

Magnificent Oceanfront Campground Property



SHELLEY McKAY

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185 Kaleva Rd
Sointula, Malcolm Island
\$1,300,000 Canadian



bcoceanfront.com



Harmony Shores Campground sits on the edge of the ocean of Malcolm Island, with views across Broughton Strait to Vancouver Island.



This is one of only two campgrounds on Malcolm Island, and the only one with paved road access.

Malcolm Island has ferry service from Port McNeill. The village of Sointula on the island offers general services including fuel and groceries, as well as health services, a library and museum, and local cafes and bakeries.

Set on the south shores of Malcolm Island just minutes from the ferry, this 31 acre property offers sunny southern exposure on a mix of forested and pastoral land and a substantial 1500ft of oceanfront on the opposite side of Kaleva Rd, which is unusual along the oceanfront roads on Malcolm Island outside of 1st St in town.





Harmony Shores Campground | approx 1500ft oceanfront | 23 sites

A long driveway leads past the campground and the horse paddocks set up on the pastoral land and then into a forested section complete with a gravel pit. The campground is on the eastern portion of the property, with open field sites, forested sites, and oceanfront sites.

The campground portion of the property includes RV and tent/motorhome sites, a central building with office, showers and a common kitchen area. The 4 RV sites have power and water, while the 19 other sites are unserviced and fit motorhomes, camper vans or tents.

The central building houses two shower rooms (each with shower, sink and toilet), a storage room with hot water tank, an office, and a common room with a sink, mini fridge and freezer. This is a very welcoming, communal centre for the campground.





drilled well | horse paddocks | forested areas

Well cared for and attractively laid out, the campground accepts reservations and runs on an honour pay system. It has been family-run and operated for many years.

There is a drilled well currently in use on the property. Records show 2 other drilled wells registered on the property. A pump house covers one of the well heads and also holds filtration equipment and horse tack.

The horse paddocks are set up on the western portion of the property in open pasture.

Zoned as rural commercial which allows tourism-based activity and campgrounds and cabins and would also allow for subdivision to 4.94 acres (with the necessary approvals). Residential use is allowed in addition to any commercial application or on its own.





This property would make a wonderful family estate. A single detached home and a cottage could currently be built. One could even continue the campground business, build a home and live there full time and enjoy horses on the property.

Malcolm Island and the town of Sointula offer a picturesque west coast lifestyle. Sointula was originally founded by Finnish immigrants in the early 1900s looking for a better way of life, and that history is still reflected in the town. It has also been an active fishing centre in the region. The community of approx. 800 offers most basic services as well as shopping, restaurants and recreational opportunities.

Accessed by ferry from Port McNeill on Vancouver Island, Sointula has shopping, fuel services, private and public docks, a library and a medical clinic among other amenities. Whale watchers and





outdoor enthusiasts favour Malcolm Island for its whale rubbing beaches and hiking trails. Malcolm Island sits at the junction of Queen Charlotte Strait, Broughton Strait and Johnstone Strait off the northern end of Vancouver Island. The region is renowned for whale watching as well as excellent fishing and kayaking/boating.

