



## 12 Acres close to amenities...

If you are on the lookout for an acreage, this one need to be on your list. Rarely do properties larger than 1/2 acre come available this close to the Village and ferry and this 12 acre beauty has lots going for it. Some elevation changes make it attractive but it they are gentle enough that the entire property is useable. There is access off of two roads (Dole & Samson) so your home could be off of one and the cottage off of the other. The well is rated at 30+ GPM which is phenomenal. The property is well forested with a rough driveway off of both access roads. These driveways wrap around the property and lead to a couple cleared areas. A great opportunity.



**Martin Velsen**

Personal Real Estate Corporation

p. 250.751.1223

c. 250.327.2324

tf. 877-889-0482

e. martin@martinvelsen.com

**[martinvelsen.com](http://martinvelsen.com)**

MARTIN  VELSEN  
REAL ESTATE TEAM

**RE/MAX**  
OF NANAIMO  
Independently Owned and Operated





Gabriola Island is located on the West Coast of Canada and is the Northernmost of the Southern Gulf Islands. Access is via a 20 minute ferry out of Nanaimo and by float planes from Vancouver.

The population hovers around 4500 with a surge during the summer and holidays. The climate is mild and enjoyable any time of the year. The pace is relaxed on the island and you will find an abundance of artists studios and galleries. You can find all of life's necessities on the island including: grocery, fuel, home building supplies, pubs, restaurants, clothing & sporting goods, doctors & dentist...

This property is a 3 minute drive to the Village or the ferry. The property is very private with large acreages to the South East and has access from two roads.



PLAN OF SUBDIVISION OF SE1/4 of SECTION 12, AND, THE SW1/4 OF SECTION 13 EXCEPT THE SE 1/4 OF THE SW 1/4, ALL ON GABRIOLA ISLAND, NANAIMO DISTRICT

41.452  
**DETAIL A**  
(not to Scale)

