

Large Forested Acreage in Quatsino



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W-345 Quatsino Rd

Quatsino, Vancouver Island

\$340,000 Canadian



bcoceanfront.com

ROYAL LEPAGE®
Advance Realty Ltd. 

Forested property on Quatsino Rd, with access to power lines, in the community of Quatsino on Vancouver Island's north-west coast.

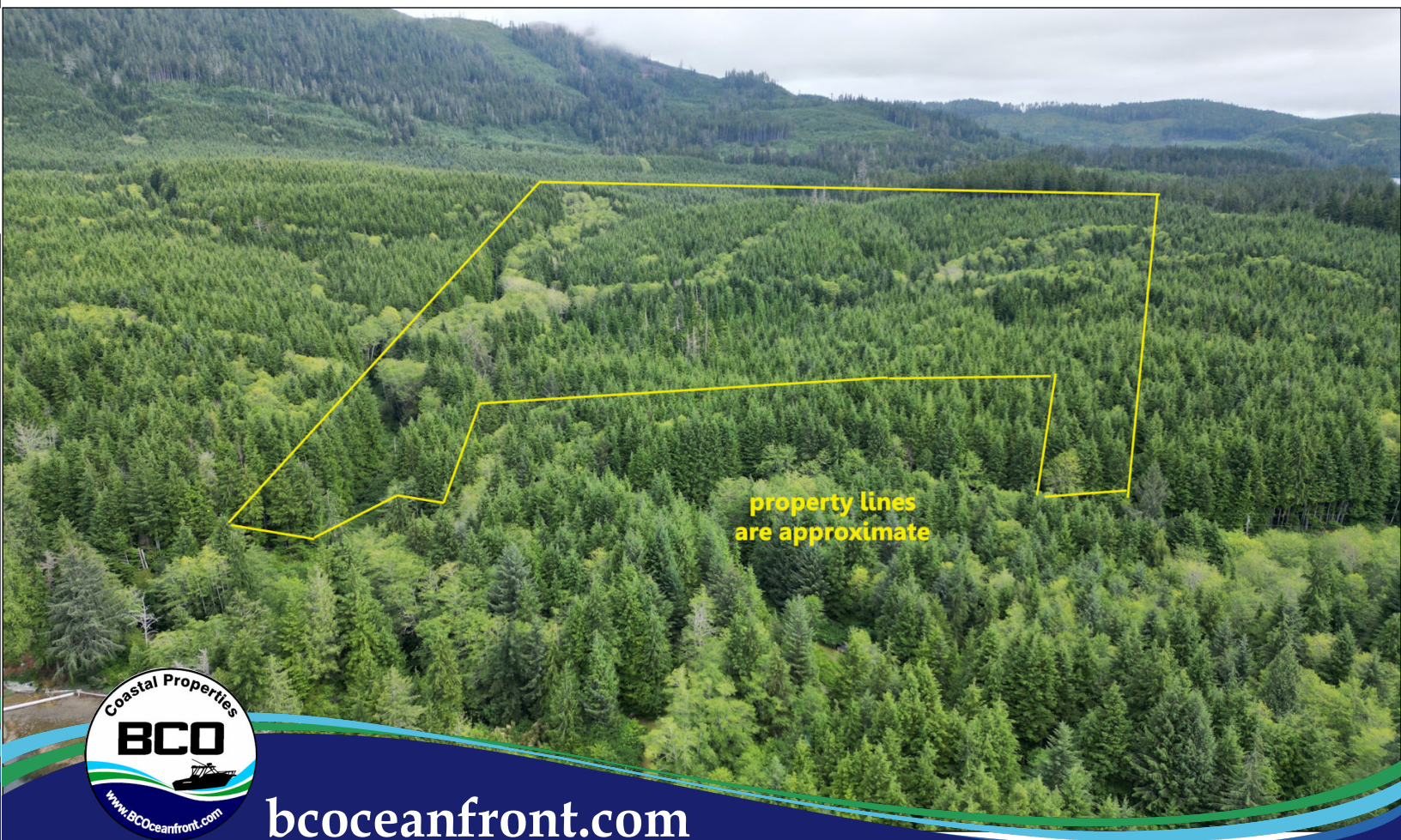
Quatsino is a boat access community in Quatsino Sound, and is approximately 5 nautical miles from Coal Harbour. Port Alice is another popular boat launch point. A public road (gravel) runs through the Village of Quatsino.

