

Buyers Information Packet

8099 Northwood
Halfmoon Bay, BC



SANDY BELLAMY

PERSONAL REAL ESTATE CORPORATION

Sunshine Coast. Where you want to be.

Bellamy Group

604.741.1122 • sandybellamy.ca





Property Report

8099 NORTHWOOD RD

4/21/2026

PARCEL INFORMATION:

Jurisdiction: AREA B: HALFMOON BAY

Folio: 746.03014.010

PID: 004-755-405

Lot: 1

Block: 3

Plan: VAP11394

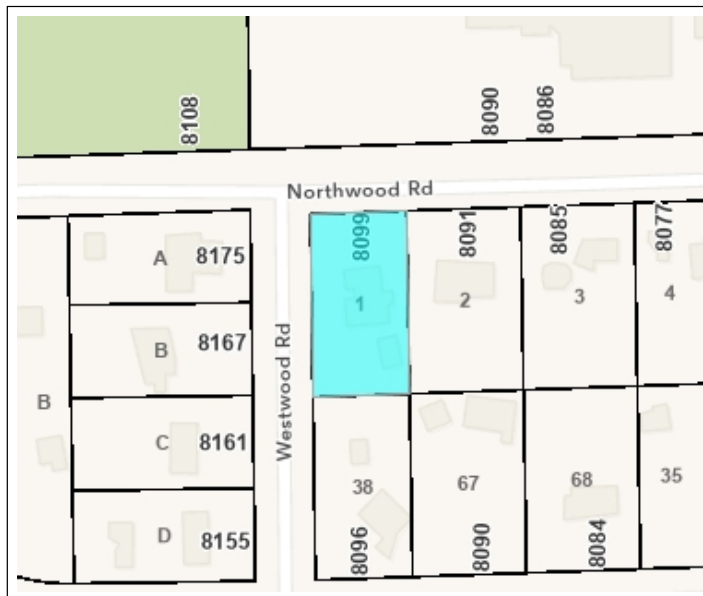
District Lot: 1330

Approx. Size: 0.197 ha

Land Value: 542000

Improvement Value: 497000

2025 Assessed Value: 1039000



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 SCRD service area

SCRD LAND USE INFORMATION:

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

Zoning Bylaw:
[722](#)

OCP Landuse:
Residential B

Landuse Zone:
R2

Development Permit Area(s):
No SCRD DPAs

Subdivision District:
C

Tree Cutting Permit Area(s):
Not in a SCRD Permit Area

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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8099 Northwood

Feature Sheet

Main House:

- Extensively renovated with new Main entrance with Foyer & Study with heated slate flooring and Dining Room with gas fireplace and French Doors onto private deck.
- Kitchen features generous Farmhouse copper sink; birds-eye, custom maple counters and island; New Stainless appliances, new Cabinets and Spacious pantry.
- Family room/living area features gas fireplace, live edge windowsills and stair treads and complete with Vaulted wooden ceiling with skylights.
- Primary bedroom is renovated to create a spacious room with wood accents, gas fireplace, and generous walk-in closet
- Renovated Ensuite with beautiful slipper tub, large walk-in shower, in-floor radiant heat
- Addition to create 2 new bedrooms; fully renovated bathroom with unique petrified wood sink and charming claw foot tub as well as in-floor radiant heat
- Laundry room has been renovated and includes newer appliances with Gas Dryer and lots of additional storage
- Hot water on-demand system
- Downstairs: complete separate suite/living area with separate entrance, kitchenette, 3-piece bathroom and spacious living/bedroom area with separate storage/extra sleeping ideal as a mortgage helper or in-law accommodation.
- Crawl Space: 5' with 600 sf heated space offers loads of additional storage under new addition accessible from exterior.

