

Buyer's Information Packet

5446 Secret Cove Road
Halfmoon Bay, BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Bellamy Group

604.741.1122 • sandybellamy.ca





Presented by: Sandy Bellamy PREC*

Bellamy Group
RE/MAX City Realty
Phone: 604-741-1122
<http://www.sandybellamy.ca>
sandy@bellamy.ca



Active
R2962494
Board: V
House/Single Family

5446 SECRET COVE ROAD
Sunshine Coast
Halfmn Bay Secret Cv Redroofs
V7Z 1B7

Residential Detached
\$1,075,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,075,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1956
Frontage(feet): 846.00	Bathrooms: 1	Age: 69
Frontage(metres): 257.86	Full Baths: 1	Zoning: R1
Depth / Size:	Half Baths: 0	Gross Taxes: \$6,976.36
Lot Area (sq.ft.): 69,260.00	Rear Yard Exp:	For Tax Year: 2023
Lot Area (acres): 1.59	P.I.D.: 002-427-982	Tax Inc. Utilities?:
Flood Plain:		Tour: Virtual Tour URL
View: Yes: Ocean and Island		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Septic, Water		
Sewer Type: Septic	Water Supply: City/Municipal	

Style of Home: 1 Storey, Ground Level Unit	Total Parking: 3	Covered Parking:	Parking Access:
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Wood	Driveway Finish:		
Foundation: Concrete Slab	Dist. to Public Transit:	Dist. to School Bus:	Land Lease Expiry Year:
Renovations:	Title to Land: Freehold NonStrata		
# of Fireplaces: R.I. Fireplaces:	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No		
Fuel/Heating: Electric	Fixtures Rmvd: :		
Outdoor Area: Patio(s) & Deck(s)	Floor Finish:		
Type of Roof: Metal			

Legal: **LOT 4, BLOCK B, PLAN VAP17404, DISTRICT LOT 4544, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN 14035**

Amenities:

Site Influences: **Cul-de-Sac, Marina Nearby, Private Setting, Rural Setting, Waterfront Property**
Features: **Clothes Washer/Dryer, Dishwasher, Refrigerator, Stove**

Finished Floor (Main):	1,250	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'5" x 12'7"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	14'0" x 12'7"			x	Main 5
Finished Floor (Below):	0	Main	Kitchen	19'1" x 9'10"			x	
Finished Floor (Basement):	0	Main	Foyer	15'11" x 7'11"			x	
Finished Floor (Total):	1,250sq. ft.	Main	Bedroom	12'0" x 10'4"			x	
Unfinished Floor:	0	Main	Primary Bedroom	16'0" x 9'10"			x	
Grand Total:	1,250sq. ft.	Main	Laundry	5'9" x 7'5"			x	
Flr Area (Det'd 2nd Res):	287sq. ft.	Below	Other	21'1" x 12'0"			x	
Suite:							x	
Basement:None							x	
Crawl/Bsmt. Height:	# of Levels: 1	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 8	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Incredibly rare opportunity to have the benefits of a waterfront lifestyle at this price. This low-bank waterfront duplex home on acreage in Secret Cove has stunning closeup water views, west coast inspired decor, an open floor plan & large walkout waterfront patio. Enjoy complete privacy on the level, 1.6 acre grounds of this property, boasting approx. 850 feet of water frontage, docks for multiple boats (usable at any tide, any season) and a separate guest cabin. This turnkey property makes a perfect recreational vacation home opportunity, or full-time residence. Ownership is an undivided 1/2 interest in the grounds, dock and guest cottage, and exclusive use of the fully self contained lower level of the duplex. Virtual Tour Link: <https://my.matterport.com/show/?m=VZghHHpEomE>



5446 Secret Cove Road

Halfmoon Bay, BC / Sunshine Coast, BC

Features

- Boater's Paradise!
- ~ 925 feet of low-bank water frontage
- Complete privacy, with no visible neighbours
- Stunning closeup view of cove, islands, and mountain, facing ocean view
- 1250 sq. ft home, ground level, west coast inspired
- Waterfront deck
- Dock with space for several boats
- Walking distance to Secret Cove Marina and restaurant
- Detached guest cottage
- Future value in development opportunities in Official Community Plan (OCP)
- One-Half Undivided Interest in property, guest cabin, docks, with exclusive use of entire ground level of home



