



VALEMOUNT REAL ESTATE



**Lot B Bevan Cres**  
Large Commercial Lot!  
**\$198,000**

Information is deemed to be correct but not guaranteed.



**Tammy VandeNobelen**

find your home in the mountains

Phone: 250-566-0021

Cell: 250-566-1025

Email: [tammy@valemountrealestate.com](mailto:tammy@valemountrealestate.com)

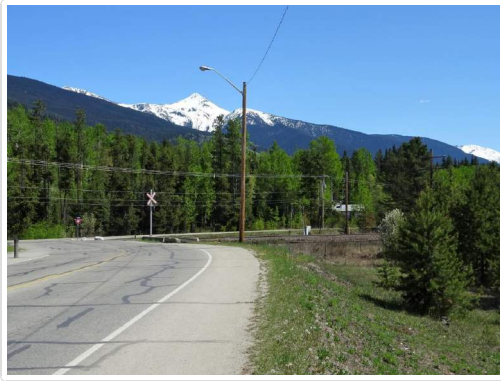
Website: [www.valemountrealestate.com](http://www.valemountrealestate.com)



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## Lot B Bevan Cres

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**Price:** \$198,000

**Type:** Commercial

**Style:** Lot / Land

**Garage:** n/a

**Lot Type:** Rectangular

**Lot Size:** 1.59 acres

**Taxes:** \$2,833 (2017)

**Development Level:** Built

### Description

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Large Commercial Lot! Over 1.59 acre lot located at the end of busy 5th Ave in Valemount BC. Zoned C-3 Service Commercial giving lots of potential for a new business venture. Owners may consider leasing the property. Land is conveniently located next to CN Railway. Call Tammy for more details.

## Photos



**ACTIVE**  
**N4507028**  
**Board:** N  
Land Commercial

**LOT B BEAVEN CRESCENT**  
Robson Valley (Zone 81)  
Valemount - Town  
VOE 2Z0

**\$198,000** (LP)  
(SP)  
(LR sq. ft. p/a) 



Large commercial lot! Over 1.5 acres ready for your new business venture. Located at the end of busy 5th avenue in Valemount BC. Zoned c-3 Service Commercial, giving lots of potential. Owners may consider leasing. Soectacular mountain views. Conveniently located next to the CN Railway.

**P.I.D.:** 025-035-207  
**Property Type:** Land Commercial  
**Zoning/Land Use:** C3  
**Land Sz SF/Acres:** 69,260 / 1.59  
**Brochure:**

**Prop. Tax/Year:** \$2,833.32 / 2017  
**Width / Depth:** 0.00 /  
**Transaction Type:** For Sale  
**Sale Type:** Asset

**Virtual Tour:**

**Property Details**

**Interest In Land:** Freehold  
**Environmental Assessment Phase:** None  
**Occupancy:**  
**Seller's Rights Reserved:** No  
**Amenities:**

**Site Services:** See Remarks

**General Building Details**

**Subj. Space SqFt:**                      **Width / Depth:**                      /  
**Year Built:**  
**Complex Name:**  
**# of Buildings:**                      **# of Storeys:**  
**# of Loading Doors:**              **# of Grade Doors:**  
**Parking Spaces:**                  **# of Elevators:**  
**Roof:**  
**HVAC:**  
**Building Type:**  
**Construction Type:**

**Restrictions:**

**Office Area Sq Ft:**                      **Mezzanine Area Sq Ft:**  
**Retail Area Sq Ft:**                  **Other Area Sq Ft:**  
**Warehouse Area Sq Ft:**

**Lease Details**

**Leased Rate Sq. Foot:**              **Lease Op Cost SqFt:**              **Lease SubLease:**  
**Leased Size Sq. Foot:**              **Additional Rent/SF:**              **Tot. Spce Avail for Lse:**  
**Lease Type:**                              **Lease Term (Months):**              **Subj. Unit Cont. Spce:**  
**Lease Expiry Date:**

