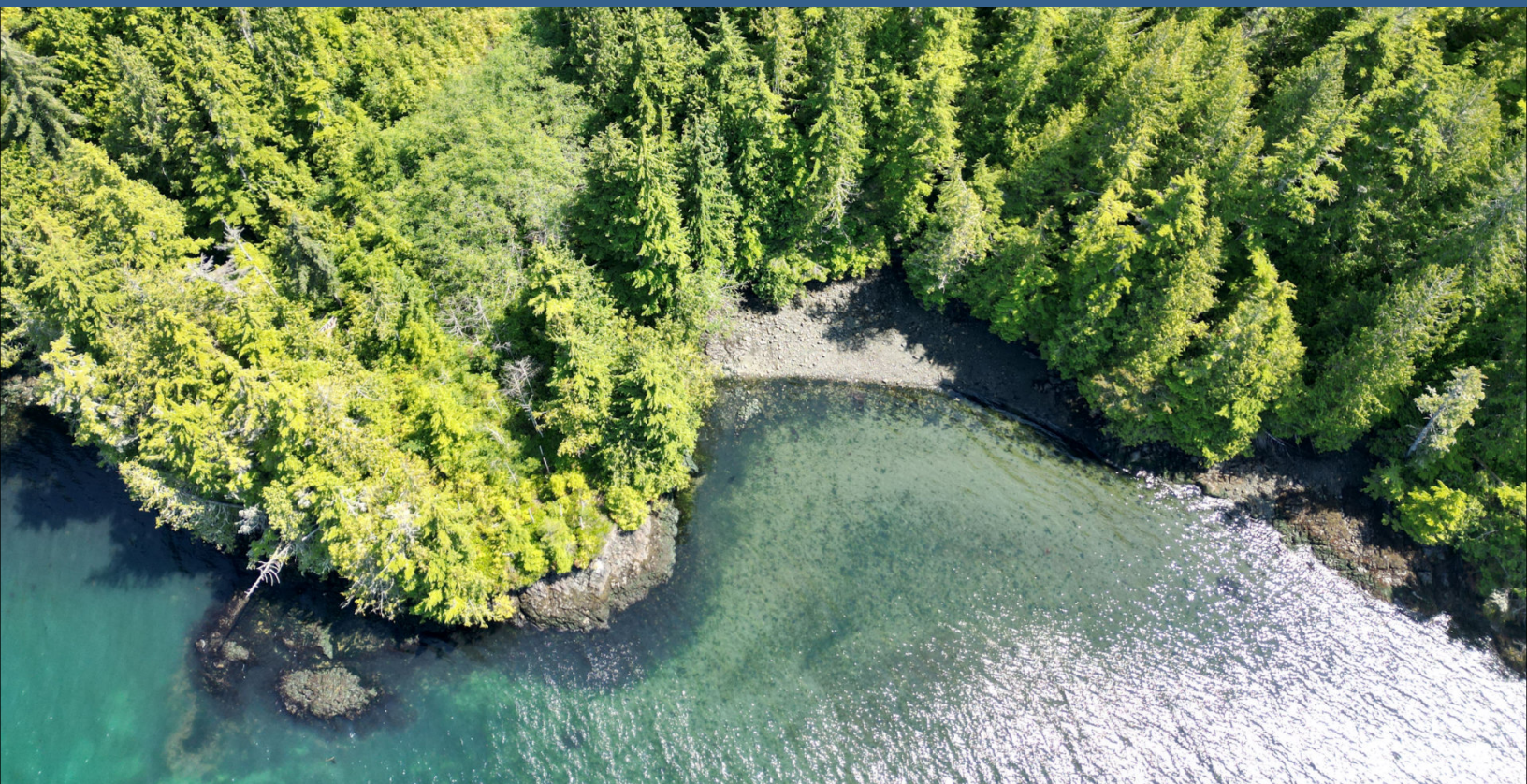


# Oceanfront Parcel in Protected Shushartie Bay



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**Block C Shushartie Bay**

*Cape Scott, Vancouver Island*

**\$399,000** Canadian



**bcoceanfront.com**





Approximately 16 miles north-west of Port Hardy, Shushartie Bay is situated on the shoreline of north Vancouver Island in Goletas Channel, across from the western tip of Nigei Island.

This is a stunning region of natural beauty, with whale rubbing beaches and a multitude of sea life in the area.

Goletas Channel opens into Queen Charlotte Strait, the main water corridor for marine traffic along coastal BC coming from Discovery Passage and Johnstone Strait to the south. Opposite Shushartie Bay is Bate Passage that separates Hope Island and Nigei Island.