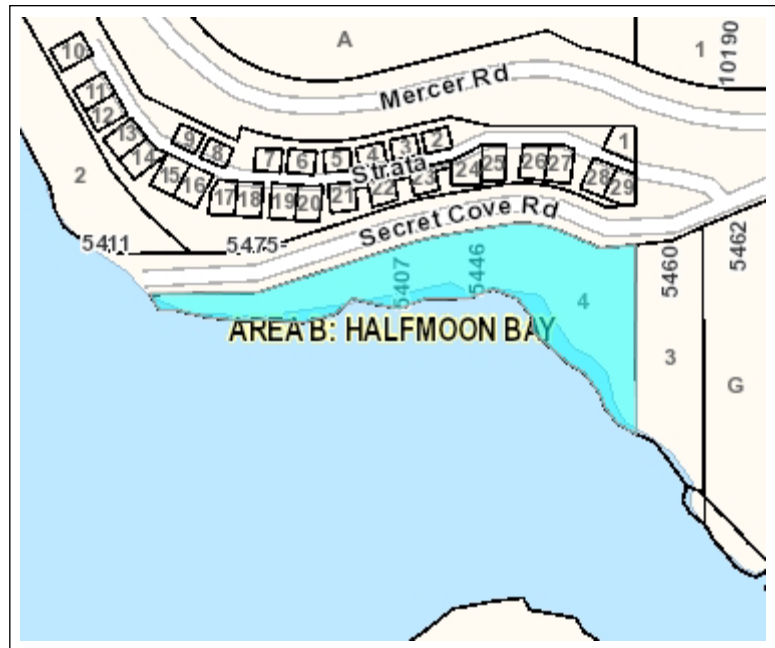
Property Report

5446 SECRET COVE RD

4/3/2024

PARCEL INFORMATION:

Jurisdiction: AREA B: HALFMOON BAY
Folio: 746.06460.400
PID: 002-427-982
Lot: 4
Block: B
Plan: VAP17404
District Lot: 4544
Approx. Size: 0.815 ha
Land Value: 1838000
Improvement Value: 226000
2024 Assessed Value: 2064000



SERVICES:

Water Service Area: Chapman
Fire Protection Area: Halfmoon Bay
Curbside Collection Service Area: Area B Collection Area
Sanitary Sewer Service Area: Not in a SCR D service area

SCR D LAND USE INFORMATION:

OCP Area: Halfmoon Bay Official Community Plan
<https://www.scrd.ca/Halfmoon-Bay>

Zoning Bylaw:
[722](#)

OCP Landuse:
Future Public Recreation Use
Tourist Commercial
Neighbourhood Hub

Landuse Zone:
R2

Development Permit Area(s):
DPA Zone 1A: Coastal Flooding
DPA Zone 1B: Coastal Slopes

Subdivision District:
A

Tree Cutting Permit Area(s):
Tree Cutting PERMIT Area B

For more information about planning applications, please visit: www.scrd.ca/planning-applications

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

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5446 Secret Cove
Approximate Area

