

# Remote Oceanfront Acreage



**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**

**ED HANDJA**

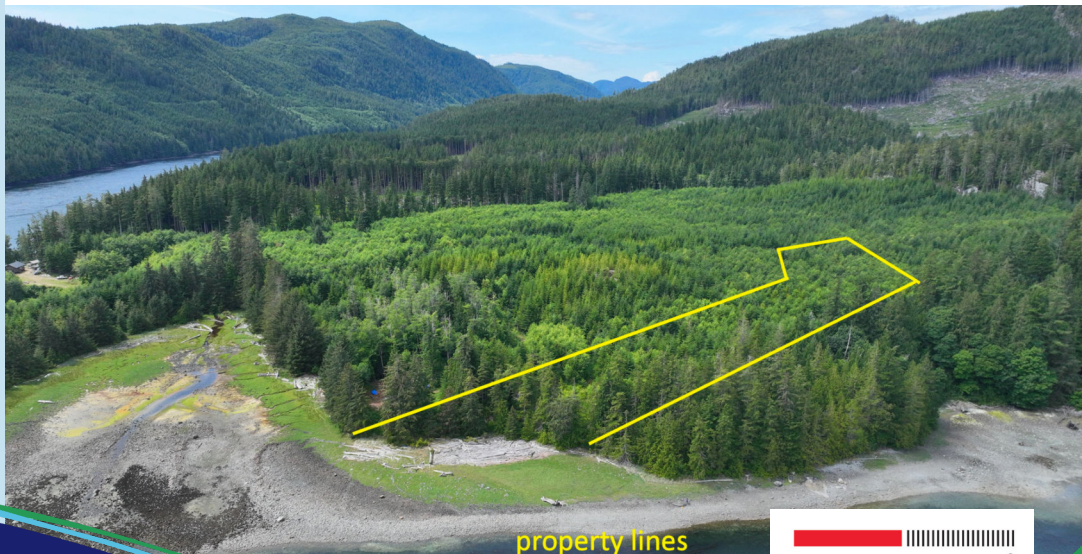
Personal Real Estate Corporation

**250-287-0011**

## **SL F Chatham Channel**

*Johnstone Strait, BC Mainland*

**\$199,000** Canadian



property lines  
are approximate



**bcoceanfront.com**





Chatham Channel is located between East Cracroft Island to the east of the Broughton Archipelago region and the mainland peninsula between Call Inlet and the spectacular Knight Inlet.

It is approx. 33 miles east of Port McNeill on Northern Vancouver Island and 55 miles NW of Campbell River and access is by boat or float plane. Access on to the land has been made very easy as there is a communal dock in place for the benefit of the six wilderness acreages that make up this bare land strata development.



This 5.63 acre property with approx. 270ft of oceanfront is the easternmost of the six acreages in the development. From the community dock there is road access to the property line. This road and the dock are maintained by the strata as common property.

---

**5.63 acre | Approx. 270ft of oceanfront**

---



**bcoceanfront.com**





The property has southern exposure and a building site was cleared at the time the development was created. This site has overgrown a bit (as to be expected) but could easily be cleared out again. A shallow dug well is on the site, specific to this acreage.

There is an active strata group and some of the sites have been developed for recreational use.







This rugged and beautiful south central coast region provides easy access to some of the most spectacular regions on the coast, offering an abundance of wildlife and opportunity for marine activities such as excellent kayaking, scuba diving and snorkeling, fishing and gathering seafood, the ability to view bears in their natural habitat as well as killer whales and numerous other marine mammals, which makes these appealing oceanfront properties ideal for your private and remote coastal vacation get-away. The region has been popular with yachters and outdoor enthusiasts for decades. There is certainly no shortage of things for one to do and enjoy within these diverse waterways and one of the most remarkable ecosystems the BC coast has to offer. This, literally all from your doorstep. For those who wish to venture a little further, Knight Inlet to the north east is famous for fabulous fishing and grizzly bear watching and Robson Bight is one of the world's most popular destinations for watching killer whales.

















