

# Buyers Information Packet

12879-12881 Sunshine Coast Hwy  
Pender Harbour / Madeira Park, BC



**SANDY BELLAMY**

PERSONAL REAL ESTATE CORPORATION

*Sunshine Coast. Where you want to be.*

**Bellamy Group**

604.741.1122 • [sandybellamy.ca](http://sandybellamy.ca)



**Active**  
**R3111668**  
 Board: V  
 House with Acreage

**12879-12881 SUNSHINE COAST HIGHWAY**

Sunshine Coast  
 Pender Harbour Egmont  
 V0N 2H1

Residential Detached  
**\$2,499,000** (LP)  
 (SP) **M**



Sold Date: If new, GST/HST inc?: Original Price: **\$2,499,000**  
 Meas. Type: **Feet** Bedrooms: **17** Approx. Year Built: **1992**  
 Frontage(feet): **160.10** Bathrooms: **12** Age: **34**  
 Frontage(metres): **48.80** Full Baths: **12** Zoning: **C2A,R3**  
 Depth / Size: **1,219.6 avg** Half Baths: **0** Gross Taxes: **\$13,585.18**  
 Lot Area (sq.ft.): **184,523.15** Rear Yard Exp: For Tax Year: **2025**  
 Lot Area (acres): **4.24** P.I.D.: **010-610-600** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: PANORAMIC OCEAN AND MOUNTAINS**  
 Complex/Subdiv:  
 First Nation Reserve:  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic** Water Supply: **Well - Drilled**

Style of Home: **2 Storey** Total Parking: **6** Covered Parking: Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Open**  
 Exterior: **Mixed, Wood** Driveway Finish:  
 Foundation: **Concrete Slab** Dist. to Public Transit: Dist. to School Bus:  
 Renovations: Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 # of Fireplaces: **4** R.I. Fireplaces: Property Disc.: **Yes**  
 Fireplace Fuel: **Propane Gas, Wood** Rain Screen: Metered Fixtures **No** :  
 Fuel/Heating: **Electric, Wood** R.I. Plumbing: Fixtures Rmvd: :  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Floor Finish:  
 Type of Roof: **Asphalt**

Legal: **LOT 4 BLOCK 1 DISTRICT LOT 1024 PLAN 7453**

Amenities:  
 Site Influences: **Marina Nearby, Private Setting, Recreation Nearby, Waterfront Property**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove**

Finished Floor (Main):	2,184	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	27'0 x 18'3	Below	Bedroom	13'10 x 12'7	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'2 x 13'6	Below	Bedroom	14'6 x 10'2	Main 4
Finished Floor (Below):	1,949	Main	Kitchen	17'10 x 13'2	Below	Laundry	13'11 x 12'10	Main 3
Finished Floor (Basement):	0	Main	Primary Bedroom	16'8 x 15'5	Above	Bedroom	20' x 30'	Main 4
Finished Floor (Total):	4,133 sq. ft.	Main	Bedroom	14'3 x 13'7	Abv Main 2	Bedroom	13' x 11'	Main 4
Unfinished Floor:	0	Main	Bedroom	13'5 x 10'11	Abv Main 2	Bedroom	13' x 11'	Below 4
Grand Total:	4,133 sq. ft.	Main	Foyer	21'8 x 10'2	Abv Main 2	Bedroom	13' x 11'	Below 3
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	17'7 x 10'10	Abv Main 2	Bedroom	13' x 11'	Below 3
Suite:		Below	Family Room	15'3 x 14'1	Abv Main 2	Bedroom	13' x 11'	Abv Main 2 3
Basement:None		Below	Dining Room	24'11 x 18'0	Abv Main 2	Bedroom	13' x 11'	Abv Main 2 3
		Below	Kitchen	13'1 x 11'1	Abv Main 2	Bedroom	13' x 11'	Abv Main 2 3
		Below	Kitchen	10'0 x 9'4	Abv Main 2	Bedroom	13' x 11'	Abv Main 2 3
		Below	Bedroom	14'4 x 13'1	Abv Main 2	Bedroom	13' x 11'	Abv Main 2 3

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in PAD Rental:  
 # of Kitchens: **3** # of Rooms: **27** MHR# CSA/BCE: Maint. Fee:  
 ByLaw

