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Planning Division
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FILE: HP2020-009

April 16, 2020

Emily McMurhy and Cynthia Zahoruk
Cynthia Zahoruk Architect inc.
3077 New Street
Burlington, Ontario
L7N 1M6

Re: Heritage Permit Application HP2020-009: Proposed alterations at 21 Mill St North, Waterdown (Ward 15) (By-law No. 96-34-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 HP2020-009 is approved for the designated property at 21 Mill Street North, Waterdown in accordance with the submitted Heritage Permit Application for the following alterations:

- Replacement of all windows:
 - Arched windows on the main building to be replaced with new wooden windows designed to reflect the early, possibly original, windows based on archival photographs;
 - The round window on the primary façade, to be replaced in-kind with existing; and,
 - The windows on the rear addition will be replaced in-kind with existing.
- Replacement of the existing double front doors with a single door and with new trim. The design of the new single wooden door will reflect the design of the existing double doors, including a new stained glass window;
- The rectangular stained glass windows in the existing double front door entrance, will be retained and displayed inside the building;
- Removal of the existing chimney on the north side;
- Removal of the existing exterior basement stairway and shelter; and,

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- Cleaning and repointing of the stone masonry as needed after the removal of the chimney and basement stairway.

Subject to the following conditions:

- a) 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,
- b) Implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2022. If the alterations are not completed by April 30, 2022, 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.

Yours truly,

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 Judy Partridge, Ward 15