Nootka Island Oceanfront Cabin Opportunity



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Nootka Island, Hecate Channel

$525,000 Canadian



Coastal Properties BCO www.BCOceanfront.com

ROYAL LEPAGE® Advance Realty Ltd.

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Custom-built 2560sqft 16 year old west coast contemporary home on a .77 acre oceanfront property located in Hecate Channel, just west of Tahsis Narrows. A phenomenal location with sweeping views across the Channel in a natural, picturesque setting.

The property is strategically located as it provides equal opportunity to access both Esperanza Inlet to the west side of Nootka Island as well as Nootka Sound which lies to the east. This is the perfect location for west coast fishing enthusiasts.

There are three good options for jump off points with boat launches for boat access to the property. Zeballos is located a short distance to the west, approx. 8.5 nautical miles, and provides a complement of services – boat launch, marine fuel, general store, liquor store and accommodations. Approx. 6.5 nautical miles east and north up Tahsis Inlet is the Village of Tahsis, which also provides a complement of the same services plus a substantial marina and boat yard. Approx. 35





Custom built 2560sqft home | approx. 290ft shoreline | 3 bed 2 bath



nautical miles to the east across Nootka Sound and down Muchalat Channel are the launch and boat facilities of Gold River, with the town of Gold River a short drive away.

At one time this location was the site of a cannery, with remnants of the old dock in the water and scattered bricks along the shoreline. The property itself has been a homestead for decades. Surrounded by forest, the property has a low bank open waterfront, presenting an attractive setting for the home.

The 2560sqft home was built in 2010 for the current owners and was built to the quality of a full-time residence. The high, vaulted ceilings and open floor plan with a wall of oceanfront windows gives an incredibly bright and welcoming feel to the home. With three bedrooms and two bathrooms there is enough space for family and friends here and the



expansive front deck opens up even more living and entertaining room.

The layout is west coast contemporary, with an attractive silhouette and large windows along the front. The residence has been sided with Hardy/Smart Plank and has a metal roof. The interior has quality personal attention to detail for high end owners, include bookcases, finishing work, etc.

The main door enters into the lower level, where there is storage and the systems room, including hot water on demand, a 'Hot Blast' wood furnace and 200amp power. Stairs then lead up to the main level.

At the top of the stairs the centre of the home offers open living space, with a large kitchen, living room and dining area. The modern, gourmet kitchen offers attractive solid wood cabinetry and a very large island. Appliances include a Unique propane stove, Unique fridge, and a Faber vent hood.







Timber frame accents and vaulted ceilings with a wood finish add comfort to the large living space, while skylights, the wall of windows and sliding door out to the deck provide abundant natural light. The full-width deck has wood finished soffits above providing cover for year-round enjoyment.

The bedrooms are on either side of the living space, with the primary taking up one side and featuring French doors out to the deck, a wood stove, large closet and ensuite with a soaker tub and the toilet in a separate room. This is a luxurious, welcoming space to create a spa-like retreat.

Two bedrooms and a 3 piece bathroom with shower are on the other side of the home, with a woodstove and a sliding door to the deck in the front bedroom.

Elegance and comfort combined in the design of this home, and it has the potential to be a stunning west coast residence.

The home has been vacant now for several years and unfortunately has been affected by weather. There is both clean up and finishing work to be done – the bathroom pieces are in but not fully installed in the ensuite for instance and paint work is not complete in some of the rooms. However, the bones of this home are solid.

There is a septic system, and domestic water comes from a local creek. An additional 10x17ft outbuilding serves as a generator shed/shop with a 10,000 watt generator. This is built with a concrete floor, cinder block surround and metal siding.

The area around this property is amazing to explore. The north end of Nootka Island is mostly Crown land, with forestry roads scattered throughout. A waterfall near the property is a stunning attraction that can be seen from the ocean out front and walked to by way of suspended bridge and pathway.

Private property ownership throughout this entire region is extremely limited, with likely less than 60 private

properties total throughout hundreds of miles of coastline. This emphasizes the rareness of opportunities such as this.

