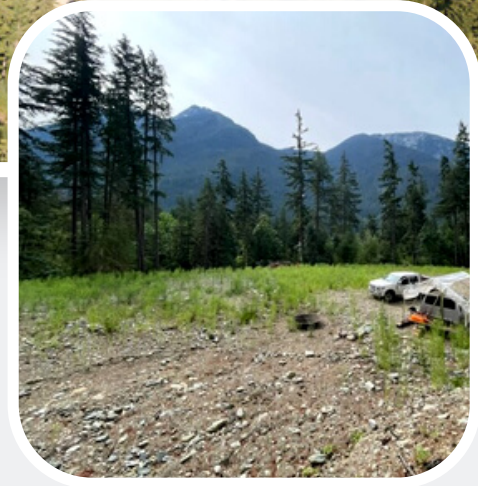

Offered at

\$525,000



Lot B Summit Road

Enjoy sunny southwesterly views from this 2.47 acre parcel only 25 minutes from Pemberton in beautiful Birken BC. This lot has a great location in a quiet, large lot subdivision a short walk from Gates Lake. This land is ready to build on with the driveway in and trees cleared for the building site.

Features

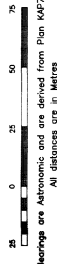
- Well drilled
- Electric ready
- Septic approved
- Fibre internet
- House plans available
- Walk to Gates Lake
- Driveway is in

WHISTLER
REAL ESTATE
COMPANY



PLAN OF SUBDIVISION OF LOT 3, D.L. 1251, LILLOOET DISTRICT, PLAN KAP71081, EXCEPT PLAN KAP72339.

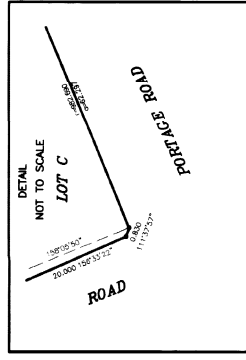
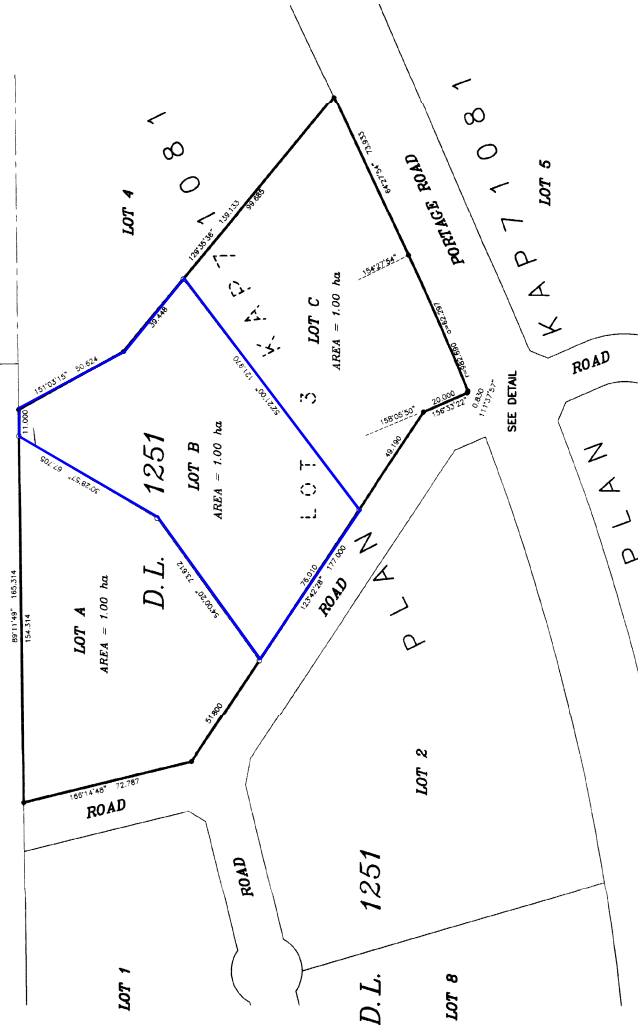
B.C.G.S.: 92J.047
SCALE 1 : 1000



Bearings are Azimuthic and are derived from Plan KAP71081
All distances are in Metres

UNSURVEYED CROWN LAND

D.L. 1577



OWNER
LOT 3
EMER HOLDINGS INC. No. 57219
ADDRESS: 203-2403 ALPINE DRIVE
WEST VANCOUVER, B.C.

AUTHORIZED SIGNATORY
MICHAEL MCKIM
PRINT NAME

PRINT NAME
ADDRESS: 203-2403 ALPINE DRIVE
WEST VANCOUVER, B.C.