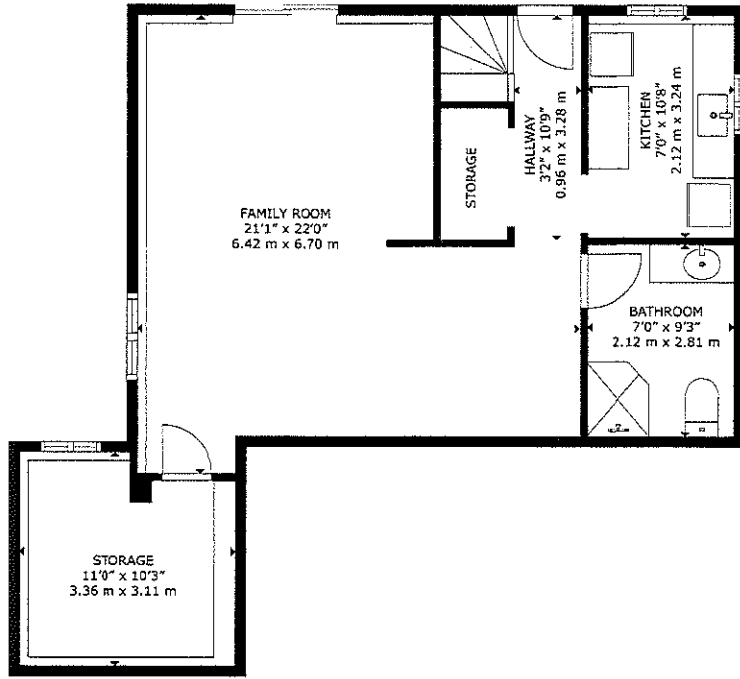
Garage:

- Over height with 10' ceilings - 20 x 30 ft with over height door with workshop area!

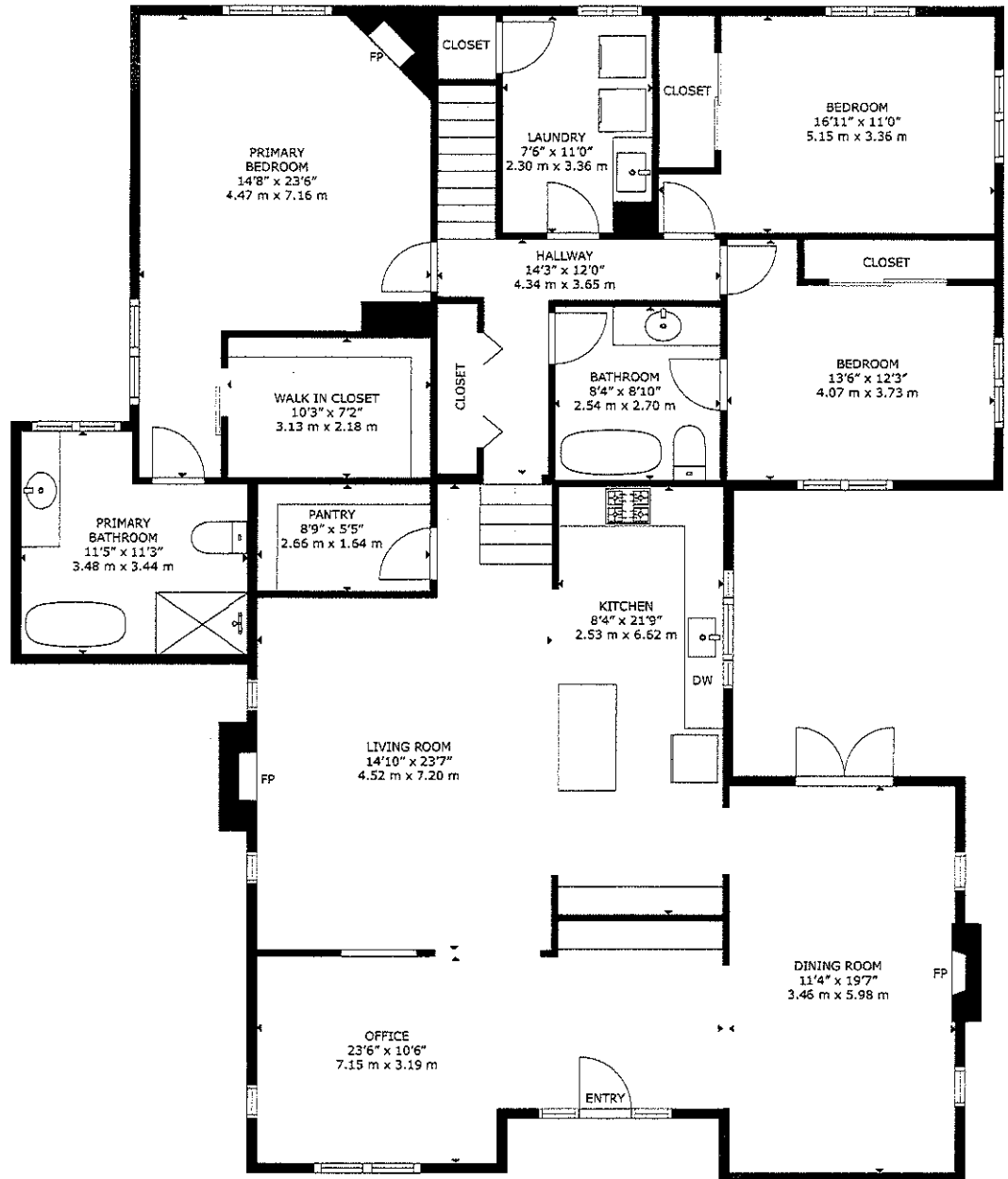
Property and Exterior:

