



Tidy 3 bedroom home...

Welcome to easy, relaxed living on beautiful Gabriola Island — the perfect place to downsize without compromise. This well cared for 3-bedroom home offers manageable space, privacy, and thoughtful updates, all on a quiet corner lot just minutes from the Village amenities.

Designed for comfort and simplicity, the home features a bright, spacious living room and a separate dining area. Newer front and back decks create inviting outdoor spaces to enjoy morning coffee or quiet afternoons. The fully fenced yard is perfect for a small garden or pets, and the forested area along one side enhances privacy and connection to nature. There's also RV parking and plenty of room to build a workshop, garage, or studio, giving you flexibility for hobbies or storage.

- 3 bedrooms / 1 bathroom
- Newer vinyl windows
- Great well at 12 gpm
- Fenced side and back yard
- Mature landscaping
- Fruit trees
- Feature pond area
- RV parking
- Very private
- Clean dry crawlspace
- Heat pump

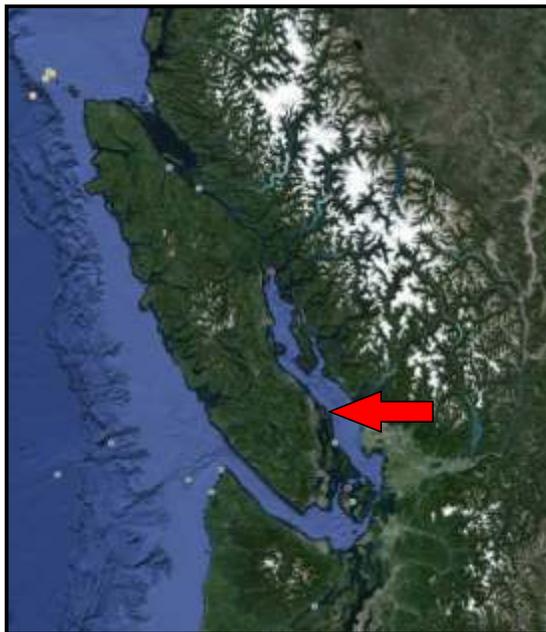


Listed and Marketed by
Martin Velsen Personal Real Estate Corporation



martin@martinvelsen.com
250-327-2324

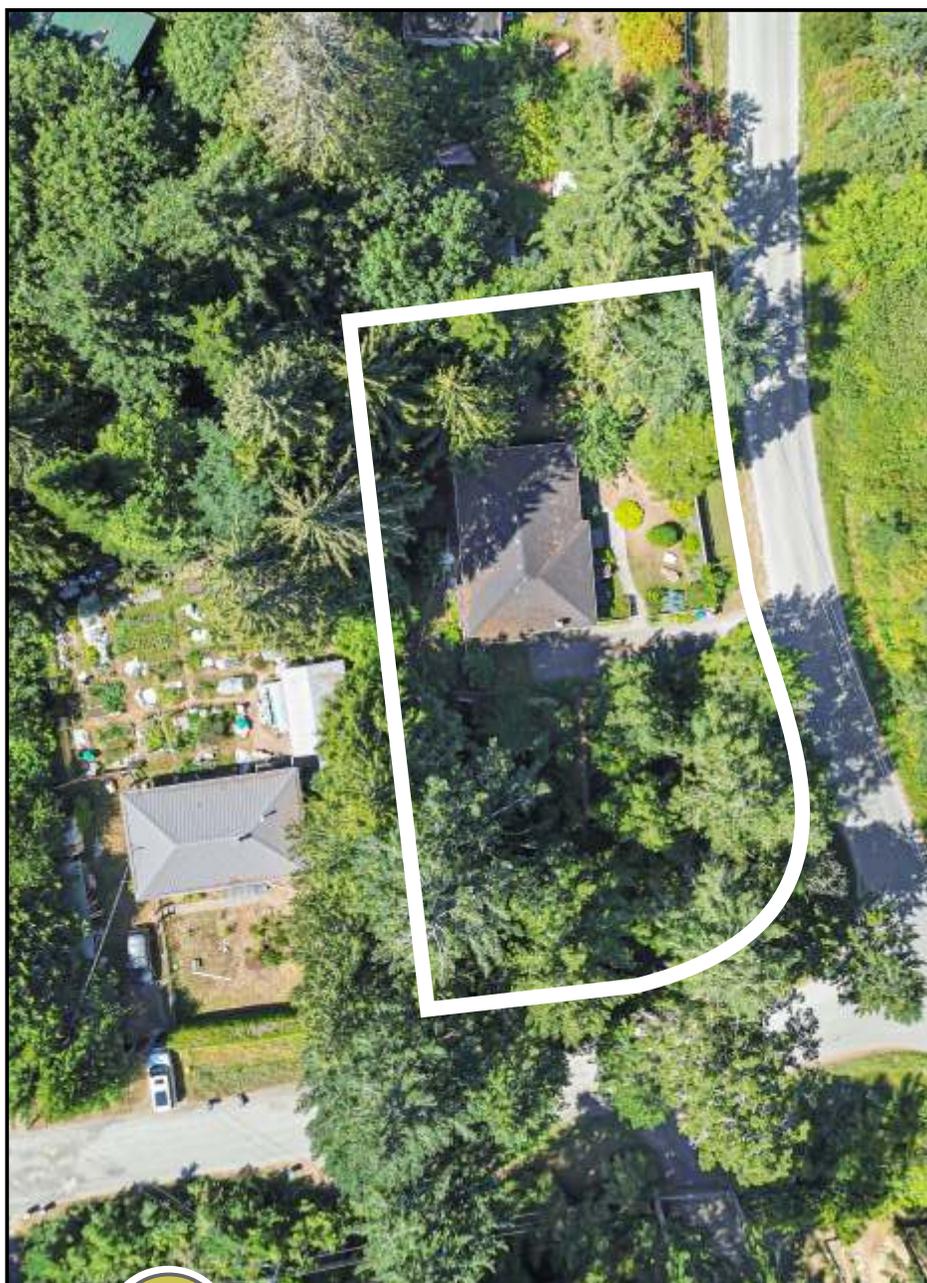
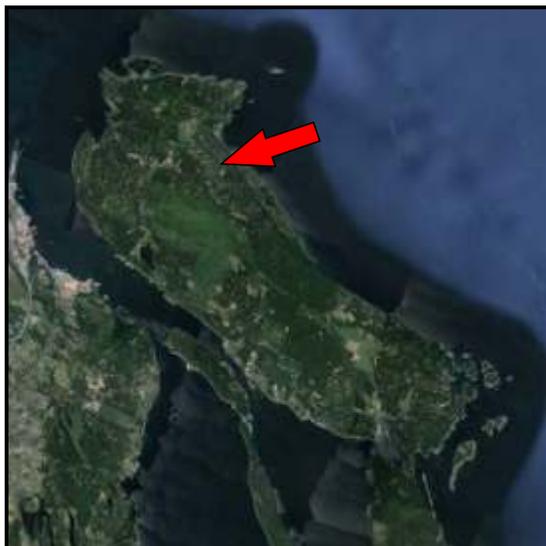


