

Haida Gwaii Acreage



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Lot B Highway 16
Port Clements, Haida Gwaii
\$149,000 Canadian



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Undeveloped 4.87 acres on the outskirts of Port Clements, in Haida Gwaii.



Port, as the community is known, is a village of approx. 340 people centrally located on Graham Island, the largest island in Haida Gwaii on BC's west coast. The community offers most amenities and services, as well as government dock and moorage facilities. It is ideally placed as a gateway to the varied recreational opportunities offered by Haida Gwaii.

This 4.87 acre undeveloped property offers a rural lifestyle within walking distance to town. It is located on the boundary of the village of Port Clements on

Highway 16 and just a couple blocks from the ocean. It is a level property, with nicely sized cedar as well as alder and other evergreens throughout. Although there is typical undergrowth of salmon berry, ferns and other native flora, the property is mostly walkable. There may be some timber value although this would have to be investigated by a new owner.

Tingley Brook runs through the property and there is a water license for domestic water from the brook. BC Hydro power poles run along Highway 16 as well as





4.87 acres | nicely treed | Tingley Brook runs through property

near the back of the property towards Port Clements, providing several access points to bring power onto the property.

An old homestead, now gone, reportedly used a shallow well and a septic system. These would need to be identified and qualified by an interested buyer. There were two driveways at different times for the property, one crossed from Mallard St on the Port Clements side of the property and one entered from Highway 16 (known locally as Dyson Rd).

The zoning permits residential, agriculture and home business use, and accessory buildings are allowed as well as up to two dwelling units.

Graham Island to the north and Moresby Island to the south are the two largest islands of a group of 1,884 islands in the "Galapagos of the North" archipelago just south of the Alaska panhandle. A 20-minute ferry ride connects Graham and Moresby Islands. The islands are relatively isolated, recreation and native culture being the main attractions. Sport