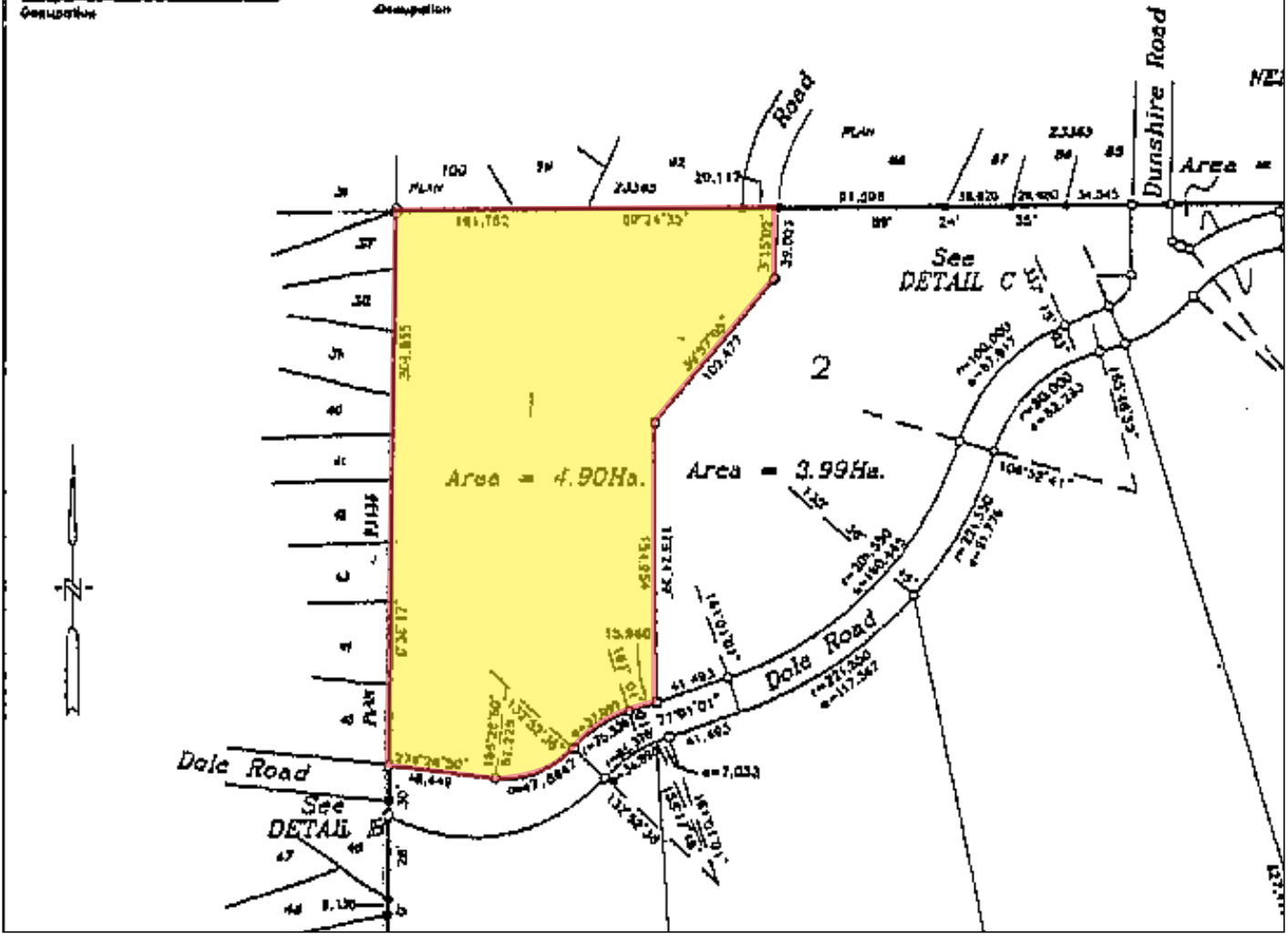
B.C.G.S. 920.011

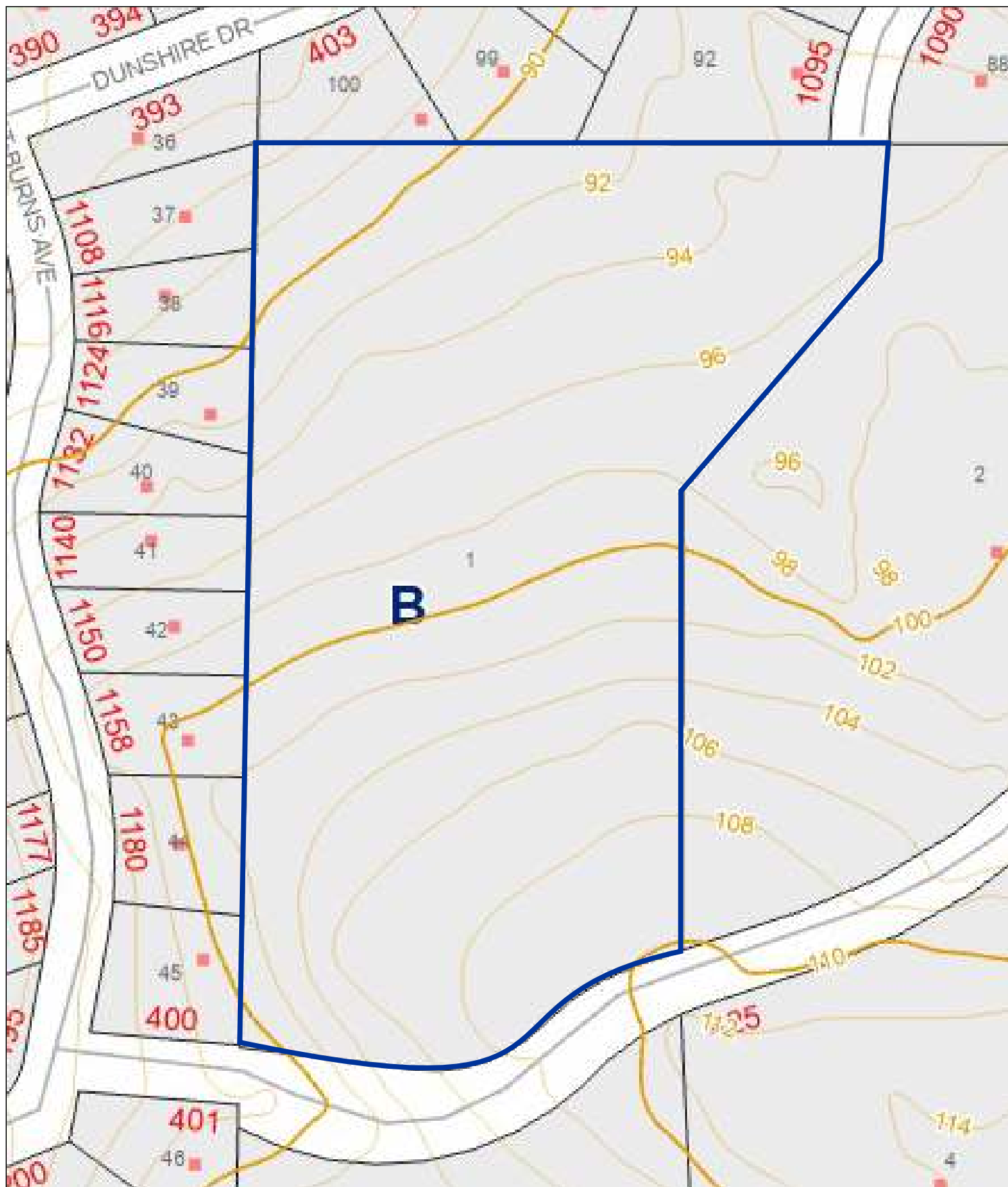
*Also excepting Part in Plan V1976611*

Engineered Owner  
148871 B.C. Lic No 54639  
*[Signature]*  
Authorized Signatory *[Signature]*  
Authorized Signatory *[Signature]*  
Witness *[Signature]*  
402-307 Fort St.  
address VICTORIA B.C.  
*[Signature]*  
Occupation

Mortgagee  
Mortgage First Mortgage Fund Inc.  
*[Signature]*  
Authorized Signatory *[Signature]*  
Authorized Signatory *[Signature]*  
Witness R. BERTHOLD, LAWYER  
535-64 STUART ST.  
address VICTORIA, B.C. V8W 1S2  
Lawyer  
Occupation

Dole Road  
PLAN 2  
12  
**DETAIL**  
(not to Scale)









## D.2.4 Resource (R)

### D.2.4.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Resource (R) zone:

#### a. Permitted Principal Uses

- i *agriculture*, including the sale of agricultural products grown or raised on the *lot* but excluding animal husbandry on *lots* less than 2.0 hectares (4.94 acres)
- ii *forestry*
- iii *single family* residential
- iv shooting range, on lands as shown on Schedule C, Map 4
- v agri-tourism

#### b. Permitted Accessory Uses

- i *home occupations accessory* to a residential use, subject to Section B.3
- ii *secondary suite* residential, on *lots* 2.0 hectares (4.94 acres) or larger, subject to Section B.6.3.
- iii boarding and breeding kennels, *accessory* to a residential use, on *lots* 2.0 hectares (4.94 acres) or larger
- iv boarding and riding stables, on *lots* greater than 2.0 hectares (4.94 acres)

### D.2.4.2 Buildings and Structures

The *buildings* and *structures* permitted in Article B.1.1.2, plus the following *buildings* and *structures* and no others are permitted in the Resource (R) zone:

#### a. Permitted Buildings and Structures

- i Maximum of:
  - one *single family dwelling per lot*;
  - one *secondary suite per lot*;
