

Private Forested Acreage in Quatsino

property lines
are approximate

SHELLEY McKAY

Personal Real Estate Corporation

250-830-4435

&

AREN KNUDSEN

REALTOR®

250-203-0664

W-250 Quatsino Rd

Quatsino, Vancouver Island

\$275,000 Canadian



bcoceanfront.com



Forested property on Quatsino Rd, surrounded by Crown land, in the community of Quatsino on Vancouver Island's north-west coast.

Quatsino is a boat access community in Quatsino Sound, and is approximately 5 miles on the water from Coal Harbour. Port Alice is another popular boat launch point. A public road (gravel) runs through the Village of Quatsino.

Quatsino is a small coastal village with a small core of permanent residents and a number of seasonal residents. The village is serviced with BC Hydro electricity and telephone service, and there is a government dock in Bergh Cove.



This 24 acre property was logged and replanted over 40 years ago. The forest is in a healthy state of regeneration with primarily hemlock in addition to alder, fir, spruce and cedar. The property borders Quatsino Rd, with large tracts of Crown land to the north and east and a Crown strip separating it from the property to the west. An older logging road crosses the upper portion of the property with a smaller spur entering halfway along the western edge. A stream





crosses the upper eastern corner of the property. The topography is mostly level.

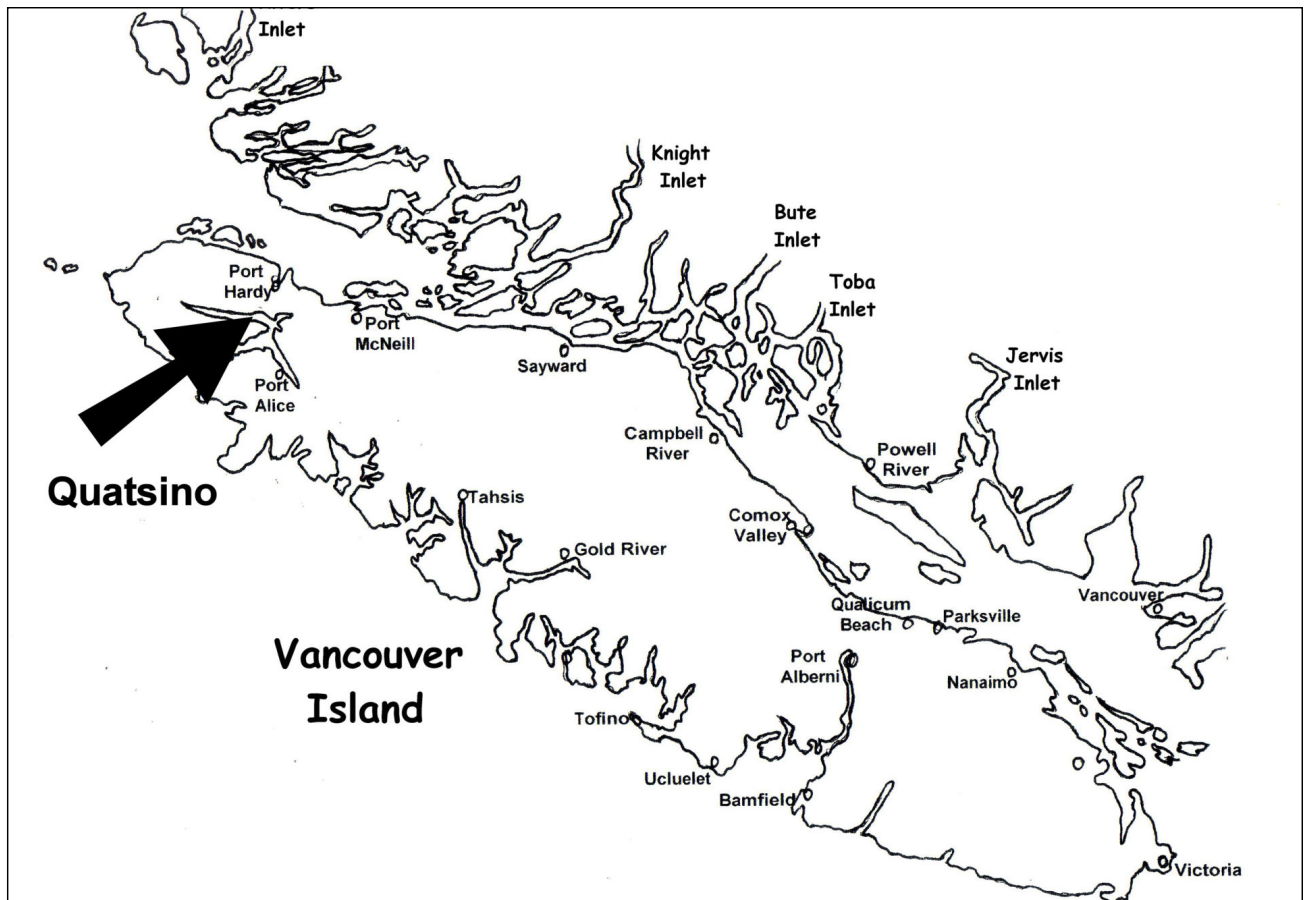
This acreage provides a great opportunity to create a homestead, with trees for lumber and potential water sources on the creek, along with good road access and the ability to bring in electricity from the BC Hydro power grid if desired. The property could also be an opportunity for an investment or possibly for subdivision into 2 smaller acreages.

