

Hamilton

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Planning and Economic Development Department
Planning Division
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FILE: HP2021-015

May 4, 2021

Neil Pirie
c/o Philip Toms, Toms + McNally Design
455 Bay Street North
Hamilton, ON
L8L 1N2

Delivered electronically via: [REDACTED]

**Re: Heritage Permit Application HP2021-015:
Construction of a rear addition to the existing structure at 455 Bay Street
North, Hamilton (Ward 2) (By-law No. 86-18)**

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 HP2021-015 is approved for the designated property at 455 Bay Street North, Hamilton, in accordance with the submitted Heritage Permit application for the following alterations:

- Construction of a rear addition to the existing structure

Subject to the following conditions:

- a) That the applicant submit a letter from a qualified professional engineer confirming that the removal of building fabric from the rear of the house will not have a negative impact on the structural integrity of the building, 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;
- 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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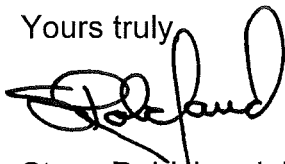
- c) That implementation of the alterations, in accordance with this approval, shall be completed no later than May 30, 2025. If the alterations are not completed by May 30, 2025, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City 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 Alissa Golden, Acting Cultural Heritage Planner, at 905-546-2424 ext. 4654 or via email at Alissa.Golden@hamilton.ca.

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 Jason Farr, Ward 2