



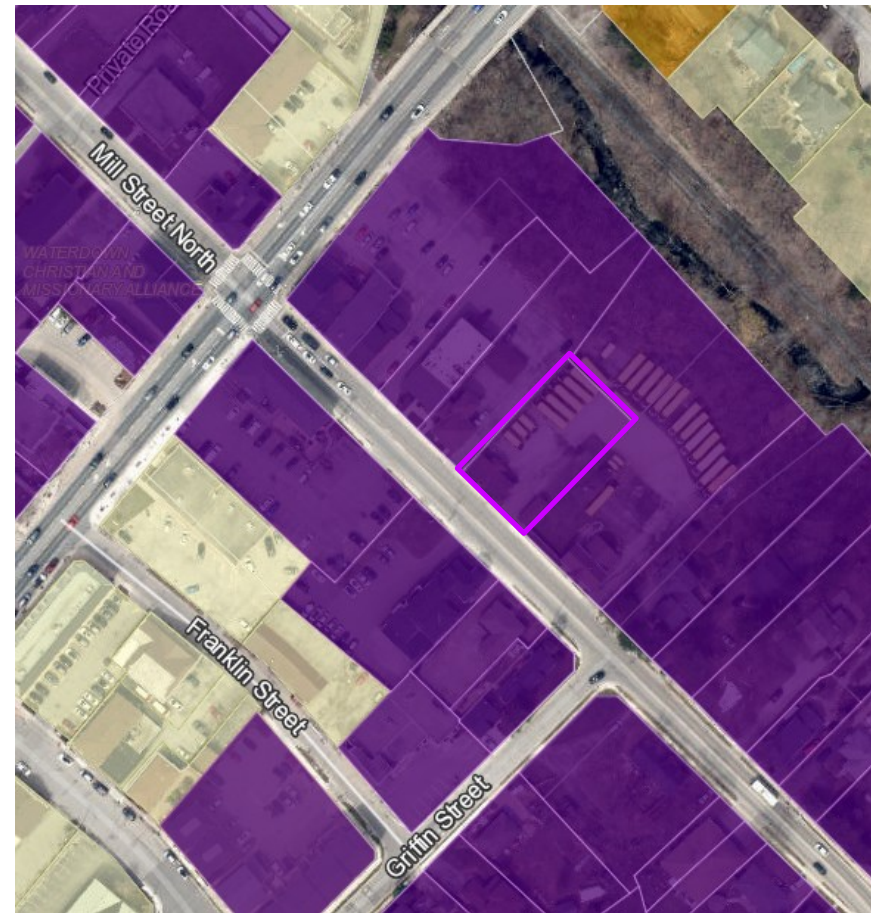
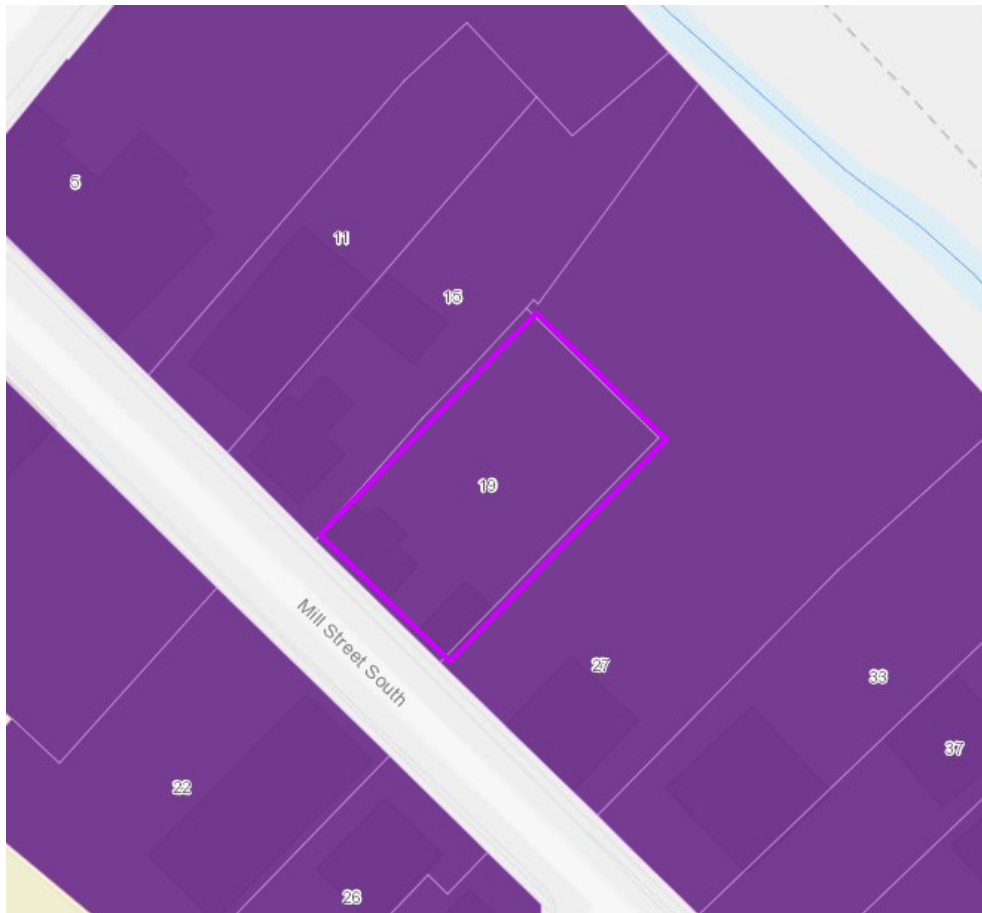
HERITAGE PERMIT APPLICATION HP2021-043,
UNDER PART V OF THE *ONTARIO HERITAGE ACT*,
FOR DEMOLITION OF A CIRCA 1980S DETACHED
GARAGE AT 19 MILL STREET SOUTH,
FLAMBOROUGH (WARD 15)

