

AGENDA
THE EIGHTH MEETING OF THE MUNICIPAL HERITAGE
COMMITTEE

COMMITTEE
ROOM #304

5:30 P.M.

SEPTEMBER 19, 2019

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on August 1, 2019.

NEW BUSINESS

Heritage Alteration Permit and Planning Report HAP-06-19 – 499-501 Talbot Street **Pages 2-21**

Consent Application B05-19 – 389-393 Talbot Street **Pages 22-34**

2020 Budget **Page 35**

UNFINISHED BUSINESS

Heritage Home Inventory

Proposed Listed Properties

Heritage Alteration Permit Checklist

Designation By-laws – 24 Centre Street, 423 Talbot Street and 47 Jonas Street

NEXT MEETING

To be determined

ADJOURNMENT

MEMO

City of St. Thomas
Received

SEP 04 2019

City Clerks Dept.

DATE: September 4, 2019

ATTENTION: Melanie Knapp, Secretary, Municipal Heritage Committee

SUBJECT: Heritage Alteration Permit
499-501 Talbot Street
HAP-06-19

Please find attached a notice of receipt for Heritage Alteration Permit within the City of St. Thomas. The applicant has consulted with Planning & Building Services Department Staff and the application has been deemed complete.

As per the Heritage Alteration Permit process, the attached material is being provided for your circulation to the Municipal Heritage Committee for consideration and recommendation to Council. In scheduling a meeting with the Municipal Heritage Committee and the applicant, please copy the Planning & Building Services Department for our records.

Through the consultation process, Planning & Building Staff have attached a report for the Municipal Heritage Committee's consideration.

If you have any questions, please contact the Planning & Building Services Department.

Regards,



Crystal Penney
Planning & Building Services Coordinator

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT
(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

September 4, 2019

Bert Dennis
36346 Fingal Line
St. Thomas, ON
N5P 3S5

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-06-19
Property: 499-501 Talbot Street

Pursuant to Section 42(3) of the Ontario Heritage Act, as amended, this letter is notice that the information and material required through the City of St. Thomas' Application for Heritage Alteration Permit has been provided and the application is thereby considered complete.

Council of the City of St. Thomas has 90 days from the issue of receipt of this notice to make a decision to grant or refuse this application.

The Secretary of the Municipal Heritage Committee has been circulated this notice and application for inclusion on the next available meeting agenda date. You will receive a separate notice of confirmation of your Municipal Heritage Committee meeting date and time. It is advisable for you or a representative to attend this meeting to present and respond to questions on your Heritage Alteration Permit application.

Please contact the Planning & Building Services Department at 519-633-2560 if you have any questions.

Yours truly,



Crystal Penney
Planning & Building Services Coordinator

cc: Melanie Knapp, Corporate Administrative and Accessibility Clerk, City of St. Thomas



-4-

Report No.
HCR-06-19

File No.
HAP-06-19

Directed to: Chair and Members of the Municipal Heritage Committee

Date Authored:
9/03/2019
Meeting Date:
9/12/2019

Department: Planning & Building Services Department

Prepared by: Kevin McClure, Planner

Attachments
· Application and justification
· Proposed façade drawings (Scheme "A" and "B")
· Floor plans, cross sections and photos

Subject: Heritage Alteration Permit for 499-501 Talbot Street – Kevin Beaudry

ORIGIN:

An application has been submitted by Bert Dennis on behalf of Kevin Beaudry for a heritage alteration permit to allow for the reconstruction and renovation of the storefronts at 499-501 Talbot Street. City staff consulted with the applicant on July 30th, 2019 respecting the proposed heritage alteration permit. A formal application was received and deemed complete on August 30th, 2019.

PROPOSED HERITAGE ALTERATION PERMIT SUMMARY:

The applicant is looking to reconstruct the existing façade to be more in keeping with historical photos of the building. Specifically, the applicant is seeking to remove the existing metal overcladding and bring the recessed entrance forward so that it is in line with the adjacent storefronts. Further, they are proposing to open the covered windows on the second floor to restore their original sizing and add woodwork trim around the windows, doors and new signage. New stonework is also proposed at the base of the building, with awnings over the upper windows and storefront facade.

Two "schemes" have been provided by the applicant. Scheme "A" is the preferred option by the applicant, but scheme "B" has also been submitted to address any brickwork concerns that might arise based on the condition of the brick underneath the existing metal overcladding once it is removed.

HERITAGE CONSERVATION DISTRICT PLAN:

The property at 499-501 Talbot Street has been identified as a contributing building within the Downtown St. Thomas Heritage Conservation District (HCD) Plan. As such, policies in Section 4.3 as they relate to contributing resources would apply for the review of a heritage alteration permit. Based on the proposed work, the policies relating to Façade Patterns (4.3.2.3), Materials (4.3.2.4), Overcladding (4.3.2.6), Storefronts (4.3.2.7), Signage (4.3.2.8), and Windows (4.3.2.9) would apply.

Within the Façade Patterns section of the HCD Plan (4.3.2.3), there are policies that state a desire to, "maintain and restore existing windows and doors in their original sizes. If interior room configurations are changed avoid visual changes that affect the exterior façade" and "maintain and restore existing architectural elements that divide and break up the façade into smaller sections". Further, the guidelines speak to avoiding "making imitations based on conjecture rather than evidence in documents or existing building elements". It would appear as though the windows on the upper floors were reduced at some point in time for the purposes of installing smaller windows. As such, the proposal to enlarge the windows to their original sizes would be in

keeping with the policy. In addition, the proposal to bring the storefront in line with the neighboring buildings and maintain the elements at street level that break up the façade into smaller sections is also consistent with the policies of this subsection. These proposed changes appear to conform to the guideline that speaks to making changes based on evidence in documents as historical photos were submitted in support of the application.

The HCD Plan also provides direction with respect to materials in subsection 4.3.2.4. Based on the nature of the proposed work, the brick policies and guidelines would apply. It is understood that the original brick of the storefront was covered by metal siding in the past, as such, the applicant is hoping to restore the brick as depicted in Scheme "A" with the understanding that, if the original brick cannot be restored, that woodwork will be installed as depicted in Scheme "B". The proposed alternative design would be in keeping with the woodwork section of the materials subsection.

There are guidelines in subsection 4.3.2.6 that speak to overcladding and its removal, specifically, *"remove existing overcladding to reveal, repair, restore or appropriately replace historical elements underneath"*. The applicant is seeking to remove the existing overcladding on the storefront and upper windows and repair or appropriately replace the historical elements as per the provided drawings.

Further, the policies on Storefronts (4.3.2.7) provide direction to, *"conserve, maintain and restore features such as display windows, doors, transoms, cornices, corner posts and the materials they are made from, wherever possible"*, and to *"replace in kind or in a manner compatible to the character of the HCD where conservation and restoration of original storefront materials is not possible"*. In addition, there is a specific policy that states individuals should, *"avoid altering the geometry of the storefronts, such as recessed shop entrances and the width of the building and the display windows"*. The applicant is proposing to bump out the existing recessed storefront to be in line with the storefronts adjacent to the building. Through discussions with the applicant, the storefront had been altered in the past. This can be further seen in the historical photos that were submitted compared to what exists today. While the proposed alteration is not intended to replicate the previous condition of the building façade historically, the proposed storefront façade would be compatible to the character of the HCD. This is also consistent with the proposed signage and the policies and guidelines in the HCD plan.

Section 4.3.2.9 of the HCD Plan provides several policies on Windows. Most of the policies speak to the conservation or repair of original windows or discouraging the replacement of original windows with contemporary windows that are radically different than the original. Based on the window openings, and through confirmation in historical photos of the building, the upper windows have been altered and replaced at some point in the past. The applicant has proposed to enlarge the windows to their original size. The guideline for the Windows section of the Plan states that, *"if some windows have already been updated with contemporary units, they may be replaced with historically accurate windows based on documentary evidence or existing windows"*. The existing windows appear to be more contemporary units. Based on the two options that have been submitted with the application, the proposed windows would appear to be more in keeping with the historical windows that were originally to the building.