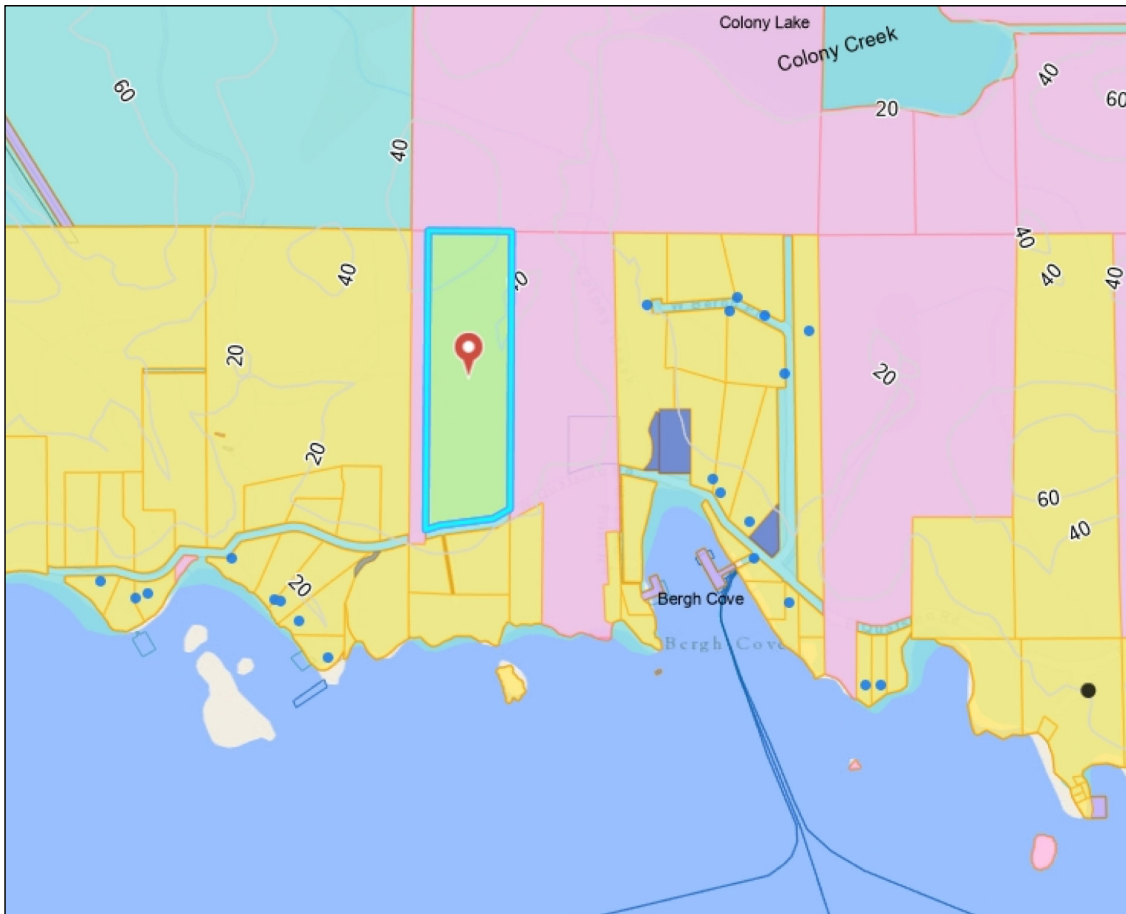
Two large acreages to the east of this property are also being offered for sale, creating the opportunity for a substantial investment in forested land in Quatsino, with private roads that allow access to all three properties.

