



2549 SHOREACRES

Sidney





FOR SALE



2549 Shoreacres Road
Sidney

[SUMMARY OVERVIEW](#)



LISTING PRICE:

\$2,600,000 + GST



LOT SIZE:

6,189 sq. ft.



Extremely rare opportunity to purchase a breathtaking, low-bank WATERFRONT property, located on Sidney's most coveted waterfront street, Shoreacres Drive. Positioned at the end of a quiet cul-de-sac, and steps from the core of Sidney awaits this 6,189 sqft fully serviced building lot, offering direct access to the ocean and unparalleled views of the Haro Strait & Mt. Baker. Located in the R1.1 zone, offering incredible potential for building your custom home, with the perfect setting to experience the tranquillity and beauty of Sidney. Experience stunning sunrises and watch the boats sail by from this truly spectacular property. Conveniently located, just minutes from all the restaurants, shopping, & community events that Sidney has to offer. This truly is a one-of-a-kind property that's perfect for your dream home!



Property Photos





Property Photos





Property Photos



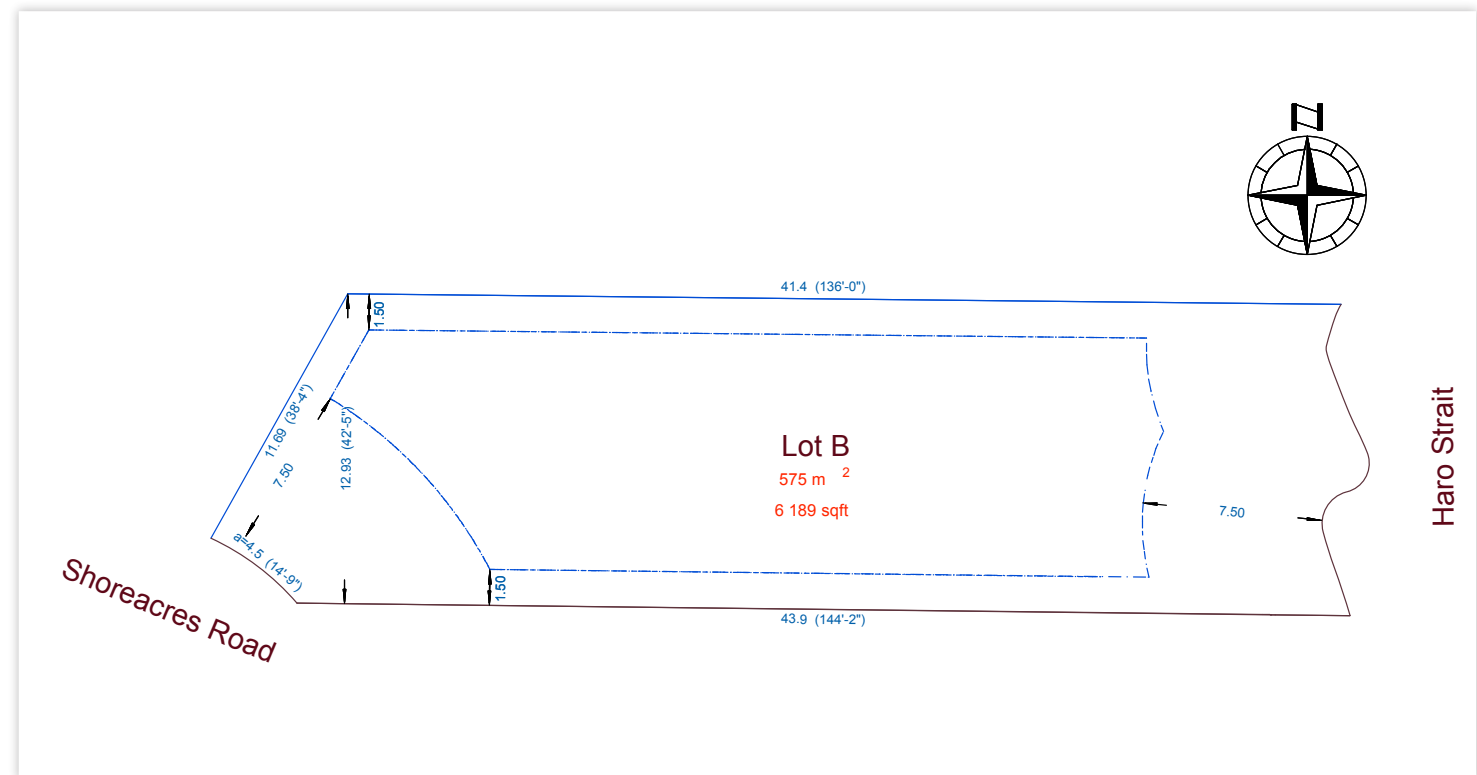


Property Photos





Survey

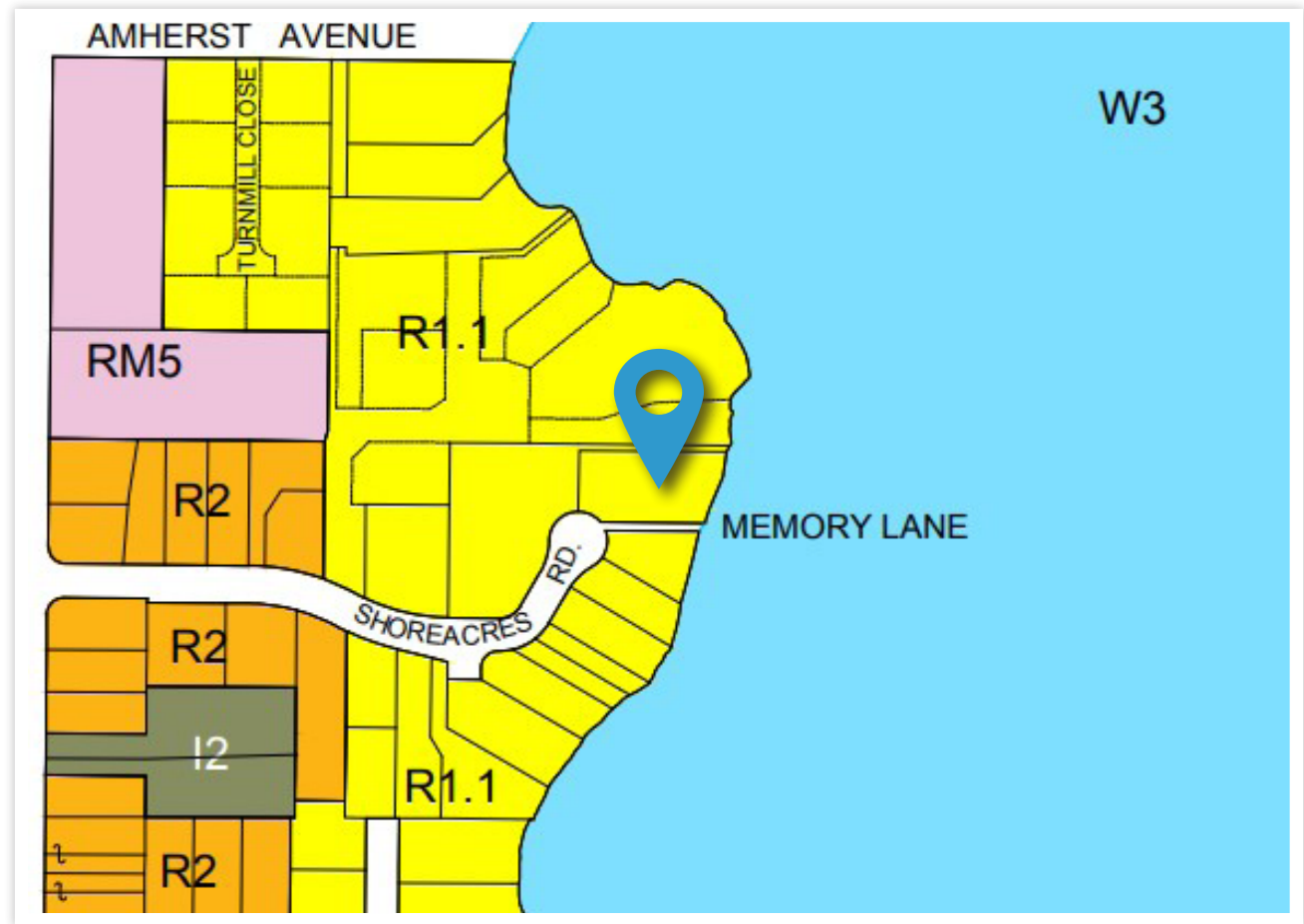




Zoning Map

R1.1

SINGLE-FAMILY RESIDENTIAL





Zoning Bylaws

SINGLE-FAMILY RESIDENTIAL

To provide for low density single-family housing with the potential for a secondary suite.



