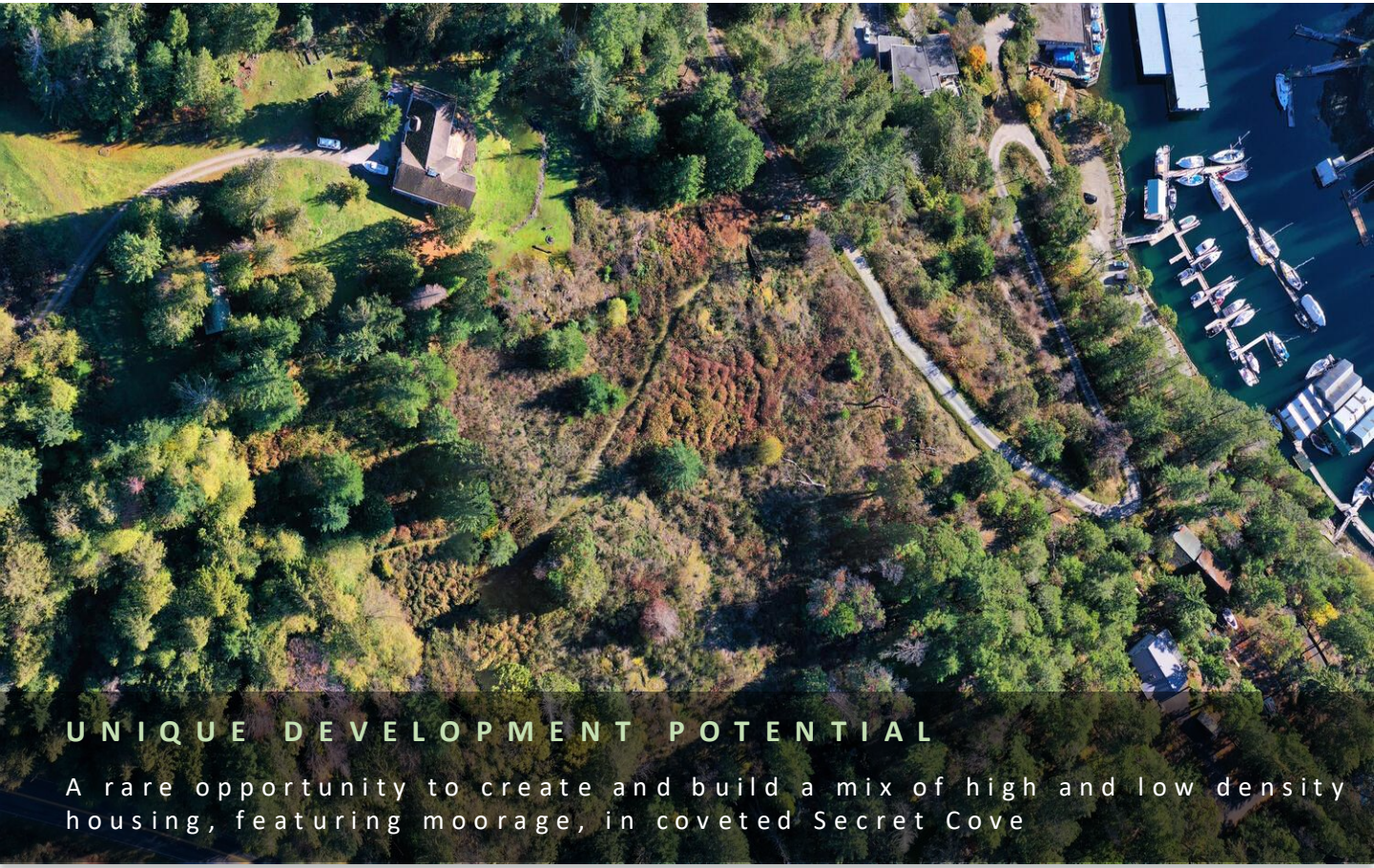


FOR SALE

10113 Mercer Road, Halfmoon Bay



UNIQUE DEVELOPMENT POTENTIAL

A rare opportunity to create and build a mix of high and low density housing, featuring moorage, in coveted Secret Cove

JOEL O'REILLY PREC

604.741.1837

joel@oreillyrealestate.ca

SCARLET OSBORNE

604.329.7877

scarlet@oreillyrealestate.ca



PROPERTY

OVERVIEW

Incredible development opportunity in the heart of Secret Cove on the Sunshine Coast of B.C.