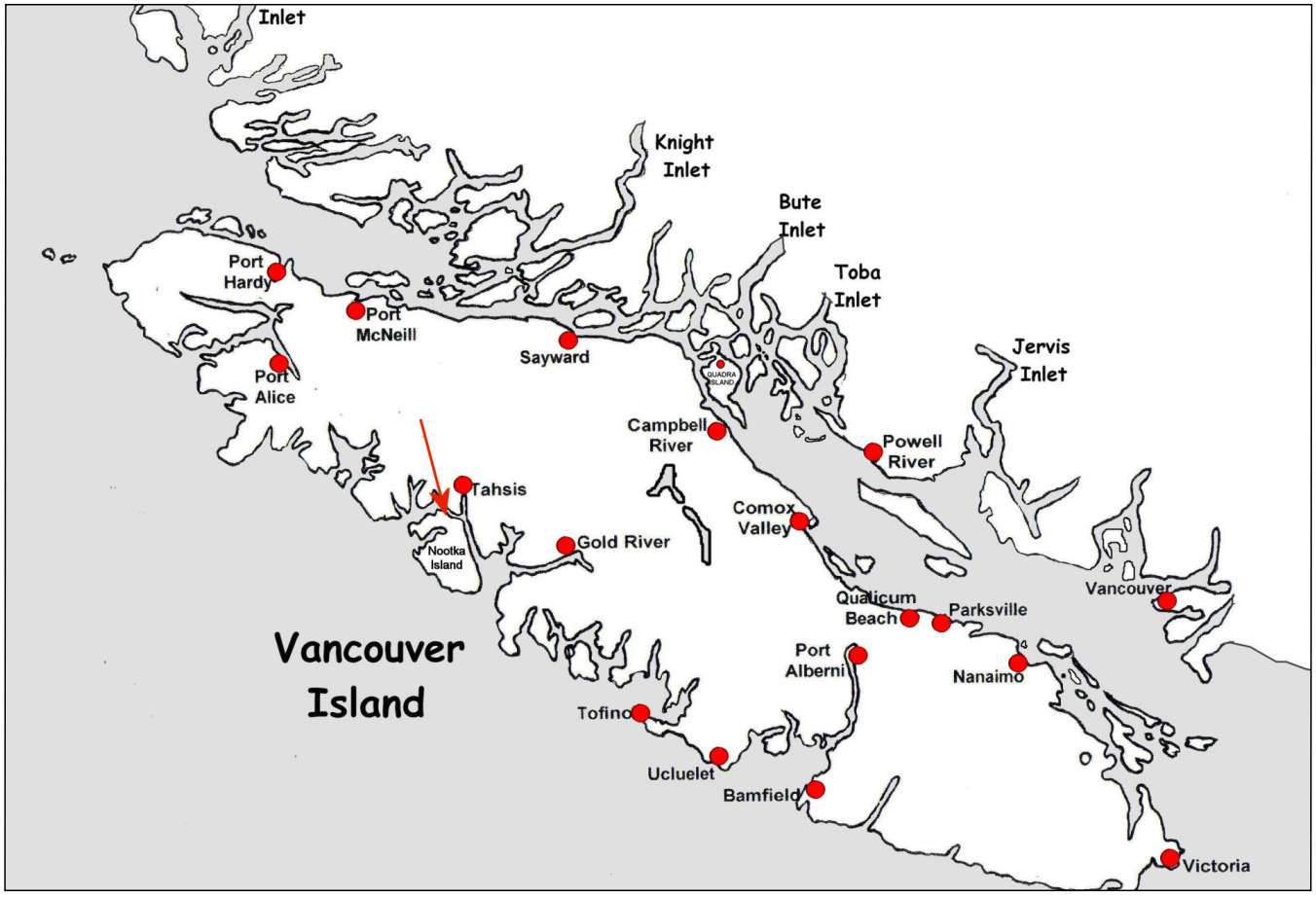
For those who enjoy all the west coast offers - such as fishing, kayaking, wildlife viewing, etc – from this protected location across the northern shore of Nootka Island there is divided access between heading either west and south through Esperanza Inlet to renowned locations such as Nuchatlitz, Queen Cove, Espanosa Inlet or heading to the east and then south is the well-known Nootka Sound. The entire area provides excellent west coast recreation.

