

# Residential Building Lot



**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

**&**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**

**854 South Maquinna Drive**

*Tahsis, Vancouver Island*

**\$95,000** Canadian



**bcoceanfront.com**

**ROYAL LEPAGE®**  
Advance Realty Ltd. 

Residential lot in the Village of Tahsis, on the west coast of Vancouver Island. This region is popular for its easy access to west coast fishing as well as with outdoor recreation enthusiasts.

There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road, along the Tree to Sea Drive from Gold River.

This appealing lot sits across the road from the waterfront in Tahsis. It faces east, providing views across the waters of Head Bay to the mountains beyond. The remains of a perimeter foundation and concrete driveway and path to the back of the property are evident on the grassy lot, which has been empty for quite some time. The land is slightly terraced to accommodate the slope, with a low rock wall at the front and back of the lot. Behind the homes along this stretch of road is forested area.



This property is walking distance to the marina, restaurant and pub. This provides a great option to moor your boat for the summer just a short walk from your home.





The Village of Tahsis has a small but active full-time community, as well as many property owners who regularly visit during the fishing season. It offers restaurants, grocery store, building supply store, a recreational centre, public library, health centre, school, accommodations, and full-service gas station. The community has high-speed internet cable TV service.

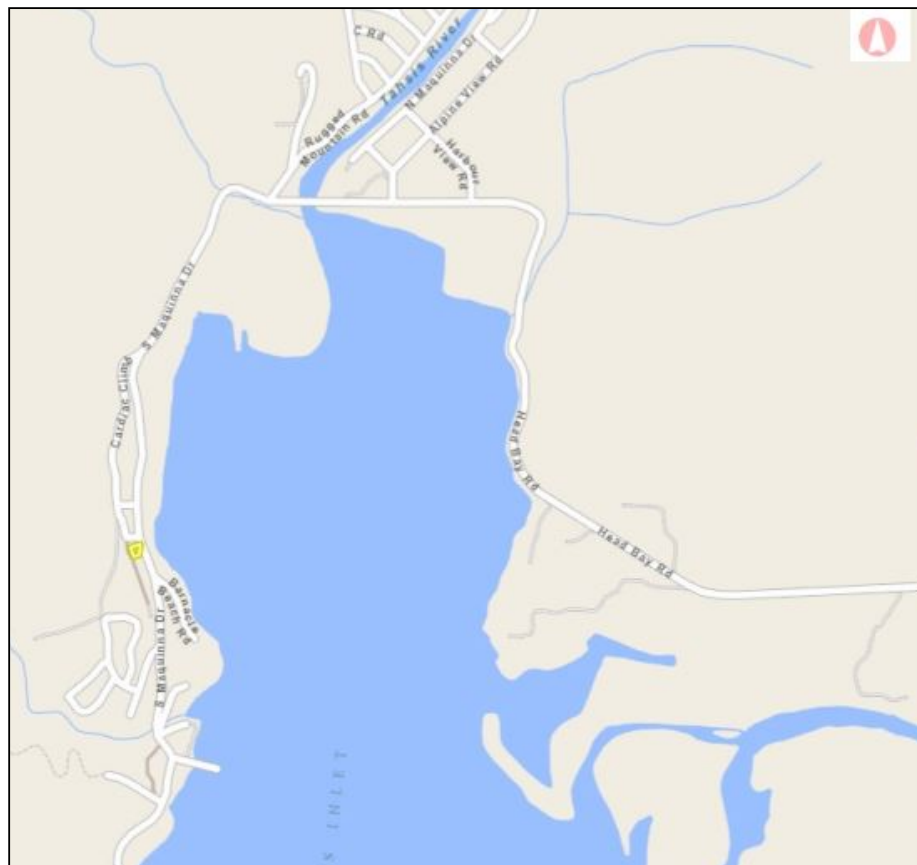
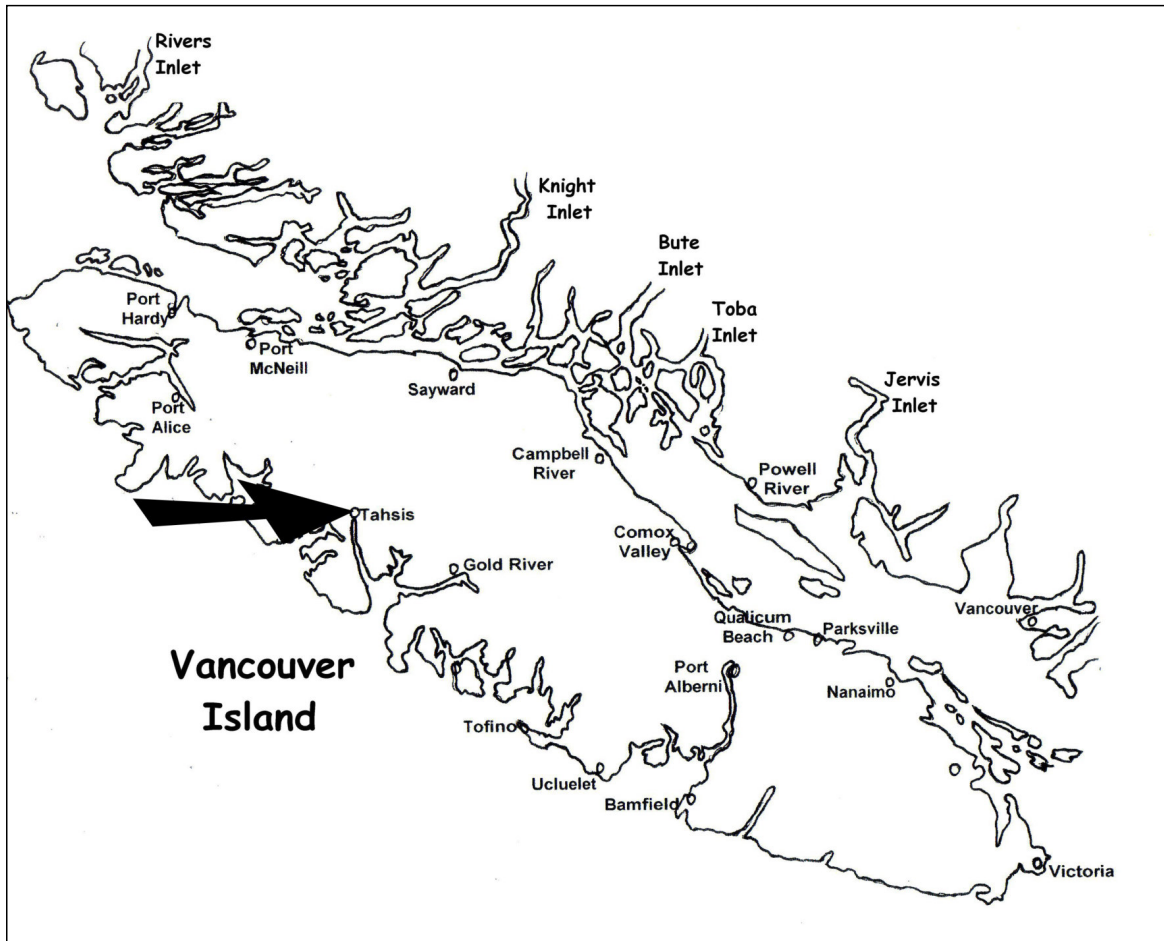
The coastal village of Tahsis is situated at the head of protected Tahsis Inlet, on the West Coast of Vancouver Island near Nootka Sound. Tahsis offers access to a number of wilderness hiking trails, caving, incredible ocean kayaking, scuba diving, wind surfing, sailing and canoeing. The area is best known for offering world-class sport fishing as massive runs of salmon migrate down the west of British Columbia to their spawning grounds in coastal streams and rivers.

