
Offered at

\$699,000



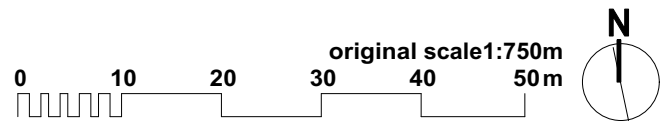
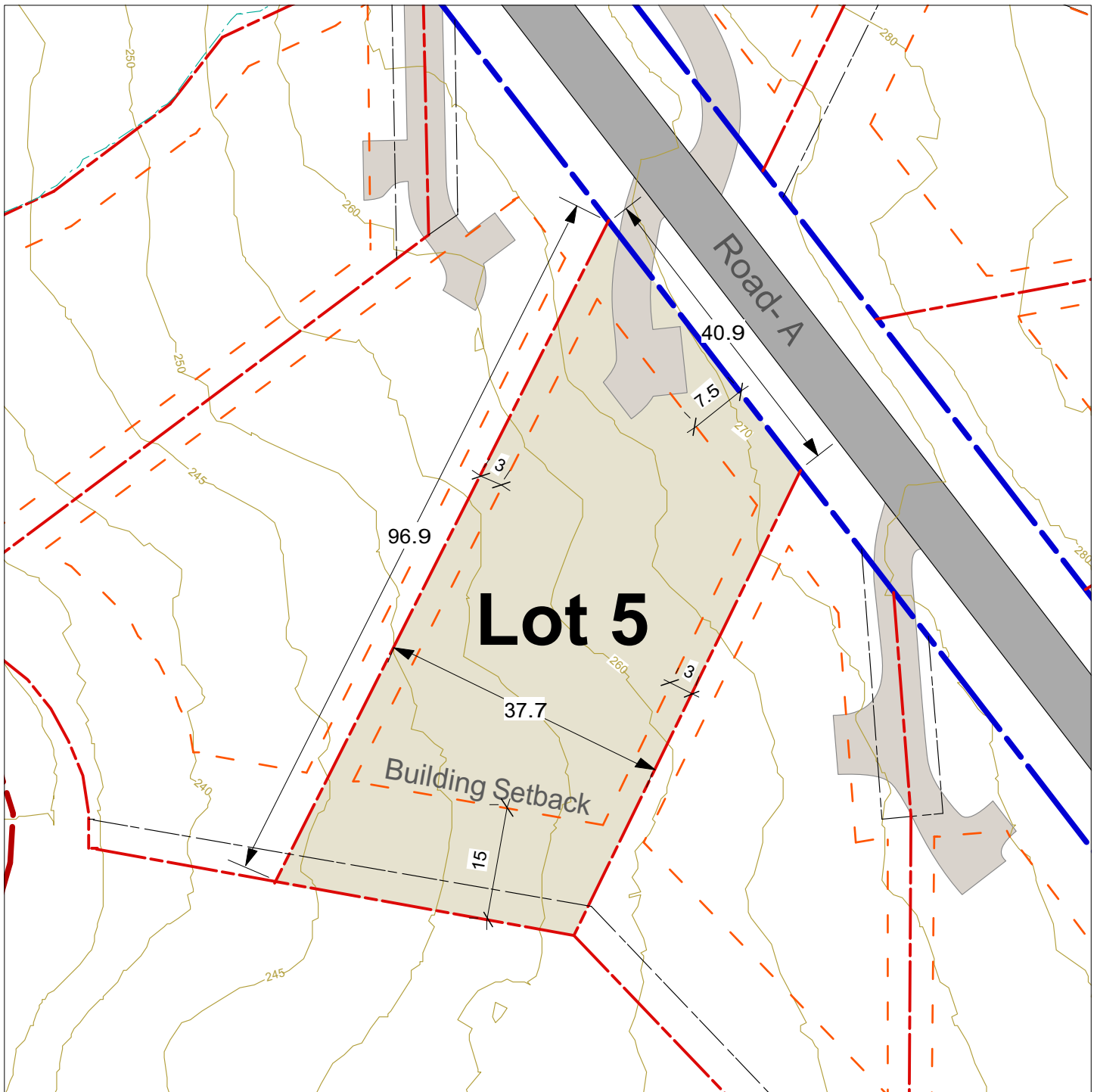
7506 Pebble Creek Drive

A stunning building lot in the upcoming neighbourhood The Ridge. Surrounded by majestic mountain views, this exceptional property is a canvas awaiting your vision. This large parcel presents endless possibilities for your dream residence. Imagine being just moments away from world-class hiking, biking, skiing, and fishing. Embrace the allure of the mountains, and the endless possibilities of this magnificent property.