The area is best known for offering world-class sport fishing as massive runs of salmon migrate to their spawning grounds in coastal streams and rivers. Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are



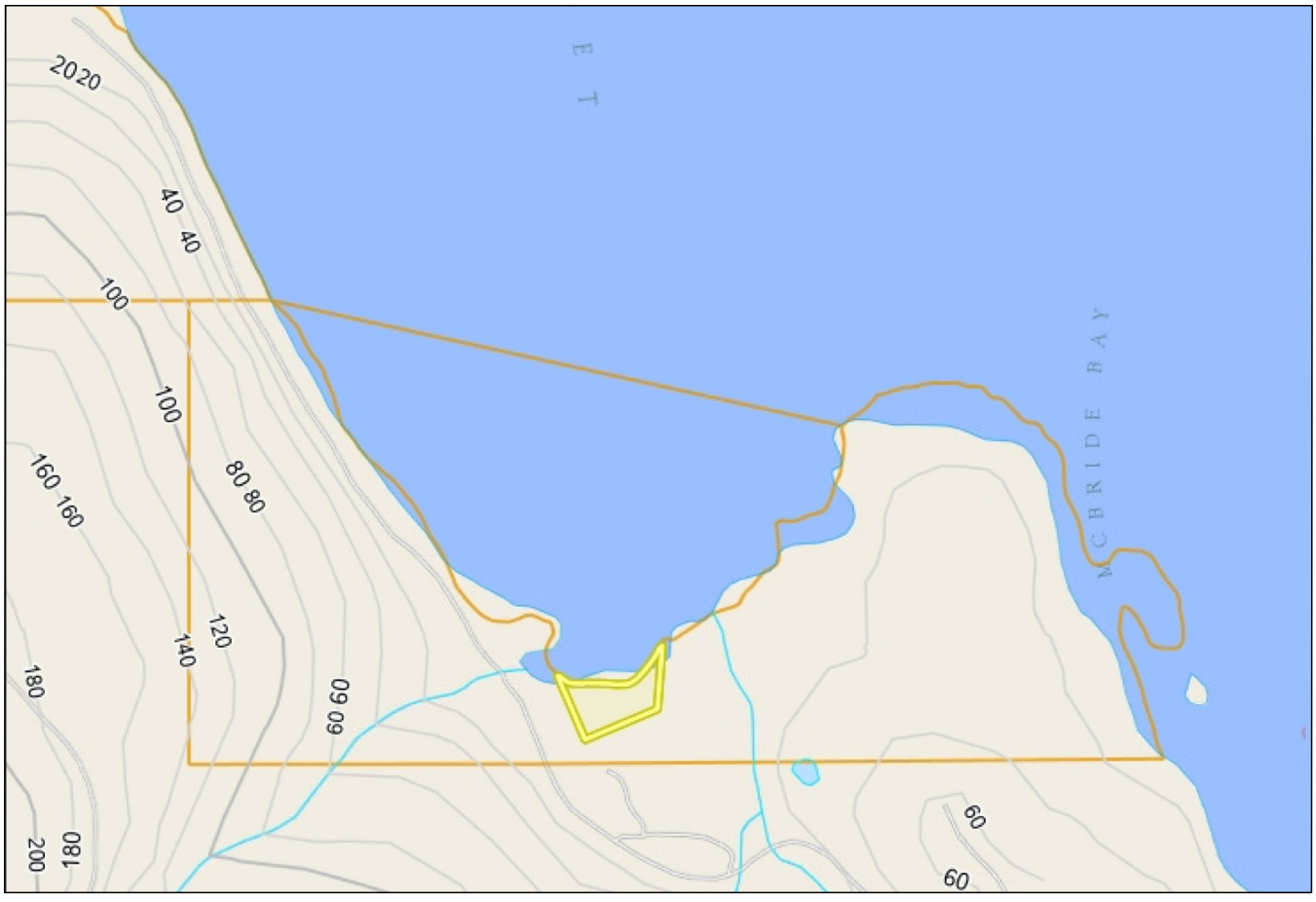
also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guest from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters.




