AGENDA

THE THIRD MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

ROOM 304 & ZOOM **5:00 P.M.** **APRIL 8, 2026**

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on February 11th, 2026.

NEW BUSINESS

Heritage Alteration Permit 574 Talbot Street **Pages 3-9**

Work has been delegated to Staff for approval; this information is being provided as information only and no action is required.

Heritage Alteration Permit 571 Talbot Street **Pages 10-18**

Work has been delegated to Staff for approval; this information is being provided as information only and no action is required.

57 Walnut Site Plan & Heritage Impact Assessment **HIA Pages 19-81**
Site Plan Control Files - City of St. Thomas

Designated Heritage Permit Application 44 St. Catharine Street **Pages 82-96**

791 Talbot Street Antiques on the Side Jonathan Bate DB Interiors & Exteriors

UNFINISHED BUSINESS

Home Insurance

St Thomas Cemetery Company

Rail Line Development Centre Street Website Link

Listed Properties

Listed properties will remain on the register until January 1, 2027 Website Link

In-Person Meetings

2nd Wednesday of the month at 5pm - City Hall Room 304 – per Councils Procedural by-law the option to attend virtually will remain available.

NEXT MEETING

May 13, 2025

ADJOURNMENT

PLANNING & BUILDING SERVICES DEPARTMENT
t. (519) 633.2560 f. (519) 633.6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

MEMO

DATE: **March 16, 2026**

ATTENTION: **Sherry Steadman, Legislative Services Coordinator**

SUBJECT: **Heritage Alteration Permit**
574 Talbot Street
HAP-05-26

Please find attached a Heritage Alteration Permit Application for 574 Talbot Street. The attached materials are provided to the Municipal Heritage Committee for information purposes.

The property is identified as a "Contributing Resource" within the Downtown St. Thomas Heritage Conservation District Plan (HCD Plan), and the policies and guidelines in Section 4.3 of the HCD Plan would apply.

As provided in the application and supporting materials, the applicant is looking to install new signage to the building at 574 Talbot Street and Section 4.3.2.8 Signage would apply. As per By-law No. 79-2023, the Council of the City of St. Thomas has delegated the approval of signage to the Director of Planning and Building Services. Staff have reviewed the application and are of the opinion that the proposal conforms to the policies and guidelines of the HCD Plan and a Heritage Alteration Permit for the proposed sign has been issued.

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

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

ST. THOMAS

PLANNING & BUILDING SERVICES DEPARTMENT

t. f.

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:	Consultation Date:
	Date Application Deemed Complete:	File Number:

OWNER/APPLICANT

1. Property Owner

Name: 2209466 Ontario Inc

Address: 1000 Pond Mills road, London ON

Postal Code: N6N 1A2 Phone: 226 559 2836 Fax:

Email: info@220properties.ca

2. Agent/Applicant

Name: Rebecca Williston

Company: Bex Styles

Address: 578 Talbot St. St. Thomas ON.

Postal Code: N5P 1C4. Phone: 226-998-4150 Fax:

Email: bexstyles50@gmail.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

1. Municipal Address: 574 Talbot St. St. Thomas N5P1C4

2. Legal Description: PLAN 3 BLK A PT LOT 1 AND PT PRINCESS AVE

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

☑ **Alteration to Building/Property** ☐ **New Construction** ☐ **Demolition**

2. How is the property designated?

☐ **Individually Designated Property** ☑ **Part of the Heritage Conservation District** ☐ **Both**

3. 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 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 comices, 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 comices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies

☑ erection of a sign

☐ alteration of streets and their boulevards, squares, parking lots

4. 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.

all documents submitted through the cloud for the sign permit

5. 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.

4 few wire advertising

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 Bradley Beausoleil, 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, Rebecca Willston (name of applicant) of St. Thomas (City) in the province of Ontario,

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 St. Thomas (City) on this 16 (Day) day of March (Month), 2026 (Year).

Signature of Owner or Authorized Agent — 16/03/2026 (Date)

Signature of Commissioner of Oaths, etc. — 16/03/2026 (Date)

SARAH CATHARINA GORDON, a Commissioner, etc.,
Province of Ontario, for the Corporation of the City of St. Thomas.
Expires October 6, 2027.

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, Bradley Beausoleil, am the owner of the subject lands and I authorize Rebecca Williston, 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.

2026-03-06
Date

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, Bradley Beauscleil, 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.

2026-03-06
Date

Signature of Owner



Remove existing "ruby blues" sign & replace with new sign



MATERIAL TO BE USED
MaxMetal ACM (Aluminum Composite Material) Panel

Sign shall not be internally illuminated

TOTAL WEIGHT
15LBS

FASTENED TO THE WALL WITH BULL ANCHORS IN 6 SPOTS

SIZE 22" X 48"L



PLANNING & BUILDING SERVICES DEPARTMENT
t. (519) 633.2560 f. (519) 633.6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT

(Section 42(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18, as amended)

March 27, 2026

Harrison Cole
175 Edward Street
St. Thomas ON
N5P 4A8

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-06-26**
Property:	**571 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.

As per By-law No. 79-2023, the Council of the City of St. Thomas has delegated the approval of signage to the Director of Planning and Building Services and 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 to inform them that an application has been received.

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

Yours truly,

Kevin McClure, MCIP, RPP
Senior Planner

cc: Sherry Steadman, Legislative Services Coordinator, City of St. Thomas
Jennifer Cheeseman

PLANNING & BUILDING SERVICES DEPARTMENT
t. (519) 633.2560 f. (519) 633.6581
9 Mondamin Street
St. Thomas, Ontario, N5P 2T9

MEMO

DATE: **March 27, 2026**

ATTENTION: **Sherry Steadman, Legislative Services Coordinator**

SUBJECT: **Heritage Alteration Permit**
571 Talbot Street
HAP-06-26

Please find attached a Heritage Alteration Permit Application for 571 Talbot Street. The attached materials are provided to the Municipal Heritage Committee for information purposes.

The property is identified as a "Non-Contributing Resource" within the Downtown St. Thomas Heritage Conservation District Plan (HCD Plan), and the policies and guidelines in Section 4.4 of the HCD Plan would apply.

As provided in the application and supporting materials, the applicant is looking to install new signage to the building at 571 Talbot Street and Section 4.4.3.6 Signage would apply. As per By-law No. 79-2023, the Council of the City of St. Thomas has delegated the approval of signage to the Director of Planning and Building Services. Staff have reviewed the application and are of the opinion that the proposal conforms to the policies and guidelines of the HCD Plan and a Heritage Alteration Permit for the proposed sign has been issued.

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

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

ST. THOMAS
THE RAILWAY CITY

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: _____ Consultation Date: _____
Date Application Deemed Complete: _____ File Number: _____

OWNER/APPLICANT

1. Property Owner
   Name: Harrison Cole
   Address: 175 Edward St, St. Thomas ON
   Postal Code: N5P 4A8 Phone: _____ Fax: _____
   Email: hcole@colemunro.com

2. Agent/Applicant
   Name: Jennifer Cheeseman
   Company: Space Snacks & Galatic Sodas Cafe & Bakery
   Address: 571 Talbot Street
   Postal Code: N5P 1C5 Phone: 519-4941255 Fax: _____
   Email: Spacesnacksca@gmail.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

1. Municipal Address: 571 Talbot Street St Thomas ON N5P 1C5
2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

☑ **Alteration to Building/Property** ☐ **New Construction** ☐ **Demolition**

2. How is the property designated?

☐ **Individually Designated Property** ☐ **Part of the Heritage Conservation District** ☐ **Both**

3. 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 comices, 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 comices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies

☑ erection of a sign

☐ alteration of streets and their boulevards, squares, parking lots

4. 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.

8.5" White PVC Letters
- 6mm Aluminum Composite panel painted purple

2 inch long Standoffs to hold sign up

5. 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.

To add a business sign for our business to be visiable

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 Jennifer Cheeseman, 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, Jennifer Cheeseman (name of applicant) of London (City) in the province of Ontario,

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 (City) on this 19th (Day) day of March (Month), 2026 (Year).

J Cheeseman
Signature of Owner or Authorized Agent

19 March 2026
Date

Signature of Commissioner of Oaths, etc.

March 19/26
Date

Crystal Marie Penney, a [illegible] etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 22, 2028.

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, Harrison Cole, am the owner of the subject lands, and I authorize Jennifer Cheeseman, 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.

03/27/2026
Date

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, Harrison Cole, 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.

