



**THE CORPORATION OF THE CITY OF ST. THOMAS**

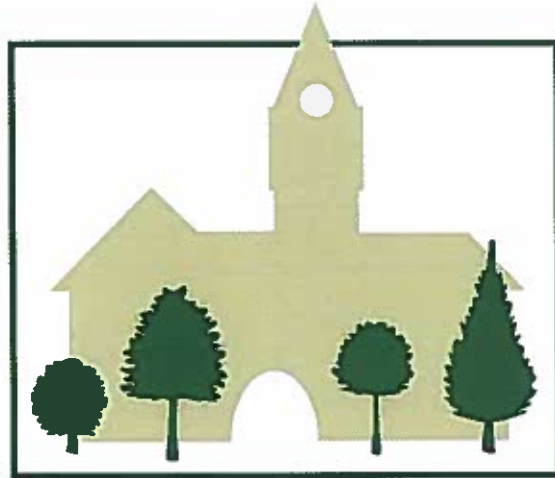
**COMMUNITY IMPROVEMENT PROGRAM EVALUATION COMMITTEE**

**DECEMBER 9, 2020      9:00 A.M.      CITY HALL ROOM 304  
(CONFERENCE CALL / ZOOM MEETING)**

1. Disclosure of Interest
2. Confirmation of Minutes: June 5, 2020
3. Project Applications
  - a) 499 – 501 Talbot St.
4. Unfinished Business
  - 277 – 283 Talbot - Facade
5. Adjournment

# APPLICATION FORM

## ST. THOMAS COMMUNITY IMPROVEMENT PLAN FINANCIAL INCENTIVE PROGRAMS



THE CORPORATION OF THE CITY OF  
**ST. THOMAS**

HERITAGE TAX RELIEF PROGRAM

HERITAGE DESIGN PROGRAM

RESIDENTIAL CONVERSION, REHABILITATION AND INTENSIFICATION PROGRAM

PROPERTY TAX INCREMENT GRANT PROGRAM

FAÇADE IMPROVEMENT PROGRAM

PLANNING AND BUILDING FEES PROGRAM

DEVELOPMENT CHARGES REBATE PROGRAM

PARKLAND DEDICATION EXEMPTION PROGRAM

CITY  
OCT 28 2020  
MANAGER



FINANCIAL INCENTIVES PROGRAM  
ST. THOMAS COMMUNITY IMPROVEMENT PLAN  
SECTION 1.0 - GENERAL APPLICATION FORM

**1.0 INSTRUCTIONS**

- If the space provided is insufficient to respond to the question, please provide additional information on a separate page, clearly marked as to the subject question, and attach to the application form
- Please attach financial quotes, drawings or other required information as appropriate
- We recommend that the applicant keep a copy of the application form for your own records
- To ensure that the application is readable, please fill out online or print in ink
- Please ensure that the application has been signed by the property owner or authorized agent

**1.1 APPLICANT AND PROPERTY INFORMATION**

**1.1.1 REGISTERED PROPERTY OWNER**

Name:	M.H. Beaudry Limited				
If Corporation, Signing Officer to contact:	Kevin Beaudry				
Mailing Address:	76-A Guelph Street				
City:	Georgetown	Province:	ONT	Postal Code:	L7G 3Z5
Telephone:	416-254-6099	Facsimile:		Email:	beaudrykevinm@gmail.com

**1.1.2 AUTHORIZED AGENT (IF ANY: SEE SECTION 4.3)**

Name:					
Mailing Address:					
City:		Province:		Postal Code:	
Telephone:		Facsimile:		Email:	

**1.1.3 SUBJECT PROPERTY**

Civic Address:	499-501 Talbot Street
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Legal Description (Lot and Plan No., Assessment Roll No.):
Roll No. 3421010050139000000 (Plan 37 PT Lot 14 n/s Talbot e/s Hiawatha)

Brief Description of Current Use:
Ground floor vacant commercial (former Psychiatric Survivors) and two 2nd floor vacant appts

FINANCIAL INCENTIVE PROGRAMS

**SUBJECT PROPERTY CONTINUED (1.1.3)**

- Are property taxes for the subject property in arrears? Yes  No
- Are there any outstanding orders registered against the subject property? Yes  No
- Are there any outstanding violations under the Fire Code? Yes  No
- Have grants previously been received from the City for subject property? Yes  No

Please describe including total amounts of grants:  
 \$10,000 Facade improvement and \$5,000 per residential unit

Estimated Current Market Value of Property: \$ 250,000 +

Please indicate source of estimate: MPAC and broker opinion of value

**1.2 AUTHORIZATION**

If this application is to be signed by an agent or solicitor on behalf of the property owner/s, complete this section. This section should be signed by the property owners/or if held by a corporation, by a signing officer (name and position) of the corporation.

I hereby authorize Kevin Beaudry as agent, to act on my behalf in regard to the above application. I acknowledge that the authorized agent is to receive all correspondence and information pertaining to this application on my behalf.

Dated at Georgetown this 26 day of Oct, 2020

Signature of Owner/s Kevin Beaudry Digitally signed by Kevin Beaudry  
Date: 2020.10.27 17:55:45 -04'00'

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signature of Witness \_\_\_\_\_

(Print Name), \_\_\_\_\_ a duly authorized Commissioner of Oaths

1.3 APPLICANT AGREEMENT

I/We hereby certify that the information given herein is true, correct and complete in every respect and understand that the City reserves the right to verify any information contained herein. I/We agree to the terms and conditions of the programs for which the application is being made.