Inlet
Knight Inlet
Bute Inlet
Toba Inlet
Jervis Inlet
Port Hardy
Port McNeill
Port Alice
Sayward
QUADRA ISLAND
Campbell River
Powell River
Tahsis
Comox Valley
Gold River
Nootka Island
Vancouver
Qualicum Beach
Parksville
Vancouver Island
Port Alberni
Nanaimo
Tofino
Ucluelet
Bamfield
Victoria


Zeballos
Tahsis
Nootka Island


ESPERANZA
INLET
HECATE
CHANNEL
MCBRIDE BAY


MCBRIDE BAY
20
40
100
160
80
120
140
180
60
200





Strathcona REGIONAL DISTRICT

SUBDIVISION SERVICING STANDARDS BYLAW NO. 64, 2010
(CONSOLIDATED)

The following is a consolidated version of Bylaw No. 64, which was adopted on February 24, 2011 and includes the following amendment bylaws:

BYLAW NO.	BYLAW NAME	ADOPTED	PURPOSE
SRD 492	Subdivision Servicing Standards Bylaw 2010, Amendment No. 1	March 29, 2023	To repeal the minimum lot area requirements for on-site sewage disposal within electoral areas.

Strathcona REGIONAL DISTRICT

BYLAW NO. 64

A BYLAW TO ESTABLISH MINIMUM STANDARDS FOR THE SUBDIVISION OF LAND

WHEREAS the Regional District may, pursuant to Part 26, Division 11 of the *Local Government Act*, regulate and require the provision of works and services in respect of the subdivision of land;

AND WHEREAS the Regional District wishes to establish the minimum standards for subdivisions in the electoral areas;

NOW THEREFORE, the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

1. TITLE

This Bylaw may be cited as "Subdivision Servicing Standards Bylaw No. 64, 2010".

2. APPLICATION

2.1 This Bylaw applies to all land located within an electoral area of the regional district.

2.2 This Bylaw applies to all subdivisions except:

i) Subdivisions involving only the consolidation of existing parcels or to facilitate a road closure;

ii) Subdivisions involving only a lot line adjustment between existing parcels and thereby not increasing the number of parcels;

iii) Where the lot is intended for a non-sewage generating use such as unattended utility or navigational structures, public assembly and public utility uses;

iv) Where a lot is registered as park or intended for park use;

v) The strata conversion of previously occupied residential buildings.

3. REPEAL

Bylaw No. 673, being “Campbell River Area Subdivision Control Bylaw, 1983” is repealed.

4. DEFINITIONS

In this bylaw, unless the context otherwise requires:

"BOARD" means the Strathcona Regional District Board of Directors.

"COMMUNITY SANITARY SEWER SYSTEM" means a system of sewage collection, treatment and disposal where:

i) It is approved under Municipal Sewage Regulation (B.C. Reg. 129/99), the system serves more than one parcel and the system is owned, operated and maintained by a provincial or local government or improvement district as defined by the *Local Government Act*, or a strata corporation, as defined by the *Strata Property Act*, or an incorporated company; and

ii) Which is established and operated under the *Public Health Act* and regulations or *Environmental Management Act*; and

iii) Be acceptable under regulations or other provincial legislation that may apply.

"COMMUNITY WATER SYSTEM" means a system of waterworks, within the meaning of the *Public Health Act*, which is owned, operated and maintained by the Regional District, an improvement district, irrigation district, or utility operating under the jurisdiction of the Ministry of Environment, as well as, a water works system operated and maintained by a Strata Corporation.