- EV Charger
- Extensive rockeries, stone steps and walkways
- Beautiful Mature flowering Shrubs
- ½ acre
- West-facing spacious Deck with Natural gas hook up and hot tub
- Fabulous location across from popular Halfmoon Bay school and Connor Park with over 30 km of connected hiking trails and complete with playground and sports field
- Loads of extra parking for boats, RV's and additional vehicles

8099 Northwoods Road - Halfmoon Bay BC - Welcome Woods / Connor Park Area



FLOOR 1

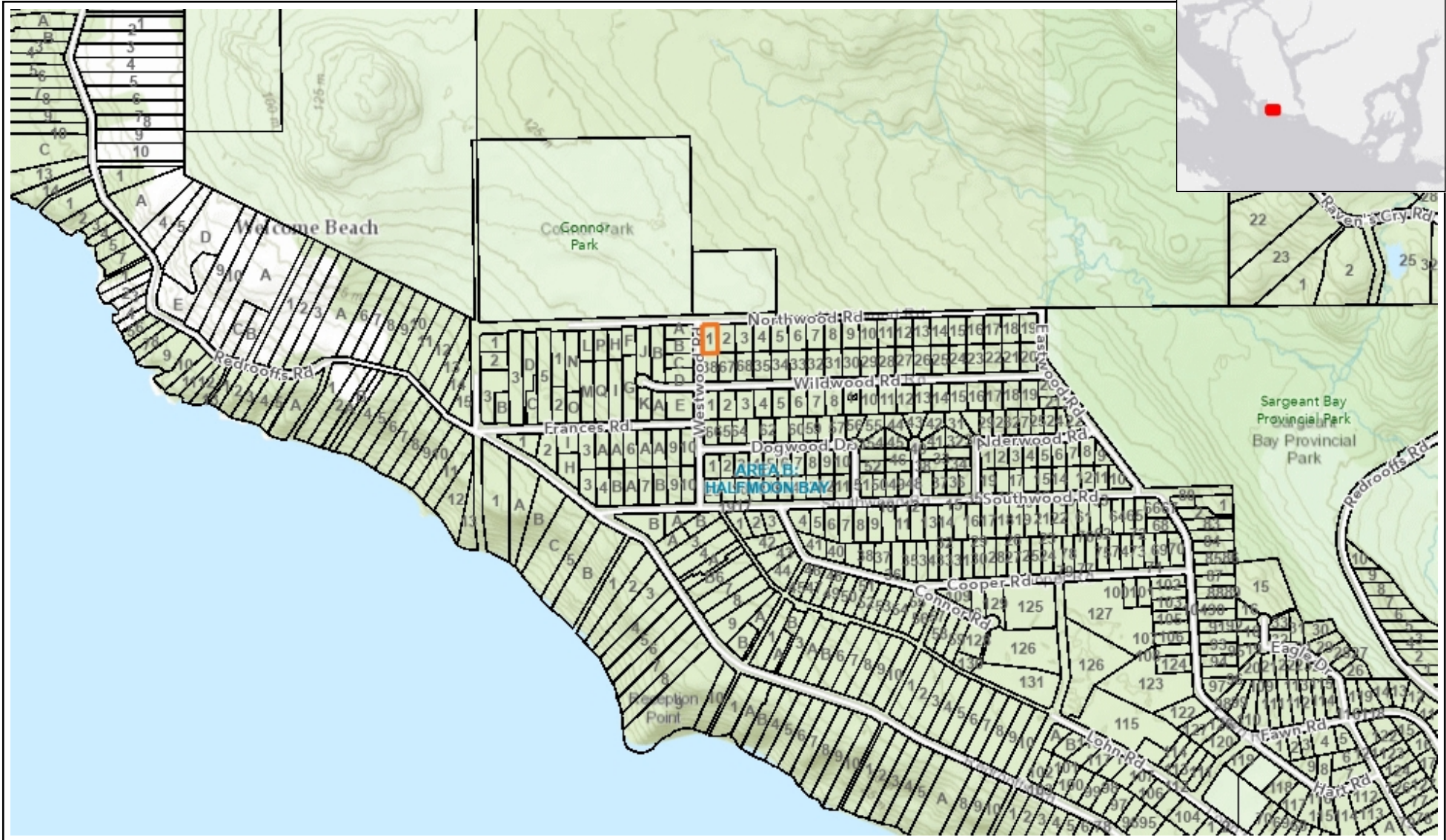
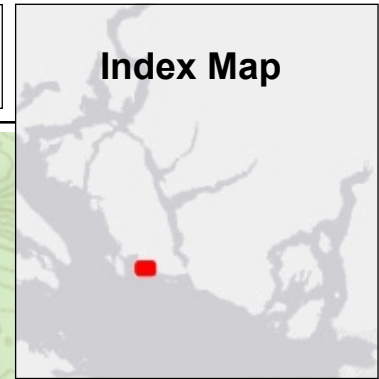