Listing Broker(s): **RE/MAX City Realty**

**Rare 4.06-acre waterfront sanctuary with huge income potential. Zoned C2A/R3, this versatile estate has a unique blend of private luxury & established commercial revenue. The Residence: Spacious 4,133 sq. ft. home w/ 5 beds and 7 baths designed for flexible living. The layout includes 2 dedicated B&B suites, commercial kitchen, caretaker suite & aux. dwelling, perfect for home-based hospitality business or high-end retreat. The Revenue: Separate & private from the main house are 9 rental cottages with private access, providing consistent income. The Waterfront: 160 feet of shoreline with a protected deep-water dock. Whether you are looking for a family legacy estate, a turn-key resort or a development project, this property offers excellent lifestyle paired with multiple revenue streams.**



# Property Report

12881 SUNSHINE COAST HWY

4/14/2026

## PARCEL INFORMATION:

**Jurisdiction:** AREA A: EGMONT/PENDER

**Folio:** 746.01824.000

**PID:** 010-610-600

**Lot:** 4

**Block:** 1

**Plan:** VAP7453

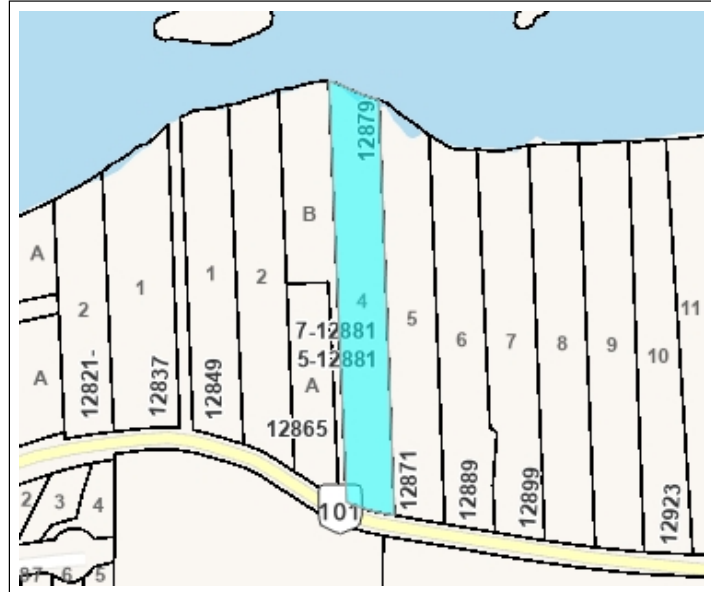
**District Lot:** 1024

**Approx. Size:** 1.714 ha

**Land Value:** 1680000

**Improvement Value:** 1290000

**2025 Assessed Value:** 2970000



## SERVICES:

**Water Service Area:** South Pender Harbour

**Fire Protection Area:** Pender Harbour

**Curbside Collection Service Area:** Not in a SCR D service area

**Sanitary Sewer Service Area:** Not in a SCR D service area

## SCR D LAND USE INFORMATION:

**OCP Area:** Pender Harbour / Egmont Official Community  
<https://www.scrd.ca/ocp/egmont-pender-harbour/>

**Zoning Bylaw:**  
337

**OCP Landuse:**  
Residential B  
Tourist Commercial

**Landuse Zone:**  
C-2A  
R-3

**Development Permit Area(s):**  
DPA #1B - Coastal Slopes  
DPA #3 - Slope Hazards  
DPA #1A - Coastal Flooding

**Subdivision District:**  
C

**Tree Cutting Permit Area(s):**  
Not in a SCR D Permit Area

For more information about planning applications, please visit: [www.scrd.ca/planning-applications](http://www.scrd.ca/planning-applications)

This property is located within the territory of the shíshálh Nation (Sechelt Nation)

This information has been compiled by the Sunshine Coast Regional District (SCR D) using data derived from a number of sources with varying levels of accuracy. The SCR D disclaims all responsibility for the accuracy or completeness of this information.



