

An Exceptional Broughtons Region Retreat



Lot 5 Pearse Island

Broughton Archipelago, Johnstone Strait

\$262,500 Canadian

SHELLEY McKAY
Personal Real Estate
Corporation
250-830-4435

ED HANDJA
Personal Real Estate
Corporation
250-287-0011



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This is an amazing setting, enjoying privacy, sunshine and great views.



Lot 5 is a 1.03 acre oceanfront property situated nicely in Pearse Bay with south-west exposure providing great views and fabulous sunsets across Pearse Passage looking towards Cormorant Island and Vancouver Island.

The Pearse Islands are a series of seven small, picturesque islands situated at the western end of Johnstone Strait where Queen Charlotte Strait and Cormorant Channel converge. Malcolm Island is to the north, Cormorant Island and the historic Village

of Alert Bay are to the west and historic Telegraph Cove, well known for whale watching and eco-tourism, is only a few minutes south. Access points include Telegraph Cove, Alder Bay Resort and the town of Port McNeill, which is a full service community located approximately 7 nautical miles to the west on Vancouver Island and provides amenities and marina facilities. Both Port McNeill and Port Hardy to the north have airports.

Pearse Bay was developed in the 1970s with 18 private lots around Pearse Bay and one larger





560sqft plus loft cabin | forested 1 acre | approx 100ft oceanfront

remainder to the east. The balance of this largest Pearse Island as well as the smaller islands in the group are part of the Cormorant Channel Marine Park. The park is one of the best places in the world to view Orcas (killer whales), humpback whales and abundant marine life.

This one acre property offers approx. 100ft of diverse oceanfront, a portion of which is soft gravel in addition to a smooth rock outcrop. The property is predominantly level, with an ever so gentle grade

down to the ocean from the road which runs along the back of this and neighbouring properties. It is slightly elevated from the ocean frontage.

The property is beautifully forested with a nice complement of old growth cedar, hemlock and spruce.

Set up and back from the water, the cabin is a well-built structure situated on concrete footings, with cedar siding and a metal roof. It is not fully finished inside, however the heavy lifting has been done and



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it is fully insulated and prepared with vapour barrier inside.

The cabin offers 560sqft on the main floor with living and dining space across the front of the home, with large windows to enjoy the ocean views, a cathedral ceiling and a cozy woodstove. The cooking area is set up adjacent to the dining area, with counter space, shelving, a double sink and a propane oven/cooktop. Sliding doors from the living area lead out to a 10x20 covered deck, while a back door leads into the kitchen space. There is also an enclosed bedroom on the main floor.

Stairs lead up to a loft providing an additional 240sqft perfect for storage space or additional living or sleeping space.

Create your ideal island retreat and personalize the interior finishing for the walls and ceilings, flooring and the installation of a kitchen. This would also include some minor wiring and plumbing.

Included in the sale are a complement of equipment and tools, for example a brand new on-demand





propane hot water heater and a woodstove to replace the current one, as well as an additional complement of sundry items such as furnishings, kitchen equipment, etc.

