

# For Sale | Residential Development Land

Fernie, British Columbia, Canada

Residential "Zoned" Land | 164 ± Acres



\*Lot and area outlines on all pages are approximate and subject to verification

- ▶ 164± acres of zoned land in Fernie, BC
- ▶ Revised R-SS zoning allowing up to 225 residences
- ▶ Fully serviced to the lot line

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## Fernie, British Columbia, Canada

RESIDENTIAL “ZONED” LAND | 164± ACRES

- » **LEGACY LAND PARCEL SALE** - Zoned single and multi-family development sites, to be developed to purchaser’s plans.
- » **REVISED R-SS ZONING: UNLOCKING GREATER POTENTIAL**  
The property’s recent zoning revision from R1B to R-SS opens up new possibilities for developers. The R-SS (Single Family or Small-Scale Multi-Unit) zoning allows for higher-density residential developments, accommodating a mix of single-family homes, town-homes, and semi-detached units with up to 4 dwelling units per site. **Zoning Bylaw Amendments** ▶
- » **UNPARALLELED INVESTMENT OPPORTUNITY IN FERNIE, BC**  
Nestled in the heart of the Rocky Mountains, these lands offer a rare opportunity to develop in one of British Columbia’s most desirable destinations. Strategically located just minutes from Fernie Alpine Ski Resort and historic downtown Fernie, this property is now primed for greater potential with **MASTER PLANNED DEVELOPMENT** - (Alpine Trails Mountain Community) with Areas 1-5 Completed and Sold Out.
- » **PROPOSED DEVELOPMENT** – Total of up to **225** Residences (Single Family and Multi-Family Units) can be developed with the revised zoning.
- » **MUNICIPAL SERVICES** – located at the Property Line.

### KEY DETAILS

LAND SIZE	<b>164± Acres</b>
ZONING	<b>R-SS, R-R, and R3</b>
PRELIMINARY PLAN	<b>47 Single Family or Small-Scale Multi-Unit Sites (up to 4 units per site)</b> <b>1 Multi-family Site (44 units)</b> <b>1 Rural – Residential Lot of 100± acres</b>
PROPOSED DEVELOPMENT	<b>up to 225 Residences</b>
PRICE	<b>\$3,900,000</b>

- » Comprehensive information (Detailed C.I.M.) is made accessible to interested parties following the execution of a Non- Disclosure Agreement (NDA).