This section should be signed by the property owner/s, agent or if held by a corporation, by a signing officer (name and position) of the corporation.

Dated at Georgetown this 26 day of Oct, 2020

Signature of Owner/s Kevin Beaudry Digitally signed by Kevin Beaudry  
Date: 2020.10.27 17:56:28 -04'00'

\_\_\_\_\_  
\_\_\_\_\_

Signature of Witness \_\_\_\_\_

(Print Name), \_\_\_\_\_ a duly authorized Commissioner of Oaths

1.4 PROGRAM CHECK LIST

Please place a check next to the programs that you are applying for:

- Heritage Tax Relief Program
- Heritage Design Program
- Planning & Building Fees Program
- Development Charges Program
- Parkland Dedication Exemption Program
- Residential Conversion, Rehabilitation and Intensification Program
- Façade Improvement Program
- Property Tax Increment Equivalent Grant Program

Fill out the following sections with regard to the programs you are applying for.

**1.5 DESCRIPTION OF PROPOSED RESIDENTIAL IMPROVEMENT PROJECT (IF APPLYING FOR RESIDENTIAL IMPROVEMENT PROGRAMS)**

Two rental unit upgrades - new plumbing and fixtures, bathrooms renovations, paint, flooring and lighting throughout apartments and common areas.

If additional space is required, please attach the additional information on a separate sheet.

**1.6 PLEASE PROVIDE A DESCRIPTION OF FAÇADE IMPROVEMENTS (IF APPLYING FOR FAÇADE IMPROVEMENT PROGRAM) Note: improvements must follow urban design guidelines as established by the Urban Design Study.**

New exterior windows (ground and second floor), new awnings and structural changes to align with original heritage construction.

If additional space is required, please attach the additional information on a separate sheet.

**1.7 GENERAL APPLICATION QUESTIONS**

1. Is your property a designated heritage building? Yes  No
2. Is your property listed by the local Municipal Heritage Committee as a building of historic or architectural value? Yes  No
3. What is the current status of the building?  
 Vacant  
 Occupied  
 Underutilized

If other, please explain:

4. Are you converting and/or rehabilitating this space? Yes  No
- If yes: a) are you creating new residential units? Yes  No
- b) are you rehabilitating vacant residential units? Yes  No
- c) are you bringing occupied residential units up to code? Yes  No
5. Are you intensifying and/or redeveloping this space? Yes  No
- If yes a) are you creating new residential units through the addition of new building space? Yes  No
- b) are you demolishing existing building(s) to create a new building with new residential units? Yes  No
- How many residential units are being added?
6. Are you adding commercial space? Yes  No

If yes, please provide the square footage

7. Please specify the financial incentives you are interested in if applying for the following programs:
- a) Residential Conversion, Rehabilitation and Intensification Program  
 Grant  Loan  Both
- b) Façade Improvement Program  
 Grant  Loan  Both



FINANCIAL INCENTIVE PROGRAMS

8. If you are applying for the Façade Improvement Program, please specify what part of the building you are making improvements on? (Note: Side and rear façade improvements are eligible only if the public view of the building is significant)

- Front Façade
- Side Façade
- Rear Façade

9. Is your property located in one of the CIP Areas? Yes  No

If yes, please specify area.

10. Estimated Total Construction Cost for the Residential project:

11. Estimated Total Construction Cost for Façade Improvement:

12. Estimated Total Design and Other Professional Costs:

(Note: You will be given estimates for funding on grants and loans based on the above estimates. The final calculations of grants and loans will be based on the Building Permit Value for Construction costs and actual receipts for Design and Professional costs).

13. Have you made an application for a Building Permit pertaining to the work proposed? Yes  No

## Graves, Wendell

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**From:** CustomerService  
**Sent:** October 28, 2020 8:49 AM  
**To:** Graves, Wendell  
**Subject:** FW: St Thomas CIP Program Application - 499-501 Talbot Street  
**Attachments:** APPLICATION FORM 499-501 Talbot Oct 2020.pdf

Hi Wendell,

Attached is a CIP application.

### **Breanna Chapman**

Corporate Customer Service Assistant  
City of St. Thomas  
bchapman@stthomas.ca  
519-631-1680 ex 4122



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**From:** Kevin Beaudry  
**Sent:** October 27, 2020 6:27 PM  
**To:** CustomerService <CustomerService@stthomas.ca>  
**Cc:** Kevin Beaudry <kevin.beaudry@ellingtonre.com>  
**Subject:** St Thomas CIP Program Application - 499-501 Talbot Street

### **CAUTION:**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please forward the attached to the City Clerk's office for review and follow up.

I can be reached on cell 416-254-6099 during normal business hours.

Thank you.

Kevin.

Kevin M. Beaudry, SIOR, MCRE  
Partner, Sales Representative  
Ellington Real Estate Limited, Brokerage  
172 King Street East, Suite 200  
Toronto, ON M5A 1J3  
Direct Line: (416) 238.1555 ext. 36  
Cell: (416) 254.6099  
[www.ellingtonre.com](http://www.ellingtonre.com)



**Report No.**  
HCR-06-19

**File No.**  
HAP-06-19

**Directed to:** Chair and Members of the Municipal Heritage Committee

**Date Authored:**  
9/03/2019  
**Meeting Date:**  
9/12/2019

**Department:** Planning & Building Services Department

**Prepared by:** Kevin McClure, Planner

**Attachments**

- Application and justification
- Proposed façade drawings (Scheme “A” and “B”)
- Floor plans, cross sections and photos

**Subject:** Heritage Alteration Permit for 499-501 Talbot Street – Kevin Beaudry

**ORIGIN:**

An application has been submitted by Bert Dennis on behalf of Kevin Beaudry for a heritage alteration permit to allow for the reconstruction and renovation of the storefronts at 499-501 Talbot Street. City staff consulted with the applicant on July 30<sup>th</sup>, 2019 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on August 30<sup>th</sup>, 2019.

**PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:**

The applicant is looking to reconstruct the existing façade to be more in keeping with historical photos of the building. Specifically, the applicant is seeking to remove the existing metal overcladding and bring the recessed entrance forward so that it is in line with the adjacent storefronts. Further, they are proposing to open the covered windows on the second floor to restore their original sizing and add woodwork trim around the windows, doors and new signage. New stonework is also proposed at the base of the building, with awnings over the upper windows and storefront facade.

Two “schemes” have been provided by the applicant. Scheme “A” is the preferred option by the applicant, but scheme “B” has also been submitted to address any brickwork concerns that might arise based on the condition of the brick underneath the existing metal overcladding once it is removed.

**HERITAGE CONSERVATION DISTRICT PLAN:**

The property at 499-501 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, policies in Section 4.3 as they relate to contributing resources would apply for the review of a heritage alteration permit. Based on the proposed work, the policies relating to Façade Patterns (4.3.2.3), Materials (4.3.2.4), Overcladding (4.3.2.6), Storefronts (4.3.2.7), Signage (4.3.2.8), and Windows (4.3.2.9) would apply.

Within the Façade Patterns section of the HCD Plan (4.3.2.3), there are policies that state a desire to, “maintain and restore existing windows and doors in their original sizes. If interior room configurations are changed avoid visual changes that affect the exterior façade” and “maintain and restore existing architectural elements that divide and break up the façade into smaller sections”. Further, the guidelines speak to avoiding “making imitations based on conjecture rather than evidence in documents or existing building elements”. It would appear as though the windows on the upper floors were reduced at some point in time for the purposes of installing smaller windows. As such, the proposal to enlarge the windows to their original sizes would be in

keeping with the policy. In addition, the proposal to bring the storefront in line with the neighboring buildings and maintain the elements at street level that break up the façade into smaller sections is also consistent with the policies of this subsection. These proposed changes appear to conform to the guideline that speaks to making changes based on evidence in documents as historical photos were submitted in support of the application.

The HCD Plan also provides direction with respect to materials in subsection 4.3.2.4. Based on the nature of the proposed work, the brick policies and guidelines would apply. It is understood that the original brick of the storefront was covered by metal siding in the past, as such, the applicant is hoping to restore the brick as depicted in Scheme "A" with the understanding that, if the original brick cannot be restored, that woodwork will be installed as depicted in Scheme "B". The proposed alternative design would be in keeping with the woodwork section of the materials subsection.

There are guidelines in subsection 4.3.2.6 that speak to overcladding and its removal, specifically, *"remove existing overcladding to reveal, repair, restore or appropriately replace historical elements underneath"*. The applicant is seeking to remove the existing overcladding on the storefront and upper windows and repair or appropriately replace the historical elements as per the provided drawings.

Further, the policies on Storefronts (4.3.2.7) provide direction to, *"conserve, maintain and restore features such as display windows, doors, transoms, cornices, corner posts and the materials they are made from, wherever possible"*, and to *"replace in kind or in a manner compatible to the character of the HCD where conservation and restoration of original storefront materials is not possible"*. In addition, there is a specific policy that states individuals should, *"avoid altering the geometry of the storefronts, such as recessed shop entrances and the width of the building and the display windows"*. The applicant is proposing to bump out the existing recessed storefront to be in line with the storefronts adjacent to the building. Through discussions with the applicant, the storefront had been altered in the past. This can be further seen in the historical photos that were submitted compared to what exists today. While the proposed alteration is not intended to replicate the previous condition of the building façade historically, the proposed storefront façade would be compatible to the character of the HCD. This is also consistent with the proposed signage and the policies and guidelines in the HCD plan.

Section 4.3.2.9 of the HCD Plan provides several policies on Windows. Most of the policies speak to the conservation or repair of original windows or discouraging the replacement of original windows with contemporary windows that are radically different than the original. Based on the window openings, and through confirmation in historical photos of the building, the upper windows have been altered and replaced at some point in the past. The applicant has proposed to enlarge the windows to their original size. The guideline for the Windows section of the Plan states that, *"if some windows have already been updated with contemporary units, they may be replaced with historically accurate windows based on documentary evidence or existing windows"*. The existing windows appear to be more contemporary units. Based on the two options that have been submitted with the application, the proposed windows would appear to be more in keeping with the historical windows that were originally to the building.

**STAFF COMMENT:**

In my opinion, the proposed heritage alteration permit would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing buildings.

Respectfully submitted,



Kevin McClure, MCIP, RPP  
Planner

Corporation of the City of St. Thomas  
**APPLICATION FOR A HERITAGE ALTERATION PERMIT**

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

<b>OFFICE USE:</b>	Date Application Received: <u>AUG 30 2019</u>	Consultation Date: <u>JULY 30/19</u>
	Date Application Deemed Complete: <u>AUG 30 2019</u>	File Number: <u>HAP-06-19</u>

**OWNER/APPLICANT**

1. Property Owner  
Name: KEVIN BEAUDRY OF M.H. BEAUDRY LTD  
Address: 77 CITY CENTRE DRIVE SUITE 301 WINDSOR ONT.  
Postal Code: L5B 1M5 Phone: (416) 254-6099 Fax: \_\_\_\_\_  
Email: KEVIN.BEAUDRY@AVISONYOUNG.COM

2. Agent/Applicant  
Name: BERT DENNIS  
Company: \_\_\_\_\_  
Address: 36346 FINGAL LINE  
Postal Code: L5P 3S5 Phone: (519) 769-2242 Fax: SAME  
Email: BERTDENNIS@AOL.COM

Who is the primary contact?