Aerial View



9 Rental Cabins on upper part of property

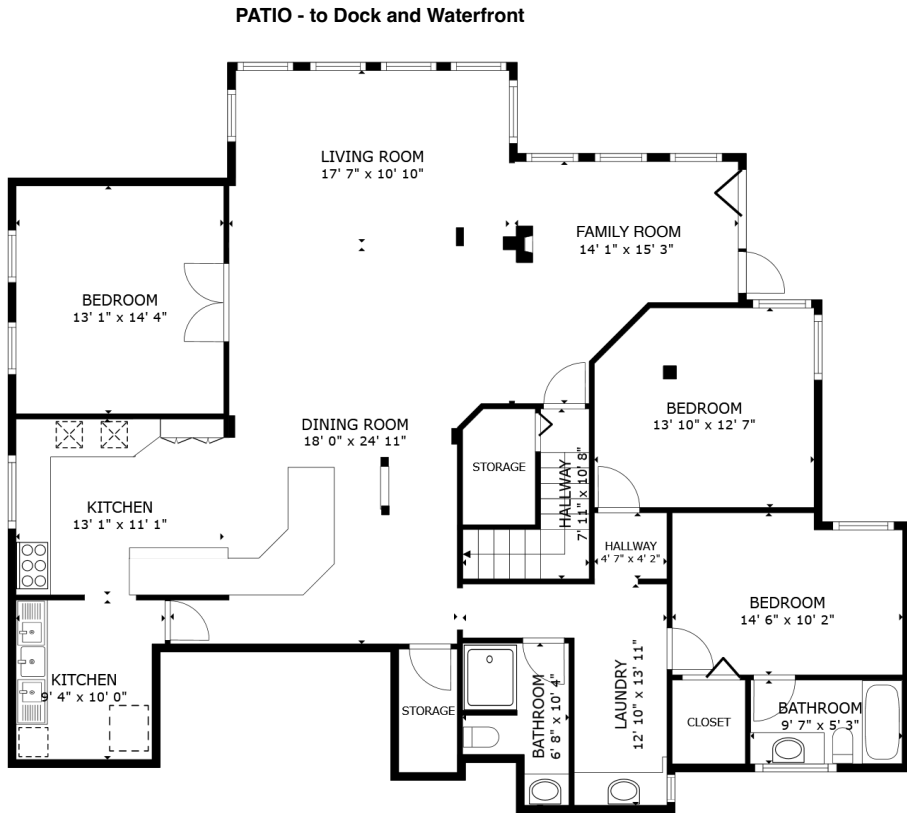


# 12879-12881 Sunshine Coast Highway

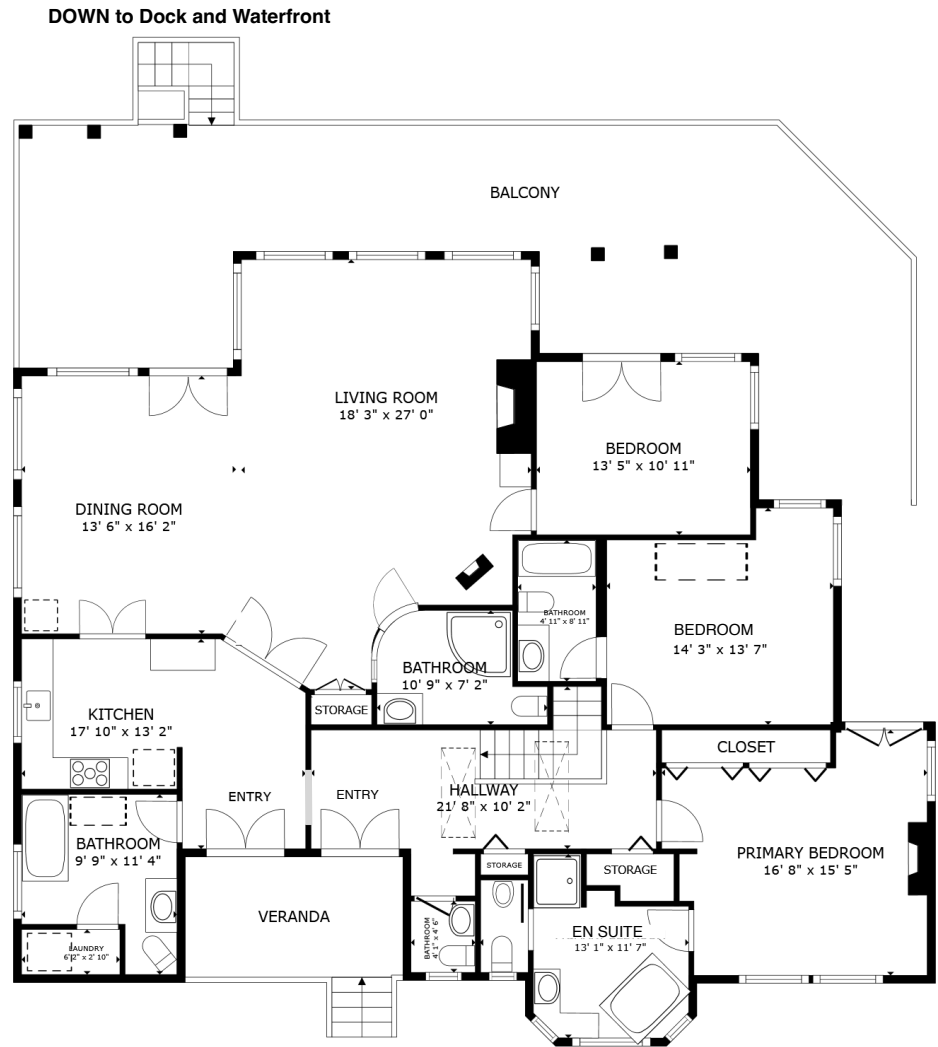
Pender Harbour (Madeira Park) BC

