



Hamilton

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Planning and Economic Development Department
Planning Division
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Phone: 905-546-2424, Ext. 4281
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FILE: HP2021-012

April 30, 2021

Evan Koebel & Samantha Peris
c/o Duy Nguyen (N-Cubed Services Inc.)
20 Union Street
Flamborough, ON, LOR 2H0

Delivered via email: [REDACTED]

**Re: Heritage Permit Application HP2021-012:
Construction of a two-and-one-half storey rear addition and renovations to
the existing dwelling at 20 Union Street, Flamborough (Ward 15), located
within the Mill Street Heritage Conservation District (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 HP2021-012 is approved for the designated property at 20 Union Street, Flamborough in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of the existing one-storey rear addition;
- Construction of a new two-and-one-half storey rear addition including:
 - A rear covered deck and balcony;
 - A side dormer;
 - Board-and-batten siding;
- Installation of new cladding to the existing structure with a block-stone veneer;
- Replacement of the existing modern windows; and,
- Reconstruction of the front porch.

Subject to the following conditions:

- a) That the specifications of the replacement windows be submitted to the satisfaction and approval of the Director of Planning and Chief Planner, 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 the alterations;

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- b) That the specifications of the new cladding for the existing home, including material samples and method of installation, 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 the alterations;
- c) That the detailed drawings of the replacement front porch 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 the alterations;
- d) 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,
- e) That implementation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2023. If the alterations are not completed by April 30, 2023, 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.

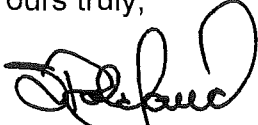
The issuance of this permit under the *Ontario Heritage Act* is not a waiver of any of the provisions of any By-law of the City of Hamilton, the requirements of the *Building Code Act*, the *Planning Act*, or any other applicable legislation.

We wish you success with your project, and if you have any further questions please feel free to contact Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

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Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Acting Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
John Lane, Manager, Building Inspections
Tamara Reid, Supervisor-Operations and Enforcement
Loren Kolar, Legislative Coordinator
Christine Vernem, Legislative Secretary
Councillor Judi Partridge, Ward 15