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Planning and Economic Development Department
Planning Division

FILE: HP2024-034

December 18, 2024

838 Mineral Springs Road
c/o Ryan Lee
ATA Architects
3221 N Service Rd Suite 101
Burlington, ON L7N 3G2

**Re: Heritage Permit Application HP2024-034:
Restoration of Windows and Doors at 838 Mineral Springs Road, Ancaster
(Woodend House, By-law No. 79-26, Part IV)**

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 HP2024-034 is approved for the designated property at 838 Mineral Springs Road, Hamilton in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration of all wood windows, as required, including frames, glass, and muntins;
- Replacement of metal storms with 1” insulated glazed wood storms, painted to match the existing window frame and profile;
- Repair and restoration of the exterior wooden shutters;
- Restoration of the front door, including temporary removal for restoration off-site; and,
- Installation of bird-friendly film.

Subject to the following conditions:

- i) 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;
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than December 31, 2026. If the alterations are not completed

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by December 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, at 905-546-2424 ext. 1406 or via email at 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 Cassar, Ward 12