

5830 Marine Way, Sechelt, BC  
1.45-acre waterfront | R2 | For sale  
waterfrontsechelt.ca

**The asset**

Lot 105, DL 1331 & 1437, Plan 18319. PID 007-194-129. 63,162 sq ft. About 355 ft of Porpoise Bay frontage. Vacant. Access from Marine Way.

**Ask**

\$1,198,000 CAD (confirm on date of issue).

**Zoning on this title**

R2. With community water and sewer, SSMUH may allow up to four dwelling units on the existing lot: two houses with suites; two duplexes; house + duplex + suite; or a fourplex / townhouse form. Subject to height, coverage, setbacks, parking, and DPAs.

**Services**

Municipal water and sanitary sewer at Marine Way, plus Telus fibre, Fortis gas, and Eastlink. Buyer confirms laterals, capacity, and fire flow. A shoreline sewer siphon runs near the north property line.

**Planning history**

DVP 2020-03 approved June 24, 2020 for a three-lot layout with shared access. A later three-lot subdivision approval (February 2022 per owner) has expired. Treat as evidence of potential, not an entitlement. Do not multiply lots by four and sell twelve units.

**Constraints**

Hourglass lot. Steep at the road bank and the shoreline bank. DPA-3 / 4 / 5. 2014 geotech: rockfall, localized slope movement, FCL about 2.7 m above higher high water large tide, 5 m conceptual setbacks from toe of road slope and top of bank. 2020 EA: building sites about 14–15 m from the natural boundary; 5 m marine riparian strip. Reports require updating.

**Package attached / available**

Survey; 2014 geotech; 2020 EA; 2020 3-lot plan (mark EXPIRED); DVP 2020-03.

**Contact**

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Not an offering memorandum. Not an approved development. Verify all zoning, servicing, and title items with the District of Sechelt and your own consultants.