## Main Residence

Not Shown: Aux Dwelling Unit, 9 Cabins, and Campground Facilities



**BELOW**



**MAIN FLOOR**

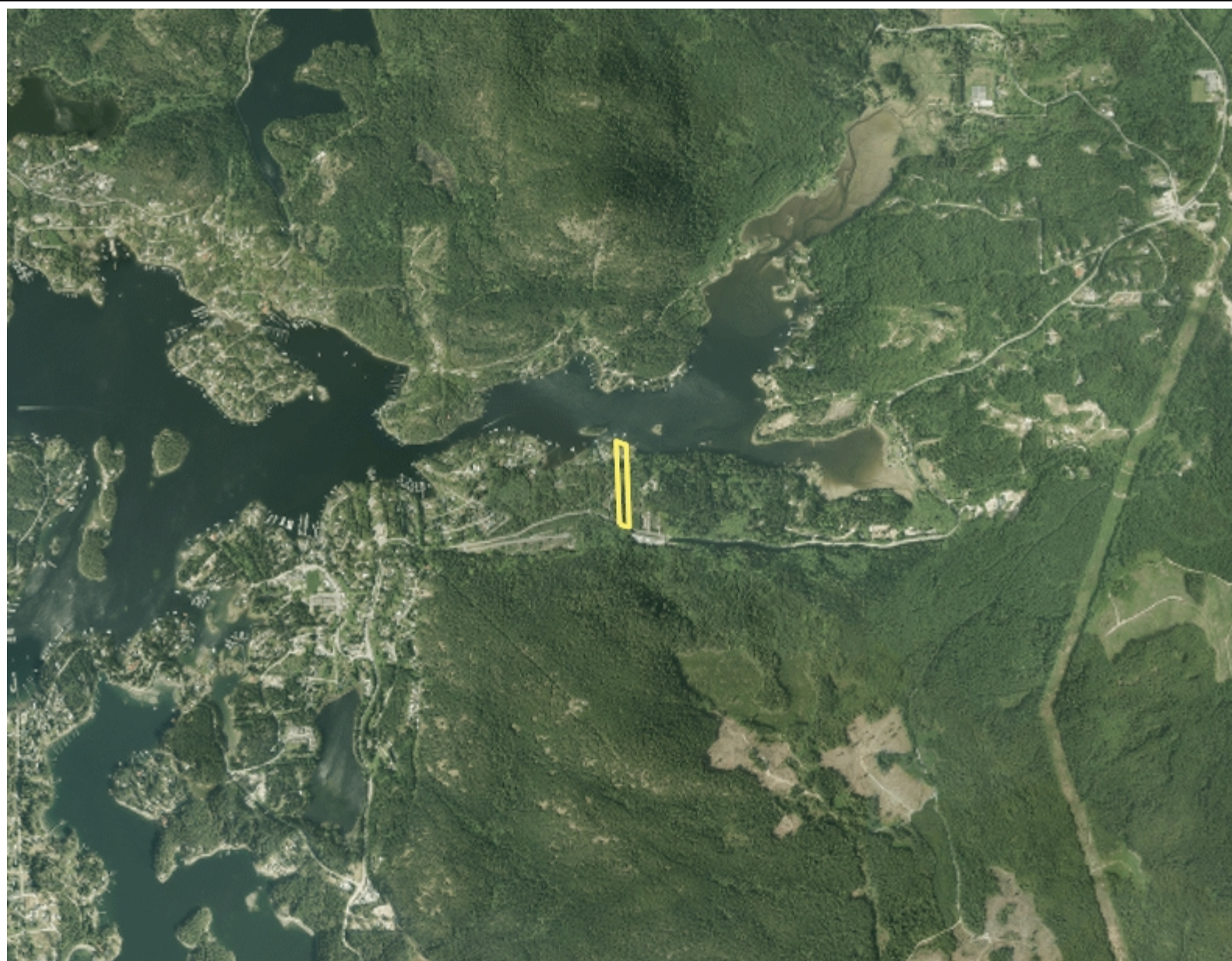
**Contact: Sandy Bellamy (604) 741-1122**  
 RE/MAX City Realty / Bellamy Group