03/27/2026
Date

Signature of Owner

ST. THOMAS
THE RAILWAY CITY

PERMIT# 06-26

HERITAGE ALTERATION PERMIT

THE COUNCIL OF THE CITY OF ST. THOMAS HEREBY ISSUES THIS PERMIT:

To:	Harrison Cole 175 Edward Street, St. Thomas, ON N5P 4A8
For:	New Signage at 571 Talbot Street, as per File No. HAP-06-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this 27th day of March, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

Director of Planning and Building Services

Non-Lit Signage



Specifications:



-8.5” white pvc letters
-6mm aluminum composite panel, painted purple
-2” long standoffs to hold sign up

Heritage Impact Assessment – 57 Walnut Street, St. Thomas, Ontario

Final Report

August 21, 2025

Prepared for:
Walnut Park Inc.
200 Villagewalk Boulevard, Suite 401
London, Ontario N6G 0W8

Prepared by:
Stantec Consulting Ltd.
600-171 Queena Avenue
London, Ontario N6A 6J7

Project/File:
160941221

Stantec

Limitations and Sign-off

The conclusions in the Report titled Heritage Impact Assessment – 57 Walnut Street, St. Thomas, Ontario are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from Walnut Park Inc. (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided to applicable authorities having jurisdiction and others for whom the Client is responsible, Stantec does not warrant the services to any third party. The report may not be relied upon by any other party without the express written consent of Stantec, which may be withheld at Stantec's discretion.

Prepared by: _____
Signature

Lashia Jones, MA, CAHP
Senior Cultural Heritage Specialist
Printed Name and Title

Reviewed by: _____ Approved by: _____
Signature Signature

Meaghan Rivard, MA, CAHP
Senior Cultural Heritage Specialist
Printed Name and Title

Colin Varley, MA, RPA
Senior Archaeologist
Printed Name and Title

Executive Summary

Stantec Consulting Ltd. (Stantec) was retained by Walnut Park Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for 57 Walnut Street, in the City of St. Thomas, Ontario. The property is currently vacant and proposed to be developed with an apartment building. The property has no municipal heritage recognition but is situated directly adjacent to the Old St. Thomas Church located at 55 Walnut Street, which is designated under Part IV of the *Ontario Heritage Act* and is subject to an Ontario Heritage Trust (OHT) Easement. In conformance with the Provincial Planning Statement (PPS) an HIA is required to evaluate the impacts of the development on the adjacent designated property.

The HIA follows the Ministry of Citizenship and Multiculturalism's (MCM) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006).

For the purpose of this HIA, the Study Area comprises the municipal property boundary of 57 Walnut Street. The Study Area includes the municipal property boundaries of the adjacent designated property at 55 Walnut Street. To gain an understanding of the contextual history and character of the area, an overview of study area and surrounding area history is provided. A site assessment was undertaken to document the existing conditions, which included a pedestrian survey of the Study Area, the adjacent property at 55 Walnut Street, and the streetscape (from the public right-of-way).

The impact assessment in this HIA is based on the Statement of Significance and identified heritage attributes in the designation by-law for 55 Walnut Street and the information contained within the OHT Easement. The impact assessment identified the potential for indirect impacts and therefore mitigation measures were evaluated, and recommendations prepared. Accordingly, the following mitigation measures are recommended:

- Landscape Plan: A landscape plan should be prepared to conserve and enhance the "park like setting" of 55 Walnut Street, which is identified as a heritage attribute. This would include attention to planting along the property boundary and vegetative screening of parking areas adjacent to 55 Walnut Street.
- Site Plan Controls and Vibration Monitoring:
    - Isolation of the adjacent designated property from construction-related activities
    - Site plan controls indicated on all construction mapping, flagged in the field onsite, and communicated to team leads
    - Stabilization measures and protective barriers for the directly adjacent designated property
    - Vibration studies for the adjacent designated property

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material. Therefore, it is recommended that this report be deposited at the following locations:

City of St. Thomas
Municipal Heritage Committee
545 Talbot Street
St. Thomas, ON, N5P, 3V7

Elgin County Archives
450 Sunset Drive
St. Thomas, ON, N5R 5V1

The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.

Project Personnel

Project Manager:	Meaghan Rivard, MA, CAHP
Heritage Consultant:	Lashia Jones, MA, CAHP
Report Writer:	Lashia Jones, MA, CAHP Frank Smith, MA, CAHP
GIS Specialist:	Brandon Fonseca
Administrative Assistant:	Carol Naylor
Quality Reviewer:	Meaghan Rivard, MA, CAHP
Independent Reviewer:	Colin Varley, MA, RPA

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Acronyms / Abbreviations

CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MCM	Ministry of Citizenship and Multiculturalism
OHA	Ontario Heritage Act
OHT	Ontario Heritage Trust
O. Reg.	Ontario Regulation
PPS	Provincial Policy Statement
PPV	Peak Particle Velocity

1 Introduction

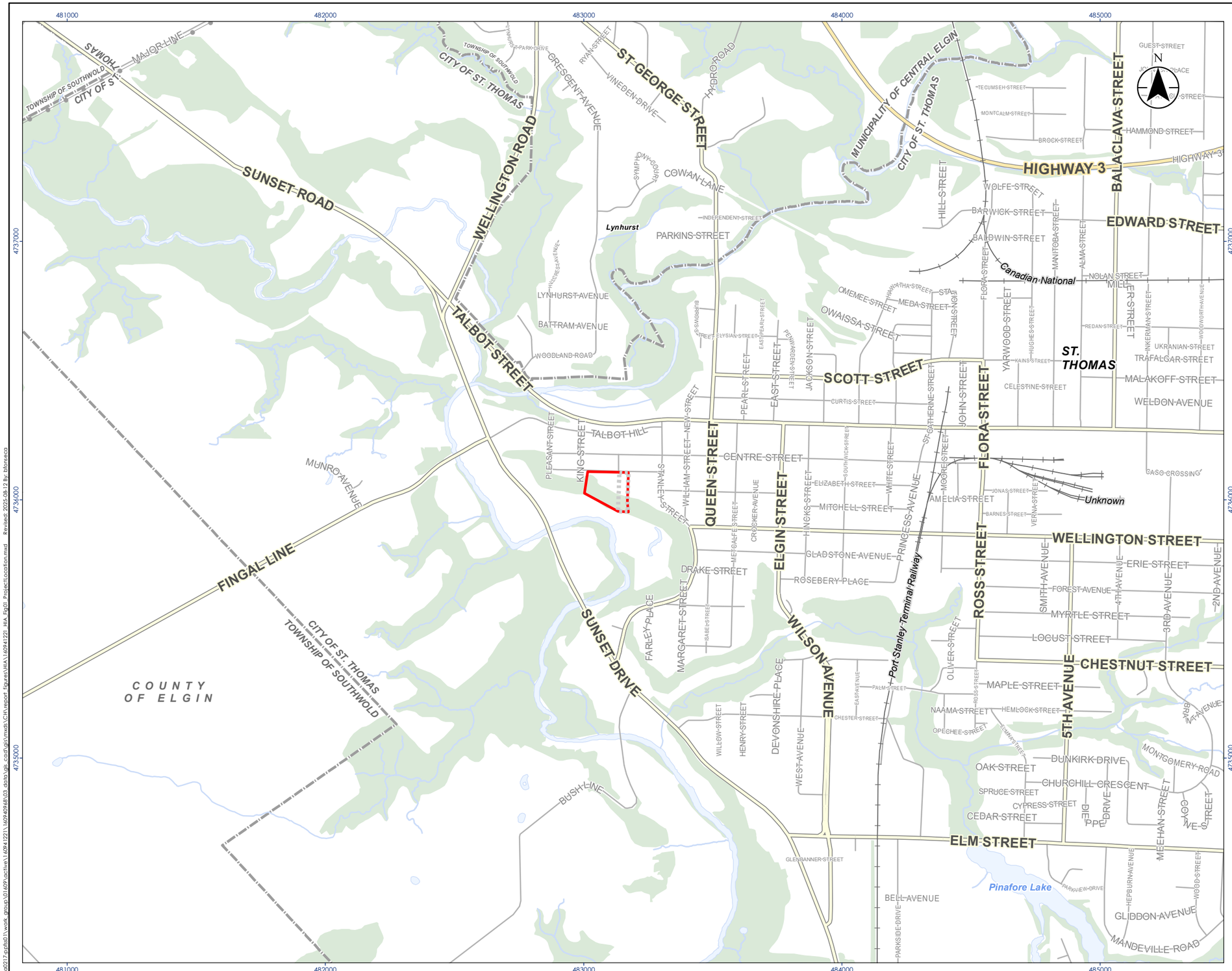
Stantec Consulting Ltd. (Stantec) was retained by Walnut Park Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for 57 Walnut Street, in the City of St. Thomas (the City), Ontario. The property is currently vacant and proposed to be developed with an apartment building. The property has no municipal heritage recognition but is situated directly adjacent to the Old St. Thomas Church located at 55 Walnut Street, which is designated under Part IV of the *Ontario Heritage Act* and is subject to an Ontario Heritage Trust (OHT) Easement. In conformance with the Provincial Policy Statement (PPS) an HIA is required to evaluate the impacts of the development on the adjacent designated property.