Shushartie Bay has a long history on northern Vancouver Island, both with First Nations and with later settlers. It was the site of a cannery for many years, a community, and a stop-over rest spot with a hotel. In recent years the north side of the Bay has become the designated start of the North Coast Trail through Cape Scott Provincial Park, with regular water taxi service in the summer to the bay and the trailhead. This service, which runs May to October, would be an







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**47.5 acres | Approx. 1250ft oceanfront | protected potential deep water moorage**

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excellent interim transportation option for buyers until a dock were installed.

God's Pocket Marine Park, made up of a group of small islands and islets, is just south of Shushartie Bay in Goletas Channel, and is a popular destination for both kayakers and scuba divers.

This is one of the few private oceanfront acreages available within this region.

With large cedars and other native tree species, this 47.5 acres is nicely forested. It features mixed topography with fairly low bank access along the bay and some nice pebble and rock beachfront, including two bays. The rise of land at the centre of the property provides for some expansive views. A large stream runs across the south-east corner, while a second stream runs along the southern border and

exits into the bay. A majestic Western Red Cedar (potentially 500 years old or more) was identified at the southwest corner of the property, at one time with an eagle nest in it.

The property was logged decades ago and is in a good state of healthy regeneration. It is evident that the previous logging roads run throughout the property and at one point accessed the beach. This beach location is where the water is deepest at low tide, potentially being the obvious site for a future dock. The roads are overgrown with alder but could likely be cleared and reactivated.

While much of the 1250ft of shoreline lies along the tidal flats of the bay, there is a pebble and rock pocket beach on deeper water in the north corner of the shoreline that could potentially be accessed by boat and provide deep water moorage. The bay provides protection from the westerlies that can blow through Goletas Channel, while







the islands on the channel provide some protection from the south-east winds.

This is a boat access property, as there are no roads connecting directly to the property. However there are forest service roads through Crown land that come very close to the eastern property line.

The property is bordered on the south by Cape Scott Park, on the east by Crown land and on the north by another private parcel.

This forested acreage provides an opportunity to develop a homestead or a recreational retreat, with good access to Shushartie Bay and potential water sources on the property. Current zoning permits one single family or duplex dwelling or one single family dwelling and one cabin.

This north Vancouver Island region is rich in homesteading history stretching back over 100 years.

Popular today with hikers and explorers the Cape Scott region offers beautiful beaches, stunning hikes and a glimpse into an intriguing part of the island's history. Other local attractions include Raft Cove, Palmerston Beach and Ronning's Garden.

This region is an excellent base for outdoor adventures. Marine recreation opportunities for visitors include fresh and salt-water fishing, world class caving, underwater diving and ocean kayaking and canoeing. A kaleidoscope of colourful marine life abounds in the waters around northern Vancouver Island. The North Island is also fast





