



Private Forested Acreage Kitimat, BC



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Private Forested Acreage

Kitimat, BC

PROPERTY DETAILS

Listing Number:	25096
Price:	\$2,290,000
Taxes (2024):	\$3,936.41
Size:	40 acres
Zoning:	G5-A

DESCRIPTION

Own a very rare and unique 40-acre parcel that was originally homesteaded in the early 1900s. Walk through ancient forests along the original wooden road built for taking cattle to graze the salty beachgrasses of Minette Bay. This private acreage is surrounded by parkland and provides the ultimate feeling of privacy while being only 10 minutes from town. A beautiful and spacious family home with wraparound deck features a stunning Tulikivi soapstone woodstove centerpiece. 3 bedrooms and 2.5 bathrooms with a large family room and a nice open layout gives this beautiful home a great feel. A fully serviced guest cabin built in 2013 approximately 100 yards from the main house provides plenty of extra room for family and friends. A large greenhouse sits next to garden beds including mature blueberry bushes. 120 ft pole shed beside an excellent shop with electricity and ample space inside. Subdivide the property and build your own roads using your own private gravel pit in the southwest corner of the property. This acreage with merchantable timber is in the path of development in the most high-end neighborhood in Kitimat. Enjoy privacy and comfort near town with tremendous development opportunities.

LOCATION

499 Quatsino Blvd - Kitimat, BC

DIRECTIONS

To get from Vancouver to Kitimat, you'll start by heading east on Highway 1, which is the Trans-Canada Highway. You'll continue on this route for quite a while, passing through the city of Hope and following the Fraser Valley, which provides beautiful scenery as you drive.

Once you reach the town of Hope, take the exit for Highway 97 North, heading towards Prince George. You'll continue on this highway, passing through small towns like Vanderhoof and Fort St. James, and eventually find yourself in Prince George, which is a good place to take a break and refuel.

From Prince George, you'll head west on Highway 16, known as the Yellowhead Highway. This will take you across a series of small towns and beautiful forests, with the mountains becoming more prominent as you approach the northern part of British Columbia. The route offers breathtaking views of rivers and valleys.

Eventually, you'll get to Terrace, which is one of the larger towns before reaching Kitimat. From Terrace, you'll take Highway 37 South towards Kitimat. This final stretch is relatively short, but offers scenic views as you make your way into the town, passing through rugged, mountainous terrain.

Once in Kitimat, you'll be surrounded by the beauty of coastal mountains and the Pacific Ocean,



marking the end of your drive. Depending on traffic and stops along the way, the entire drive takes about 14 to 16 hours, covering a distance of roughly 1,200 kilometres (about 750 miles). It's a long but incredibly scenic journey through some of British Columbia's most stunning landscapes.

AREA DATA

The area around Kitimat is one of remarkable natural beauty, nestled between the towering Coastal Mountains and the rugged coastline of the Pacific Ocean. Kitimat itself sits on the shores of the Douglas Channel, a deep inlet that leads out to the open ocean, offering stunning views of water surrounded by lush, evergreen forests and steep, snow-capped peaks. The landscape is characterized by its dramatic terrain, where the dense forest gives way to rocky cliffs that drop into the water, creating a striking contrast between land and sea.

The surrounding region is a haven for outdoor enthusiasts, offering endless opportunities for hiking, fishing, kayaking, and wildlife viewing. The

area is rich in biodiversity, and it's not uncommon to spot bears, eagles, seals, and even whales in the waters around Kitimat. The surrounding forests are dense with old-growth trees, and the mountain slopes are often covered in mist, giving the area a mystical, almost otherworldly feel, especially during the rainy seasons.

To the east, the terrain transitions into more rugged, mountainous landscapes that are less populated, with deep valleys and alpine lakes dotting the area. These areas are often quieter and offer a sense of solitude, making them ideal for those looking to connect with nature away from the more populated areas of the province. The weather in Kitimat can be unpredictable, with frequent rainfall in the winter and mild summers, allowing for a vibrant, green environment throughout much of the year.

The town of Kitimat itself is small but has a strong industrial presence, with large aluminum smelters and other industries that have shaped the town's development. Despite its industrial roots, the town is a gateway to some of the most pristine wilderness in British Columbia, where both nature and industry

coexist, making for an interesting blend of modern life amidst vast natural beauty. The combination of ocean, forest, and mountain creates a unique atmosphere, where you're constantly reminded of the raw power and beauty of the natural world.

VEGETATION

The vegetation around Kitimat reflects the lush, temperate rainforest ecosystem typical of the coastal regions of British Columbia. The area is blanketed with dense forests dominated by towering coniferous trees, including Western red cedar, Sitka spruce, and Douglas fir. These trees create a thick canopy that provides shade to the forest floor, where ferns and mosses thrive in the moist, cool climate. The rich, green foliage is often encrusted with layers of moss, lending the landscape a soft, velvety texture, particularly on the trunks of the older trees.

In the lower elevations, the forest is dense with undergrowth, featuring a variety of shrubs and smaller plants like salal, huckleberries, and blueberries, which flourish in the rich, acidic soil. Ferns—such as sword ferns and bracken ferns—are abundant and cover the forest floor, often growing in thick patches that make the area feel almost like a natural carpet of green. The humid environment encourages the growth of lichens and mosses that drape over branches and rocks, adding to the area's ethereal and tranquil atmosphere.

Higher up in the mountains surrounding Kitimat, the vegetation becomes more alpine. As you climb, the forests thin out, and you begin to encounter stunted trees and alpine meadows, where wildflowers like lupine, columbine, and Indian paintbrush bloom in vibrant colors during the short summer. The higher elevations are dominated by hardy plants that can withstand the harsh winds and snow, creating a stark contrast to the thick, lush forests below.



