

Large Rural Acreage in Black Creek



SHELLEY McKAY

Personal Real Estate Corporation

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&

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REALTOR®

250-203-0664

Lot 2 Doyle Rd
Black Creek, Vancouver Island
\$975,000 Canadian



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In the heart of rural Black Creek, near the Oyster River and nestled among farms and large residential acreages, this 50 acre property is just waiting for the right owner to develop it into something special.

Black Creek is located midway between the cities of Courtenay and Campbell River and is home to some of the most beautiful farm country on the island.

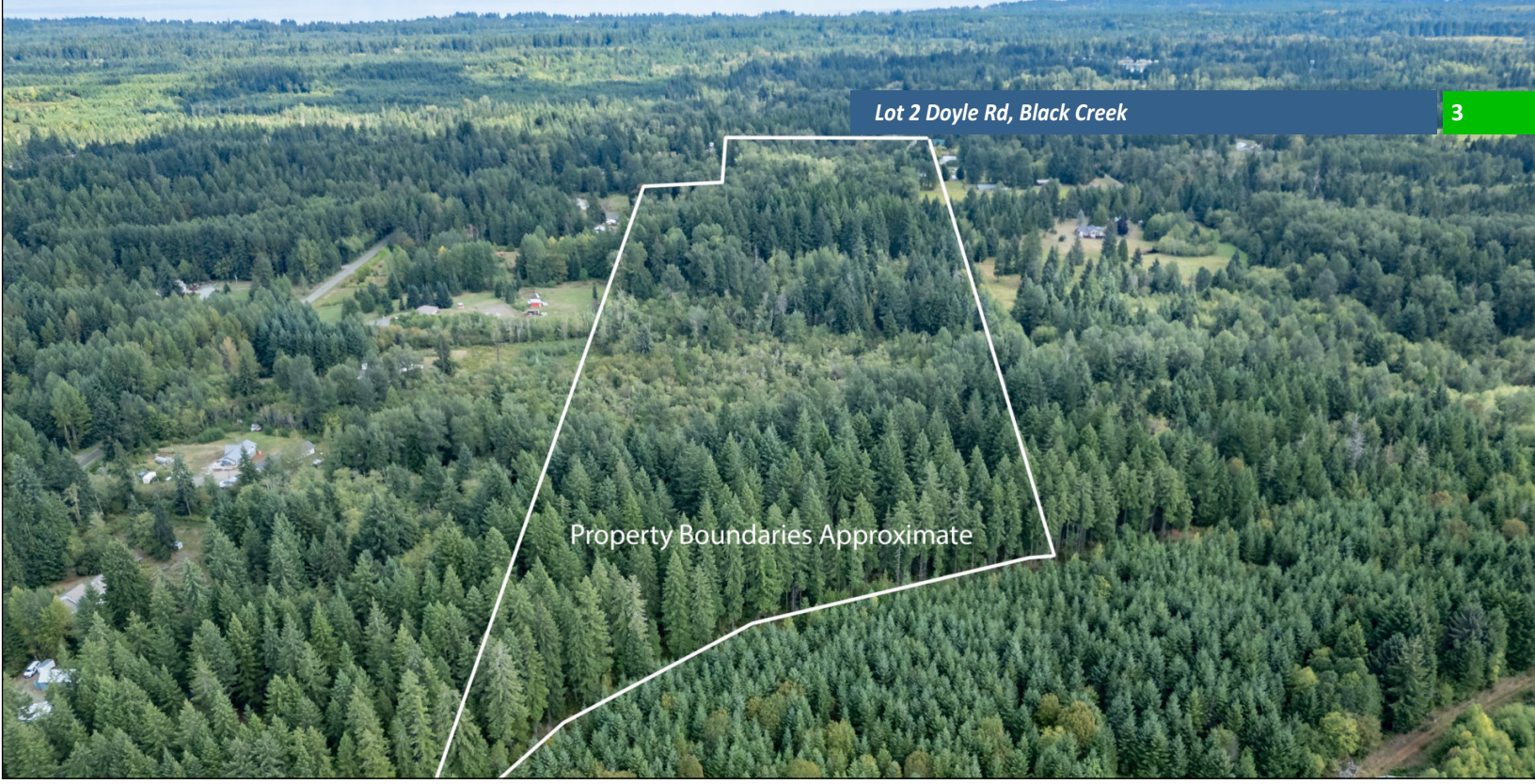
Halfway between the two island highways, Doyle Rd is accessed via Macauley Rd off Hamm Rd at the junction with Highway 19A. The Oyster River, which is popular for hiking, swimming and fishing, is to the east of the property. This area is also popular with horseback riders and cyclists, including the Pinecrest Bike Skills Park nearby.



