duplex Dwelling
Maximum Height (Principal Building)	7.6 metres (24.93 feet)	7.6 metres (24.93 feet)
Maximum Parcel coverage	40%	50%
Minimum Building Width (Principal Building)	7.5 metres (24.6 feet)	12.0 metres (39.37 feet)
Parcel Area and Dimensions		
	Single Detached Dwelling	Duplex Dwelling
Minimum Parcel Area	450.0 square metres (4,843.76 square feet)	650.0 square metres (6,996.54 square feet)
Minimum Parcel Width	15.0 metres (49.21 feet)	30.0 metres (98.43 feet)
Minimum Parcel Depth	30.0 metres (98.43 feet)	30.0 metres (98.43 feet)


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Shelley McKay Personal Real Estate Corporation 250-830-4435
Aren Knudsen 250-203-0664

theteam@bcoceanfront.com


888-286-1932
250-201-2226

6350 Hardy Bay Rd Port Hardy BC V0N 2P0

MLS® No: **1017561** **\$599,000** **Active**



11.5 acres of prime residential land in Port Hardy, providing ocean views over Hardy Bay and great access to town amenities; on the eastern side of Hardy Bay, just south of Port Hardy's town centre and with the oceanfront just across the road. The land is undeveloped and partially forested. It slopes from a high point at the back down towards the water which would allow for ocean views at several levels. There is a waterfall on Glenlion River on the NW corner of the property, creating a lovely natural water feature. There is road access along Hardy Bay Rd as well as on Goodacre Rd and at the end of the cul-de-sac on Hunt Rd. The property's zoning would allow for a variety of development opportunities, or for the property to be used as a large rural residential estate. The District of Port Hardy is open to working with developers and builders as they would like to see the property developed and are interested in creating opportunities for housing in the community.

MLS® No: **1017561**
Status: **Active**
Area: **North Island**
DOM: **0**
Sub Type: **Land**
Pend Date:

List Price: **\$599,000**
Orig Price: **\$599,000**
Sub Area: **NI Port Hardy**
Sold Price:
Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 0	Beds or Dens: 0	Laundry:
Layout:		Appl Incl:		
Heating:		Cooling:		
Intr Ftrs:				

Exterior/Building

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 500,940	Lot Acres: 11.50	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View: Ocean	Waterfront:	Water: Municipal
Carport Spcs: 0	Garage Spcs: 0			
Sewer: Sewer To Lot	Restrictions:	Services: Underground Utilities		
Lot Ftrs: Acreage, Cul-de-sac, Marina Nearby				

Legal/Public Records

Assessed: \$555,000	Assess Yr: 2025	Taxes: \$3,778	Tax Year: 2022
PID: 003-930-360	Roll No: 09503.000	Zoning: R-2	Zone Desc: Residential
Plan Number:	Lot: Block:	District Lot:	Land District:

Legal Description: **Those parts of the North East 1/4 of Section 25, Township 9, and of the North West 1/4 of Section 30, Township 6, Rupert District, which together constitute the 16.1 acres parcel shown on Plan 1363 OS, except part in Plan VIP73464, VIP73942 and VIP81122**

The BC Oceanfront Real Estate Team



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Zoning: R-2 Duplex Residential
District of Port Hardy

Taxes: \$3,778 (2025)

Longitude: 50°42'N Latitude: 127°29'W

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ROYAL LEPAGE Advance Realty
(CampblRiv)

972 Shoppers Row
Campbell River, BC V9W 2C5
250-286-3293 | 1-888-286-1932

*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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