Along the coastline, the vegetation transitions to salt-tolerant species, with patches of beach grasses and shrubs lining the shores. In some places, the intertidal zones are home to hardy plants such as eelgrass and various species of seaweed, which thrive in the nutrient-rich waters of the Douglas Channel. The overall vegetation around Kitimat gives the region a sense of wild, unspoiled natural beauty, with layers of green in every direction, from the coastal shores to the mountain tops.

RECREATION

Recreation around Kitimat is deeply tied to the area's rugged natural beauty and diverse landscapes, offering a range of outdoor activities for every type of adventurer. The region's proximity to both the ocean and mountains makes it a perfect destination for outdoor enthusiasts seeking both land and water-based experiences.

For those who love the water, Kitimat is a paradise. The Douglas Channel offers incredible opportunities for boating, kayaking, and canoeing. The calm, sheltered waters are ideal for paddling and exploring the coastline, with the backdrop of dense forests and dramatic cliffs creating a tranquil and scenic environment. Fishing is another major recreational activity in the area, with the waters around Kitimat rich in salmon and other fish.

species. Whether you're fishing from the shore, a boat, or out in the open ocean, anglers can find plenty of spots to cast their lines, especially during the peak salmon runs in the summer and fall.

Hiking is equally popular, with numerous trails leading through the lush forests, along the waterways, and up into the mountains. For those looking for a more relaxed experience, there are shorter, easier hikes that offer stunning views of the channel and the surrounding landscape. For more experienced hikers, the mountains around Kitimat provide more challenging routes, where the trails lead to alpine meadows, crystal-clear lakes, and panoramic vistas that stretch for miles. One of the most famous hikes in the area is the Mount Elizabeth trail, which rewards those who make the ascent with breathtaking views of the Kitimat Valley and the coast.

In winter, the region's outdoor recreation shifts to the mountains, where snowshoeing and cross-country skiing are popular pastimes. Kitimat's proximity to the mountains means it's also possible to take part in backcountry skiing or snowboarding, though the area isn't known for large commercial ski resorts. For winter adventurers, the surrounding landscape is ideal for exploring on skis, snowshoes, or snowmobiles, with ample powder and untouched wilderness to explore.

Wildlife watching is another popular activity around Kitimat, as the area is rich in biodiversity. The forests, rivers, and coastlines are home to a variety of animals, including black bears, grizzly bears, deer, and moose. Birdwatching is also a favorite pastime, with bald eagles often soaring overhead, especially in the spring and summer months when the salmon are spawning. Whale watching is another activity that draws visitors to the region, particularly along the coast, where orcas and humpback whales can be spotted as they migrate through the waters.



In addition to these outdoor activities, the community around Kitimat hosts a variety of events that reflect the region's connection to the environment. Whether it's a local festival celebrating the area's culture, a fishing derby, or a wildlife photography contest, there are often opportunities to connect with others who share an appreciation for the region's stunning natural beauty.

Overall, recreation around Kitimat is all about embracing the natural surroundings. From the forests and mountains to the ocean and rivers, the region offers an abundance of ways to immerse oneself in the wild beauty of northern British Columbia.



HISTORY

Minette Bay, located near the town of Kitimat, carries a rich history shaped by both Indigenous traditions and European settlement, particularly in the context of the significant industrial development that transformed the region in the 20th century. For millennia, the land around Minette Bay was part of the traditional territory of the Haisla Nation, who have lived along the central coast of British Columbia for thousands of years. The Haisla people have a deep connection to the natural environment, with the bay and the surrounding areas being important for fishing, hunting, and gathering. The area was not just a place to live but a central part of their cultural and spiritual life, where resources were abundant and the natural beauty of the land offered sustenance and inspiration.

European contact came in the late 18th century when explorers, including James Cook and George Vancouver, began mapping the coast of British Columbia. While their interactions with the Indigenous peoples were initially limited, the impact of European settlement would later be profound. As settlers began to arrive, the Haisla, like many Indigenous groups, faced the challenges of disease, displacement, and the disruption of their traditional way of life. However, they retained

strong ties to their land, which continues to shape their identity and culture today.

The history of Minette Bay as a modern settlement, however, truly began in the mid-20th century, with the establishment of the town of Kitimat. In the 1950s, the Aluminum Company of Canada (Alcan) selected the area near Kitimat for an aluminum smelting plant. The development of Kitimat as an industrial hub was driven by the need for abundant power, which could be generated by harnessing the water of the Kemano River. This project fundamentally altered the landscape of the region, and with it, the lives of those who had lived there for generations, both Indigenous peoples and European settlers alike.

Among those affected by the transformation of the area was the Braun family, German immigrants who had homesteaded in the Minette Bay area in the early 1930s. The Brauns, along with other homesteaders, had settled in this remote part of British Columbia, where they cleared land, raised livestock, and farmed. Their homestead was a small, self-sufficient operation in the wilderness, a place that was isolated yet offered the promise of a simpler life. Life on the homestead was not easy— isolated from urban centers, the Braun family had to rely on hard work, resourcefulness, and the land around them to survive. It was an existence deeply connected to the rhythms of nature, where hunting, fishing, and farming provided the necessities of life.

However, the development of Kitimat in the 1950s meant that their land, like that of many other early settlers, was expropriated to make way for the new aluminum smelter, hydroelectric dams, and the infrastructure needed to support this growing industrial community. The construction of the smelter and the hydroelectric project led to massive changes in the area, including the flooding of parts of the region and the loss of agricultural land. The Braun family, like many others, was forced to leave their homestead. Though they were compensated

for their land, the sense of loss was significant. For the Brauns, and for the settlers like them, the move away from Minette Bay marked the end of an era, the loss of a way of life that had been closely tied to the land.

