

# Forested Acreage in Quatsino



**SHELLEY McKAY**

Personal Real Estate Corporation

**250-830-4435**

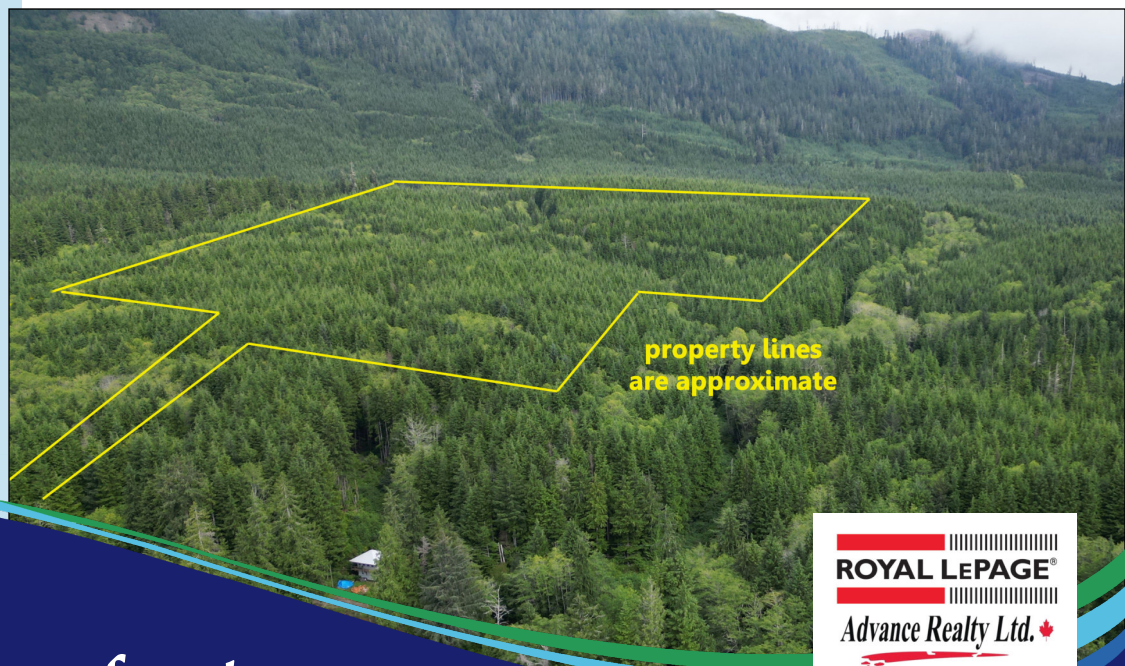
**&**

**AREN KNUDSEN**

REALTOR®

**250-203-0664**

**W-480 Quatsino Rd**  
*Quatsino, Vancouver Island*  
**\$315,000** Canadian



**bcoceanfront.com**



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.

This 39 acre property was logged and replanted over 40 years ago. The forest is in a healthy state of regeneration with hemlock, alder, fir, spruce and cedar. Two creeks cross this property from west to east, running diagonally from the upper west corner. The topography is fairly level, with gradual incline towards the back of the property.





The property has one small panhandle section which borders Quatsino Rd and faces across to the oceanfront on the other side of the road. Utility lines run through the north-east quarter of the property, and an access road also runs through the upper portion of the property.