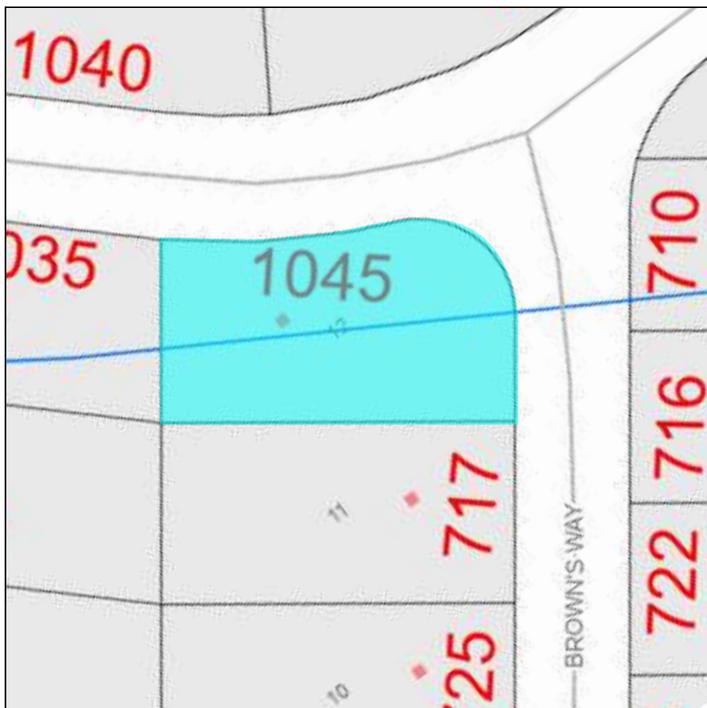
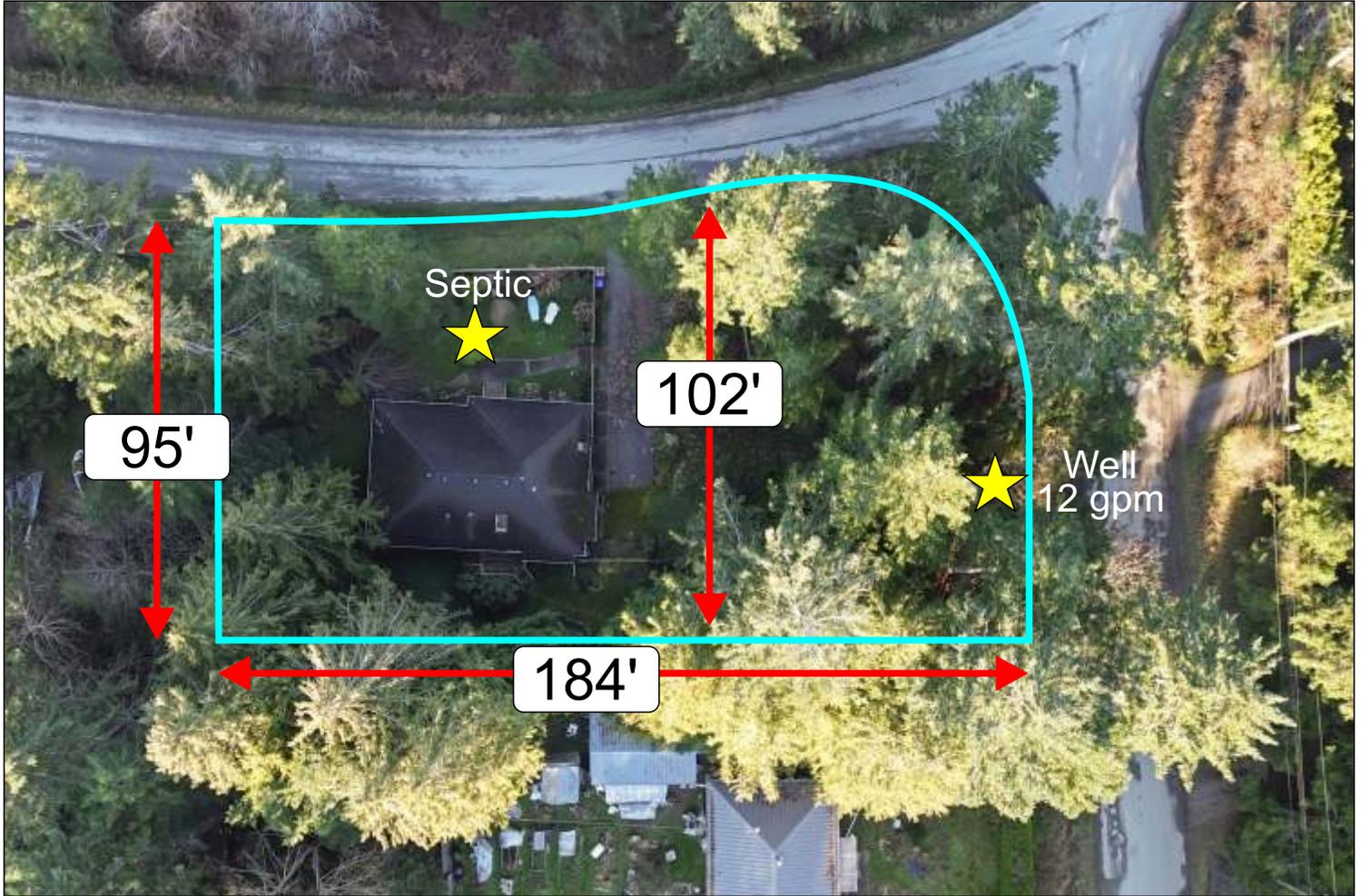


Gabriola Island is located on the West Coast of Canada and is the Northernmost of the Southern Gulf Islands. Access is via a 20 minute ferry out of Nanaimo and by float planes from Vancouver.

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 15 minute walk to the Village. Rollo McClay Park is a 5 min walk away and over 800 acres of parkland within a few minute drive.



