

# Buyer's Information Packet

Lot 115, Murdoch Road  
Pender Harbour, BC



**SANDY BELLAMY**

PERSONAL REAL ESTATE CORPORATION

*Sunshine Coast. Where you want to be.*

**Bellamy Group**

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







Presented by:  
**Sandy Bellamy PREC\***  
Bellamy Group  
RE/MAX City Realty  
Phone: 604-741-1122  
<http://www.sandybellamy.ca>  
[sandy@sandybellamy.ca](mailto:sandy@sandybellamy.ca)



**Active**  
**R2994740**

Board: V  
Other

## LOT 115 MURDOCH ROAD

Sunshine Coast  
Pender Harbour Egmont  
V0N 1S1

Land  
**\$349,000** (LP)  
(SP)



Sold Date:  
Frontage (feet): **164.00**  
Meas. Type: **Metres**  
Frontage (metres): **50.00**  
Depth: **220'**  
Price/SqFt:  
Sub-Type:  
Flood Plain:  
Exposure: **Northwest**  
Permitted Use:  
Title to Land: **Freehold Strata**  
Tour:  
View - Specify

Original Price: **\$349,000**  
Subdiv/Complex:  
P.I.D.: **007-035-250**  
Taxes: **\$1,509.72**  
For Tax Year: **2024**  
Zoning: **R-2**  
Rezoneable?

Lot Area	
Acres:	<b>0.78</b>
Hect:	<b>0.32</b>
SqFt:	<b>33,939.00</b>
SqM:	<b>3,153.04</b>

Sanitary Sewer: **None**  
Storm Sewer: **None**  
Water Supply: **City/Municipal**  
Electricity: **At Lot Line**  
Natural Gas: **Not Available**  
Telephone Service: **At Lot Line**  
Cable Service: **At Lot Line**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail:  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing:  
Property in ALR/FLR: **No**  
  
Information Pkg: **Yes**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **Yes**  
Trees Logged in last 2yr?: **No**  
First Nation Reserve:

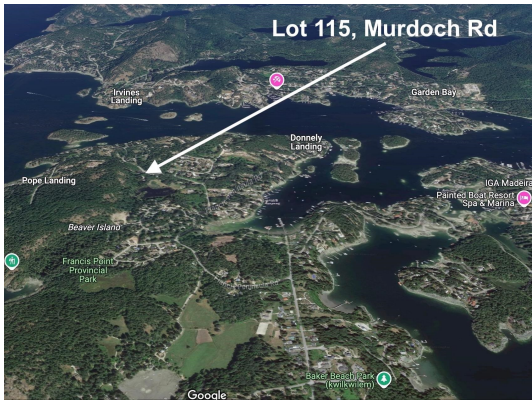
Legal: **LOT 115, BLOCK B, PLAN VAP19329, DISTRICT LOT 1390, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Site Influences: **Paved Road, Recreation Nearby, Rural Setting**  
Restrictions: **None**

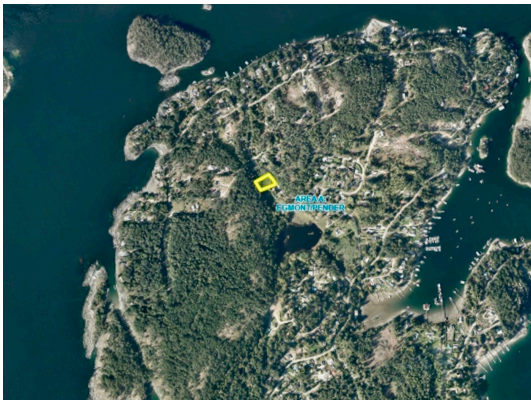
Listing Broker 1: **RE/MAX City Realty**  
Listing Broker 2:  
Listing Broker 3:

