

FOR SALE | Fernie, British Columbia, Canada
RESIDENTIAL “ZONED” LAND | 228 ± ACRES

**REVISED ZONING ALLOWING
FOR HIGHER DENSITY OPTIONS**

ALPINE TRAILS MOUNTAIN COMMUNITY RESIDENTIAL DEVELOPMENT LAND

- » Zoned single and multi-family home development sites, to be developed to purchaser’s plans.
- » Options to continue on with all or part of the approved development plan.
- » Unmatchable luxury single and multi-family development sites with panoramic mountain and meadow views next to Fairy Creek and on the slopes of Mount Fernie.

FERNIE
Alpine Resort

Crowsnest Hwy

FERNIE
BRITISH COLUMBIA



228 ± ACRES

**Mount Fernie
(AREA 7)**

**Fairy Creek
(AREA 6)**



With the new zoning change, these sites are poised to accommodate the growth of Fernie as a vibrant lifestyle destination for outdoor enthusiasts, families, and remote workers.

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NAIAdvent
ADVENT COMMERCIAL REAL ESTATE CORP.

THE OPPORTUNITY



- » **LEGACY LAND PARCEL SALE**
- » **REVISED R-SS ZONING: UNLOCKING GREATER POTENTIAL**

The property's recent zoning revision from R1B to R-SS introduces a transformative opportunity 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 228± acre 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** – Areas 6 & 7 could comprise a total of **330** to over **700** Residences (Single Family and Multi-Family) - 128 Single and Small-Scale Multi-Unit Lots, 5 Multi-Family Sites (201Units), and 1 Rural Residential Lot.
- » **MUNICIPAL SERVICES** – for Areas 6 & 7 are located at the Property Line.

KEY DETAILS

TOTAL LAND SIZE	228 ± Acres
ZONING	R-SS, R-R, and R3
PRELIMINARY PLAN	128± Single Family Lots 1 Rural Residential Lot (100± Acres) 5 ± Multi-Family Lots (12.7± Acres) 201 Units
PRICE	Contact Broker

- » 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.

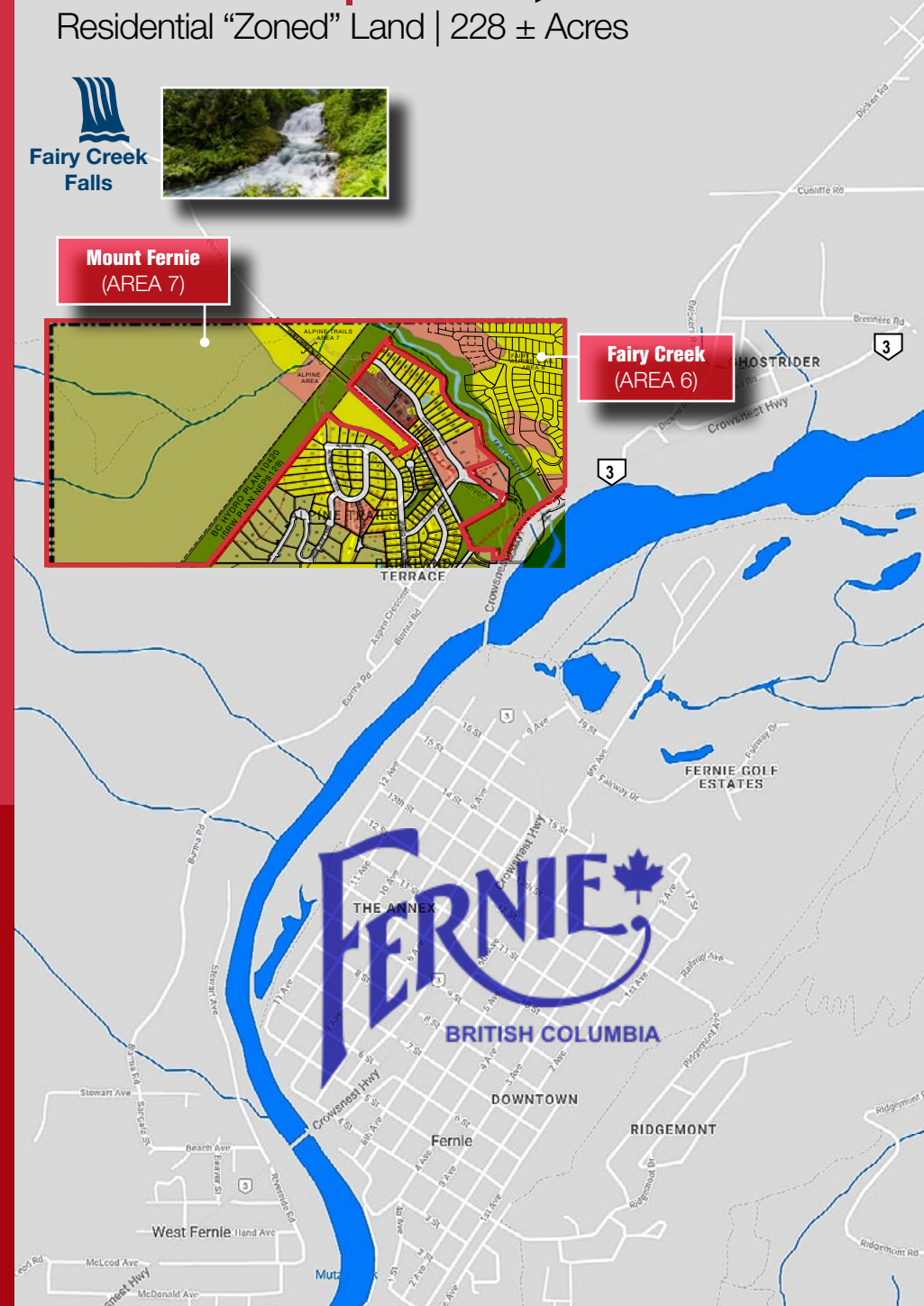
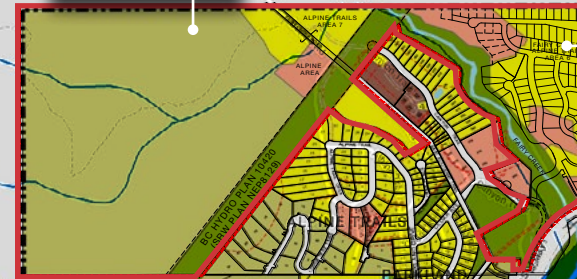
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Mount Fernie (AREA 7)