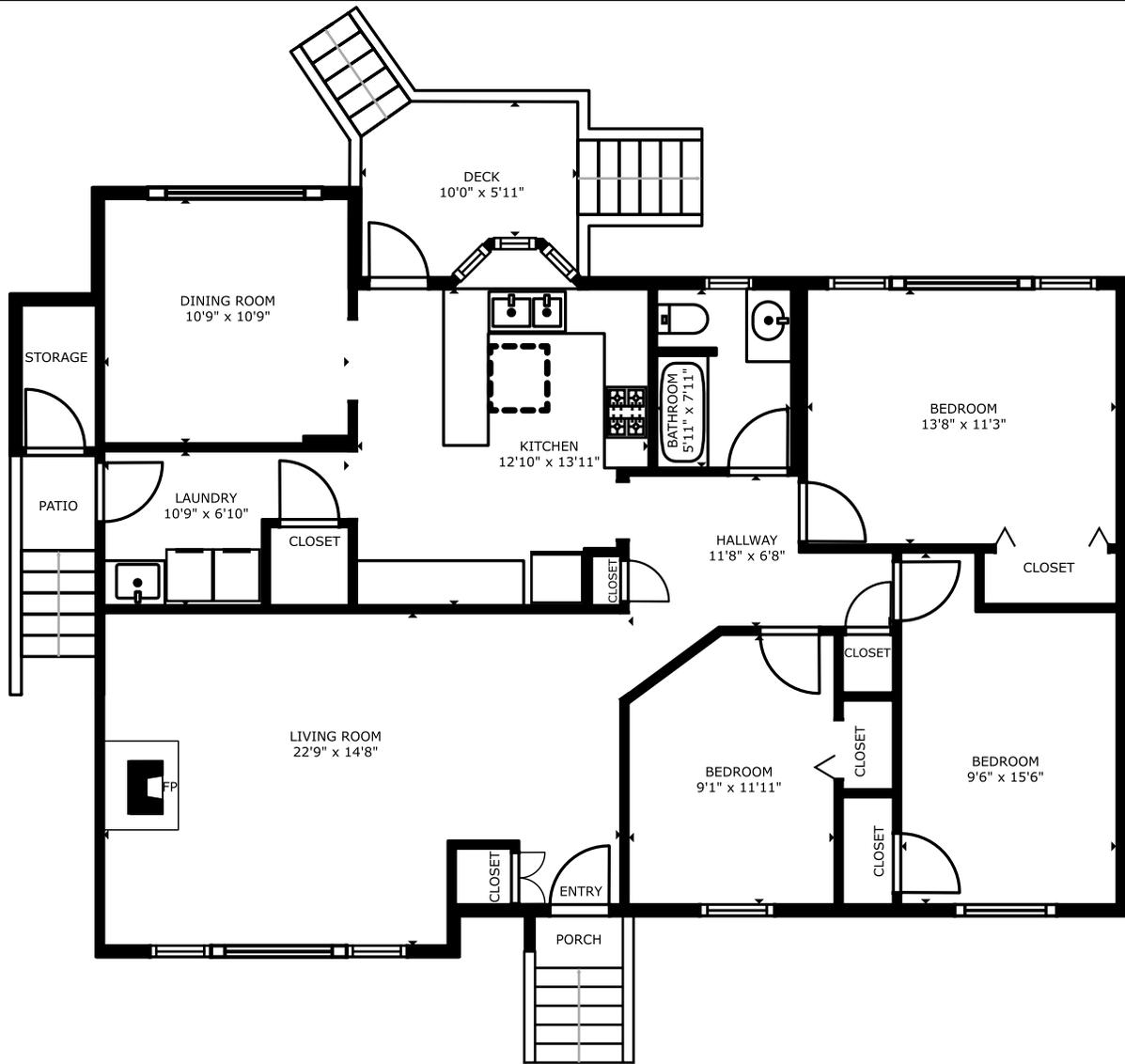


The seller does not have a site survey of the property. These measurements have come from the Regional District of Nanaimo (RDN) maps which have proven to be very accurate.

There is a well log and the location is quite easy to find.

We have the original paperwork from the installation of the septic but no further details





The fenced area is shown with the red dotted line







WTN 7 3184

008497

D. WINDECKER WATER WELLS

RR#1, Site 3, C4, Gabriola, B.C.

V0R 1X0

604-247-9391

Owner: Heinrich Helina

Address: Gabriola Is.

>:

Location: McClay & Brown Way Lot12

1: Plan 21586 Sec 18

Date: 20-07-95

Yield: 12.00 gmp

Static water: 40'

Pumping level: 190'

Casing used: 20'

Sources: 12.00 gmp at: 180 feet

two: gmp at: feet

three: gmpat: feet

Driller: Rob

Depth

Material

Overburden

1: 19'

: grey

: sandstone

2: 200'

*: well

<: complete

3:

o:

+

4:

—:

=:

5:

Minimum charge 30'

0926 011-442
PID: 003 457-176
LD: Nanaimo
1045 McClay Way

Zone 10: 5447544 N
440311 E





Province of British Columbia Ministry of Health and Ministry Responsible for Seniors

