

ITEM	5
MANAGER'S REPORT NO.	12
COUNCIL MEETING	1979 02 12

RE: PROPOSED ADDITION TO A DWELLING IN  
COMMUNITY PLAN AREA 10  
9609 HALSTON COURT (ZUROSKI)

Following is a report from the Director of Planning regarding a proposal to construct an addition to an existing dwelling that is located within Community Plan Area 10.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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TO: MUNICIPAL MANAGER 1979 FEBRUARY 06  
FROM: DIRECTOR OF PLANNING  
SUBJECT: PROPOSED ADDITION TO A DWELLING IN  
COMMUNITY PLAN AREA 10  
9609 HALSTON COURT (ZUROSKI)

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

The owner of 9609 Halston Court has recently contacted the Planning Department with regard to the possibility of constructing an addition to his small, older dwelling. This enquiry was referred to the Planning Department as the property is within Community Plan Area 10 wherein it is designated as part of a 1.04 ha (2.57 acre) development site suitable for low density multiple family housing at 10-12 units per acre, see attached Sketches 1 and 2.

The owner's proposal involves the construction of a 41.9 m<sup>2</sup> (450 sq.ft.) addition to the existing house which, he indicates, currently has an area of 40.9 m<sup>2</sup> (440 sq.ft.). Strengthening of the existing foundation will also be required. The owner estimates that the value of the improvements will be approximately \$20,000.00. The property is zoned Residential District (R1) which permits the proposed construction. Thus, if a Building Permit is refused, the Municipality may have to acquire the property.