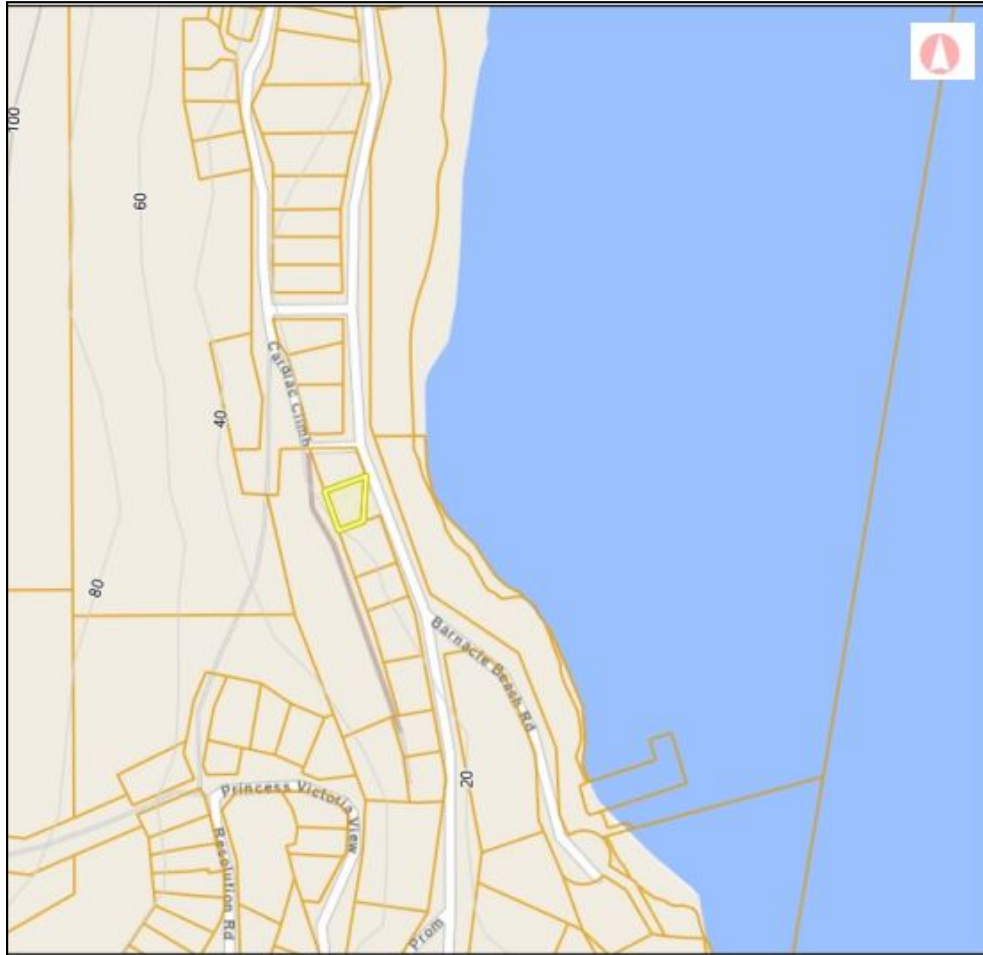


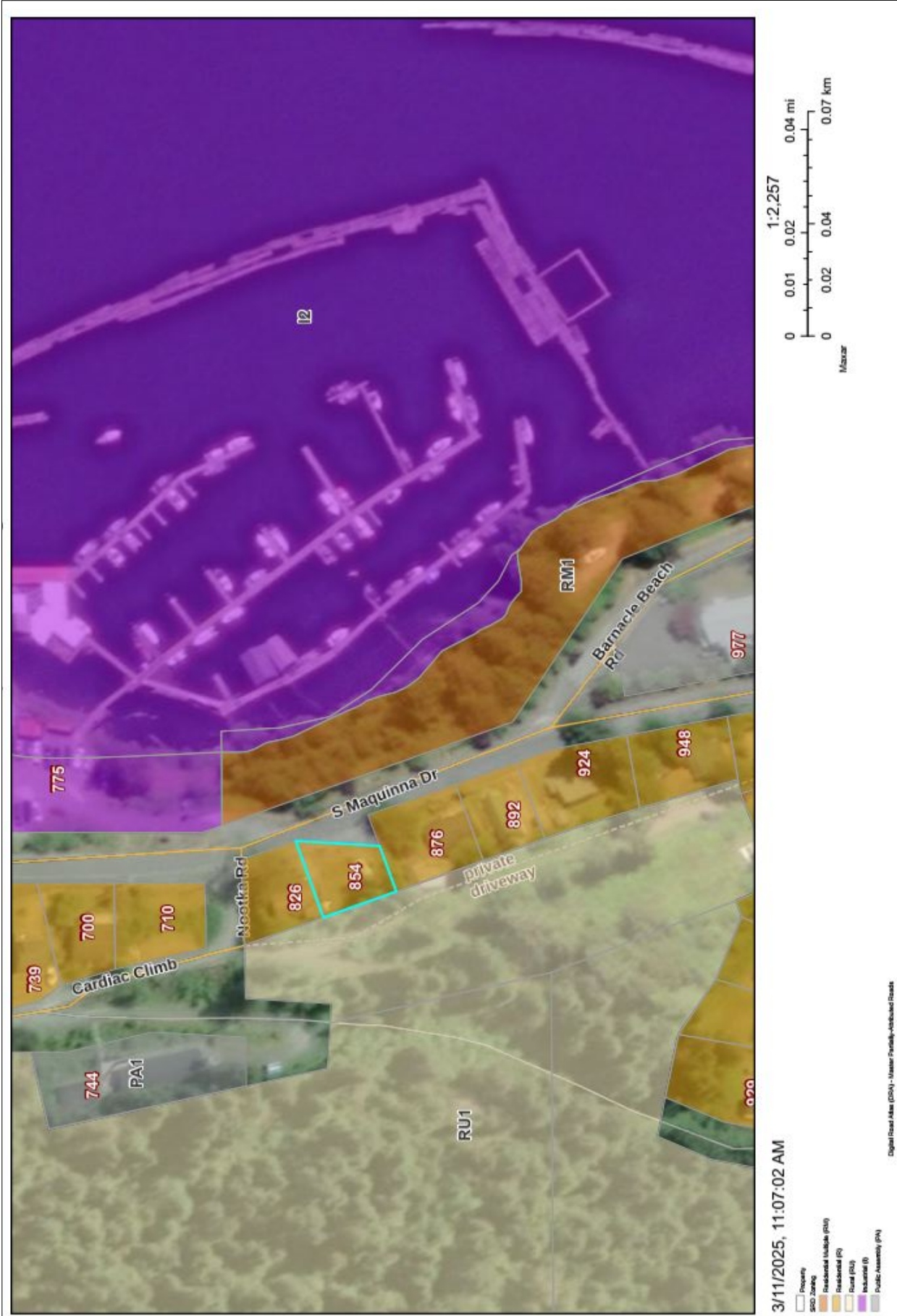


Anglers can also venture out to the Pacific Ocean where fishing is excellent for halibut, flounder, rockfish and lingcod. Crabs, prawns, shrimp, oysters and other seafood are also plentiful. Wildlife abounds! Black bear, wolves, cougars, Roosevelt elk and coastal black-tailed deer are frequent visitors to this area. Guests from around the world marvel at the eagles, sea lions, whales and other marine wildlife that is common in the nearby waters. The picturesque and versatile west coast village offers a full-service marina and a safe, friendly small town atmosphere that boasts an incredible blend of outdoor adventures and rugged and breathtaking scenery.









## PART FIVE: ZONES

### 5.1 Regulations for Each Zone

1) The Tables set out in this part set out the regulations that must be complied with in each zone, including but not limited to regulations for:

- a) permitted principal and accessory uses;
- b) minimum setbacks;
- c) maximum lot coverage;
- d) maximum density;
- e) conditions of use.