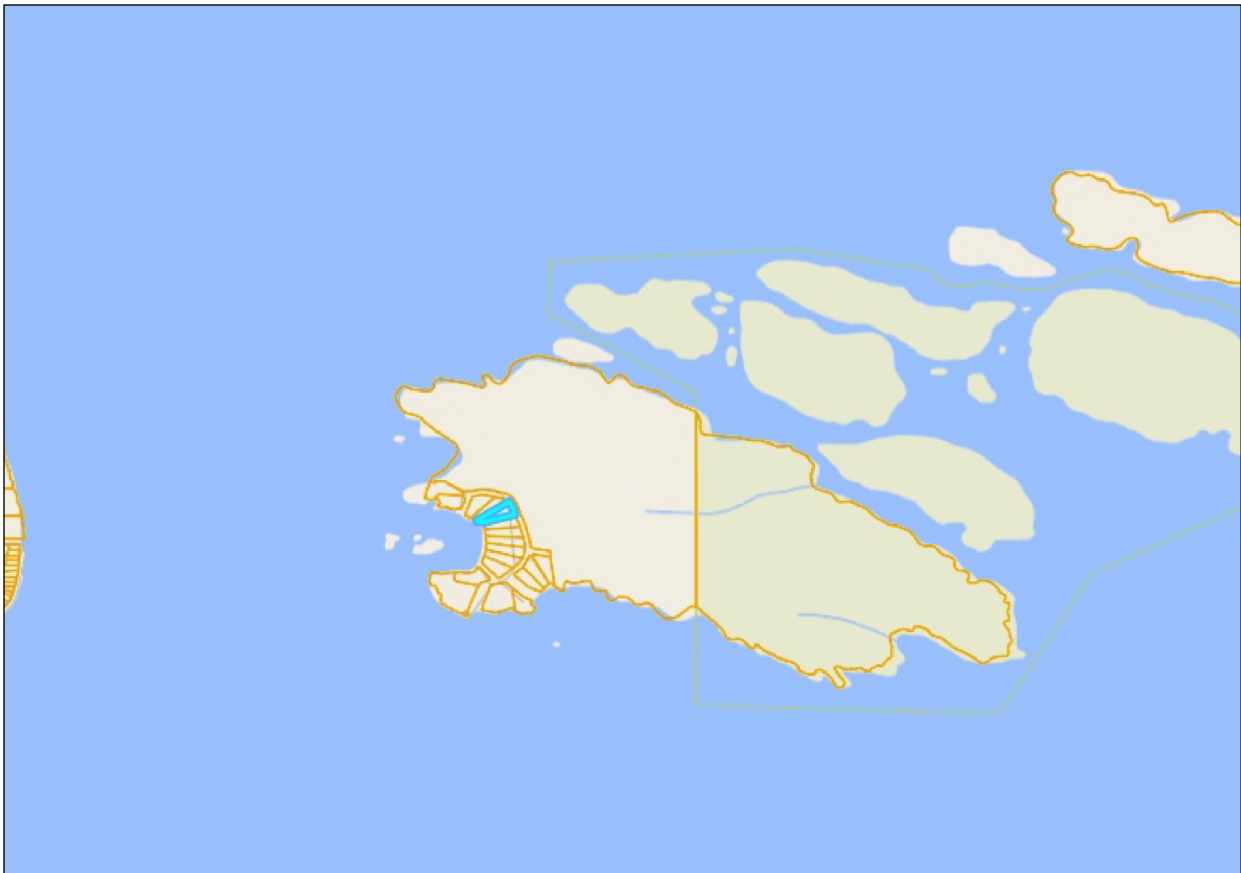
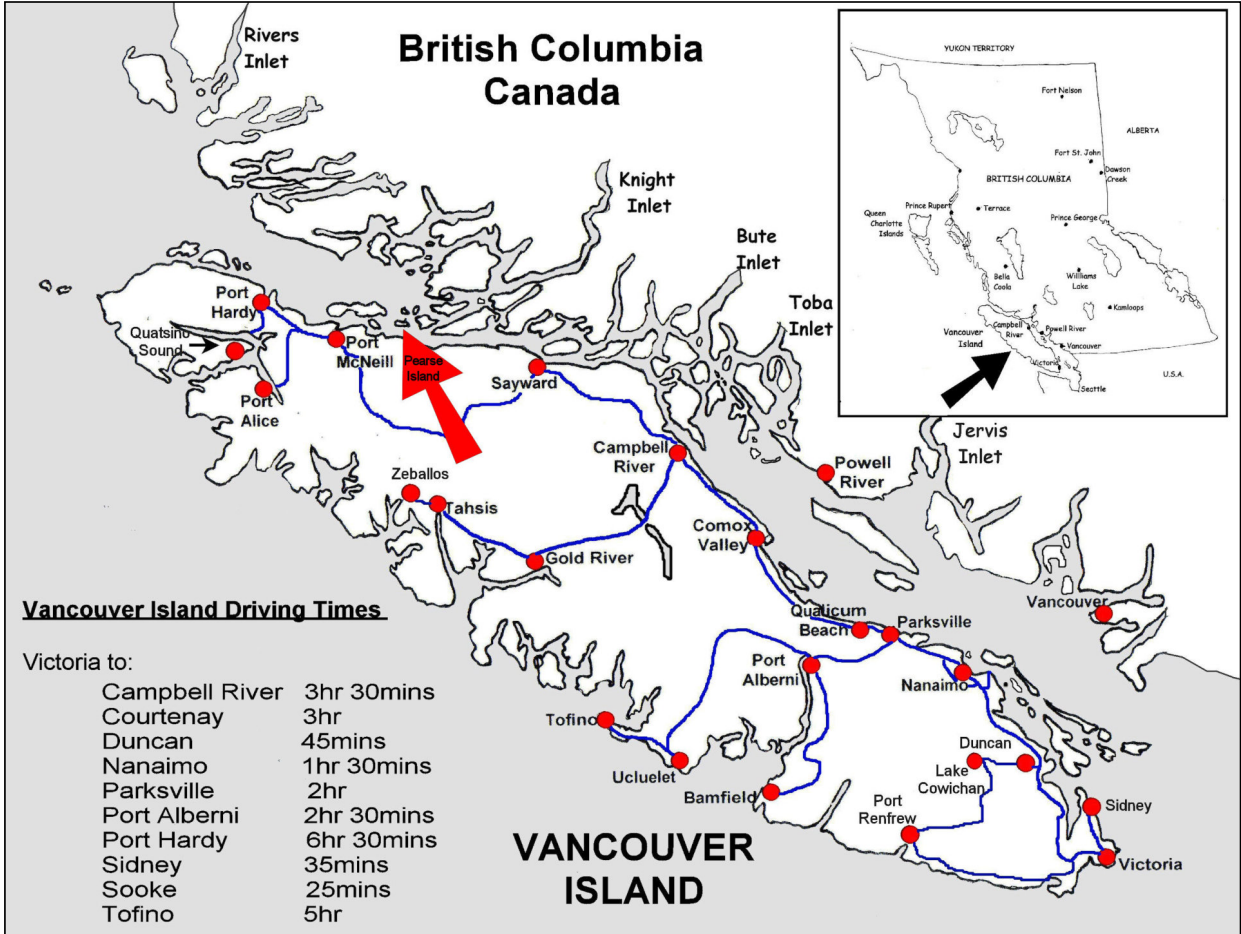
Current systems include rainwater collection, a solar panel with 12 volt batteries, portable generator, propane cookstove, and an outhouse.