**Spacious and level 0.78-acre parcel, tucked in the peaceful community of Madeira Park in Pender Harbour. This property has approx. 164 feet of road frontage and is 220 feet deep. The lot is level and easy to build on. Zoning allows a single-family home plus an auxiliary dwelling, and uses allow a B&B. Located minutes from Francis Point Marine Park and Madeira Park's shops and services, this property offers a rare blend of tranquility and convenience. Surrounded by ocean, lakes, and forest, explore endless recreational opportunities right outside your door, and enjoy a laid-back lifestyle in a friendly, well-established neighbourhood. Whether you're planning a permanent home or a weekend retreat, this is West Coast living at its finest.**





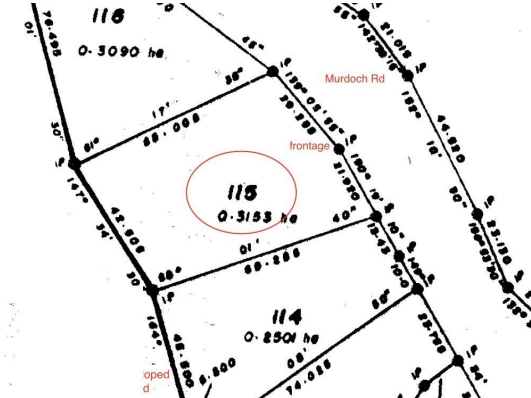
3D View



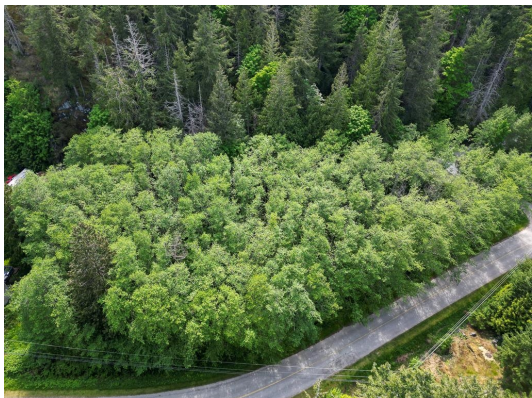
Satellite View



Satellite View



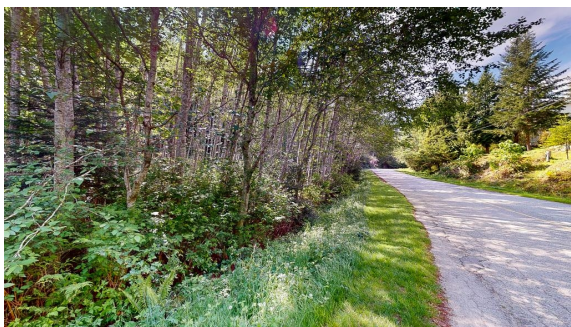
Legal Plan



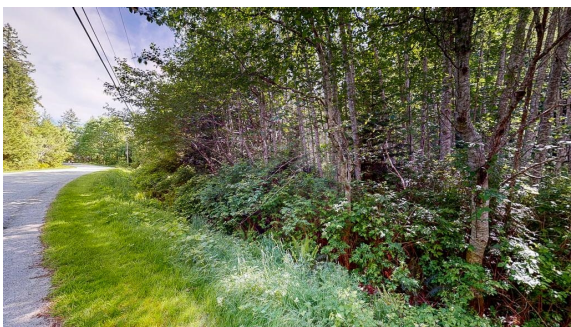
Aerial View



Aerial View



Street View



Street View



# Property Report

2/22/2025

## PARCEL INFORMATION:

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

**Folio:** 746.03282.008

**PID:** 007-035-250

**Lot:** 115

**Block:** B

**Plan:** VAP19329

**District Lot:** 1390

**Approx. Size:** 0.315 ha

**Land Value:** 262000

**Improvement Value:** 0

**2025 Assessed Value:** 262000



## SERVICES:

**Water Service Area:** South Pender Harbour

**Fire Protection Area:** Pender Harbour

**Curbside Collection Service Area:** Not in a SCRD service area

**Sanitary Sewer Service Area:** Not in a SCRD service area

## SCRD LAND USE INFORMATION:

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

**Zoning Bylaw:**  
[337](#)

**OCP Landuse:**  
Residential A

**Landuse Zone:**  
R-2

**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](http://www.scrd.ca/planning-applications)

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

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# Lot 115, Murdoch Rd

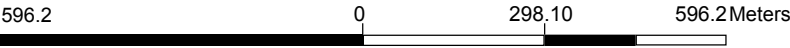




Lot 115 Murdoch Rd - Area



Index Map



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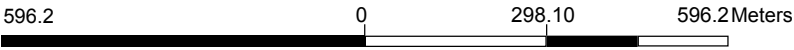
4/26/2025  
1: 11,736



Lot 115 - Murdoch Rd



Index Map



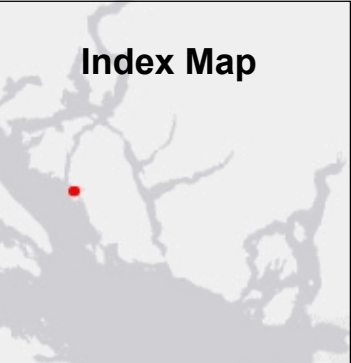
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2/22/2025  
1: 11,736



Lot 115 Murdoch Rd - Aerial, close



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4/26/2025  
1: 2,934



## R2 ZONE

## (SINGLE AND TWO FAMILY RESIDENTIAL)

Permitted Uses **Lot 115 Murdoch Rd is ~3,153 m2**