"HIGHWAY" includes a public street, path, walkway, trail, lane, bridge, road, thoroughfare and any other public way.

"LOT" means any parcel, block or other area in which land is held or into which it is subdivided whether under the *Land Title Act* or the *Strata Property Act,* but does not include a highway or portion thereof.

"LOT AREA" means the area of land within the boundaries of the lot, but excludes the panhandle area.

"MEDICAL HEATH OFFICER" means the official appointed under the *Public Health Act* who has jurisdiction over the area in which the subdivision is located.

"PARCEL" means any lot, block or other area in which land is held or into which land is subdivided whether under the *Land Title Act* or the *Strata Property Act*, but does not include a highway or portion thereof.

"POTABLE WATER" means water that, in the written opinion of the Medical Health Officer, is "potable water" as defined by the Drinking Water Protection Act.

"PROFESSIONAL ENGINEER" means a person who is registered or duly licensed as such, under the provisions of the *Engineers and Geoscientists Profession Act* of the Province of British Columbia and retains Professional Errors and Omissions and general liability insurance coverage.

"REGIONAL DISTRICT" means the Strathcona Regional District.

"SUBDIVISION" means any change in existing size, shape, number or arrangement of a parcel registered in the Land Title Office so as to require that a new Certificate of Indefeasible Title be issued and includes subdivision under the Strata Property Act.

"WORKS AND SERVICES" means any public service, facility or utility which is required or regulated by this Bylaw and without restricting the generality of the foregoing includes: the supply and distribution of water, collection and disposal of sanitary sewage and drainage water and access roadways.

5. ADMINISTRATION

5.1 No land within the Strathcona Regional District shall be subdivided unless in accordance with the requirements of this Bylaw.

5.2 Unless otherwise stated in this Bylaw, the subdivision approval procedure and all other subdivision requirements shall be those as administered by the Ministry of Transportation and Infrastructure.

6. SEVERABILITY

If any provision of this Bylaw is found invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

7. INSPECTION

7.1 Employees of the SRD and other persons appointed by the Chief Administrative Officer of the SRD are hereby appointed by the Board pursuant to Section 268 of the Local Government Act to administer the regulations of this bylaw.

7.2 Persons appointed under subsection 7.1 above, may enter, at all reasonable times, on any property to inspect and determine whether all regulations, prohibitions and requirements of this bylaw are being met.

8. SUITABILITY

8.1 The Approving Officer may refuse the subdivision or strata subdivision of any parcel of land pursuant to Section 85, Section 86 and Section 87 of the *Land Title Act* (LTA), which includes, but is not limited to instances where the approving officer considers:

i) that the deposit of the plan is against the public interest;

ii) that the subdivision does not conform to the following:

a) all applicable provisions of the *Local Government Act*;

b) all applicable municipal, regional district and improvement district bylaws regulating the subdivision of land and zoning;

9. COMPLIANCE WITH OTHER REGULATIONS

9.1 The Strathcona Regional District will review subdivision applications for compliance with all applicable regional district bylaws, including but not limited to applicable zoning bylaws, land use bylaws and the *Planning Procedures and Fees Bylaw*. Nothing contained within the regional district's bylaws, nor any approval provided by the regional district, shall relieve the owner of a subdivision from the responsibility to comply with other legislation.

9.2 No subdivision shall be approved which would cause any existing building or structure, sewage disposal installation, or used source of potable water to contravene any bylaw or other regulation in force unless otherwise approved by the applicable approval authority.

10. REQUIRED WORKS AND SERVICES

10.1 Water

i) Where a property is within a local water service area, or where a community water system is available, or is being provided, every proposed subdivision which would create a minimum of one (1) additional parcel is required to connect to the water service as per district standards.

ii) In all subdivisions where a community water system is not available, each newly created parcel is required to be provided with a source of potable water to provincial standards.

