

PROPERTY DESCRIPTION:

Civic address: 2481 Coalmont Road Talameen

Legal Description (e.g. Lot, Plan No. and District Lot):

Block C, DL 748, YD YD Except Plan KAP 65050

Current land use:

~~R1~~ Residential

Surrounding land uses:

Residential, and similar

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: 3065, 2024

Section No.: 7.1.3

Current regulation: maximum 1 bath room

Proposed variance: 2 bath rooms

Section No.: 7.1.3

Current regulation: maximum floor area 6m²

Proposed variance: Floor area 18.5 m²

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

To allow for existing structure to be brought into compliance. The building not being in compliance has been a problem with selling the property. The building does not unduly impact the surrounding neighbourhood.