GROSS INTERNAL AREA  
 FLOOR 1 1,916 sq.ft. FLOOR 2 2,031 sq.ft.  
 EXCLUDED AREAS : BALCONY 777 sq.ft. VERANDA 118 sq.ft.  
 TOTAL : 3,947 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



April 11, 2025



# 12879 & 12881 Sunshine Coast Highway



## Legend

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
-  Jurisdiction
-  Golf Courses

2,137.9      0      1,068.96      2,137.9 Meters

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2/23/2017  
1: 42,085

# 12879 & 12881 Sunshine Coast Highway



## Legend

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- Jurisdiction
- Golf Courses
- Parks
  - SCRD Park
  - Recreation Site
  - Municipal Park
  - Provincial Park
- Wharf
- Cemetery

534.5 0 267.24 534.5 Meters



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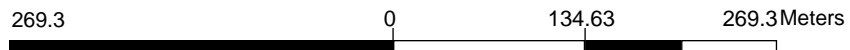
2/23/2017  
1: 10,521

# 12879 & 12881 Sunshine Coast Highway



## Legend

- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations
- Jurisdiction
- Golf Courses
- Parks
  - SCRD Park
  - Recreation Site
  - Municipal Park
  - Provincial Park
- Wharf
- Cemetery
- Band Lands