Situated on 18.44 acres in one of the most beautiful natural settings in the area, the sale includes Latitude 49 Marina, an existing 4,000 sq.ft. home, south-west ocean views and complete privacy.

Rare zoning for this parcel, CD-3, allowing for 52 dwelling units comprising of a mix of free standing homes and duplexes complimented by higher density units.

This presents the opportunity to create a community of recreational getaway or full time homes for those looking to escape the city.

Each proposed home could come with a boat slip at the existing marina, as well as access to any other community amenities that could be incorporated.

EXECUTIVE

SUMMARY

ADDRESS

10113/10131/Lot 4 Mercer Road,
Halfmoon Bay, B.C, V7Z 1B7

PROPERTY SIZE

18.44 Acres Combined

ZONING

Spot zoned designation of CD-3 already in place, ready for development.

Allows for high & low density housing, marina, restaurant and other commercial operations.

PRICE \$4,250,000



MARINA



OCEAN VIEWS

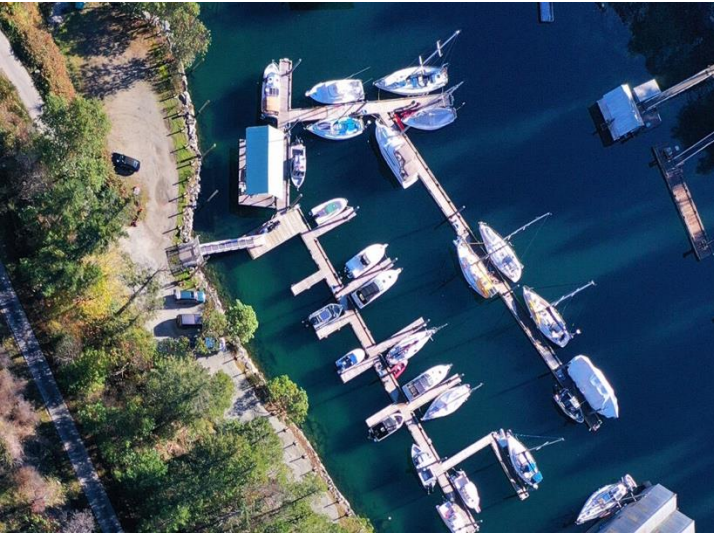


SPOT ZONED

PROPERTY FEATURES

3200 Sqft Ocean View Home

This sunny and spacious home features 4 generous bedrooms, 4 bathrooms, 3 living areas, and views throughout. Includes an additional 900 sqft of unfinished space



42 Slip Marina

This well-maintained marina features

- approx \$100k revenue annually
- licenced foreshore
- sheltered moorage year round
- power & fresh water
- boathouse
- secure gated access
- ample parking

Land Topography

The rest of the acreage boasts fresh water ponds, multiple acres of flat and easy access building sites, and bluffs & terraces perfect for capturing the sweeping ocean, cove and forest views





DESIREABLE SECRET COVE

Secret Cove has become one of the most sought-after areas on the Sunshine Coast.

With the only sheltered moorage between Gibsons and Pender Harbour, and multiple inlets creating a high density of waterfront and ocean-view homes, the Secret Cove area boasts some of the highest average house prices on the Sunshine Coast.

This mecca for holiday homes is popular due to its access to the water, multiple Provincial Parks, miles of hiking & biking trails, fishing, sheltered kayaking & paddle-boarding, and a vibrant arts community.