STAFF COMMENT:

In my opinion, the proposed heritage alteration permit would be in keeping with the policies of the Downtown St. Thomas Heritage Conservation District Plan as they relate to contributing buildings.

Respectfully submitted,



Kevin McClure, MCIP, RPP
Planner

SEPT 12-6-



PLANNING & BUILDING SERVICES DEPARTMENT

t. (519) 633.2560 f. (519) 633.6581

9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

Pursuant to Section 33(2) and Section 42(2.1) of the Ontario Heritage Act

OFFICE USE:	Date Application Received: <u>AUG 30 2019</u>	Consultation Date: <u>JUL 30/19</u>
	Date Application Deemed Complete: <u>AUG 30 2019</u>	File Number: <u>HAP-06-19</u>

OWNER/APPLICANT

1. Property Owner

Name: KEVIN BEAUDRY O.E.M. H. BEAUDRY LTD
 Address: 77 CITY CENTRE DRIVE SUITE 301 KINGSVILLE ONT.
 Postal Code: L5B 1M5 Phone: (416) 254-6099 Fax: _____
 Email: KEVIN.BEAUDRY@AVISORLYOUNG.COM

2. Agent/Applicant

Name: BERT DENNIS
 Company: _____
 Address: 56346 FINCH AVE
 Postal Code: H5P 3S5 Phone: (519) 769-2242 Fax: SAME
 Email: BERTDNNIS@AOL.COM

Who is the primary contact?

Registered Owner Applicant/Agent

*Note: Unless otherwise requested all communications will be sent to the Applicant.

*Please indicate the method of communication you would like to be contacted by.

Phone Email Fax Mail

PROPERTY INFORMATION

- Municipal Address: 499-501 TALBOT STREET
- Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

Alteration to Building/Property New Construction Demolition

2. Check all types of work that would happen in your proposed project:

- demolition of a building or part of a building, such as a building façade
- removal of a building to a different location on site or to another site
- erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- structural intervention that affects the external appearance of a building
- repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- erection of a sign
- alteration of streets and their boulevards, squares, parking lots

3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

- ① PROPOSED NEW FACADE DESIGN SKETCH.
- ② FLOOR PLAN OF NEW ENTRANCE & CROSS SECTION
- ③ DETAIL OF PROPOSED RENOVATION
- 3 ARCHIVE PHOTOS OF STORE FRONT

4. Explain the reasons for undertaking the alterations and describe how the proposal conforms to the Part IV individual designation by-law or Part V Heritage Conservation District Plan design guidelines. Attach additional page(s) if needed.

THE CURRENT STOREFRONT IS LOCATED 6'-0" BACK FROM THE SIDEWALK. THE PROPOSED DESIGN ALLOWS THE NEW STOREFRONT TO BE BROUGHT FORWARD TO BE ALIGNED WITH ADJACENT STOREFRONTS.

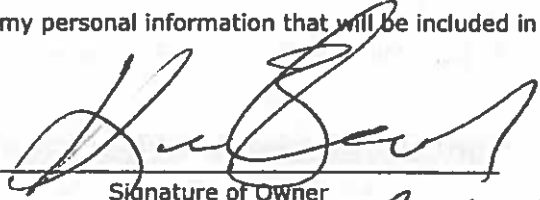
THIS ALLOWS THE OWNER TO REMOVE THE METAL SIGN & REPLACE NEW FACADE WITH AWNING & SIGNBOARD TO REPLICATE THE VINTAGE STOREFRONT SIMILAR TO THE ARCHIVES PICTURES PROVIDED, THUS CONFORMING TO THE HERITAGE CONSERVATION DISTRICT PLAN DESIGN GUIDELINES.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, KEVIN BEAUDRY, am the owner of the subject lands, and I authorize Best Dennis, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

July 30, 2019
Date


Signature of Owner
KEVIN BEAUDRY
MH. BEAUDRY LTD.

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Ontario Heritage Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (**Appendix A**). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. In accordance with the Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.

I BERT DENNIS, the Owner or Authorized Agent, hereby agree and acknowledge that the
(Print name of Owner or Authorized Agent)

information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:

Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) and Section 42(3) of the Ontario Heritage Act. Questions about this collection should be directed to the Director of Planning and Building Services, 9 Mondamin Street, St. Thomas, Ontario, N5P 2T9, (519) 633-2560.

AFFIDAVIT OR SWORN DECLARATION

I, BERT DENNIS of SOUTHWARD TRIP in the province of ONTARIO
name of applicant City

make oath and say (or solemnly declare) that the information required under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of St Thomas on this 30th day of August, 20 19.
City Day Month Year

Bert Dennis
Signature of Owner or Authorized Agent

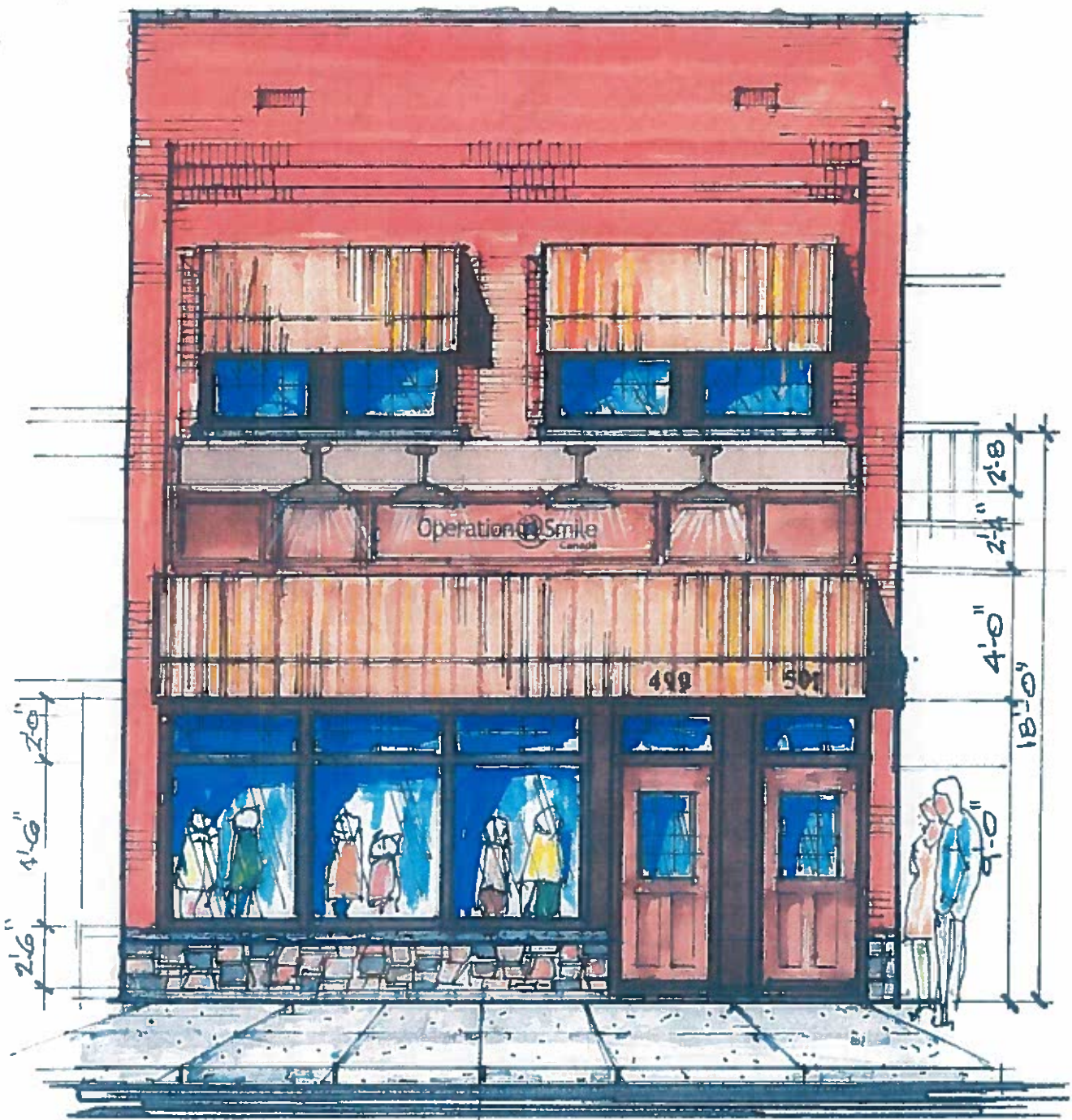
AUG 30 2019
Date

Crystal Marie Penney
Signature of Commissioner of Oaths, etc.