As the aluminum plant and other industries began to take shape in Kitimat, the area around Minette Bay evolved into an industrial landscape. What had once been a serene, agricultural area became a focal point for resource extraction and heavy industry. The bay itself, however, remains a beautiful and serene part of the Kitimat region, offering glimpses of the past in its still waters, lush forests, and surrounding mountains.

The industrialization of the area continues to shape the community today, but the legacy of Minette Bay's past is still visible in the memories of those who lived there before it became part of the industrial complex. Though much of the land around the bay has been altered, the natural beauty of Minette Bay remains a testament to the region's history, from its Indigenous roots to its homesteading days and its eventual transformation into a center of industry. Today, the region reflects a complex narrative of change, resilience, and adaptation, and Minette Bay stands as a quiet reminder of the many histories that have shaped the land.

MAP REFERENCE

54° 1'32.37"N and 128°38'35.91"W

SERVICES

- Water - city
- Septic
- Heat - wood/propane
- Electricity

IMPROVEMENTS

- Main house
- Guest cabin - 16' x 24'



- 120' pole shed
- Large two-level shop with electricity
- Greenhouse
- Shed/storage
- Woodshed

LEGAL

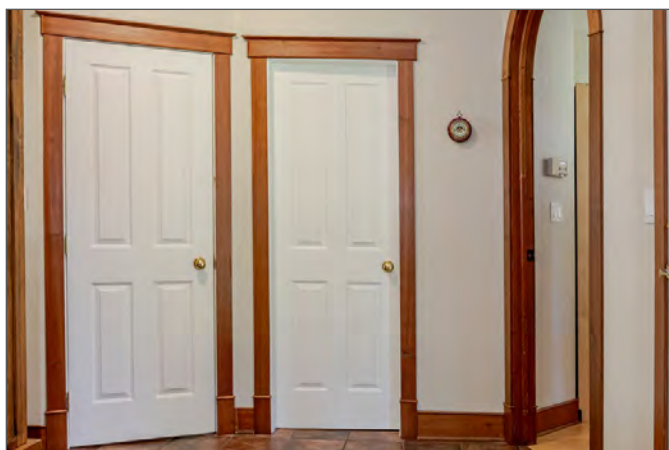
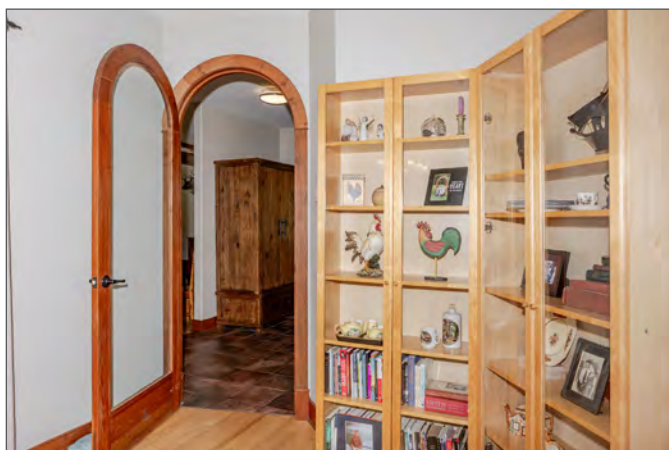
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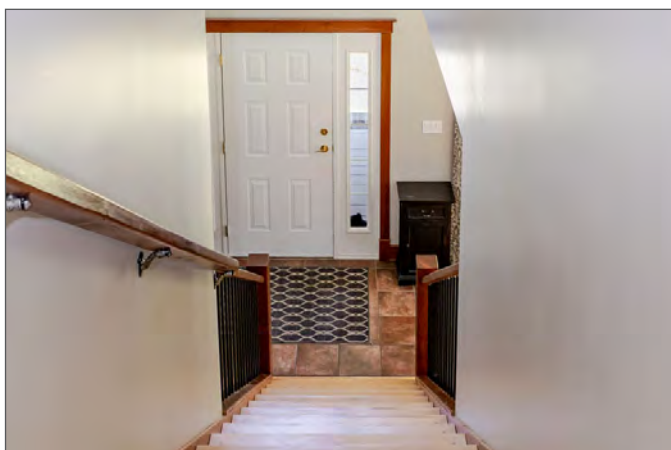
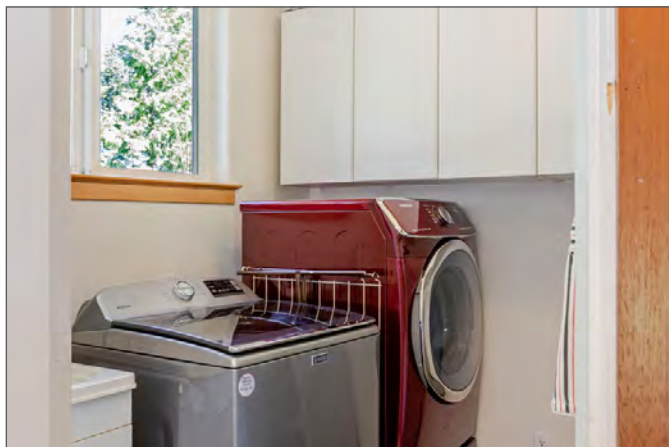


