



Mailing Address:  
71 Main Street West  
Hamilton, Ontario  
Canada L8P 4Y5  
www.hamilton.ca

Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
Fax: 905-540-5611

FILE: HP2019-016

July 25, 2019

7.1(o)

Bernie Carlos  
1 St. James Place  
Hamilton, ON L8P 2N4

**Re: Heritage Permit Application HP2019-016:  
Proposed exhaust vent installation and door replacement at 1 St. James  
Place, Hamilton (Ward 2) (By-law No. 15-122)**

---

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 HP2019-016 is approved for the designated property at 1 St. James Place, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Installation of exhaust vent to front of dwelling; and,
- Replacement of front and garage doors.

Subject to the following conditions:

- a) That the final details of the proposed bathroom vent (including dimensions, design and colour) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- b) That the final details of the replacement front door and garage door (including design, colour and materials) shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to the commencement of any alterations;
- c) 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,

**Re: Heritage Permit Application HP2019-016:  
Proposed exhaust vent installation and door  
replacement at 1 St. James Place, Hamilton (Ward 2)  
(By-law No. 15-122)**

**July 25, 2019  
Page 2 of 2**

- d) Implementation or installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2021. If the alterations are not completed by July 31, 2021, 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 IV 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 Conservation Review 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 Miranda Brunton, Cultural Heritage Planner, at 905-546-2424 ext. 1202, or via email at [Miranda.Brunton@hamilton.ca](mailto:Miranda.Brunton@hamilton.ca)

Yours truly,



*for* Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Miranda Brunton, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
John Lane, Manager, Building Inspections  
Loren Kolar, Legislative Coordinator  
Christine Vernem, Legislative Secretary  
Councillor Jason Farr, Ward 2  
Erin Semande, Registrar, Ontario Heritage Trust