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September 27, 2023

FILE: HP2023-039

Erik Eastman
78 Highway 8
Flamborough, ON L9H 4V4

**Re: Heritage Permit Application HP2023-039:
Repairs to Exterior Features at 78 Highway 8, Flamborough (Three Gables
Antiques and Things) (Ward 13) (By-law No. 87-150-H)**

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 HP2023-039 is approved for the designated property at 78 Highway 8, Flamborough (Three Gables Antiques and Things) in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior repairs, including:
 - Repair and replacement of damaged fascia and soffit materials, where necessary, and cladding them in aluminum;
 - Replacement in kind of the eavestroughs; and,
 - Repairs of the contemporary front awning.

Subject to the following conditions:

- a) That the final details for the retention, repair, or replacement of the existing frieze board and molding under the roofline be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to removal and reinstallation;
- b) 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,
- c) Implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2025. If the alterations are not completed by September 30, 2025, then this approval expires as of that date and no

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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.

Yours truly,



Anita Fabac,
Acting Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor A. Wilson, Ward 13