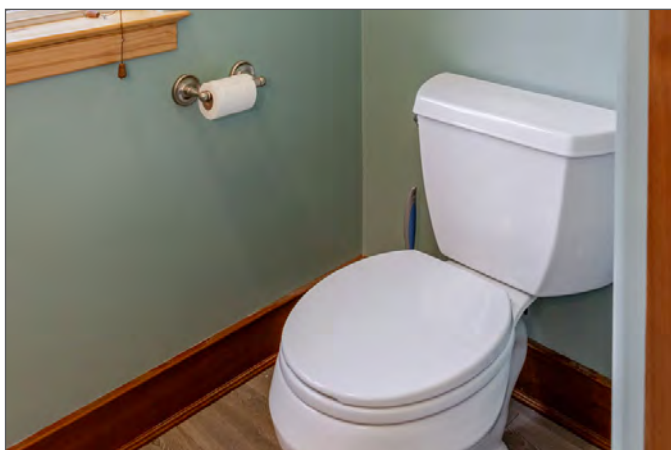


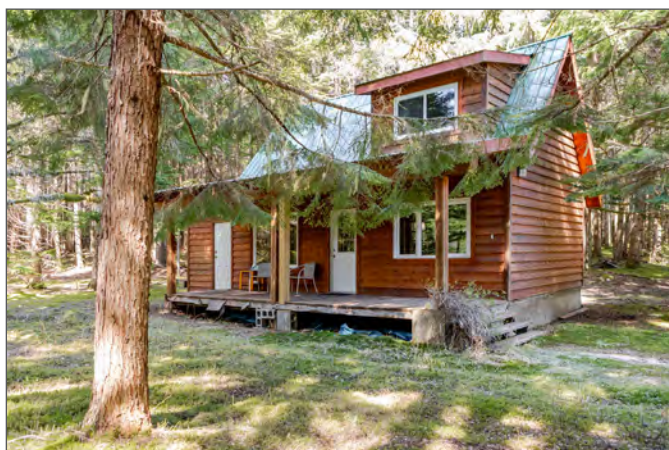






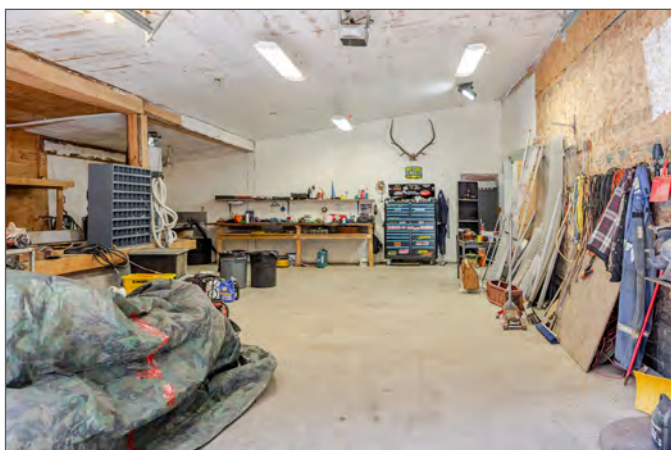
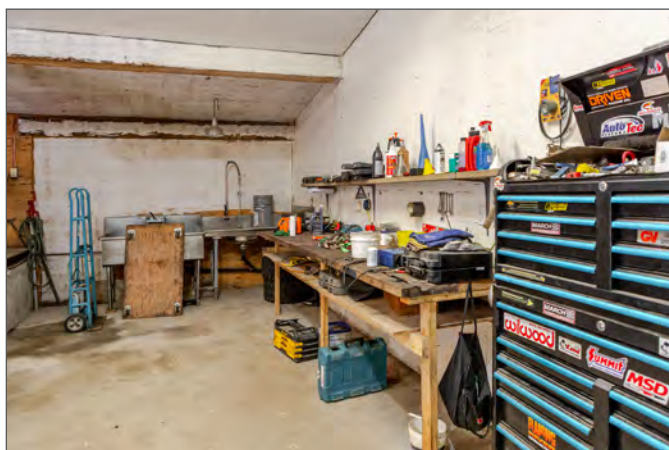