10.2 Sewage Disposal

i) Where a property is within a local sewer service area, or where a community sanitary sewer system is available, or is being provided, every proposed subdivision which would create a minimum of one (1) additional parcel is required to connect each lot to the sanitary sewer system as per district standards.

ii) In all subdivisions where a community sanitary sewer system is not available, each newly created parcel is required to be provided with an adequate onsite sewage disposal system or onsite sewage treatment facility as approved by the Municipal Sewerage Regulation, the Vancouver Island Health Authority (VIHA) or the *Environmental Management Act* as regulated by the Ministry of Environment (MOE).

10.3 Roads

i) All highways, including internal common strata roads, created through subdivision within the regional district and administered by the Ministry of Transportation and Infrastructure (MoT) shall be located, constructed and otherwise meet the standards of the MoT.

11. MINIMUM LOT AREA REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL

SRD 492 [Repealed].

12. LOT AREA CONDITIONS

12.1 Where permitted by zoning or land use bylaw, lot area requirements may be reduced by a maximum of 5% per lot, provided that at the decreased size, all other applicable requirements can be satisfied.

12.2 Where a regional district zoning or land use bylaw specifies a larger minimum lot area than specified within this bylaw, the larger parcel size requirement shall prevail.

13. EXEMPTION TO LOT AREA REQUIREMENTS FOR THE CONSOLIDATION AND/OR LOT LINE ADJUSTMENT OF EXISTING PARCELS

Existing parcels which are smaller than permitted in these regulations may be considered for consolidation and/or lot line adjustment, provided that

i) all parts of all new parcels are contiguous;

ii) no additional parcels are created;

iii) the degree of compliance with the area and frontage requirements of these regulations is not lessened on any new parcel.

14. EXEMPTION TO LOT AREA REQUIREMENTS FOR LANDS WITHIN THE ALR

Lands designated as ALR subdividing under Section 946 'Subdivision to Provide Residence for a Relative' of the *Local Government Act* or 'Homesite Severance' provisions of the *Agricultural Land Reserve Act* are exempt from the minimum lot area requirements.

15. MINIMUM FRONTAGE REQUIREMENTS

15.1 Unless otherwise indicated by a zoning or rural land use bylaw, frontage will be determined as follows:

i) The minimum frontage, being that portion of the lot that fronts onto a highway, shall be 10% of perimeter of the lot unless specified otherwise elsewhere in this bylaw.

ii) Lots with water (sea or lake) access shall be considered as having double frontage and shall meet the 10% frontage requirement for the portion of the lot fronting onto the highway and for the portion of the lot fronting on the water as well as a frontage to depth ratio of 1:3 on rectangular lots and an average width to average depth ratio of 1:3 on irregular shaped lots.

iii) Notwithstanding the above, the Regional Board, has the authority to reduce the required minimum frontage requirements in the following situations provided that at the decreased size, all other applicable requirements of this bylaw can be satisfied:

a) where a parcel features unusual terrain or configuration;

b) where additional road dedication is required above and beyond the roads necessary to serve the proposed lots;

c) where the required road dedication would prohibit a subdivision otherwise permitted by the specified minimum lot area; or

d) where the provision of a linear parkway is requested by the Regional District.

15.2 Panhandle Lots

i) The creation of panhandle lots will only be considered and permitted where not otherwise regulated by a zoning or rural land us bylaw or where permitted by such a bylaw and at the discretion of any one of the SRD officers in the following situations provided that all other applicable requirements of this bylaw can be satisfied:

a) where a parcel features unusual terrain or configuration;

b) or where the proposed lots would allow for more efficient land use.

ii) Notwithstanding the minimum lot frontage requirements as specified by this bylaw, where panhandles are permitted and created as an integral part of a parcel, the frontage shall not be the panhandle portion fronting on the highway, but shall be the width of the lot area fronting on the extension of the panhandle.

16. PROVISION OF PARKLAND

Pursuant to the requirements of Section 941 of the *Local Government Act*, subdivision may trigger the provision of parkland to the SRD.