**REQUEST C.I.M.**



**Mount Fernie (AREA 7)**

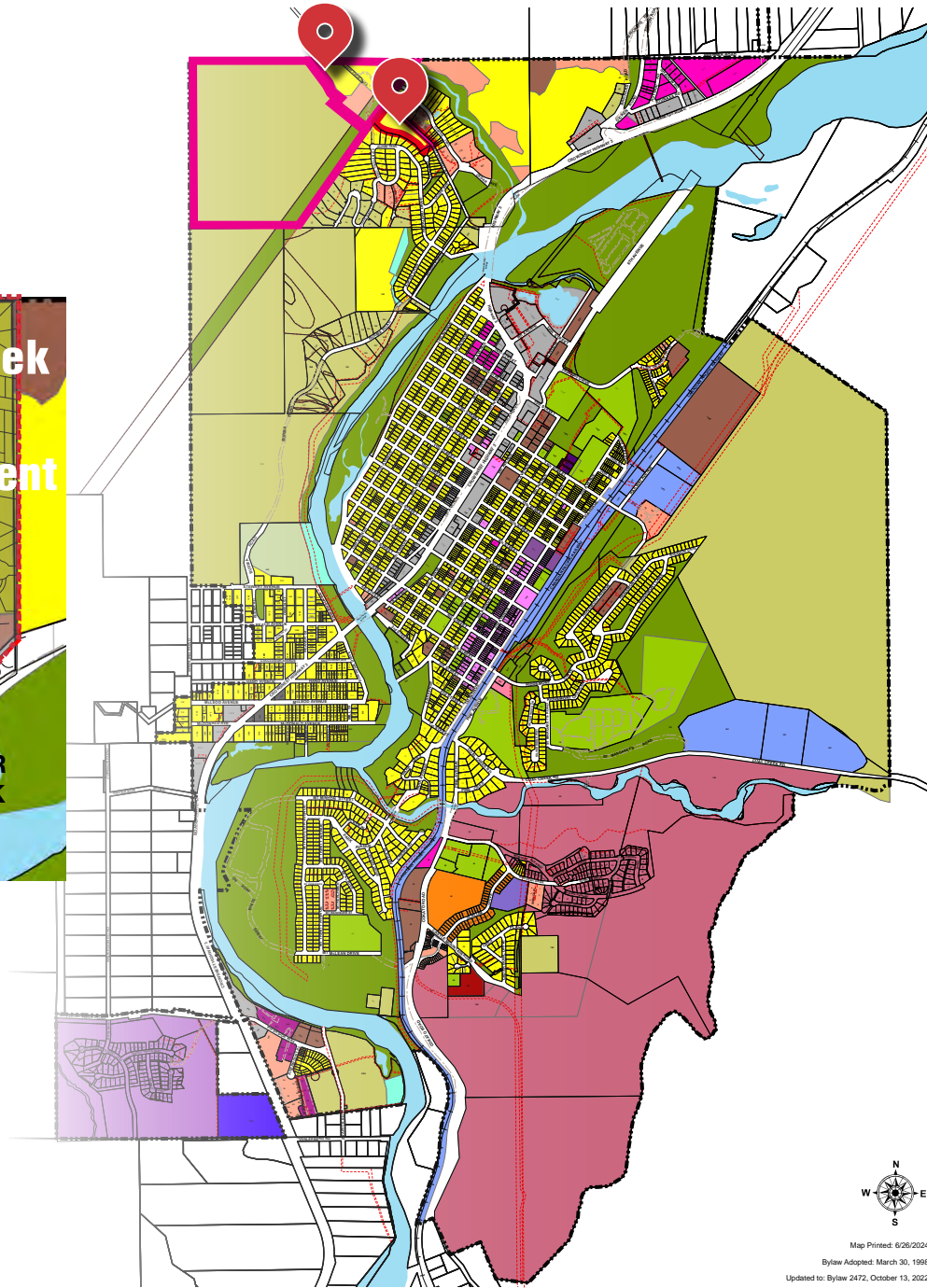
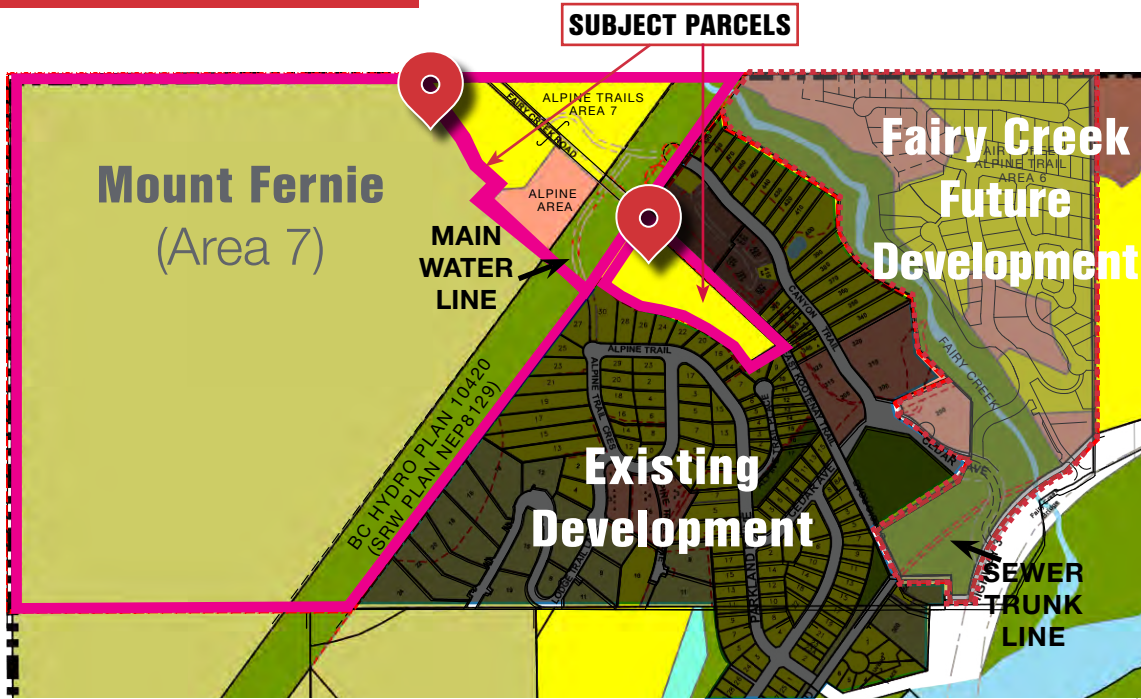


