

Conditions of Approval – Lot 1

That the approval of the application be subject to the following conditions:

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the public facing facade of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. The applicant shall demonstrate, to the satisfaction of Heritage Planning staff, that the view from the intersection of Kingston Road 15 and Wellington Street of St. Mark's church tower will be maintained by providing the finalized location, height and massing of proposed buildings, prior to receiving a building permit;
7. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
8. A Building Permit shall be obtained, as necessary;
9. All Planning Act approvals shall be obtained, as necessary;
10. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; and
11. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 3

That the approval of the application be subject to the following conditions:

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the front wall of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. The applicant shall demonstrate, to the satisfaction of Heritage Planning staff, that the view from the intersection of Kingston Road 15 and Wellington Street of St. Mark's church tower will be maintained by providing the finalized location, height and massing of proposed buildings, prior to receiving a building permit;
7. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
8. A Building Permit shall be obtained, as necessary;
9. All *Planning Act* approval shall be obtained, as necessary;
10. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services;
11. The tree preservation plan, as per Tree Permit E04-002-2024, shall be adhered to, to the satisfaction of Public Works Forestry staff; and
12. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 10

That the approval of the application be subject to the following conditions:

1. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
2. The applicant shall ensure that authentic wood siding is used on all facades of the dwelling and detached garage;
3. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
4. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
5. All *Planning Act* applications shall be completed, as necessary;
6. All building permits shall be obtained, as necessary;
7. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; and
8. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 20

That the approval of the application be subject to the following conditions:

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the dwelling and detached garage is strongly encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. The applicant shall demonstrate, to the satisfaction of Heritage Planning staff, that the view from the intersection of Drummond Street and Wellington Street of St. Mark's church tower will be maintained by providing the finalized location, height and massing of proposed buildings, prior to receiving a building permit;
7. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
8. A Building Permit shall be obtained, as necessary;
9. All Planning Act approvals shall be obtained, as necessary;
10. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; and
11. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 27

That the approval of the application be subject to the following conditions:

1. The applicant shall consider amending the design of the front porch to remove the central gable on the porch roof;
2. The applicant shall consider reducing the amount of glazing on the street facing elevation of the property, and that the use of vertically oriented single sash windows on the front elevation is encouraged and permitted as an option to the double windows proposed;
3. The use of wood siding on the public facing facade of the dwelling is encouraged and permitted as an option to the wood-grained concrete fibre board proposed;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear, lattice and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
7. A Building Permit shall be obtained, as necessary;
8. All *Planning Act* approvals shall be obtained, as necessary;
9. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services; and
10. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.

Conditions of Approval – Lot 30

That the approval of the application be subject to the following conditions:

1. The applicant shall consider amending their plans to include two garage doors or a single door that gives the appearance of two garage doors for the detached garages;
2. The roof profile shall be amended to reflect an end-gable or side-gable style roof, to the satisfaction of Heritage Planning staff;
3. The detached garage shall be located beyond (to the rear of) the front wall of the main dwelling;
4. The applicant shall consider using paint on wood features instead of stain;
5. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: siding, windows, roofing, trim, utilities/vents, porch, garage/entry doors, rain gear and parging, shall be submitted to Heritage Planning staff for review and approval prior to installation, to ensure it complements the heritage character and attributes of the District;
6. A Preliminary Certificate of Approval of Underground Services and any associated easements shall be obtained, as necessary;
7. A Building Permit shall be obtained, as necessary;
8. All Planning Act approvals shall be obtained, as necessary;
9. The applicant shall ensure all grades conform to the approved Grading Plan, to the satisfaction of Engineering/Planning Services;
10. The tree preservation plan, as per Tree Permit E04-002-2024, shall be adhered to, to the satisfaction of Public Works Forestry staff; and
11. Any minor deviations from the submitted plans, which meet the intent of this approval and do not further impact the heritage attributes of the property or District, shall be delegated to the Director of Heritage Services for review and approval.