The property is fairly level, with a rise towards the very back western edge. It is fully treed.

This property is a blank canvas, so a new owner will have to investigate services, including septic installation and domestic water. There is BC Hydro electrical power with poles on Doyle Rd.





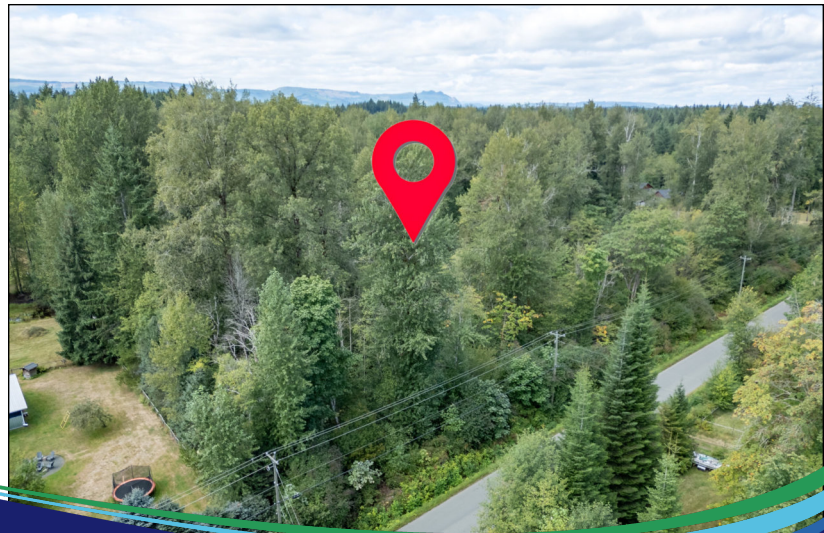
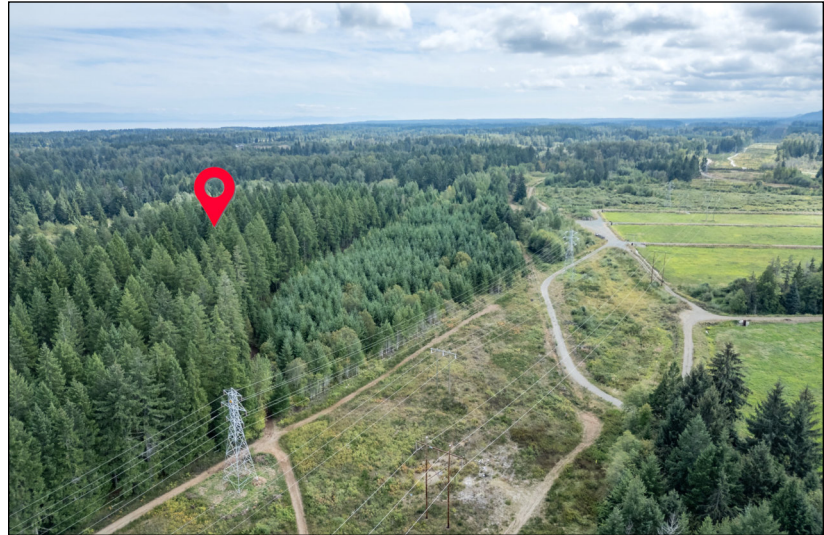
Property Boundaries Approximate

50.55 acres | in the ALR | no services on property

The property is within the ALR which allows for one primary residence and accessory buildings.

The surrounding areas of Black Creek are rich with history and resplendent beauty. The picturesque Oyster River and Black Creek watersheds, in addition to being overwhelmingly beautiful, enjoy an abundance of fish and wildlife including black bear, deer, elk, eagles as well as a variety of additional indigenous bird species.