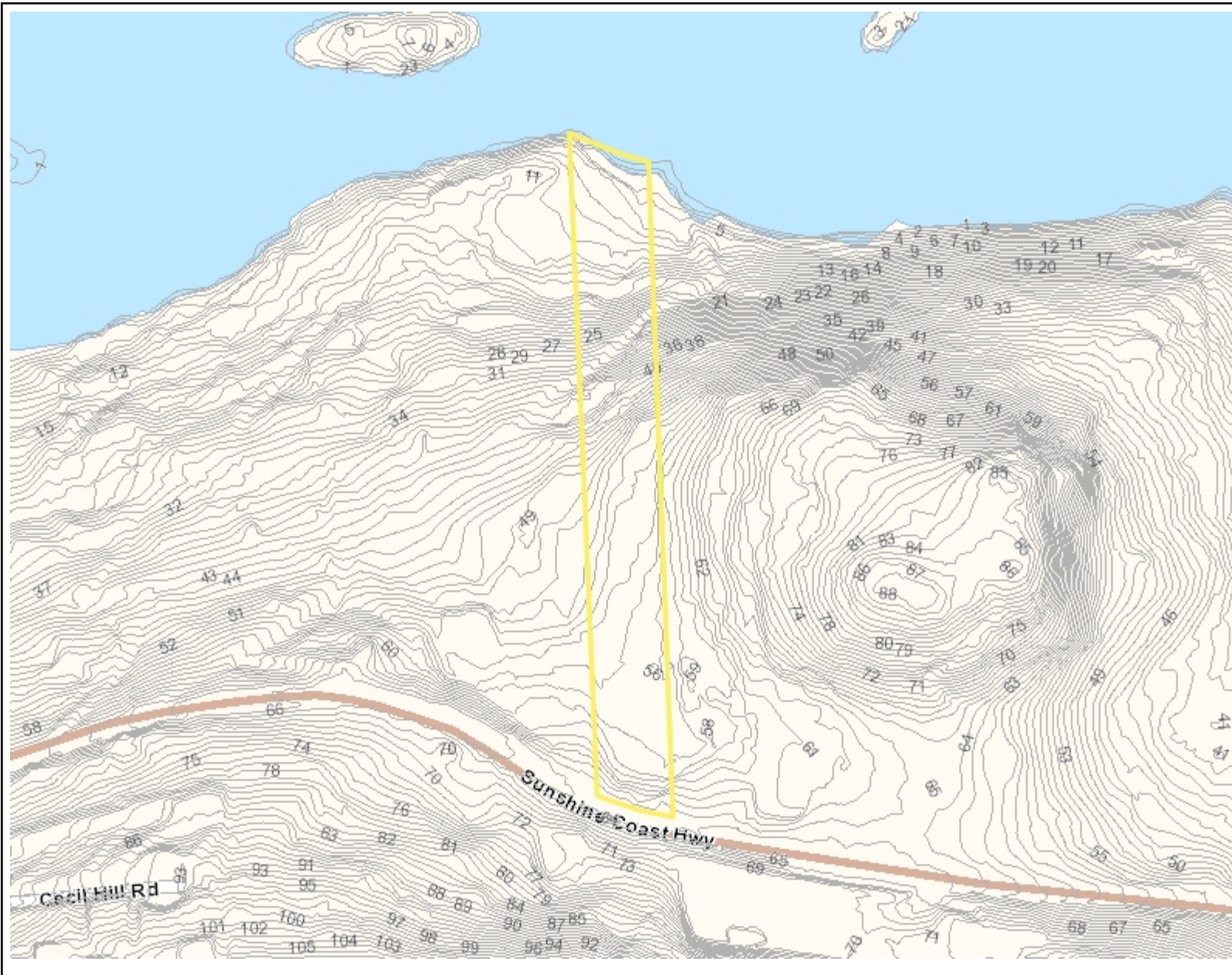


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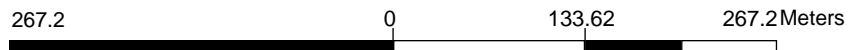
2/23/2017  
1:5,301

# 12879 & 12881 Sunshine Coast Highway - Elevations



## Legend

- Contours
- Jurisdiction
- Golf Courses
- Parks**
  - SCRD Park
  - ▣ Recreation Site
  - Municipal Park
  - Provincial Park
- Wharf
- Cemetery
- Band Lands



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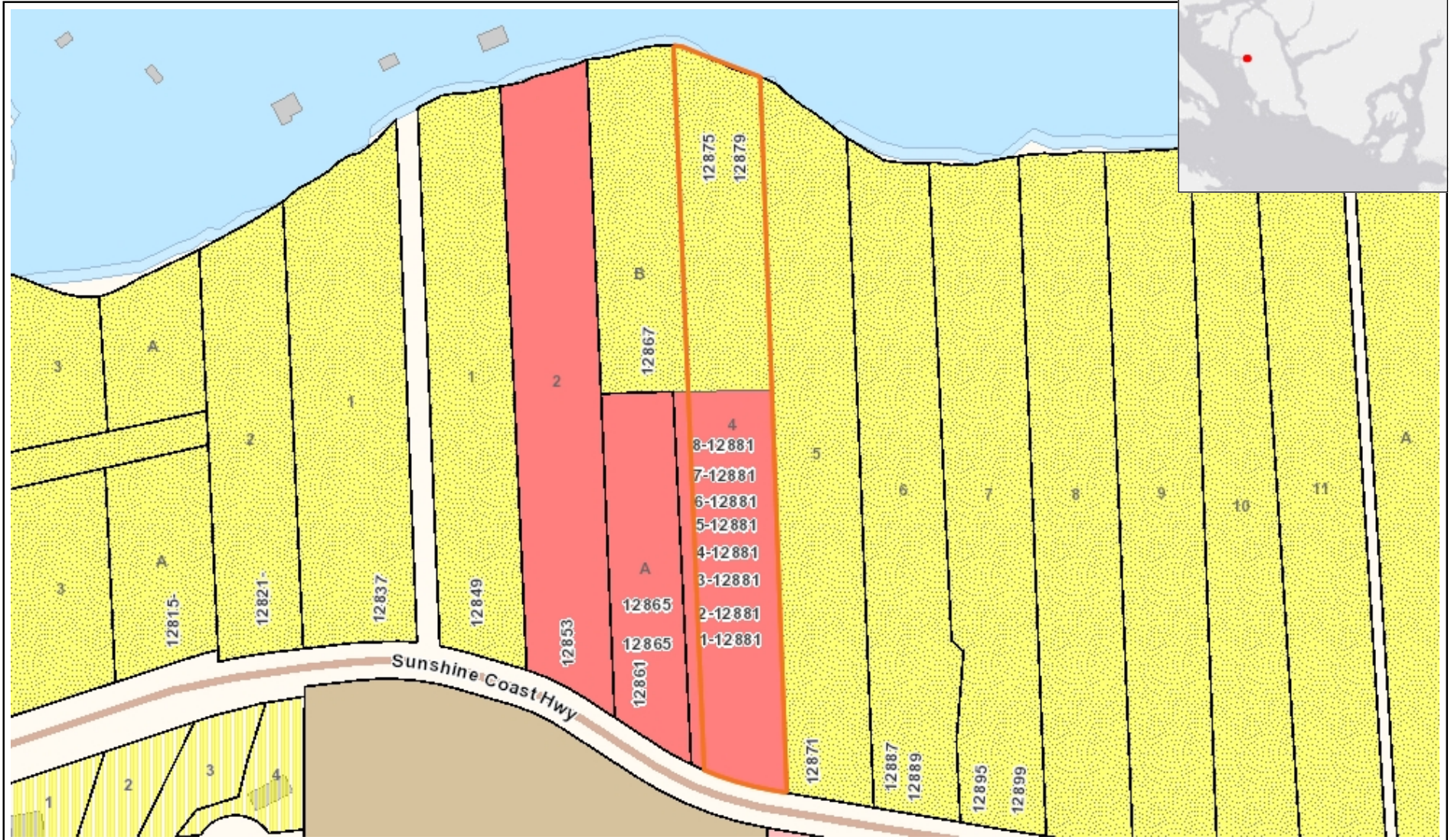