The HIA follows the Ministry of Citizenship and Multiculturalism's (MCM) Info Sheet #5 in *Heritage Resources in the Land Use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006).

As per the guidance in Info Sheet #5, this report contains the following:

- Introduction to development site
- Background research and analysis
- Statement of significance
- Assessment of existing conditions
- Description of the proposed development or site alteration
- Impact of development of site alteration
- Considered alternatives and mitigation strategies

For the purpose of this HIA, the Study Area comprises the municipal property boundary of 57 Walnut Street (Figure 1). The Study Area includes the Project Location at 57 Walnut Street and the municipal property boundaries of the adjacent designated property at 55 Walnut Street (Figure 2).



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Legend

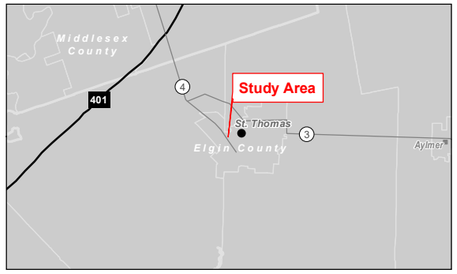
- Project Location
- Study Area (Approx.)
- Highway
- Major Road
- Minor Road
- Hydro Line
- Railway
- Watercourse
- Municipal Boundary
- Municipal Boundary, Lower
- Waterbody
- Wooded Area

0 0.5 1 km

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Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.



Project Location
St. Thomas, ON

160941221 REVA
Prepared by BF on 2025-08-12

Client/Project
WALNUT PARK INC.
57 WALNUT STREET, ST. THOMAS, ONTARIO
HERITGE IMPACT ASSESSMENT

Figure No.
1

Title
Project Location

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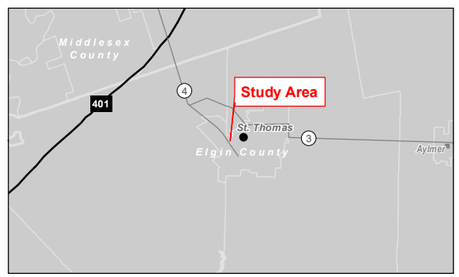
- Project Location
- Study Area (Approx.)

0 50 100 m

1:2,000 (At original document size of 11x17)

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.
3. Orthoimagery © 2025 Microsoft Corporation © 2025 Maxar ©CNES (2025) Distribution Airbus DS



Project Location
St. Thomas, ON

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Client/Project
WALNUT PARK INC.
57 WALNUT STREET, ST. THOMAS, ONTARIO
HERITGE IMPACT ASSESSMENT

Figure No.
2

Title
Location of Study Area

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2 Methodology

2.1 Policy Framework

The *Planning Act*, *Provincial Policy Statement* (PPS), and *City St. Thomas Official Plan*, all contain references to requirements associated with cultural heritage. Each is summarized below to provide a framework for policy requirements associated with the proposed development.

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

> *(d) The conservation of features of significant architectural, cultural, historical or scientific interest*
>
> (Government of Ontario 1990)

2.1.2 The Provincial Planning Statement

The Provincial Planning Statement (PPS) was updated in 2024 and is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 4.6 of the PPS states that a *"protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."*

(Government of Ontario 2024)

Under the PPS definition, conserved means:

> The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted, or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS, "*protected heritage property*" is defined as follows:

> Property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or Part IV of the Ontario Heritage Act; property identified by a provincial ministry or

a prescribed public body as a property have cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties;
property protected under federal heritage legislation; and UNESCO World Heritage Sites.
(Government of Ontario 2024)

2.1.3 City of St. Thomas Official Plan

The current Official Plan (OP) for the City was consolidated in October 2024. The City's OP contains the following policies with respect to heritage resources:

4.6.1 In accordance with the policies of the Ministry of Tourism, Culture and Sport, Council shall endeavor to recognize and preserve the heritage resources of the City of St.Thomas. Heritage resources include archaeological sites, buildings and structures of architectural, historic or engineering interest, groups of buildings or structures which are of interest and value in the landscape and rural and urban landscapes. In essence they are the works of humans and the effects of their activities in the environment and accordingly may be considered as heritage where they constitute the consultable record of past human activities, endeavors or events.

4.6.2 Council may support programs for the protection of heritage resources under the terms of the Ontario Heritage Act.

4.6.3 Council may establish a Municipal Heritage Committee to advise on matters relating to the Ontario Heritage Act, as amended, and other business relating to heritage conservation.

4.6.4 Council supports the designation and maintenance of properties and structures pursuant to Parts IV, V and VI respectively of the Ontario Heritage Act, as amended.

4.6.5 Where this committee or Council may identify areas for study as possible heritage Conservation Districts, the Municipality shall follow the procedures established by the Ministry ofTourism, Culture and Sport for the preparation of the Heritage Conservation District Plan.

4.6.6 Council also recognizes that there may be archaeological remnants of prehistoric habitation within the City and important archaeological evidence of historic activities which would be of value in future conservation of the built environment. Council may facilitate survey by government or private agencies should those agencies deem it necessary and may encourage the preservation or rescue excavation of archaeological resources which might be entailed in any future development.

4.6. 7 Council may implement the heritage policies of this Plan through participation in Provincial and federal programs related heritage conservation.

4.6.8 In addition to supporting individual property owners in the preservation of heritage resources, Council shall give consideration to the effects of public works on designated Heritage Conservation Districts.

4.6.9 New residential areas of historical, architectural or landscape value will be encouraged to develop in keeping with the overall character of these areas. Proposals for new plans of subdivision should include information regarding existing heritage features, including archaeological sites, in order that the approving authority may be able to properly evaluate the effect of the proposed subdivision on matters of Provincial interest in accordance with the Planning Act as amended and supporting Provincial Policy Statements.

4.6.10 Council may utilize any of the following planning tools to support efforts to preserve heritage resources in the City:

i) conditions of consent and subdivision approval and consequent agreements;

ii) provisions related to site plan control; and

iii) standards, definitions and regulations in zoning by-laws; and

iv) property standards by-law.

(City of St. Thomas 2024)

2.2 Background History

To understand the historical context of the property, resources such as land registry records, secondary sources, and online archival databases were consulted. To familiarize the study team with the Study Area, historical mapping from 1864, 1877 and 1903 were reviewed.

2.3 Field Program

A site assessment was undertaken on February 27, 2023, by Meaghan Rivard, Senior Heritage Consultant with Stantec. The weather conditions were cold and snowy. The site visit included a pedestrian survey of the Project Location, the Study Area, and the streetscape.

2.4 Assessment of Impacts

The assessment of impacts is based on the direct and indirect impacts identified in the MCM *Infosheet #5 Heritage Impact Assessments and Conservation Plans* (Infosheet #5).

Direct impacts include:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the cultural heritage value or interest (CHVI) of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden*
- *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.

2.5 Mitigation Options

In addition to providing a framework to assess the impacts of a proposed undertaking, the MCM Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006)

2.6 Consultation

A draft of the HIA was presented to the St. Thomas Municipal Heritage Committee for information on July 9, 2025. Members of the committee noted it would be beneficial to set up further meetings with

representatives of the church Diocese, Church Restoration Committee, and Heritage Committee to discuss the HIA, potential impacts, and mitigation measures.

A meeting was held with representatives of the Anglican Diocese, the Church Restoration Committee, Heritage Committee, Council, the Proponent, CDJL Engineers, and Stantec on August 12, 2025. The meeting allowed an opportunity for the various representatives to ask questions about the HIA, the proposed development, and next steps. The representatives agreed to continue conversations and look into additional pre-condition assessments for vibration monitoring, potential design modifications to address fencing, occasional access to the parking area for church staff and volunteers during events, location of the garbage receptacles, and tree removals along the boundary. Representatives of each group reiterated their mural desire to see the development proceed and maintain a positive neighbourly relationship between the church and Study Area development.

3 Historical Context

3.1 Introduction

The following section provides a brief overview of the history of the Study Area, 57 Walnut Street, and the adjacent designated property at 55 Walnut Street. The purpose of this section is not to provide an overarching history of the Study Area and St. Thomas, but rather to provide an understanding of the historical context within which the site is located.

The City of St. Thomas is located on the traditional territory of the Haudenosaunee, Anishinabek, Neutral, and Mississauga peoples. The City of St. Thomas is located on land covered under Treaty 2, also known as the McKee Purchase. This treaty was signed in 1790 between the Crown and various First Nations (City of St. Thomas no date [n.d.]; Ministry of Indigenous Affairs 2023).

3.2 Study Area History

The Study Area is situated on Lot 46, South of Talbot Road East in the former Township of Yarmouth (present-day City of St. Thomas, Elgin County). The township was first surveyed in 1809, by surveyor Mahlon Burwell. Early development in the area was influenced by the development of the Talbot Road, also surveyed by Burwell. The township and much of southwestern Ontario was settled under the direction of the prominent colonial administrator and landholder Colonel Thomas Talbot (Paddon *et al.* 1981).