Nature at your doorstep but only 15 minutes from the hospital, groceries and other amenities...

Secret Cove is home to the award winning Rockwater Secret Cove Resort, Secret Cove Marina, and La Bettolina - the Sunshine Coasts' most popular and picturesque fine dining experience.

To top it off, Secret Cove is minutes by boat to sunny and spectacular Thormanby Island where white sand beaches make you feel like you are in the tropics...

These location characteristics combined with existing zoning for high density development make this property a must view.



ZONING DETAILS

8.3 COMPREHENSIVE DEVELOPMENT ONE (CD3)

8.3.1 Intent

To permit *mixed residential and commercial uses*.

8.3.2 Permitted Uses

a) The permitted principal *uses* shall be limited to the following in compliance with Schedule D:

	USE	CONDITIONS
1	Single-unit dwelling	A maximum of 52 dwelling units is permitted, consisting of up to 33 single-unit dwellings and up to 19 units of two-unit dwellings and/or multi-unit dwellings.
2	Two-unit dwelling	
3	Multi-unit dwelling	
4	Marina	
5	Restaurant	The total floor area for these uses permitted in Commercial Area 1 shown on Schedule D shall not exceed 100 m ² .
6	Retail	

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

1. Recreation facilities auxiliary to residential uses
2. Common sewage disposal facilities auxiliary to the principal uses

8.3.3 Siting of Buildings, Structures and Uses

- a) The minimum *setbacks* from a *parcel line* for all *buildings* and *structures* and setback exceptions shall be in accordance with Sections 5.14 and 5.15.
- b) No vehicle parking, loading/unloading or storage area may be located within 5 m from a parcel line except when used for launching marine craft or temporarily servicing the marina or a loading space for the commercial uses.

8.3.4 Density

The total number of *parcels* designated pursuant to the *Land Title Act* as “strata” shall not exceed 52 for residential *dwellings*, in addition to not more than one *commercial* area, one area designated as “*marina*”, at least one area designated as “common property”, one *parcel* dedicated as “*park*” and at least one area dedicated for sewerage disposal and treatment.

8.3.5 Parcel Coverage

The coverage of all buildings and structures on a parcel shall not exceed 25 %.

8.3.6 Parking

Requirements as per Part 6.

8.3.7 Height of Buildings and Structures

Requirements as per Section 5.11.

PROPERTY REPORT 10113



Property Report 10113 MERCER RD

4/24/2026

PARCEL INFORMATION:

Jurisdiction: ARFA B: HAI FMOON BAY

Folio: 746.06465.041

PID: 007-341-504

Lot: 3

Block: B

Plan: VAP16888

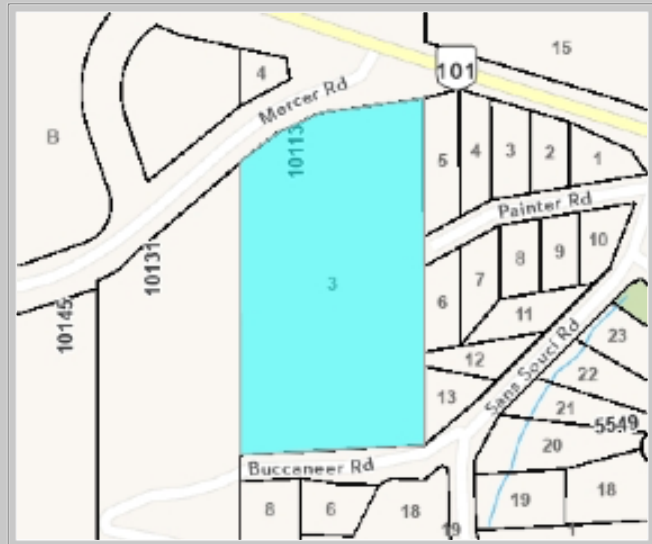
District Lot: 4550

Approx. Size: 3.577 ha

Land Value: 1695000

Improvement Value: 571000

2025 Assessed Value: 2266000



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/>

OCP Landuse:

Neighbourhood Hub

Development Permit Area(s):

No SCRD DPAs

Tree Cutting Permit Area(s):

Tree Cutting PERMIT Area B

Zoning Bylaw:

[722](#)

Landuse Zone:

CD3

Subdivision District:

CD3

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)

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

PROPERTY REPORT 10131



Property Report 10131 MERCER RD

4/24/2026

PARCEL INFORMATION:

Jurisdiction: ARFA B: HAI FMOON BAY

Folio: 746.06462.000

PID: 015-849-457

Lot:

Block:

Plan:

District Lot: 4546

Approx. Size: 3.771 ha

Land Value: 1549000

Improvement Value: 0

2025 Assessed Value: 1549000



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/ocp/halfmoon-bay/>

OCP Landuse:

Neighbourhood Hub

Tourist Commercial

Neighbourhood Hub

Development Permit Area(s):

DPA Zone 1A: Coastal Flooding

DPA Zone 1B: Coastal Slopes

Tree Cutting Permit Area(s):

Tree Cutting PERMIT Area B

Zoning Bylaw:

[722](#)

Landuse Zone:

CD3

R2

Subdivision District:

D

CD3

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

PROPERTY REPORT LOT 4



Property Report

4/24/2026

PARCEL INFORMATION:

Jurisdiction: AREA B: HALFMOON BAY

Folio: 746.06465.045

PID: 007-218-818

Lot: 4

Block: B

Plan: VAP18072

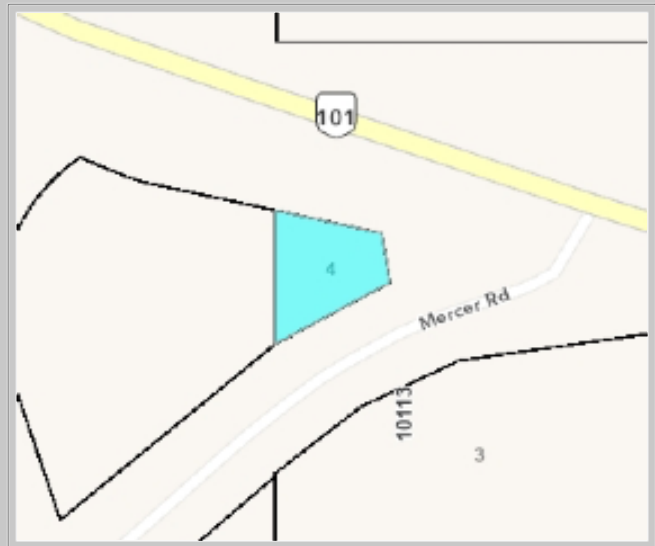
District Lot: 4550

Approx. Size: 0.112 ha

Land Value: 78300

Improvement Value: 0

2025 Assessed Value: 78300



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/ocp/halfmoon-bay/>

OCP Landuse:

Neighbourhood Hub

Development Permit Area(s):

No SCR D DPAs

Tree Cutting Permit Area(s):

Not in a SCR D Permit Area

Zoning Bylaw:

[722](#)

Landuse Zone:

