



**Hamilton**

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Planning and Economic Development Department  
Planning Division

FILE: HP2025-019

July 8, 2025

James and Fay Mansfield  
24 Griffin Street  
Hamilton, ON  
L0R 2H0

**Re: Heritage Permit Application HP2025-019: Replacement of front entry at 24 Griffin Street, Flamborough (Ward 15) (Griffin Stone Cottage, By-law No. 80-118-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 HP2025-019 is approved for the designated property at 24 Griffin Street, Flamborough, in accordance with the materials submitted with the application for the following alterations:

- Replacement of front entry with a new sympathetic wood entry to match the size and dimensions of the existing transom, sidelights, and door, including:
  - New 6 paneled solid wood door, new frame, door, hardware and weatherstripping;
  - Removal of current wood storm door and storm sidelights;
  - Addition of a sash on the interior of transom window, original glass to be maintained; and
  - Construction of sidelights that replicate the originals but with insulated glass units (IGU) and an authentic muntin divider.

*Note: This Heritage Permit application is a resubmission of the previously approved Heritage Permit HP2021-038, which expired February 28, 2024*

**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; and,

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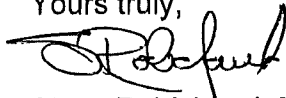
- ii) That the installation of the alterations, in accordance with this approval, shall be completed no later than June 30, 2027. If the alterations are not completed by June 30, 2027, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the 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 Lisa Christie, Cultural Heritage Planner, at 905-546-2424 ext. 1291 or via email at [lisa.christie@hamilton.ca](mailto:lisa.christie@hamilton.ca).

Yours truly,



Steve Robichaud, MCIP RPP  
Director of Planning and Chief Planner

cc: Lisa Christie, Cultural Heritage Planner  
Chantal Costa, Plan Examination Secretary  
Matt Gauthier, Legislative Coordinator  
Councillor McMeekin, Ward 15