Settlement in much of southwestern Ontario was delayed by the War of 1812. Following the war, the settlement of southwestern Ontario accelerated. Shortly after the end of the war, Captain Daniel Rapelje settled on part of Lot 46, South of Talbot Road and built a grist mill. By 1818, he had buried two of his sons within his land holdings, beginning the present-day cemetery at 55 Walnut Street (Canada's Historic Places 2023). In 1821, Rapelje donated two acres of land for an Anglican church and cemetery. The church was known as the St. Thomas Church. That same year, a plan for the town plot of St. Thomas was completed by Burwell, comprising 35-acres with lots fronting Talbot Road (Miller 1967). The St. Thomas Church was completed in 1824, and additions were added in 1825, funded by Colonel Talbot (Canada's Historic Places 2023).

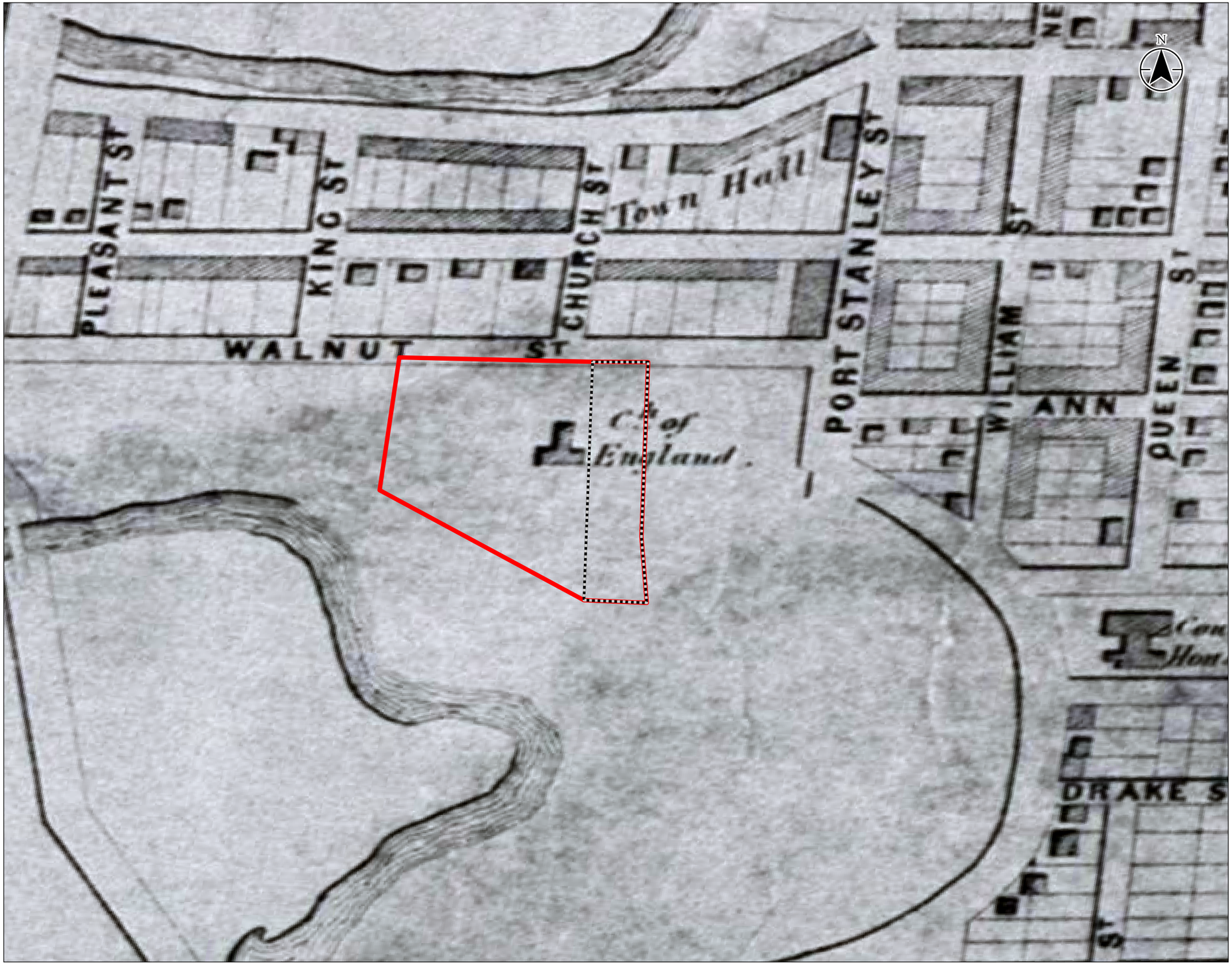
The community of St. Thomas continued to grow and was incorporated as a village in 1851 and as a town in 1861 (Sims 1984). Historical mapping from 1864 shows the Study Area located just outside the built-up area of the St. Thomas street grid (Figure 3). Historical mapping from 1877 depicts the Study Area within the bounds of the town limits of St. Thomas (Figure 4).

In July 1882, the property containing present-day 57 Walnut Street was purchased by the Ladies' Benevolent and Temperance Society of St. Thomas. The organization was dedicated to the care of the elderly and homeless in the area as well as the promotion of abstention from alcohol. By the end of 1882, the Society had constructed the Thomas Williams Home at present-day 57 Walnut (Plate 1). The home served as a "refuge for indigent citizens" (Elgin County Archives 2013). Fire insurance mapping from

1903 shows the Thomas Williams Home and the adjacent church and cemetery (Figure 5). In 1956, the mission of the Thomas Williams Home changed to care for senior citizens. The Thomas Williams Home operated until its sale into private ownership in 1994 (Elgin County Archives 2013). This structure remained on the property until its destruction by fire in 2022 (London Free Press 2022).

Plate 1 57 Walnut Street in 1975 (Elgin County Archives 1975)





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Project Location
Study Area (Approx.)

Notes
1. Historic image not to scale.
2. Reference: Tremaine, George. 1864. Tremaine's Map of the County Elgin. Toronto: Tremaine's Map Establishment.



Project Location
St. Thomas, ON

160941221 REVA
Prepared by BF on 2025-08-12
Technical Review by DH on 2023-05-02

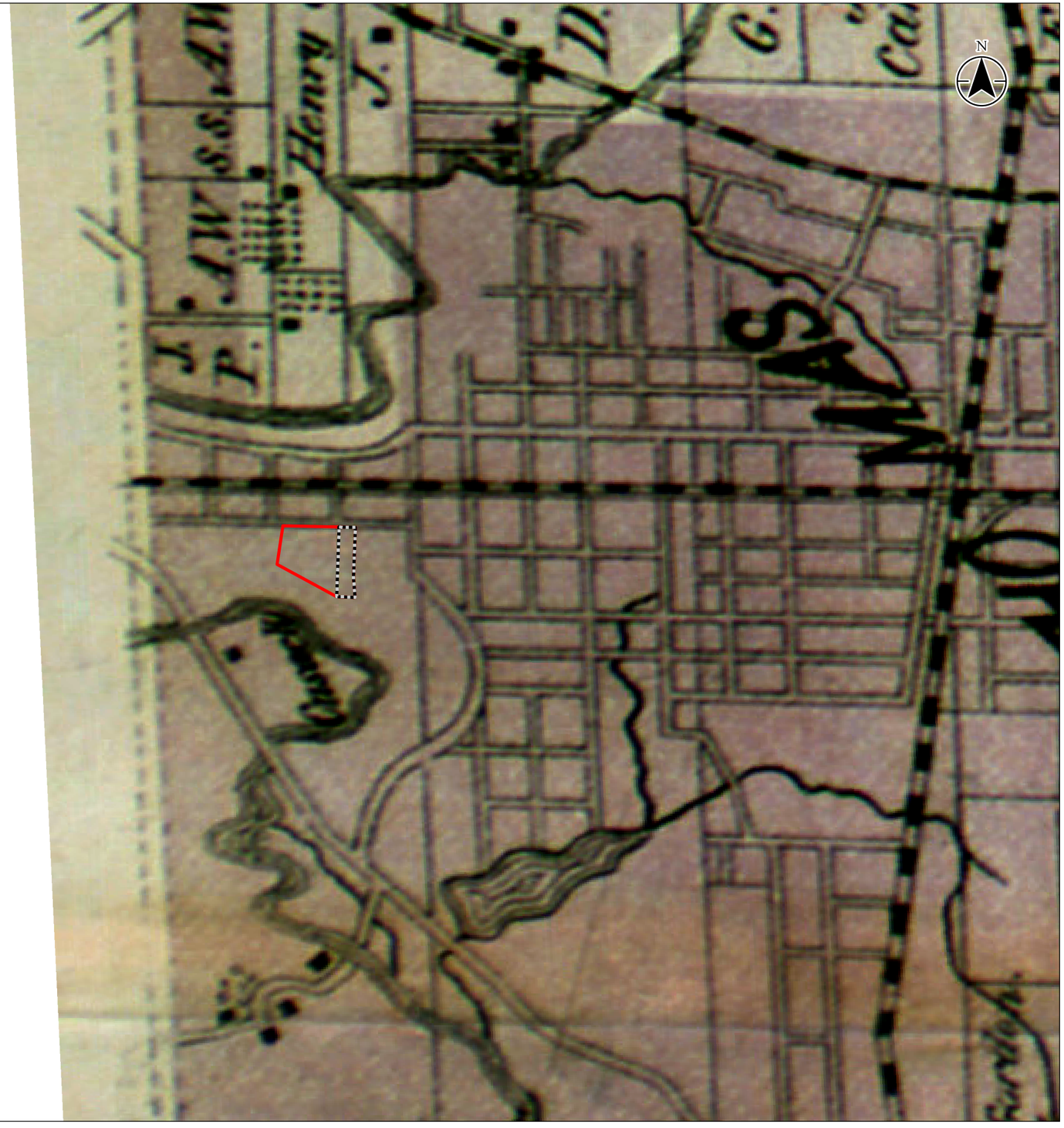
Client/Project
WALNUT PARK INC.
57 WALNUT STREET, ST. THOMAS, ONTARIO
HERITGE IMPACT ASSESSMENT