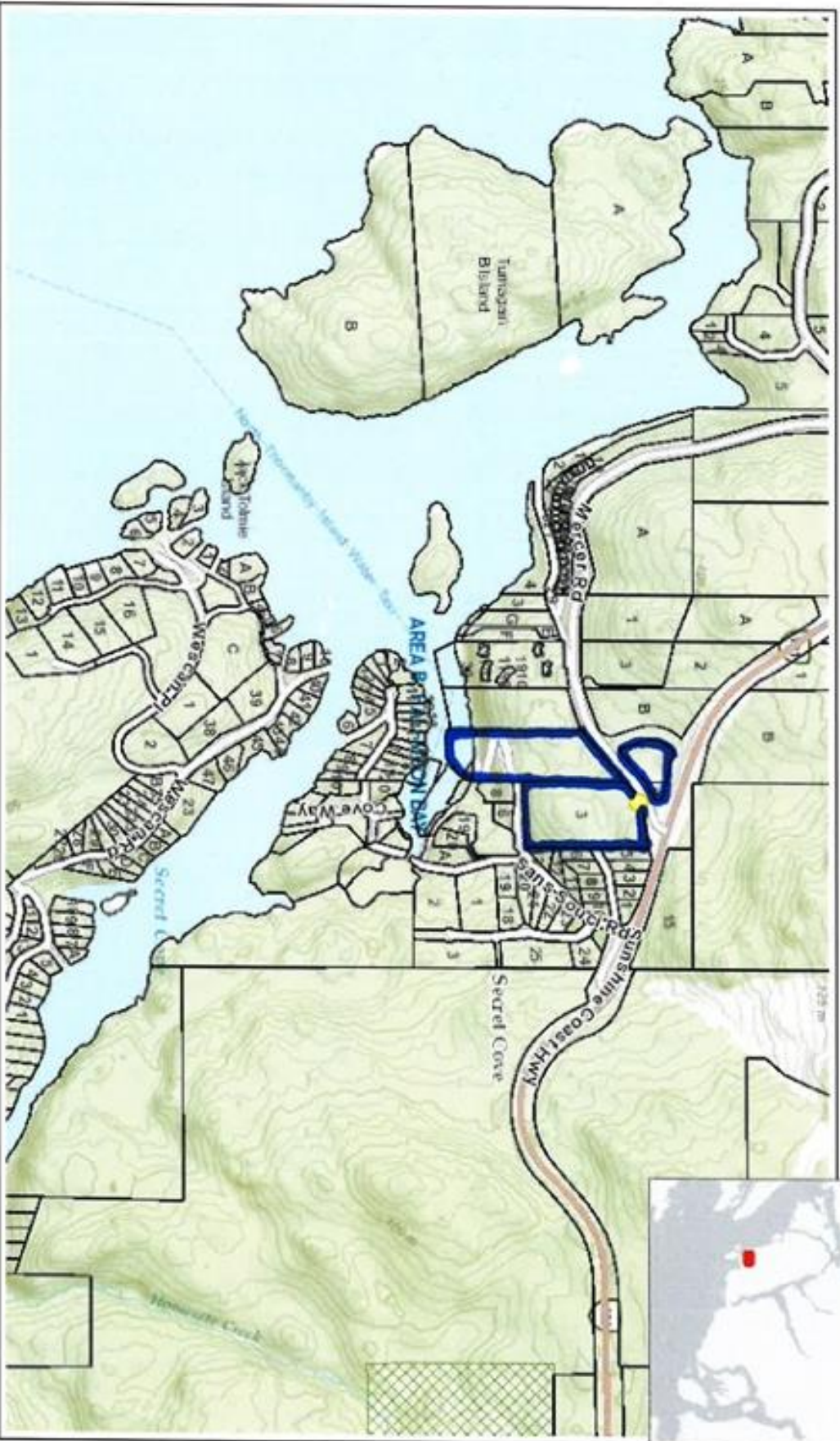
R2

Subdivision District:

D

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Index Map



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4/26/2024
1:11,736



AREA CALCULATIONS

Overall area	700,000 square feet	
Hard surface	181,600 square feet	25% of total area
Park area	70,000 square feet	10% of total area
GreenSpace	518,400 square feet	65% of total area

FORMA DESIGN INC.



SUMMARY

Don't miss this ultra unique opportunity to develop one of the last prime Secret Cove acreages, in a premier location on the Sunshine Coast.

Rare spot zoning is in place, therefore the possibilities are endless and limited only by your imagination.

Contact Joel and his team today...

JOEL O'REILLY PREC

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