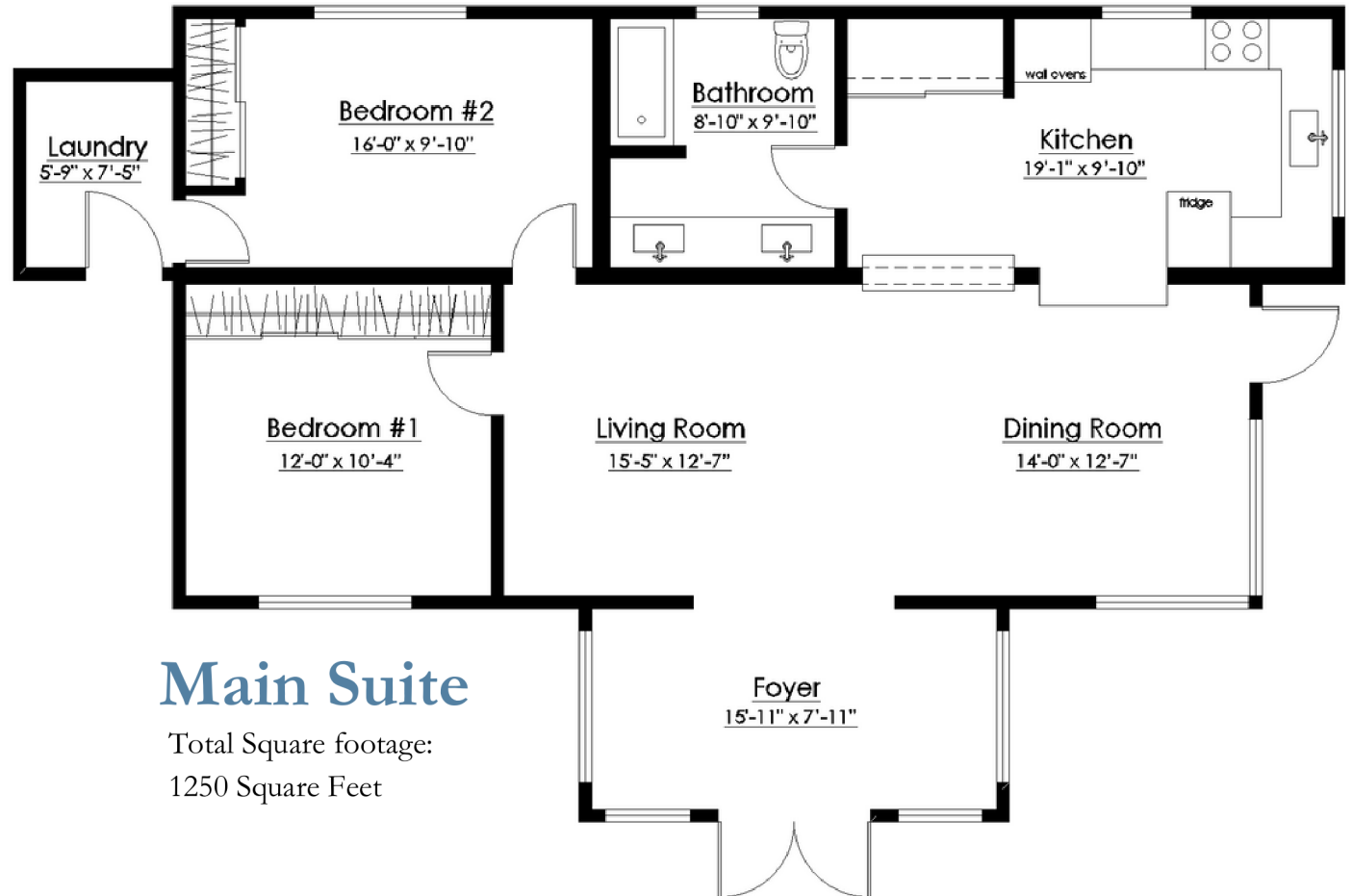
BELLAMY GROUP

SANDY BELLAMY & GREG BELLAMY



Guest Cabin

Total Square footage:
287 Square Feet



Main Suite

Total Square footage:
1250 Square Feet

5446 Secret Cove Road

HALFMOON BAY, BC V0N 1Y2

[HTTPS://SANDYBELLAMY.CA/](https://sandybellamy.ca/)

TOTAL: 1537 s.f.

5407 / 5446 Secret Cove, Halfmoon Bay BC



74.5 0 37.26 74.5Meters

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4/3/2024
1: 1,467

5407 / 5446 Secret Cove, Halfmoon Bay BC - Elevation



Index Map



74.5 0 37.26 74.5 Meters

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5407 / 5446 Secret Cove, Halfmoon Bay BC