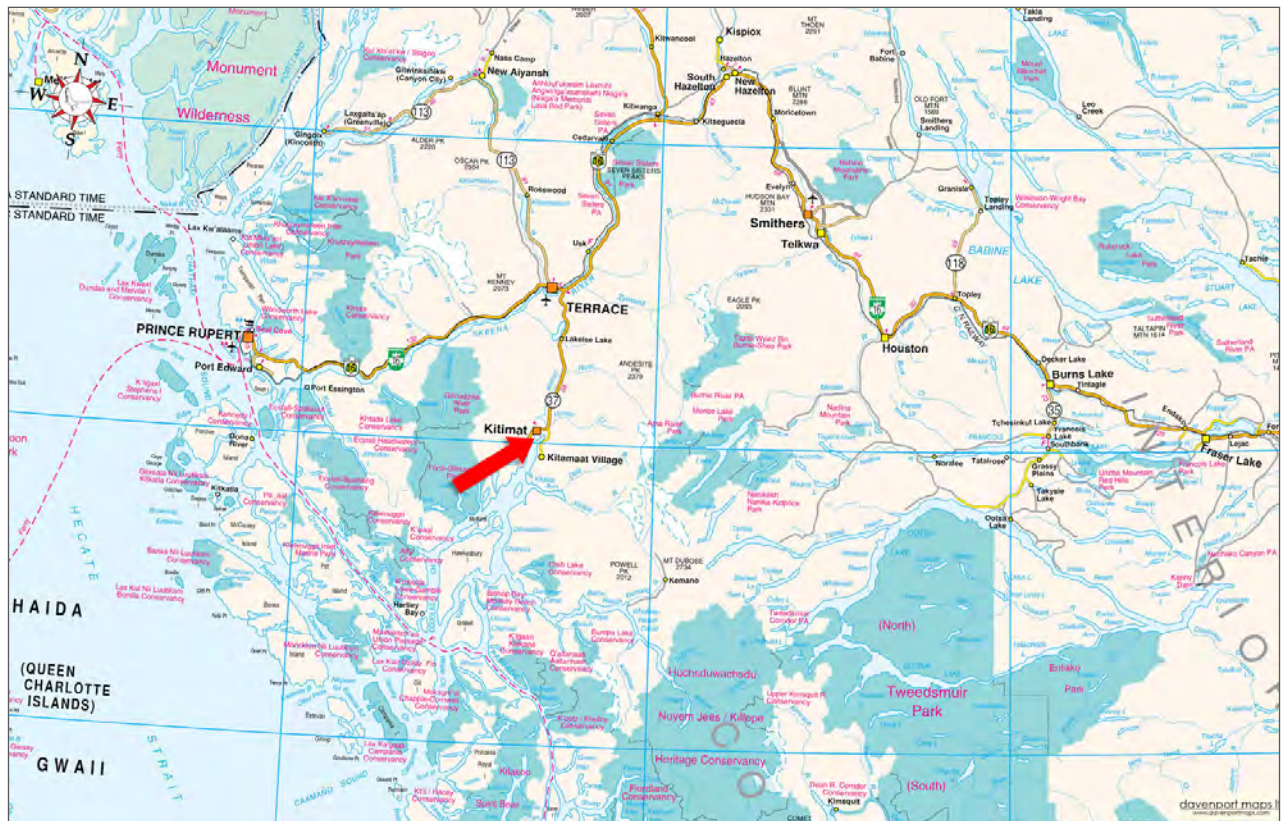
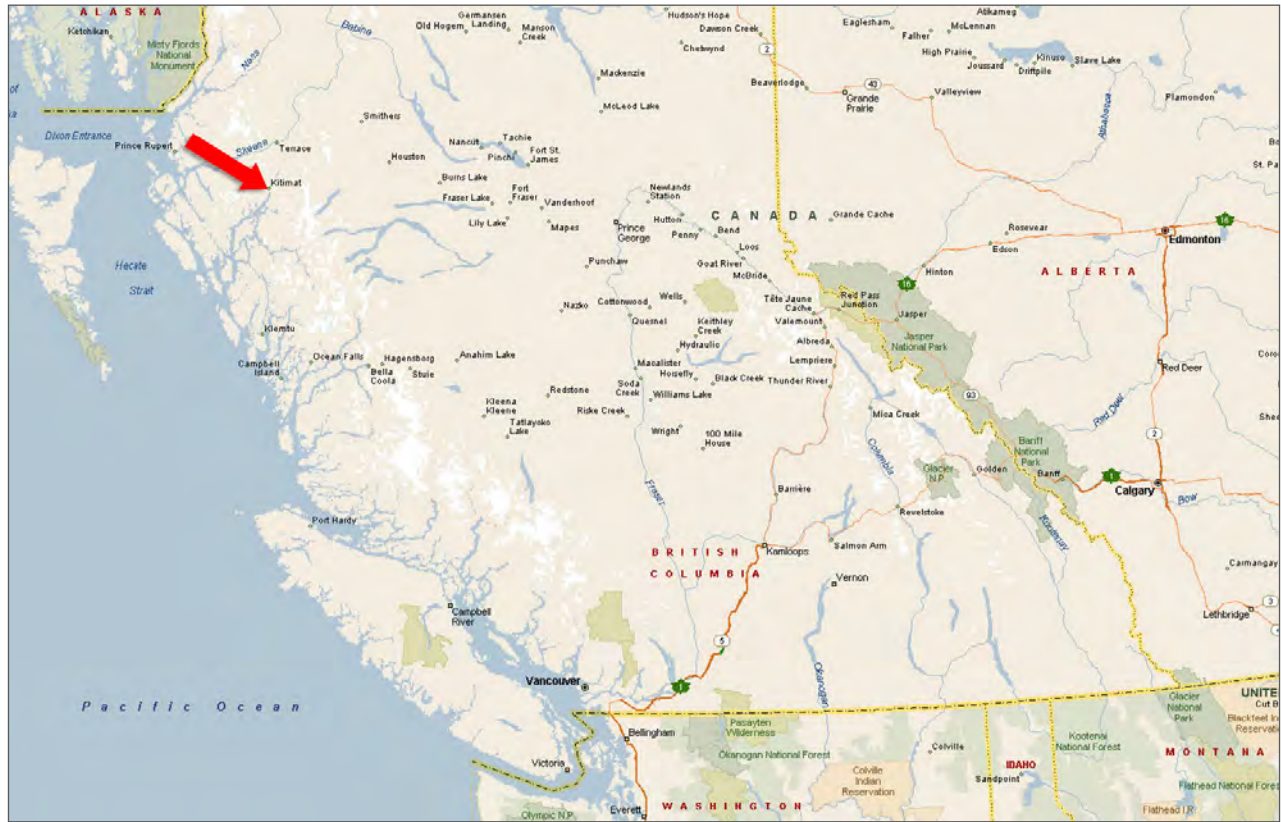


