



Royal LePage Aspire Realty

**Excellent Location - \$74,000**

1155 9th Ave, Valemount, V0E2Z0



• Type: **Lots and Land** • Style: **Lot / Land**



**Tammy VandeNobelen**  
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**Royal LePage Aspire Realty**  
1275 5th Avenue, Valemount, V0E 2Z0

## Property Summary

Type: **Lots and Land**

Style: **Lot / Land**

Garage: **No**

Lot size: **7534 square feet**

Has Suite: **No**

Taxes: **\$803 (2019)**

Development Level: **LandOnly**

## Description

New Lot on the Market! This lot is already cleared and ready to build on with town water and sewer available. Excellent location on popular 9th Ave. Close to schools, community theatre and arena. Within walking distance to the downtown core. Great price on this property.



## Additional Photos



*Information is deemed to be correct but not guaranteed.*



Presented by:  
**Tammy VandeNobelen**

Royal LePage Aspire Realty

Phone: 250-566-1025

tammyvan@royallepage.ca



**Active**  
**R2432079**

Board: N  
Other

**1155 9TH AVENUE**

Robson Valley (Zone 81)

Valemount - Town

VOE 2Z0

Land

**\$74,000** (LP)

(SP)



Sold Date:		Original Price:	<b>\$74,000</b>
Frontage (feet):	<b>0.00</b>	Subdiv/Complex:	
Meas. Type:	<b>Feet</b>	P.I.D.:	<b>006-200-664</b>
Frontage (metres):	<b>0.00</b>	Taxes:	<b>\$802.96</b>
Depth:	<b>0</b>	For Tax Year:	<b>2019</b>
Price/SqFt:		Zoning:	<b>R1</b>
Sub-Type:		Rezoneable?	<b>Not Known</b>
Flood Plain:	<b>No</b>		
Exposure:	<b>North</b>		
Permitted Use:	<b>House/Single Family</b>		
Title to Land:	<b>Freehold NonStrata</b>		
Tour:			
View - Specify	<b>MOUNTAIN</b>		

Lot Area

Acres: **0.17**

Hect: **0.07**

SqFt: **7,534.00**

SqM: **699.93**

Sanitary Sewer: **Available**  
Storm Sewer: **Available**  
Water Supply: **City/Municipal**  
Electricity: **Nearby**  
Natural Gas: **Not Available**  
Telephone Service: **Available Nearby**  
Cable Service: **Available Nearby**  
Prospectus: **Not Required**  
Develop Permit?: **No**  
Bldg Permit Apprv: **No**  
Building Plans: **Not Available**  
Perc Test Avail: **No**  
Perc Test Date:

Property Access: **Road Access**  
Parking Access:  
Fencing: **None**  
Property in ALR/FLR: **No**

Information Pkg: **No**  
Sign on Property: **Y**  
Sketch Attached: **No**  
Property Disclosure: **No**  
Trees Logged: **No**

Legal: **LOT 14, DISTRICT LOT 7355, CARIBOO LAND DISTRICT, PLAN PGP27976**

Site Influences: **Central Location, Cleared, Paved Road**

Restrictions: **None**

Listing Broker 1: **Royal LePage Aspire Realty**

Listing Broker 2:

Listing Broker 3:

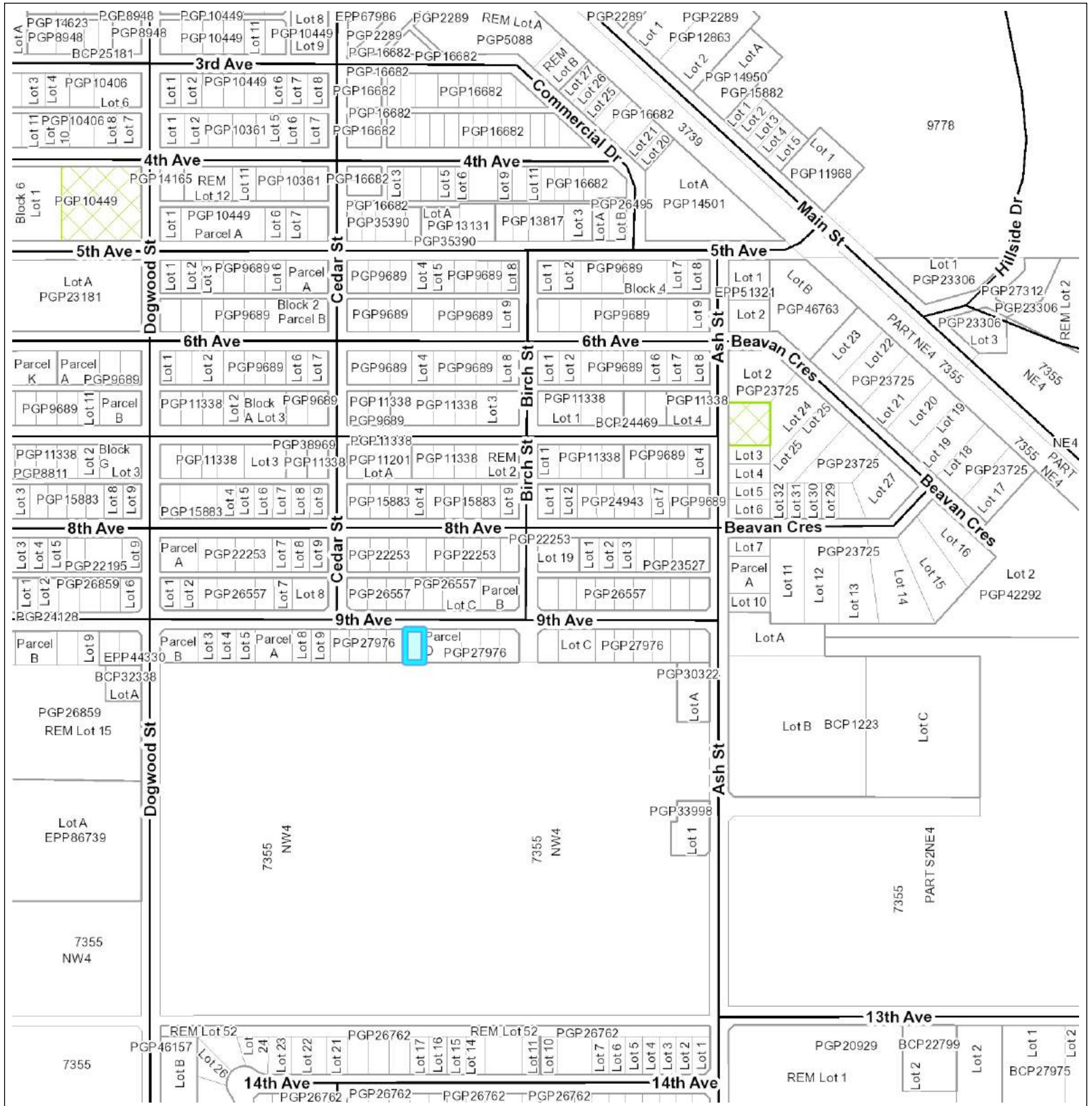
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# REGIONAL DISTRICT of Fraser-Fort George