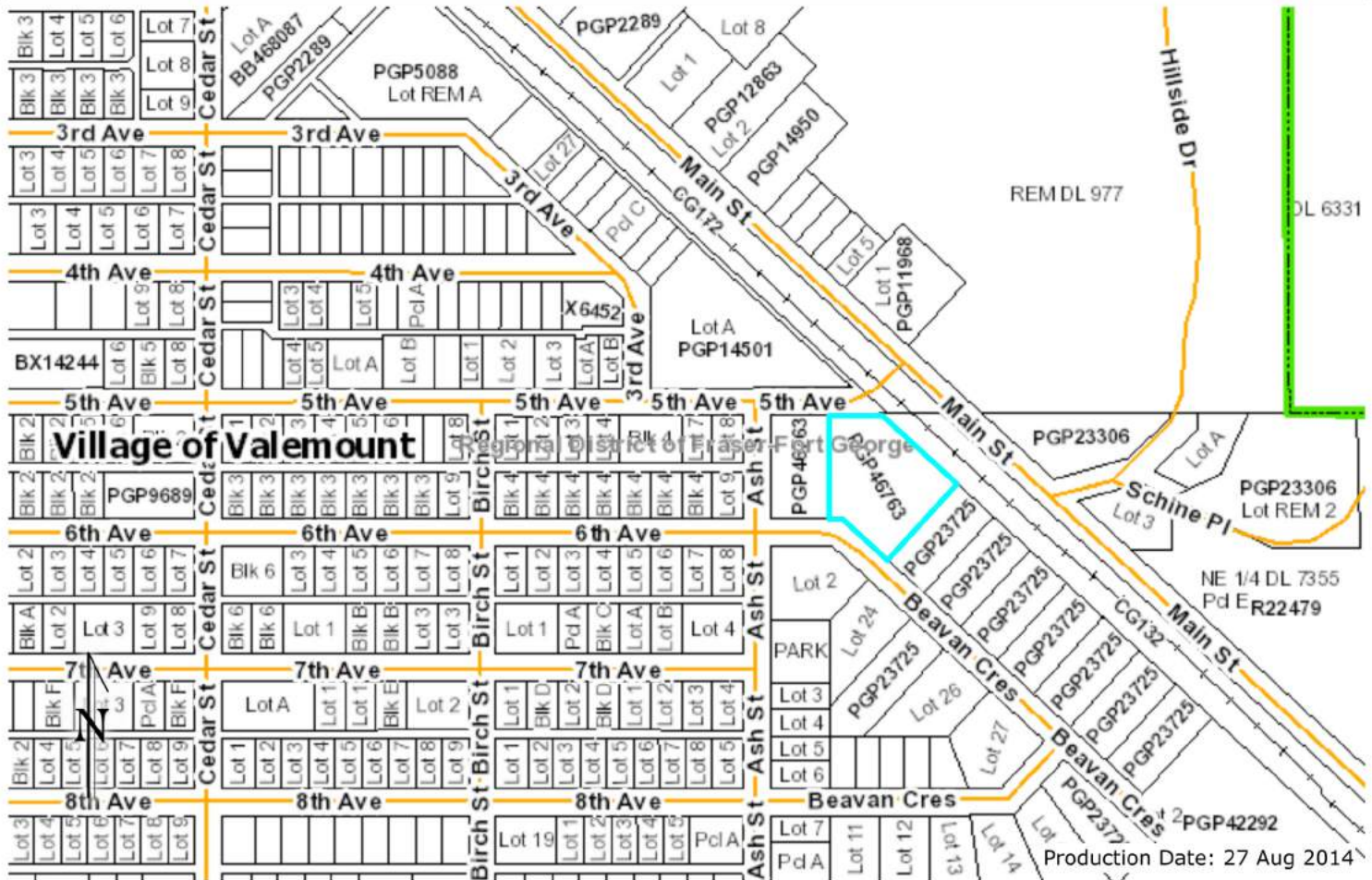
**Firm:** Valemount Real Estate Ltd





# REGIONAL DISTRICT of Fraser-Fort George

# Parcel Report



### Local Regulations

Zoning

Rural Land Use

Fire Protection

VALEMOUNT AND DISTRICT VFD

Development Permit Required

This parcel is not affected by a Development Permit Area.

Service Areas

Canoe Valley Recreation Centre

Valemount T.V. Rebroadcasting

Robson Valley Ice Arena

### Parcel Information

PCL ID	Freeform Description
PCL035119	<input type="text"/>
Roll Number	Block
00121011	<input type="text"/>
Parcel ID	Legal Plan
025035207	PGP46763
District Lot	Election Area
DL 7355	<input type="text"/>
Lot	Area (Acres)
B	1.596
Parcel	Area (Hectares)
<input type="text"/>	0.646

Warning: This map is a composite of data from many sources. While all reasonable efforts are made to ensure the accuracy and currency of this map, the Regional District makes no warranties regarding its suitability for a particular purpose nor for the validity of the base data from which it was compiled. Reliance on this information without verification from original records is done at the user's own risk.

## 14.0 SERVICE COMMERCIAL (C3) ZONE

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### 14.1 PURPOSE

The purpose of the C3 zone is to provide an area for a broad range of service and commercial uses for local area residents requiring generally larger parcels of land.