Aug 30/19
Date

Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 18, 2019.

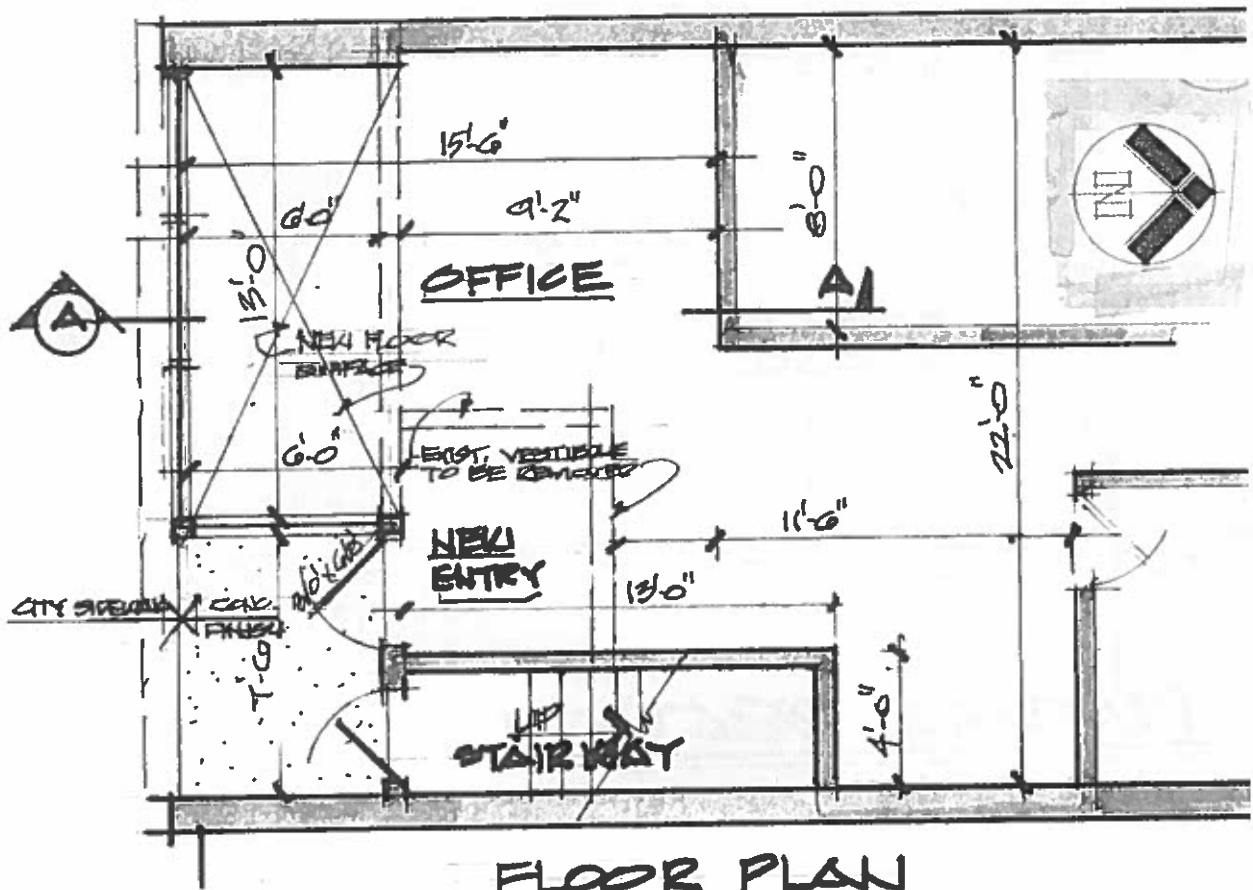
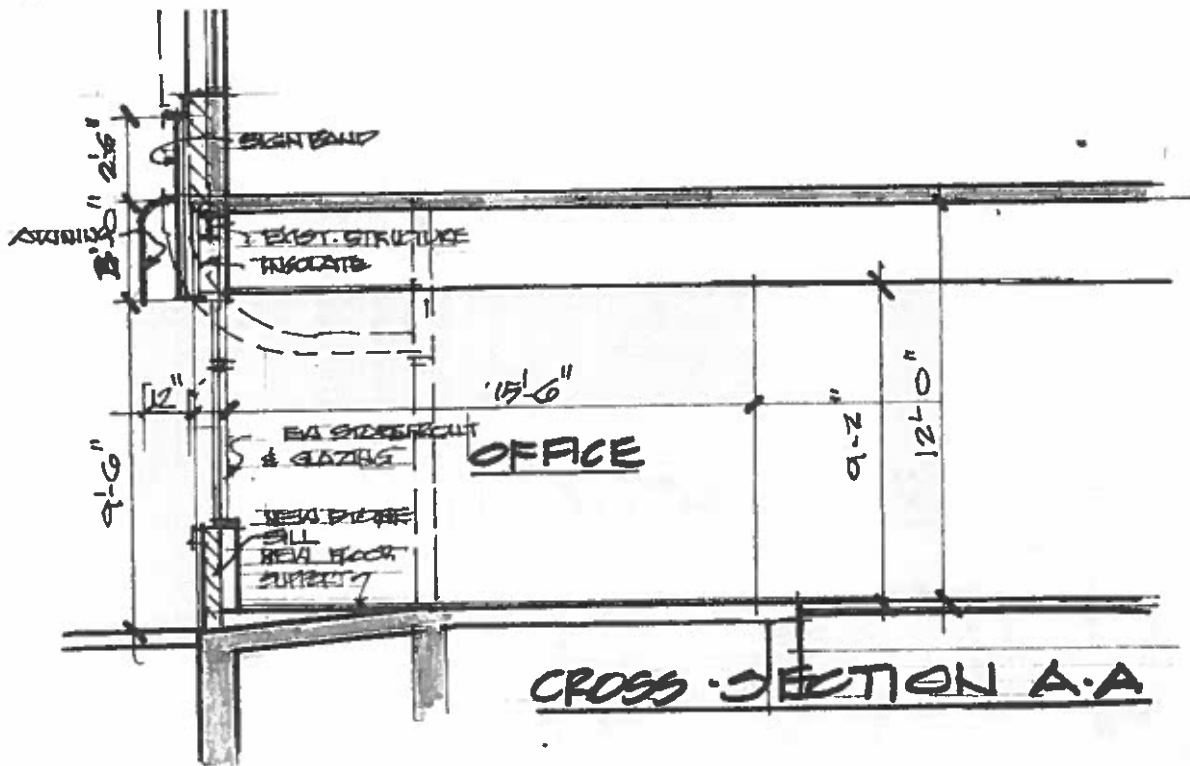
Application Revised: September 2018