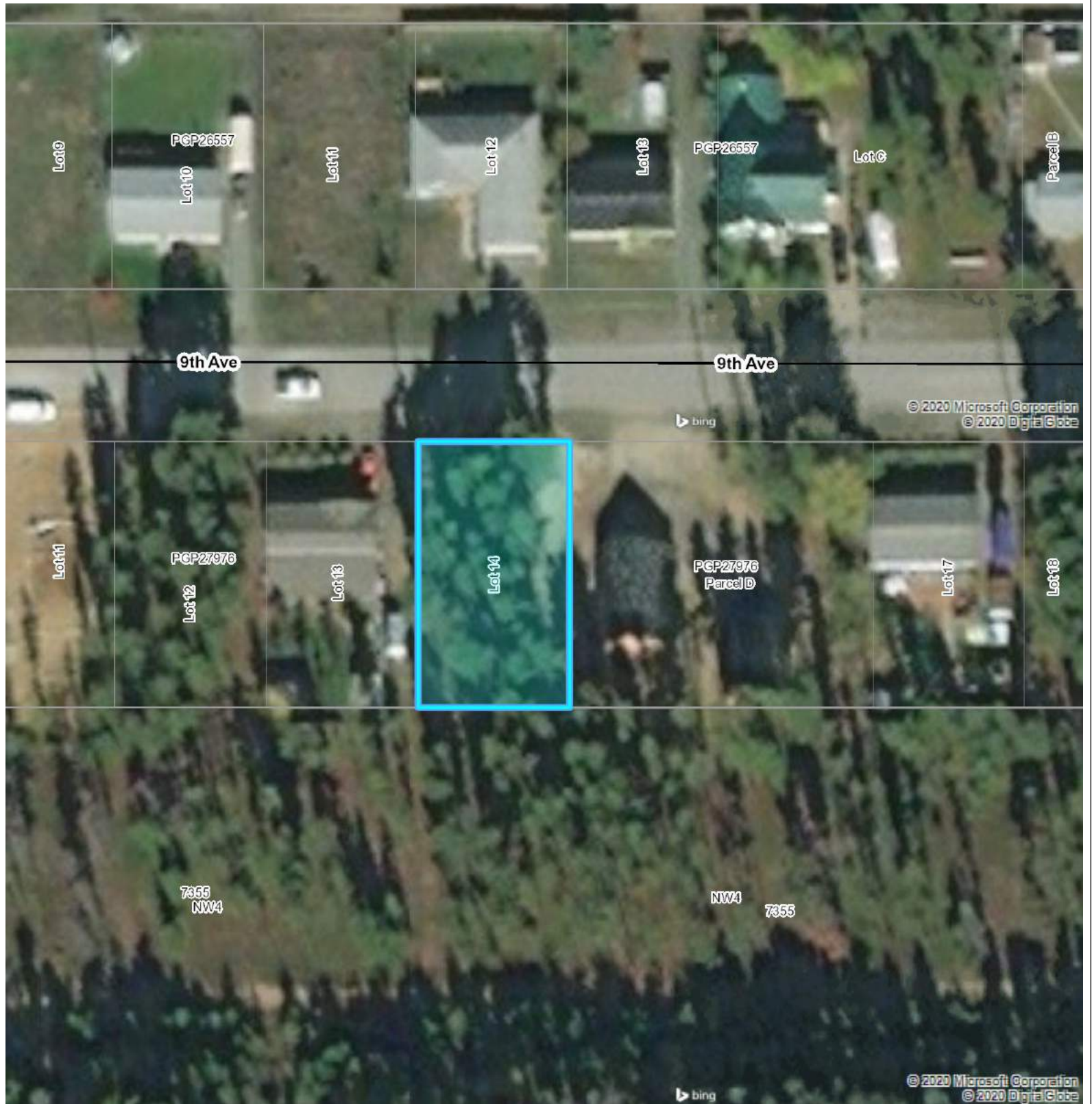
1155 9th Ave, Valemount



458.6 0 229.31 458.6 Meters

Print Generated: 3/4/2020

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57.3                      0                      28.66                      57.3   Meters

Print Generated:    3/4/2020

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## 6.0 RESIDENTIAL 1 (R1) ZONE

### 6.1 PURPOSE

The purpose of the R1 zone is to provide for medium density residential development in the form of single family detached and duplex dwellings.