APPLICATION FOR PERMIT TO CONSTRUCT OR REPAIR A SEWAGE DISPOSAL SYSTEM

FOLIO NUMBER 04-768-13898-555		DATE OF APPLICATION (DMY) July 6/95		<input checked="" type="checkbox"/> New Construction		<input type="checkbox"/> Repair		<input type="checkbox"/> Alteration			
OWNER INFORMATION Correspondence to be sent to <input type="checkbox"/> owner	NAME OF OWNER H HEURICH		1035 McClay Way		TELEPHONE NUMBER						
	MAILING ADDRESS RR #2 Site 57 C14 Gabriola B.C.		City		Postal Code VOR1X0						
APPLICANT INFORMATION Correspondence to be sent to <input type="checkbox"/> applicant	NAME OF APPLICANT DEGNEW EXCAVATORS RR #2 Site 24		City		TELEPHONE NUMBER 247 8817						
	MAILING ADDRESS C37 Gabriola B.C.		City		Postal Code VOR1X0						
LOT INFORMATION	LEGAL DESCRIPTION OF WHERE DISPOSAL SYSTEM IS TO BE CONSTRUCTED Lot 12 P/21586 Sec 18 1035 McClay way Gabriola B.C. VOR1X0 NANAIMO										
	STREET ADDRESS / GENERAL LOCATION 1045 McClay Way										
PREMISE INFORMATION	SEWAGE DISPOSAL SYSTEM WILL SERVE: <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> DUPLEX <input type="checkbox"/> OTHER (specify):			NUMBER OF BEDROOMS: 3		FINISHED BASEMENT <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		DO YOU INTEND TO ADD A BASEMENT SUITE OR MORE BEDROOMS IN THE FUTURE? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
	ESTIMATED DAILY SEWAGE FLOW:			TOTAL LIVING AREA: 1600		LOT SIZE: 100 X 180					
SYSTEM INFORMATION	TYPE OF SEWAGE DISPOSAL SYSTEM: <input checked="" type="checkbox"/> CONVENTIONAL <input type="checkbox"/> ALTERNATE (E.G. <input type="checkbox"/> PRIVY <input type="checkbox"/> LAGOON, <input type="checkbox"/> RAISED MOUNDS, <input type="checkbox"/> SEEPAGE BED) <input type="checkbox"/> DEEP TRENCH <input type="checkbox"/> OTHER (specify):				SEPTIC TANK MANUFACTURER ABC			LIQUID VOLUME OF TANK 600			
	MATERIAL OF SEPTIC TANK CEMENT				TOTAL LENGTH OF DRAINAGE PIPE 180			TYPE OF DRAINAGE PIPE: <input checked="" type="checkbox"/> PVC <input type="checkbox"/> OTHER (specify):			
ALTERNATE INFORMATION	PRESSURE DISTRIBUTION PROPOSED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		LAGOON SIZE		DEPTH OF CLAY SOIL		GARBURATOR <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO				
	IF PACKAGE TREATMENT PLANT IS PROPOSED GIVE: MAKE MODEL		TREATMENT CAPACITY		SEWAGE PUMP: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		FIELD DOSE VOLUME PUMPED PER CYCLE:				
SITE INFORMATION	SOIL DESCRIPTION DEPTH OF SOIL: <input checked="" type="checkbox"/> over 1.2 m (4 ft.) <input type="checkbox"/> under 1.2 m (4 ft.) If under 1.2m (4 ft.), due to <input type="checkbox"/> rock or <input type="checkbox"/> clay at 4' ft. from surface.										
	DEPTH TO WATER TABLE: <input checked="" type="checkbox"/> over 1.2 m (4 ft.) <input type="checkbox"/> under 1.2 m (4 ft.) If under 1.2m (4 ft.) the depth is 4'										
	PERC TESTS SLOWEST RATE FROM test hole #1 6 min./2.5 cm (1 inch) test hole #2 8 min./ 2.5 cm (1 inch) AVERAGE OF SLOWEST RATE FROM EACH TEST HOLE 7 min./ 2.5 cm (1inch)										
	WATER INFORMATION SOURCES OF DOMESTIC WATER: Well DISTANCES OF PROPOSED DISPOSAL FIELD FROM Well source of domestic water 100' own well 100' neighbouring wells — stream or lake — water lines										
RESTRICTIVE COVENANTS	ARE THERE ANY RESTRICTIVE COVENANTS WHICH WILL AFFECT THE DESIGN OR LOCATION OF THE SEWAGE DISPOSAL SYSTEM? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, explain										
DECLARATION	The information on this application is accurate and true to the best of my knowledge: <input checked="" type="checkbox"/> Owner or <input type="checkbox"/> Agent				OFFICE USE ONLY						
	Signature A.R. McDonald				Date July 6/95		PAID: PAID		DATE: JUL 10 1995		INITIALS: 250.00 9474295 RL

POSTED

04-768-13898-555



PERMIT TO CONSTRUCT, INSTALL, ALTER OR REPAIR

Pursuant to this application and the Sewage Disposal Regulations, permission is hereby granted to construct, install, alter, or repair the septic disposal system on this property. This permit may be cancelled if variations are made to these plans and specifications.

