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Planning Division
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Phone: 905-546-2424, Ext. 4281
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FILE: HP2016-033

September 30, 2016

[REDACTED]
967 Slote Road
Dundas, ON
L9H 5E3

OCT 11 2016

**Re: Heritage Permit Application HP2016-033
Repointing and installation of awning
154 James Street South, Hamilton
James Street South Stone Terrace, By-Law 85-177 (Ward 2)**

Please be advised that pursuant to By-law 05-364 as amended by By-law 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 HP2016-033 is approved for the designated property at 154 James Street South, in accordance with the submitted Heritage Permit Application for the following alterations:

- Removal of existing paint on stone with 'Peel Away' product;
- Repointing a few small areas with hand tools and Type N (limed based) mortar mix;
- Installation of an awning over the entranceway and windows on the first floor; and,
- Gooseneck lighting installations below sills on the second floor and beside the front door.

Subject to the following conditions:

- a) That the final details of the mortar material 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;
- b) That final details of lighting installation 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;

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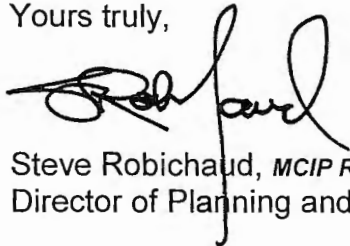
- c) That the final details of the attachment of the awning and lights to the facade shall be submitted, to the satisfaction and approval of the Director of Planning and Chief Planner, prior to submission as part of any application for a Building Permit and / or the commencement of any alterations;
- d) 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,
- e) That implementation of the alterations, in accordance with this approval, shall be completed no later than September 30, 2018. If the alterations are not completed by September 30, 2018, 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 alterations. 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 Conservation Review Board within 30 days of your receipt of this permit.

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.

We wish you success with your project, and if you have any further questions please feel free to contact Chelsey Tyers, Cultural Heritage Planner, at 905-546-2424, ext. 1202, or via email Chelsey.Tyers@hamilton.ca.

Yours truly,



Steve Robichaud, *MCIP RPP*
Director of Planning and Chief Planner

cc: Chelsey Tyers, Cultural Heritage Planner
Chanell Ross, Plan Examination Secretary
John Lane, Manager, Building Inspections
Loren Kolar, Legislative Coordinator
Erin Semande, Registrar, Ontario Heritage Trust
Councillor Jason Farr, Ward 2