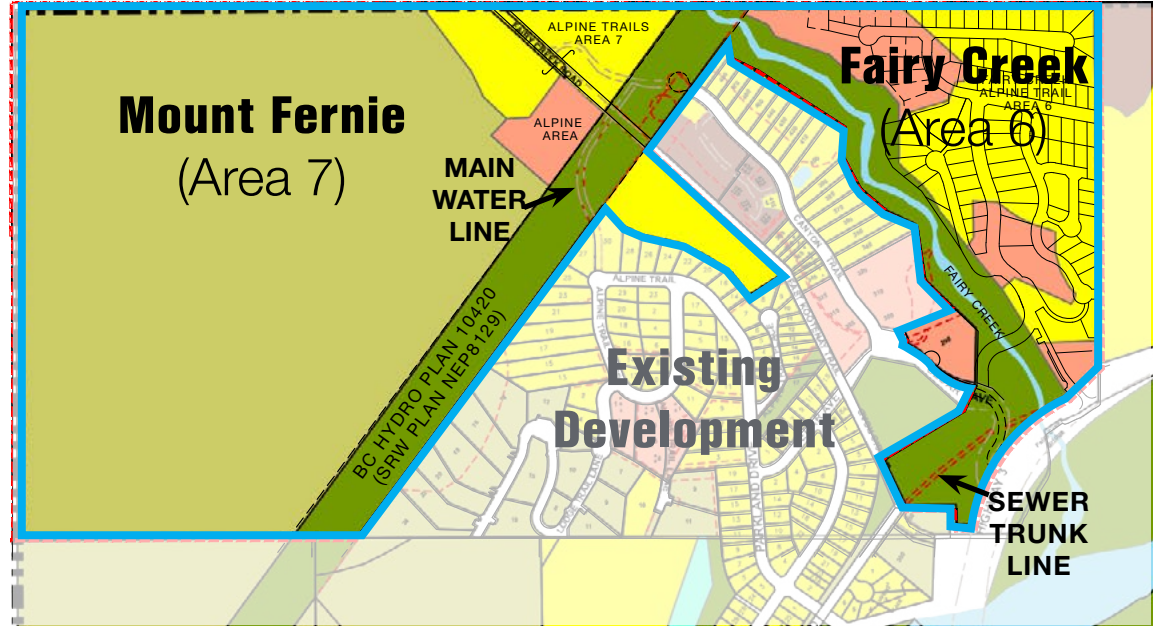
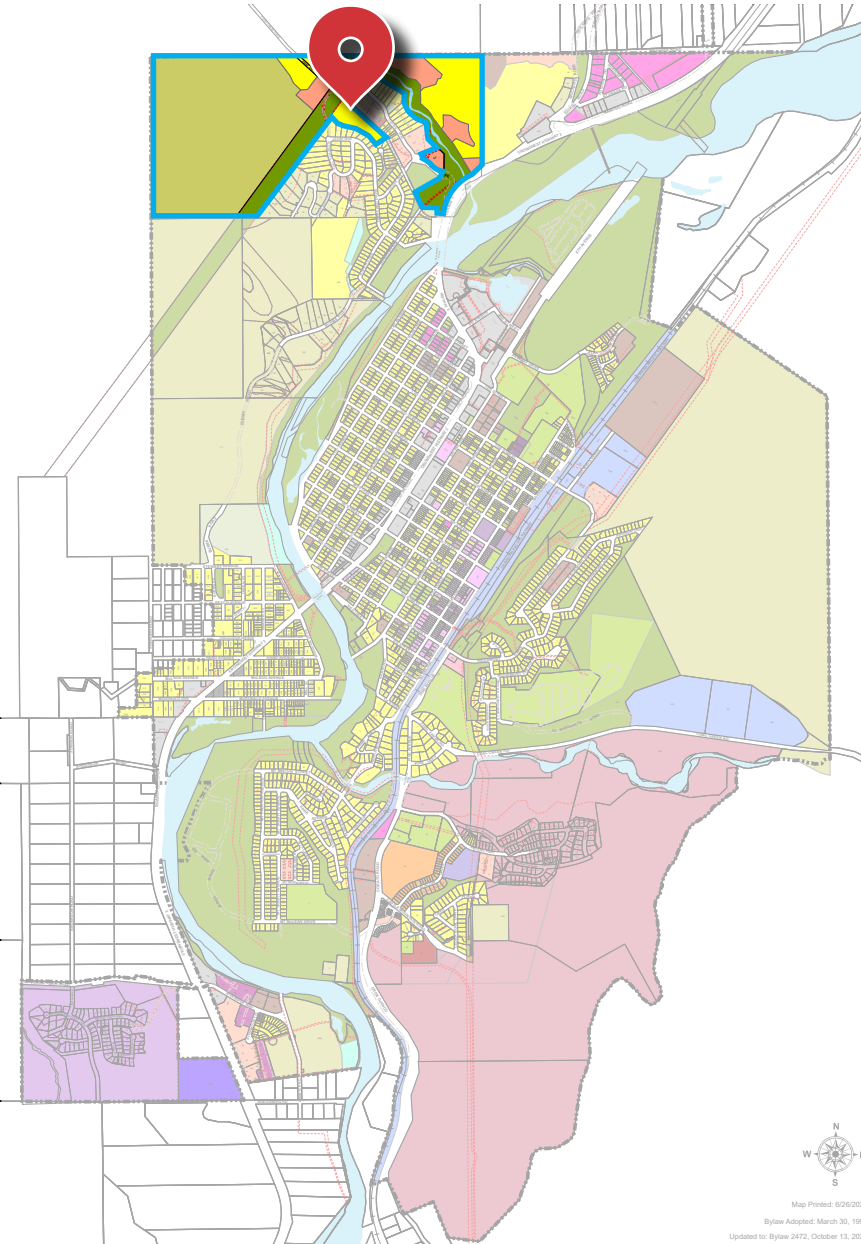
Fairy Creek (AREA 6)