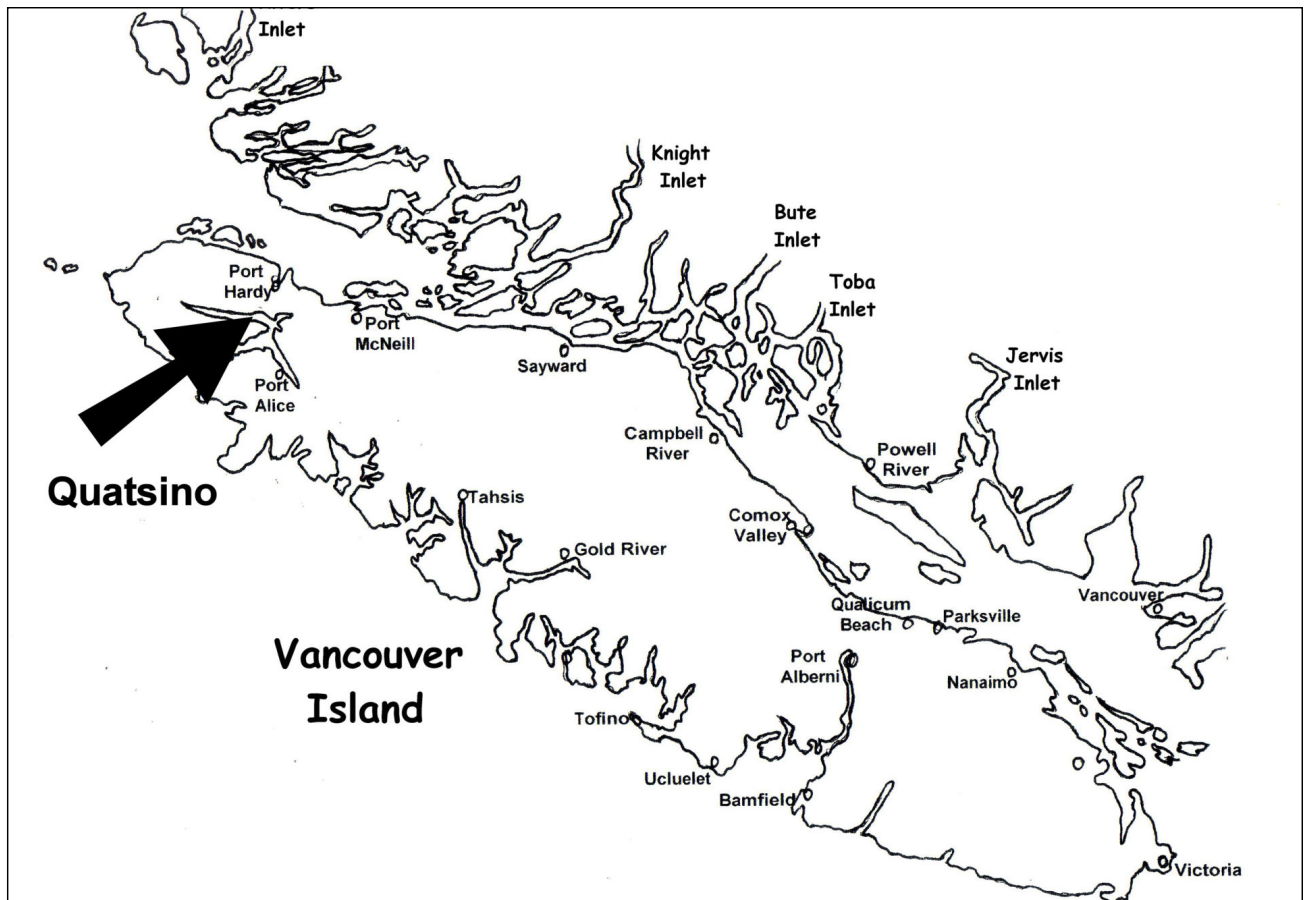
This south-facing property provides a great opportunity to create a homestead, with trees for lumber and potential water sources on the two creeks, possible ocean views, road access and the ability to bring in electricity from the BC Hydro power grid if desired. The property could also be an opportunity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