OCCUPANT
LAWYER

MORTGAGEE
BATES, Sir M.K.

WITNESSES
A. JOHN LAKES
301-145 West 18th St
VANCOUVER, B.C.
V7M 1R9
LAWYER

LEGEND
● STAKE/IRON POST FOUND
○ STANDARD IRON POST PLACED

B. B. Brown Land Surveyors Ltd.
Professional Land Surveyors
P.O. Box 13, Whistler, B.C. V0N 1B0
Canada
Tel: 604-938-1361
Fax: 604-938-1361

PLAN KAP 76481
DEPOSITED IN THE LAND TITLE
OFFICE AT KAMLOOPS, B.C.
This 19th Day of SEPT., 2004.

[Signature]
REGISTERED SURVEYOR
No. KAL/36224

THE REGISTERED OWNER DESIGNATED HEREIN HEREBY DECLARE
THAT THEY HAVE ENTERED INTO A CONDITION OR COVENANT
WHICH AFFECTS THE INTERESTS OF THE PUBLIC IN THE
PROPERTY AND THE INTERESTS OF THE PROVINCE OF
BRITISH COLUMBIA AS REFERRED TO BY THE AMOUNT OF
COASTAL HEALTH AUTHORITY UNDER SECTION 219 OF THE LAND
TITLE ACT.

I, BRIAN O. BROWN, A BRITISH COLUMBIA LAND
SURVEYOR, OF WHISTLER, IN BRITISH COLUMBIA,
CERTIFY THAT I WAS PRESENT AT AND PERSONALLY
SUPERVISED THE SURVEY AND THE PREPARATION OF THIS
PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT.
THE FIELD SURVEY WAS COMPLETED ON THE 4th DAY OF
JUNE, 2004. THE PLAN WAS COMPLETED AND CHECKED,
AND THE CHECKLIST FILED UNDER # 227-18823 ON THE
10th DAY OF JUNE, 2004.

[Signature]
B.C.L.S.

THIS PLAN LIES WITHIN THE SOQUAMISH-LILLOOET REGIONAL DISTRICT
JUNE 11, 2004 FILE: P040890

APPROVED UNDER THE LAND TITLE ACT
This 15th Day of SEPT., 2004.

[Signature]
APPROVING OFFICER FOR THE MINISTRY OF TRANSPORTATION

Plan: P-6-21089

PLAN KAP 71081

DEPOSITED IN THE LAND TITLE OFFICE AT VANCOUVER, B.C. This day of April, 2001.

Registrar: *Janice Smith* 17-11-01

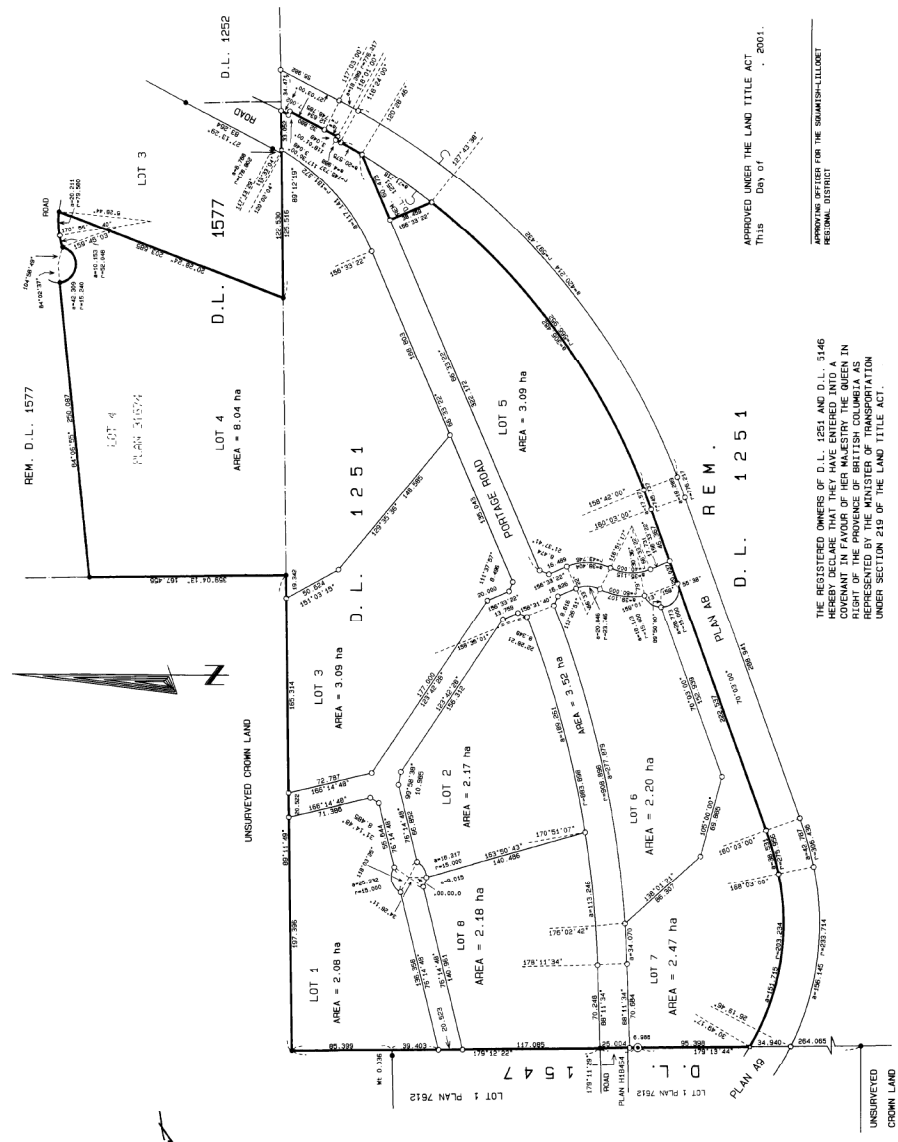
PLAN OF SUBDIVISION OF PART OF D.L. 1251 AND LOT 4, D.L. 1577, PLAN 31674, LILLOOET DISTRICT.

