

7471 Urdal Road Pemberton, BC

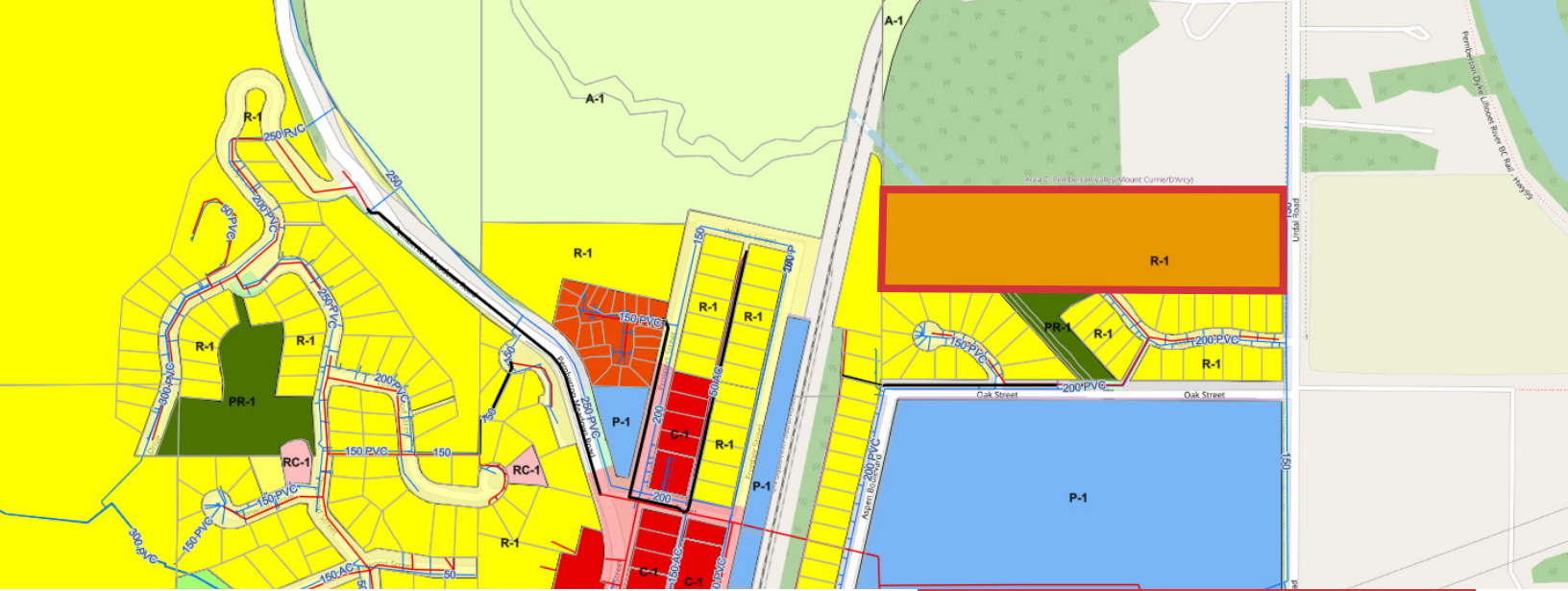
Opportunity

To purchase a prime 10-acre property in Pemberton, just 750 meters from the village center, ideal for subdivision or estate development, offering easy access, available municipal services, no ALC restrictions, and stunning mountain and valley views.

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7471 Urdal Road

Pemberton, BC

Opportunity

This exceptional 10-acre property, strategically located in the heart of Pemberton, presents a unique canvas for a subdivision development or estate style property.

Situated a mere 750 meters from the village center, this parcel enjoys unparalleled convenience. Schools, shops, and essential services are all walkable within minutes.

With three legal access points, this property offers flexibility and ease of development. Municipal services are readily available at the lot lines.

Unlike many acreages in the region, this parcel is not bound by ALC restrictions and is excluded from the ALR (Agricultural Land Reserve) allowing for a more streamlined development process.

This special site will boast fantastic views of the local mountains and valley by being surrounded with cleared neighbouring properties.

Please contact the listing agents for more information.

Salient Details

Civic Address

7471 Urdal Road
Pemberton, BC V0N 2L1

Legal Description

Lot 30, Plan KAP883, District
Lot 165, Lillooet Land District
PID: 004-769-813

Lot Size

10 acres

Building Size

3,521 SF
2-storey, 4-bed, 2-bath house

Year Built

1962

Gross Taxes (2024)

\$8,180.40

Utilities (2024)

\$644.78

Zoning

R-1

Parking

Carport and exterior

Price

\$5,199,000

PART 11: Residential Zones, Detached

11.1 Residential 1 (R-1)

The Residential 1 (R-1) Zone is intended to accommodate detached dwellings within residential neighbourhoods.

11.1.1 Permitted Principal Uses

- (a) *Dwelling, Detached*

11.1.2 Permitted Accessory Uses

- (a) *Bed and Breakfast*
- (b) *Home Occupation*
- (c) *Secondary Suite*
- (d) *Short-Term Vacation Rental*

11.1.3 Lot Regulations

a) Minimum <i>Lot Size</i> :	700 m ²
b) Minimum <i>Lot Width</i> :	18 m

11.1.4 Building Regulations

a) Minimum <i>Principal Building Width</i> :	7.6 m
b) Minimum <i>Front Setback</i> :	6 m
c) Minimum <i>Rear Setback</i> :	5 m
d) Minimum <i>Interior Side Setback</i> (subject to Conditions of Use):	1.5 m
e) Minimum <i>Exterior Side Setback</i> :	4.6 m
f) Maximum <i>Lot Coverage</i> :	40%
g) Maximum Number of <i>Principal Buildings</i> :	1
h) Maximum Number of <i>Accessory Buildings</i> :	2
i) Maximum <i>Building Height, Principal</i> :	10.5 m
j) Maximum <i>Building Height, Accessory</i> :	4.6 m

11.1.5 Conditions of Use:

- (a) The total of two *interior lot lines setbacks* shall not be less than 4.5 m with at least one of the *interior lots line setbacks* not being less than 1.5 m. (Amendment Bylaw No. 862, 2019; Adopted May 7, 2019)



WITHIN 750 METRE RADIUS

- Pemberton Secondary School
- Pemberton & District Museum
- Town Square Restaurant
- Pemberton Valley
- AC Gas Station
- The Flour Pot Cake Shop
- Blackbird Bakery
- The Pony Restaurant
- Vancouver Coastal Health
- Pemberton Health
- Alder Canal Trail & Park
- Naylor Way Hiking Area
- Riverside Park
- Foughburg Park

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