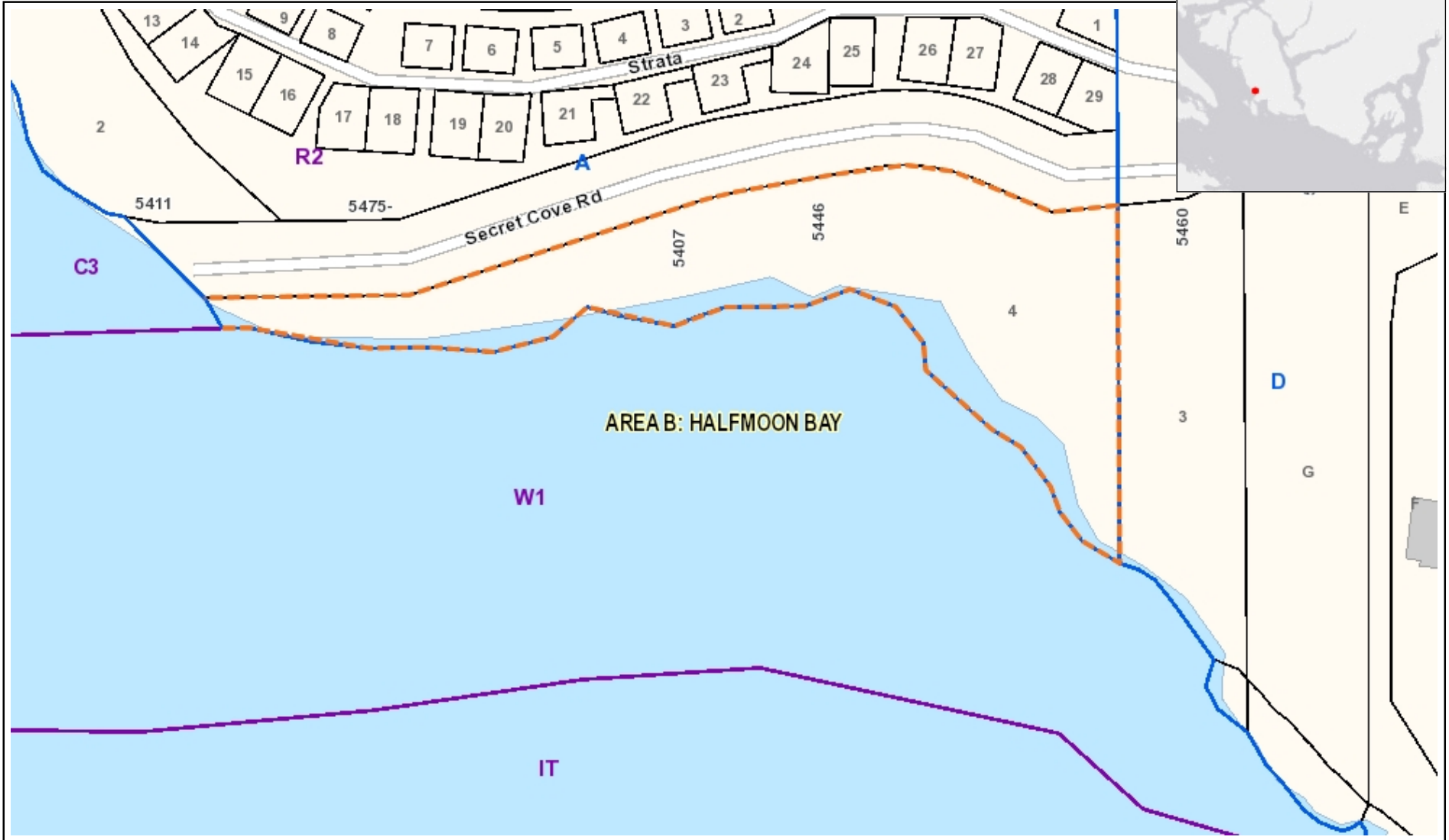
74.5 0 37.26 74.5Meters

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4/3/2024
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5407 / 5446 Secret Cove, Halfmoon Bay BC - Zoning R-2 Subd A



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4/3/2024
1: 1,467

7.2 RESIDENTIAL TWO (R2)

7.2.1 Intent

To permit *Single-Unit dwellings* and in low density residential areas.

