



**CIVIC ADDRESS:** 2111 - 89 Street, Coleman

**TAX ROLL:** 1157444

**LEGAL DESCRIPTION:** Lot 17, Block 35, Plan 0715528

**LIST PRICE:** \$310,000 (3.10 Acres at \$100,000 per acre)

**ZONED R-2A** – Multi-Residential

**SERVICES ARE CLOSE BY:** Water, Sewer, Power, Gas, Phone, Cable TV, and Internet

This property slopes from North to South with a great view of the South part of the valley.

#### **PERMITTED USES**

- Bed and breakfast, Day home, Duplexes, Triplexes, Fourplexes
- Garages and carports accessory to multi-family dwellings up to 67.7 m<sup>2</sup> (728 sq. ft.) in area
- Garden sheds and other accessory buildings with no permanent foundation and not over 13.9 m<sup>2</sup>, (150 sq. ft.) in area
- Home occupations - Class 1, Semi-detached dwellings
- Shipping container, temporary
- Sign - type 15

#### **DISCRETIONARY USES**

- Accessory buildings over 13.9 m<sup>2</sup>, (150 sq. ft.) in area
- Accessory building or use prior to the establishment of the principal use
- Alternative/renewable energy, individual
- Day care facility,
- Garages and carports accessory to multi-family dwellings over 67.7 m<sup>2</sup> (728 sq. ft.) in area
- Home occupations - Class 2
- Portable garages, Portable storage structures
- Public park, playground or recreational uses

- Secondary suites, Senior citizen housing,
- Sign - types 22 and 23
- Sixplexes, Eightplexes, Rowhousing
- Utilities and services

### **PROHIBITED USES**

- Manufactured homes, Modular homes, Mobile homes, Moved-in buildings
- Shipping container, permanent