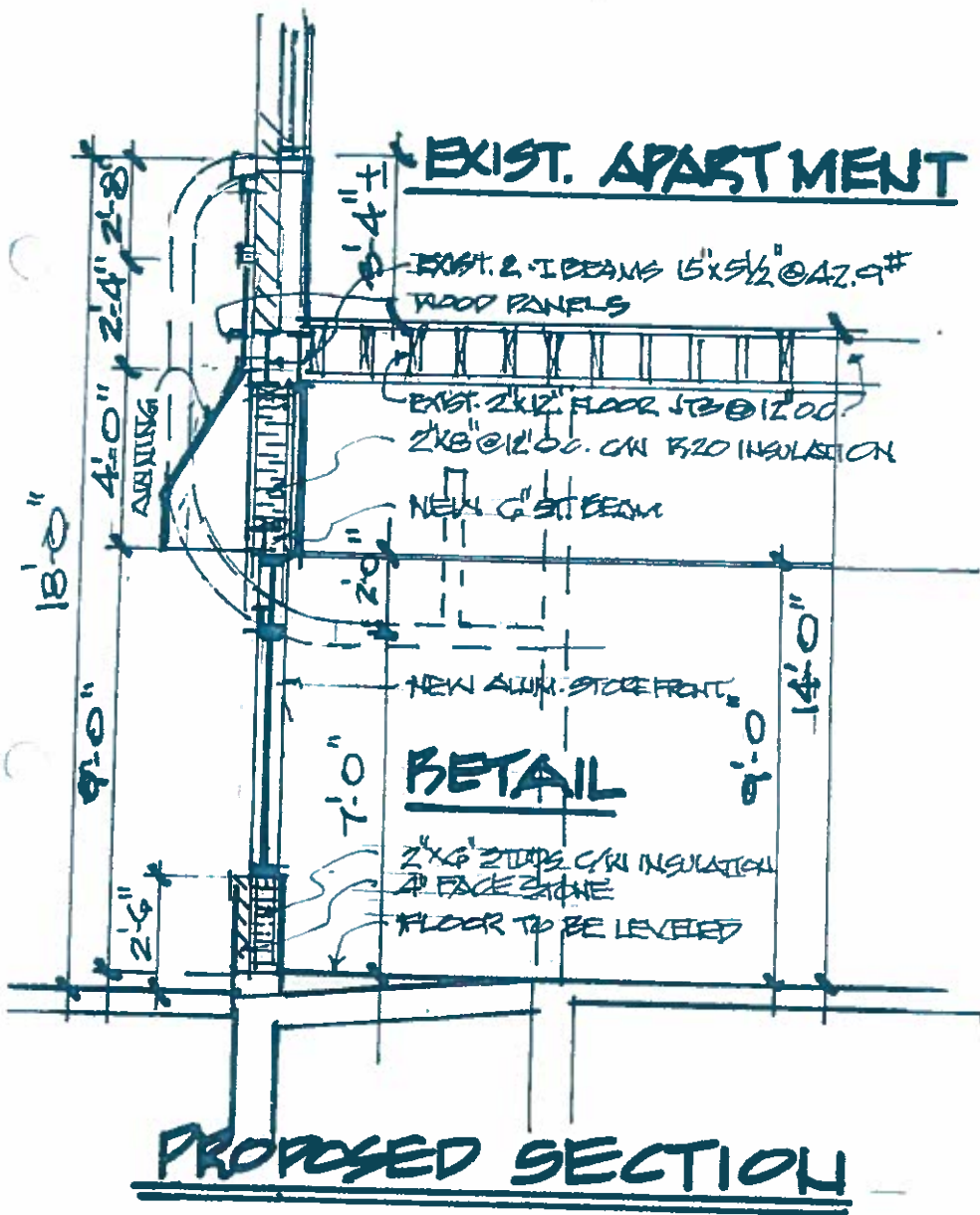
PROPOSED NEW FACADE
FOR 499 - 501 TALBOT ST.
ST. THOMAS — ONT.
SCHEME A

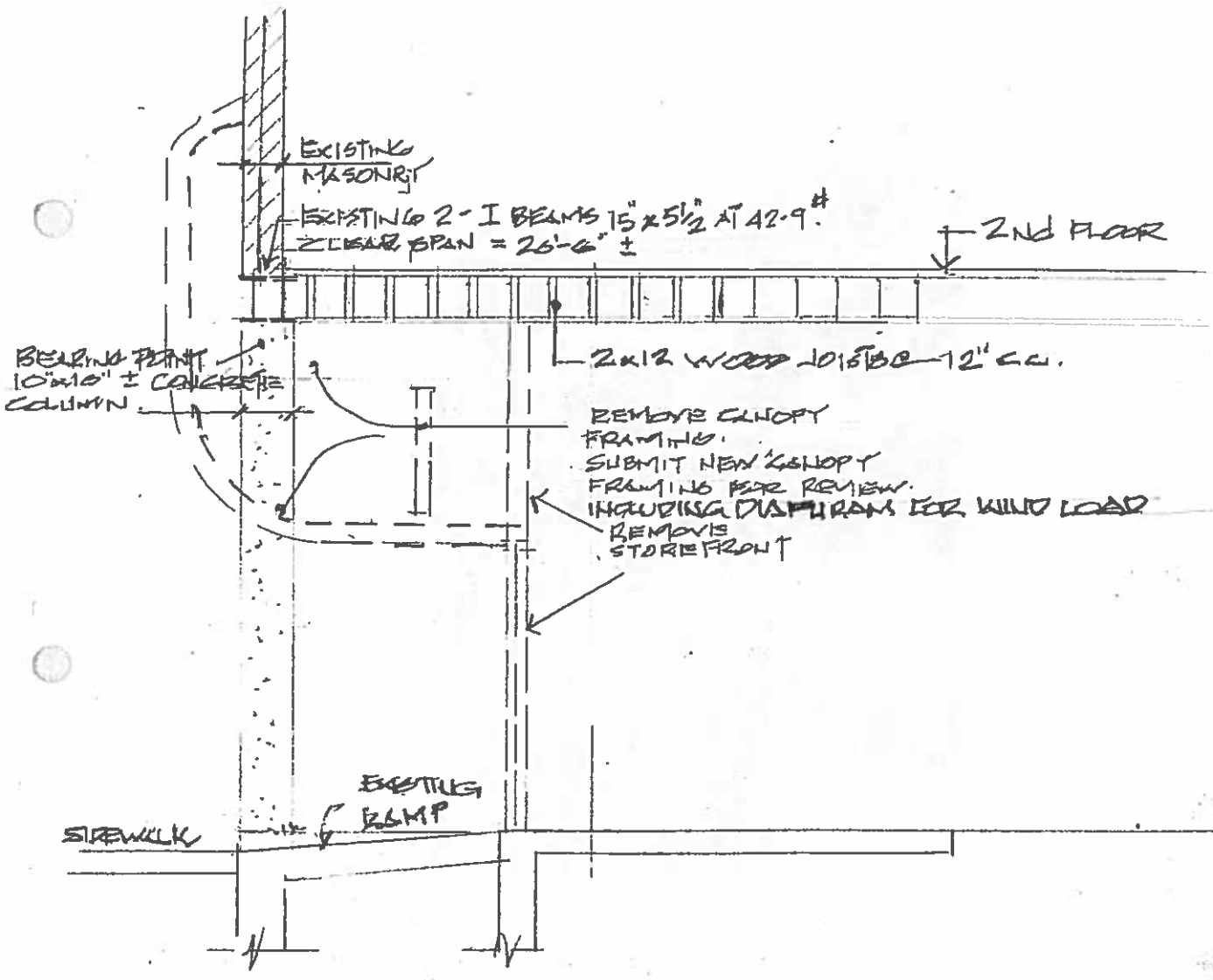


PROPOSED NEW FACADE
FOR 499 - 501 TALBOT ST.
ST. THOMAS — ONT.
SCHEME B



FLOOR PLAN
KEVIN BEAUDRY HOLDINGS
499 TALBOT STREET
ST. THO. 1AS - ONTARIO

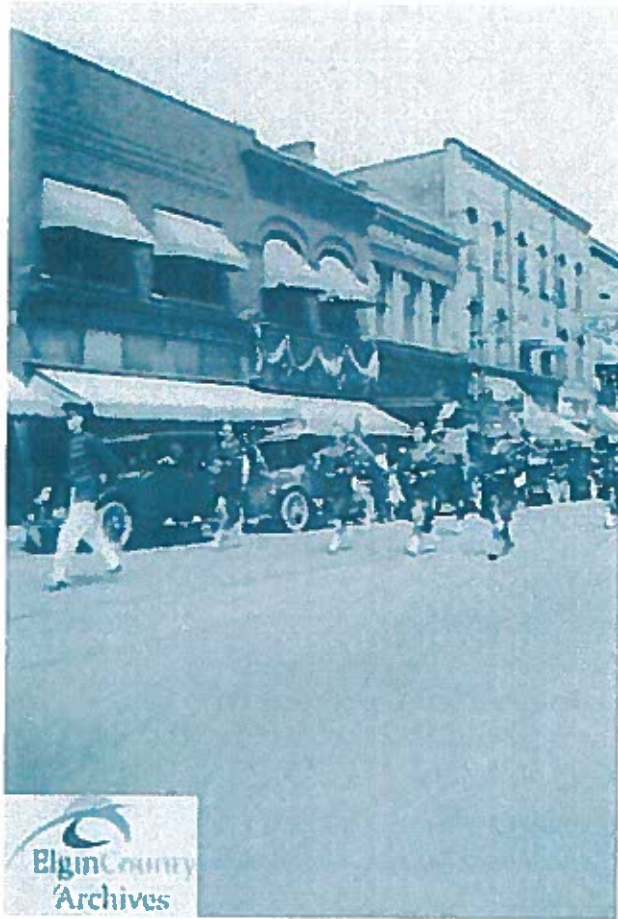




SECTION INDICATING STEEL BEAM STRUCTURE AT STORE FRONT

499 TILLOT ST.
ST. TAMMIS.

4





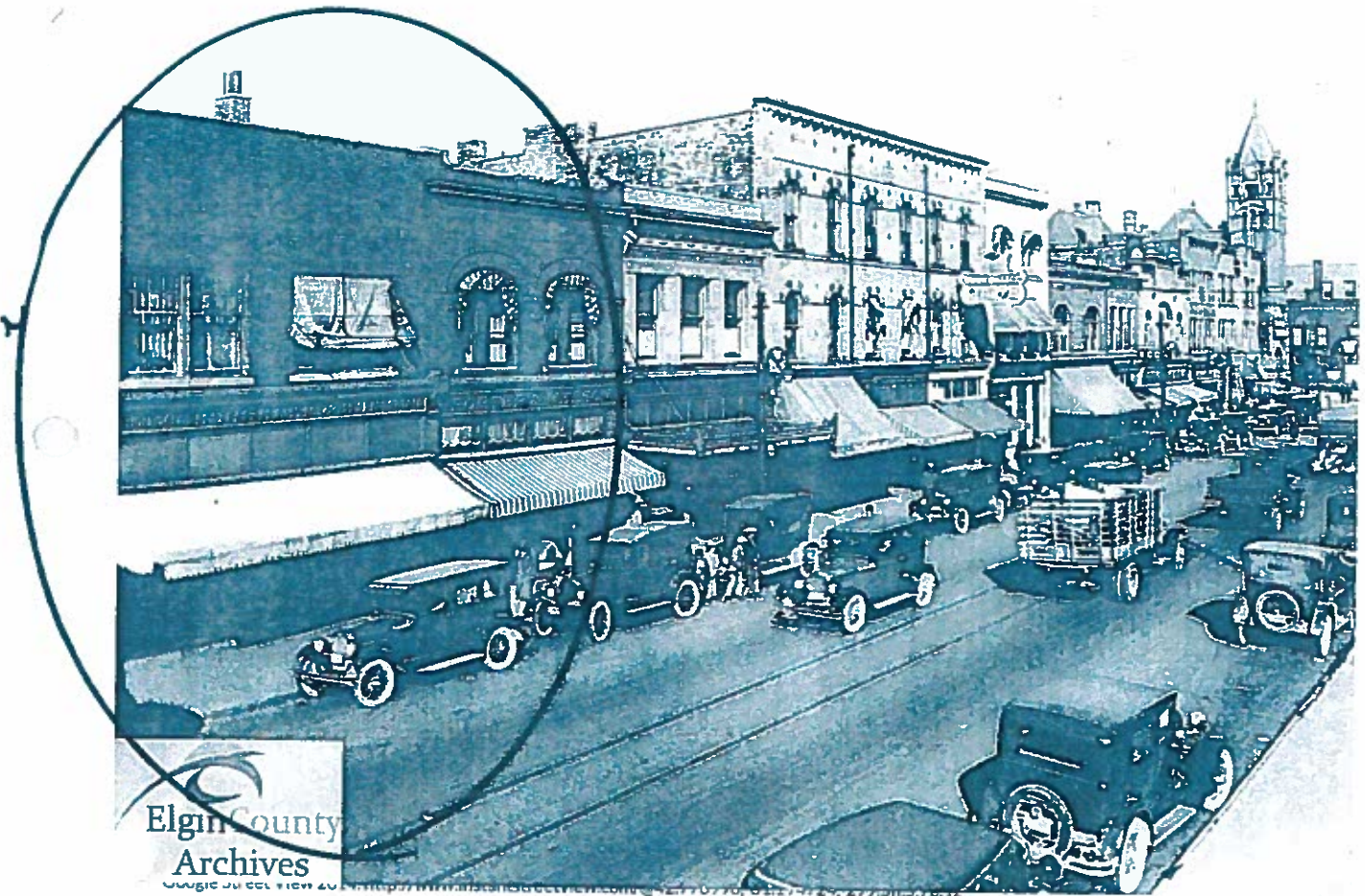
