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**Planning &
Development Services**

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TOWN OF AJAX
65 Harwood Avenue South
Ajax ON L1S 2H9
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May 18, 2017



**Re: Heritage Permit: HP03/17
1733 Westney Road North
Application Approval**

Please be advised that Council for the Town of Ajax met on May 15, 2017 for a decision on Heritage Permit HP01/17 as related to 1733 Westney Road North.

In response to your application for alteration, as requested under Part IV, Section 33 of the *Ontario Heritage Act*, Council approved the Heritage Permit Application for the above noted property for all works included in the Conservation Plan dated April 2017. To summarize, the Conservation Plan includes, but is not limited to, the following work:

- Restoration and addition of landscape features
 - Conservation of existing landscape-based heritage attributes
 - Retention of historic hedgerows to the north and south of the farmhouse
 - Retention of driveway as physical connection to Westney Road
 - Retention of wells north and south of the farmhouse
 - Restoration of select landscape features
 - Replanting of new Norway Spruce specimens within northern hedgerow
 - Reestablishment of fruit and nut orchard precinct
 - Addition of new landscape features
 - Construction of new asphalt driveway with unit paver edging to provide access from Schoolbridge Street
 - Installation of new split-rail fence along northern property line and northern portion of western property line
 - Installation of new wooden picket fence, with gates at front walkway and driveway, along southern portion of western property line and western portion of southern property line
 - Installation of random-segmented flagstone patio
 - Installation of unit paver front walkway from future multi-use trail to farmhouse, detached garage to farmhouse, and flagstone patio to both driveways
 - Construction of Pisa stone retaining wall along southern property line
 - Planting of Pyramidal Yews flanking front walkway
 - Planting of low hedge bordering picket fence at western and southern property line, around flagstone patio and at limits of new driveway access
 - Planting of large deciduous trees in northwest corner of property
 - Planting of new Evergreen trees to provide screening along eastern property line and at edges of south hedgerow

- Creation of a new cutting and kitchen garden at south side of farmhouse
- Conservation of the historic farmhouse's heritage attributes
 - Undertake preventative maintenance and stabilization for entire structure
 - Refinish, repair and spot replace historic woodwork including:
 - Cladding
 - Eave trim and fascia
 - Soffit
 - Wall moulding
 - Vergeboard and finials
 - Brackets
 - Railings
 - Shutters
 - Repair of historic doors and original (gable) windows
 - Repair and repointing of historic stone foundation
 - Strip and repaint existing metal roof draining components (troughs, leaders, flashing)
- Restoration of select historic farmhouse features
 - Recreate missing historic woodwork including:
 - Cladding
 - Vergeboard and finials
 - Railings
 - Shutters (including upper portions of gable window shutters)
 - Installation of reproduction cedar shingles on all roofs
 - Installation of metal roof over front porch
 - Reproduction of historic wood windows on west, north and south elevations using double glazing and 2-over-2 sashes
 - Installation of brick veneer cladding on existing chimneys to match original
 - Reproduction of missing original south and east chimneys using wood framing and brick veneer to match original
- Removal of past additions and unsympathetic alterations
 - Removal of non-original elements on historic portion of farmhouse including:
 - Aluminum cladding on 1880s addition
 - Asphalt roof shingles
 - Non-original windows on west, north and south elevations (all windows except gable windows)
 - Glazing wall framing the south porch
 - Metal chimney flue on 1880s addition roof
 - Concrete steps at south end of front porch
 - Removal of contemporary additions, and associated foundations, at rear (eastern) end of farmhouse house including:
 - One-storey apartment
 - Sunroom
 - Attached garage

- Construction of new buildings, additions and features
 - Construct new, contemporary rear (eastern) addition that is sympathetic to heritage design
 - New addition to be delineated from historic farmhouse by a vertical cladding detail
 - New addition includes second-storey walk-out balcony, north-facing first floor verandah and entrance staircase at southern end of east wall
 - Construct new two-car detached garage adjacent to new driveway access from Schoolbridge Street
 - Design to include gabled dormer, person-door and windows on west elevation and decorative wood gable on south elevation (above double garage doors) to emulate farmhouse design
 - Undertake improvements to non-original elements on historic portion of farmhouse
 - Utilize modern structural substrate to repair stucco-clad foundations
 - Install new skylight on north slope of roof on 1880s wing
 - Replace select modern windows with consistent awning-style windows

Please be advised that despite the approval of this Heritage Permit, you are still bound by any applicable municipal laws, policies and/or processes relating to the proposed work. Specifically, tree removals will still be subject to replacement/compensation as per the Town's Site Plan Manual and select elements of the conservation work will require that you obtain the necessary permits from the Town.

As per previously approved planning applications, please also note that a construction phasing plan and securities for all conservation work must be submitted to the Town and captured within a development agreement prior to commencement.

Should you have any questions, please feel free to contact the undersigned.

Regards,



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