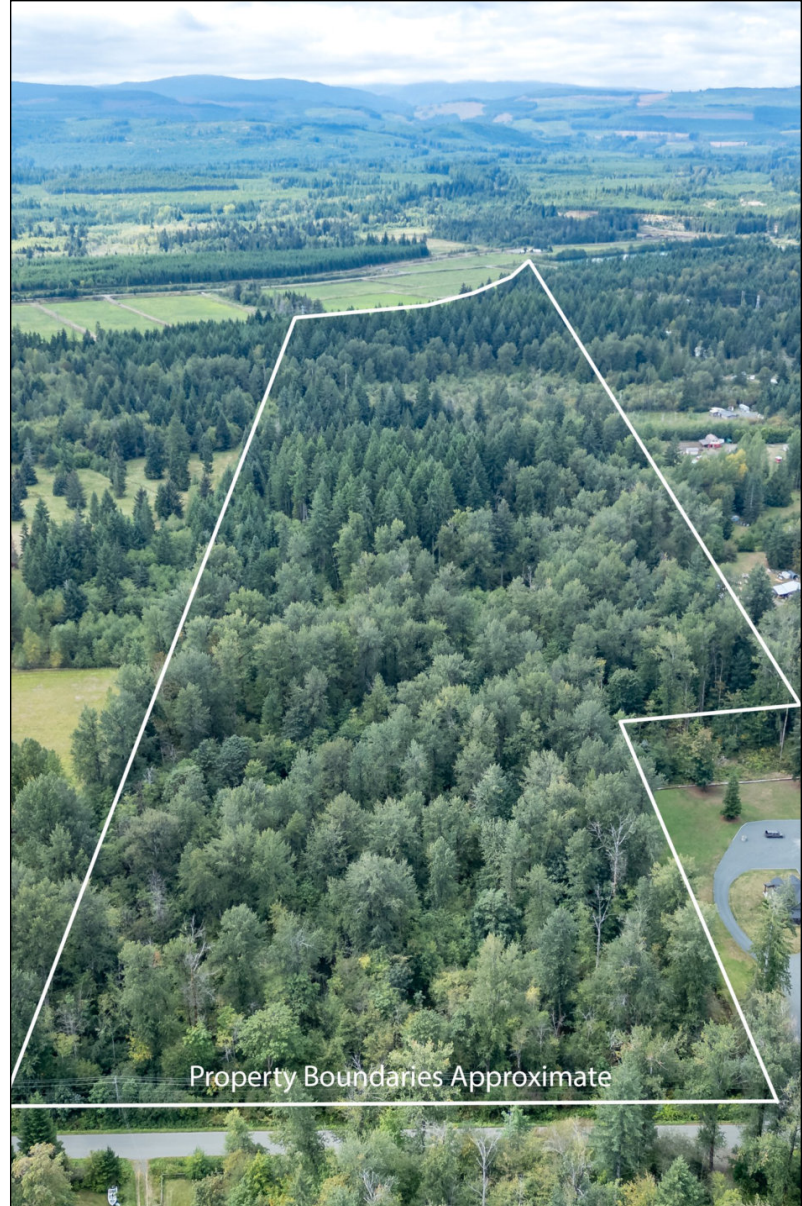
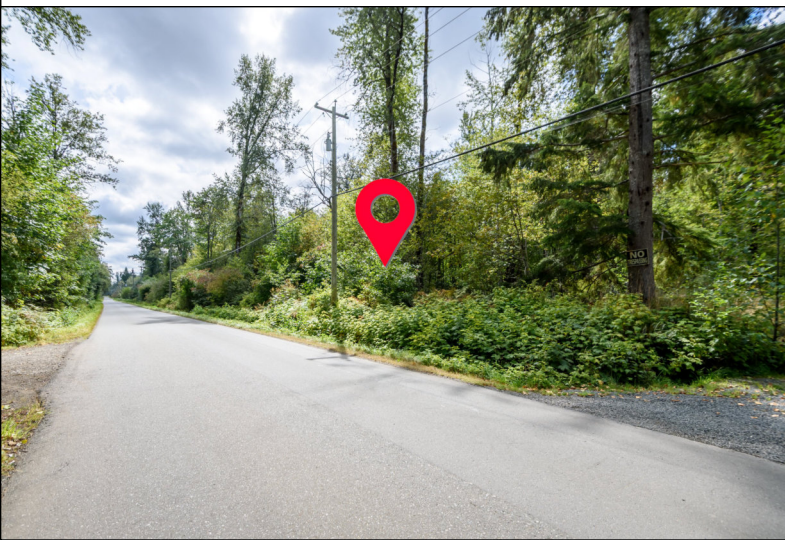
This region is an outstanding jumping off point for incredible outdoor island adventure and exploration including exceptional skiing and snowmobiling opportunities at the world class Mount Washington Alpine Resort. Mount Washington and the surrounding areas also provide an abundance of opportunities for incredible year-round wilderness hiking, biking and horseback riding.

