



Hamilton

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FILE: HP2023-004

January 25, 2023

Paul Johnston
63 Sydenham Street
Dundas, ON L9H 2V1

**Re: Heritage Permit Application HP2023-004:
Renovation of the existing detached accessory structure at 63 Sydenham
Street, Dundas (Ward 13), Cross Melville Heritage Conservation District
(By-law No. 3899-90)**

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 HP2023-004 is approved for the designated property at 63 Sydenham Street, Dundas, in accordance with the submitted Heritage Permit Application for the following alterations:

- Renovation of the existing rear detached accessory structure to permit the addition of a secondary dwelling unit including:
 - Addition of a gable-roofed second storey, with asphalt shingles to match existing dwelling, which will cantilever over the existing single-storey footprint;
 - New prefinished wood siding in the gable and dormers in the second storey; and,
 - Retention of existing textured concrete block on the first storey.

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) Implementation of the alterations, in accordance with this approval, shall be completed no later than January 31, 2025. If the alterations are not completed

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by January 31, 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;

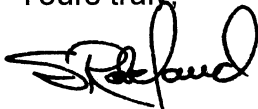
- c) That the proposed Secondary Dwelling Unit conforms to the City of Hamilton By-law No. 21-073 (To Amend Town of Dundas Zoning By-law No. 3581-86 Respecting Secondary Dwelling Unit Regulations in Dundas); and,
- d) That the Owner submit and receive approval for any further planning approvals required (i.e. Minor Variance).

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 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.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Chloe Richer, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Loren Kolar, Legislative Coordinator
Councillor Alex Wilson, Ward 13