EFFECTIVE DATE

This bylaw comes into effect on the 24th day of February, 2011.

18. TITLE

This Bylaw No. 64 may be cited for all purposes as "Subdivision Servicing Standards Bylaw, 2010".

- END -




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DL389 McBride Bay Nootka Island BC V0P 1X0

MLS® No: **1046406** **$525,000** **Active**



Custom-built 2560sqft west coast contemporary oceanfront home in Hecate Channel, just west of Tahsis Narrows, surrounded by forest, and with low bank open waterfront. The lower level has storage and the systems room, with stairs up to the main level where the centre of the home offers open living space, with a large modern kitchen, living room and dining area. The home features timber frame accents, vaulted ceilings with a wood finish, skylights, a wall of windows and a full-width deck. The primary bedroom has French doors out to the deck, a wood stove, and 3-piece ensuite. The home has been vacant for several years and has been affected by weather. There is both clean up and finishing work to be done, however the bones of this home are solid. There is a septic system, and domestic water comes from a local creek. Amazing location on the west coast of Vancouver Island!

Room	Level	Dims/Pieces
Storage	Lower	12x12
Other	Lower	8x19
Bathroom	Main	3-Piece
Bedroom	Main	15x15
Bedroom	Main	15x15
Bedroom - Primary	Main	15x28
Dining Room	Main	15x8
Ensuite	Main	3-Piece
Kitchen	Main	20x20
Living Room	Main	30x10

MLS® No: **1046406**
Status: **Active**
Area: **Islands**
DOM: **87**
Sub Type: **Single Family Detached**
Pend Date:

List Price: **$525,000**
Orig Price: **$595,000**
Sub Area: **Isl Small Islands (North Island Area)**
Sold Price:
Title: **Freehold**

Interior

Beds: **3** | Baths: **2** | Kitchens: **1** | Fireplaces: **4** | Storeys:
FinSqFt Total: **2,560** | UnFin SqFt: **0** | SqFt Total: **2,560** | Basement: **No** | Addl Accom:
2pc Ensuites: **0** | 3pc Ensuites: **1** | 4+pc Ensuites: **0** | Beds or Dens: **3** | Laundry: **None**
Layout: **Ground Level Entry With Main Up**
Appl Incl: **Oven/Range Gas, Range Hood, Refrigerator**
Heating: **Wood**
Cooling: **None**
Intr Ftrs: **Dining/Living Combo, French Doors**

Exterior/Building

Built (Est): **2010** | Front Faces: **Northwest** | Storeys: | Bldg Warranty:
Construction: **Block, Cement Fibre, Frame Metal, Frame Wood, Insulation: Ceiling, Insulation: Walls** | Foundation: **Block** | Roof: **Metal**
Lgl NC Use: | Access: **Air, Marine** | Bldg Style: **West Coast**
Exterior Ftrs: **Balcony**

Lot

Lot SqFt: **33,541** | Lot Acres: **0.77** | Dimensions: | Shape:
Park Type: **None** | Park Spcs: **0** | View: **Mountain(s), Ocean** | Waterfront: **Ocean, River** | Water: **Other**
Carport Spcs: **0** | Garage Spcs: **0**
Sewer: **Septic System** | Restrictions: | Services:
Lot Ftrs: **Acreage, Dock/Moorage, Private, Quiet Area, Recreation Nearby, Rural Setting, Walk on Waterfront, Wooded Lot**

Legal/Public Records

Assessed: **$262,300** | Assess Yr: **2026** | Taxes: **$1,282** | Tax Year: **2026**
PID: **017-879-001** | Roll No: **03953.050** | Zoning: | Zone Desc: **Other**
Plan Number: | Lot: | Block: | District Lot: | Land District:
Legal Description: **Block A, District Lot 389, Nootka District**



Zoning: None (SD-64)
Strathcona Regional District

Longitude: 49°51N Latitude: 126°44W

Taxes: $1282 (2026)

The BC Oceanfront Real Estate Team



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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.