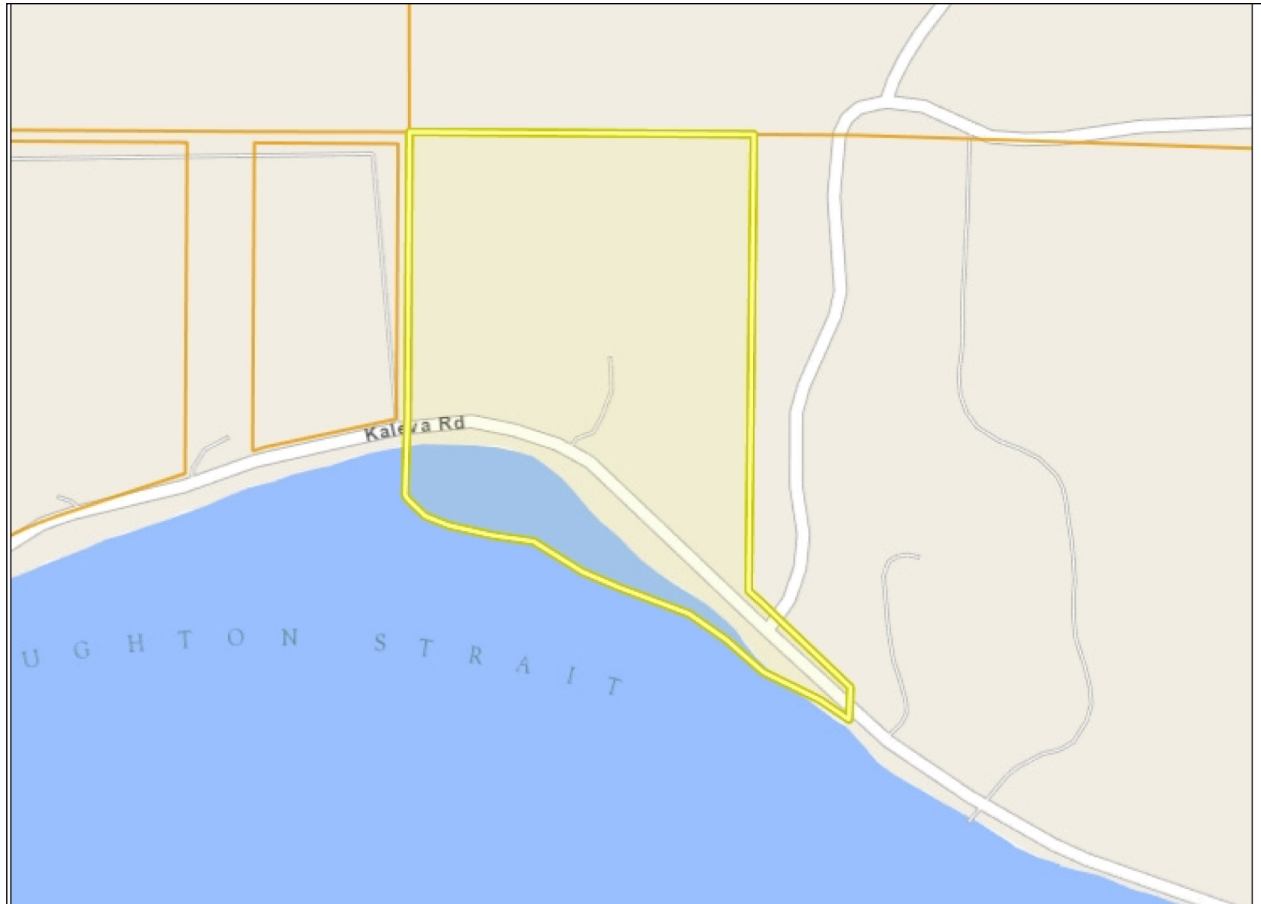
This area of the British Columbia coast offers a multitude of activities. For those who love to fish and harvest seafood it is plentiful in all respects. The natural beauty and abundance of marine and other wildlife provide endless activity for nature lovers. The region is home to a northern population of resident killer whales (Orcas), and other marine mammals including dolphins, harbour porpoise, porpoise, seals, and wintering sea lions. Other wildlife in the area includes deer, bears, shorebirds, seabirds, loons, and bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.











5.5.3 (CR) Rural Commercial

(a) General Purpose

This zone is intended to provide sites for service commercial and related retail uses, including tourism related businesses, in the rural area shown on Malcolm Island Zone Map area (Schedule A). Residential dwellings are permitted uses in this zone. These lots are primarily in the rural area and may only be subdivided and developed where they will be served by a private water and sewage treatment system constructed to the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.

(b) Permitted Uses

The following uses only are permitted in this zone:

- i) Veterinary Clinics
- ii) Service Clubs and Lodges
- iii) Single Detached Dwelling
- iv) Lodges
- v) Campground and Cabins
- vi) Accessory Buildings and Structures
- vii) Accessory Uses:
 - Home Agriculture
 - Cottage Dwelling
 - Home Occupation
 - Bed and Breakfast

(Amended by Bylaw No. 921)

(c) Subdivision Requirements

- i) The minimum area of any lot created by subdivision shall be 2.0 hectare (4.94 acres).

