



Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2018-027

July 5, 2018

Mr. Evan Koebel
20 Union St.
Flamborough, ON L0H

**Re: Heritage Permit Application HP2018-027:
Restore and repair exterior cladding, windows and porch at 20 Union
Street, Flamborough (Mill Street Heritage Conservation District) (Ward 15)**

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 HP2018-027 is approved for the designated property at 20 Union Street in accordance with the submitted Heritage Permit Application for the following alterations:

- Spot repair existing stucco and apply modern, pigmented stucco (diathonite cork render system) for weatherproofing and aesthetic improvement. Medium grey colour;
- Replace all existing vinyl windows with new vinyl windows (six-over-one pattern);
- Repaint front porch, front door, and front open gable; and,
- Install new shutters on front two windows.

Subject to the following conditions:

- a) That the applicant provides staff with details of the shutter size, colour and fastening method to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the submission as part of any application for a Building Permit and / or the commencement of any alterations;
- b) That any minor changes to the 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; and,

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- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2020. If the alterations are not completed by July 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.


Please note that this property is designated under Part V of the *Ontario Heritage Act*, and 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 Ontario Municipal Board within 30 days of your 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, Cultural Heritage Planner, at 905-546-2424 ext. 1214, or via email 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
Councillor Judi Partridge, Ward 15