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. There is generally good cell service in the community.



The 52 acres were logged over 40 years ago, the land was replanted and the forest is in a healthy state of regeneration. It includes hemlock, alder, fir, spruce and cedar. There are two creeks on the property, which join into another stream which enters the property at the lower west boundary and exits at the southern boundary.

The property has two small panhandle sections which border Quatsino Rd. There is gated access on the





52 acres | undeveloped and forested | two creeks

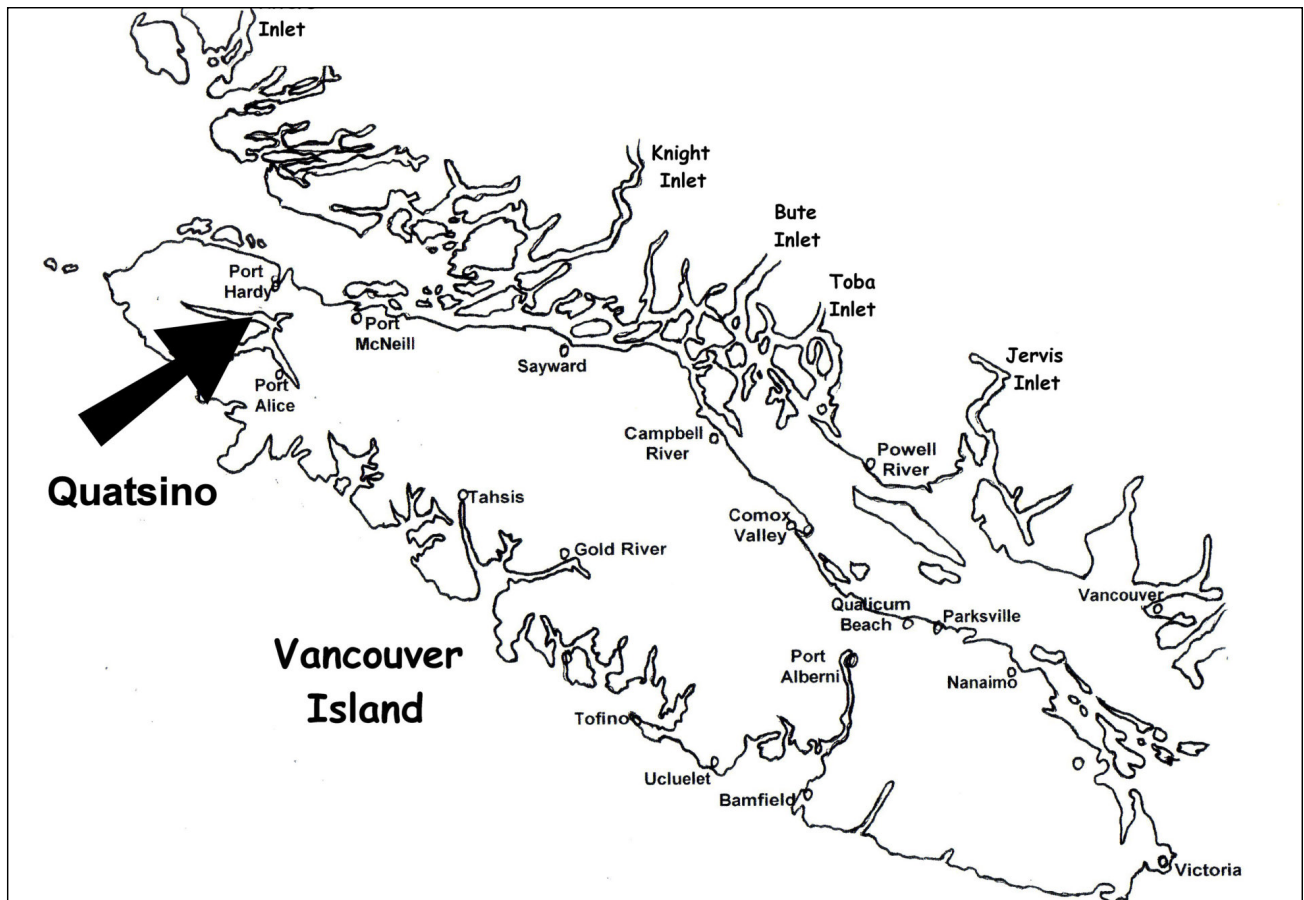
western side for security, although the logging roads on the property are quite overgrown. These lead through the property to both the northern and eastern boundaries. The topography is fairly level, with a gradual incline towards the north and east boundaries.