### 6.2 PERMITTED USES

The following *Uses* and no others shall be permitted in the R1 Zone:

1. *Single Family Dwelling*;
2. *Duplex*

#### **Accessory Uses**

3. *Bed and Breakfast* – see Section 4.13
4. *Secondary Suite*
5. *Home Occupation – Minor* – see section 4.11.1
6. *Home Occupation – Major* – see section 4.11.2
7. *Short-Term Vacation Rental* – see section 4.12 (per Bylaw No. 731, 2014)
8. *Accessory Buildings*

#### **Site Specific Permitted Uses**

9. *Greenhouse Operation*, permitted only in the case of Lot 4, Plan 19779, SE ¼, D.L. 7354.
10. Notwithstanding Sections 6.3 and 4.3 of Zoning Bylaw No. 610, 2007:
  - I. A maximum of two *Single Family Dwellings* are permitted on Lot 2, District Lot 7356, Cariboo Plan PGP 10406, and no *Short Term Vacation Rental* use shall be permitted on this property.
  - II. The following regulations apply specifically to Lot 2, District Lot 7356, Cariboo Plan PGP 10406
    - a) The minimum *Floor Area* of the smaller *Single Family Dwellings* is 37 m<sup>2</sup>.
    - b) The minimum *Rear Parcel Setback* is 1.8 meters.
    - c) Only one *Accessory Building* is permitted to a maximum *Floor Area* of 50% of the smaller *Single Family Dwelling*.
    - d) Only one *Secondary Suite* is permitted and is subject to the regulations set out in Section 6.4.2.

### 6.3 REGULATIONS

On a parcel located in an area Zoned as R1, no *Building* or *Structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

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COLUMN I Matter to be Regulated	COLUMN II Regulations
1. Minimum <i>Parcel Area</i> for <i>Single Family Dwelling</i>	700 m <sup>2</sup>
2. Minimum <i>Parcel Area</i> for <i>Duplex</i> which is situated on one parcel	930 m <sup>2</sup>
3. Minimum <i>Parcel Area</i> for <i>Duplex</i> which is divided into two separate parcels with common interior wall	465 m <sup>2</sup> per parcel

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COLUMN I Matter to be Regulated	COLUMN II Regulations
<p>4. Minimum <i>Parcel Width</i> for a</p> <ul style="list-style-type: none"> <li>• <i>Single Family Dwelling</i></li> <li>• <i>Duplex</i> which is situated on one parcel</li> <li>• <i>Duplex</i> which is divided into two separate parcels</li> </ul> <p>5. Minimum <i>Building Width</i></p> <p>6. Minimum <i>Floor Area of Single Family Dwelling (per Bylaw No. 662, 2011)</i></p> <p>7. Maximum <i>Floor Area of Accessory Building</i></p> <p>8. Maximum <i>Height</i> of:</p> <ul style="list-style-type: none"> <li>• <i>Principal Building</i></li> <li>• <i>Accessory Building</i></li> </ul> <p>9. Maximum <i>Height of Fences</i>:</p> <ul style="list-style-type: none"> <li>• within <i>Front Yard</i></li> <li>• in all other cases</li> <li>• for cul-de-sac or expanded elbow, see Section 4.14</li> </ul> <p>10. Minimum <i>Setback of Principal Buildings</i> from:</p> <ul style="list-style-type: none"> <li>• <i>Front Parcel Line</i></li> <li>• <i>Rear Parcel Line</i></li> <li>• <i>Interior Side Parcel Line</i></li> <li>• <i>Exterior Side Parcel Line</i></li> <li>• <i>Exterior Side Parcel Line on a corner lot</i></li> </ul> <p>11. Minimum <i>Setback of Accessory Buildings</i> from:</p> <ul style="list-style-type: none"> <li>• <i>Front Parcel Line</i></li> <li>• <i>Rear Parcel Line</i> <ul style="list-style-type: none"> <li>• when it abuts the <i>Interior Side Parcel Line</i> of another parcel</li> </ul> </li> <li>• <i>Interior Side Parcel Line</i> <ul style="list-style-type: none"> <li>• <i>Exterior Side Parcel Line</i></li> </ul> </li> </ul>	<p>20 m</p> <p>22 m</p> <p>11 m per dwelling unit</p> <p>6 m</p> <p>93 m<sup>2</sup></p> <p>50% of the <i>Floor Area</i> of the <i>Single Family Dwelling</i></p> <p>10 m</p> <p>3.5 m</p> <p>1.1 m</p> <p>2 m</p> <p>6 m</p> <p>6 m</p> <p>2 m</p> <p>3 m</p> <p>6 m</p> <p>6 m</p> <p>3 m</p> <p>1.2 m</p> <p>1 m</p> <p>3 m</p>