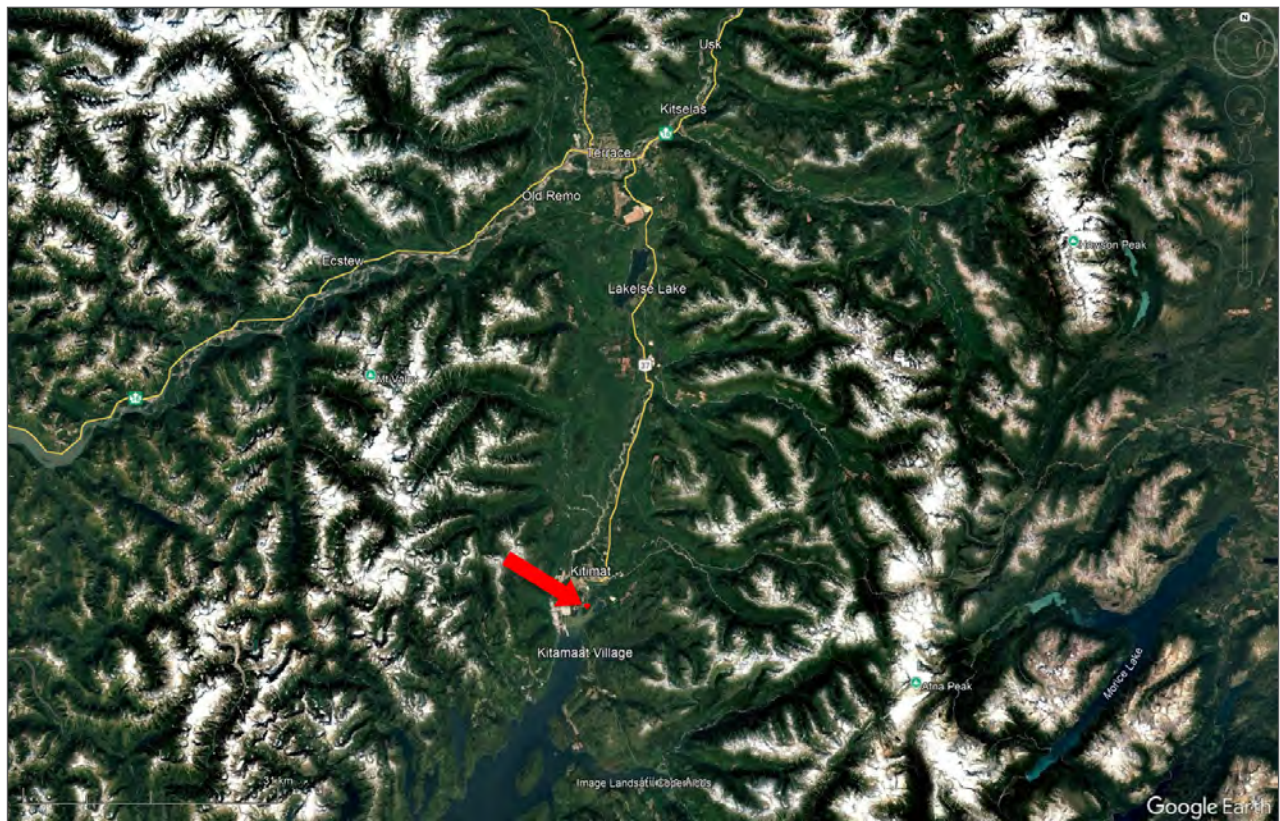
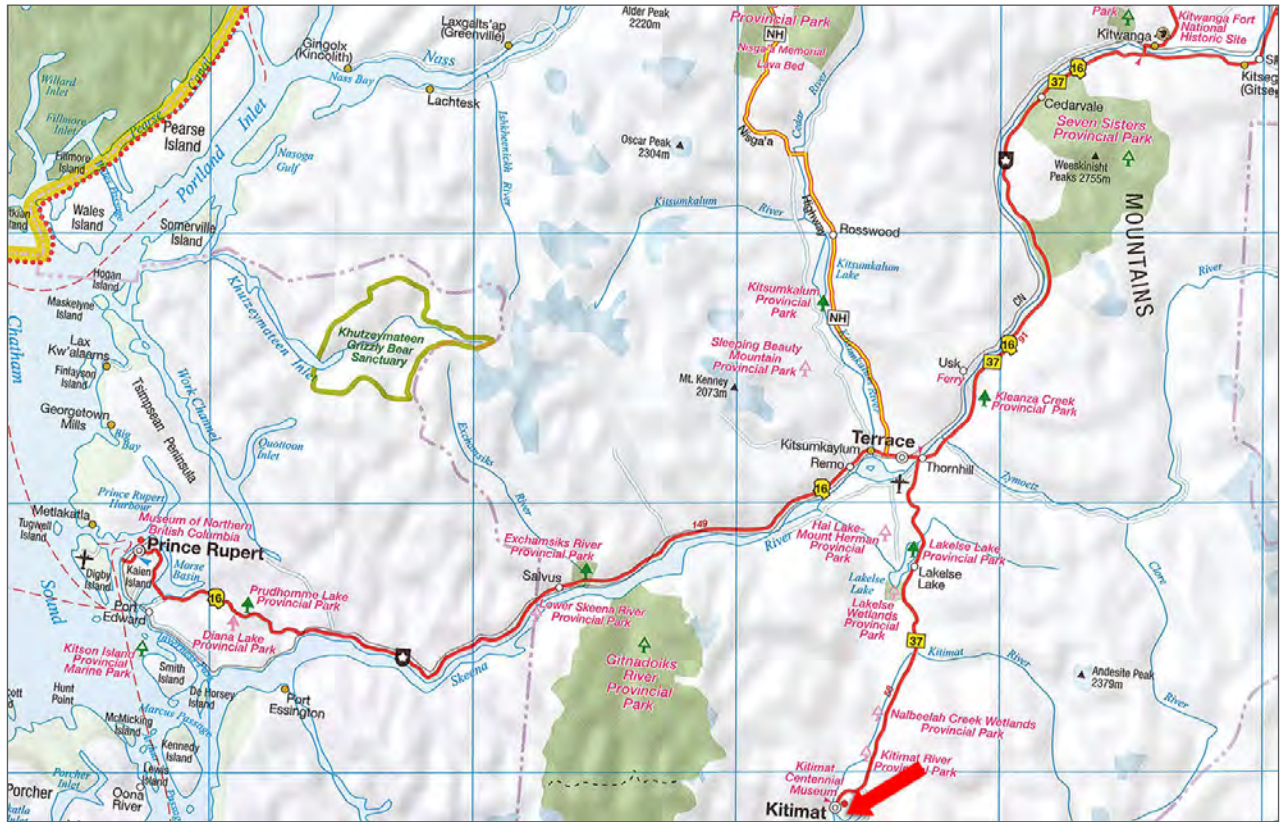