Registered Owner       Applicant/Agent

\*Note: Unless otherwise requested all communications will be sent to the Applicant.

\*Please indicate the method of communication you would like to be contacted by.

Phone       Email       Fax       Mail

**PROPERTY INFORMATION**

1. Municipal Address: 499-501 TALBOT STREET

2. Legal Description: \_\_\_\_\_

**SUMMARY OF WORK PROPOSED**

1. What kind of permit is required?

Alteration to Building/Property       New Construction       Demolition



2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

- ① PROPOSED NEW FACADE DESIGN SKETCH.
- ② FLOOR PLAN OF NEW ENTRANCE & CROSS SECTION
- ③ DETAIL OF PROPOSED RENOVATION
- 3 ARCHIVE PHOTOS OF STORE FRONT

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

THE CURRENT STOREFRONT IS LOCATED 6'-0" BACK FROM THE SIDEWALK. THE PROPOSED DESIGN ALLOWS THE NEW STOREFRONT TO BE BROUGHT FORWARD TO BE ALIGNED WITH ADJACENT STOREFRONTS.

THIS ALLOWS THE OWNER TO REMOVE THE METAL SIGN & REPLACE NEW FACADE WITH AWNING & SKYBOARD TO REPLICATE THE VINTAGE STOREFRONT SIMILAR TO THE ARCHIVES PICTURES PROVIDED, THUS CONFORMING TO THE HERITAGE CONSERVATION DISTRICT PLAN DESIGN GUIDELINES.

**APPENDIX A – AUTHORIZATION OF OWNER**

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, KEVIN BEAUDRY, am the owner of the subject lands, and I authorize Best Dennis, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

July 30, 2019  
Date

[Signature]  
Signature of Owner  
KEVIN BEAUDRY  
MH. BEAUDRY LTD.

**APPLICANT DECLARATION**

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

**MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT**

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I BERT DENNIS, the Owner or Authorized Agent, hereby agree and acknowledge that the  
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

**Collection of Personal Information:**

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

**AFFIDAVIT OR SWORN DECLARATION**

I, BERT DENNIS of SOUTHWOOD TRIP in the province of ONTARIO,  
name of applicant City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of St Thomas on this 30<sup>th</sup> day of August, 2019.  
City Day Month Year

Bert Dennis  
Signature of Owner or Authorized Agent

AUG 30 2019  
Date

Crystal Marie Penney  
Signature of Commissioner of Oaths, etc.

