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This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



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

December, 20th, 2023

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

Dear Ontario Heritage Trust

Please be advised that Council conditionally approved a heritage permit for the designated property at 245 Main Street East on December 4th, 2023. Please find the conditional heritage permit enclosed.

Sincerely,

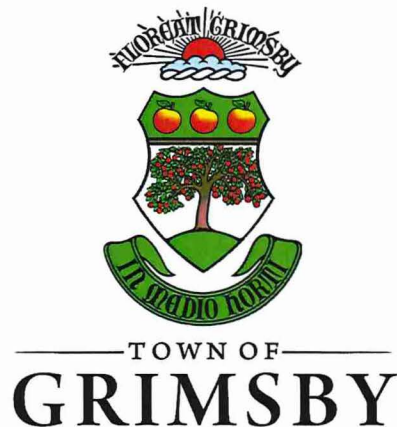
Bianca Verrecchia, CAHP

Heritage Planner

Received

DEC. 27 2023

Ontario Heritage Trust



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 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:
245 Main Street East

DESIGNATION BY-LAW:
By-Law 86-106

REFER TO REPORT NO.:
GH-23-18 Heritage Permit - 245
Main Street East – Proposed
Severance Application

CONDITIONAL APPROVED
WORKS

To create of a new lot with a frontage of 19.81 meters wide and a depth 106 meters long, to the East of the heritage resource at 245 Main Street East.

CONDITIONS OF APPROVAL

1. That the existing designation bylaw under the Ontario Heritage Act for the heritage property remain on title for both the existing and severed parcel until after the new structure has been constructed; and,
2. That the property owners of the new severed parcel obtain a heritage permit to construct the new building; and
3. That the new construction be compatible, distinguishable, and subordinate to the cultural heritage resources at 245 Main Street East, and,
4. That the recommendations within the Heritage Impact Assessment be integrated into the new development, and,

5. That the new structure be set back behind the heritage property at 245 Main Street East as proposed within the Tree Preservation Plan (Appendix D), to ensure to the preservation of views along Main Street East and the preservation of mature vegetation, and,
6. and that tree protection hoarding be used on the mature vegetation during construction as outlined within the approved tree protection plan, and,
7. That following construction of the new dwelling, a heritage easement under section 37 of the Ontario Heritage Act be registered on title prior to amending the designation bylaw, and,
8. That while the designation bylaw is being amended, a schedule B be added to the bylaw with a statement of significance and a list of character defining elements, ensuring conformity with legislated criteria and,
9. That the heritage easement under section 37 of the Ontario Heritage Act be removed following the completion of the 30-day designation bylaw appeal period.

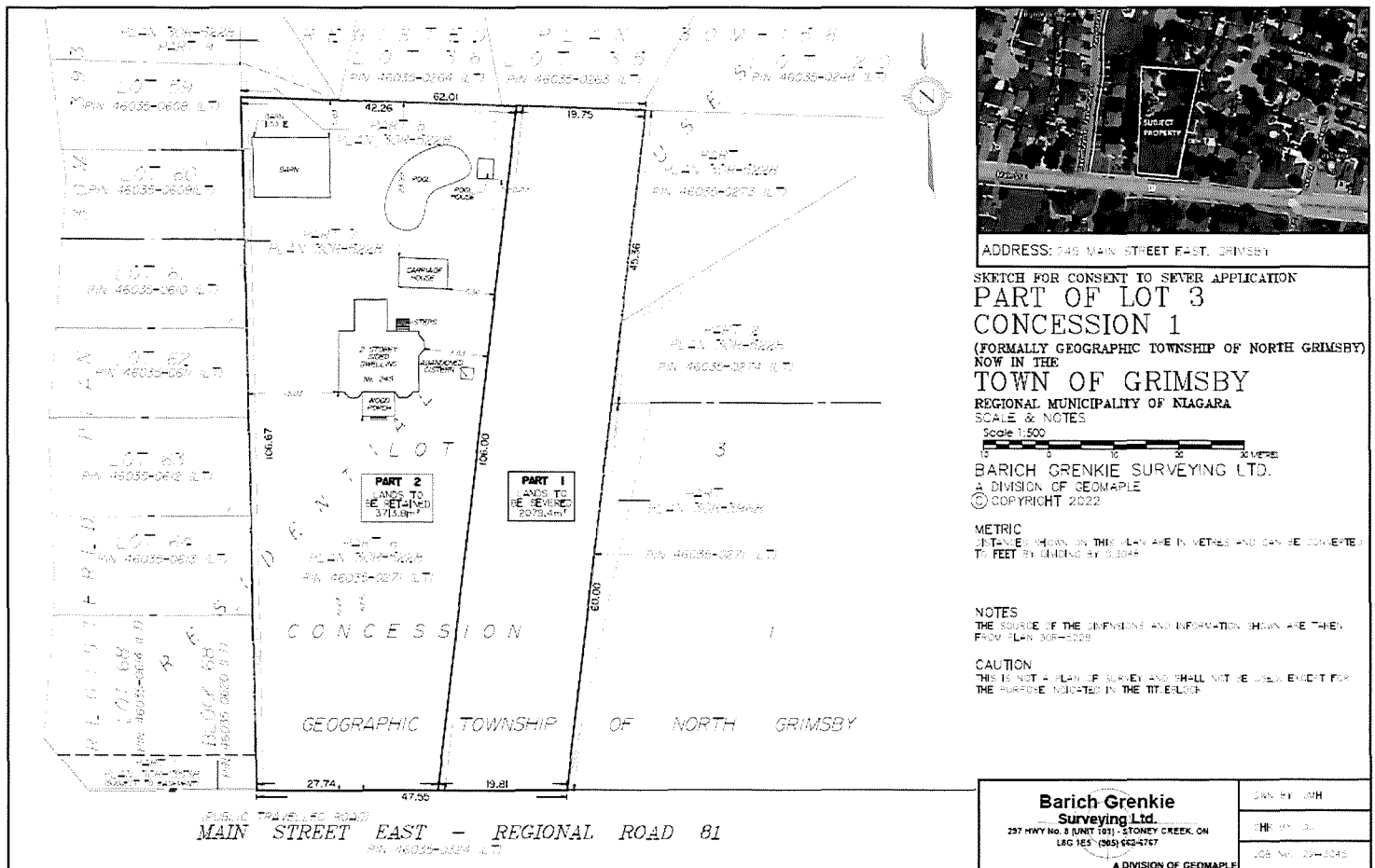
PERMIT APPROVAL DATE: **December 20th, 2023**