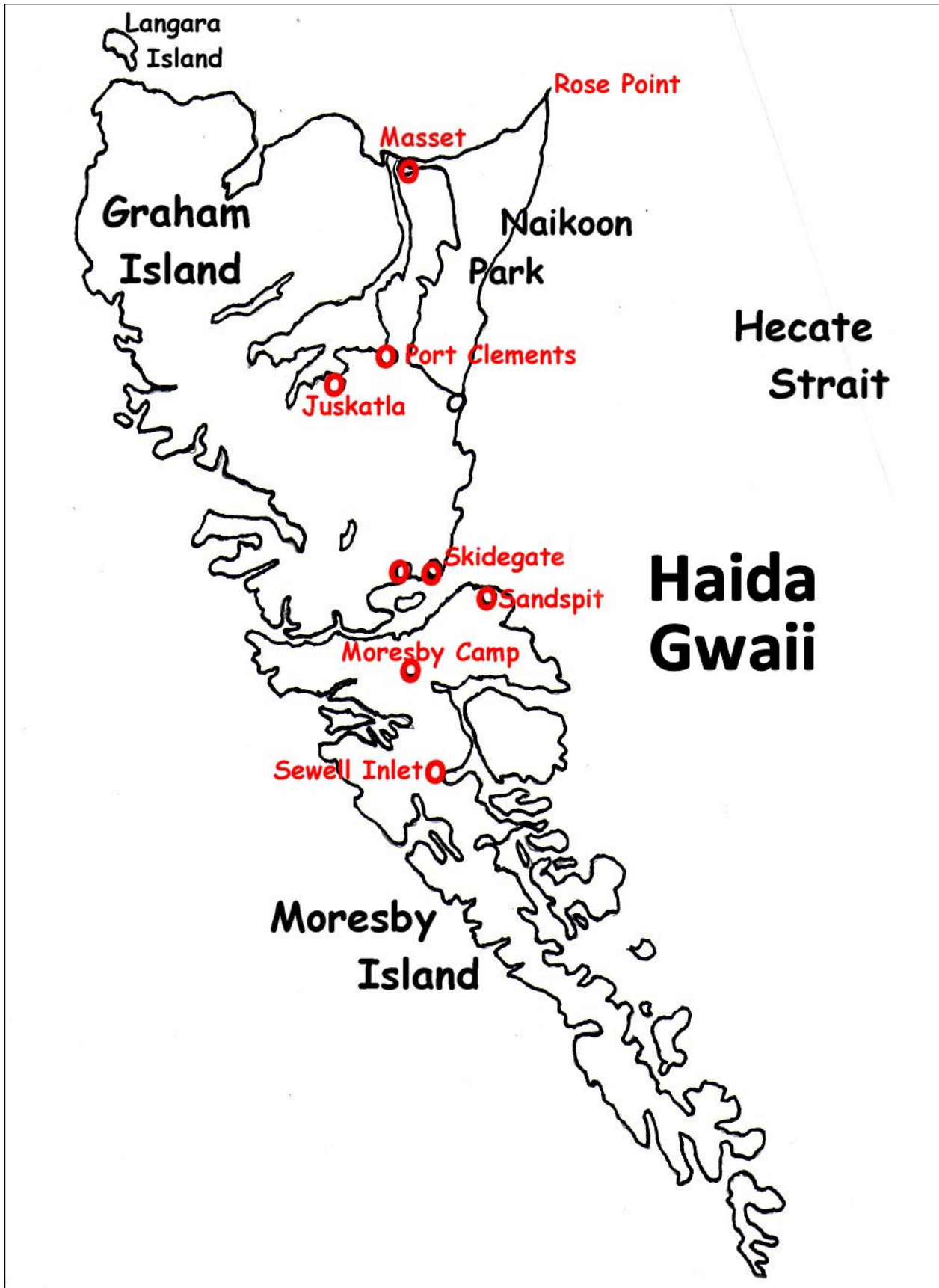
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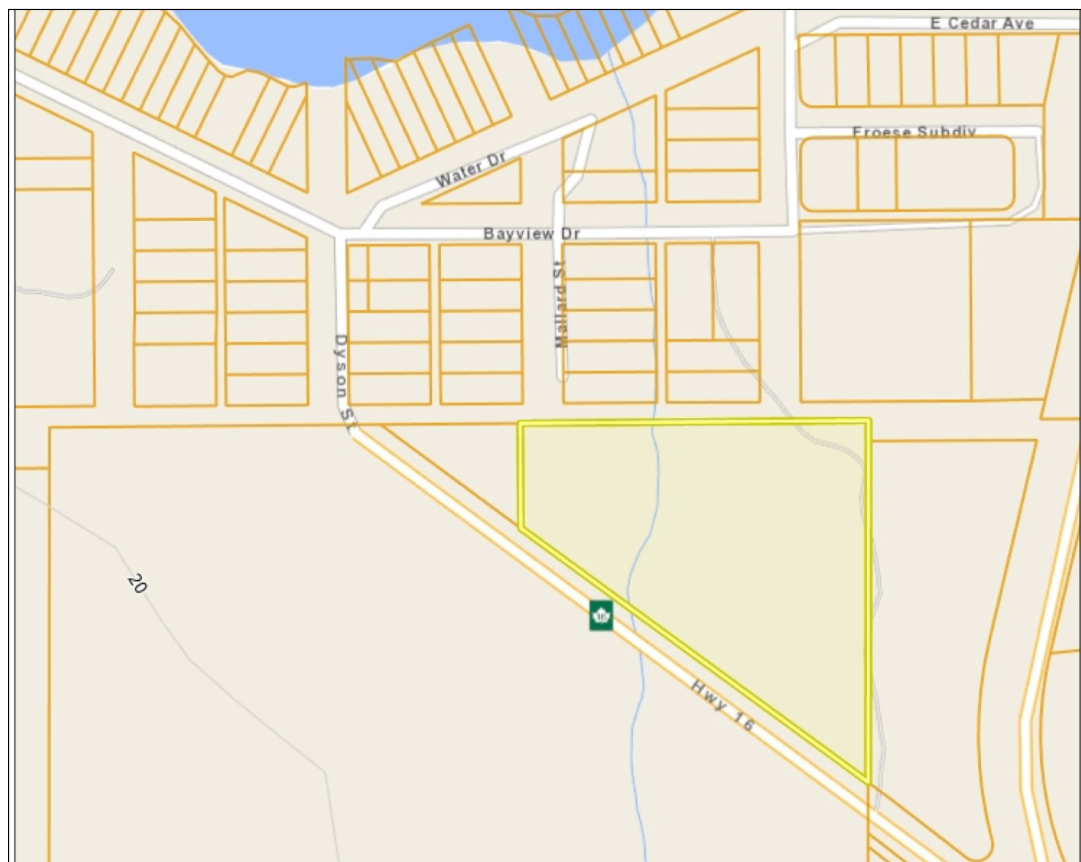


