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Planning Division  
71 Main Street West, 4th Floor, Hamilton, Ontario, L8P 4Y5  
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August 20, 2025

FILE: HP2025-021

Ontario Heritage Trust  
Attn: Registrar  
10 Adelaide Street East  
Toronto ON M5C 1J3

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Ontario Heritage Trust

Delivered electronically via: [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

**Re: Notice of Council Decision for Heritage Permit Application HP2025-016 for 2463 Highway #5 West, Flamborough (Ward 12), Designated under Part IV of the *Ontario Heritage Act* (By-law No. 84-79)**

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Please be advised that Council, at its meeting of August 6, 2025, made the following decision as part of Planning Committee Report 25-011, Item 9.8 – HMHC 25-008:

That Report PED25207 dated July 25, 2025 respecting Heritage Permit Application HP2025-016, Under Part IV of the *Ontario Heritage Act*, for the Demolition of an Existing One-and-a-Half Storey Dwelling and Construction of a New Two-Storey Dwelling at 2463 Highway 5 West, Flamborough (Ward 12), be received and the following recommendations be approved:

- a) That Heritage Permit Application HP2025-016, for the demolition a one-and-a-half storey dwelling and the construction of a new two-storey dwelling at 2463 Highway 5 West, Flamborough, as shown in Appendix A attached to Report PED25207, **BE APPROVED**, subject to the approval of any required *Planning Act* applications and the following Heritage Permit conditions:
  - (i) That a demolition and construction plan delineating a protection line and sufficient buffers for the heritage building to be retained 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 applicant make every reasonable effort to facilitate removal and salvage of heritage materials and any material which can be reused as to

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avoid additional waste as part of the demolition process, to the satisfaction and approval of the Director of Planning and Chief Planner;

- (iii) 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
- (iv) That implementation / installation of the alteration(s), in accordance with this approval, shall be completed no later than August 31, 2027. If the alteration(s) are not completed by August 31, 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 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.

If you have any questions, please contact me at 905-546-2424, Ext. 1291, or via email at [Lisa.Christie@hamilton.ca](mailto:Lisa.Christie@hamilton.ca).

Kind regards,



Lisa Christie  
Cultural Heritage Planner  
Development Planning, Heritage and Urban Design

cc: Matt Gauthier, Legislative Coordinator  
Councillor Cassar, Ward 12  
Chantal Costa, Plan Examination Secretary