



Hamilton

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Planning and Economic Development Department
Planning Division
71 Main Street West, 5th Floor, Hamilton, Ontario, L8P 4Y5

FILE: HP2024-011

May 31, 2024

Lynden United Church
c/o John Brooks
3989 Governors Road
Flamborough, ON L0R 1T0

Re: Heritage Permit Application HP2024-011: Bell Tower Repairs and Repointing at 3989 Governors Road, Flamborough (Ward 12) (Lynden United Church, Part IV, By-law No. 84-127-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 HP2024-011 is approved for the designated property at 3989 Governors Road, Flamborough (Ward 12), in accordance with the materials submitted with the application for the following alterations:

- Removal of the deteriorated cupola structure and bell, including:
 - Reconstruction of the rotted framing and supports at the top of the tower;
 - Capping of the top of the tower with a new metal-clad hip roof;
 - Relocation of the bell on site for display and interpretation;
- Replacement of the rotting wooden louvers and sills in the tower with new metal louvers and sills to match; and,
- Repointing the damaged brick at the base of the tower with appropriate lime-based mortar.

Subject to the following conditions:

- a) That the final details of the reconstructed tower roof 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;

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- b) That the final details for salvage, retention, and interpretation of the bell on site be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to installation;
- c) 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;
- 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 of the alterations, in accordance with this approval, shall be completed no later than May 31, 2026. If the alterations are not completed by May 31, 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 IV 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 Dawn Cordeiro, Cultural Heritage Planner, via email at dawn.cordeiro@hamilton.ca.

Yours truly,



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

cc: Dawn Cordeiro, Cultural Heritage Planner
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor Cassar, Ward 12