

## **ATTACHMENT 2 TO REPORT LS 04-26**

### **RECOMMENDED CONDITIONS OF APPROVAL SHOULD COUNCIL APPROVE A FENCE HEIGHT EXEMPTION AT 400 ST. JOHN STREET**

1. The Owner shall install year-round landscape screening on the street side of the stone fence;
2. The Owner shall insert wrought iron panels into the stone fence;
3. The Owner shall work with the staff in Planning and Development Services, Policy and Heritage Planning Division on a remediation plan, to the satisfaction of the Commissioner of Planning and Development Services, or designate;
4. For plantings or landscaping within the Town's boulevard along King Street, the Owner shall execute an encroachment agreement in a form satisfactory to the to the Town Solicitor;
5. No columns shall be installed in the corners of the sight triangle at the corner of the property (Corner of King Street and St. John Street).
6. There shall be no plantings placed between the fence and sidewalk in the area of the sight triangle.
7. A clear line of sight shall be maintained through the fence on intersection approaches – 10 metres from end of curb radius at intersection on both approaches from King Street or St. John Street.