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Business and Industry

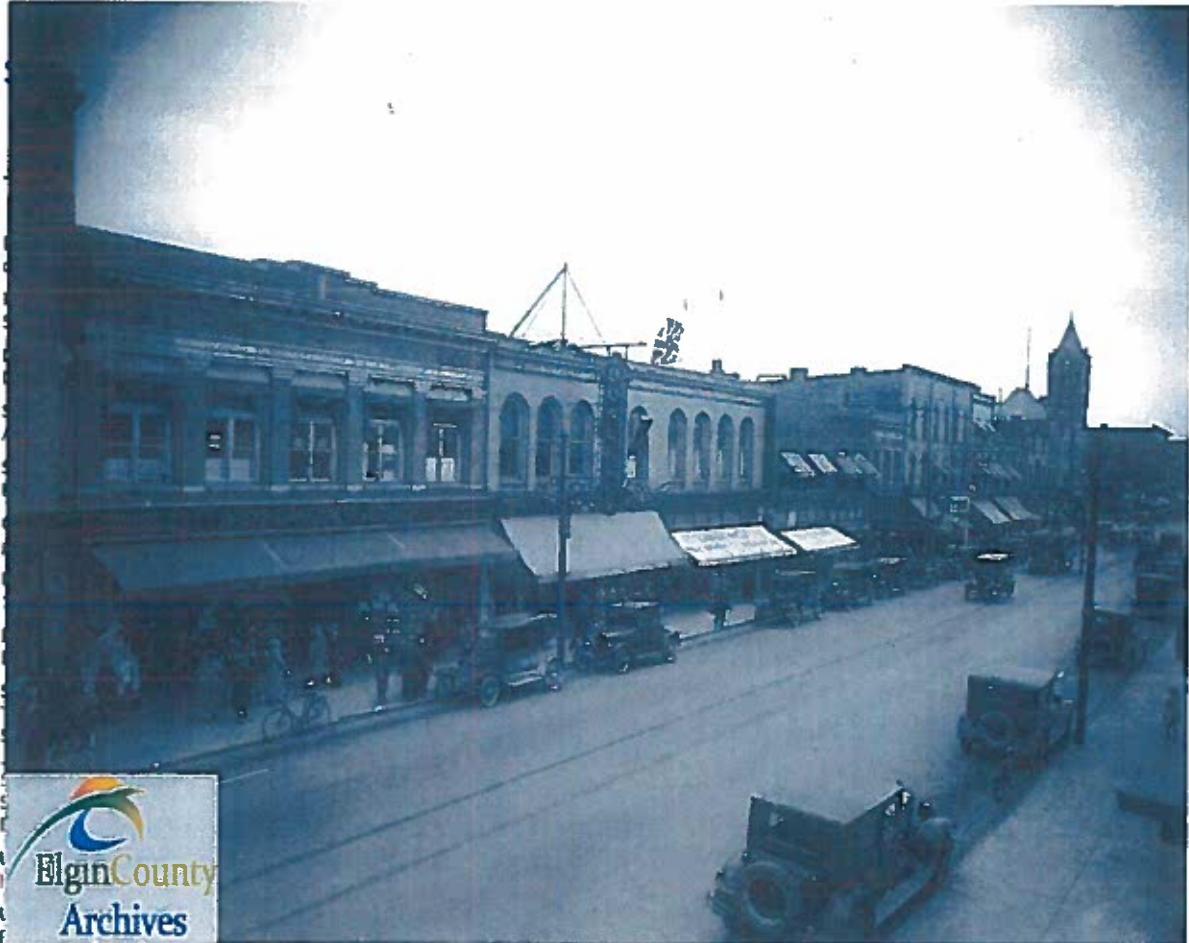
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PROPOSED NEW FACADE
FOR 499-501 TALBOT ST
ST. THOMAS — ONT

Talbot Street new Street Fascade

This proposed fascade renovation contributes to the setback from the street wall -Article 4.3.3.2. There will be new bronze coloured frames on all new windows on both ground floor and 2nd floor complete with transoms.