B.C.G.S. 92J.047

SCALE 1 : 2000

THIS PLAN LIES WITHIN THE SQUAMISH-LILLOOET REGIONAL DISTRICT

OWNER: STEVEN HOLDINGS LTD., INC. NO. 972919
D.L. 1251
D.L. 1577
LOT 4, PLAN 31674
Mortgagees: *Legal Despatch*
MONTREAL TRUST COMPANY
Authorized Signatory: *Michael McKim*
Print Name: MICHAEL MCKIM
Witnesses: *Charles V. Winch*
Address: 303-2403 Vancouver Dr.
Mortgagees: *Lawyer*
MONTREAL TRUST COMPANY
Authorized Signatory: *Robert Redmile*
Print Name: ROBERT REDMILE
Witnesses: *Robert Redmile*
Address: 301 West Vancouver, B.C.



LEGEND
Bearings are Astronomic and are derived from Plan H9464
STANDARD CONCRETE POST FOUND
LEAD PLUG PLACED
STANDARD IRON POST FOUND
STANDARD IRON POST PLACED
All distances are in Metres

THE REGISTERED OWNER OF D.L. 1251 HEREBY DECLARES THAT HE HAS ENTERED INTO A COVENANT IN FAVOUR OF THE REGISTERED OWNER OF D.L. 1577 AND D.L. 1252 OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF WATER, LAND AND AIR PROTECTION UNDER SECTION 219 OF THE LAND TITLE ACT.

APPROVED UNDER SECTION 82 OF THE LAND TITLE ACT DATED THIS DAY OF 2001.

MINISTER OF WATER, LAND AND AIR PROTECTION OR HIS/HER ONLY AUTHORIZED REPRESENTATIVE

I, BRIAN O. BROWN, A BRITISH COLUMBIA LAND SURVEYOR WHO HAS BEEN REGISTERED AS A PROFESSIONAL SURVEYOR UNDER THE SURVEY ACT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THIS SURVEY WAS COMPLETED ON THE 28th DAY OF AUGUST, 2001.

APPROVED UNDER SECTION 82 OF THE LAND TITLE ACT DATED THIS DAY OF 2001.

MINISTER OF WATER, LAND AND AIR PROTECTION OR HIS/HER ONLY AUTHORIZED REPRESENTATIVE

I, BRIAN O. BROWN, A BRITISH COLUMBIA LAND SURVEYOR WHO HAS BEEN REGISTERED AS A PROFESSIONAL SURVEYOR UNDER THE SURVEY ACT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THIS SURVEY WAS COMPLETED ON THE 28th DAY OF AUGUST, 2001.

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

APPROVAL OFFICER FOR THE SQUAMISH-LILLOOET REGIONAL DISTRICT

B.C. RAIL LTD.

APPROVAL OFFICER FOR THE SQUAMISH-LILLOOET REGIONAL DISTRICT

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

MINISTER OF WATER, LAND AND AIR PROTECTION OR HIS/HER ONLY AUTHORIZED REPRESENTATIVE

I, BRIAN O. BROWN, A BRITISH COLUMBIA LAND SURVEYOR WHO HAS BEEN REGISTERED AS A PROFESSIONAL SURVEYOR UNDER THE SURVEY ACT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT. THIS SURVEY WAS COMPLETED ON THE 28th DAY OF AUGUST, 2001.