Conditions of Permit: *This sewage field must conform to the requirements set forth in the B.C. Sewage disposal policy Manual. This drain field must be 100 feet from any well & 50 feet from any Breakout point.*

DATE PERMIT VALID: *July 13/95* SIGNATURE OF PUBLIC HEALTH INSPECTOR / EHO: *[Signature]*

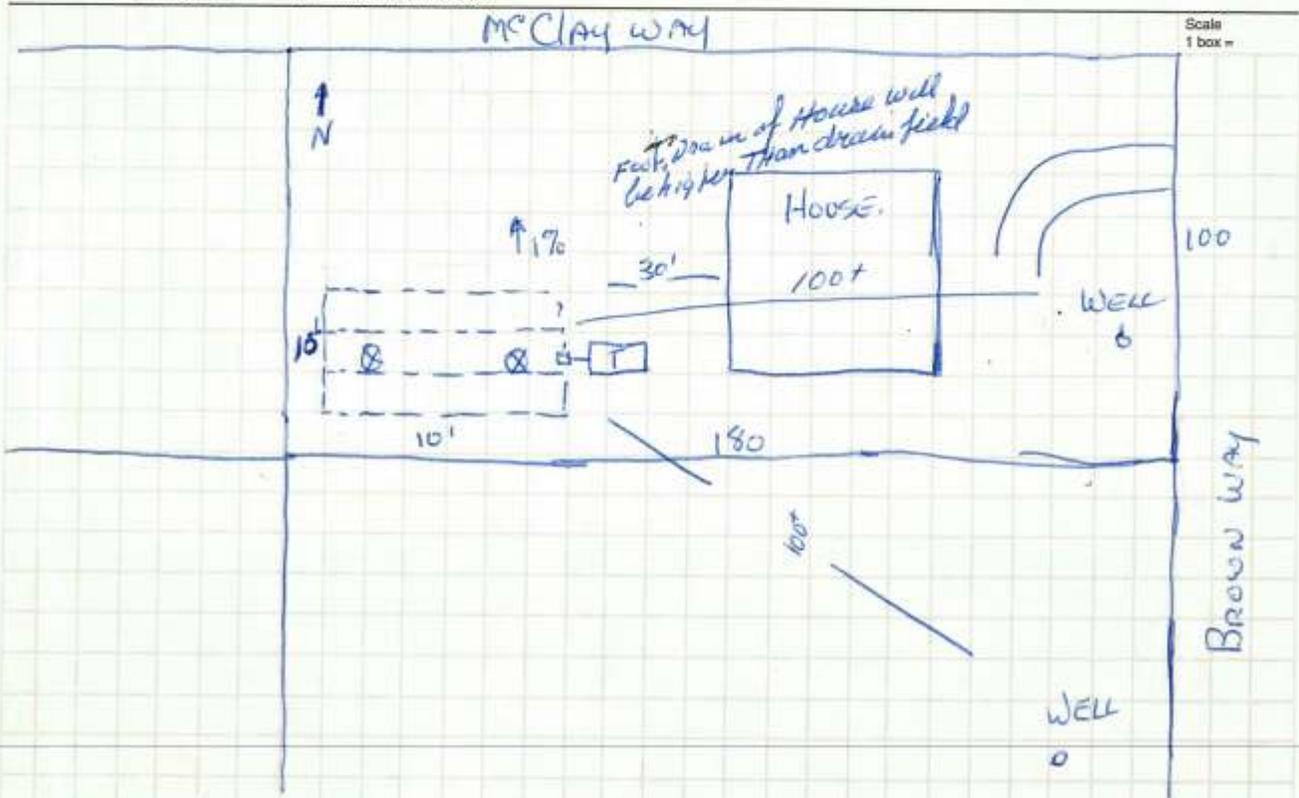
FOR PUBLIC HEALTH INSPECTOR / EHO USE ONLY

SITE EVALUATION <input checked="" type="checkbox"/> file check <input checked="" type="checkbox"/> application complete and consistent <input checked="" type="checkbox"/> soil requirements met <input checked="" type="checkbox"/> setback distances	SITE INFORMATION <input checked="" type="checkbox"/> soil type _____ <input checked="" type="checkbox"/> soil depth _____ <input type="checkbox"/> water table _____ <input checked="" type="checkbox"/> slope _____	COMMENTS <i>fill required to prepare site. Total depth of soil required over water table must be 4 ft.</i>
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PLOT PLAN DRAWN TO SCALE (to be completed by the Applicant/Contractor)

PLOT PLAN CHECKLIST The following items should appear on the plot plan of the proposed system. Indicate which items have been included by checking the appropriate box.