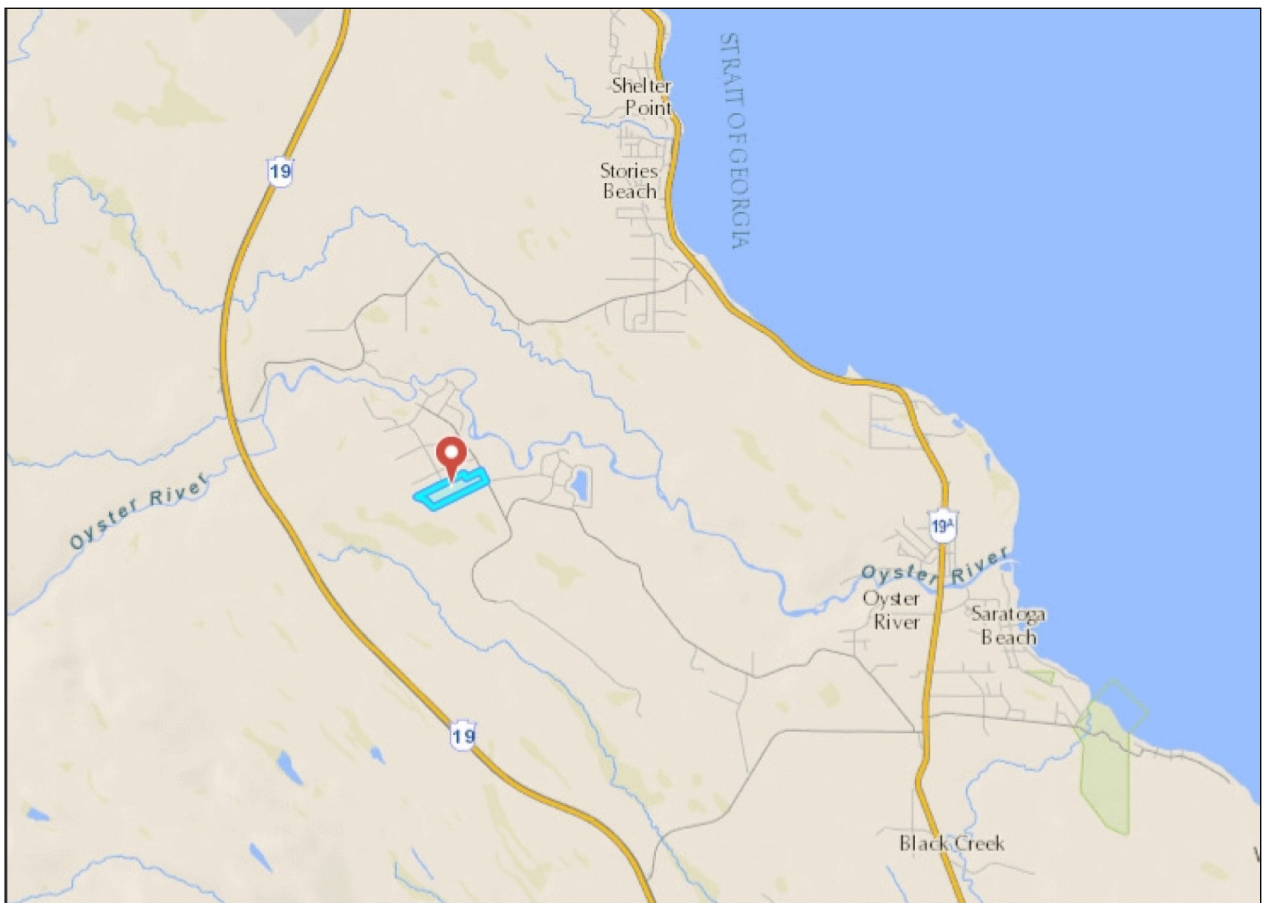


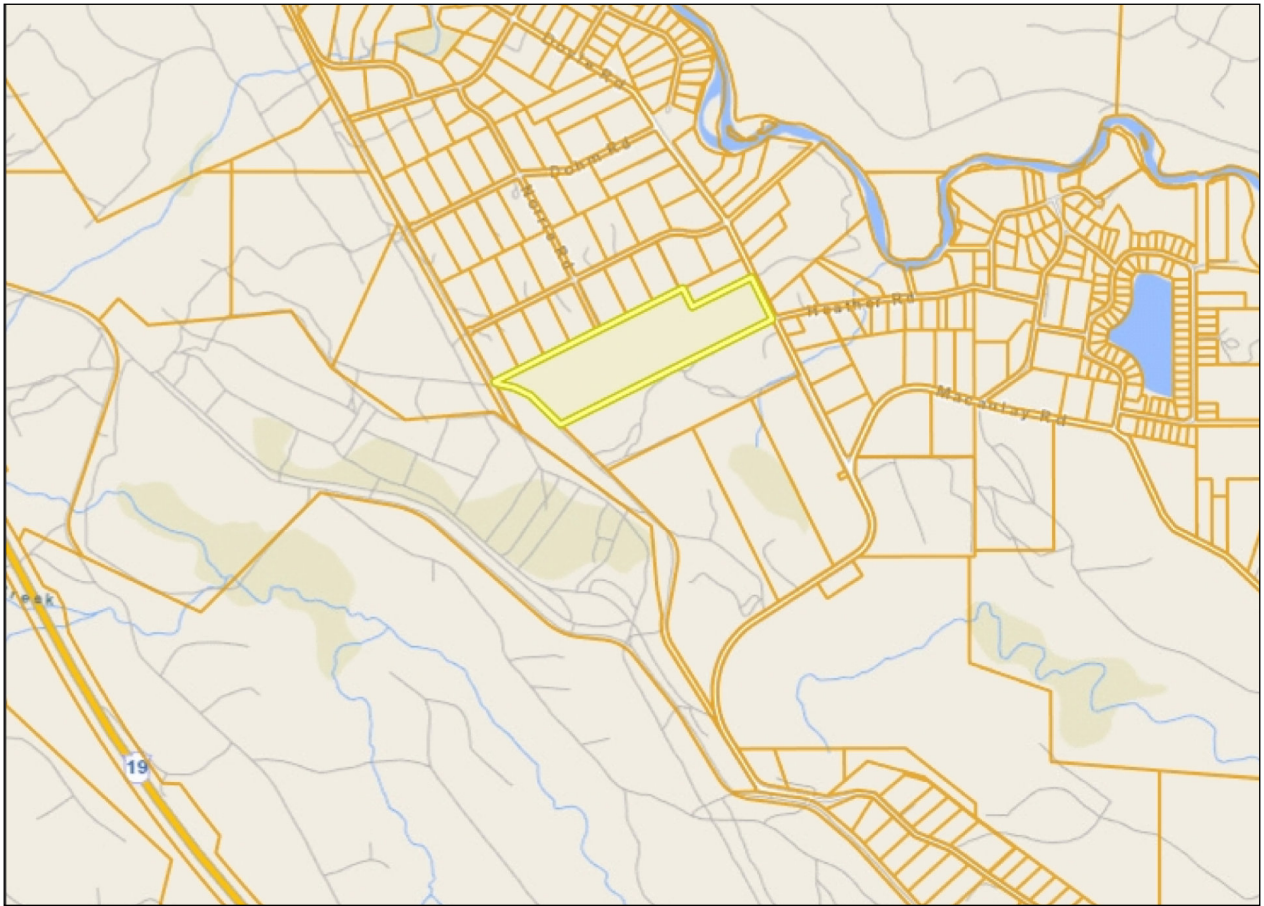
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Saratoga Beach, Miracle Beach and their marine facilities are minutes away providing endless entertainment for families and avid water-sport enthusiasts.

The cities of Campbell River and Comox, equidistant to this property, provide all services and amenities, including two large hospitals, college campuses, recreation facilities, major shopping centers and numerous restaurants, coffee shops, small boutiques and specialty services.







Excerpt from Rural Comox Valley Zoning Bylaw, No. 520, 2019

803

Rural ALR (RU-ALR)

1. Principal Use

- i) **On any lot:**
 - a) Single detached dwelling
 - b) Agricultural use
 - c) Intensive agriculture
 - d) On any lot in the Agriculture Land Reserve any other use specifically permitted under the *Agricultural Land Commission Act*, regulations and orders

2. Accessory Uses

- i) **On any lot:**
 - a) Secondary suite
 - b) Home occupation

3. Conditions of Use

- i) Any conditions or limitations imposed elsewhere in this Bylaw (See Section 303).