7.2.2 Permitted Uses

a) The permitted *principal uses* shall be limited to the following:

	PRINCIPAL USE	CONDITIONS
1	<i>single-unit dwelling</i>	1) See Part 5 for General Regulations.
2	<i>additional single-unit dwelling or two-unit dwelling</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) The additional <i>single-unit dwelling</i> may be used as a <i>community care facility</i> . 3) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3.

b) Subject to compliance with all other provisions of this bylaw, more than one *principal use* shall be permitted.

c) The permitted *auxiliary uses* shall be limited to the following:

	AUXILIARY USE	CONDITIONS
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m ² . 2) The total number of <i>dwelling units</i> shall not exceed the maximum density permitted in Section 7.2.3. 3) See Section 5.2 for <i>Use Provisions</i> .
2	<i>short term rental</i>	See Section 5.3 for <i>Use Provisions</i> .
3	<i>residential agriculture</i>	See Section 5.5 for <i>Use Provisions</i> .
4	<i>keeping of livestock</i>	1) <i>Parcel area</i> must exceed 3500 m ² . 2) See Section 5.6 for <i>Use Provisions</i> .

d) Additional general *use* regulations are provided in Section 5.1.

7.2.3 Density

The maximum density shall be as follows:

PARCEL AREA	MAXIMUM DWELLING UNITS PER PARCEL	DWELLING UNITS PERMITTED
≤2000 m ²	1	Single-unit <i>Dwelling</i>

>2000 m ²	2	1 Single-unit <i>Dwelling</i> and 1 <i>Auxiliary dwelling unit</i> ; or 1 <i>two-unit dwelling</i>
>3500 m ²	2	2 Single-unit <i>Dwelling Units</i> ; or 1 <i>single-unit dwelling</i> and one <i>community care facility</i>

7.2.4 **Parcel Coverage**

The maximum permitted *parcel coverage* of all *buildings* and *structures* shall be as follows:

<i>PARCEL AREA</i>	<i>PARCEL COVERAGE</i>
<3500 m ²	35%
≥3500 m ²	15%

7.2.5 **Setbacks**

The minimum *setbacks* from a *parcel* line for all *buildings* and *structures* shall be as per Sections 5.14, 5.15, 5.16 and 5.17.

7.2.6 **Parking**

Requirements as per Part 6.

7.2.7 **Height of Buildings and Structures**

Requirements as per Section 5.11.

7.2.8 **Floor Area of Buildings**

Requirements as per Section 5.13.

PART 5 GENERAL REGULATIONS

5.1 USE REGULATIONS FOR ALL ZONES

5.1.1 The following *uses* are permitted in any zone:

- a) *Public uses;*
- b) *Public utilities;*
- c) *Horticulture or silviculture;*
- d) *Forest management* is permitted on private managed forest land as defined under the *Private Managed Forest Land Act*;
- e) *Child group daycare* facilities in accordance with requirements of the *Community Care and Assisted Living Act* of BC except in the RF3 Zone;
- f) Real estate field sales office, to a maximum floor area of 15 m², in all zones except the RF3 Zone;
- g) *Community Care Facilities* pursuant to the *Community Care and Assisted Living Act* and amendments thereto; and
- h) A secondary suite except in any zone where a single-unit dwelling is prohibited.
- i) Home-based business in any zone where a dwelling unit is permitted.

5.1.2 Notwithstanding subsection 5.1.1, all *uses* not expressly permitted within a zone are prohibited.

5.2 AUXILIARY DWELLING UNIT

5.2.1 An auxiliary dwelling unit:

- a) Shall not exceed 90 m² in floor area excluding otherwise permitted enclosed parking area, on parcels where not more than 2 single-unit dwellings are permitted;
- b) Shall not exceed 55 m² in floor area excluding enclosed parking area, on parcels where more than 2 single-unit dwellings are permitted;
- c) May be attached to or detached from any building on the same parcel.

5.3 SHORT TERM RENTAL

5.3.1 *Short term rental* is permitted as an auxiliary use, in the R1 zone where the parcel size exceeds 2000 m², and in the R2, C1, C2, C3, C4, CR1, CR2, RU1, RU1A, RU2, AG, PA2 and PA3 zones, subject to the following conditions:

- a) Except as provided for in Section 7.10.2(c) for the RU1A zone or any other parts of this bylaw, the number of bedrooms utilized for short term rental shall not exceed two per dwelling, including an auxiliary dwelling.
- b) An *auxiliary dwelling unit* with a size exceeding 55 m² shall not be utilized for *short term rental*.