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COLUMN I Matter to be Regulated	COLUMN II Regulations
<ul style="list-style-type: none"> <li>• <i>Exterior Side Parcel Line on a corner lot</i></li> </ul>	6 m
12. Maximum <i>Parcel Coverage</i>	40%

## 6.4 SPECIAL REGULATIONS

### 6.4.1 CONDITIONS OF USE FOR MANUFACTURED HOUSING AND MOBILE HOMES

- a) All *Manufactured Housing* and *Mobile Homes* must meet Canadian Standard Association Z240 or A277 standards, and if it is a *Mobile Home* it must have a minimum *Floor Area* of 88 m<sup>2</sup> and contain skirting covering the base of the *Mobile Home*.
- The skirting shall be made of lumber or metal which is painted or pre-finished so as to complement the *Mobile Home*.
  - The skirting shall have a removable access panel at least 1.2 m wide to provide access to the area enclosed by the skirting.
- b) All *Manufactured Housing* and *Mobile Homes* shall have either a perimeter foundation or where *Mobile Homes* are designed to be supported along their longitudinal steel floor beams, on concrete pier supports, with a 0.3 m reinforced concrete pier on a minimum 0.6 m by 0.6 m by 0.2 m reinforced concrete footing 1.2 m below grade (a "Pier" foundation) with such piers to be located as per the manufacturer's instructions, and in any case with such piers to be not more than 3.7 m apart.
- c) No additions to *Manufactured Housing* or *Mobile Homes* are permitted except for the following:
- carports;
  - vestibules or entrance halls up to a maximum of 7 m<sup>2</sup>;
  - rooms, provided that the means of egress from the home is not restricted or diminished by any part of the addition.
- d) Additions to *Manufactured Housing* and/or *Mobile Homes* shall not exceed 100% of the total floor area of the *Manufactured Housing* or *Mobile Home* to which it is attached. All additions must also comply with the B.C. Building Code.

### 6.4.2 CONDITIONS OF USE FOR SECONDARY SUITES

- a) Only one (1) *Secondary Suite* per *Dwelling* is allowed and may occupy not more than 40% of the total *Floor Area* of the *Single Family Dwelling*;

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- b) The *Secondary Suite* is constructed in accordance to the applicable Building Code regulations and has been approved by a building inspector; and
- c) A separate entrance to the *Secondary Suite* is provided;
- d) One (1) additional hard surface, dust free off-street *Parking Space* is provided on the property; and
- e) Home Occupation – Minor is permitted within a *Secondary Suite*. (per Bylaw No. 731, 2014)

#### 6.4.3 INTERIOR SIDE PARCEL LINE SETBACK EXCEPTION

Where a *Duplex* is divided into two separate parcels, the minimum *Interior Side Parcel Line Setbacks* shall not apply where there is a common wall shared between the *Dwelling Units*.