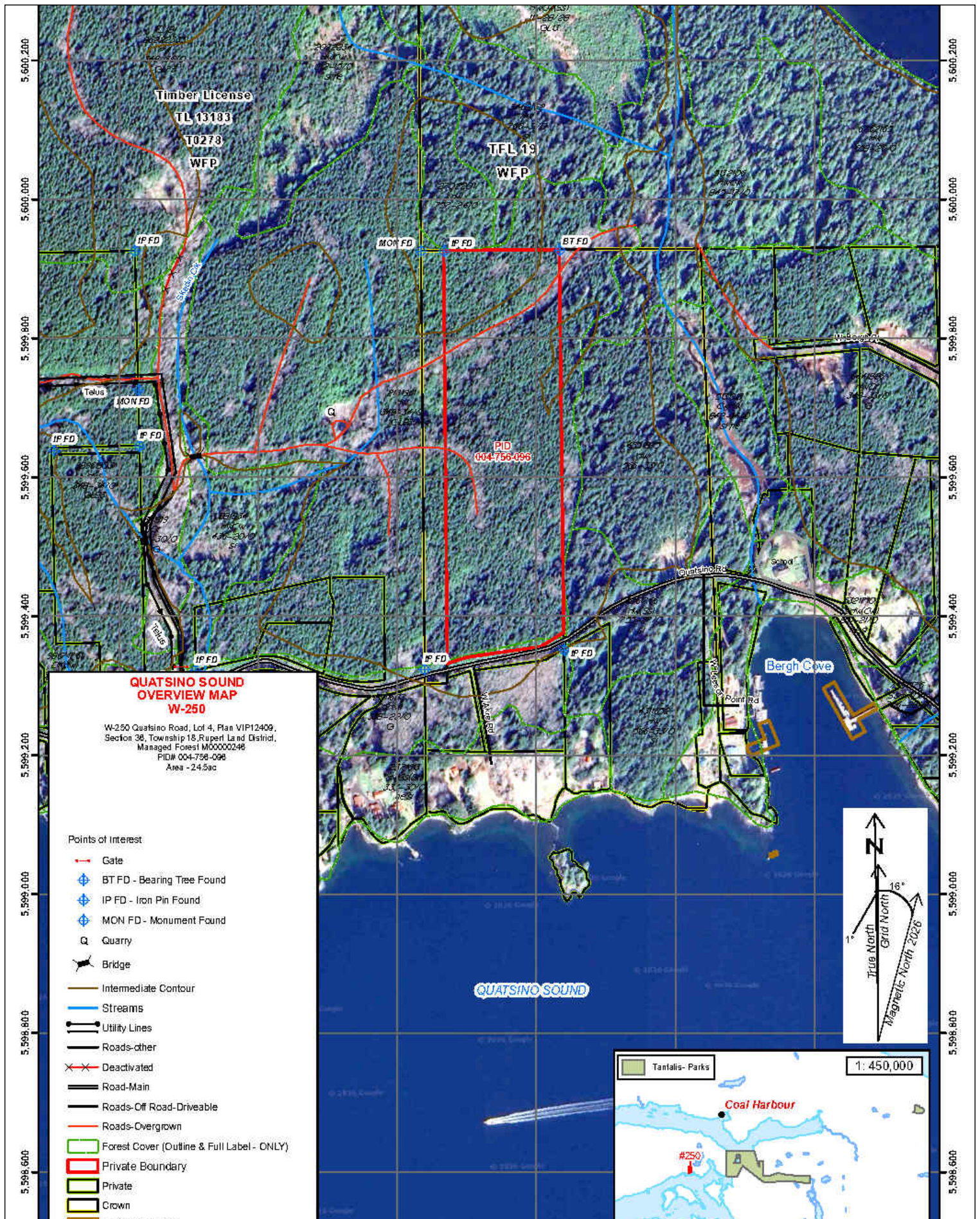
Zoning currently allows for one residence on the property, as well as additional cabins of 400sqft for each 2 acres.

Quatsino Sound, one of the last great west coast frontiers easily accessible for the outdoor enthusiast and avid sport-fisherman, offers a great variety of activities throughout the network of protected inlets and the access to the open west coast. As well there are numerous rivers and lakes abundant with Trout, Steelhead and spawning Salmon in the fall. Seventeen miles to the southwest out Quatsino Sound is the open west coast of Vancouver Island that offers spectacular fishing for salmon, halibut and other species. The marine life and other wildlife in addition to the beauty of the west coast are unsurpassed.









5.3.0 Residential Zones**5.3.1 Rural Residential (RR-1)**

This zone is intended to provide for single-family residential and home commerce development on rural properties in Quatsino.