(d) Minimum Setbacks

- i) For principal buildings and structures:
 - 7.0 metres (22.97 feet) from all front and rear lot lines.
 - 3.0 metres (9.8 feet) from all side lot lines and where a building flanks on a roadway, except that no building or object more than 1.0 metre (3.3 feet) in height shall exist within the triangular area formed by intersecting road rights-of-way and a straight line joining the points on a line 9.0 metres (29.5 feet) from the intersection of the rights-of-way.
 - 15.0 metres (48.75 feet) from, and 1.5 metres (4.92 feet) above the natural boundary of any lake, watercourse, and 2.0 metres (6.56 feet) above the natural boundary of the sea, except where the owner submits to the Mount Waddington Regional District designs and certification by a Professional Engineer showing that the structure would be safe as otherwise constructed.
- ii) For accessory buildings and structures:
 - 5 metres (16.4 feet) from all front lot lines
 - 1.5 metres (4.875 feet) from all rear and side lot lines
 - Setbacks for development adjacent to any watercourse are as required by the provincial or federal government agency having jurisdiction.

(e) Development Density

- i) One single detached dwelling is permitted on each lot.
- ii) One cottage dwelling on each lot having an area of 1.0 hectare (2.47 acres) or more. The floor area of the cottage dwelling must not exceed 79 square metres (850.36 square feet) in total.
- iii) One temporary dwelling may be approved for occupation while the permanent home is under construction. The temporary dwelling must be removed 30 days after the permanent dwelling is occupied.

(f) Lot Coverage

- i) The maximum lot coverage of all buildings and structures shall not exceed 25%.

(g) Conditions of Use

- i) Home Occupation must be in accordance with Section 4 of this Bylaw.
- ii) Parking and loading must be in accordance with Section 3.1.0 of this Bylaw, and adequate unrestricted access shall be provided.
- iii) Principal buildings must be serviced by on-site well and septic disposal systems in accordance with the standards of the provincial agency having jurisdiction and/or the Medical Health Officer.


www.bcoceanfront.com

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250-201-2226

185 Kaleva Rd Malcolm Island BC V0N 3E0

MLS® No: **1052398** **\$1,300,000** **Active**



Set on the south shores of Malcolm Island just minutes from the ferry, this property offers expansive ocean views across Broughton Strait to Vancouver Island, sunny southern exposure on a mix of forested and pastoral land and a substantial 1500ft of oceanfront on the opposite side of Kaleva Rd, which is unusual along many of the oceanfront roads on Malcolm Island. A long driveway leads past the open fields and horse paddocks then into a forested section complete with a gravel pit. There is a drilled well currently in use on the property. This property would make a wonderful family estate. Currently the property operates an oceanfront campground known as Harmony Shores on the eastern portion of the property, with 23 sites and a common office/shower building. Zoning allows residential use (single detached home and a cottage) as well as tourism-based activity and campgrounds and cabins and would also allow for subdivision to 4.94 acres (with the necessary approvals).

MLS® No: **1052398**

Status: **Active**

Area: **Islands**

DOM: **0**

Sub Type: **Land**

Pend Date:

List Price: **\$1,300,000**

Orig Price: **\$1,300,000**

Sub Area: **Isl Sointula**

Sold Price:

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: South	Storeys:	Bldg Warranty:
Construction:		Foundation:	Roof:
Lgl NC Use:	Access: Road: Paved		Bldg Style:
Exterior Ftrs:			

Lot

Lot SqFt: 1,363,428	Lot Acres: 31.30	Dimensions:	Shape:	
Park Type: Driveway, Open	Park Spcs: 23	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Well: Drilled
Carpport Spcs: 0	Garage Spcs: 0			
Sewer: Septic Needed	Restrictions: Easement/Right of Way	Services: Electricity Connected		

Lot Ftrs: **Acreage, Marina Nearby, Private, Recreation Nearby, Rural Setting, Southern Exposure, Walk on Waterfront**

Legal/Public Records

Assessed: \$650,500	Assess Yr: 2026	Taxes: \$3,206	Tax Year: 2025
PID: 009-946-306	Roll No: 14033000	Zoning: CR	Zone Desc: Commercial
Plan Number:	Lot: Block:	District Lot:	Land District:
Legal Description: The West 1/2 of the East 1/2 of Section 8, Malcolm Island, Rupert District as shown on plan deposited under 589721, Except Part in Plan 1245 RW.			

The BC Oceanfront Real Estate Team



Shelley McKay

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Aren Knudsen

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Zoning: CR
(Mount Waddington Regional District)

Taxes: \$3,206 (2025)

Longitude: 50° 37'N Latitude: 126° 59'W

www.bcoceanfront.com

ROYAL LEPAGE Advance Realty
(CampblRiv)

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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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