Figure No.
3

Title
Historical Mapping, 1864

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Stantec

Project Location
Study Area (Approx.)

Notes
1. Historic image not to scale.
2. Reference: Page, H.R. 1877. Illustrated Historical Atlas of the County of Elgin, Ont. Toronto: H.R. Page & Co.



Project Location
St. Thomas, ON

160941221 REV1
Prepared by BF on 2025-08-12
Technical Review by DH on 2023-05-02

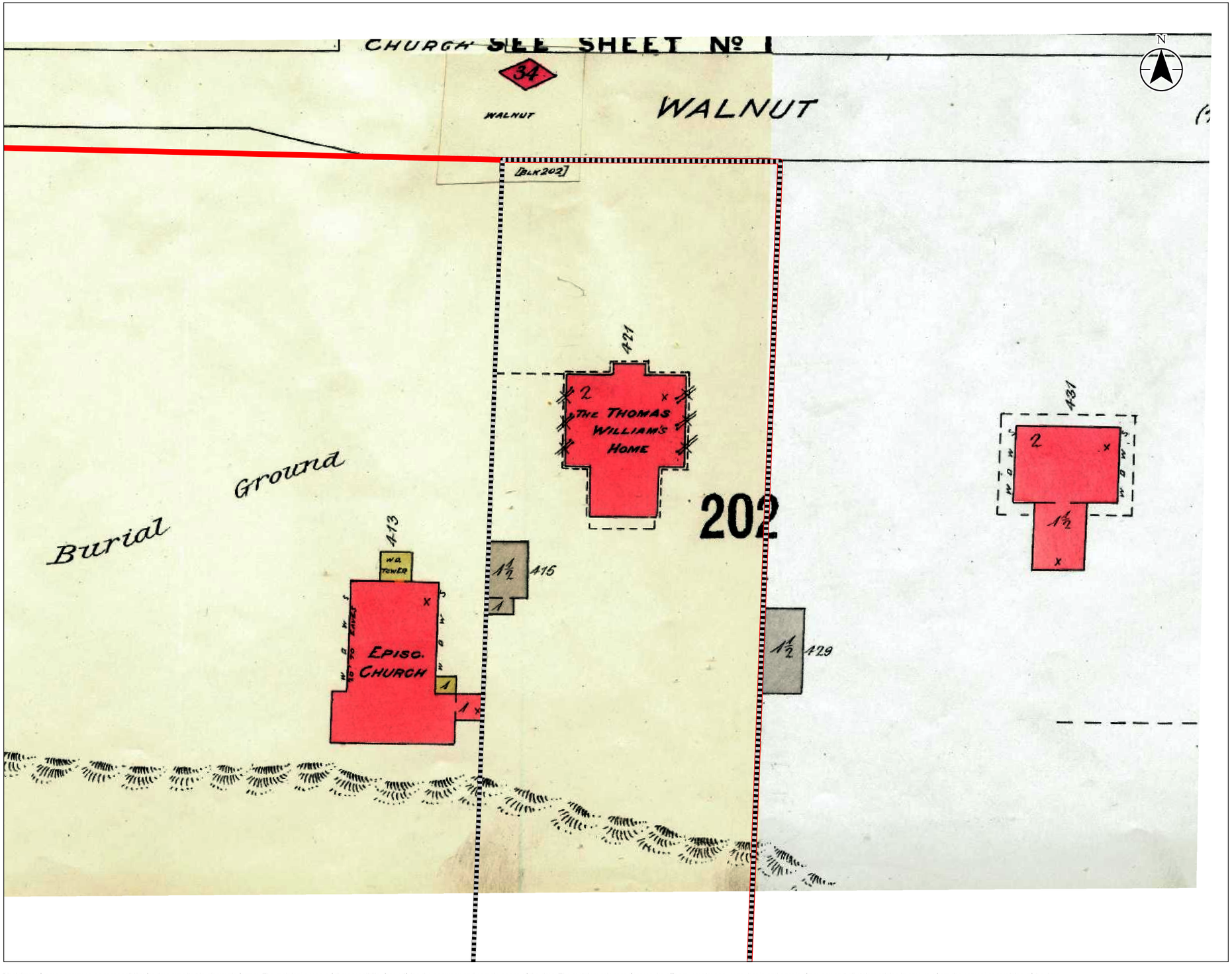
Client/Project
WALNUT PARK INC.
57 WALNUT STREET, ST. THOMAS, ONTARIO
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Figure No.
4

Title
Historical Mapping, 1877

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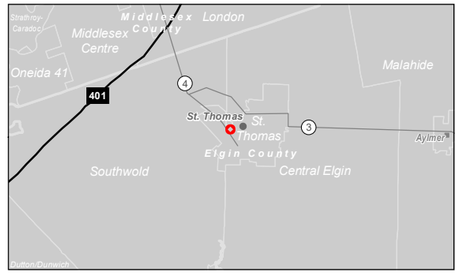
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Project Location
Study Area (Approx.)

Notes
1. Historic image not to scale.
2. Reference: Goad, Charles E. 1903. St. Thomas Fire Insurance Plan, Sheet 16.



Project Location
St. Thomas, ON

160941221 REV1
Prepared by BF on 2025-08-12
Technical Review by DH on 2023-05-02

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HERITGE IMPACT ASSESSMENT

Figure No.
5

Title
Fire Insurance Mapping, 1903

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4 Site Description

4.1 Introduction

A site visit of the Study Area was undertaken on February 27, 2023, by Meaghan Rivard, Senior Heritage Consultant with Stantec, who was accompanied by the Proponent. The weather conditions were cold and snowy. The site visit consisted of examination of the Study Area and streetscape. Photos of the streetscape and 55 Walnut Street were taken from the public right-of-way. Photographs were taken on an Apple iPhone11 at a resolution of 72 dots per inch and 4032 by 3024 pixels.

4.2 Landscape Setting

The Study Area is located on the south side of Walnut Street, west of Stanley Street and southeast of Church Street, which terminates at Walnut Street near the western property line of the Study Area. The property is located approximately 300 metres from the western end of the City's downtown core at Stanley Street and Talbot Street.

Walnut Street in the Study Area is a quiet, predominantly residential side street with two lanes paved in asphalt, no curbs, a concrete sidewalk on the north side of the street, and narrow asphalt pathway on the south side of the street between Stanley Street and the property at 55 Walnut Street. The asphalt path is separated from the road by a narrow strip of grass. Timber utility poles with municipal streetlights are located on the south side of the road (Photo 1 and Photo 2).

The Study Area is located within a primarily residential setting along Walnut Street, with a mix of one to two- and one-half storey residential properties surrounding it. These residences were designed with a mix of architectural influences ranging in date from the mid-to-late 19th century and mid-20th century (Photo 3 and Photo 4). The surrounding properties are clad in vinyl or aluminum siding, wooden clapboard cladding, brick, and manufactured stone (Photo 5 and Photo 6). Mature deciduous and coniferous trees are located within front yards of the surrounding properties, along with landscaped yards containing driveways, walkways, shrubs, and plantings.