  - three *buildings per lot* excluding a *secondary suite*, *pump/utility house* and *woodshed*, and that are *accessory* to all dwellings; and
  - one *produce stand per lot*, not exceeding 20.0 square metres (215.3 square feet) in *floor area*, *accessory* to an agricultural use.
- ii Other non-residential *buildings* and *structures* to accommodate:
  - *agriculture*, *forestry*, boarding and breeding kennels, and boarding and riding stables; and
  - shooting range, on lands as shown on Schedule C, Map 4

### D.2.4.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Resource (R) zone:

#### a. Buildings and Structures Siting Requirements

- i On *lots* less than 1.0 hectare (2.47 acres), except for a sign, *fence*, or *pump/utility house*, the minimum *setback* for *buildings* or *structures* is:
  - 6.0 metres (19.7 feet) from the *front lot line*;
  - 4.5 metres (14.8 feet) from any *exterior side lot lines*; and
  - 1.5 metres (4.9 feet) from any *interior lot lines*.
- ii On *lots* 1.0 hectare (2.47 acres) or larger, except for a sign, *fence*, or *pump/utility house*, the minimum *setback* for *buildings* or *structures* is:
  - 10.0 metres (32.8 feet) from any lot line, except the minimum setback for greenhouses is 7.5 metres (24.6 feet) from any lot line.
- iii Despite items D.2.4.3a.i and D.2.4.3a.ii:
  - the minimum setback of boarding and breeding kennels is 30.0 metres (98.0 feet) from any lot line or well head;
  - the minimum *setback* for agricultural waste storage is 30.0 metres (98.4 feet) from any *lot line* or well head; and
  - the minimum setback for an agricultural produce stand in the Resource (R) zone is 4.5 metres (14.7 feet) from the front lot line.
  - *Lot Coverage Limitations*
  - The maximum combined *lot coverage* by *buildings* and *structures* is 10 percent of the *lot area*.