- (a) Permitted Uses
 - (i) Single-family dwellings
 - (ii) Home agriculture
 - (ii) Home commerce
 - (iv) Buildings and uses accessory to a permitted use
- (b) Minimum Lot Size
 - (i) The minimum area of any lot created by subdivision is 0.8 hectares (2 acres) or more as determined by the Medical Health Officer as sufficient for on-site services.
- (c) Minimum Setbacks
 - (i) For principal buildings and structures:
 - 9 meters (30 feet) from all front and rear lot lines
 - 4.5 meters (15 feet) from exterior lot lines
 - 2.5 meters (8 feet) from all other side lot lines
 - (ii) For accessory buildings and structures:
 - 5 meters (16 feet) from all front lot lines
 - 4.5 meters (15 feet) from exterior lot lines
 - 1.5 meters (5 feet) from all rear and other side lot lines
 - (iii) Setbacks for development adjacent to any watercourse are as required by provincial and/or federal government regulations and policies.
- (d) Development Density
 - (i) One single-family dwelling is permitted on each lot. In addition, one cabin or one campsite is permitted for every 0.8 hectares (2 acres) of land.
 - (ii) The floor area of a cabin must not exceed 37 square meters (400 square feet) in total.
 - (iii) Campsites must have a minimum area of 56 square meters (600 square feet).
 - (iv) Buildings and accessory structures must not cover more than 50% of a lot up to 0.8 hectares (2 acres). An additional 20% lot coverage is permitted for any lot over 0.8 hectares (2 acres).
- (e) Conditions of Use
 - (i) Home commerce must be in accordance with Section 4.6.0 of this Bylaw.

- (ii) Where home commerce involves light industrial activities, a five meter (16 feet) vegetated buffer area must be provided to lessen the potential for impacts on adjacent properties. Buffer areas must be in accordance with Section 3.2.0 of this Bylaw.
- (iii) Parking and loading must be in accordance with Section 3.1.0 of this Bylaw.
- (iv) Principal buildings must be serviced by a community sewer and community water system or a water and septic disposal system constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.


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Shelley McKay Personal Real Estate Corporation 250-830-4435
Aren Knudsen 250-203-0664

theteam@bcoceanfront.com


888-286-1932
250-201-2226

W-250 Quatsino Rd Quatsino BC V0N 2V0

 MLS® No: **1043501** **\$275,000** **Active**


Forested property surrounded by Crown land, in the community of Quatsino on Vancouver Island's north-west coast. Logged and replanted over 40 years ago. Forest is primarily hemlock in addition to alder, fir, spruce and cedar. A stream crosses the upper eastern corner of the property. The topography is mostly level. Great opportunity to create a homestead, with trees for lumber and potential water sources on the creek, along with good road access and the ability to bring in electricity from the BC Hydro power grid if desired. The property could also be an opportunity for an investment or possibly for subdivision into 2 smaller acreages. Two large acreages to the east of this property are also being offered for sale, creating the opportunity for a substantial investment in forested land in Quatsino. Zoning currently allows for one residence on the property, as well as additional cabins of 400sqft for each 2 acres. Quatsino is water access with power, telephone and a community road.

MLS® No: **1043501**
Status: **Active**
Area: **North Island**
DOM: **0**
Sub Type: **Land**
Pend Date:
List Price: **\$275,000**
Orig Price: **\$275,000**
Sub Area: **NI Port Hardy**
Sold Price:
Title: **Freehold**

Interior

Beds: 0	Baths: 0	Kitchens: 0	Fireplaces:	Storeys:
FinSqFt Total:	UnFin SqFt:	SqFt Total:	Basement: No	Addl Accom:
2pc Ensuities: 0	3pc Ensuities: 0	4+pc Ensuities: 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: Unpaved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 1,068,962	Lot Acres: 24.54	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View:	Waterfront:	Water: None
Carport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: None	Restrictions:			
Lot Ftrs: Acreage, Marina Nearby, Recreation Nearby, Southern Exposure, Wooded Lot				

Legal/Public Records

Assessed: \$15,700	Assess Yr: 2026	Taxes: \$117	Tax Year: 2025
PID: 004-756-096	Roll No: 29246.065	Zoning: RR1	Zone Desc: Rural
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: Lot 4, Section 36, Township 18, Rupert District, Plan 12409			

The BC Oceanfront Real Estate Team



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Aren Knudsen
REALTOR®
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Zoning: RR-1
Regional District of Mount Waddington

Taxes: \$117 (2025)
(managed forest designation)

Longitude: 50° 32'N Latitude: 127°37'W

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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.*



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