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

FILE: HP2024-017

July 10, 2024

Andy MacLaren  
43 Mill Street North  
Flamborough, ON L0R 2H0

**Re: Heritage Permit Application HP2024-017: Front Door Replacement at 43 Mill Street North, Flamborough (Ward 15) (Mill Street HCD, 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 HP2024-017 is approved for the designated property at 43 Mill Street North, Flamborough, in accordance with the materials submitted with the application for the following alterations:

- Replacement of the existing front door and transom with a new sympathetic door and transom.

**Subject to the following conditions:**

- a) That the final details of the chosen replacement door 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;
- b) 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,
- c) That the installation of the alterations, in accordance with this approval, shall be completed no later than July 31, 2026. If the alterations are not completed by July 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](mailto: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 McMeekin, Ward 15