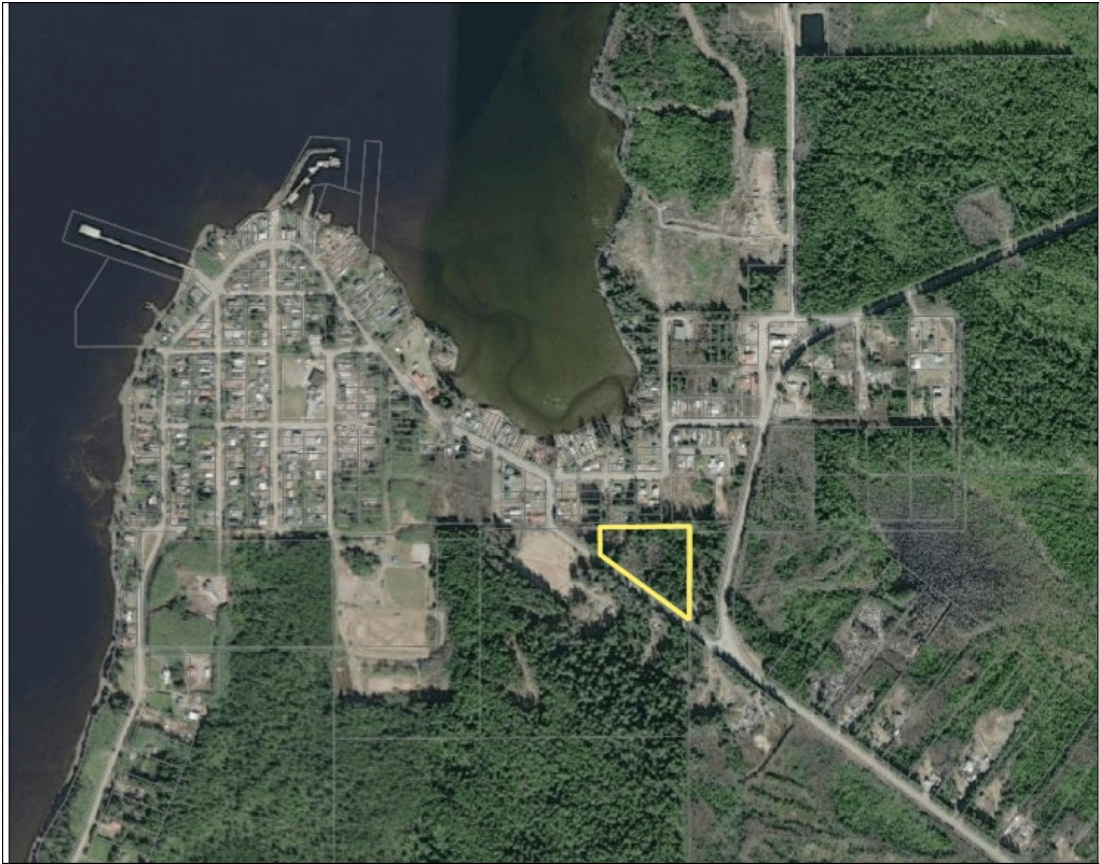
fishing, hiking, camping, kayaking, boating, whale watching, beachcombing and sightseeing are the major recreational activities. Marine and wildlife diversity of the surrounding waters and forests make it an ecological marvel. The economy is largely resource-based with logging, commercial fishing, mining, and tourism being the main industries.

