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FILE: HP2023-038

October 31, 2023

2570850 Ontario Inc.  
11 Pentland Road  
Waterdown, ON L8B 0P6

**Re: Heritage Permit Application HP2023-038:  
Exterior Alterations at 21 Mill Street North, Flamborough (Ward 15) (By-law  
No. 96-34-H)**

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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 HP2023-038 is approved for the designated property at 21 Mill Street North, Flamborough, located in the Mill Street Heritage Conservation District, in accordance with the submitted Heritage Permit Application for the following alterations:

- Exterior alterations, including:
  - Replacement of the six existing wood exterior doors, in various locations on the front elevation;
  - Replacement of existing wood windows on all elevations;
  - Removal and reinstallation of the concrete stairs, along the front (east) and side (north and south) elevations, incorporating new handrails where necessary;
  - Partial removal of the existing contemporary chimney on the rear (west) elevation, to the roofline;
  - Full removal of the existing contemporary chimney located on the side (north) elevation; and
  - Reconfiguration and addition of curbing and bollards in the north and south parking lots.

**Subject to the following conditions:**

- a) That the final details of the proposed windows be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- b) That the final details of the proposed replacement doors be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;

**Re: Heritage Permit Application HP2023-038: Exterior Alterations at 21 Mill Street North, Flamborough (Ward 15) (By-law No. 96-34-H) - Page 2 of 2**

- c) 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
- d) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than November 30, 2025. If the alteration(s) are not completed by November 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 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 staff at [CulturalHeritagePlanning@hamilton.ca](mailto:CulturalHeritagePlanning@hamilton.ca).

Yours truly,



Anita Fabac, MCIP RPP  
Acting Director of Planning and Chief Planner

cc: Alissa Golden, Cultural Heritage Program Lead  
Chantal Costa, Plan Examination Secretary  
Aleah Whalen, Legislative Coordinator  
Councillor McMeekin, Ward 15