

Conditions of Approval

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

1. The roof cladding proposed for both the dwelling and detached garage shall be amended to either a wood or asphalt shingle, or a standing seam profile metal roofing, to the satisfaction of Heritage Planning staff;
2. The plans for the dwelling shall be amended, as necessary, to ensure they reflect a two-storey dwelling that meets the definition in the City of Kingston Zoning By-law, to the satisfaction of Planning Services staff;
3. The applicant shall consider removing the stone plinths on the front porch and two gable pediments over the second storey windows;
4. The use of wood or concrete (e.g. Hardie Board) horizontal siding on the dwelling is encouraged and permitted as an option to the vertical board and batten style concrete fibre board proposed;
5. The applicant shall provide construction details related to the location and scale of the rear deck, stairs and railings, as well as materiality and colour specification, to Heritage Planning staff for review and approval prior to installation;
6. Details related to the colour(s) and specifics of all exterior features, including but not limited to the: cladding, windows, roofing, trim, and doors, 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;
7. A Building Permit shall be obtained, as necessary;
8. All Planning Act approvals shall be obtained, as necessary; and
9. 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.