Access to Haida Gwaii is by ferry from Prince Rupert on the BC mainland, by air from Vancouver to Sandspit or by air from Prince Rupert to Sandspit. Chartering of private planes or boats is also an option.











SECTION 7.0 RURAL RESIDENTIAL DISTRICT, R-1

Uses Permitted

7.1 In the R-1 district the following uses are permitted and all others are prohibited:

.1 Principal Uses

- agricultural use
- forestry use
- veterinary clinic, kennel
- single-family dwellings or duplexes

.2 Accessory Uses

- home occupation
- accessory buildings and uses
- additional dwelling unit under 115 m² in gross floor area
- secondary suites under 90 m² in gross floor area
- rural retreat

Lot Area

7.2 Each lot shall have an area of not less than 1.5 hectares.

Siting of Buildings and Structures

7.3 No building or structure shall be sited less than:

- 7 metres from a front lot line
- 5 metres from a rear lot line
- 5 metres from a side lot line

Height of Buildings and Structures

7.4 The height of buildings and structures shall not exceed 9 metres.

**Residential Density**

- 7.5 The maximum residential density shall be 2 dwelling units per lot.

Lot Coverage

- 7.6 The maximum lot coverage shall be 35% of the lot area.


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**LOT-B 16 HWY - V0T 1R0****MLS®: R3074488**

Area **Prince Rupert (Zone 52)**
 Sub Area **Haida Gwaii Rural**
 City/Town **Port Clements**
 Property Type **Lots/Acreage**
 Permitted Use
 Listing Status **Active**
 Complex/Subdiv
 Taxes **\$461 (2025)**
 Compl. Date

List Price **\$149,000**
 Sale Price
 Sale Date

Price Per Sqft **\$0.70**
 Frontage (metric)
 Frontage (ft)
 Lot Depth (ft)
 Directional Exp. **Front-South**
 Prkng Access
 Access to Prop. **Road Access**

Price Sold Per Sqft
 Lot Size (Sqft) **212,137**
 Lot Size (acres) **4.87**
 Title to Land **Freehold, Registered Owner**
 Zoning **R-1**
 Pid Number **014-298-953**

Restrictions
 Prop. Disclosure
 Legal Desc
 Water Supply **Other**
 Sewer Type

Services **Phone-Nearby, Cable-Nearby, Storm Sewer-None, Sewer-Unknown, Nat Gas-Not Avail, Elec-Lot Line**
 Site Influences **Not Logged in Last 2yrs, Rural Setting, Treed**
 Outdoor Area **Fence-None**

Undeveloped, treed property offering a rural lifestyle within walking distance to town, on the edge of Port Clements and just a couple blocks from the ocean. Level topography with nicely sized cedar as well as alder and other evergreens throughout. There may be some timber value which would have to be investigated by a new owner. Tingley Brook runs through the property and there is a water license for domestic water from the brook. BC Hydro power poles run along Highway 16 as well as near the back of the property, providing several access points to bring power onto the property. An old homestead, now gone, reportedly used a shallow well and a septic system. These would need to be identified and qualified by an interested buyer. Zoning permits residential, agriculture and home business use. Listed By: Royal LePage Advance Realty (VIREB)



Zoning: R-1
North Coast Regional District

Taxes: \$461.40 (2025)

Longitude: 53°40'N Latitude: 132°10'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.*

The BC Oceanfront Real Estate Team



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