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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

FAIRY CREEK (AREA 6)

- 81 Single Family or Small-Scale Multi-Unit Sites
- 4 Multi-Family Sites (157 units)

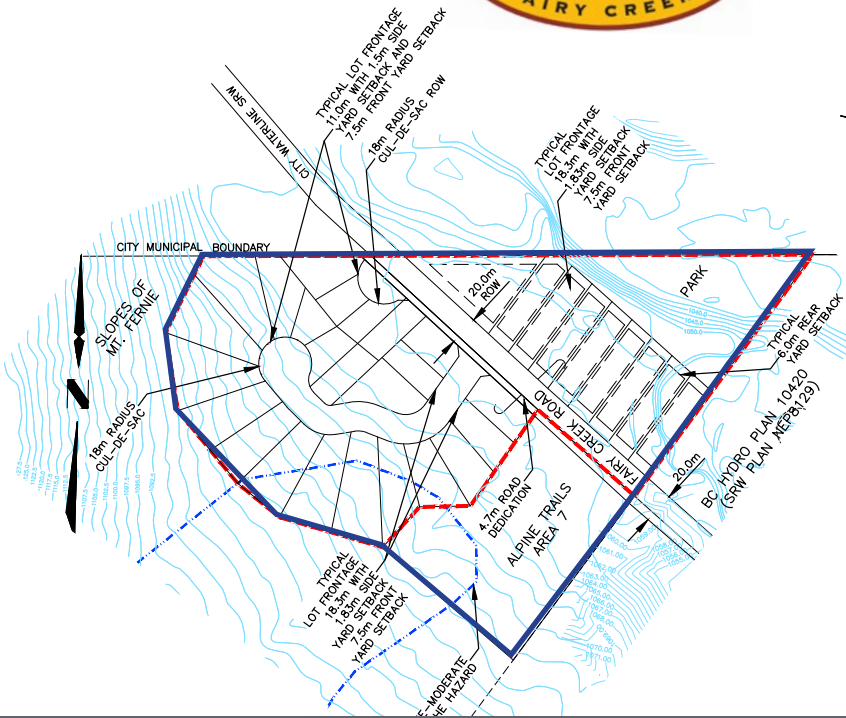
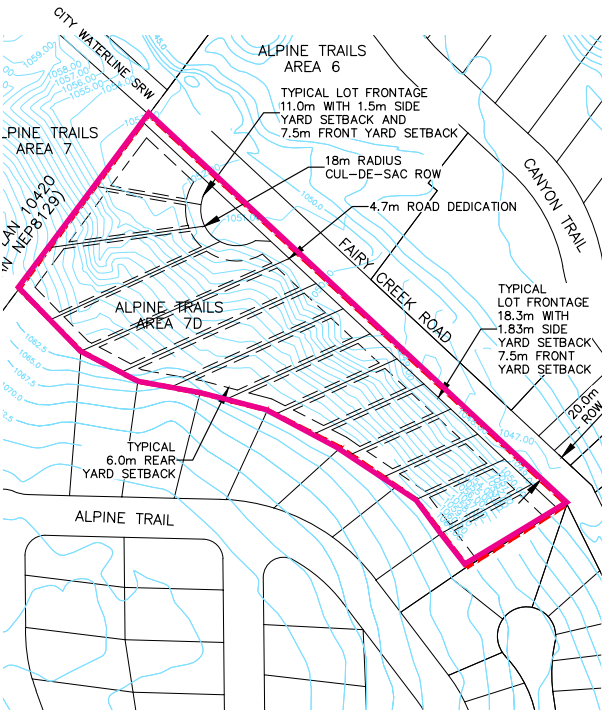
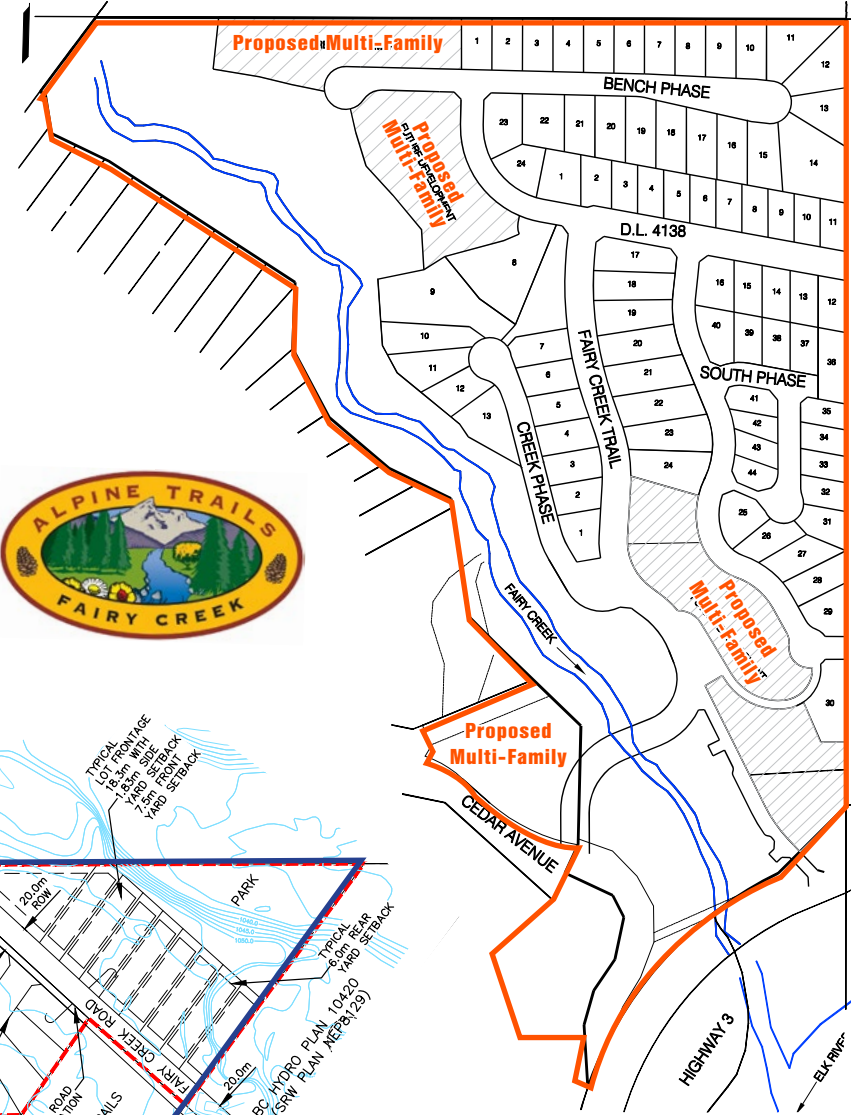
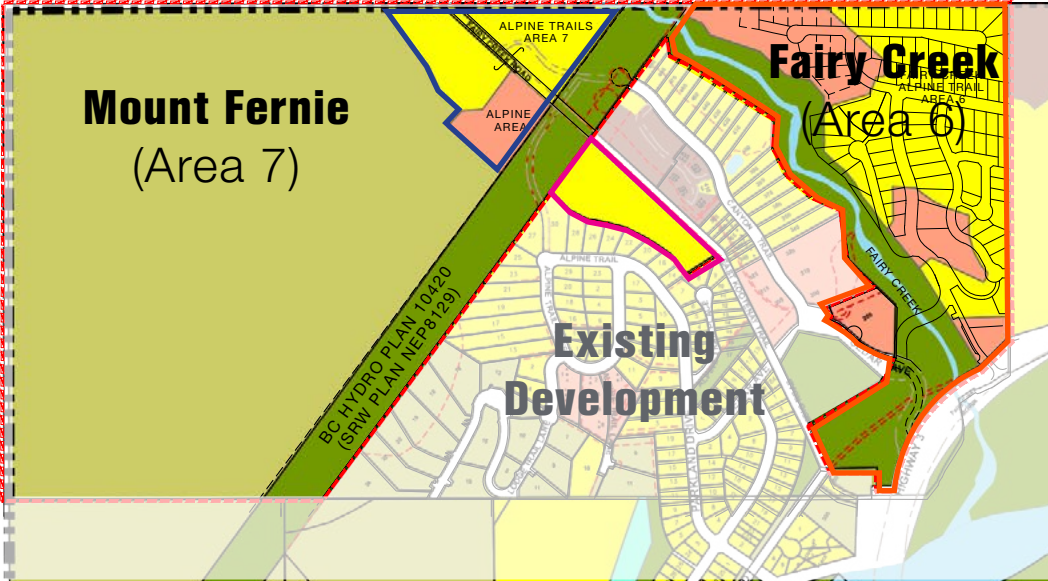
LEGEND

	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

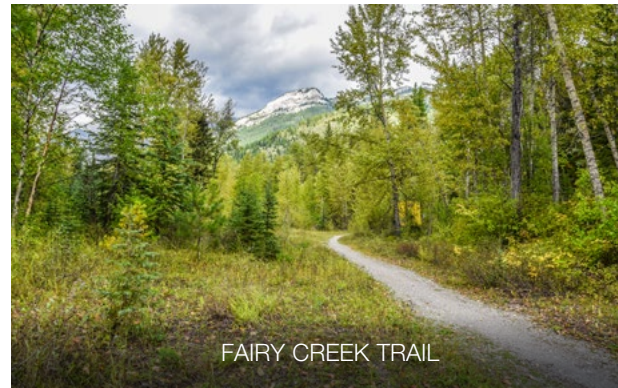


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VIEW TOWARDS LANDS FROM SKI HILL



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

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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