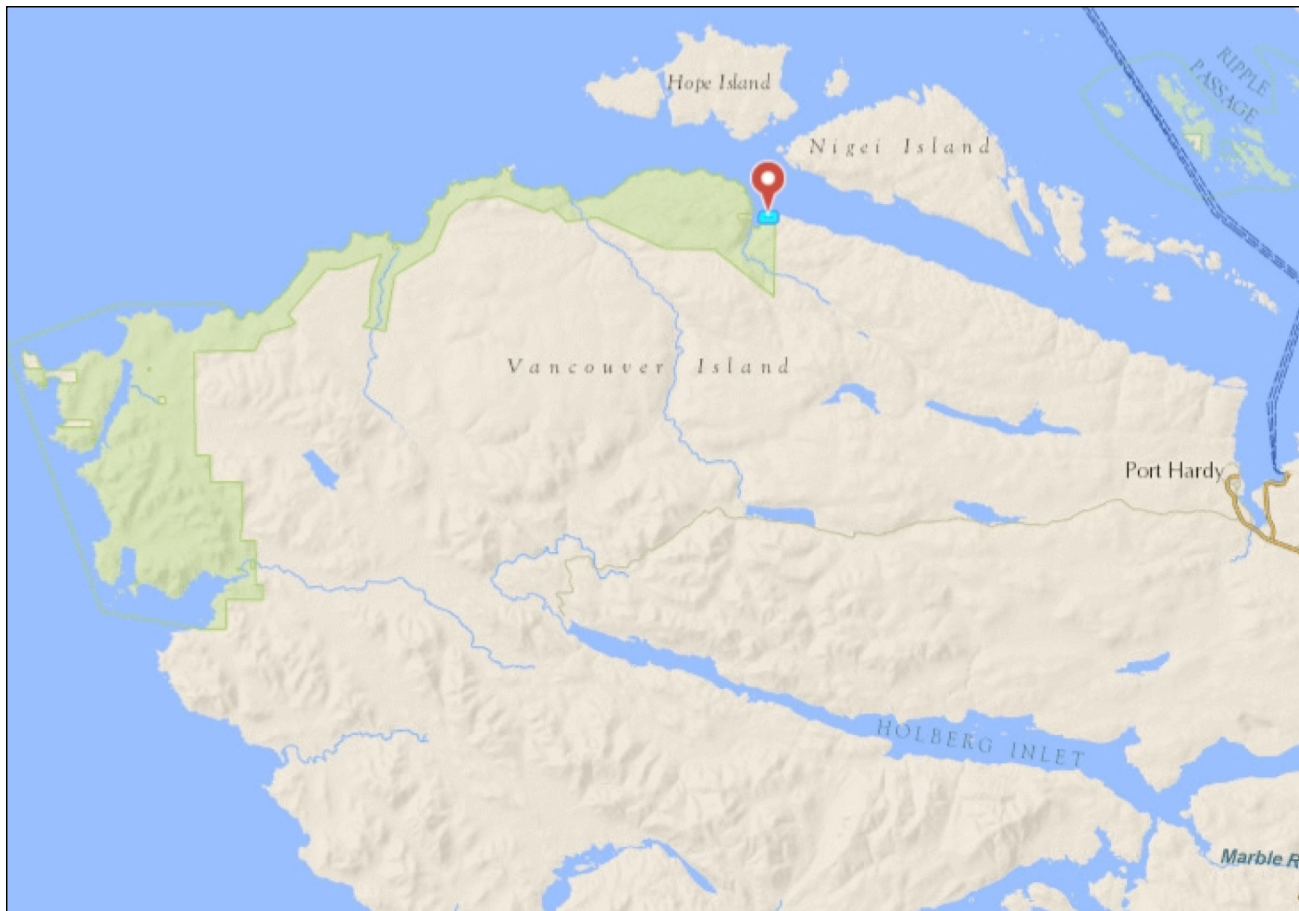


becoming the centre for whale watching on Johnstone Strait where the legendary killer whales, or orcas, gather in pods to rub themselves on the stony shores.

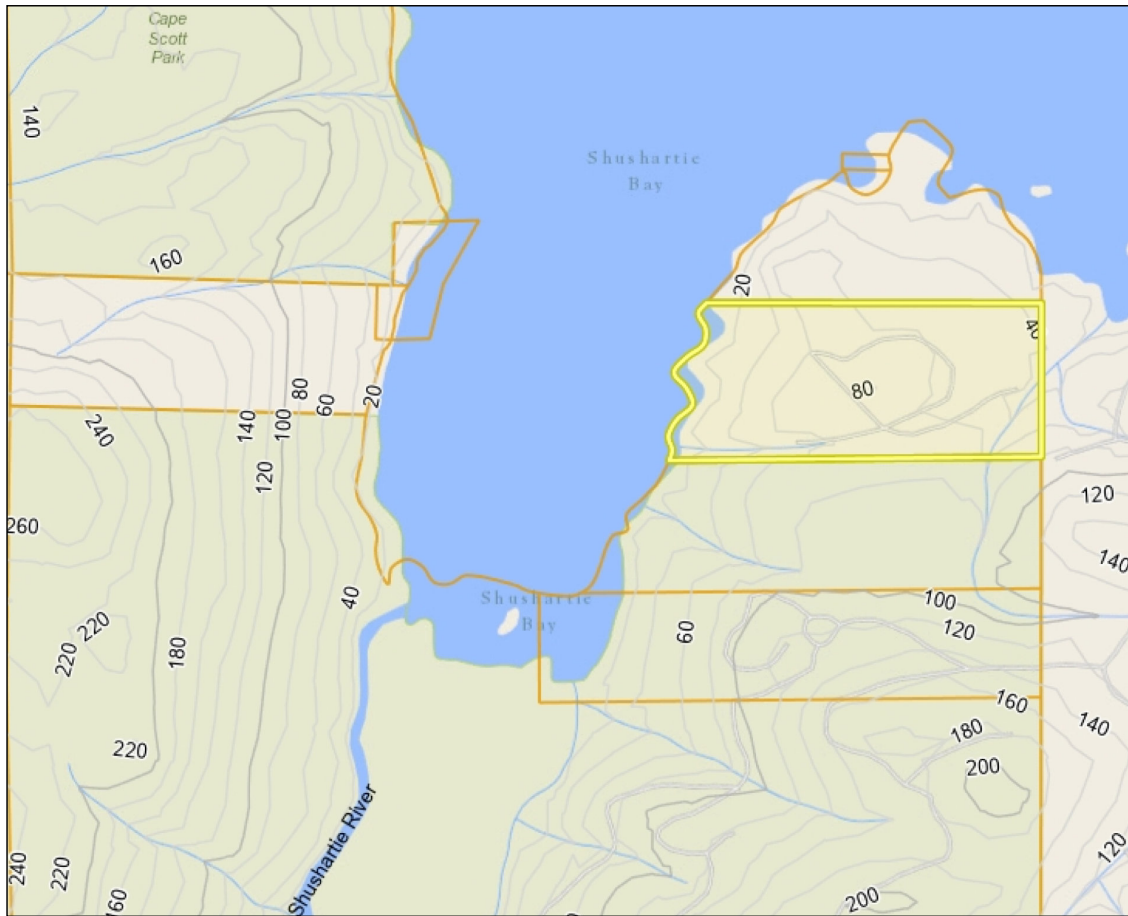
Port Hardy, with a population of approximately 4000, is the largest coastal community on North Vancouver Island and is the service center for other Northern Communities offering a wide range of amenities including shopping, hotels, campgrounds, marine services, a full recreation/community center, seaplane base and more. Port Hardy is only minutes away from the Seven Hill Golf and Country Club and only one hour from fabulous skiing and snowboarding at Mt. Cain. Spectacular mountain views, large expanses of natural wilderness areas and miles of undeveloped coastline are readily accessible and combine to create an ideal setting for a full range of outdoor activities, from sports fishing & boat cruises to wilderness hiking.