| 5.2 Residential Zone One (R-1)                                            |                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Principal Uses                                                            | Accessory Uses                                                                                                                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>single-family dwellings</li> </ul> | <ul style="list-style-type: none"> <li>accessory building or structure</li> <li>community care facility</li> <li>home-based business</li> <li>professional occupations</li> <li>bed and breakfast accommodations</li> <li>short-term rental accommodations</li> <li>urban agricultural use</li> </ul> |
| Minimum Setbacks                                                          |                                                                                                                                                                                                                                                                                                       |
| Front yard minimum                                                        | 6 metres                                                                                                                                                                                                                                                                                              |
| Rear yard minimum                                                         | 2 metres                                                                                                                                                                                                                                                                                              |
| Side yard minimum                                                         | 1.5 metres (except where the side yard fronts a street in which case the minimum yard distance shall be 3 metres)                                                                                                                                                                                     |
| Maximum Height                                                            |                                                                                                                                                                                                                                                                                                       |
| All buildings and structures                                              | 10 metres                                                                                                                                                                                                                                                                                             |
| Maximum Lot Coverage                                                      |                                                                                                                                                                                                                                                                                                       |
| All buildings and structures                                              | 35%                                                                                                                                                                                                                                                                                                   |


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

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888-286-1932  
250-201-2226

### 854 Maquinna Dr S Tahsis BC V0P 1X0

MLS® No: **992390** **\$95,000** **Active**



Residential lot in the Village of Tahsis on the west coast of Vancouver Island. This appealing lot sits across the road from the waterfront. It faces east, providing views across the waters of Head Bay to the mountains beyond. The remains of a perimeter foundation and concrete driveway and path to the back of the property are evident on the grassy lot, which has been empty for quite some time. The land is slightly terraced to accommodate the slope, with a low rock wall at the front and back of the lot. Behind the homes along this stretch of road is forested area. This property is walking distance to the marina, restaurant and pub. This provides a great option to moor your boat for the summer just a short walk from your home. This region is popular for its easy access to west coast fishing as well as with outdoor recreation enthusiasts. There is a full service marina providing moorage and a public boat launch in the village. Tahsis is accessible by gravel road from Gold River.

MLS® No: **992390**  
Status: **Active**  
Area: **North Island**

DOM: **195**  
Sub Type: **Land**  
Pend Date:

List Price: **\$95,000**  
Orig Price: **\$75,000**  
Sub Area: **NI**  
**Tahsis/Zeballos**  
Sold Price:

Title: **Freehold**

#### 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 Ensuites: <b>0</b> | 3pc Ensuites: <b>0</b> | 4+pc Ensuites: <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>Road: Paved, Road: Unpaved</b> |             | Bldg Style:    |
| Exterior Ftrs: |                                           |             |                |

#### Lot

|                               |                        |                                 |             |                         |
|-------------------------------|------------------------|---------------------------------|-------------|-------------------------|
| Lot SqFt: <b>5,227</b>        | Lot Acres: <b>0.12</b> | Dimensions:                     | Shape:      |                         |
| Park Type: <b>Open</b>        | Park Spcs: <b>2</b>    | View: <b>Mountain(s), Ocean</b> | Waterfront: | Water: <b>Municipal</b> |
| Carport Spcs: <b>0</b>        | Garage Spcs: <b>0</b>  |                                 |             |                         |
| Sewer: <b>Sewer Connected</b> | Restrictions:          | Services:                       |             |                         |
| Lot Ftrs:                     |                        |                                 |             |                         |

#### Legal/Public Records

|                                                                                                                 |                           |                          |                               |
|-----------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------|-------------------------------|
| Assessed: <b>\$74,000</b>                                                                                       | Assess Yr: <b>2025</b>    | Taxes: <b>\$827</b>      | Tax Year: <b>2025</b>         |
| PID: <b>000-498-661</b>                                                                                         | Roll No: <b>00400.208</b> | Zoning: <b>R1</b>        | Zone Desc: <b>Residential</b> |
| Plan Number:                                                                                                    | Lot: <b>67</b> Block:     | District Lot: <b>443</b> | Land District:                |
| Legal Description: <b>Lot 67, District Lot 443, Nootka District, Plan 26880, Except that part in Plan 35340</b> |                           |                          |                               |



## The BC Oceanfront Real Estate Team



**Shelley McKay**

Personal Real Estate Corporation  
250-830-4435



**Aren Knudsen**

**REALTOR®**

250-203-0664

Zoning: R-1  
Residential Zone One

Taxes: \$827 (2025)

Longitude: 49°96'N Latitude: 126°66'W

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ROYAL LEPAGE Advance Realty  
(CampblRiv)

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Campbell River, BC V9W 2C5  
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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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