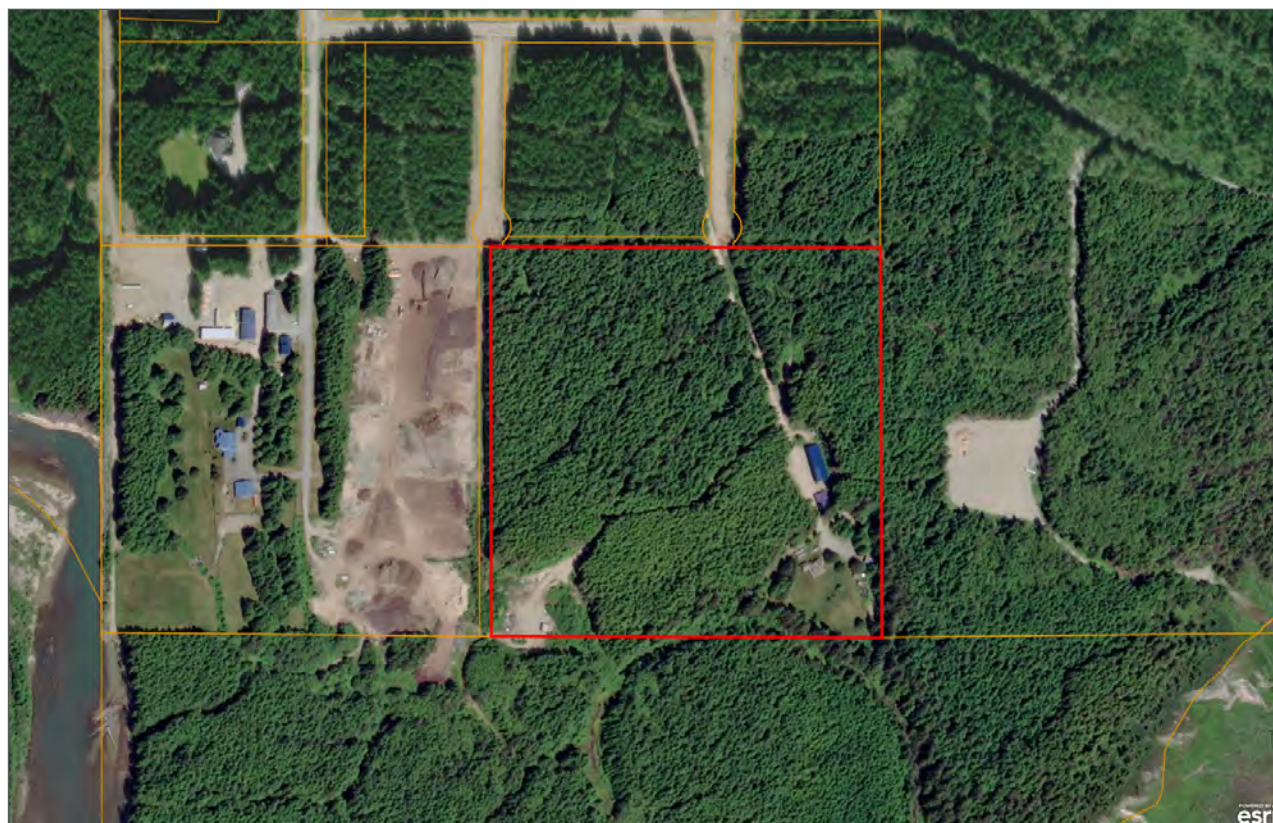


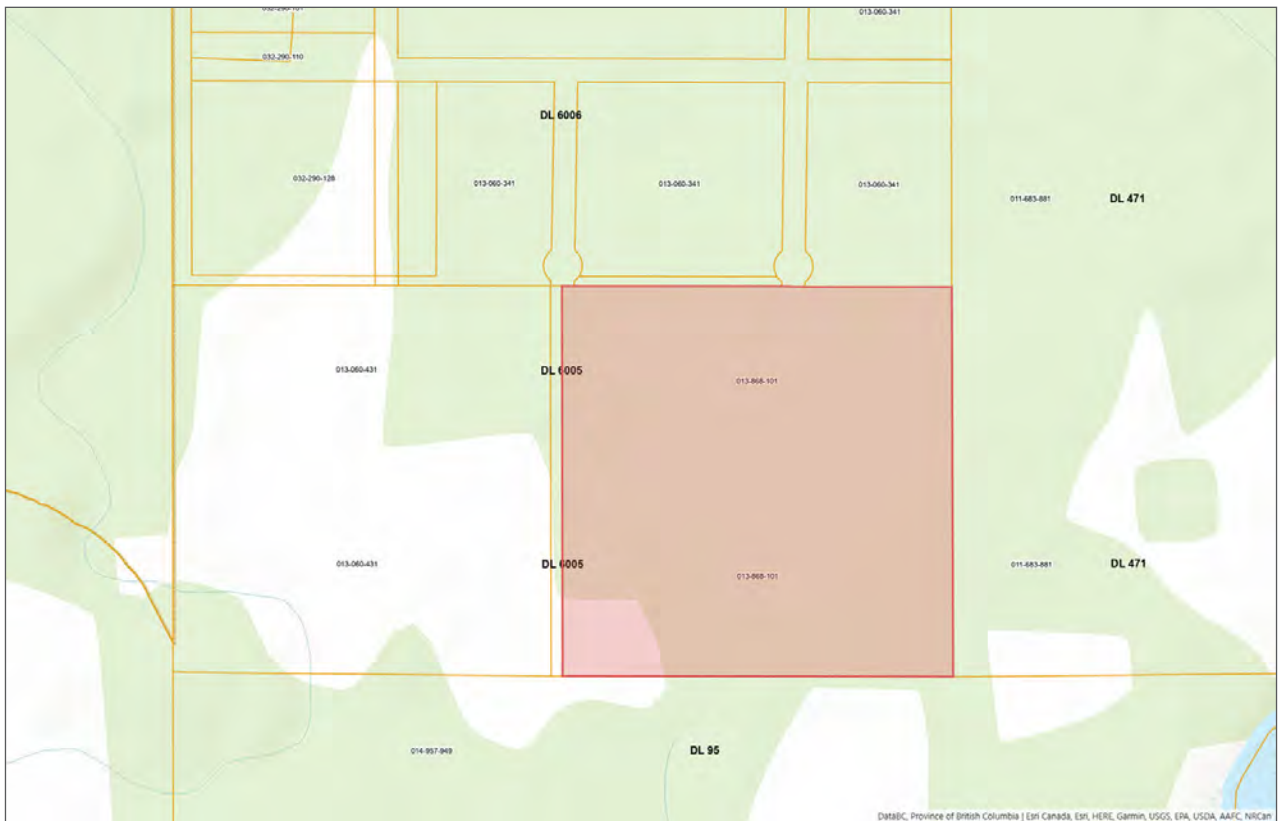