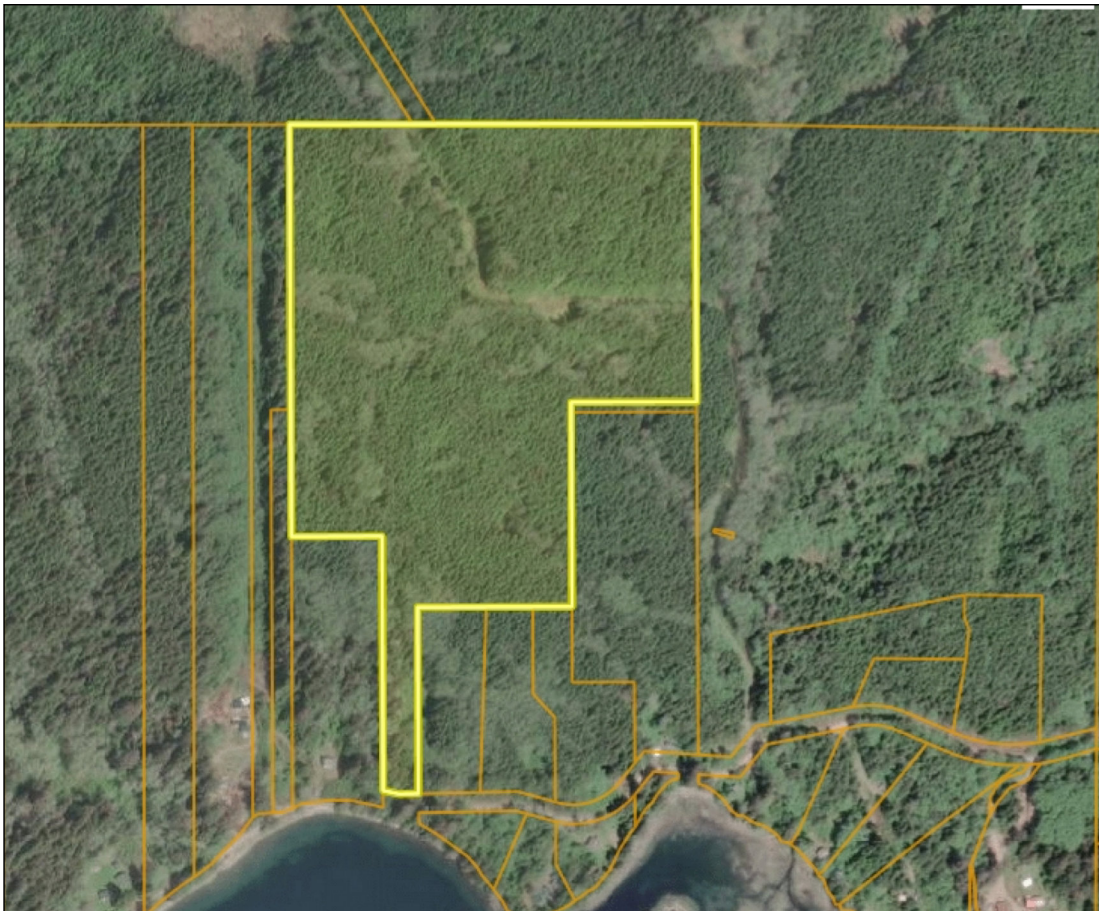
Two large acreages to the east of this property are also being offered for sale, creating the opportunity for a substantial investment in forested land in Quatsino.

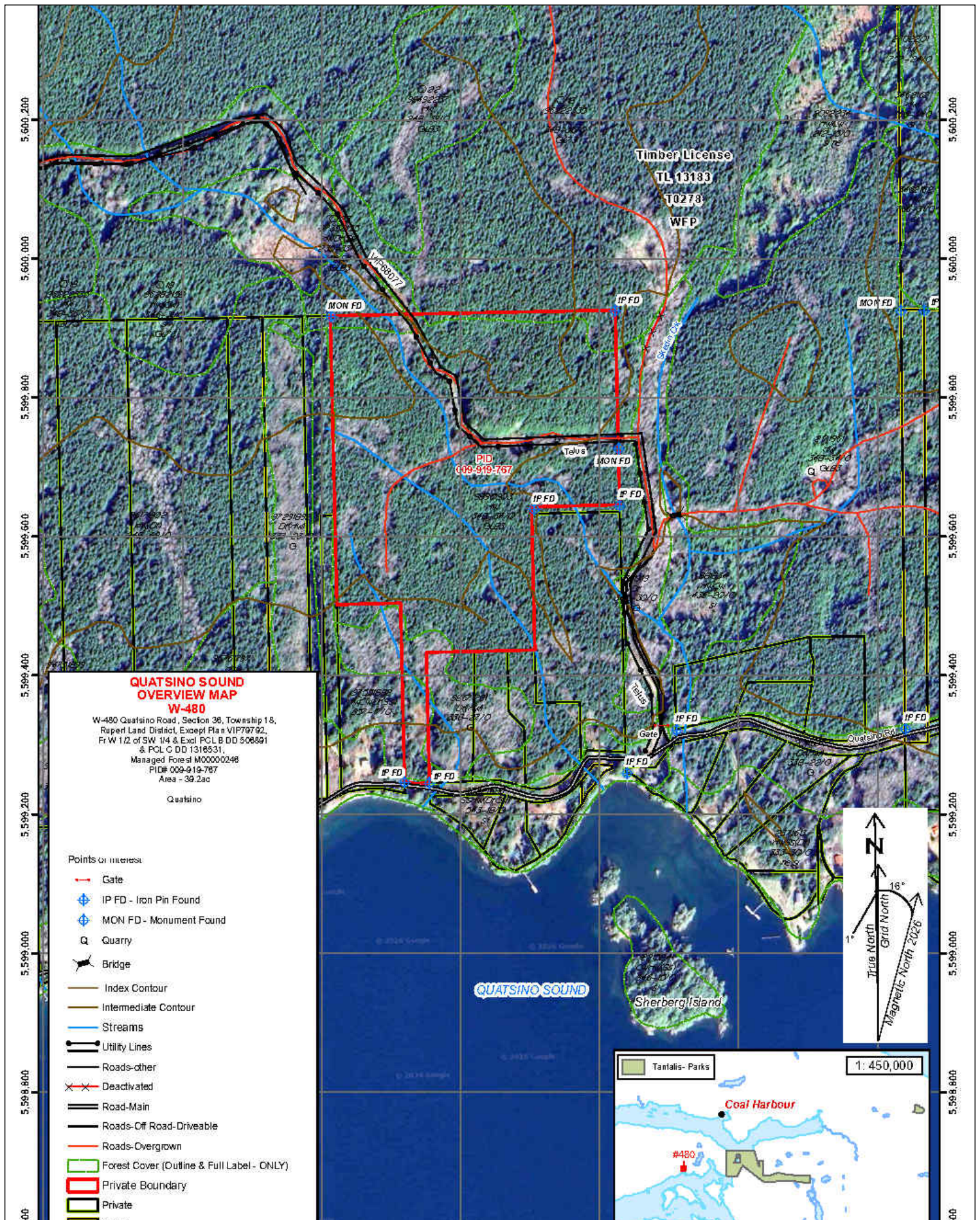
Zoning currently allows for one residence on the property, as well as additional cabins of 400sqft for each 2 acres.