Bianca Verrecchia, CAHP
For Director of Planning

December 20th, 2023

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

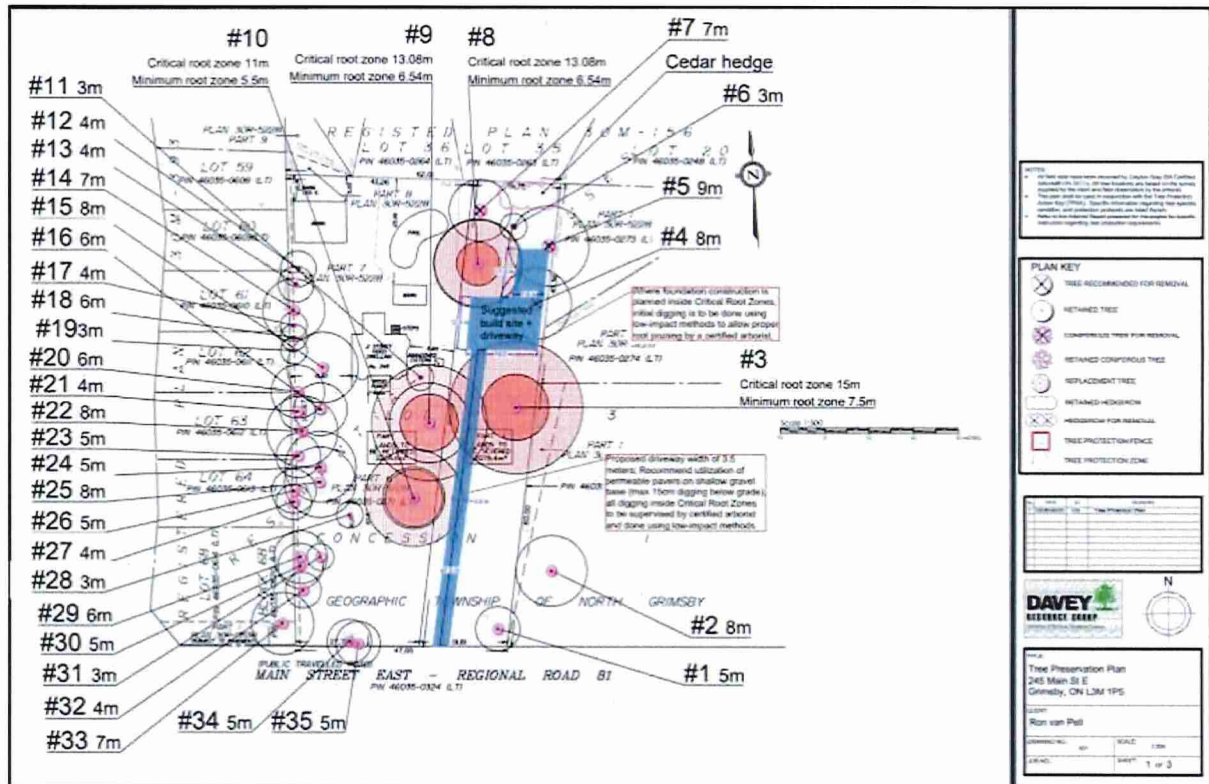


Preliminary Tree Protection Plan – as referenced within condition #5.



Arborist Report and Preliminary Tree Protection Plan
245 Main St E Grimsby, ON L3M 1P5
March 24th, 2023

Appendix 2 – Preliminary Tree Protection Plan (Preview Only – to be printed to scale)



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