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## Zoning Details



### **MOUNT FERNIE (AREA 7)**

- 47 Single Family or Small-Scale Multi-Unit Sites
- 1 Multi-family Site (44 units)
- 1 Rural – Residential Lot of 100± acres

### **LEGEND**

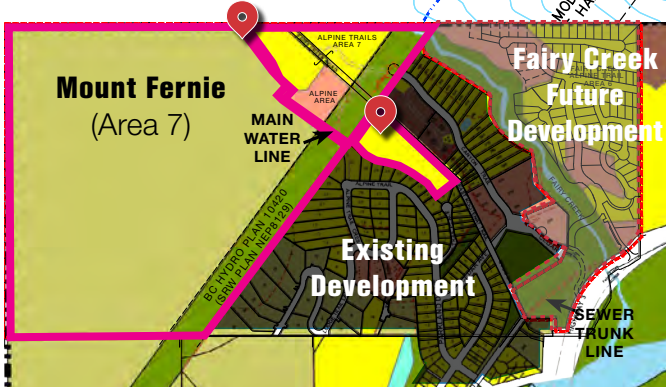
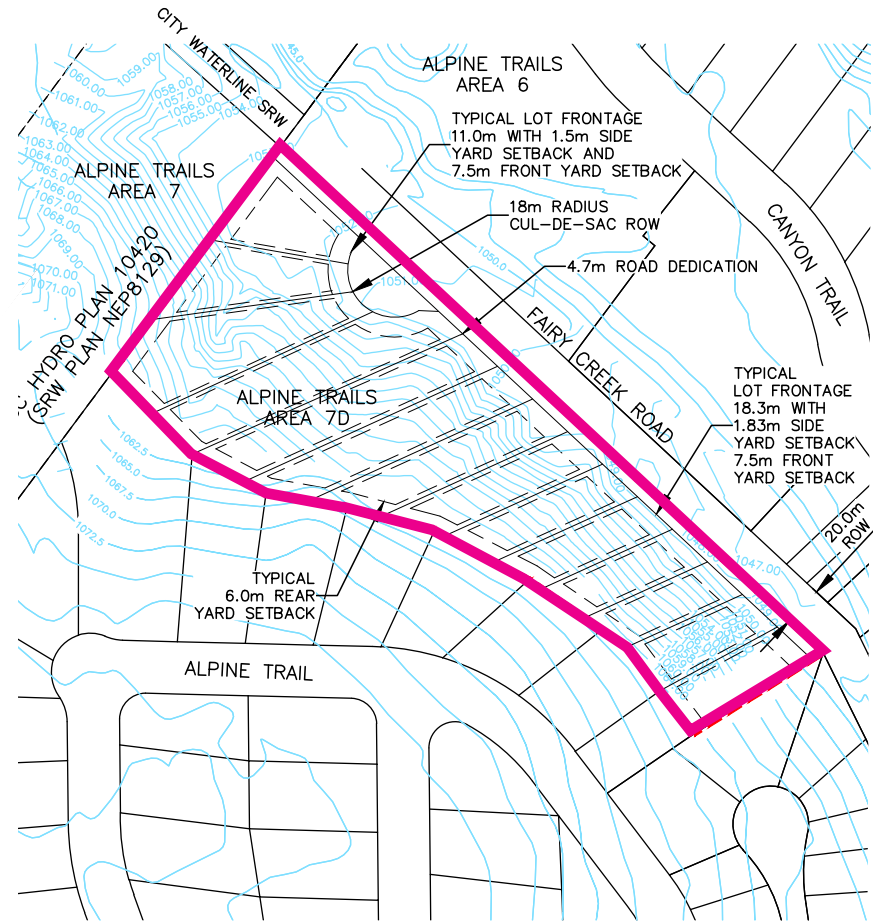
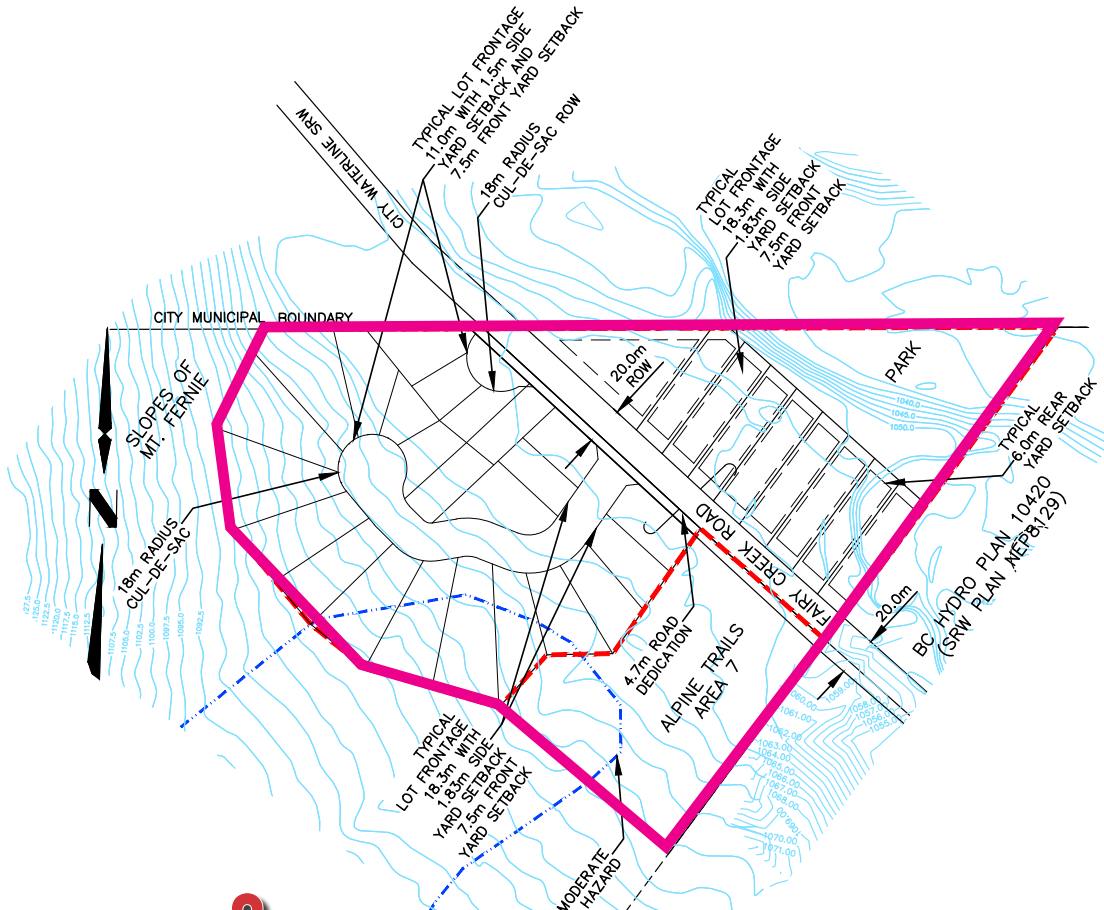
	R-SS	Single Detached or Small-Scale Multi-Unit Housing
	R3	Medium Density Residential
	RR	Rural Residential
	P2	Parks and Open Spaces