### 14.2 PERMITTED USES

The following uses and no others shall be permitted in the C3 Zone:

1. automobile, boat, trailer and recreational vehicle showrooms, sales and rental parcels, including servicing shops;
2. *Automobile Repair Shops*, paint shops and body shops
3. truck and truck trailer/tractor sales or rental parcels, and truck repair shops
4. *Manufactured Housing* sales, service and storage;
5. *Restaurant*;
6. *Convenience Store*;
7. commercial nurseries and greenhouses
8. delivery and express facilities
9. sale, rental and repairs of tools and small equipment;
10. warehousing;
11. office, storage buildings and yards for trade contractors;
12. building supply stores;
13. *Secondhand Store*;
14. bulk petroleum storage and sales;
15. car washing establishments;
16. public transportation depot;
17. public works yard;
18. outdoor garden shop;
19. welding, machine and blacksmith shops;
20. retail sales of household goods and housewares;
21. recycling depot;
22. mini golf courses;
21. *Personal Service Establishments*;
22. offices;

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- 23. *Commercial Production of Medical Marihuana* (per Bylaw No. 716, 2015)
- 24. Mini-Storage Facility (per Bylaw No. 651, 2009)

**Accessory Uses**

- 23. one *Dwelling Unit* in combination with a principal commercial *Use* - see Section 14.4.1;
- 24. Accessory Building.

**Site Specific**

- 25. *Wrecking Yard*, permitted only in the case of Lot 1, Plan 30454, District Lot 7356, Cariboo District – see Section 14.4.5.

**14.3 REGULATIONS**

On a parcel located in an area Zoned as C3, 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.

COLUMN I Matter to be Regulated	COLUMN II Regulations
1. Minimum <i>Parcel Area</i>	1000 m <sup>2</sup>
2. Minimum <i>Parcel Width</i>	20 m
Maximum <i>Height</i> of :	
• <i>Principal Buildings</i>	10 m
• <i>Fences</i>	
- within the <i>Front Yard</i>	1.1 m
- in all other cases	2 m
3. Minimum <i>Setback</i> of <i>Principal Buildings</i> from	
• <i>Front Parcel Line</i>	6 m
• <i>Rear Parcel Line</i>	6 m
• <i>Interior Side Parcel Line:</i>	
• adjacent to a <i>C Zone</i> or <i>P Zone</i>	3 m
• adjacent to all other <i>Zones</i>	6 m
• <i>Exterior Side Parcel Line</i>	4.5 m
4. Maximum <i>Parcel Coverage</i>	45 %

## 14.4 SPECIAL REGULATIONS

### 14.4.1 CONDITIONS OF USE FOR DWELLING UNITS

Where one *Dwelling Unit* is combined with commercial uses, the following requirements shall apply:

- a) A maximum of one *Dwelling Unit* combined with commercial uses is permitted per parcel.
- b) The *Dwelling Unit* shall be attached to the Principal Building, be completely separate from the principal commercial *Use*, and have access from a separate entrance;
- c) Parking requirements are set out in Schedule B.

### 14.4.2 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) An *Accessory Building* on a corner parcel shall be located not closer to the side street than the *Principal Building* on the same parcel, nor closer than the required *Setback* from the side street of the *Principal Building* on an adjoining parcel, whether or not a lane intervenes.
- e) An *Accessory Building* shall be located not closer than 3 m to the *Rear Parcel Line* if an adjoining parcel is in an *R Zone*.
- f) An *Accessory Building* shall not exceed 3.5 m in height.
- g) Only one accessory building shall be permitted.
- h) Notwithstanding the provisions of subsection a) above, accessory buildings or structures for a Mini-Storage Facility may be located at 880 Beavan Crescent, Valemount on the south half of the property legally described as of June 23, 2015 as: Lot A District Lot 7355 Cariboo District Plan PGP 46763 (PID: 025-035-185) (per Bylaw No. 741, 2015).

[An *Accessory Building* in a development permit area must obtain a development permit.]

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**14.4.3 STORAGE OF EQUIPMENT**

- a) Storage of equipment, machinery, motor vehicles and other similar items shall not be permitted in the *Front Yard Setback* or *Side Yard Setback*.
- b) Equipment, machinery, motor vehicles and other similar items that are on display for sale or rental shall be permitted in the *Front Yard Setback*.
- c) The display area shall be separated by a landscaped strip of not less than 2m in width from an adjoining street or from a directly abutting parcel in an *R zone*.

**14.4.4 SCREENING OF STORAGE**

All outside commercial storage, including the storage of garbage, shall be completely contained within a *Landscape Screen* of not less than 2 m in *Height* and storage of garbage shall be bear proof.

**14.4.5 SCREENING OF WRECKING YARD**

Any parcel containing a *Wrecking Yard* use shall have a *Landscape Screen* or fence of not less than 2 m in *Height* placed so as to fully enclose the *Wrecking Yard*.

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