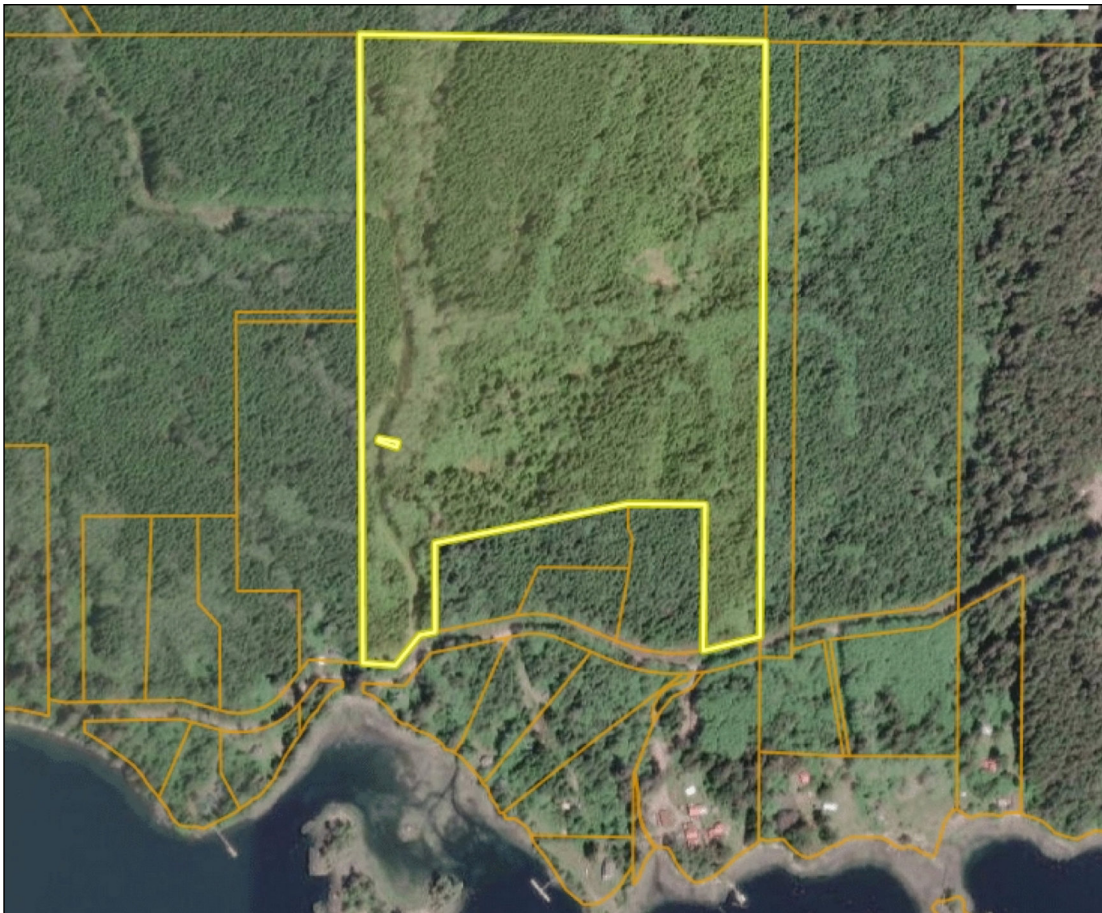
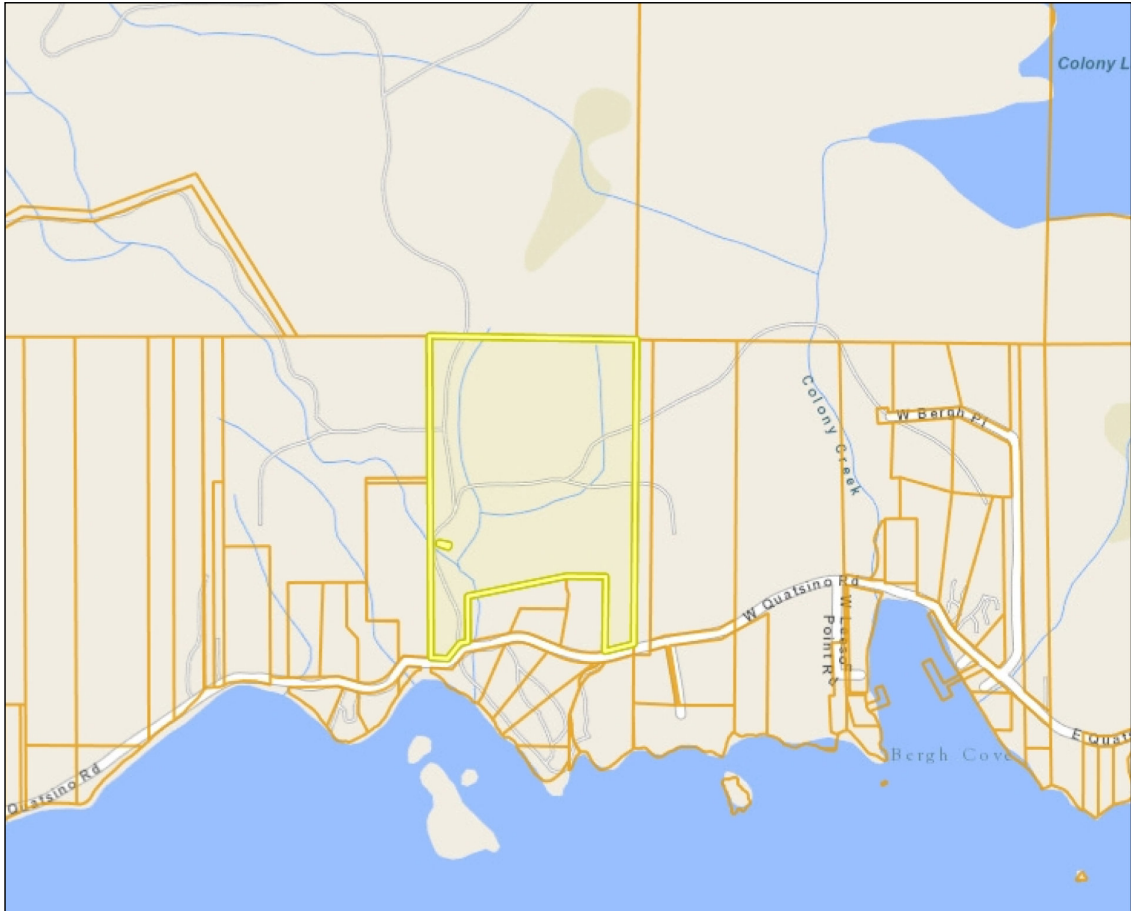
This south-facing property provides a great opportunity to create a homestead, with trees for lumber, some ocean views and potential water sources on the two creeks, along with road access and the ability to bring in electricity from the BC Hydro power grid if desired. The property could also be an opportunity for an investment or possibly for subdivision into smaller acreages.

