



Hamilton

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FILE: HP2018-002

March 29, 2018

Larry Tansley and Kathy Jones
159 Carlisle Road, Flamborough
L0R 1H0

**Re: Heritage Permit Application HP2018-002
Abrey-Zimmerman House – 159 Carlisle Road, Flamborough (Ward 15)
Construction of Detached Garage
Heritage Conservation Easement Agreement / By-law No. 2000-105-H**

Please be advised that pursuant to By-law No. 05-364, as amended by By-law No. 07-322, which delegates the power to consent to alterations to designated property under the *Ontario Heritage Act* to the Director of Planning and Chief Planner, Heritage Permit Application HP2018-002 is approved for the designated property at 159 Carlisle Road, Flamborough in accordance with the submitted Heritage Permit Application for the following alterations:

- Erection of a detached garage west of the existing dwelling.

Subject to the following conditions:

- a) That any minor changes to the proposed plans and elevations following approval shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That the proposed construction shall be completed no later than March 31, 2020. If the alterations are not completed by March 31, 2020 then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton;
- c) That the applicant clarify colour details of proposed cladding material with staff prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,
- d) That the applicant either complete a Stage 3 Archeological Assessment or mitigate any adverse impacts to any significant archaeological resources by employing an Ontario-licensed archaeologist to monitor any on-site construction,

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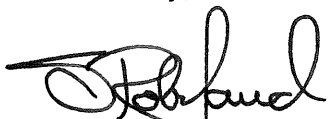
soil disturbance, or soil piling arising from this project. This assessment or monitoring report is required to be circulated to the City of Hamilton and to the Ministry of Tourism, Culture, and Sport.

Please note that this property is designated under Part IV of the *Ontario Heritage Act* and protected under a Heritage Conservation Easement. Please also note that this permit is only for the above-noted alterations. Any departure from the approved plans and specifications is prohibited and could result in penalties as provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Conservation Review Board within 30 days of the receipt of this permit.

The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Jeremy Parsons, Planner II, Cultural Heritage, at 905-546-2424 ext. 1214, or via email at jeremy.parsons@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Jeremy Parsons, Planner II, Cultural Heritage
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Judi Partridge, Ward 15