- | | | | | |
|---|--|---|--|--|
| <input checked="" type="checkbox"/> house (or house site) | <input type="checkbox"/> water lines | <input checked="" type="checkbox"/> roadways | Distance from septic tank: | Distance from disposal field (or lagoon/mound): |
| <input type="checkbox"/> other buildings | <input checked="" type="checkbox"/> percolation test holes (2) | <input type="checkbox"/> patio / deck | <input checked="" type="checkbox"/> to house | <input checked="" type="checkbox"/> to house |
| <input checked="" type="checkbox"/> septic tank | <input checked="" type="checkbox"/> observation test holes (2) | <input type="checkbox"/> paved areas | <input checked="" type="checkbox"/> to domestic water source | <input checked="" type="checkbox"/> to perimeter of lot |
| <input type="checkbox"/> pkg. treatment plant | <input type="checkbox"/> surface water (creeks, streams, lakes) | <input type="checkbox"/> parking areas | <input type="checkbox"/> to domestic water pipeline | <input checked="" type="checkbox"/> to own well |
| <input type="checkbox"/> disposal field | <input type="checkbox"/> retaining wall | <input checked="" type="checkbox"/> dimensions of lot | <input checked="" type="checkbox"/> to perimeter of lot | <input type="checkbox"/> to neighbouring wells |
| <input checked="" type="checkbox"/> drinking water sources | <input checked="" type="checkbox"/> "North" arrow | <input type="checkbox"/> property lines | | <input type="checkbox"/> to surface water (springs, streams, creeks, etc.) |
| <input type="checkbox"/> yours <input type="checkbox"/> adjacent neighbours | <input type="checkbox"/> direction of and percentage of ground slope | <input type="checkbox"/> swimming pool | | <input type="checkbox"/> to interceptor drains |



HLTH 135 Rev. 94/09

WHITE COPY - FILE

YELLOW COPY - [unclear]

PINK COPY - TO BUILDING AUTHORITY

BLUE COPY - FOR POSTING



Part D - ZONES

D.1 RESIDENTIAL ZONES

D.1.1 Small Rural Residential (SRR)

D.1.1.1 Permitted Uses

The uses permitted in Article B.1.1.1, plus the following uses and no others are permitted in the Small Rural Residential (SRR) zone:

a. Permitted *Principal* Uses

- i *single family* residential
- ii horticulture, including sale of horticultural products grown on the lot

b. Permitted *Accessory* Uses

- i *home occupation*, subject to Section B.3
- ii *secondary suite* residential, on *lots* 2.0 hectares (4.94 acres) or larger, subject to Subsection B.6.3
- iii *agriculture*, including agri-tourism and the sale of agricultural products grown or raised on the *lot*, on *lots* 2.0 hectares (4.94 acres) or larger
- iv keeping of animals for the personal use of the resident or landowner

BL 293
June/2018

D.1.1.2 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 Small Rural Residential (SRR) 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 agricultural *produce stand* per *lot*, not exceeding 4.6 square metres (50 square feet) *floor area*.
 - Other non-residential *buildings* and *structures* to accommodate *horticulture, agriculture* and the keeping of animals for personal use.

BL 261

BL 293
June/2018

For information purposes only - Farm status under the BC Assessment Act is not required for the construction of *buildings* or *structures* for an agricultural use.