Photo 1 57 Walnut Street, looking south



Photo 2 Timber utility poles with municipal streetlights, looking south



Photo 3 Streetscape along Walnut Street, looking west



Photo 4 Streetscape Walnut Street, looking east



Photo 5 Material of surrounding properties, example brick, looking south



Photo 6 Material of surrounding properties, example clad in vinyl or aluminum siding, looking west

4.3 Study Area

The Study Area is a 1.39-acre parcel of land with frontage on Walnut Street and rear lot frontage on V.A. Barrie Park. The property is currently vacant. The property previously contained Walnut Manor, a supportive living facility that was permanently closed and vacated prior to its destruction by fire in August 2022. The Study Area currently contains the remnants of a semi-circular driveway to the former Walnut Manor, and a mix of mature and intermediate deciduous and coniferous trees. The rear portion of the property contains a mix of trees and brush, sloping down a hill onto V.A. Barrie Park

4.4 55 Walnut Street

The property at 55 Walnut Street contains the St. Thomas Pioneer Church. The church is an early example of vernacular Gothic Revival architecture with basilica plan (Photo 7, Photo 8, and Photo 9). The church has a medium pitched cross gable roof with a crenelated tower and slender octagonal spire over the front (east) entrance. The church is clad in buff brick that has ben covered with white stucco on the north and south façades. The tower has clapboard cladding while the roof and spire are clad with metal. There are four lancet arch windows along both the north and south facades of the church, and the tower has louvred vents in a similar lancet shape. Lancet windows are also located on the east façade on either side of the entrance, which consists of paneled wooden doors and a lancet transom. All lancet windows have intersecting tracery in the arch (Photo 10 and Photo 11). The transept and sanctuary walls have ogee-arch windows with simple wood muntins and intersecting tracery or small quatrefoils. The south façade has a small one storey side-gable roof addition clad in buff brick and white stucco. The east façade of the addition has a single door and a rectangular 9/6 sash window.

The church is surrounded by a cemetery with stone grave markers and a long, paved, asphalt pathway leading from Walnut Street to the church entrance. The church property is accessed through a lych-gate constructed of ashlar stone piers and a timber gabled roof with timber finial and timber vertical siding. The gate contains copper memorial and dedication plates (Photo 12, Photo 13, and Photo 14).



Photo 7 Front façade of church, looking south



Photo 8 East façade of church, looking west



Photo 9 East façade of church, looking west



Photo 10 Lancet windows on either side of the entrance, which consists of paneled wooden doors and a lancet transom, looking south



Photo 11 East façade wooden framed windows, looking west



Photo 12 Entrance Lych-gate, looking south



Photo 13 'The Glory of God' copper memorial plate, looking south



Photo 14 'St. Thomas Church (Anglican) 1824' copper dedication plate, looking south

5 Statement of Cultural Heritage Value of Interest

The Study Area is adjacent to 55 Walnut Street, the St. Thomas Pioneer Church, which is designated under Part IV of the *Ontario Heritage Act* and subject to an OHT Easement. The statements of CHVI are contained below in their entirety and unedited. Copies of the Bylaw and Easement are contained in Appendix A.

5.1 City of St. Thomas By-Law 100-82

5.1.1 Historical and Architectural Value or Interest Reasons

The Church was built in 1823 and was used for regular worship of area pioneers from 1824 to 1877.

It is a frame construction typical of early pioneers, with Lancete [sic] windows and a castellated tower on which sits a spire. The building continues to be used for public worship during the summer months; also, there is the occasional wedding performed there.

The church building is surrounded by the pioneer cemetery where most of the early settlers and their descendants are buried.

5.2 OHT Easement

5.2.1 Description of Historic Place

The building at 55 Walnut Street, known as St. Thomas Pioneer Church, is situated in the City of St. Thomas. The brick and stucco building was designed in the Gothic Revival style and was constructed in 1824. The exterior, selected elements of the interior and the scenic character of the property are protected by an Ontario Heritage Trust conservation easement registered in 1988. A plaque commemorating the church was unveiled in 1959.The property is also designated by the Town of St. Thomas under Part IV of the *Ontario Heritage Act* (Bylaw 100-82).

5.2.2 Heritage Value

St. Thomas Pioneer Church is historically significant for its association with Col. Thomas Talbot, Capt. Daniel Rapelje, Bishop Chalres Stewart and the establishment of the Anglican Church in St. Thomas. The area around St. Thomas was originally part of a grant received by Col. Thomas Talbot (1771-1853) in 1803. Talbot, an Irish aristocrat, arrived in Quebec in 1790 and amassed a fortune selling land to settlers while opening Elgin County to settlement. Daniel Rapelje (1774-1828), an American who came to Upper Canada in 1802, became a captain of the 1st Middlesex Militia after serving in the War of 1812. Following the war, Capt. Rapelje built a grist-mill which attracted new settlers to the area. In 1821, Rapelje donated two acres of his original land grant to be used for a church building and a burial ground for Anglican adherents in the area. Rapelje had already buried two sons on the site in 1819. The church was

constructed in 1824 and a tower, steeple and chancel added in 1825, financed by a donation from Col. Thomas Talbot. As one of the earliest churches in area, the congregation had to rely on visiting missionary ministers until a permanent rector could be secured. The most important visiting minister was Rev. Charles James Stewart, who spent much of his career helping to establish the Anglican church in southwestern Ontario. Rev. Stewart (1775-1837) arranged for the first Holy Communion at the church on June 19, 1825. Though Stewart became the Bishop of Quebec in 1826, he would return to St. Thomas often. The church's first incumbent was the Rev. Alexander Mackintosh, a missionary deacon who served from 1824-1829. The church was consecrated in 1833 and would serve the congregation continuously until 1877 when Trinity Church opened. The 1824 church building then served as a Sunday school, losing its bell to Trinity Church. A new bell was donated to St. Thomas Church in the 1950s and is used to call worshippers to the church every June 19th in commemoration of the first Holy Communion.

5.2.3 Architectural Value

St. Thomas Pioneer Church is architecturally significant as an early example of vernacular Gothic Revival architecture in Ontario. The church has a basilica plan with modest transepts and a tower and steeple over the entrance. The nave has four bays characterized by lancet windows with finely crafted intersecting tracery in the arch. The east entrance, with its crenellated tower and gable end, also features a double door enclosed within a lancet arch with intersecting tracery. In the 1840s the church was extended to the south and transept galleries and a vestry were added. The pulpit was also relocated to the junction of the nave and transept at that time. The interior is characterized by simple white walls and box pews, called 'family pews'. The galleries have simple wainscoting panels of dark wood. The transept and sanctuary walls have ogee-arch windows with simple wood muntins of intersecting tracery and small quatrefoils. The exterior walls of the nave are rendered with white stucco over brick. The tower is wood-frame with white clapboard and contains a pair of lancet louvered vents on the façade, and single lancet louvered vents on the sides. The crenellation of the tower is replicated along the slope of the gable roof of the façade. The very tall and slender octagonal needle spire rises from above the crenellated tower and is clad with metal shingles.

5.2.4 Contextual Value

Located on Walnut Street in the City of St. Thomas, St. Thomas Pioneer Church's heritage value is greatly enhanced by its contextual setting. Surrounded by a graveyard dating back to 1819, the church yard is the final resting place of many generations of Anglicans in St. Thomas. The lych-gate and many trees in the cemetery also enhance the park-like surroundings of the church.

5.2.5 Character Defining Elements

Items that contribute to the historical value of the St. Thomas Pioneer Church include:

- Its association with Col. Thomas Talbot
- Its association with Capt. Daniel Rapelje
- Its association with Rev. Charles James Stewart (later Bishop of Quebec)

- Its association with the Anglican church in St. Thomas.

Exterior features that contribute to the architectural value of the St. Thomas Pioneer Church include:

- The basilica plan with modest transepts
- The wood-frame tower with clapboard siding
- The stucco-clad nave and façade walls
- The brick transept walls
- The octagonal needle spire clad in metal
- The lancet louvered vents in the tower
- The lancet windows in the nave walls with intersecting tracery
- The ogee-arch windows in the transept and sanctuary
- The intersecting tracery with quatrefoils in the ogee-arch windows
- The crenellation of the tower
- The crenellation of the gable roof of the façade

Interior features that contribute to the architectural value of the St. Thomas Pioneer Church include:

- The wood pulpit located on the east side of the church
- The arrangement and use of box pews
- The simple wood-panelled galleries

Characteristics that contribute to the contextual value of the St. Thomas Pioneer Church include:

- Its location at the edge of the historic boundary of the City of St. Thomas
- Its proximity to many of the oldest gravesites in St. Thomas
- Its entrance through a lych-gate

Its park-like setting with many mature deciduous trees

6 Impact Assessment

6.1 Description of Proposed Undertaking

Walnut Park Inc. is proposing to construct a three-storey, 21-unit apartment building on the existing property at 57 Walnut Street, adjacent to the protected property at 55 Walnut Street. The proposed apartment building will have access from 59 Walnut Street (subject to site plan approval) and include a rear parking area also accessed from 59 Walnut Street. The building is proposed to be set back 9.8 metres from the right-of-way, 12.8 metres from the property at 55 Walnut Street, and 4.5 metres from the property line of 59 Walnut Street.