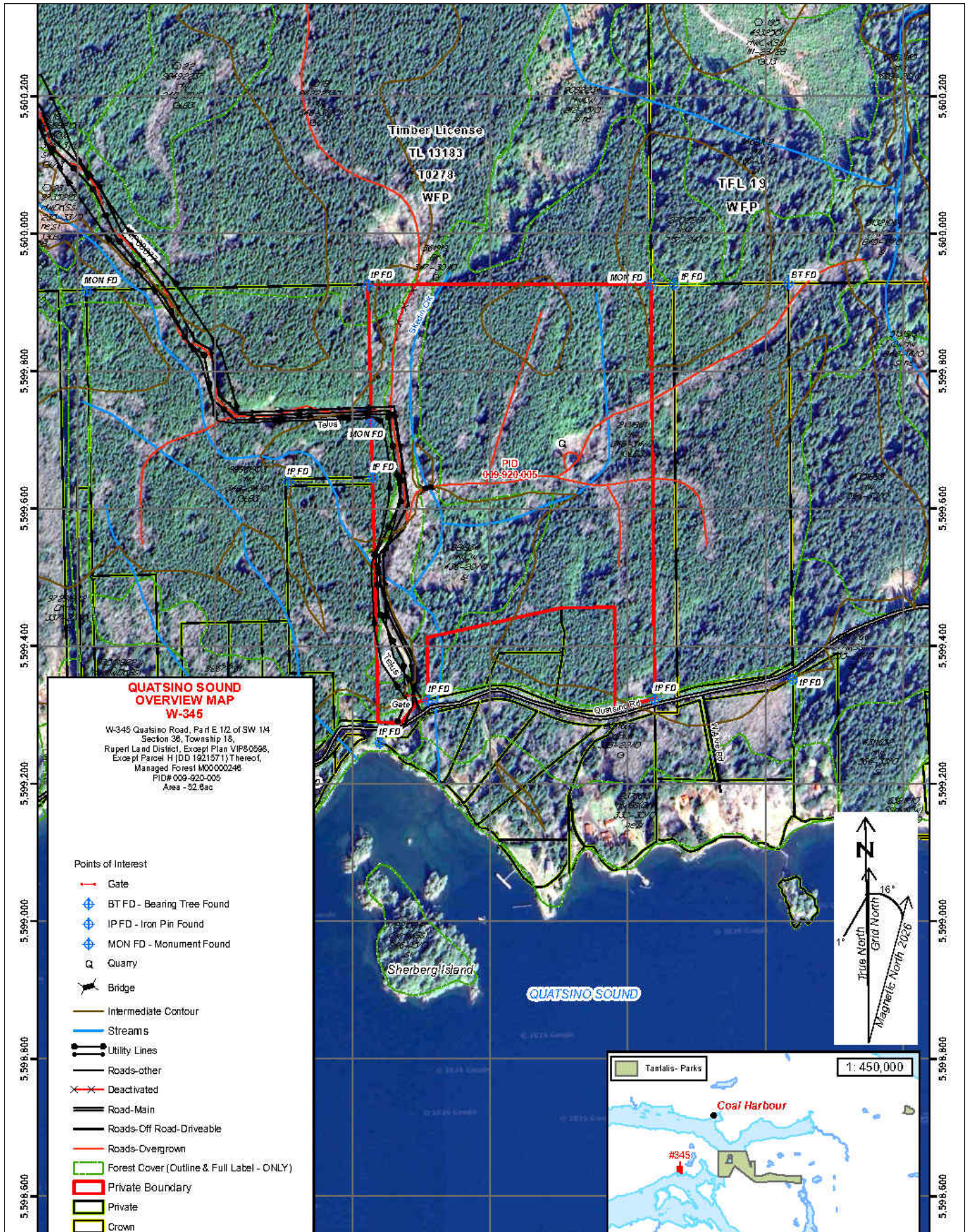
Zoning currently allows for one residence on the property, as well as additional cabins of 400sqft for each 2 acres.