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## Proposed Subdivision Planning\*



### \*Proposed Concept Plans Only

The subdivision plan presented on this page is conceptual. Purchasers are not obligated to follow this layout and may design according to their own plans and vision, subject to local zoning bylaws and approvals.

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**NAI Advent**  
COMMERCIAL REAL ESTATE CORP.



VIEW TOWARDS LANDS FROM SKI HILL



FAIRY CREEK TRAIL



EXCELLENT 4 SEASONS RECREATIONAL TRAILS



VIEW OF LANDS FROM FERNIE GOLF CLUB COURSE



DEVELOPED PROPERTY - *Alpine Trail Crescent*

## YEAR ROUND ACTIVITY OPTIONS IN THE AREA

### WINTER

- » Skiing & Snowboarding at **Fernie Alpine Ski Resort**, Back Country and Cross Country.
- » Cat Skiing at world Renowned **Island Lake Lodge**.
- » Snowmobiling – Trails and Back Country – Equipment Rental and Guided Tours.

### SPRING / SUMMER / FALL

- » **World Class Fly Fishing**, Kayaking, White Water Rafting on the Elk River
- » Mountain Biking
- » Golfing (Fernie Golf & Country Club)
- » Hiking and Back Country Camping

### YEAR ROUND

- » Spas
- » Restaurants & Bars
- » Retail Shopping

### DRIVING TIMES TO FERNIE, BC

- » From Calgary, AB - under 2 hours and 45 minutes.
- » From Cranbrook Int'l Airport - 1 hour 15 minutes
- » From Glacier Park Int'l Airport (Whitefish, MO) - 2 hours

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