

Hamilton

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Planning and Economic Development Department  
Planning Division  
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FILE: HP2023-001

February 2, 2023

Leo Zinga  
70 Unsworth Drive, Unit 9  
Hamilton, Ontario  
L8W 3K4

**Re: Heritage Permit Application HP2023-001:  
Installation of a new commercial sign at 152 James Street South, Hamilton  
(Ward 2) (By-law No. 95-116)**

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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 HP2023-001 is approved for the designated property at 152 James Street South, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Installation of a new flush mounted commercial sign (60" x 30") on front façade, above the two front windows. Sign to extend a maximum of 6-inches off the front façade.

Subject to the following conditions:

- a) That the proposed signage conforms to the City of Hamilton's Sign By-law;
- b) That the method for affixing the sign to the building, including the types of screws, bolts, and drill locations, shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation, and that it be affixed into the mortar joints to minimize the physical impact to the limestone façade;
- c) That the final details for providing power to the sign be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- d) 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

**Re: Heritage Permit Application HP2023-001: Proposed alteration of new commercial signage at 152 James Street South (Ward 02) (By-law No. 95-116) - Page 2 of 2**

Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

- e) Installation of the alterations, in accordance with this approval, shall be completed no later than February 28, 2025. If the alterations are not completed by February 28, 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 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Yours truly,



 Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Loren Kolar, Legislative Coordinator  
Councillor Kroetsch, Ward 2