2/23/2017  
1:5,261





# 12879-12881 Sunshine Coast Hwy, Pender Harbour BC - OCP



149.1 0 74.53 149.1 Meters

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4/13/2025  
1: 2,934

**C2A ZONE****(TOURIST COMMERCIAL A)**

## Permitted Uses

811A.1 Except as permitted in Part V, land, buildings and structures in the C2A zone shall be used for the following purposes only:

- (a) motel;
- (b) lodge;
- (c) campground;
- (d) restaurant;
- (e) marina;
- (f) bed and breakfast inn;
- (g) auxiliary uses including retail outlet, dry cleaning delivery service and laundry facilities for the use of guests, hair dressing salon, open air recreation use, and pub;
- (h) senior citizen dwelling

## units Siting Requirements

811A.2 No structure, parking, loading or storage area may be located within 5 metres of a parcel line.

## Campground Density

811A.3 The maximum number of campsites and recreational vehicle sites in a campground is 30 per hectare of parcel area.

## Senior Citizens Dwelling Units

811A.4 No more than 9 senior citizens dwelling units may be located on a site.

## Parcel Coverage

811A.5 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 50 percent.

**12879-12881 Sunshine Coast Highway is split zoned. This is the zoning for the part of the property closer to the highway.**

"assembly" means the gathering of persons for charitable, civic, cultural, educational, entertainment, fraternal, philanthropic, political, recreational, sporting or religious purposes excluding sleeping or dwelling units;

"autowrecking yard" means an area outside an enclosed building where motor vehicles are disassembled, dismantled or wrecked, or where more than two motor vehicles which have been without a license under the *Motor Vehicle Act* for more than one year and which are not in running order are stored;

"auxiliary" means ancillary or subordinate to principal;

"auxiliary building or structure" means a building or structure, except agricultural buildings and auxiliary dwelling units, ancillary or subordinate to a principal building located on the same parcel;

"auxiliary dwelling unit" means an additional dwelling unit such as a cottage or suite having a floor area less than the primary dwelling;

"auxiliary light industry" means auxiliary use of a parcel in conjunction with a dwelling for light industry;

"average parcel area" means the total area of all the parcels within a plan of subdivision divided by the number of parcels in that plan;

"bay window" means a window protruding from a wall line which adds space, but not floor area, to a building;

"bed and breakfast home" means use of buildings for transient accommodation provided for commercial purposes in not more than two bedrooms, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or resort hotel;

**12879-12881 Sunshine Coast Hwy - Definition relevant to C2A Zoning**

"bed and breakfast inn" means use of buildings for transient accommodation provided for commercial purposes in not more than five bedrooms, auxiliary to the residential use, and occupied by the same occupant(s) for not more than 30 consecutive days, but specifically excludes accommodation provided in a campground, a sleeping unit, a motel, a housekeeping unit, a lodge, a hotel or resort hotel;