4.2 Permitted and Conditional Uses: Detached Residential Zones

4.2.1 Permitted and Conditional Uses Table: Detached Residential Zones

Zone	R1	R1.1	R1.2		R1.3	
			Lot area of 400m ² or less (see note 1)	Lot area greater than 400m ²	Lot area of 400m ² or less (see note 1)	Lot area greater than 400m ²
Accessory Building, Structure, or Use	P	P	P	P	P	P
Couplet House Dwelling						
Single-Family Dwelling	P	P	P	P	P	P
Two-Family Dwelling						
Secondary Suite		C (4.2.2)		C (4.2.2)	C (4.2.2)	C (4.2.2)
Detached Secondary Dwelling						C (4.2.3)
Bed and Breakfast	C (4.2.4)	C (4.2.4)		C (4.2.4)		C (4.2.4)
Boarding	C (4.2.5)	C (4.2.5)		C (4.2.5)		C (4.2.5)
Home Occupation	C (4.2.6)	C (4.2.6)	C (4.2.6)	C (4.2.6)	C (4.2.6)	C (4.2.6)

Notes:

¹ Requires Development Permit (see Town of Sidney Official Community Plan, Section 19.2.1).

² Refer to Section 5.2.1 for minimum lot area regulations for Two-Family Dwellings.

4.2.2 Conditional Use Regulations for Secondary Suites

- Either the secondary suite or the principal dwelling shall be owner occupied.
- Secondary suites shall:
 - be only located in or on properties with single-family dwellings;
 - be limited to one (1) per single-family dwelling;

5.2.7 Detached Residential Building Regulations: Secondary Suites

- Secondary suites shall:
 - be completely contained within the principal building;
 - not exceed a gross floor area of 90 square metres;
 - have their own entrance separate from that of the other dwelling unit; and
 - be self-contained. Electrical panels and laundry facilities can be shared between the principal dwelling and the secondary suite if they are located in a common area, providing that common area meets the requirements of the current B.C. Building Code.



Zoning Bylaws

SINGLE-FAMILY RESIDENTIAL

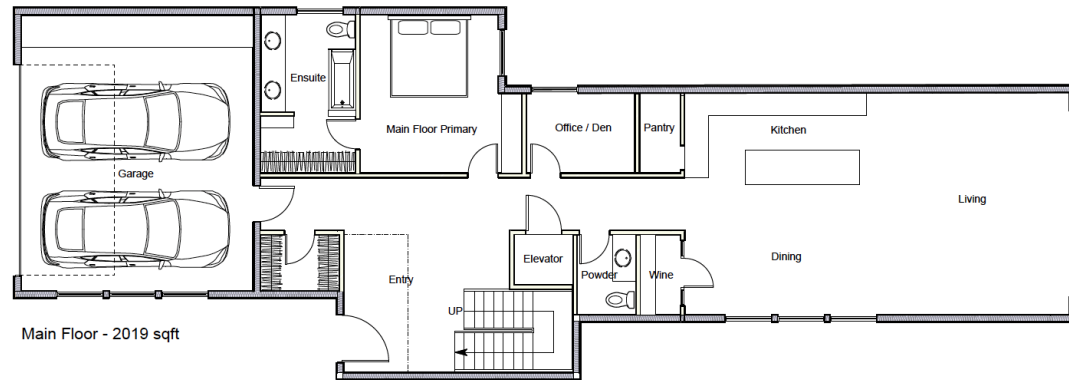
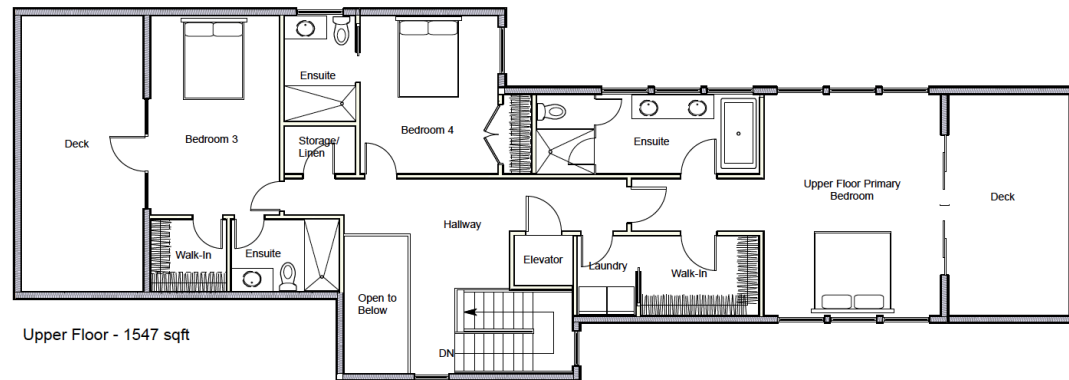
To provide for low density single-family housing with the potential for a secondary suite.

