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Hamilton

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FILE: HP2017-036

August 8, 2017

COPY



**Re: Heritage Permit Application HP2017-036
Stair Repair at 35 Duke Street
35-43 Duke Street, Hamilton (Sandyford)
By-law No. 75-237**

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 HP2017-036 is approved for the designated property at 35-43 Duke Street Hamilton, in accordance with the submitted Heritage Permit Application for the following alterations:

- Restoration to the stone front steps at 35 Duke Street including:
 - Dismantling of stone steps;
 - Repair of stone using Dutchman repairs; and,
 - Rebuild and repoint stone steps with a lime based mortar.

Subject to the following conditions:

- a) 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,
- b) That implementation of the alterations, in accordance with this approval, shall be completed no later than August 31, 2019. If the alterations are not completed by August 31, 2019, then this approval expires as of that date and no alterations shall be undertaken without a new approval issued by the City of Hamilton.

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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,



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

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