4. Density

- i) **Residential density is limited to:**
 - a) **On any lot:** one single detached dwelling and one secondary suite plus additional dwelling units (attached or detached) where the additional dwelling units are specifically permitted under the *Agricultural Land Commission Act*, regulations and orders.

5. Siting and Height of Buildings and Structures

The maximum height of principal buildings is 10.0 metres and the maximum height of accessory buildings is 8.0 metres.

- i) The setbacks required for buildings and structures shall be as set out in the table below.

Type of Use	Height of Structure	Required Setback				
		Front Yard	Rear Yard	Side Yard		Side Yard Abutting Road
				Front Lot Line <31m	Front Lot Line >31m	
Principal	10.0m	7.5m	7.5m	1.75m	3.5m	7.5m
Accessory	4.5m or less	7.5m	1.0m	1.0m	1.0m	7.5m
Accessory	8.0m - 4.6m	7.5m	7.5m	1.75m	3.5m	7.5m

Rural Comox Valley Zoning Bylaw, No. 520, 2019

6. **Lot Coverage**

- i) The lot coverage of all buildings and structures, excluding greenhouses, shall not exceed 35 per cent.

7. **Subdivision Requirements**

- i) Minimum lot area: 8.0 hectares

End • RU-ALR

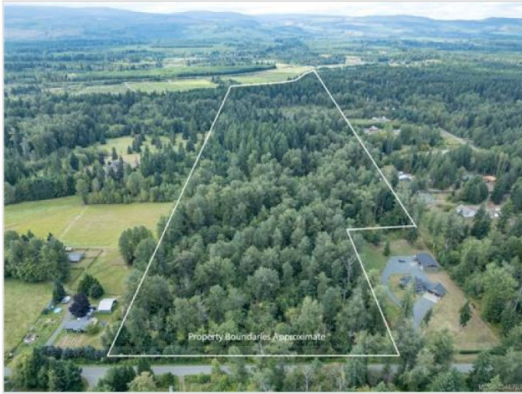

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888-286-1932
250-201-2226

Lot 2 Doyle Rd Black Creek BC V9J 1E6
MLS® No: **1048703** **\$975,000** **Active**



In the heart of rural Black Creek, nestled among farms and large residential acreages, this 50 acre property is just waiting for the right owner to develop it into something special. The property is fairly level, with a rise towards the very back western edge. It is fully treed. This property is a blank canvas, so a new owner would need to investigate services, including septic installation and domestic water. There is BC Hydro electrical power with poles on Doyle Rd. The property is within the ALR which allows for one primary residence and accessory buildings. Halfway between the two island highways, Doyle Rd is accessed via Macauley Rd off Hamm Rd at the junction with Highway 19A. The Oyster River, which is popular for hiking, swimming and fishing, is to the east of the property. This area is also popular with horseback riders and cyclists, including the Pinecrest Bike Skills Park nearby. Black Creek is located midway between the cities of Courtenay and Campbell River.

MLS® No: **1048703**
Status: **Active**
Area: **Comox Valley**

List Price: **\$975,000**
Orig Price: **\$975,000**
Sub Area: **CV Merville**
Black Creek
Sold Price:

DOM: **0**
Sub Type: **Land**
Pend Date:

Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 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: 2,201,958	Lot Acres: 50.55	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View: Mountain(s)	Waterfront:	Water: None
Carport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions: ALR: Yes	Services: Electricity Available		
Lot Ftrs: Acreage, Level, Quiet Area, Rural Setting, Wooded Lot				

Legal/Public Records

Assessed: \$1,027,000	Assess Yr: 2026	Taxes: \$2,316	Tax Year: 2025
PID: 002-837-820	Roll No: 04864.000	Zoning: RU-ALR	Zone Desc: Rural
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 2, Block 29, Comox District, Plan 24877, Except Plan 47663			

The BC Oceanfront Real Estate Team



Shelley McKay

Personal Real Estate Corporation

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Aren Knudsen

REALTOR®

250-203-0664



Zoning: RU-ALR
Comox Valley Regional District

Taxes: \$2,316 (2025)

Longitude: 49° 52' 57"N Latitude: 125° 13' 24"W

www.bcoceanfront.com

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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