



Hamilton

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Planning Division
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FILE: HP2023-026

June 23, 2023

Roger Abbiss
1209 Mineral Springs Road
Dundas, ON L9H 5E3

**Re: Heritage Permit Application HP2023-026:
Renovation of the front elevation of 3 Main Street, Dundas (Former Valley
Lodge) (Ward 13) (Subject to a Notice of Intention to Designate)**

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 HP2023-026 is approved for the designated property at 3 Main Street, Dundas (Former Valley Lodge), in accordance with the submitted Heritage Permit Application for the following alterations:

- Renovations to the front elevation, including:
 - Installation of nine round-headed one-over-one hung wood windows in the second storey;
 - Conversion of a door opening into a window opening in the first storey, including filling in below the window with brick;
 - Removal of the six existing windows in the first storey; and,
 - Installation of seven flat-headed one-over-one hung wood windows in the first storey.

Subject to the following conditions:

- a) That the final details of the brick infill and masonry repairs shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to 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 June 30, 2025. If the alterations are not completed by June 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 subject to a Notice of Intention to Designate 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 Alissa Golden, Program Lead, Cultural Heritage, at 905-546-2424 ext. 1202 or via email at Alissa.Golden@hamilton.ca.

Yours truly,



Steve Robichaud, MCIP RPP
Director of Planning and Chief Planner

cc: Alissa Golden, Program Lead, Cultural Heritage
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Alex Wilson, Ward 13