D.1.1.3 Regulations

The general regulations in Part B, plus the following regulations apply in the Small Rural Residential (SRR) zone:

a. *Buildings* and *Structures* Siting Requirements

- i On *lots* less than 1.0 hectares (2.47 acres), except for a sign, *fence*, or *pump/utility house*, the minimum *setback* of *buildings* or *structures* is:

BL 250



TITLE SEARCH PRINT

File Reference: VEL5 MA
 Declared Value \$\$16500.00

2026-02-17, 12:02:16

Requestor: Reception reception

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District VICTORIA
 Land Title Office VICTORIA

Title Number EF63613
 From Title Number 28417W

Application Received 1992-05-26

Application Entered 1992-05-29

Registered Owner in Fee Simple
 Registered Owner/Mailing Address: HELENA RAINEY HEINRICH, HOMEMAKER
 R.R. #2, SITE 57
 GABRIOLA ISLAND, BC
 V0R 1X0

Taxation Authority Nanaimo/Cowichan Assessment Area

Description of Land
 Parcel Identifier: 003-457-176
 Legal Description:
 LOT 12, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT, PLAN 21586

Legal Notations
 LAND HEREIN WITHIN BUILDING SCHEME, SEE 28101W

Charges, Liens and Interests
 Nature: RESTRICTIVE COVENANT
 Registration Number: 374210G
 Registration Date and Time: 1969-03-06
 Remarks: D.D. 28417W

Duplicate Indefeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

This is an old covenant which is not enforceable as the company referenced in it is not longer in business. A full copy is available on request. The 5 items referenced are:

1. Single family dwelling
2. No commercial enterprises
3. No signs with out consent of "Gabriola Wildwood Estates"
4. No outhouse unless screened from view and more than 15 ft from any property line
5. No building or fence can be built or moved with out the consent of "Gabriola Wildwood Estates"



1045 McClay Way Gabriola Island BC V0R 1X3
 MLS® No: **1026852** **\$639,900** **Active**



Well cared for 3 bed home offers comfort, privacy & thoughtful updates, all set on a private corner lot just minutes from the Village. Inside, you'll find a spacious layout featuring a large living room, separate dining room perfect for family gatherings & a bright kitchen with custom made maple cabinetry. The home has been tastefully maintained throughout & has vinyl windows w/forced air furnace & heat pump for reliable heating. Step outside to enjoy newer front & back decks w/updated railings that lead to a large fenced area perfect for pets & gardening. The forested area along the side of the property enhances privacy & connection to nature. Water is plentiful with a strong 12gpm well, a valuable feature on the island. Located close to the Village amenities yet tucked into a quiet setting, this property offers the perfect balance of convenience & tranquility. Looking for a full-time residence or a peaceful island retreat? This lovingly maintained home is ready for its next chapter.

Room	Level	Dims/Pieces
Bathroom	Main	4-Piece
Bedroom	Main	13'8x11'3
Bedroom	Main	9'1x11'11
Bedroom - Primary	Main	9'6x15'6
Dining Room	Main	10'9x10'9
Kitchen	Main	12'10x13'11
Living Room	Main	22'9x14'8

MLS® No: **1026852** List Price: **\$639,900**
 Status: **Active** Orig Price: **\$639,900**
 Area: **Islands** Sub Area: **Isl Gabriola Island**
 DOM: Sold Price:
 Sub Type: **Single Family Detached**
 Pend Date: Title: **Freehold**

Interior

Beds: 3	Baths: 1	Kitchens: 1	Fireplaces: 1	Storeys:
FinSqFt Total: 1,307	UnFin SqFt: 0	SqFt Total: 1,307	Basement: No	Add Accom:
2pc Ensuites: 0	3pc Ensuites: 0	4+pc Ensuites: 0	Beds or Dens: 3	Laundry: In House
Layout: Rancher		Appl Incl: F/S/W/D		
Heating: Electric, Forced Air, Heat Pump		Cooling: Other		
Intr Ftrs:				

Exterior/Building

Built (Est): 1965	Front Faces: Northeast	Storeys:	Bldg Warranty:
Construction: Frame Wood, Insulation All	Access:	Foundation: Poured Concrete	Roof: Asphalt Shingle
Lgl NC Use:	Exterior Ftrs: Balcony/Patio, Fencing: Partial		Bldg Style:

Lot

Lot SqFt: 17,860	Lot Acres: 0.41	Dimensions:	Shape:	Water: Well: Drilled
Park Type: Open, RV Access/Parking	Park Spcs: 4	View:	Waterfront:	
Carpport Spcs: 0	Garage Spcs: 0	Services:		
Sewer: Septic System	Restrictions:			
Lot Ftrs: Central Location, Corner, Level, Quiet Area, Recreation Nearby, Rural Setting, Shopping Nearby				

Legal/Public Records

Assessed: \$443,000	Assess Yr: 2025	Taxes: \$2,025	Tax Year: 2025
PID: 003-457-176	Roll No: 13898555	Zoning:	Zone Desc: Residential
Plan Number: VIP21586	Lot: 12 Block:	District Lot:	Land District: 32
Legal Description: LOT 12, SECTION 18, GABRIOLA ISLAND, NANAIMO DISTRICT PLAN 21586			



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



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