October 29, 2021

HP2021-043 – 19 Mill Street South (Flamborough)



HP2021-043 – 19 Mill Street South (Flamborough)



HP2021-043 – 19 Mill Street South (Flamborough)

Scope of work:

- Demolition of circa 1980 detached garage (wood construction with vinyl siding)

Reason for work:

- The location of the garage makes it difficult for busses to enter and exit the property
- Ongoing issue of the garage being broken into

HP2021-043 – 19 Mill Street South (Flamborough)

Relevant Bylaw Excerpt: Mill Street HCD

4.2.2 Features and Spaces Around Buildings

Keep parking areas and outbuildings including garages and utilities such as heat pumps and satellite dishes to the side or rear in traditional service areas.

4.4 Alterations to Non-Heritage Buildings

Locate new garages and parking spaces in unobtrusive areas, normally to the rear and side yards.

5.4 Hedges and Fences

Several properties within the district are defined by low ornamental fences of wood or iron or hedges of either deciduous or coniferous shrubs.

HP2021-043 – 19 Mill Street South (Flamborough)



HP2021-043 – 19 Mill Street South (Flamborough)



HP2021-043 – 19 Mill Street South (Flamborough)

Heritage Permit Review Sub-Committee Consultation (HPRS)

- Reviewed application at HPRS meeting on **September 21, 2021**.
- The HPRS recommended that the application be **approved**.
- In addition, the HPRS recommended a fence be erected at the location of the garage to screen the transportation vehicles visible on site.

HP2021-043 – 19 Mill Street South (Flamborough)

Recommendation

- Implementation of the alterations, in accordance with this approval, shall be completed no later than November 30, 2023. If the alterations are not completed by November 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;
- That the property owner shall submit a fencing option, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to any application for a Building Permit and / or the commencement of any alterations; and
- That appropriate notice of the Council decision be served on the owner of 19 Mill Street South, Waterdown, as required under Section 42 of the *Ontario Heritage Act*.



THANK YOU