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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888-286-1932

250-201-2226

W-345 Quatsino Rd Quatsino BC V0N 2V0
 MLS® No: **1043280** **\$340,000** **Active**


Forested 52 acre property in the community of Quatsino on Vancouver Island's north-west coast. Logged over 40 years ago, the land was replanted and is in a healthy state of regeneration with hemlock, alder, fir, spruce and cedar. Two panhandle sections border Quatsino Rd with gated access on the western side to older logging roads that run through the property. There are two creeks which join into another stream that enters the property at the lower west boundary and exits at the southern boundary. Great opportunity to create a homestead, with trees for lumber, some ocean views and potential water sources on the two creeks, along with the ability to bring in electricity from the BC Hydro power grid. The property could also be an opportunity for an investment or possibly for subdivision into smaller acreages. Two large neighbouring acreages are also being offered for sale, creating the opportunity for a substantial investment in forested land in Quatsino.

MLS® No: **1043280** List Price: **\$340,000**
 Status: **Active** Orig Price: **\$340,000**
 Area: **North Island** Sub Area: **NI Port Hardy**
 DOM: **0** Sold Price:
 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 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: 2,291,692	Lot Acres: 52.61	Dimensions:	Shape:	
Park Type:	Park Spcs: 0	View:	Waterfront:	Water: None
Carport Spcs: 0	Garage Spcs: 0			
Sewer: None	Restrictions:	Services:		
Lot Ftrs: Acresage, Southern Exposure, In Wooded Area				

Legal/Public Records

Assessed: \$33,800	Assess Yr: 2026	Taxes: \$252	Tax Year: 2025
PID: 009-920-005	Roll No: 29246.032	Zoning: RR-1	Zone Desc: Rural
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: The East 1/2 of the South West 1/4 of Section 36, Township 18, Rupert District, Except Parcel H (DD192571) thereof except VIP80598			

The BC Oceanfront Real Estate Team



Shelley McKay

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250-830-4435



Aren Knudsen

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Zoning: RR-1
Regional District of Mount Waddington

Taxes: \$252 (2025)
(managed forest designation)

Longitude: 50° 32' N Latitude: 127° 38' 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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