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Planning and Economic Development Department
Planning Division
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FILE: HP2024-021

August 29, 2024

Tony Reid
99 Mountsberg Road
Flamborough, ON L0P 1B0

Re: Heritage Permit Application HP2024-021: Removal and Replacement of Windows at 99 Mountsberg Road, Flamborough (Ward 15) (Kerr-Woolsey House, By-law No. 2000-95-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 HP2024-021 is approved for the designated property at 99 Mountsberg Road, Flamborough, in accordance with the materials submitted with the application for the following alterations:

- Removal of the existing six-over-six hung wood windows in the front (south) and side (east and west) ground floor elevations;
- Replacement with new, thermal pane, simulated divided light six-over-six wood windows with matching profiles, including sash dimensions, muntin bar size, profile and spacing and pattern, and brick mold; and,
- Salvaging the removed wood windows to repurpose as decorative interior features on site.

Subject to the following conditions:

- a) 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,
- b) That the installation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2026. If the alterations are not completed by August 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.

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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,

Per: 

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