All brick work is to remain with new store front and sign fascade of 3/8 th inch cement board by James Hardy . Gooseneck lighting will highlight the individual mounted letters .

Permanant Awnings will be installed on 2nd floor and ground floor windows. The sill base under windows shall be stone to keep in harmony with the adjacent storefronts. New matching metal entrance doors with insert glazing as per sketch .

DOWNTOWN ST. THOMAS HERITAGE CONSERVATION DISTRICT PLAN

5.3 CONSENTS AND MINOR VARIANCES

The Committee of Adjustment is responsible for granting consents to sever or subdivide property in the City of St. Thomas in accordance with the *Ontario Planning Act*. The Committee is also responsible for granting minor variances from the requirements of the City's Zoning By-law, including variances to building heights, setbacks and parking, and ensuring these changes are consistent with the intent of the City of St. Thomas Official Plan, Zoning By-law, and other applicable plans or policies.

It is recommended that:

- The decisions of the Committee of Adjustment have regard for the policies and guidelines of the Downtown St. Thomas Heritage Conservation District Plan when reviewing applications within the Downtown St. Thomas Heritage Conservation District.
 - The Municipal Heritage Committee be circulated all severance and minor variance applications within the Downtown St. Thomas Heritage Conservation District and provide comments to be considered by the Committee of Adjustment.
 - The Committee of Adjustment refuse severance applications where the resulting parcel size would have a negative impact on the heritage attributes of the Downtown St. Thomas Heritage Conservation District and/or would not be in keeping with the adjacent protected heritage resources, recognizing that the general intent of the applicable Official Plan policies and Zoning By-law are to support a continuation of the prevailing lot fabric that has been established over time.
-

**CONFIRMATION OF A COMPLETE APPLICATION
APPLICATION FOR CONSENT**

August 28th, 2019

Secretary-Treasurer, Committee of Adjustment
Attention: Melanie Knapp

Pursuant to By-Law 30-2015, a consultation meeting was held on May 8th, 2018 with Planning staff and the applicant.

The time has lapsed on File # B05/18 and the applicant has submitted a new application.

An application for Consent, regarding 389 -393 Talbot Street, was filed on August 27th, 2019.

This letter is notice that the information and material required under Subsections 53(2) and 53(3) and the required fee under Section 69 of the Planning Act has been provided and the application for consent is thereby considered complete.

Regards,



Patrick. J. C. Keenan
Director of Planning & Building Services



- 24 -

BEZAIRE HEMERYCK BARNETT

Lawyers

JONATHON BARNETT

jon@strathroylaw.com

ANDREA
BEZAIRE

August 26, 2019

BRADLEY
HEMERYCK

City of St. Thomas
545 Talbot St.
St. Thomas, Ontario
N5P 3V7

JONATHON
BARNETT

Attention: Melanie Knapp

KATHERINE
TOMASZEWSKI

Dear Ms. Knapp:

Re: Application for Consent for Craig Hansford (2436069 Ontario Ltd.) and
Dane Moffatt

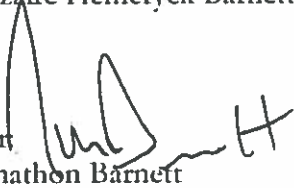
We are the lawyers for Craig Hansford (2436069 Ontario Ltd.) and Dane Moffatt. Last year an application for consent file #B05/18 was submitted and approved with conditions, but the one year condition period has passed before the conditions could be completed.

We have enclosed a new Application for Consent with a cheque payable to the City of St. Thomas in the amount of \$450.00.

If you have any questions regarding the foregoing, please do not hesitate to contact the writer directly.

Yours truly,
Bezaire Hemeryck Barnett Professional Corporation

ARTHUR
QUINLAN
(Retired)

Per 
Jonathon Barnett
JBB/ap
Encl.

CHARLENE
QUINLAN
(Retired)

ROBERT
WATERS
(Retired)

COMMITTEE OF ADJUSTMENT

APPLICATION FOR CONSENT

OFFICE USE:	Date Application Received: <u>Aug 27, 2019</u>	Consultation Date: _____
	Date Application Deemed Complete: _____	

Application #: B05/19

APPLICATION IS HEREBY MADE TO:

City of St. Thomas
545 Talbot Street
St. Thomas ON N5P 3V7
Tel: (519) 631-1680 ext 4125 Fax: (519) 633-9019
Email: mknapp@stthomas.ca

Please note that in accordance with By-Law 30-2015, consultation with the Planning and Building Services Department must take place prior to the submission of an application. After consultation, the application will be filed with the Assistant Secretary-Treasurer, together with the sketch referred to in Note 1 and \$450 made payable to the City of St. Thomas. All information and materials submitted for the application shall be made available to the public, as indicated by Section 1.0.1 of the Planning Act, R.S.O. 1990.

Personal information contained on this form is collected under the authority of the Planning Act, R.S.O. 1990, as amended, and Ontario Regulation 200/96 and will be used for the purpose of processing this application.

1. (a) Registered Owner(s): Craig Hansford (2436069 Ontario Ltd.) and Dane Moffatt

Mailing Address: 543 Oakride Dr. London, ON, N6H 5E2 and 190 Ridout St. S London, ON, N6C 3X9

Postal Code: _____ Telephone: 519-520-0226 and 519-494-0112 Fax: _____

email: info@maverickrealestateinc.com

(b) Owner's Solicitor or Authorized Agent (if any): Bezaire Hemeryck Barnett PC - Jon Barnett

Mailing Address: 18 Front St E Strathroy, Ontario

Postal Code: N7G 1Y4 Telephone: 519-245-0342 Fax: 519-245-0108

email: jon@strathroylaw.com

(c) Please specify to whom all communications should be sent:

Owner Solicitor Agent

2. (a) Type and purpose of proposed transaction: (Check appropriate space/s)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Creation of New Lot | <input type="checkbox"/> Disposal of Surplus Farm Dwelling |
| <input type="checkbox"/> Addition to Lot | <input type="checkbox"/> Correction of Title |
| <input type="checkbox"/> Mortgage or Charge | <input type="checkbox"/> Partial Discharge of Mortgage |
| <input type="checkbox"/> Lease | <input checked="" type="checkbox"/> Right-of-way |

Easement _____

(b) If a lot addition, identify the lands to which the parcel will be added:

N/A

Name of person(s), if known, to whom land or interest in land is intended to be transferred, charged or leased:

Craig Hansford (2436069 Ontario Ltd.) & Dane Moffatt

3. Are there any existing easements or restrictive covenants affecting the land?

Yes No

If "Yes" describe the easement or covenant and its effect: _____

4. Location of land:

Municipality (City/Town/Township) St. Thomas

Concession No _____ Lot(s) ² _____ Registered Plan No ³⁷ _____ Lot(s) ² _____

Reference Plan No _____ Part(s) _____

Name of Street Talbot Street No 393 & 389

5. Description of subject land: (in metric units) Part No. on sketch ³⁸⁹

(a) Frontage 6.858m Depth 27.467m Area 188.3m²

(b) Existing Use Vacant Proposed Use Mixed Use Commercial/Residential

(c) Existing and proposed buildings and structures on the subject land:

Existing: See Attached Plans

Proposed: See Attached Plans

6. Description of land to be retained: (in metric units) Part No. on sketch _____

(a) Frontage 11.603m Depth 33.529m Area 428.1m²

(b) Existing Use Vacant Proposed Use Mixed Use Commercial/Residential

(c) Existing and proposed buildings and structures on the land to be retained:

Existing: See Attached Plans

Proposed: See Attached Plans

7. (a) Type of access to subject land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water Access
- Regional Road
- Other Public Road
- Right-of-Way
- Private Road

(b) Type of access to retained land:

- Provincial Highway
- Municipal Road maintained all year
- Municipal Road maintained seasonally
- Water Access
- Regional Road
- Other Public Road
- Right-of-Way
- Private Road

(c) If the answer to (b) is "yes" does the proposed consent application conform to or does it not conflict with the Provincial Plan or Plans?