FLOOR 2

8099 Northwood Road, Halfmoon Bay BC



Index Map



596.2 0 298.10 596.2 Meters

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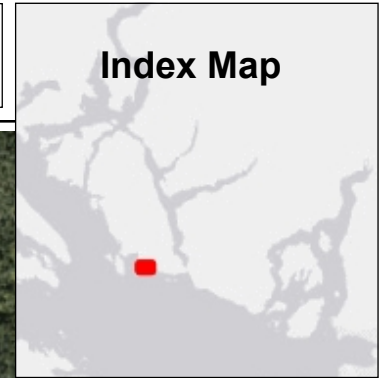


4/21/2026
1: 11,736

8099 Northwood Road, Halfmoon Bay BC



Index Map



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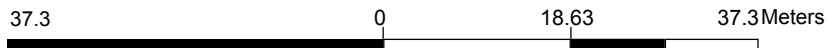


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Index Map

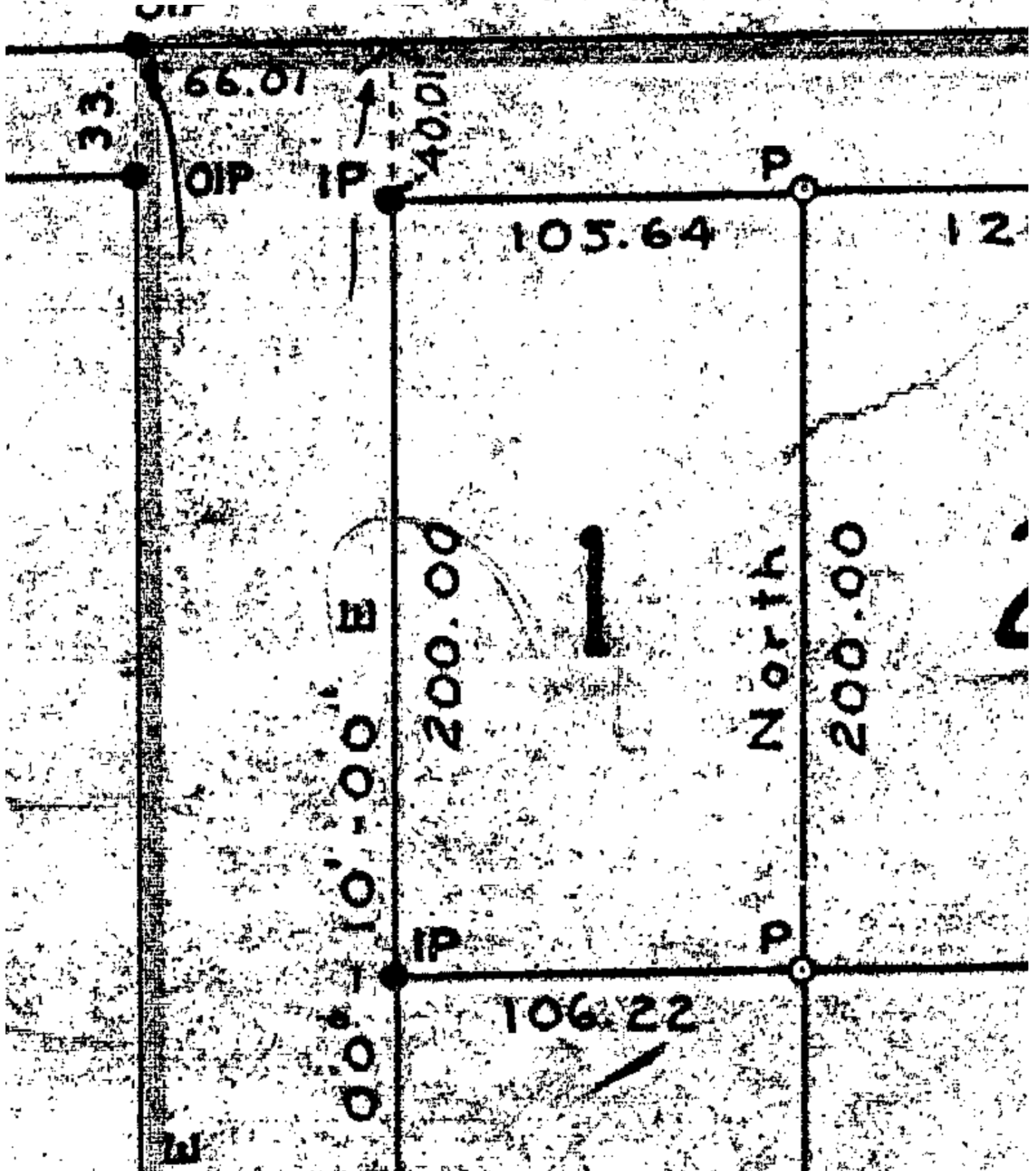


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4/21/2026
1:734

8099 Northwood Road
Halfmoon Bay BC
Legal Plan Excerpt



A PORTION OF
 PLAN OF SUBDIVISION OF DISTRICT LOT 1330
 EXCEPT PARTS INCLUDED IN PLAN 7817 AND REFERENCE PLAN 3077
 GROUP ONE, NEW WESTMINSTER DISTRICT.

