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FILE: HP2025-001

February 7, 2025

Paul & Fran Spekkens
200 Hatt Street, Dundas
L9H 5G3

Re: Heritage Permit Application HP2025-001: Roof Shingle Replacement at 200 Hatt Street, Dundas (Ward 13) (Former Thomas Van Noble Home, By-law No. 4268-96)

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 HP2025-001 is approved for the designated property at 200 Hatt Street, Dundas, in accordance with the materials submitted with the application for the following alterations:

- Replacement of the contemporary cedar roof with asphalt shingles (Timberline HDZ 50-year shingles in matching colour to the current cedar roof).

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.

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.

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If you have any further questions, feel free to contact Cultural Heritage Planning staff via email at CulturalHeritagePlanning@hamilton.ca.

Yours truly,



Anita Fabac, MCIP RPP
Acting Director of Planning and Chief Planner

cc: Alissa Golden, Cultural Heritage Program Lead
Chantal Costa, Plan Examination Secretary
Matt Gauthier, Legislative Coordinator
Councillor A. Wilson, Ward 13