APPROVAL OFFICER FOR THE MINISTRY OF INDUSTRY

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

APPROVAL OFFICER FOR THE MINISTRY OF INDUSTRY

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

APPROVAL OFFICER FOR THE MINISTRY OF INDUSTRY

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

APPROVAL OFFICER FOR THE MINISTRY OF INDUSTRY

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

APPROVAL OFFICER FOR THE MINISTRY OF INDUSTRY

APPROVED UNDER THE LAND TITLE ACT This Day of 2001.

SECTION 5.1 – RR1 ZONE - RURAL 1

Permitted Uses

5.1.1 Land, buildings and structures in the RR1 zone shall be used for the following purposes only:

(1) On parcels less than one hectare the permitted uses are:

- (a) one single family dwelling;
- (b) one secondary suite;
- (c) agriculture
- (d) bed and breakfast
- (e) uses permitted in section 3.2;

(2) On parcels one hectare or greater, the additional permitted uses are:

- (a) one cottage, or a second dwelling unit to create a duplex,
- (b) garden nursery;
- (c) home industry;

(3) On parcels two hectares or greater the additional permitted uses are:

- (a) a second single family dwelling;
- (b) campground;
- (c) horse riding academy, boarding stable and indoor riding arena;
- (d) storage of no more than 4 licensed vehicles or pieces of heavy equipment associated with the logging or construction industries;

(4) On parcels four hectares or greater the additional permitted uses are:

- (a) open land recreation of a non-commercial nature and non-motorized open land commercial recreation, excluding buildings and structures used for commercial purposes;
- (b) portable wood manufacturing plants, provided such manufacturing is not located within 150 metres of a property line;
- (c) a single fully enclosed building for light industry provided that:
 - (i) there is no storage outside of an enclosed building;
 - (ii) no such building shall exceed 10 metres in height;
 - (iii) the required setback from all parcel lines is 30 metres;
 - (iv) the floor area of such a building shall not exceed 200 square metres;

(5) On parcels eight hectares or greater the additional permitted uses are:

- (a) two additional dwellings;
- (b) golf courses.

- (6) On parcels 10 hectares or greater in the RR1 ZONE, (excluding the RR1_{TA} and RR1_{LUC} Sub Zones) the additional permitted uses are:
- (a) Cannabis production facility provided that:
- (i) no such building shall exceed 10 metres in height. (*Amendment Bylaw 1307-2014*)

Site Specific Uses

- 5.1.2 (1) In addition to the uses permitted in section 5.1, water bottling plant is a permitted use on District Lots 2220 and 2549, LLD.
- (2) (a) In addition to the uses permitted in section 5.3, staging area for commercial helicopter operations including helicopter landing area, helicopter storage, fuel storage, and vehicle parking is permitted on Block A, DL 1158, LLD.
- (b) Uses permitted under section 2(a) shall be subject to the following:
- (i) The staging area shall be used during the Pemberton Meadows area helicopter skiing operating season of February and March only;
- (ii) The model of helicopter used from the staging area shall only be a Bell 407 model or similar 'medium-sized' (6 passenger or less) model;
- (iii) Temporary fuel storage on the property shall be located a minimum of 25 metres from helicopter landing and storage areas.
(*Amendment Bylaw No. 1010*)
- (3) (a) On the 0.8 hectare parcel of unsurveyed Crown land with the central coordinates of Easting - 521548 and Northing - 5589565, 2.2 kilometers up the Birkenhead Forest Service Road, as outlined on Schedule A, which is attached to and forms part of this bylaw, commercial use of the land for the purposes of backcountry tourism guest staging is permitted, including fuel storage and vehicle parking.
- (b) Uses permitted under section 5.2(3)(a) shall be subject to the following:
- (i) Notwithstanding other provision of Sections 5.1 and 5.3, single family dwelling, *secondary suite*, *agriculture*, and *bed and breakfast*, are not permitted.
- (ii) Fuel storage on the property shall meet the standards specified in the Hazardous Waste Regulation (*Environmental Protection Act*) to provide protection from spills, vandalism, and fire hazard.
(*Amendment Bylaw No. 1038*)
- (4) In addition to the uses permitted in section 5.1, a bed and breakfast is a permitted use on the following addresses:
PID 023-379-031 Lot 21, DL 1544, Plan KAP56537, LLD
PID 018-464-980 Lot 1, DL 1250, Plan KAP50751, LLD
PID 026-446-341 Lot A, DL 2679, Plan KAP79248, LLD
PID 001-608-916 Lot 8, DL 2679, Plan 33675, LLD
(*Amendment Bylaw No. 1609*)