Features

- 33279 sq ft
- Gently sloping
- Road access
- Unobstructed view
- Trails near by
- Sports fields near by

WHISTLER
REAL ESTATE
COMPANY



the Ridge
| AT PEMBERTON

Lot-5
Area (m²)- 3,094
Area (sf)- 33,302

The
WHISTLER REAL ESTATE
Company Limited

Keith McIvor
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This is not an offering for sale. Any such offering can only be made with a Disclosure Statement. The enclosed information while deemed to be correct, is not guaranteed. This document is preliminary and subject to approvals and final legal plans to be provided by a BC Land Surveyor. Dimensions shown are general and for convenience only. Topographic contours shown are existing conditions and do not reflect future grades. Contour interval = 5m.



PART 14: Residential Amenity 2 Zones (The Ridge)

(Amendment Bylaw No. 841, 2018; Adopted October 16, 2018)

14.1 Residential Amenity 2, The Ridge (RSA-2)

The *Residential Amenity 2, The Ridge (RSA-2) Zone* is to accommodate *Detached Dwellings*, on *lots* within The Ridge Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

14.1.1 Permitted Principal Uses

- (a) *Dwelling, Detached*

14.1.2 Permitted Accessory Uses

- (a) Repealed **(Amendment Bylaw No. 924, 2022/Adopted May 17, 2022)**
- (b) *Bed and Breakfast*
- (c) *Carriage House*
- (d) *Home Occupation*
- (e) *Secondary Suite*
- (f) *Short-Term Vacation Rental*

14.1.3 Conditions of Use

- (a) A *secondary suite use* or a *carriage house use* is permitted as an *accessory use* on a *lot*, but not two accessory residential dwelling units on the same *lot*. **(Amendment Bylaw No. 924, 2022/Adopted May 17, 2022)**
- (b) No more than two (2) dwellings (which include an accessory suite) may be located on a *lot*.
- (c) No more than two (2) *accessory buildings or structures* are permitted on a *lot*.
- (d) The maximum size of an accessory dwelling unit (*secondary suite* or *carriage house*) is 90 m². **(Amendment Bylaw No. 924, 2022/Adopted May 17, 2022)**
- (e) The minimum lot sizes as a base density are as follows:

| | |
|------------------------------|-----------------------|
| i. <i>Detached Dwelling</i> | 20,000 m ² |
| ii. <i>Bed and Breakfast</i> | 20,000 m ² |
- (f) The minimum lot sizes where the requirements identified in Section 14.1.3(g) have been fulfilled are as follows:

| | |
|------------------------------|----------------------|
| i. <i>Detached Dwelling</i> | 1,400 m ² |
| ii. <i>Bed and Breakfast</i> | 1,400 m ² |
- (g) The densities may be increased from the requirements identified in Section 14.1.3(e) to the requirements identified in Section 14.1.3(f) providing contributions toward community amenities have been provided through a voluntary contribution of \$9,165 per detached dwelling or bed & breakfast lot, payable either:

- i. in cash prior to the registration of a plan of subdivision and to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or
- ii. in-kind works and services provided that they are approved by the Village in writing prior to the registration of a plan of subdivision for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

14.1.4 Lot Regulations

| | |
|-------------------------------|----------------------|
| a) Minimum <i>Lot Size</i> : | 1,400 m ² |
| b) Minimum <i>Lot Width</i> : | 18 m |

14.1.5 Building Regulations

| | |
|---|-------------|
| a) Minimum <i>Front Setback</i> : | 5 m |
| b) Minimum <i>Rear Setback</i> : | 5 m |
| c) Minimum <i>Interior Side Setback</i> : | 1.5 m |
| d) Minimum <i>Exterior Side Setback</i> : | 3 m |
| e) Maximum <i>Lot Coverage</i> : | 40% |
| f) Maximum Number of <i>Principal Buildings</i> : | 1 |
| g) Maximum Number of <i>Accessory Buildings</i> : | 2 |
| h) Maximum <i>Building Height, Principal</i> : | 10.5 m |
| i) Maximum <i>Building Height, Carriage House</i> : | Two Storeys |
| j) Maximum <i>Building Height, Accessory</i> : | 4.6 m |

14.1.6 Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

14.1.7 Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

14.1.8 Signage

- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

14.1.9 Watercourse Setbacks

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.