5.2.2 Setback Regulations Table: Detached Residential Zones

Zone	Minimum Front Setback	Minimum Rear Setback (see note 1)		Minimum Side Interior Setback	Minimum Side Exterior Setback (see note 1)
		Single-Family Dwelling	Two-Family Dwelling		
R1	7.5m	5.5m		2.0m	3.0m
R1.1	7.5m	5.5m		1.5m	3.0m
R1.2	Lot area of 400m ² or less	4.5m	3.0m	1.5m	3.0m
	Lot area greater than 400m ²	4.5m	5.5m	1.5m	3.0m
R1.3	Lot area of 400m ² or less	4.5m	3.0m	1.2m	3.0m
	Lot area greater than 400m ²	4.5m	5.5m	1.5m	3.0m
R2	7.5m	5.5m	33% lot depth (see note 2)	1.5m	3.0m
R3	Single-Family Dwelling with a lot area of 400m ² or less	4.5m	3.0m	1.2m	3.0m
	Single-Family Dwelling with lot area greater than 400m ²	4.5m	5.5m	1.5m	3.0m
	Couplet House Dwelling	4.5m	4.5m (see note 3) 9.0m (see note 3)	1.5m	3.0m
R4	3.0m	1.5m		1.5m	3.0m
R5	1.2m	1.2m		1.2m	1.2m



Potential Building Plans





Property Renderings

EXTERIOR



* RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE DEVELOPER'S DISCRETION



Property Renderings

EXTERIOR

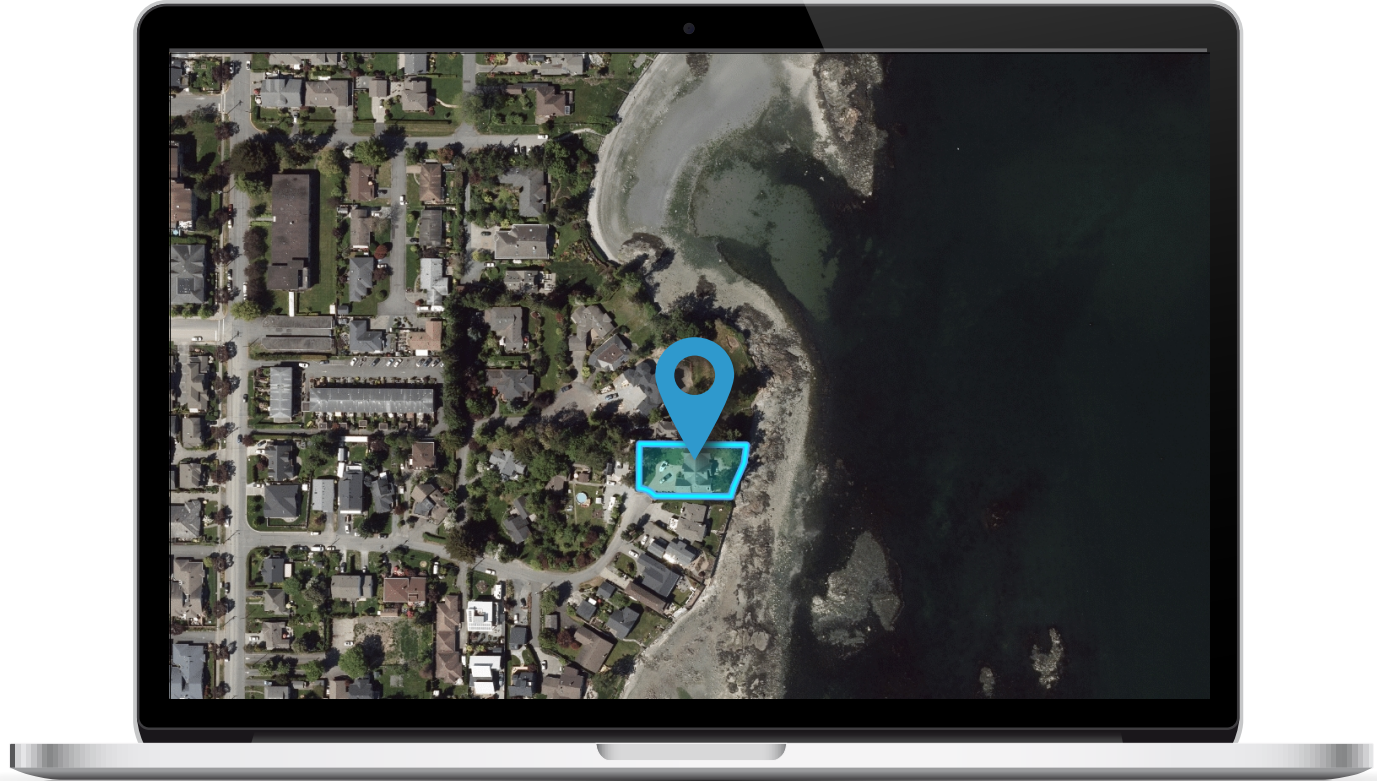


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Location

(GIS) MAPPING





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