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

FILE: HP2024-026

October 2, 2024

Grace Ross  
24 Union Street,  
Flamborough, ON L0R 2H0

**Re: Heritage Permit Application HP2024-026: Exterior Alterations at 24 Union Street, 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 HP2024-026 is approved for the designated property 24 Union Street, Flamborough, in accordance with the materials submitted with the application for the following alterations:

- Replacement in kind of the wood board-and-batten siding on all exterior elevations, including:
  - Installation of new Maibec board-and-batten style wood siding with 9" wide vertical boards with 1-5/8" vertical battens, 4" x 4" outside corners, 6-inch top and bottom cords, 2" x 3" windowsills, and 1" x 4" trim, all in Citadel Blue solid stain colour; and,
  - Recapping the windowsills and trim with new metal;
- Replacement in kind of eavestrough and downspouts on the west elevation;
- Replacement of the four contemporary wood windows on the front (north) elevation with vinyl, hung windows; and,
- Repairs, as needed, to the remaining windows including patching, priming, and painting.

**Subject to the following conditions:**

- a) That the final details of the four rehabilitated or replaced front windows 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 **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 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](mailto: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 McMeekin, Ward 15