"boathouse" means a structure for the storage of boats and does not include a dwelling unit;

"Board" means the Board of Directors of the Sunshine Coast Regional District;

"building" means a roofed structure supporting, enclosing or protecting persons or property but does not include a motor vehicle or recreational vehicle;

"camp assembly" means the gathering of persons for the purpose of recreational accommodation organized by a non-profit society as defined by the *Society Act*;

**R3 ZONE****(RESIDENTIAL AND AUXILIARY COMMERCIAL)**

## Permitted Uses

- 621.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R3 zone shall be used for the following purposes only:
- (a) one single family dwelling; Y
  - (b) bed and breakfast home.
- (2) On parcels exceeding 2,000 square metres the additional permitted use is:
- (a) a second dwelling unit to create a duplex; or
  - (b) one auxiliary dwelling unit. Y
- (3) (a) On parcels exceeding 3500 square metres the additional permitted uses are:
- (i) a second single family dwelling, a transition house or a bed and breakfast inn;
  - (ii) auxiliary light industry. Y
- (b) On parcels exceeding 3500 square metres on which a single family dwelling is located the following auxiliary commercial uses are permitted:
- (i) retail or wholesale sales;
  - (ii) bakery;
  - (iii) personal service establishment; Y
  - (iv) office;
  - (v) private club, including fraternal organizations and lodges, and excluding yacht clubs;
  - (vi) ground level parking;
  - (vii) sleeping units.
- (4) On parcels exceeding 1.75 hectares the additional permitted use is:
- (a) campground.

Property is ~1.63 hectare

Floor Area N - however allowed elsewhere on parcel

- 621.2 (1) The maximum combined total floor area for commercial and industrial uses permitted under section 621.1 shall not exceed 200 square metres per parcel.
- (2) The maximum combined total floor area provision in subsection (1) shall not apply to sleeping units permitted in section 621.1(3)(b).
- (3) The total floor area of a transition house shall not exceed 300 square metres.

12879-12881 Sunshine Coast Highway is split zoned. This is the zoning for the part of the property closer to the water.

### Dwelling Units Per Parcel

621.3 No more than two dwelling units may be located on a parcel.

### Site Area for Sleeping Units

621.4 The minimum site area where more than five sleeping units are located on a parcel shall be 3500 square metres plus 200 square metres for each sleeping unit in excess of five.

### Campground Density

621.5 The maximum number of campsites and recreational vehicle sites in a campground is 10 per hectare of parcel area.

### Siting of Structures

621.6 (1) No structure shall be located within:

- (a) 5 metres of the front or rear parcel line;
- (b) 1.5 metres of a side parcel line; or
- (c) 5 metres of a side parcel line abutting a R2, RU1 or RU2 zone;
- (d) 4.5 metres of an exterior side parcel line.

(2) No structure used in conjunction with a use permitted under section 621.1(3)(b) shall be located within 15 metres of a parcel line.

### Parcel Coverage

621.7 With the exception of public utility buildings and structures on parcels less than 100 square metres, the parcel coverage of all buildings and structures shall not exceed 15 percent except where the parcel is 2000 square metres or less the parcel coverage shall not exceed 35 percent.

COLUMN I Class of Building or Use	COLUMN II Parking Spaces	COLUMN III Loading Spaces
Institutional		
Hospital	1.8 per bed	1 passenger unloading space per 40 beds
Building for assembly, institutional or recreation use	0.33 per seat plus 10 per 100 m <sup>2</sup> of gross floor area used for assembly	1 passenger unloading space per 100 m <sup>2</sup> of gross floor area
Church/Chapel and Auxiliary Assembly in a PA1C zone	0.25 per seat	0
School: Kindergarten and Elementary	2 per classroom	1 passenger loading space per 4 classrooms plus 1 space per 3000 m <sup>2</sup> of gross floor area
Senior Secondary	1 space per 5 students	1 space per 3000 m <sup>2</sup> of gross floor area

### **SPLIT-ZONED PARCELS**

518 Where a parcel has more than one zone:

- (1) the zone that permits the greater number of dwellings when calculated using the total parcel area shall be used to determine the maximum number of dwellings that may be permitted on a parcel; and
- (2) all other zoning regulations of each applicable zone shall apply exclusively to the portion of the parcel with that zone.