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Town of Grimsby
160 Livingston Avenue
Grimsby, ON
L3M 4G3

February, 8th, 2022

Ontario Heritage Trust
10 Adelaide Street,
Toronto, Ontario
M5C 1J3

Dear Ontario Heritage Trust

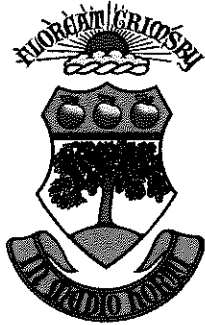
Please be advised that a heritage permit for the designated property at 133 Main Street East was conditionally approved by Council on February 7th, 2022. Please find the conditional heritage permit enclosed.

Sincerely,

Bianca Verrecchia, CAHP

Heritage Planner

RECEIVED
2022/03/04
(YYYY/MM/DD)
Ontario Heritage Trust



TOWN OF GRIMSBY

Town of Grimsby

HERITAGE PERMIT

This heritage permit is granted by the Council of the Corporation of the Town of Grimsby in accordance with Section 33 and 35 of the Ontario Heritage Act. The information contained within this document identifies the subject lands and outlines the approved works as per the attached drawings.

Note: Any amendment to the works noted in the approved heritage permit is to be discussed with Town Planning Department staff to determine whether a further heritage permit is required prior to undertaking any additional or modified works.

PROPERTY ADDRESS:
133 Main Street East

DESIGNATION BY-LAW:
Bylaw 12-49 amended by
By-law 12-67

REFER TO REPORT NO.:
H.R. 22-01

CONDITIONAL APPROVED WORKS

1. Restoration of the Heritage Resource and its commercial use
2. Demolition of the modern carriage house structure
3. Green space & landscaping
4. Portion of the condominium building on the heritage site.

CONDITIONS OF APPROVAL

1. That the cultural heritage resource identified on the subject site be conserved, and that the integrity of the structure be maintained;
2. The demolition of the coach house and modern front porch as they have been deemed to be a non-contributing heritage resource that do not merit protections under the Ontario Heritage Act;
3. That assessments of the flat roofs be conducted and the necessary permanent repairs/replacements be made to prevent further deterioration to the heritage resource, and that the deteriorated modern front porch be removed to prevent further damage to the remaining original fabric;
4. That the materials from the coach house be salvaged and/or offered to salvage companies to avoid materials

CONDITIONS OF APPROVAL

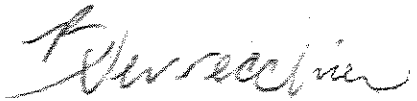
going into the landfill. Should any of the materials be appropriate for the conservation of the heritage building at 133 Main Street East, that they be reused to the greatest extent possible;

5. That the new front porch be constructed as presented within the provided renderings and that efforts be made to ensure distinguishability between the original fabric and the new fabric of the replica porch on the front façade;
6. That the exterior restoration of the house be completed in accordance with the Ontario Heritage Act, as outlined within the restoration plans prepared by the qualified heritage consultant, and that the prescribed work be conducted by qualified heritage tradespeople;
7. That access be provided to heritage professionals on staff to perform regular observation of all vibration and crack monitoring devices as well as overall observation of the subject site. Staff will reference best practices and property standards during these observations;
8. That the provided cross-section of the proposed foundation work/underpinning be updated to include a breakdown of materials and that it be presented within detailed specifications addressing mortar mixes and expansion joints;
9. That the original side porch, which has been dismantled and put in storage, be reinstalled to the greatest extent possible, and that as much of the viable original material be incorporated, with required replacements made with in-kind materials, and that efforts be made to ensure original fabric is distinguishable from newer replacement fabric, and that any Ontario Building Code update requirements be made in accordance with best practice;
10. That if any bricks are replaced during the restoration it is recommended that the salvaged bricks from the modern coach house be reused, and that efforts be made to ensure the strength of the replacement bricks be as close to the original fabric as possible, and that they be paired with a compatible soft mortar mix;
11. That heritage commemoration be incorporated into the greenspace in front of the heritage resource, and that the removed European Beech tree and history of the structure can be commemorated through interpretive plaques;
12. That the greenspace be used for re-introducing interpretive plantings and native species that contribute to the streetscape, as well as the replanting of a European Beech Tree, as outlined by the Heritage Landscape Architect;
13. That vegetative screening be added to the subject site in areas where there is potential for visual impacts to the

CONDITIONS OF APPROVAL

- Council identified cultural heritage landscape along the Main Street East corridor, and that the vegetative screening include trees found within the Carolinian forest in an effort to maintain and enhance the Carolinian forest species found throughout the Town of Grimsby;
14. That securities be taken for the restoration of the heritage resource to ensure that the utmost care is taken during the proposed works on and around the heritage resource and for any potential damages caused to the resource during construction;
 15. That a temporary protection plan be submitted during the site plan phase of the development application and that it be in accordance with best practices and completed to the satisfaction of the Director of Planning; and
 16. That any construction be designed and positioned on the lot to preserve the integrity of the home, and maintain sightlines to the heritage resource; and
 17. That the commercial setback be taken into consideration at the south eastern portion of the lot during the urban design review panel to ensure the viability of the use and to promote accessibility to the general public.

PERMIT APPROVAL DATE: February 8th, 2022



Bianca Verrecchia, CAHP
Heritage Planner

For Director of Planning

The drawings contained within this appendix constitute part of the description of approved works for the subject heritage permit.