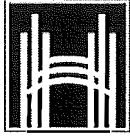


# 7.1(a)



**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  
Fax: 905-540-5611

FILE: HP2021-029

June 28, 2021

Locke Eady  
c/o Kendra McCalla  
5311 John Lucas Drive  
Burlington, ON  
L7L 7A8

**Re: Heritage Permit Application HP2021-029:  
Installation of exterior signage at the rear of the property for the new retail  
store at 5 Mill Street South, Waterdown (Ward 15), located within the Mill  
Street Heritage Conservation District (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 HP2021-029 is approved for the designated property at 5 Mill Street South, Flamborough, in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior sign installation on rear of building.

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;
- b) Installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2023. If the alterations are not completed by June 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

**Re: Heritage Permit Application HP2021-029:  
Installation of exterior signage at the rear of the  
property for the new retail store at 5 Mill Street South,  
Waterdown (Ward 15), located within the Mill Street  
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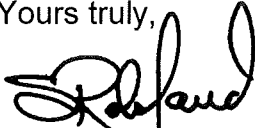
**June 28, 2021  
Page 2 of 2**

provided for by the *Ontario Heritage Act*. The terms and conditions of this approval may be appealed to the Ontario Land 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 Chloe Richer, Cultural Heritage Planner, at 905-546-2424 ext. 7163 or via email at [Chloe.Richer@hamilton.ca](mailto:Chloe.Richer@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Chloe Richer, 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

**HERITAGE PERMIT DELEGATED AUTHORITY REPORT – HP2021-029**  
**ADDRESS: 5 Mill Street South, Waterdown (HCD)**

**Owner:** Locke Eady  
**Applicant / Agent:** Kendra McCalla

**Description of proposed alterations:**

- Exterior sign installation on rear of building.

**Reasons for proposed alterations:**

- Retail store signage to match adjacent commercial buildings.

**Documentation submitted with application:**

- Images of proposed signage and location; and,
- Sign specifications.

**Staff assessment:**

Key factors in the evaluation of alterations affecting a heritage building or its setting are the consideration of:

- **“displacement effects”** (those adverse actions that result in the damage, loss or removal of valued heritage features); and,
- **“disruption effects”** (those actions that result in detrimental changes to the setting or character of a heritage feature).

In the consideration of any heritage permit application, staff must assess the impact of the displacement and disruption effects on the heritage resource, particularly in relation to the heritage attributes specified in the Heritage Conservation District (HCD) Plan, in this case By-law No. 96-34-H for the Mill Street Heritage Conservation District.

The applicant proposes to install an exterior 5'x 3' sign on the rear of the property. The sign includes the logo and brand and directs customers to enter at the front of the building, to avoid customers attempting to enter through the tenant doors that are located at the rear of the property. The sign will be located adjacent to several other signs to match those of the other commercial units in the row.

The HCD Plan states that the use of back-lit fluorescent sign boxes should be avoided as they may cause water damage to the building. The proposed sign is not back-lit or a box sign and is similar to other existing signs along the building. Staff are satisfied that the proposed sign will not cause additional water damage to the building if installed.

Minimal “disruption effects” are expected to the heritage context of the property. The sign will be located on the rear of the property, adjacent to similar existing signs, and will not be visible from any public right of way.

There will be minimal “displacement effects” to the subject property as a result of this work. The sign will be attached through four plugs into the exterior wall. Existing signs on the property attached through similar methods and of similar design have not caused visible signs of water damage to the built heritage resource.

Staff support the proposed alterations as they are in keeping with the character of the HCD and associated Plan.

**Key dates:**

Sub-committee meeting date: June 15, 2021

Notice of Receipt: June 18, 2021

**Sub-committee comments and advice:**

The Sub-committee considered the application and passed the following motion:

(Spolnik / Burke)

That the Heritage Permit Review Sub-committee advises that Heritage Permit Application HP2021-029 be approved as submitted, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2023. If the alterations are not completed by June 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.

CARRIED

**Final Recommendation:**

That the applicant be advised that Heritage Permit Application HP2021-029 is approved in accordance with the submitted application, 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) Installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2023. If the alterations are not completed by June 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.

**Approval:**

Staff Approval:

*Chloe Richer*

*Chloe Richer*

AF

Chloe Richer  
Cultural Heritage Planner

SPM/MGR Initials

Authorized:

*Steve Robichaud*

Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

**Excerpts from the Mill Street Heritage Conservation District Plan (By-law 96-34-H)**

**1.10**

Use older photographs to establish appropriate sign styles and types. Avoid the use of back-lit fluorescent sign boxes against the fascia that project from the historic frame of the building. They are usually not properly flashed to prevent water penetration behind the sign that may lead to the deterioration of the building fabric.