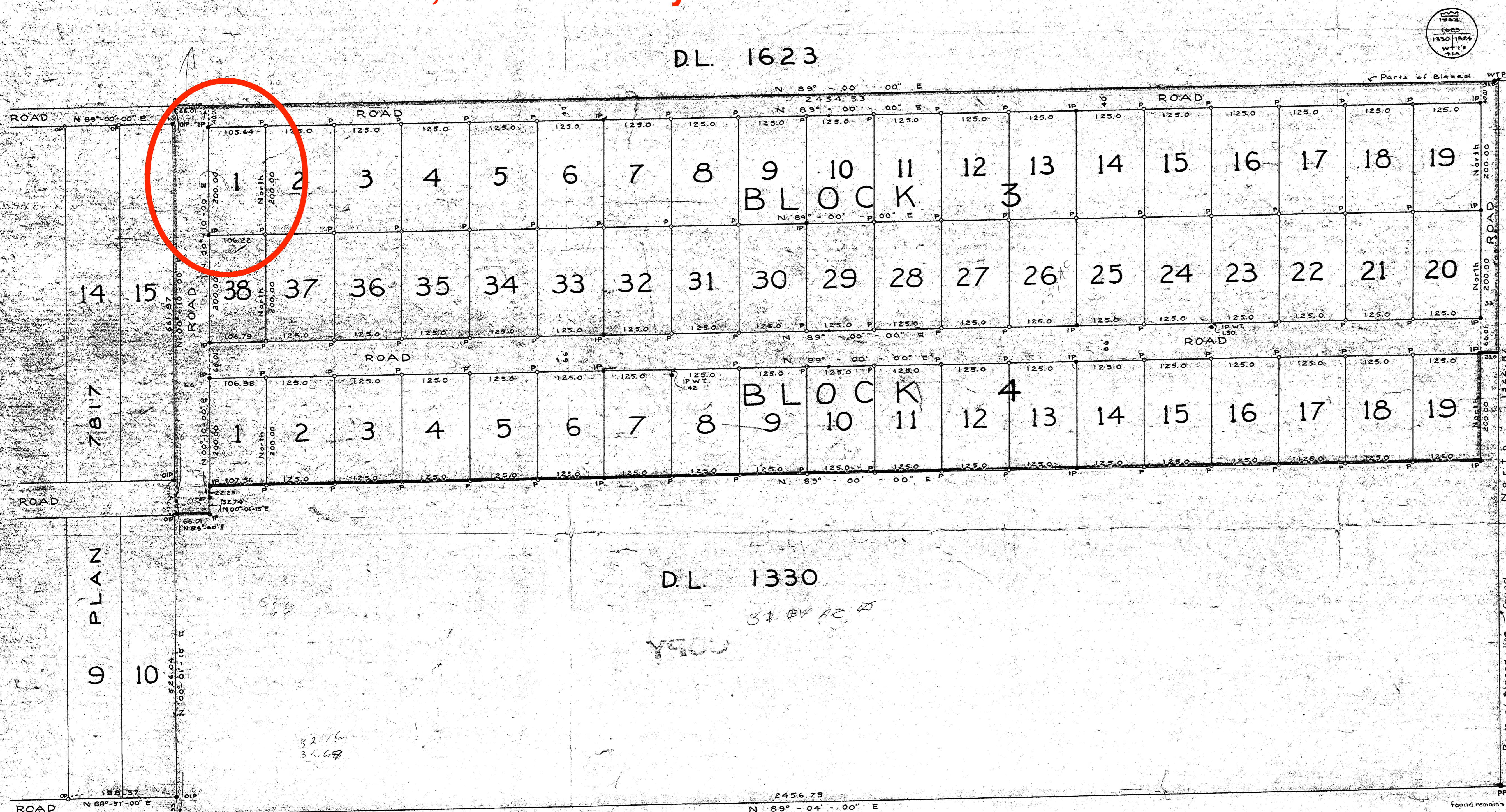
PLAN 11394

Deposited in the Land Registry Office in
 Vancouver B.C. this 6th day of June 1962.

A. Smith
 Registrar

SCALE: 1 INCH = 100 FEET

8099 Northwood Road, Halfmoon Bay = Lot 1



D.L. 1623

BLOCK 4

D.L. 1330

D.L. 1325

PLAN 7817

PLAN 9 10

D.L. 1624

D.L. 1324

Approved under the Land Registry Act
 this 7th day of July 1962

A. Smith
 Acting Assistant Chief Engineer
 Department of Highways
 Approving Officer

Owner: EVERGREEN PROPERTIES LTD.

Witness: *A. Smith*

Owner: _____

Witness: _____

Owner: _____

Witness: _____

Owner: _____

Witness: _____

Bearings are astronomic and derived from
 North Boundary of Plan 7817

- LEGEND:
- OIP denotes old iron pin found
 - OP denotes old wood post found
 - OBT denotes old bearing tree found
 - IP denotes standard iron bar post set
 - AP denotes standard aluminum bar post set
 - P denotes 4" x 4" wood post set
 - PP denotes standard pipe post set

I, G. Waqenaar, of Vancouver, a British Columbia
 Land Surveyor make oath and say that
 I was present at and did personally
 superintend the survey represented by this
 plan and that the plan and survey are
 correct. The said survey was completed on
 the 1st day of August 1962

G. Waqenaar
 B.C.L.S.

Sworn before me this 9th day of August 1962

H.W. Farmer

A Notary Public in and for The Province of British Columbia

7.2 RESIDENTIAL TWO (R2)

8099 Northwood is ~1,970 m²

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:

	<i>PRINCIPAL USE</i>	<i>CONDITIONS</i>
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 . No 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:

	<i>AUXILIARY USE</i>	<i>CONDITIONS</i>
1	<i>auxiliary dwelling unit</i>	1) <i>Parcel area</i> must exceed 2000 m ² . No 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:

<i>PARCEL AREA</i>	<i>MAXIMUM DWELLING UNITS PER PARCEL</i>	<i>DWELLING UNITS PERMITTED</i>
≤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 two-unit dwelling
>3500 m ²	2	2 Single-unit <i>Dwelling Units</i> ; or 1 single-unit dwelling and one community care facility

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.