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

FILE: HP2024-020

August 29, 2024

Steve Bernstein  
c/o Alissa Murray, Bernstein Law Group  
250 James Street South  
Hamilton, ON L8P 3B3

**Re: Heritage Permit Application HP2024-020: Replacement of Roof at 250 James Street South, Hamilton (Ward 2) (Balfour House, By-law No. 85-174)**

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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 HP2024-020 is approved for the designated property at 250 James Street South, Hamilton, in accordance with the materials submitted with the application for the following alterations:

- Replacement of the existing slate roof, including:
  - Removal of existing shingles;
  - Installation of a new underlayment;
  - Installation of new shingles with a sympathetic material, shape, and design; and,
  - Custom fabricated flashing around the chimney.

**Subject to the following conditions:**

- a) That the applicant make all reasonable efforts to choose a replacement shingle that closely replicates the existing slate shingles, in terms of their distinct shape and that the chosen material closely matches the look of traditional slate shingles, with preference for the Euroshield or similar alternative;
- b) That the final details of the replacement 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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- c) 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,
- d) 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.

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 [Dawn.Cordeiro@hamilton.ca](mailto: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 Kroetsch, Ward 2