



Hamilton

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Planning and Economic Development Department  
Planning Division  
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5  
Phone: 905-546-2424, Ext. 4281  
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FILE: HP2019-039

December 6, 2019

7.6(a)

Syd Millet  
41 Mill Street South  
Waterdown, ON L0R 2H0

c/o Lindsey Bruce  
SMPL Design Studio  
2B-97 James Street North  
Hamilton, ON L8R 2K6

**Re: Heritage Permit Application HP2019-039:  
Proposed addition at 41 Mill Street South, Waterdown (Ward 15) (By-law  
No. 96-34-H)**

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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 HP2019-039 is approved for the designated property at 41 Mill Street South, Waterdown, in accordance with the submitted Heritage Permit Application for the following alterations:

- Construction of two-storey addition to the southeast side of the existing building, that will include a living space over a two vehicle garage;
- Replacement of existing cedar shakes and vinyl siding with blue horizontal wood siding; and,
- Installation of stone veneer on lower portion of sunroom front façade.

Subject to the following conditions:

- a) The cladding of the proposed addition shall be submitted, reviewed and approved by 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) The revised design of the primary façade of the proposed addition shall be submitted, reviewed and approved by 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;
- c) If approvals of the proposed alterations cannot be achieved through the above two conditions, the applicant shall pursue a design that sets the proposed addition back from the original dwelling. The revised plans and elevations 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;
- d) 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,
- e) Implementation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2021. If the alterations are not completed by December 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 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 Local Planning Appeal Tribunal 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).

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Yours truly,



*Per* 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  
Erin Semande, Registrar, Ontario Heritage Trust  
Councillor Judi Partridge, Ward 15