The proposed development will have a modified mansard style and flat-topped roof with asphalt shingles on the mansard slope. The building is proposed to be clad in a rough finished stone cladding on the first storey and front entrance projection, with External Insulation Finishing System (EIFS) or similar cladding on the second and third storeys, punctuated with horizontal composite siding on window projections. The EIFS and siding are proposed in neutral colours. Renderings for the proposed development Are included in Appendix B, along with a site plan of the proposed development. The proposed development is to be of the same style as the completed three and five storey structures at 75 and 65 Walnut Street.

6.2 Assessment of Impacts to Identified Heritage Attributes

An assessment of impacts of the proposed development to the heritage attributes of 55 Walnut Street is provided in Table 1 and Table 2 (see Section 6.3 for identification of heritage attributes). Impacts are defined by InfoSheet #5 (see Section 2.4).

Table 1 Evaluation of Potential Direct Impacts

Direct Impact	Impact Anticipated	Relevance to 825 Riverside Drive West
Destruction of any, or part of any, *significant heritage attributes* or features.	No	The proposed development is adjacent to 55 Walnut Street and will not result in the destruction of the church or heritage attributes. **Therefore, no mitigation measures are required.**
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No	The proposed development is adjacent to 55 Walnut Street and will not result in the alteration of the church or heritage attributes. **Therefore, no mitigation measures are required.**

Table 2 Evaluation of Potential Indirect Impacts

Indirect Impact	Impact Anticipated	Relevance to 825 Riverside Drive West
Shadows created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden	No	The proposed development is a three-storey structure to be set back 12.8 metres from the property line of 55 Walnut Street, and at least 12.8 metres from the edge of the church (vestry addition). As a result, the proposed new development is unlikely to create shadows that would alter the appearance or viability of heritage attributes of 55 Walnut Street. **Therefore, no mitigation measures are required.**
Isolation of a *heritage attribute* from its surrounding environment, context, or a *significant* relationship	No	The proposed development is located adjacent to the protected property at 55 Walnut Street and will not result in the isolation of heritage attributes from their surroundings, context, or environment. **Therefore, no mitigation measures are required.**
Direct or indirect obstruction of *significant* views or vistas within, from, or of built and natural features	No	Views are not identified as heritage attributes in the designating bylaw or statement of significance for the property at 55 Walnut Street. **Therefore, no mitigation measures are required.**
A change in land use such as rezoning a battlefield from open space to residential use, allowing new *development* or *site alteration* to fill in the formerly open spaces	No	The proposed undertaking will not result in a change in land use of the property at 55 Walnut Street. **Therefore, no mitigation measures are required.**
Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an *archaeological resource*	Yes	The proposed development and construction (grading, parking lot paving, etc.) will occur within the property parcel of 57 Walnut Street. There is the potential for indirect land disturbances related to adjacent project activities and vibration activities as the church and grave markers are within 50 metres of the proposed undertaking. **Accordingly, mitigation measures must be prepared.**

6.3 Summary of Impacts to 55 Walnut Street

Direct impacts were not identified for 55 Walnut Street, as the proposed development will be contained within the property parcel of 57 Walnut Street and will not encroach on the adjacent property.

Indirect impacts to 55 Walnut Street are not anticipated related to shadows, obstruction of views, isolation of a heritage resource, and changes in land use. The shadows from the proposed undertaking will not alter the appearance of the identified heritage attributes of the church or cemetery. No significant views or contextual attributes were identified in the designation by-laws or statement of significance. A change in land use is not proposed for 55 Walnut Street.

There is potential for indirect impacts to the church and grave markers at 55 Walnut Street related to land disturbances from construction activities. As outlined in Section 2.4, while impacts of vibration on heritage buildings are not well understood, vibrations may be perceptible in buildings with a setback of less than 40 metres. Given the direct adjacency of proposed development activities, mitigation measures are required to conserve the identified heritage resources due to these indirect impacts.

7 Mitigation

7.1 InfoSheet #5 Mitigation Options

Alternative Development Approaches: The proposed development is located within the property parcel at 57 Walnut Street and does not result in the development of any part of 55 Walnut Street. Therefore, alternative development is not considered a necessary mitigation measure for this project.

Isolating Development and Site Alteration from Significant Built and Natural Features and Vistas: The proposed development is located on a separate property parcel from the protected property at 55 Walnut Street and is isolated from the identified heritage attributes of the property due to its proposed setbacks of more than 12 metres from the property line. Therefore, isolating development is a mitigation measure that has already been implemented in the proposed design.

Design Guidelines that Harmonize Mass, Setback, Setting, and Materials: The proposed undertaking does not result in a in an impact on the heritage attributes of 55 Walnut Street, and the properties are not located in a heritage conservation district (HCD) where policies and guidelines would apply to new development. The proposed exterior materials have been selected to harmonize with the design of the adjacent church and surrounding area while being sensitive to heritage considerations. This is achieved through the use of historic-inspired stone cladding, horizontal siding that reflects the church cladding, and neutral colours and finishes to be subordinate to the surrounding environment.

Limiting Height and Density: The proposed development is a three storey, 21-unit apartment building. The property is not located within an HCD that has policies or guidelines for height and density. The proposed structure's height of three stories is not anticipated to cause shadowing that would affect the heritage attributes of the adjacent property at 55 Walnut Street. Therefore, limiting height and density is not considered necessary for this project.

Allowing Only Compatible Infill: Redevelopment of the property is residential in nature and includes a low-density residential structure. The proposed development is compatible to the adjacent property through attention to setbacks, materials, and massing, as noted in previous mitigation measures. Therefore, this mitigation alternative is not applicable.

Reversible Alterations: Given the proposed development will occur on the property at 57 Walnut Street and alterations will not occur to the property at 55 Walnut Street, this alternative is not applicable within the scope of the proposed undertaking.

Buffer Zones, Site Plan Control, and Other Planning Mechanisms: The potential for land disturbance to the adjacent heritage resource has been identified. Additional information as it relates to buffer zones, site plan controls, and other planning mechanisms is included in Section 7.2.

As per InfoSheet #5, the above mitigation measures are not meant to be exhaustive. Alternative mitigation measures are discussed in the following sections.

7.2 Buffer Zones, Site Plan Control, and Other Planning Mechanisms

As the development is planned directly adjacent to a designated property, site plan controls will serve to protect the adjacent property from construction activities. This includes stabilization measures and protective barriers for the adjacent building and gravestones to indicate where construction activities should be limited. An effective approach typically includes identification of heritage structures on all construction plans to provide for sensitive treatment throughout construction activities.

As identified in Section 6, there is the potential for indirect impacts to the designated property resulting from construction-related ground vibration. To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey is typically employed. These plans are most often developed by a licensed Geotechnical Engineer with heritage experience.

The pre-construction condition survey typically includes screening the adjacent property to establish the existing conditions and vulnerability of the structure. Following the pre-construction condition survey, acceptable vibration limits for the structure are established prior to construction based on existing conditions, soil conditions, and type of construction vibration. Should the need for monitoring be identified, monitoring the ground-borne vibration levels in peak particle velocity (PPV) while construction activities take place provide for the safeguarding of the structure in line with acceptable limits. The vibration monitoring program may include the installation of vibration monitoring equipment in the building. Where acceptable levels are exceeded, construction activities may need to be paused as directed by the Geotechnical Engineer to determine a less invasive method for construction. This could range from an adjustment in equipment to avoidance of a certain portion of the property given ground conditions. Only after vibration levels have decreased does construction resume. A post-construction condition survey would assist in documenting damage associated with construction activities.

8 Recommendations

The HIA has considered the designating bylaw and statement of significance for the property at 55 Walnut Street. Following review, an impact assessment was carried out to identify the potential impacts of the proposed development at 57 Walnut Street. The impact assessment determined that the proposed development would result in the potential for indirect impacts to 55 Walnut Street based on its proximity to the proposed development. To mitigate these impacts, measures are recommended in the following sections.

8.1 Landscape Plan

It is recommended that a landscape plan be prepared to soften the appearance of the proposed development from the “park like setting” of 55 Walnut Street, which is identified as a heritage attribute. This would include attention to planting along the property boundary and vegetative screening of parking areas adjacent to 55 Walnut Street.

