



Mailing Address:
71 Main Street West
Hamilton, Ontario
Canada L8P 4Y5
www.hamilton.ca

Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5
Phone: 905-546-2424, Ext. 1258

FILE: HP2024-007

April 23, 2024

George Lindsay
17 Victoria Street
Dundas, ON
L9H 2B7

Re: Heritage Permit Application HP2024-007: Porch and Bay Window Repairs at 17 Victoria Street, Dundas (Ward 13) (Cross-Melville HCD, By-law No. 3899-90) [Extension of Previously-Approved Permit HP2022-002]

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 HP2024-007 is approved for the designated property at 17 Victoria Street, Dundas, in accordance with the materials submitted with the original Heritage Permit Application HP2020-006, and the previous extension HP2022-002, for the following alterations:

- Repairs to the front porch, including:
 - Replacement of damaged wooden planks;
 - Replacement of two broken spindles; and,
 - Masonry repairs to the facades, including selective repointing of the northwest corner of the house, around the lintel of the north facing main floor windows and the bay windows on the east and south sides of the house and, the foundation.
- Replacement of the metal roof over the bay window on the east façade.

Subject to the following conditions:

- (i) That the masonry repairs be conducted in accordance with the City of Hamilton's Masonry Restoration Guidelines, to the satisfaction and approval of the Director of Planning and Chief Planner;
- (ii) 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

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Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations; and,

- (iii) That the installation of the alterations, in accordance with this approval, shall be completed no later than April 30, 2026. If the alterations 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 Alex Wilson, Ward 13