Aug 30/19  
Date



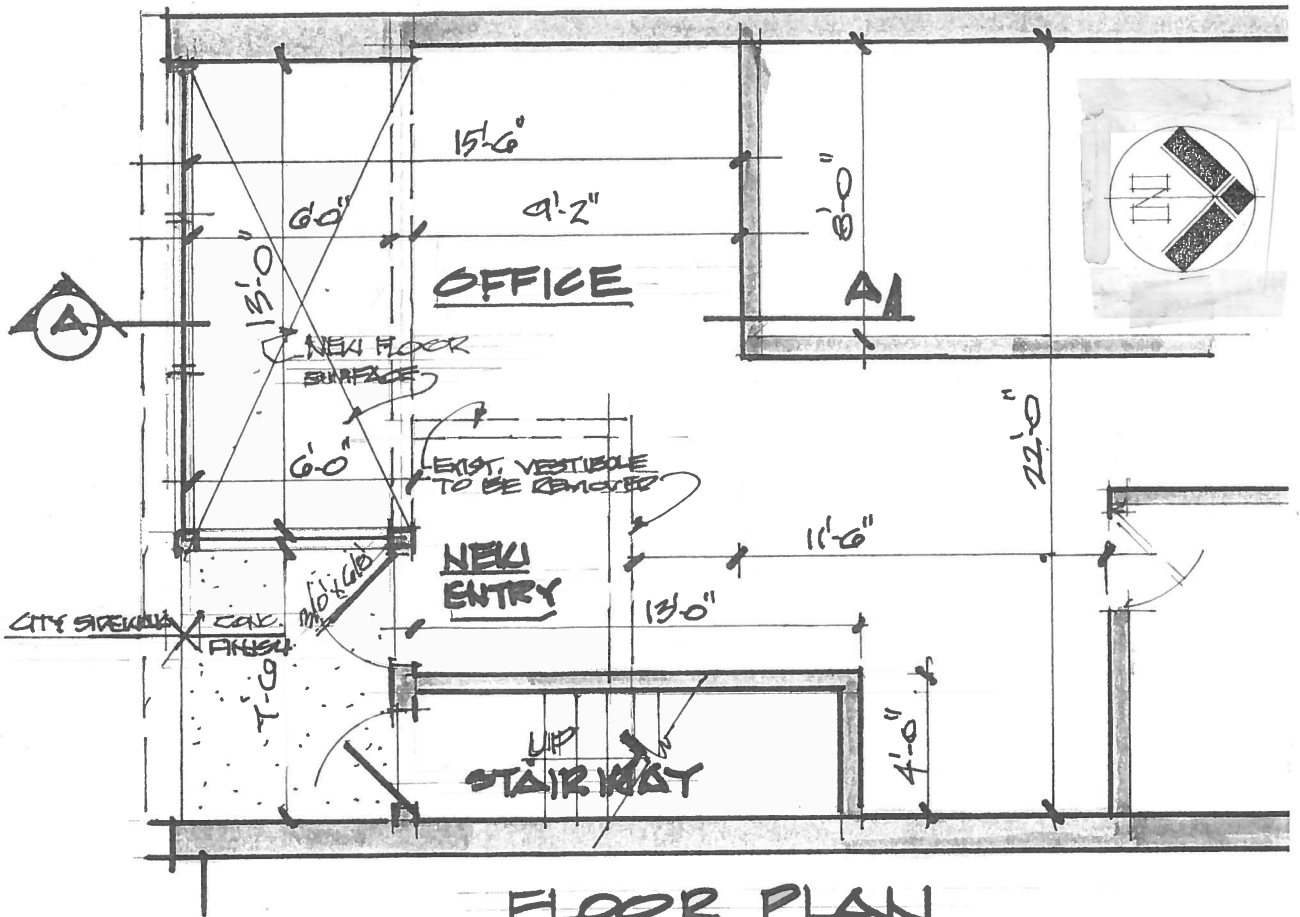
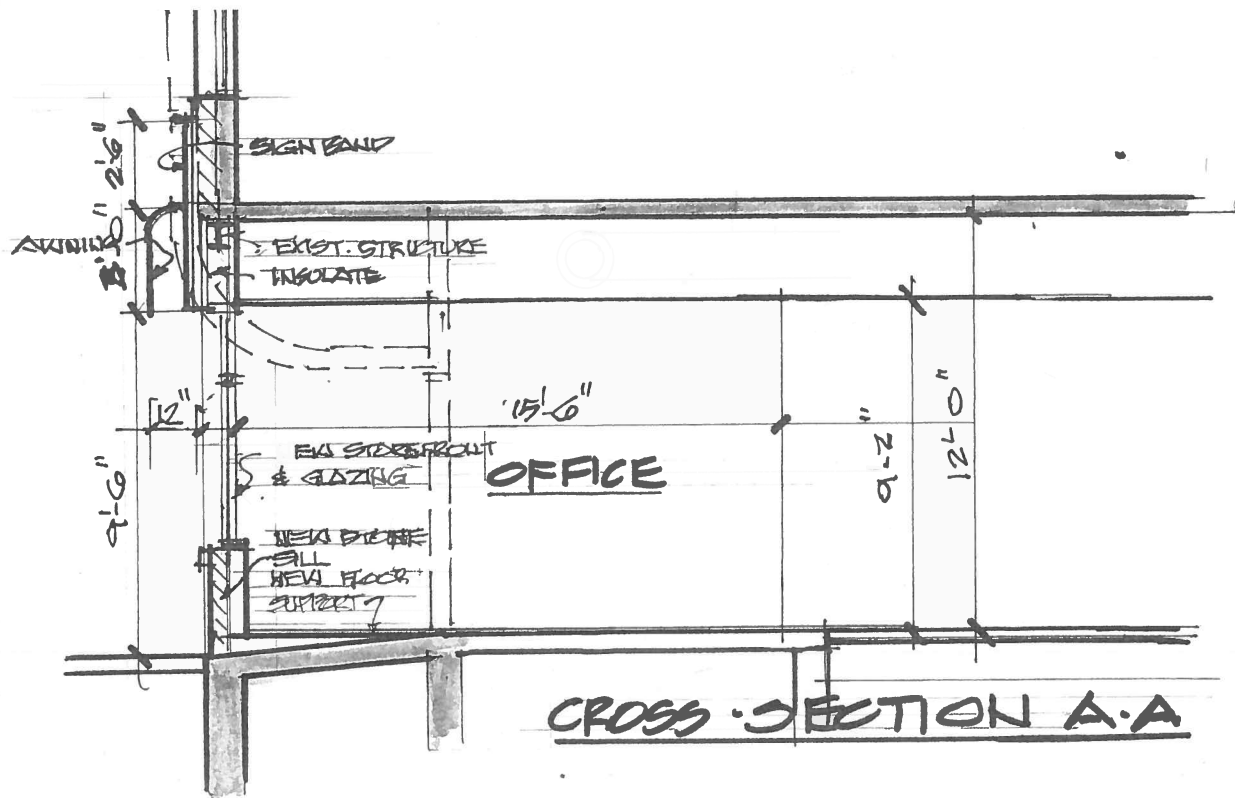