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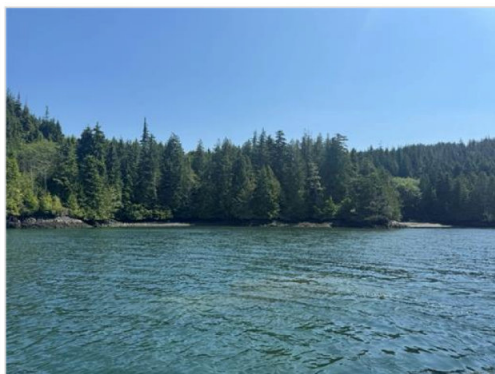
Shelley McKay Personal Real Estate Corporation 250-830-4435  
Aren Knudsen 250-203-0664

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888-286-1932  
250-201-2226

### Block C Shushartie Bay Port Hardy BC V0N 2P0

MLS® No: **1044586** **\$399,000** **Active**



Forested acreage with large cedars and other native species, approx. 16 miles NW of Port Hardy. Mixed topography with fairly low bank access along the bay and some nice pebble and rock beachfront. Two streams cross the property. The property was logged decades ago and is in a good state of healthy regeneration. Overgrown logging roads run throughout the property to a pebble beach where the water is deepest at low tide - a potential site for a future dock. This is a boat access property, as no roads connect directly to the property, however forest service roads through Crown land come very close to the eastern property line. Bordered by the park to the south and crown land to the east, with another private parcel to the north. In recent years the north side of Shushartie has become the designated start of the North Coast Trail through Cape Scott Provincial Park, with regular water taxi service in the summer to the bay and the trailhead.

MLS® No: **1044586**

Status: **Active**

Area: **North Island**

DOM: **0**

Sub Type: **Land**

Pend Date:

List Price: **\$399,000**

Orig Price: **\$399,000**

Sub Area: **NI Port Hardy**

Sold Price:

Title: **Freehold**

#### Interior

Beds: **0**

FinSqFt Total:

2pc Ensuities: **0**

Layout:

Heating:

Intr Ftrs:

Baths: **0**

UnFin SqFt:

3pc Ensuities: **0**

Kitchens: **0**

SqFt Total:

4+pc Ensuities: **0**

Appl Incl:

Cooling:

Fireplaces:

Basement: **No**

Beds or Dens: **0**

Storeys:

Addl Accom:

Laundry:

#### Exterior/Building

Built (Est):

Construction:

Lgl NC Use:

Exterior Ftrs:

Front Faces: **West**

Access: **Marine**

Storeys:

Foundation:

Bldg Warranty:

Roof:

Bldg Style:

#### Lot

Lot SqFt: **2,072,585**

Park Type:

Carport Spcs: **0**

Sewer: **None**

Lot Ftrs: **Acreage, Quiet Area, Walk on Waterfront, Wooded Lot**

Lot Acres: **47.58**

Park Spcs: **0**

Garage Spcs: **0**

Restrictions:

Dimensions:

View: **Mountain(s), Ocean**

Services:

Shape:

Waterfront: **Ocean**

Water: **None**

#### Legal/Public Records

Assessed: **\$151,000**

PID: **008-918-953**

Plan Number: **556**

Legal Description: **Block C, Section 5, Rupert District, Plan 556**

Assess Yr: **2026**

Roll No: **14701.000**

Lot: **C**

Taxes: **\$593**

Zoning: **A-1**

District Lot:

Tax Year: **2025**

Zone Desc: **Rural**

Land District: **Rupert**





Zoning: A-1  
Regional District of Mount Waddington

Taxes: \$593 (2025)

Longitude: 50°51'N Latitude: 127°51'W

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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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