Quatsino 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.


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

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888-286-1932  
250-201-2226

**W-480 Quatsino Rd Quatsino BC V0N 2V0**  
MLS® No: **1043372** **\$315,000** **Active**



39 acre forested property with hemlock, alder, spruce, fir and cedar. Logged and replanted over 40 years ago. Two creeks cross the property running diagonally from the upper west corner. The topography is fairly level, with gradual incline towards the back of the property. The property has one small panhandle section which borders Quatsino Rd. Utility lines run through the north-east quarter of the property, and an access road also runs through the upper portion of the property. This south-facing property provides a great opportunity to create a homestead, with trees for lumber 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. 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, and additional cabins of 400sqft for each 2 acres.

MLS® No: **1043372**  
Status: **Active**  
Area: **North Island**  
DOM: **0**  
Sub Type: **Land**  
Pend Date:  
List Price: **\$315,000**  
Orig Price: **\$315,000**  
Sub Area: **NI Port Hardy**  
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</b> |             | Bldg Style:    |
| Exterior Ftrs: |                            |             |                |

#### Lot

|                                                                                                       |                         |                    |             |                    |
|-------------------------------------------------------------------------------------------------------|-------------------------|--------------------|-------------|--------------------|
| Lot SqFt: <b>1,707,552</b>                                                                            | Lot Acres: <b>39.20</b> | Dimensions:        | Shape:      |                    |
| Park Type:                                                                                            | Park Spcs: <b>0</b>     | View: <b>Ocean</b> | Waterfront: | Water: <b>None</b> |
| Carport Spcs: <b>0</b>                                                                                | Garage Spcs: <b>0</b>   |                    |             |                    |
| Sewer: <b>None</b>                                                                                    | Restrictions:           | Services:          |             |                    |
| Lot Ftrs: <b>Acreage, Marina Nearby, Quiet Area, Recreation Nearby, Southern Exposure, Wooded Lot</b> |                         |                    |             |                    |

#### Legal/Public Records

|                                                                                                                                                                                                          |                           |                     |                         |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------|-------------------------|
| Assessed: <b>\$25,100</b>                                                                                                                                                                                | Assess Yr: <b>2026</b>    | Taxes: <b>\$187</b> | Tax Year: <b>2025</b>   |
| PID: <b>009-919-767</b>                                                                                                                                                                                  | Roll No: <b>29246.070</b> | Zoning: <b>RR-1</b> | Zone Desc: <b>Rural</b> |
| Plan Number:                                                                                                                                                                                             | Lot: Block:               | District Lot:       | Land District:          |
| Legal Description: <b>The West 1/2 of the South West 1/4 of Section 36, Township 18, Rupert District, Except Parcel B (DD 50689I) and Parcel C (DD 131653I) Thereof and Except Part in Plan VIP79792</b> |                           |                     |                         |

## The BC Oceanfront Real Estate Team



**Shelley McKay**

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250-830-4435



**Aren Knudsen**  
**REALTOR®**  
250-203-0664



Zoning: RR-1  
Regional District of Mount Waddington

Taxes: \$187 (2025)  
(managed forest designation)

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

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

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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