#### 6.4.4 ACCESSORY USES AND ACCESSORY BUILDINGS

- a) No *Accessory Building* or *Structure* shall be erected on any parcel unless the *Principal Building* to which the *Accessory Building* is an incidental *Use* has been erected or will be erected simultaneously with the *Accessory Building*.
- b) An *Accessory Building* shall not be located closer than 1.2 m from any *Lane*, except in the case of a *Lane* intersection where the provisions for *Fences* shall apply.
- c) An *Accessory Building* or *Structure* shall not be used as a *Dwelling*.
- d) Not more than two-thirds of the width of the *Rear Yard* of any parcel shall be occupied by *Accessory Buildings*.
- e) The total combined *Floor Area* of the *Accessory Buildings* shall not exceed the lesser of 10% of the *Parcel Area* or 50% of the *Floor Area* of the *Principal Building*.
- f) The conditions for *Accessory Buildings* shall apply also to outdoor swimming pools, except that
  - 1) The swimming pool may not be located within any *Front Yard*.
  - 2) The swimming pool may not be located:
    - i) closer than 1.5 m to any *parcel line*; and
    - ii) closer than 1.5 m to the *Principal Building*.
  - 3) The swimming pool shall be located within a fenced yard or be surrounded by a *Fence* or equivalent barrier or not less than 1.5 m in *Height* and has a gate closure and a latch.
- g) No more than three (3) *Accessory Buildings* shall be permitted on a parcel.

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#### 4.11 HOME OCCUPATIONS

Where expressly permitted within a zone, Home Occupations may be conducted within a Dwelling or permitted Accessory Building. Home Occupations are Minor, Major or Rural and require the appropriate Business Licence issued by the Village.

##### 4.11.1 Home Occupation – Minor:

Home Occupation – Minor pertains to small home-based businesses, such as a home office for a professional or online business, or a business whose operations occur off-site. Where expressly permitted within a Zone, the business shall comply with the regulations listed below:

1. A Home Occupation – Minor is only an accessory use to the Dwelling Unit
2. The impact of the business shall not vary the character and appearance of the residential property and neighbourhood.
3. No outdoor storage is permitted
4. The Home Occupation shall be carried out wholly within a Dwelling or permitted Accessory Building, and shall not occupy more than 25% of the total floor area of the dwelling.
5. Business activity at the dwelling shall be performed only by person(s) resident in the dwelling.
6. Communication between a business and any clients, customers, employees, or suppliers is encouraged through mail, telephone, computer and facsimile machine. Only casual visits to the business are permitted.
7. Inspections are not required unless by Local, Provincial or Federal Laws and Regulations.
8. Signage is subject to the Village of Valemount Sign Bylaw, as amended from time to time.
9. Goods and services shall not be provided on-site. (per Bylaw No. 731, 2014)

##### 4.11.2 Home Occupation – Major:

Home Occupation – Major pertains to home-based businesses that have additional employees, clients on site, and/or goods and services provided on site. Where expressly permitted within a Zone, Home Occupation - Major shall comply with the regulations listed below:

1. A Home Occupation – Major is only an accessory use to the Dwelling Unit.
2. The impact of additional traffic and/or clients shall not negatively impact the character and appearance of the property and neighbourhood.
3. No outdoor storage is permitted.
4. The business shall be carried out wholly within a Dwelling or permitted Accessory Building and shall not occupy more than 30% of the total floor area of the dwelling.
5. Business activity shall be performed by person(s) residing in the dwelling. A maximum of two (2) non-resident employees may work at the residence.
6. Clients are permitted on site.
7. Municipal Fire Inspections are required to be completed prior to issuance of a Business License. All other inspections as required by Local, Provincial or Federal Laws and Regulations will apply.
8. Signage is subject to the Village of Valemount Sign Bylaw, as amended from time to time.
9. One (1) onsite parking space per two (2) employees and one (1) onsite parking space for client use must be provided.

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10. Only those goods and services produced on site, or accessory goods directly related to the nature of the business are permitted for sale on site.
11. The business may operate between the hours of 7:00AM and 8:00PM. (per Bylaw No. 731, 2014)

#### **4.11.3 Home Occupation – Rural:**

Home Occupation – Rural pertains to business of a more industrial nature, conducted on large properties. Where expressly permitted within a Zone, Home Occupation – Rural shall comply with the regulations listed below:

1. A Home Occupation – Rural is only an accessory use to the Dwelling Unit.
2. The business shall not significantly impact the character and appearance of the property and neighbourhood. Wrecking Yards and Sand/Gravel Processing are not permitted.
3. Outdoor storage is permitted. Stored goods must be completely contained within a Landscape Screen of not less than 2 m in height, and garbage storage shall be bear proof.
4. Home Occupation – Rural is only permitted on parcels of 1ha in size or larger. The maximum combined floor area and outdoor site area of the business shall be no larger than 100 m<sup>2</sup>.
5. Business shall be performed by person(s) residing in the dwelling. A maximum of four (4) non-resident employees may work at the residence.
6. Clients are permitted on site.
7. Municipal Fire Inspections are required to be completed prior to issuance of a Business License. All other inspections as required by Local, Provincial or Federal Laws and Regulations will apply.
8. Signage is subject to the Village of Valemount Sign Bylaw, as amended from time to time.
9. One (1) onsite parking space per two (2) employees and one (1) onsite parking space must be provided for client use.
10. Only those goods and services produced on site, or accessory goods directly related to the nature of the business are permitted for sale on site.
11. The business may operate between the hours of 7:00AM and 8:00PM. (per Bylaw No. 731, 2014)

#### **4.12 SHORT-TERM VACATION RENTALS**

Short-term Vacation Rentals pertains to the rental of a dwelling for tourist accommodations for a period of less than 30 days. Where expressly permitted within a Zone, a Short-Term Vacation Rental (STVR) shall comply with the following regulations:

1. The STVR is the only use on the parcel.
2. The STVR shall be entirely contained within the Dwelling. No Outdoor Storage is permitted.
3. No outdoor storage of materials is permitted.
4. STVRs are only permitted on properties larger than 1500 m<sup>2</sup>.
5. A designated manager of the STVR must be in the area and able to be contacted at all times.
6. Municipal Fire Inspections are required to be completed prior to issuance of a Business License. All other inspections as required by Local, Provincial or Federal Laws and Regulations will apply.

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7. The maximum number of guests permitted at a STVR shall be prescribed by the Fire Inspector before a business license is issued.
8. Signage is subject to the Village of Valemount Sign Bylaw, as amended from time to time.
9. One (1) additional dust free Parking Space is to be provided on the property per two (2) bed units.
10. No goods or services other than let rooms are permitted. (per Bylaw No. 731, 2014)

#### Site Specific

- a) A Short Term Vacation Rental (STVR) use is permitted in addition to the existing residential use on Lot 3 District Lot 7354, Cariboo District Plan 27338, PID 006-605-010. One STVR will be permitted per parcel. Combined uses will not be permitted in a residence where there is a STVR use.

### 4.13 BED AND BREAKFASTS

*Bed and Breakfast* pertains to accommodations in a residential dwelling. Where expressly permitted within a Zone, Bed and Breakfasts shall comply with the regulations listed below:

1. A *Bed and Breakfast* is an accessory use. It is the only accessory use permitted on the property.
2. No outdoor storage is permitted.
3. The maximum number of reservations made at one time is 3 (three), serving a maximum of 9 (nine) persons in total, or a lower limit prescribed by the fire inspector.
4. Business activity at the dwelling shall be performed only by person(s) resident in the dwelling. Temporary operators must stay at the business for the duration of their work.
5. Municipal Fire Inspections are required to be completed prior to issuance of a Business License. All other inspections as required by Local, Provincial or Federal Laws and Regulations will apply.
6. Signage is subject to the Village of Valemount Sign Bylaw, as amended from time to time.
7. One (1) additional dust free Parking Space is to be provided per let room.
8. No goods or services other than breakfast and room let are permitted.

### 4.14 FENCES

The *Height* of a *Fence* or hedge shall be determined by the measurement from the ground level at the *Grade* level within 1 m of both sides of such *Fence* or hedge.

The portion of the retaining wall which projects above the surface of the ground which it supports shall be considered as a *Fence* and subject to the regulations of this sub-section.

In cases where a retaining wall has been constructed along a *Parcel Line*, the *Height* of a *Fence* or hedge shall be determined by measurement from the surface of the ground which the retaining wall supports at the average *Grade* level within 1 m of such retaining wall.

For fences on properties whose *Front Parcel Line* forms part of a cul-de-sac or expanded elbow, the following diagram applies:

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