PROPOSED NEW FACADE  
FOR 499 - 501 TALBOT ST.  
ST. THOMAS — ONT.  
SCHEME A



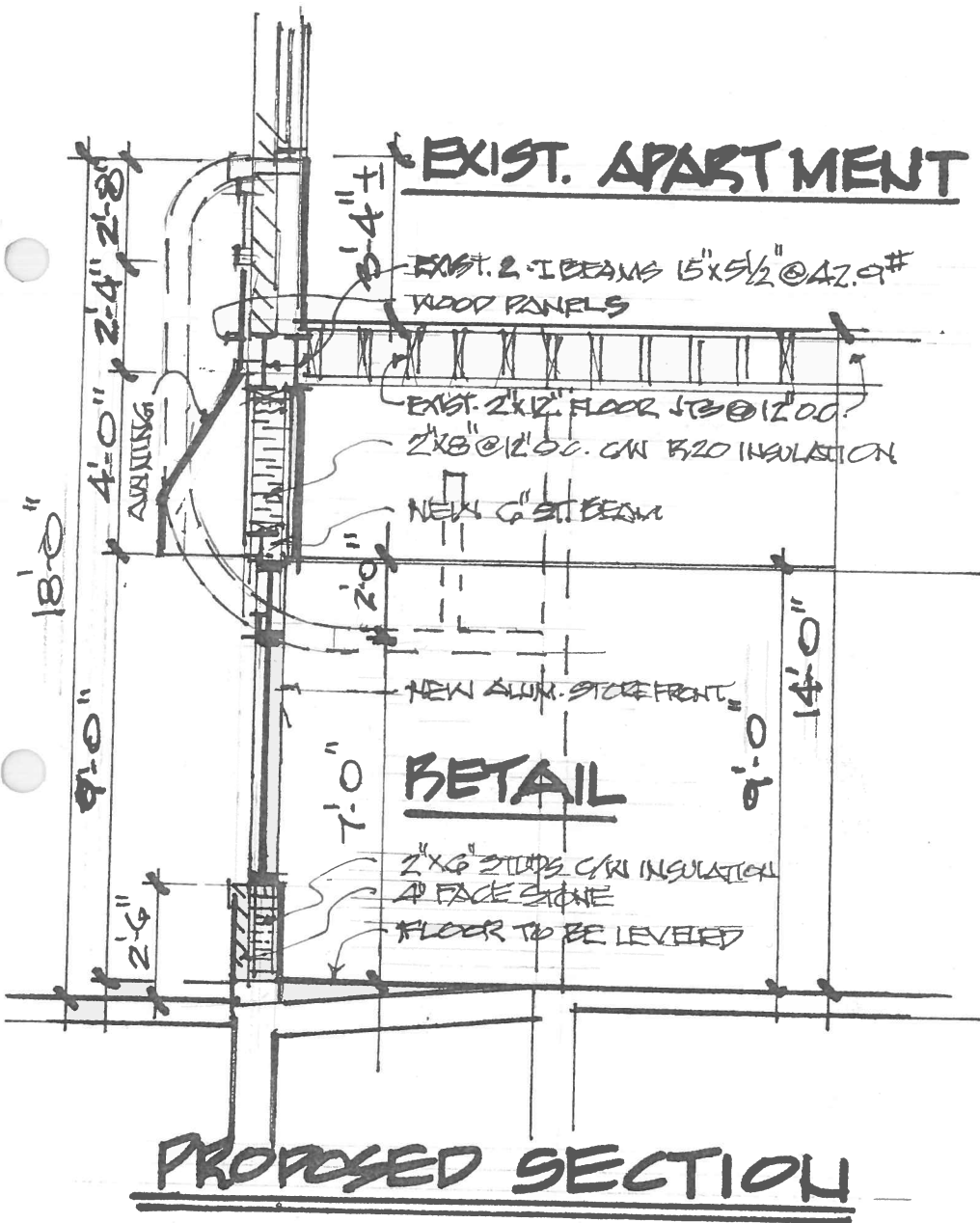


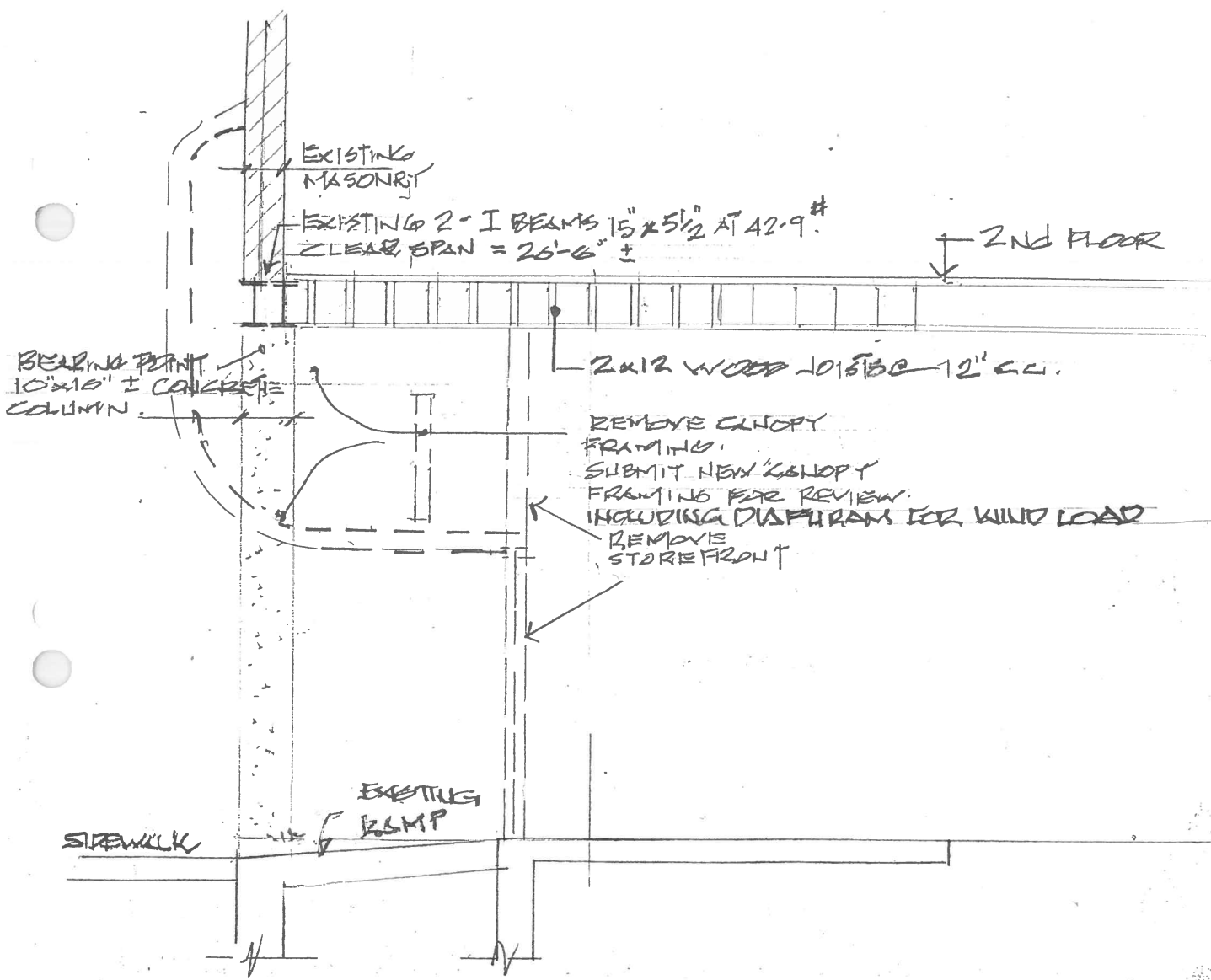
PROPOSED NEW FACADE  
FOR 499 - 501 TALBOT ST.  
ST. THOMAS — ONT.  
SCHEME B



FLOOR PLAN

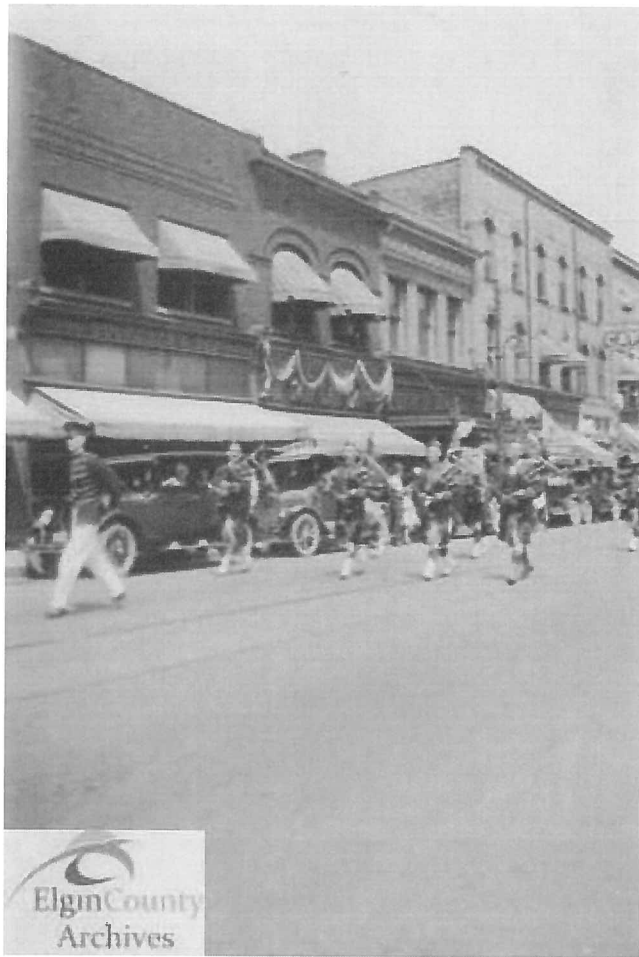
KEVIN BEAUDRY HOLDINGS  
 499 TALBOT STREET  
 ST. THO. 1AS — ONTARIO

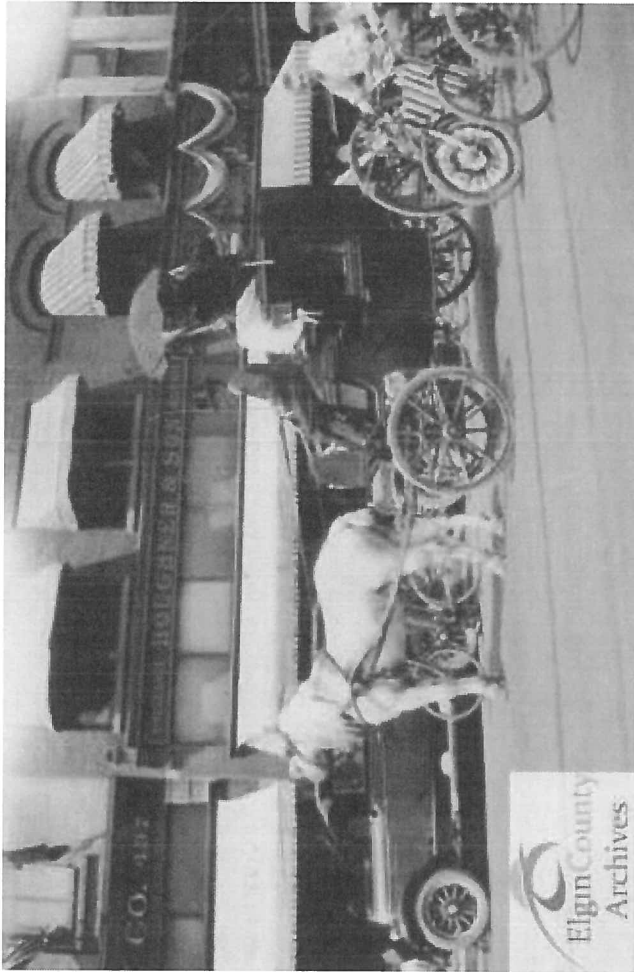




SECTION INDICATING STEEL  
BEAM STRUCTURE AT STORE FRONT

499 TRUBOT ST.  
ST. TERMS.







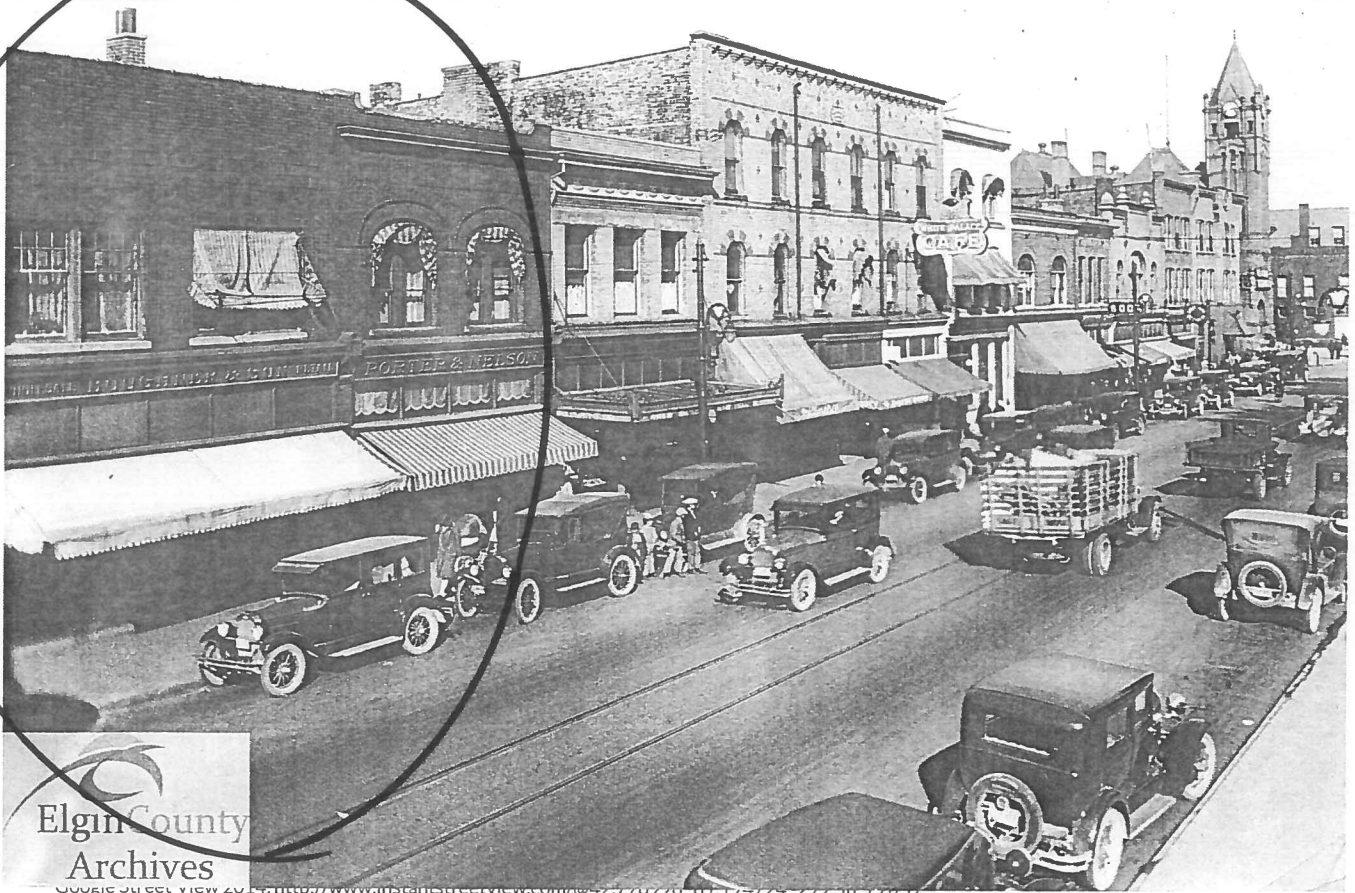
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PROPOSED NEW FACADE  
FOR 499 - 501 TALBOT ST  
ST. THOMAS — ONT

### Talbot Street new Street Fascade

This proposed fascade renovation contributes to the setback from the street wall -Article 4.3.3.2. There will be new bronze coloured frames on all new windows on both ground floor and 2nd floor complete with transoms.

All brick work is to remain with new store front and sign fascade of 3/8 th inch cement board by James Hardy . Gooseneck lighting will highlight the individual mounted letters .

Permanant Awnings will be installed on 2nd floor and ground floor windows. The sill base under windows shall be stone to keep in harmony with the adjacent storefronts. New matching metal entrance doors with insert glazing as per sketch .

## HERITAGE ALTERATION PERMIT

**THE COUNCIL OF THE CITY OF ST. THOMAS  
HEREBY ISSUES THIS PERMIT:**

To: Kevin Beaudry  
77 City Centre Drive, Suite 301  
Mississauga ON L5B 1M5

For: Façade Reconstruction and Renovation of 499-501 Talbot Street  
(File No. HAP 06-19)

**SUBJECT TO THE FOLLOWING CONDITIONS:**

Dated on this 7<sup>th</sup> day of October, 2019

**THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE**



Clerk



Mayor