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Planning and Economic Development Department
Planning Division
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Phone: 905-546-2424, Ext. 1258

FILE: HP2024-004

April 23, 2024

John Johnson
111 St. Clair Avenue
Hamilton, ON
L8M 2N8

Re: Heritage Permit Application HP2024-004: Exterior Repairs and Landscaping at 111 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue Heritage Conservation District, By-law No. 86-125)

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 HP2024-004 is approved for the designated property 111 St. Clair Avenue, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Landscaping, including:
 - Removal of shrubbery in the front and side yards;
 - Removal of the tree in the side yard;
- Repair of the leaded glass in front door;
- Repair or removal of existing chimney;
- Repairs to an existing fence;
- Repairs to the front porch, including brick repointing and fixing the roof; and,
- Repointing of stone foundation.

Subject to the following conditions:

- a) That any masonry repairs, including repointing of brick and stone foundation and repairing of the chimney, be completed in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;

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- b) That the details of any new vegetation or fencing proposed be submitted to the satisfaction and approval of staff, prior to implementation;
- c) That the details of the leaded glass door repair be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to implementation;
- d) 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,
- e) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than April 30, 2026. If the alteration(s) are not completed by April 30, 2026, 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 work. 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 Notice.

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.

If you have any further questions, feel free to contact Emily Bent, Cultural Heritage Planner, at 905-546-2424 ext. 6663 or via email at Emily.Bent@hamilton.ca.

Yours truly,



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

cc: Emily Bent, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Nrinder Nann, Ward 3