## 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.




[www.bcoceanfront.com](http://www.bcoceanfront.com)

Shelley McKay\* 250-830-4435

Aren Knudsen 250-203-0664

Ed Handja\* 250-287-0011

[theteam@bcoceanfront.com](mailto:theteam@bcoceanfront.com)

888-286-1932

250-287-0011

**SL F Chatham Channel See Remarks BC VOP 1L0**  
 MLS® No: **1007388** **\$199,000** **Active**

 MLS® No: **1007388**  
 Status: **Active**  
 Area: **Islands**

 List Price: **\$199,000**  
 Orig Price: **\$199,000**  
 Sub Area: **Isl Small Islands (North Island Area)**  
 Sold Price:

 DOM: **1**  
 Sub Type: **Land**  
 Pend Date:
Title: **Freehold/Strata**

Remote coastal acreage! Chatham Channel is located between East Cracroft Island to the east of the Broughton Archipelago region and the mainland peninsula between Call Inlet and Knight Inlet. It is approx. 33 miles east of Port McNeill on Northern Vancouver Island and 55 miles NW of Campbell River with access by boat or float plane. There is a communal dock in place for the benefit of the six acreages that make up this bare land strata development. This 5.63 acre property with approx. 270ft of oceanfront is the easternmost of the six acreages in the development. From the community dock there is road access to the property line. This road and the dock are maintained by the strata as common property. The property has southern exposure and a building site was cleared at the time the development was created. This site has overgrown a bit (as to be expected) but could easily be cleared out again. A shallow dug well is on the site, specific to this acreage.

**Interior**

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

**Exterior/Building**

Built (Est):	Front Faces:	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: <b>Marine</b>		Bldg Style:
Exterior Ftrs:			

**Lot**

Lot SqFt: <b>245,243</b>	Lot Acres: <b>5.63</b>	Dimensions:	Shape:	Water: <b>Well: Shallow</b>
Park Type: <b>Open</b>	Park Spcs: <b>1</b>	View: <b>Mountain(s), Ocean</b>	Waterfront: <b>Ocean</b>	
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>			
Sewer: <b>None</b>	Restrictions:	Services:		
Lot Ftrs: <b>Acreage, Quiet Area, Rural Setting</b>				

**Legal/Public Records**

Assessed: <b>\$131,000</b>	Assess Yr: <b>2025</b>	Taxes: <b>\$504</b>	Tax Year: <b>2024</b>
PID: <b>028-995-716</b>	Roll No: <b>13749.030</b>	Zoning: <b>A-1</b>	Zone Desc: <b>Rural</b>
Plan Number: <b>EPS135</b>	Lot: <b>F</b> Block:	District Lot: <b>1876</b>	Land District:
Legal Description: <b>Strata Lot F District Lot 1876 Range 1 Coast District Strata Plan EPS135 together with an interest in the common property on proportion to the unit entitlement of the Strata Lot as shown on Form V.</b>			

**Strata**

Strata/Pad Fee: <b>\$140</b>	Strata/Pad Fee Year: <b>2024</b>	Prop Mgr:	Mgr Phone:
Complex:	Bldgs/Cmplx:	Str Lots/Cmplx: <b>6</b>	Str Lots/Bldg:
Balc SqFt:	Patio SqFt:	LCP SqFt:	Stor SqFt:
Park SqFt:	Park Incl:	Park Cmn Sp:	Park LCP Spc:
Depr Rpt?: <b>No</b>	Plan Type: <b>Bare Land</b>	Lvls in Unit:	Unit's Level:
Rent Allwd?: <b>Unrestricted</b>			
Yngst Age: <b>0</b>			
Pets Allwd:			
BBQs Allwd: <b>Yes</b>			
Smoking Byl:			
Unit Incl:			
Assmt Incl:			
Shrd Am:			



## The BC Oceanfront Real Estate Team



**Shelley McKay**

**Personal Real Estate Corporation**  
250-830-4435



**Aren Knudsen**

**REALTOR®**

250-203-0664



**Ed Handja**

**Personal Real Estate Corporation**  
250-287-0011



---

Zoning: A-1  
Regional District of Mount Waddington

Taxes: \$504 (2024)  
Strata Fees: \$140.30/monthly

Longitude: 50°35'N Latitude: 126°14'W

---

**[www.bcoceanfront.com](http://www.bcoceanfront.com)**

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.*



**bcoceanfront.com**