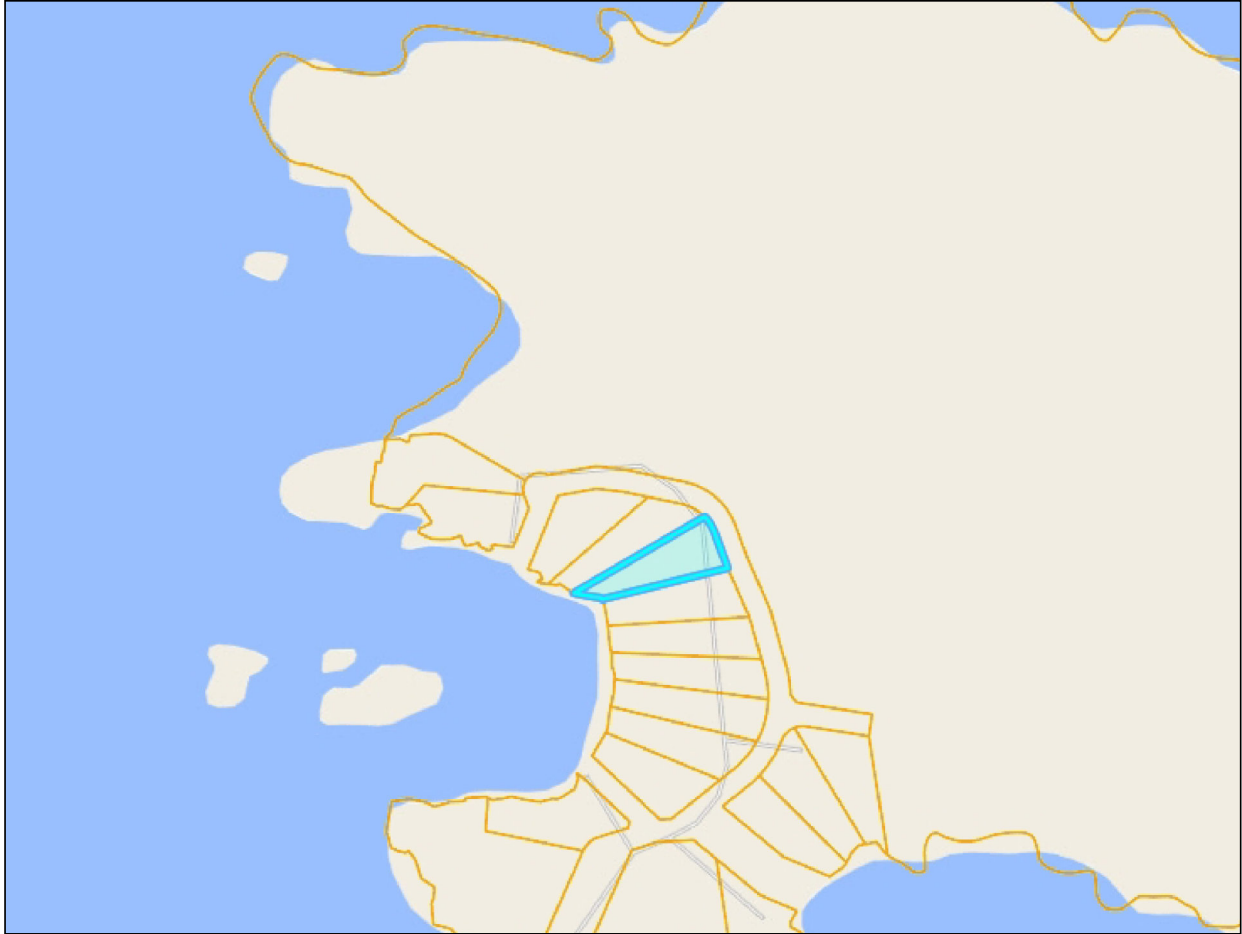
This offering also includes a private dock situated on the dedicated road right of way west of the property. Ownership is shared between the owners of Lot 4 and Lot 5. The walkway is approx. 150ft with a 56x10ft mooring dock at the end. From the road access at the top of the walkway it is approximately 700ft along the common road to the trail leading in to Lot 5. The dock and any boats at it are easily visible from the property and the cabin.