611.1 (1) Except as permitted in Part V, buildings and structures on parcels 2,000 square metres or less in the R2 zone shall be used for the following purposes only:

- (a) one single family dwelling;
- (b) bed and breakfast home.

**Y**

(2) On parcels exceeding 2,000 square metres the additional permitted uses are:

- (a) a second dwelling unit to create a duplex; or
- (b) one auxiliary dwelling unit;

**Y**

(3) On parcels exceeding 4000 square metres the additional permitted use is :

- (a) a second single family dwelling, a transition house or a bed and breakfast inn.

**N**

### Dwelling Units Per Parcel

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

### Floor Area

611.3 The total floor area of a transition house shall not exceed 300 square metres.

### Siting Requirements

611.4 No structure may be located within:

- (a) 5 metres of a front parcel line;
- (b) 2 metres of a rear parcel line;
- (c) 1.5 metres of a side parcel line; or
- (d) 4.5 metres of an exterior side parcel line.

### Parcel Coverage

611.5 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 35 percent.

**This is an excerpt of the zoning. Please consult full document from SCRD. Confirm any important information with the Regional District.**



- (f) no building, structure, outdoor activity or storage area in conjunction with auxiliary light industry shall be located within 15 metres of a parcel line;
- (g) employees of an auxiliary light industry shall be restricted to members of a family residing on the parcel plus two other people.

## **BED AND BREAKFAST HOMES AND BED AND BREAKFAST INNS**

509 Bed and breakfast homes and bed and breakfast inns, where permitted and herein referred to as bed and breakfast, are subject to the following conditions:

- (a) the total number of occupants of a bed and breakfast establishment shall not exceed two per each permitted bedroom;
- (b) no external indication or advertising associated with a bed and breakfast shall be permitted on the property except a single sign not exceeding 3500 square centimetres;
- (c) any dwelling utilized for bed and breakfast shall be connected to sewerage disposal and water supply facilities that are in compliance with the current regulations pursuant to the *Public Health Act* of British Columbia; and
- (d) a bed and breakfast shall be operated by an operator who resides on the property where the bed and breakfast is located and for the duration when the bed and breakfast is in operation.



Legal Plan Excerpt, Lot 115 Murdoch Rd, Pender Harbour BC