- c) *Short term rental* shall not be permitted in a secondary suite.
- d) The total number of occupants of a *short term rental* establishment shall not exceed two per each permitted bedroom.
- e) No external indication or advertising associated with a *short term rental* shall be permitted on the property except a single sign up to 0.35 m² in area.
- f) Any dwelling utilized for *short term rental* shall be connected to sewerage disposal and water supply facilities that are in compliance with current regulations pursuant to the *Public Health Act* of British Columbia.
- g) A *short term rental* shall be operated by an operator who resides on the property where the *short term rental* is located and for the duration when the *short term rental* is in operation.

5.4 HOME-BASED BUSINESS

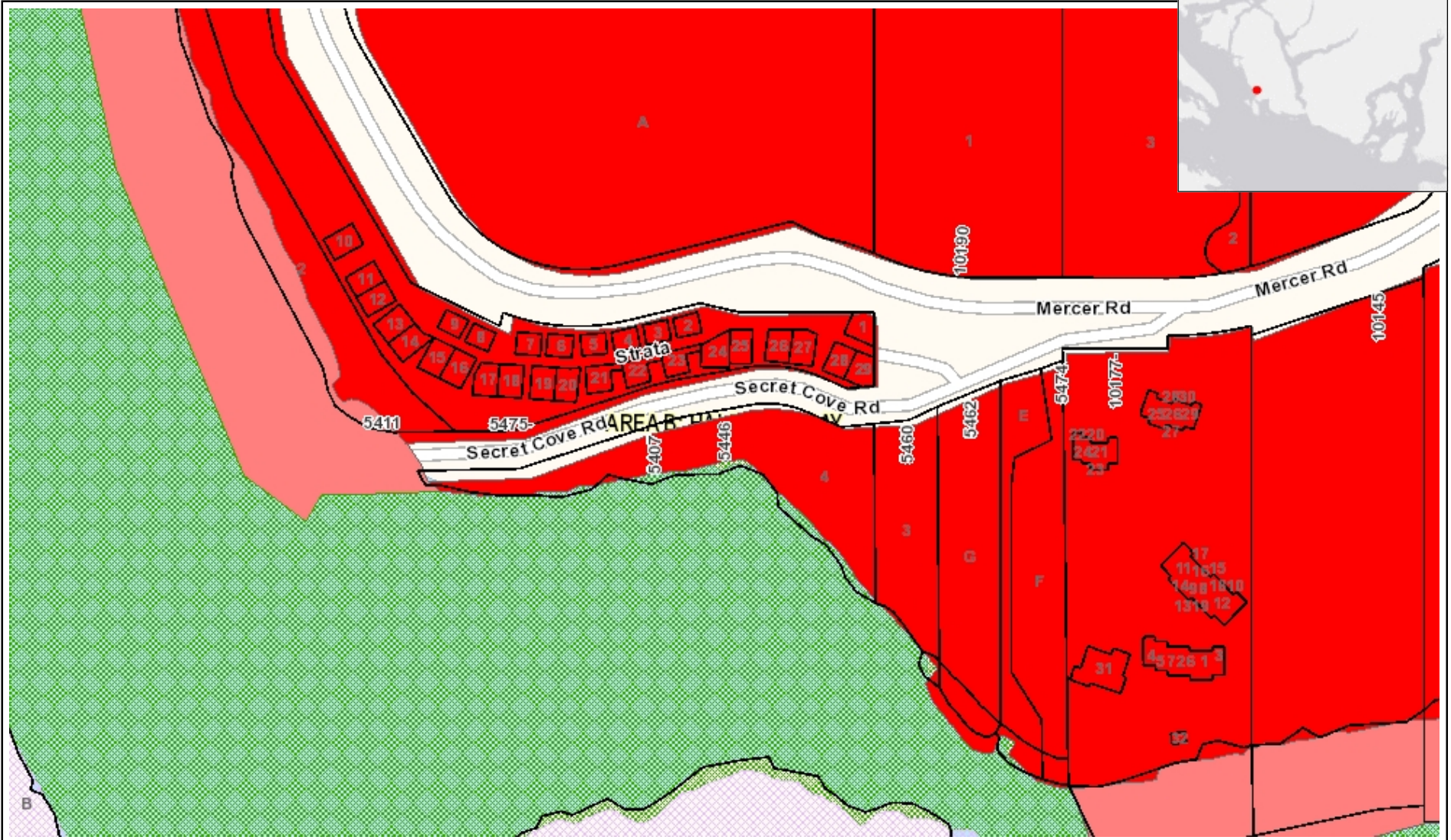
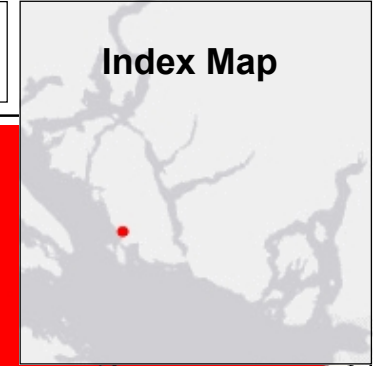
5.4.1 Where a *home-based business* is a permitted use, it shall be subject to the following conditions:

- a) It shall be an *auxiliary use* to the permitted *principal uses* on a parcel;
- b) It shall be conducted entirely within a completely enclosed *building* permitted under this Bylaw, except in the case of a group day care where outdoor recreation *uses* are required under the *Community Care and Assisted Living Act*;
- c) The total floor area of all allowable auxiliary buildings plus a maximum of 40% of the floor area of a dwelling unit on a parcel may be used for home-based business.
- d) No external indication other than that normally associated with a residential *building* shall exist except for a single sign up to 0.35 m² in area;
- e) There shall be no outdoor storage of materials, equipment, containers, or finished products;
- f) It must not generate traffic that exceeds the level prevailing in the neighbourhood or create a demand for off-street parking that cannot be contained within the *parcel* containing the *home-based business*;
- g) It must not produce a public offence or nuisance of any kind, including noise, smoke, dust, toxic or noxious matter, odour, heat, glare, electrical interference, beyond the *parcel lines* of the *parcel* containing the *home-based business*;
- h) No product shall be sold on the premises except that which is made or produced on the premises;
- i) Floor area of *retailing* or *wholesaling use* of the home-business shall be limited to 20% of the floor area of the building containing the home-based business;
- j) *Kennels*, vehicle equipment repair and maintenance, body shops and fabricating are prohibited.
- k) Employees of a home based business are restricted to residents of the parcel where the home based business operates plus not more than two other persons.