This region brings adventure to your doorstep! The Broughton Archipelago is world renowned for its resident and transient whale populations. The entire region is considered one of the premier kayaking and it also provides excellent fishing, hiking, boating and sport diving opportunities. 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 regal bald eagles. Vast numbers of salmon migrate through these waters providing excellent salmon fishing.

Surrounded by the mountains of Vancouver Island to the west and the Coast Range on the mainland of British Columbia, the remote islands of the Broughton Archipelago Marine Park are undeveloped and provide outstanding wilderness coastal experiences. The region also provides access to the many channels and inlets on the central mainland coast of BC, which are only accessible by boat.







RESIDENTIAL RECREATIONAL ZONE (REC-1)

(Added by Bylaw No. 137 and Amended by Bylaw No. 771)

The intent of the Residential Recreational Zone (REC-1) is to permit the location of residences and cottages on lots in remote locations of the RDMW on a strictly seasonal basis. No year-round or permanent residential occupation of lots is intended to be permitted in this zone.

A.11.1 PERMITTED USES

In the Residential Recreational Zone (REC-1), the use of land, buildings, and structures is restricted to:

- a) Seasonal residential single detached dwellings
- b) Seasonal cottage dwellings on parcels with a seasonal single detached dwelling unit as per section A.11.3 b)
- c) Home occupations
- d) Home offices
- e) Nature park
- f) Wharfs and docks subsequent to receiving provincial and federal approvals
- g) Buildings and uses accessory to a principal use.

A.11.2 MINIMUM LOT SIZE

The minimum lot size is 1.5 hectares.

A.11.3 DWELLING UNITS PER LOT

- a) One seasonal single detached dwelling unit shall be permitted per lot.
- b) One seasonal cottage dwelling unit as an accessory use limited to a maximum gross floor area and maximum footprint of 60m² on a lot that exceeds 1.5 ha.

(Amended by Bylaw No. 910)

A.11.4 CONDITIONS OF USE

- a) Development shall be served by either individual on-site septic treatment systems or by a communal system and approved by a qualified, registered professional engineer designed to conform to the standards of the provincial jurisdiction having authority.
- b) Development shall be serviced by a secure source of potable water from a private well, rainwater harvesting with treatment or by a community water supply and distribution system approved by the provincial agency having authority.

A.11.5 LOT REQUIREMENTS

Each lot shall have a minimum of 30m frontage and the maximum lot coverage permitted shall be 10%. Further subdivision shall be precluded by restrictive covenant.

A.11.6 BUILDINGS SETBACKS

Buildings shall be situated on the lot to provide a minimum front yard of 9 meters, side yard of 4.5 meters and rear yard of 9 meters. All buildings shall be setback a minimum of 15 meters from the ocean. No building shall exceed 10.5 meters in height.

A.11.7 UNSIGHTLY STORAGE

No parcel shall be used for the open or outdoor storage of derelict vehicles, equipment and boats or as a junkyard and no person shall permit such vehicles, equipment or junk to remain on any parcel. Any vehicle that is not licensed for a period of one year is not housed in garage or carport shall be deemed to be a derelict vehicle or junk.