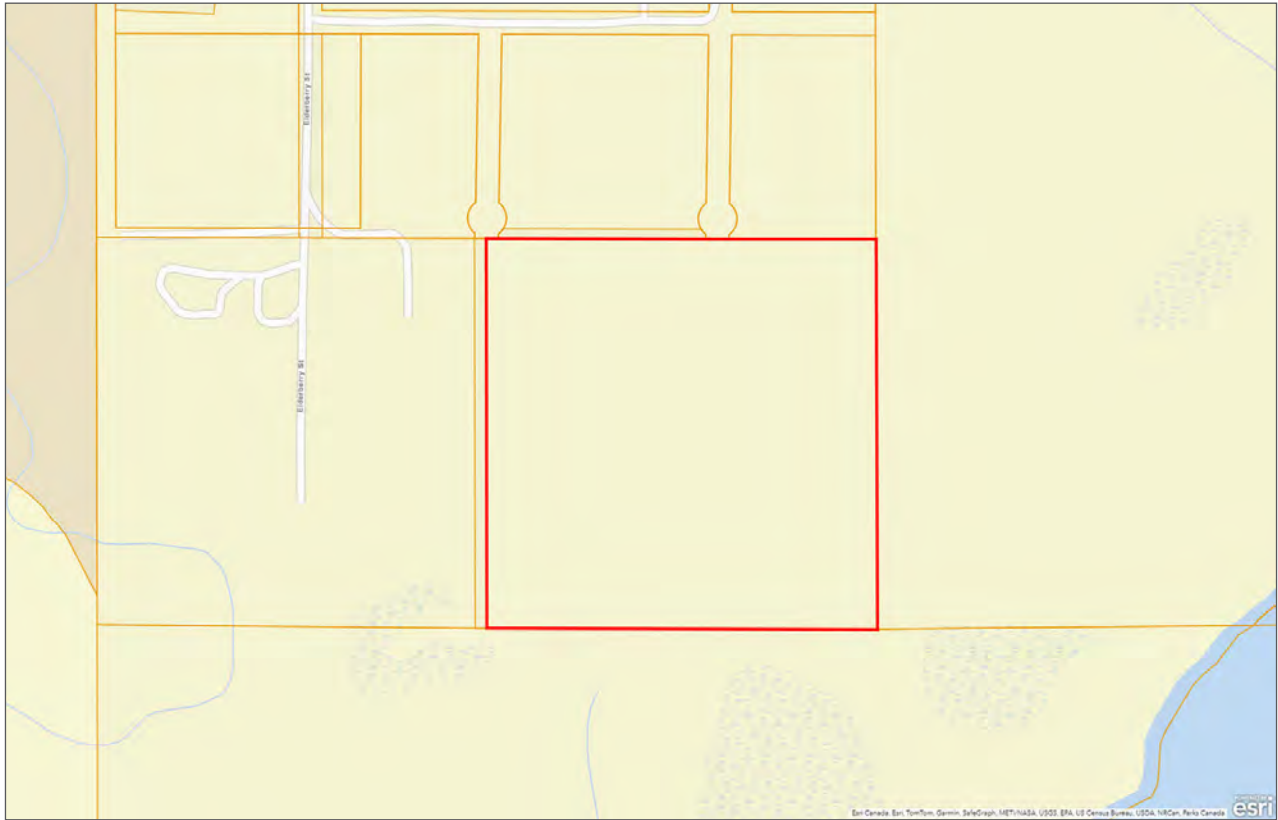














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