#### b. Lot Area Requirements for Subdivision

- i The minimum average *lot area* is 8.0 hectares (19.77 acres).
- ii The minimum *lot area* is 2.0 hectare (4.94 acres), excepting that the minimum *lot area* is 1.0 hectare (2.47 acres) where serviced by a *community water system* and a *community sewer system*.

The full zoning bylaws and building guidelines are available online at: [islandstrust.bc.ca](http://islandstrust.bc.ca)



# For Clarity

November 7, 2003

Drilled 500 ft with 20 ft casing installed & Grouted.  
Water quality & quantity not guaranteed by Drilling Contractor  
Estimated Total Water Yield - THIRTY PLUS GPM

Well Depth 500 ft  
Static Water Level 200 ft

**BRITISH COLUMBIA** **BC** **Environment** **Water Management Branch, Community Section**

**WATER WELL RECORD** Date: **NOV 07 2003**

Well No: **02111** Location: **LOT 1 DOLE ROAD, GABRIOLA**

Owner Name & Address: **11000A HURON AVENUE, NANAIMO, BC V9T 2K9**

Well Description & Address: **WELL 2003**

Drilling Date: **NOV 07 2003**

**1. TYPE OF WORK**  
 1.1 New Well  1.2 Rehabilitation   
 2.1 Casing  2.2 Pump  2.3 Other

**2. WORK METHOD**  
 2.1 Rotary  2.2 Auger  2.3 Other

**3. WATER WELL USES**  
 3.1 Domestic  3.2 Irrigation  3.3 Other

**4. SPECIALS ACTIVITIES**

**5. MEASUREMENTS**

DEPTH (ft)	DIAMETER (in)	TYPE	REMARKS
0	4	Steel	Well Head
20	4	Steel	Casing
500	4	Steel	Casing

**16. FINAL WELL COMPLETION DATA**  
 Well Depth: **500 ft**  
 Static Water Level: **200 ft**  
 Well Head Completion: **AS PER PLAN**

**17. DRILLER INFORMATION**  
 Driller Name: **WATER WELL SERVICES LTD**  
 Address: **2000 1/2 ST. JOHN ST, NANAIMO, BC V9T 2K9**

**18. CONTRACTOR**  
 Name: **WATER WELL SERVICES LTD**  
 Address: **2000 1/2 ST. JOHN ST, NANAIMO, BC V9T 2K9**  
 Phone: **(250) 477-1111**





**Land Title District** VICTORIA  
**Land Title Office** VICTORIA

**Title Number** CA7528105  
**From Title Number** FA96347

**Application Received** 2019-05-30

**Application Entered** 2019-06-03

**Registered Owner in Fee Simple**  
**Registered Owner/Mailing Address:** ADRIENNE  
 NANAIMO, BC

### UNDERSURFACE RIGHTS

This gives the mineral rights on the land to the province of BC. This is common and is on the majority of properties in BC

**Registered Owner/Mailing Address** RILEY  
 GABRIOLA, BC

### STATUTORY RIGHT OF WAY

This gives BC Hydro the authority to enter the property to service the power lines and poles

**Taxation Authority** Nanaimo/Cowichan Assessment Area

**Description of Land**  
**Parcel Identifier:** 025-953-192  
**Legal Description:**  
 LOT 1 SECTION 12 GABRIOLA ISLAND NANAIMO DISTRICT PLAN VIP76972

### STATUTORY RIGHT OF WAY

This gives Telus the authority to enter the property to service their transmission lines and equipment

**Legal Notations**  
 FOR CROWN GRANT OF TIMBER, SEE DD 174214G

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE ET110373

### Charges, Liens and Interests

**Nature:** **UNDERSURFACE RIGHTS**  
**Registration Number:** M76301  
**Registered Owner:** HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA  
**Remarks:** INTER ALIA  
 AFB 38.113.D32066; DD 51764G; SECTION 172(3)