Yes No

15. As provided for in Ontario Regulation 197/96, and as required by this Committee of Adjustment, an application must be accompanied by a preliminary drawing prepared, signed and dated by an Ontario Land Surveyor, showing the information set out below. In the case of multiple applications, one drawing plus one extra copy for each additional application will suffice.

- (a) the boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- (b) the distance between the subject land and the nearest township lot line or landmark such as a bridge or railway crossing;
- (c) the boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained;
- (d) the location of all land previously severed from the parcel originally acquired by the current owner of the subject land;
- (e) the approximate location of all natural and artificial features on the subject land and on the land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- (f) the existing uses on adjacent land, such as residential, agricultural and commercial uses;
- (g) the location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- (h) if access to the subject land is by water only, the location of the parking and boat docking facilities to be used;
- (i) the location and nature of any easement affecting the subject land.

16. One copy of this application form is to be filed for each subject parcel, together with the preliminary drawing and the applicable application fee in cash, money order or by cheque made payable to the City of St. Thomas.

APPLICANT DECLARATION

By making this application, permission is hereby granted to any Municipal staff members and Municipal Planning Consultant to enter upon the premises described in this application at a reasonable time for the purpose of inspecting the property in relation to the proposed application and for distributing information concerning the same. This information is being collected pursuant to the Planning Act, Municipal Act, and Freedom of Information Act. The information contained herein will be distributed to bodies and agencies prescribed by legislation and regulation and also to interested parties.

If this application is signed by an agent or solicitor on behalf of an applicant, the owner's written authorization must accompany the application (Appendix A). If the applicant is a corporation acting without an agent or solicitor, the application must be signed by an officer of the corporation and the corporation's seal (if any) must be affixed.

MUNICIPAL FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

Application information is collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. In accordance with that Act, it is the policy of the City of St. Thomas to provide public access to all Planning Act applications and supporting documentation submitted to the City.


I, Jonathon Barnett, the Owner or Authorized Agent, hereby agree
(Print name of Owner or Authorized Agent)
and acknowledge that the information contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c.M. 56, I hereby consent to the City of St. Thomas making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

Collection of Personal Information:
Personal information on this form is collected under the authority of Section 41 of the *Planning Act*, R.S.O. 1990 and Sections 8 (1) and 10 of the *Municipal Act*, 2001, as amended, and will be used to contact the owner, applicant and/or agent regarding the Committee of Adjustment Application. Questions about this collection should be directed to the City Clerk, 545 Talbot Street, St. Thomas, Ontario, N5P 2T9, (519) 631-1680.

AFFIDAVIT OR SWORN DECLARATION

I, Jonathon Barnett of London in the province of Ontario,
name of applicant City
make oath and say (or solemnly declare) that the information required under Schedule 1 of Ontario Regulation 545/06 and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the Strathroy on this 26th day of August, 2019.
City Day Month Year



Signature of Owner or Authorized Agent

Aug 26 2019
Date



Signature of Commissioner of Oaths, etc.

Aug 26/19
Date

Diane Thompson, a Commissioner, etc.,
Province of Ontario, for Bezaire Hemeryck
Barnett Professional Corporation
Barristers and Solicitors
Expires May 21, 2021.

APPENDIX A – AUTHORIZATION OF OWNER

If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

I, Dane Moffatt and Craig Hansford (2436069 Ontario Ltd.), am the owner of the subject lands, and I authorize Jonathon Barnett (Bezaire Hemeryck Barnett PC), to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

August 23, 2019
Date

DocuSigned by:
CRAIG HANSFORD
Signature of Owner

8/23/2019
Date

DocuSigned by:
Dane Moffatt
95EB40D85F1C471...
Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by the City.

***Please note, Appendix B must be completed by the owner, not the authorized agent.**

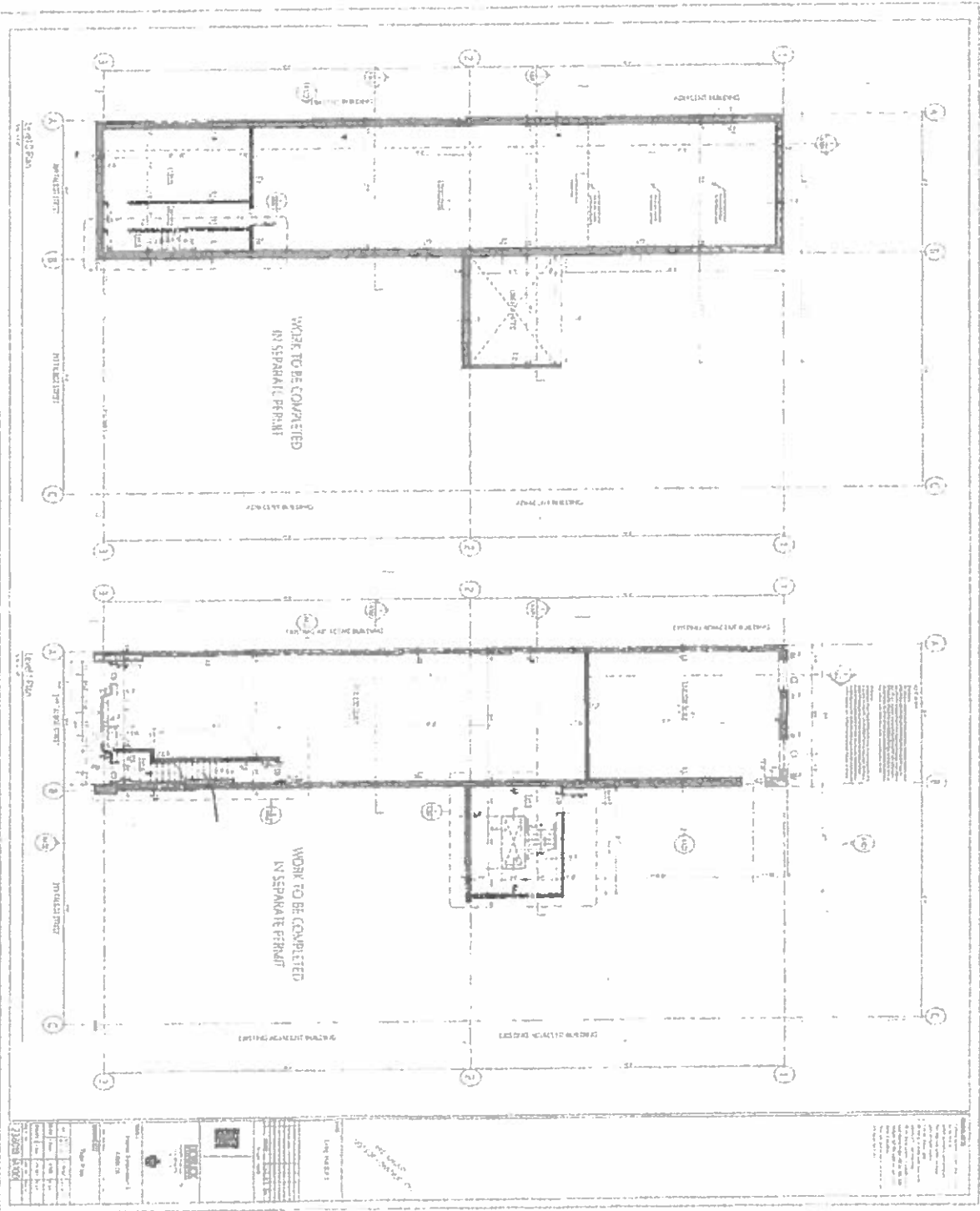
I, Dane Moffatt and Craig Hansford (2436069 Ontario Ltd.), am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

