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

FILE: HP2024-028

October 2, 2024

City of Hamilton
c/o Brandylyn Tiffney
125 St. Clair Avenue
Hamilton, ON L8M 2N8

Re: Heritage Permit Application HP2024-028: Replacement Tree Planting at 125 St. Clair Avenue, Hamilton (Ward 3) (St. Clair Avenue HCD, By-law No. 86-125)

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 HP2024-028 is approved for the designated property at 125 St. Clair Avenue, Hamilton in accordance with the materials submitted with the application for the following alterations:

- Planting a replacement tree (native Tulip Tree) in the front yard.

Subject to the following conditions:

- a) That any minor changes to the tree location 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
- a) That the installation of the alterations, in accordance with this approval, shall be completed no later than **September 30, 2026**. If the alterations are not completed by **September 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

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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 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 Nann, Ward 3