A.11.8 AREA VARIANCE

Notwithstanding the minimum permitted parcel size requirement of this zone a reduction in the minimum parcel area requirements of up to 20% of the minimum parcel size otherwise required is permitted where:

- a) In respect of siting circumstances where lands have a grade exceeding 30% and are considered steep or hazard lands, or are subject to periodic flooding or have a building area restricted by wetted areas;
- b) In all other respects, the proposed subdivision complies with this bylaw;
- c) Not more than five (5) percent of the area of the parcel proposed to be subdivided is characterized by steep slopes with a grade exceeding 30% or wetted areas;
- d) The average parcel size of the proposed subdivision is greater than 3 ha., and
- e) Subject to any other conditions established by the Regional District of Mount Waddington.

A.11.9 SETBACKS FROM HAZARDOUS FEATURES

No building or structure shall be sited closer than 15 m from a steep or hazardous slope or lands or wetland areas unless a report signed and sealed by a professional geotechnical engineer establishes an alternative setback distance.



www.bcoceanfront.com
 Shelley McKay* 250-830-4435
 Ed Handja* 250-287-0011
 theteam@bcoceanfront.com



ROYAL LEPAGE
 Advance Realty Ltd.
 888-286-1932
 250-286-3293

Lot 5 Pearse Island See Remarks BC VON 1A0
 MLS® No: **934632** \$262,500 **Active**



Oceanfront property on Pearse Island, in the Broughton archipelago region of Johnstone Strait. 560sqft cabin with loft, with SW exposure providing great views and fabulous sunsets across Pearse Passage looking towards Cormorant Island and Vancouver Island. Quick boat access from Port McNeill, Alder Bay or Telegraph Cove. Beautifully forested, approx. 100ft beachfront. Set up and back from the water, the cabin is a well-built structure situated on concrete footings, with cedar siding and a metal roof. It is not fully finished inside, however it is fully insulated and prepared with vapour barrier inside. Open living space with separate bedroom, large oceanside covered deck. Current systems include rainwater collection, a solar panel with 12 volt batteries, portable generator, propane cookstove, and an outhouse. Offering also includes a shared private dock by the dedicated road right of way west of the property. The dock is easily visible from the property and the cabin.

Room	Level	Dims/Pieces
Bedroom	Main	12X11
Dining Room	Main	10X10
Kitchen	Main	10X6
Living Room	Main	10X14
Loft	Second	12X20

MLS® No: **934632** List Price: **\$262,500**
 Status: **Active** Orig Price: **\$299,500**
 Area: **Islands** Sub Area: **Isl Small Islands (North Island Area)**
 DOM: **308** Sold Price:
 Sub Type: **Single Family Detached** Title: **Freehold**
 Pend Date:

Interior				
Beds: 1	Baths: 0	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 800	UnFin SqFt: 0	SqFt Total: 800	Basement: No	Add Accom: None
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 1	Laundry: None
Layout: Main Level Entry with Upper Level(s)		Appl Incl: See Remarks		
Heating: Wood		Cooling: None		
Intr Ftrs:				

Exterior/Building			
Built (Est): 2009	Front Faces: Southwest	Storeys:	Bldg Warranty: No
Construction: Frame Wood	Access: Marine	Foundation: Pillar/Post/Pier	Roof: Metal
Lgl NC Use: No	Exterior Ftrs: Balcony/Deck	Bldg Style: Cottage/Cabin	

Lot				
Lot SqFt: 44,867	Lot Acres: 1.03	Dimensions:	Shape:	
Park Type: None	Park Spcs: 0	View: Mountain(s), Ocean	Waterfront: Ocean	Water: Other
Carpport Spcs: 0	Garage Spcs: 0	Services: None		
Sewer: None	Restrictions: Restrictive Covenants			
Lot Ftrs: Acreage, Dock/Moorage, Marina Nearby, Recreation Nearby, Rural Setting, Walk on Waterfront				

Legal/Public Records			
Assessed: \$270,600	Assess Yr: 2023	Taxes: \$1,037	Tax Year: 2023
PID: 000-134-121	Roll No: 14885120	Zoning: REC-1	Zone Desc: Rural Residential
Plan Number: 40309	Lot: 5 Block:	District Lot: 1087	Land District:
Legal Description: Lot 5, District Lot 1087, Pearse Island, Rupert District, Plan 40309			



The BC Oceanfront Real Estate Team



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Personal Real Estate Corporation
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Ed Handja
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Zoning: Rec-1
Regional District of Mount Waddington

Taxes: \$1,037 (2023)

Longitude: 50° 34'N Latitude: 126° 52'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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