**Nature:** **STATUTORY RIGHT OF WAY**  
**Registration Number:** EW56374  
**Registration Date and Time:** 2004-05-10 14:04  
**Registered Owner:** BRITISH COLUMBIA HYDRO AND POWER AUTHORITY  
**Remarks:** INTER ALIA

**Nature:** **STATUTORY RIGHT OF WAY**  
**Registration Number:** EW56375  
**Registration Date and Time:** 2004-05-10 14:04  
**Registered Owner:** TELUS COMMUNICATIONS INC.  
 INCORPORATION NO. 55547A  
**Remarks:** INTER ALIA



**Lot 1 Dole Rd Gabriola Island BC V0R 1X2**

MLS® No: **922005** **\$600,000** **Active**



12 ACRES with ACCESS from two roads. This large forested acreage is conveniently located close to the ferry and the Village Center and has access, with driveways already installed, off of Dole Road and Samson Road. The zoning allows a home plus a detached cottage so each could be totally private - perfect for an extended family purchase. You can also build 3 more non-residential buildings on the property (workshops, garages, studios, barns, etc) There are several clearings on the property and some rough roads which are driveable but may eventually need some work. A strong well logged at 30+ gallons per minute is ready to go. Larger acreages are hard to come by and this close to the village is very rare. Priced to sell - this one will not last.

MLS® No: **922005**  
 Status: **Active**  
 Area: **Islands**

List Price: **\$600,000**  
 Orig Price: **\$600,000**  
 Sub Area: **Isl Gabriola Island**  
 Sold Price:

DOM: **10**  
 Sub Type: **Land**  
 Pend Date:

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>527,512</b>	Lot Acres: <b>12.11</b>	Dimensions:	Shape:	Water: <b>Well: Drilled</b>
Park Type:	Park Spcs: <b>10</b>	View:	Waterfront:	
Carport Spcs: <b>0</b>	Garage Spcs: <b>0</b>			
Sewer: <b>Septic Needed</b>	Restrictions:	Services: <b>Cable Available, Electricity Available, Garbage, Phone Available, Recycling</b>		
Lot Ftrs: <b>Acreage, Central Location, Easy Access, Marina Nearby, Recreation Nearby, Rural Setting, Shopping Nearby, Southern Exposure</b>				

**Legal/Public Records**

Assessed: <b>\$469,000</b>	Assess Yr: <b>2022</b>	Taxes: <b>\$1,739</b>	Tax Year: <b>2022</b>
PID: <b>025-953-192</b>	Roll No: <b>13878110</b>	Zoning: <b>R</b>	Zone Desc: <b>Other</b>
Plan Number: <b>VIP76972</b>	Lot: <b>1</b> Block:	District Lot:	Land District: <b>32</b>
Legal Description: <b>Lot 1, Section 12, Gabriola Island, Nanaimo District, Plan VIP76972</b>			



### GABRIOLA ISLAND

Welcome to Gabriola Island, the most accessible of the Gulf Islands with a regular ferry to Nanaimo running from early morning to late evening and daily flights to Vancouver.

With a population that hovers around 5,000 full time residents, the amenities for all your day to day needs can be found right here on the island. There are several commercial strip malls and literally dozens of art galleries.

*Looking for something to do?* Hike trails in the 700 acre park or in any one of the dozens of other parks, walk the beaches, visit the museum, check out the petroglyphs, kayak around the islands, go sport fishing, play a round of golf, take in a play, enjoy a “jam session” at a number of venues, cycle around the island (about 30 km), have an Americano at Mad Rona’s, take a yoga class, do tai chi, visit the Farmer’s Market, stop by the Alpaca farm....



- Population 4,045 (2011 census)
- Homes 2,978 (2011 census)
- Size 53 square kilometers
- 14 km long x 4.2 km wide
- Average rainfall: 36 inches
- Stop lights - None
- Fire Department - 2 stations
- Medical: Ambulance, doctors
- 2 medical offices, 1 dental office
- Grocery store, Pharmacy, Public library
- Schools: K - Grade 7
- Restaurants: 5
- Pubs: 3
- Gas Station: 1 - Co-op
- Building supplies & lumber yard
- Shooting range
- 4 Marina’s, 2 with boat fuel
- Float plane terminal
- Atmosphere: Ridiculously friendly
- Artistic talent: Wildly abundant