August 23, 2019
Date

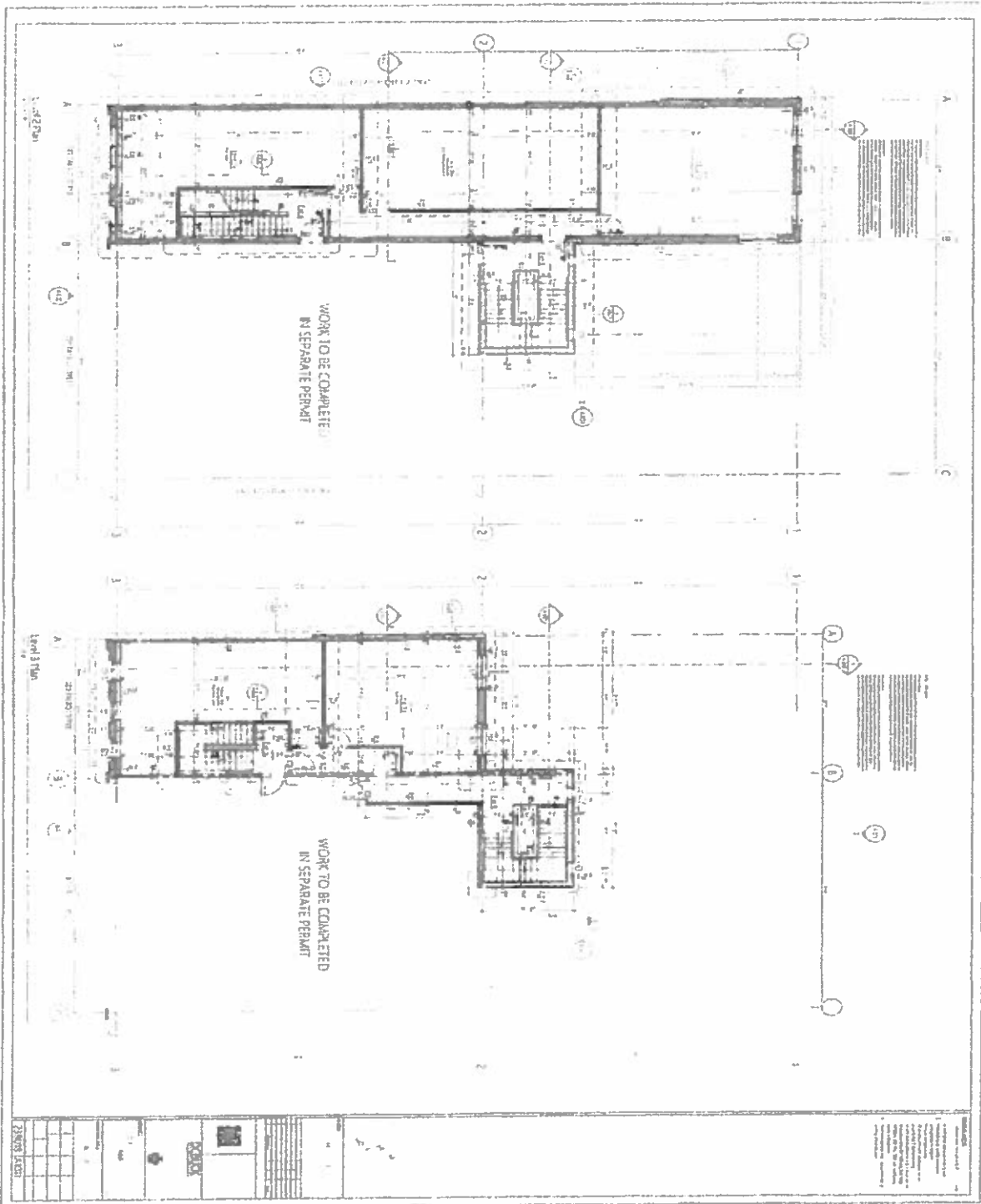
DocuSigned by:
CRAIG HANSFORD
Signature of Owner

8/23/2019
Date

DocuSigned by:
Dane Moffatt
95EB40D85F1C471...
Signature of Owner



PROJECT INFORMATION		
PROJECT NO.	1000000000	
DATE	10/10/2000	
REVISIONS		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/10/2000
2	REVISED PER PERMIT COMMENTS	10/10/2000
DESIGNER: [Signature]		
CHECKED: [Signature]		
DATE: 10/10/2000		



CITY OF ST. THOMAS

EXTRACT FROM THE COUNCIL MINUTES OF:

November 13, 2018

TO: Ms. M. Knapp, Secretary, Municipal Heritage Committee
Mr. J. McCoomb, Manager of Planning Services

Heritage Alteration Permit - 389-393 Talbot Street

THAT: Council authorize the issuance of a Heritage Alteration Permit for the property at 389-393 Talbot Street relating to Application HAP-01-18, provided that:

- (a) The second and third floor windows be renovated as shown on page 6 and the storefront level be renovated as shown on page 7 of Report MHC-06-18.
- (b) Existing dentil mouldings and corbels be maintained or replaced above the storefront.

Carried.

A handwritten signature in black ink, appearing to read "Matt Small". The signature is written in a cursive, flowing style with a large initial "M".



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COMMITTEE
Municipal Heritage Committee

Chair: Russell Schnurr

Report No.

MHC-06-18

Meeting Date:

November 13, 2018

Directed to: Mayor Heather Jackson and Members of City Council

Attachment
permit application

Subject: Heritage Alteration Permit - 389-393 Talbot Street

Recommendation

THAT: The Municipal Heritage Committee recommends the issuance of a Heritage Alteration Permit for the property at 389-393 Talbot Street relating to Application HAP-01-18, provided that:

(a) the second and third floor windows be renovated as shown on page 42 of the agenda and that the storefront level be renovated as shown on page 43 of the agenda

(b) existing dentil mouldings and corbels be maintained or replaced above the storefront.

Background

The Downtown Heritage Conservation District was established on August 13th, 2018.

The Municipal Heritage Committee's role is to receive delegations at committee meetings, review heritage alteration permit applications, provide constructive comments or feedback to applicants, and make recommendations to Council with respect to the permit applications.

The Municipal Heritage Committee has met with the applicant and reviewed the heritage alteration permit application for the property at 389-393 Talbot Street and is now in a position to make a recommendation to Council.

The Committee recommends that Council authorize the issuance of a Heritage Alteration Permit, with conditions.

Respectfully submitted,

Russell Schnurr, Chair

Municipal Heritage Committee

MUNICIPAL HERITAGE COMMITTEE

as of July 31, 2019

DESCRIPTION	2019		VARIANCE \$	Variance %	2019		2018		2018	
	ACTUAL YTD	BUDGET YTD			ANNUAL BUDGET	ACTUAL YTD	ACTUAL YEAR	ANNUAL BUDGET		
REVENUE										
31-5-01-1-0002-9080 National Trust for Canada funding							2,925	3,550	1,500	
31-5-01-1-0002-9480 Book Sales	205		205			57	485			
TOTAL REVENUE	205		205			2,982	4,035	1,500		
EXPENSES										
31-5-01-1-0002-3011 Reg Part-time Wages	5,504		5,504			4,368	5,242	4,100		
31-5-01-1-0002-3120 All Statutory Benefits	466		466			370	444	400		
31-5-01-1-0002-4076 Secretarial Support	583		583			583	1,000	1,000		
31-5-01-1-0002-5019 Program Supplies		2,625	(2,625)	-100%		1,098	1,227	1,500		
TOTAL EXPENSES	6,553	3,208	3,345	104%		6,419	7,913	7,000		
TOTAL MUNICIPAL HERITAGE C	6,348	3,208	3,140	98%		5,500	3,437	3,878	5,500	

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