5.5 Residential Agriculture

5.5.1 The keeping of poultry, rabbits and bees is permitted in accordance with the following conditions:

5446 Secret Cove - Official Community Plan => Neighbourhood Hub



149.1 0 74.53 149.1 Meters

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9/25/2024
1: 2,934

Legend

- Road Names
- Parcel Boundaries
- OCP Landuse
 - Rural Resource
 - Public Use and Utilities
 - Sechelt Band Land
 - Multi-family
 - Comprehensive Residential
 - Agriculture
 - Community Recreation & Conservation
 - Private Forest Land
 - Neighbourhood Hub
 - Residential C1
 - Watershed Protection
 - Village Core Potential Commercial Growth
 - Village Commercial Core
 - Village Amenity / Density Bonus Area
 - Recreation or Public Use
 - Potential Future School Site
 - Future Recreation or Public Use Ocean
 - Future Recreation or Public Use Land
 - Enhanced Home Occupation Area
 - Enhanced B and B Area
 - Green Infrastructure
 - Residential
 - Future Park Dedication
 - RV Park
 - Gateway Corridor
 - Granthams Crown Properties
 - Gravel Extraction
 - Heritage Neighbourhood Commercial
 - Comprehensive Development Neighbourh
 - Public Institution
 - Agricultural
 - Resource
 - Public Use
- Comprehensive Development Waterfront /
- Residential F
- Future Private Non-Commercial Recreatio
- Comprehensive Development Cluster Hou
- Residential E
- Agricultural F
- Marine Industrial
- Twin Creeks Industrial
- Residential D
- Future Neighbourhood Park Site
- Agricultural E
- Mixed Multi-Family and Commercial
- Private Non-Commercial Recreation
- Agricultural D
- Rural Residential
- Industrial
- Forestry Demonstration
- Agricultural C
- Comprehensive Industrial
- Private Recreation Camp
- Future Public Use or Recreation Use or Bx
- Industrial - Bulk Fuel Storage
- Park
- Community Commercial
- Multi-Family Residential/Cluster Housing
- Commercial Industrial
- Conservation Areas
- Rural Forest
- Crown Forest Land
- Transportation, Utilites, Service
- Commercial Industrial Mixed Use
- Future Waterfront Park
- Marine Recreational Facilities
- Industrial - Log Sorting
- Rural
- Commercial
- Marine Terminal
- Jurisdiction of Islands Trust
- Crown
- Forest Industrial
- Future Multi-Family
- Parks
- Industrial - Marine
- Resource Rural
- Shoreline Feature Park
- Future School Sites 1 and 2
- Future Neighborhood Park Site
- Marine General
- Marine Transportation
- Industrial - Pulp and Paper Manufacturing
- Agricultural A
- Agricultural B
- Rural A
- Rural B
- Rural C
- Lake Watershed Protection A
- Lake Watershed Protection B
- Lake Watershed Protection C
- Lake Watershed Protection D
- Marine Study Area
- Marine Upland Study Area
- Rural Residential A
- Rural Residential B
- Rural Residential C
- Multi Family
- Cluster Housing
- Mobile Home Park
- Residential A
- Residential B
- Residential C
- Comprehensive Residential A
- Comprehensive Residential B
- Neighbourhood Commercial
- Tourist Commercial
- General Commercial
- Future Madeira Park Commercial
- Future Kleindale Commercial Light Industr
- Light Industrial
- Aquaculture Industrial
- Resource Industrial
- Heavy Industrial
- Sechelt Band Lands
- Private Recreation
- Ecological Reserve
- Public Recreation Use
- Future Public Recreation Use
- Institutional
- Jurisdiction
- Unconstructed Roads
- Golf Courses
- Parks
 - SCRD Park
 - Recreation Site
 - Municipal Park
 - Provincial Park
 - Wharf
 - Cemetery
- Band Lands

14. COMMUNITY HUBS

As a whole, Halfmoon Bay remains a rural community characterized primarily by a low density residential settlement pattern; however, there is a desire to create focal points within neighbourhoods where multiple land uses converge to form community centres or hubs.

The diversity of land uses encourages social interaction, creates gathering places and supports local commercial activity. Because Halfmoon Bay is a diverse area with existing neighbourhoods that function somewhat independently, three community hubs have been identified in this OCP: one in Welcome Woods, one in Halfmoon Bay and one in Secret Cove. The Community Hubs are shown on Map 1.

A community hub is a focal point - a neighbourhood centre where people can come together to socialise, to eat, to purchase the basic necessities or provide a service to the community, all within the scale of a rural community. A hub may also highlight the natural beauty of the neighbourhood with access to the ocean and forest. A hub contributes to the sense of community and focuses growth in identified areas while maintaining the rural community character. The community hub designation is not intended to re-designate a residential neighbourhood into a commercial centre, it is intended on considering a potential for mixed uses that are compatible within a neighbourhood scale. There are three neighbourhood hubs identified in the OCP, each with their own set of possibilities and potential outcomes. Community consultation from the surrounding neighbourhood will form a significant component of the evolution of land uses within these areas.

As we move toward 2031, existing hub areas will continue to evolve into focal points of the community. The following is a list of suggested mixed land uses suitable within the hubs:

Restaurants;	Community halls;
Coffee shops;	Parks;
Pubs;	Youth drop in centres;
Stores;	Community gardens and small scale farming;
Cultural and art venues and events;	Live-work dwellings;
Gathering places;	Multi-Family dwellings;
Village centre;	Affordable Housing; and
Commercial amenities;	Tourist Accommodations.

Additional uses may be considered in the future, provided there is due public process and the proposed uses are deemed to fit with the community character and suitably meet technical requirements such as parking and septic treatment. Properties within the three community hubs will retain their existing zoning, until such time that specific proposals are made to the SCRD and presented to the community through a rezoning process. Rezoning will ensure community consultation, including an opportunity for Halfmoon Bay residents to contribute toward the design, layout and future of the neighbourhood hubs.

The following chapters: Neighbourhood Commercial, Mixed Multi-Family, and Tourist Commercial provide additional detail on permitted uses within the Community Hub designation.