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ONTARIO HERITAGE TRUST

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November 4, 2020

[REDACTED] Sedgewick Marshall Heritage Homes Ltd.

Via E-mail: [REDACTED]

Dear [REDACTED]

Re: Heritage Permit Application for 302 Given Road (Belmont House), Newcastle; Applicant: Sedgewick Marshall Heritage Homes Ltd.

File Number: PG.25.06

At a meeting held on November 2, 2020, the Council of the Municipality of Clarington approved the following Resolution #PD-169-20:

That Report PSD-044-20 be received;

That Council approves the proposed alterations to the designated heritage property at 302 Given Road, Newcastle (Heritage Permit Application File No. HPA2020-004) in accordance with the applicable Designation By-law 2018-099, and Section 33(4) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 to facilitate the rehabilitation of the exterior and interior of the dwelling, repair of the porch and veranda, and addition of a one-storey three-car garage substantially in accordance with the Heritage Conservation Plan for 302 Given Road, dated September 10, 2020, prepared by Golder Associates Ltd., and the plans and drawings dated September 4, 2020, prepared by Pamela Farrow, subject to the following conditions:

That the subject lands be placed under Site Plan Control and the draft By-law be approved to:

- i. ensure the designated heritage property is protected during the construction of the proposed new addition, and
- ii. ensure proper servicing, drainage, and landscaping.

That, prior to the issuance of a building permit for any works:

- iii. the applicant work with Planning and Development Services staff to address any outstanding comments of the Clarington Heritage Committee on the application, and

- iv. the owner enters into a Site Plan Agreement with the Municipality of Clarington to ensure the proposed alteration of the Belmont House is undertaken in accordance with the approved Heritage Conservation Plan to the satisfaction of the Director of Planning and Development Services;

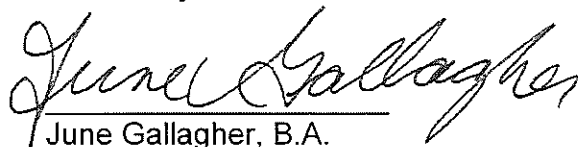
That the source of the interior cellar spring be identified prior to development of the surrounding lands including servicing, to ensure the proposed development does not adversely impact the cellar spring and artesian well;

That the location and installation of any future municipal servicing infrastructure takes place on the east side of the property to avoid potential interference with the artesian well; and

That the Ontario Heritage Trust, the Clarington Heritage Committee, the property owners, and all interested parties listed in Report PSD-044-20 be advised of Council's decision.

Accordingly, please find attached a copy of By-Law 2020-075.

Yours truly,


June Gallagher, B.A.
Deputy Clerk

JG/lp

Encl.

- c. Clarington Heritage Committee c/o S. Allin, Planner
Hannu Halminen, 2103386 Ontario Inc.
Jim Leonard, Ontario Heritage Trust
F. Langmaid, Acting Director of Planning and Development Services

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The Corporation of the Municipality of Clarington

By-law 2020-075

Being a By-law to amend By-law 2010-139, to require the approval of plans and drawings prior to any development on the lands identified as Part Lot 32, Concession 2, Clarke; Part 1, Plan 40R 28940, also known as 302 Given Road (Belmont House), in the Site Plan Control Area for the Municipality of Clarington,

WHEREAS Site Plan Control By-law 2010-139 identifies classes of development that may be undertaken without the approval of plans and drawings otherwise required under subsections 41(4) and (5) of the Planning Act, R.S.O. 1990, Chapter P.13;

NOW THEREFORE BE IS RESOLVED THAT, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. The lands described in Schedule "A" attached to this By-law are within a Site Plan Control Area for the purposes of Section 41 of the Planning Act, R.S.O. 1990, Chapter P.13;
2. Notwithstanding subsection 3) of Site Plan Control By-law 2010-139, any development on the lands described in Schedule "A" attached to this By-law requires the approval of plans and drawings required under subsections 41(4) and (5) of the Planning Act, R.S.O. 1990, Chapter P.13;
3. All other provisions of Site Plan Control By-law 2010-139, as amended, continue to apply to the lands described in Schedule "A" attached to this By-law;
4. Schedule 'A' attached hereto shall form part of this By-law; and

5. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 41 of the Planning Act.

By-Law passed in open session this 3rd day of November, 2020



Adrian Foster, Mayor



C. Anne Greentree, Municipal Clerk

Schedule 'A'
To By-law 2020- 075

Legal Description:

Part Lot 32, Concession 2, (Clarke)
Part 1, Plan 40R28940;
Municipality of Clarington
Regional Municipality of Durham

PIN 26658-0699 (LT)