8.2 Site Plan Controls and Vibration Monitoring

To limit negative indirect impacts on the adjacent church and grave markers, the adjacent property should be isolated from construction-related activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to construction team leads. Site plan controls should also include stabilization measures and protective barriers for the adjacent designated property to indicate where construction activities should be limited, this should include at minimum the installation of temporary fencing around heritage features. In addition, vibration studies for the designated property should be completed under the direction of a qualified geotechnical engineer or vibration specialist. A recommended approach to vibration assessment is as follows:

1. Pre-condition survey should be prepared by a qualified engineer to determine the maximum acceptable vibration levels, or PPV levels and the appropriate buffer distance between construction activities and the adjacent heritage resource.
2. Vibration monitoring should be carried out and consist of monitoring the ground-borne vibration levels, in PPV while construction activities take place.
3. Post-construction condition survey should be carried out as determined by the Geotechnical Engineer. Post-construction condition survey shall be conducted after completion of construction for comparison purposes.

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Appendices

Appendix A Designating Bylaw and Easement Documents

CITY OF ST. THOMAS

100-82

BY-LAW NO. 100-82

A by-law to designate the Old St. Thomas Church at 55 Walnut Street, in the City of St. Thomas of historic and architectural value.

WHEREAS pursuant to The Ontario Heritage Act, R.S.O. 1980, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of historic or architectural value or interest.

AND WHEREAS notice of intention to so designate the property known as the Old St. Thomas Church at 55 Walnut Street, St. Thomas, Ontario, having been duly published and served, no notice of objection was received to such designation;

BE IT THEREFORE ENACTED BY THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. THOMAS, AS FOLLOWS:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule "A" hereto, known as the Old St. Thomas Church at 55 Walnut Street, in the City of St. Thomas, for the reasons set out in Schedule "B" hereto.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in The St. Thomas Times Journal, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under Part IV of The Ontario Heritage Act, 1974.

4. This by-law comes into force on the day it is finally passed.

READ a First and Second time this 18th day of October, 1982.

READ a Third time and Finally passed this 18th day of October, 1982.

CITY CLERK

MAYOR

100-82

SCHEDULE "A" to By-Law 100-82

All of Lot 12, Plan 192, and being in the City of St. Thomas, in the County of Elgin and being composed of Part of Lot No. 11, Plan 192, which may be more particularly described as follows:

PREMISING that the bearing of the southerly limit of Walnut Street as shown on Registered Plan 192 is N 89° 00' 20" W and relating all bearings herein thereto.

COMMENCING at a point in the North limit of Lot 11, being the southerly limit of Walnut Street which point is Twenty-two Feet, Five Inches (22'5") East of the North West angle of Lot No. 11, Plan 192;

THENCE East along the Northerly limit of Lot 11 Seventy Feet (70') to the North West angle of said Lot No. 12;

THENCE South along the Westerly limit of Lot 12, One Hundred and Sixty-five Feet (165') to the South West angle of said Lot No. 12;

THENCE South Seventy-One Degrees, Forty Minutes (71°40') East and along the Southerly limit of Lot 12 Three Hundred and Seventy-Seven Feet, Six Inches (377'6") to a point in South East angle of Lot No. 12;

THENCE South One Degree, Thirty-four minutes Forty seconds (S.1°34'40"W) West and along the Southerly production of the East limit of Lot No. 12 One Hundred Feet (100') to a point which is the North East angle of Part 2 on Reference Plan 11R-112;

THENCE North Seventy Degrees, Four Minutes, Thirty-five Seconds (N70°04'35"W) West and along the north limit of Part 2 on Reference Plan 11R-112, 465.65' to the North West angle of Part 2 on Reference Plan 11R-112;

THENCE North Eight Degrees, Seven Minutes, Ten Seconds (N.8°7'10"E) East, 233.77' to the place of beginning.

100-82

SCHEDULE "B" to By-Law 100-82

HISTORIC AND ARCHITECTURAL VALUE

OR INTEREST REASONS

The Church was built in 1823 and was used for regular worship of area pioneers from 1824 to 1877.

It is a frame construction typical of early pioneers, with Lancete windows and a castellated tower on which sits a spire. The building continues to be used for public worship during the summer months; also there is the occasional wedding performed there.

The church building is surrounded by the pioneer cemetary where most of the early settlers and their descendants are buried.

No. 247731
Registry Division of ELGIN (No. 11)
I CERTIFY that this instrument is registered as of

216 DEC 19 1982 in the

Land Registry
Office at
St. Thomas
Ontario.

Land Registrar

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Province of Ontario

Document General

Form 4 — Land Registration Reform Act, 1984

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FOR OFFICE USE ONLY

NUMBER 296968
CERTIFICATE OF REGISTRATION

88 AUG 11 P3:42

ELGIN
N° 11
ST. THOMAS LAND REGISTRAR

(1) Registry [X] Land Titles [ ]

(2) Page 1 of 16 pages

(3) Property Identifier(s) Block Property Additional: See Schedule [ ]

(4) Nature of Document

HERITAGE EASEMENT AGREEMENT

(5) Consideration

TWO---------- Dollars $ 2.00

(6) Description

Lot 12 and Part Lot 11, Plan 192, in the City of St. Thomas, in the County of Elgin as more particularly described in Appendix "A" attached hereto (pg 12)

New Property Identifiers Additional: See Schedule [ ]

Executions Additional: See Schedule [ ]

(7) This Document Contains: (a) Redescription New Easement Plan/Sketch [ ] (b) Schedule for: Description [X] Additional Parties [ ] Other [X]

(8) This Document provides as follows:

Covenants and easements pursuant to section 22 of the Ontario Heritage Act, R.S.O. 1980, c.337

See Easement Agreement attached

Continued on Schedule [ ]

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE ONTARIO HERITAGE FOUNDATION, (the "Foundation") by its solicitor Michael P. Brady		1988	7	1(

(11) Address for Service 77 Bloor Street West, 2nd Floor, Toronto, Ontario, M7A 2R9

(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature Y	M	D
THE INCORPORATED SYNOD OF THE DIOCESE OF HURON	(Owner)			

(13) Address for Service 220 Dundas Street, 4th Floor, London, Ontario, N6A 1H3

(14) Municipal Address of Property

St. Thomas Anglican Church,
55 Walnut Street,
St. Thomas, Ontario

(15) Document Prepared by:

Ministry of Culture and Communications,
Legal Branch,
77 Bloor Street W., 2nd Flr.,
Toronto, Ontario, M7A 2R9

FOR OFFICE USE ONLY

Fees and Tax	
Registration Fee	No Fee.
Total	

April, 19

Newsome and Gilbert, Limited
Form LF1333 (1/85)

SCHEDULE

THIS EASEMENT AGREEMENT made the 1st day of February, 1988.

B E T W E E N:

THE INCORPORATED SYNOD OF THE
DIOCESE OF HURON,

hereinafter called the "Synod"

OF THE FIRST PART;

- and -

THE ONTARIO HERITAGE FOUNDATION,
a body corporate continued by
the Ontario Heritage Act,
R.S.O. 1980, c. 337,

hereinafter called the "Foundation"

OF THE SECOND PART.

WHEREAS by an act passed in the thirty-eighth year of the reign of Her Majesty Queen Victoria, Chapter 74, the Synod of the Diocese of Huron of the United Church of England and Ireland and the Church Society of the said Diocese were incorporated as The Incorporated Synod of the Diocese of Huron;

AND WHEREAS the Synod is the registered owner of certain lands and premises situated in the City of St. Thomas in the County of Elgin and Province of Ontario (hereinafter called the "Property"), being composed of Lot 12 and Part of Lot 11 according to Plan 192 for the said City of St. Thomas as more particularly described in Appendix "A" attached hereto;

AND WHEREAS St. Thomas's Church, St. Thomas of the Anglican Church of Canada (hereinafter called "St. Thomas's"), is situated on the Property;

AND WHEREAS by section 7(c) of the Ontario Heritage Act, R.S.O. 1980, c. 337, one of the objects of the Foundation is to support, encourage and facilitate the conservation, protection and preservation of

the heritage of Ontario;

AND WHEREAS by section 10 (1) (b) of the Ontario Heritage Act, the Foundation is entitled to enter into agreements, covenants and easements with owners of real property, or interests therein, for the conservation, protection and preservation of the heritage of Ontario;

AND WHEREAS by section 22 of the Ontario Heritage Act, such covenants and easements entered into by the Foundation, when registered in the proper land registry office against the real property affected by them, shall run with the real property and may, whether positive or negative in nature, be enforced by the Foundation or its assignee against the owner or any subsequent owners of the real property, even where the Foundation owns no other land which would be accommodated or benefitted by such covenants and easements;

AND WHEREAS the Synod and the Foundation desire to conserve the aesthetic and scenic character and condition of the Property, including the lych gate and wall along Walnut Street, and the present historical, architectural, aesthetic and scenic character and condition of the exterior of St. Thomas's together with such interior areas as are shown in heavy outline on the floor plan attached hereto as Appendix "B" (all of which are hereinafter called the "Heritage Elements");

AND WHEREAS to this end, the Synod and the Foundation desire to enter into this Easement Agreement (hereinafter called the "Agreement");

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of TWO DOLLARS ($2.00) of lawful money of Canada now paid by the Foundation to the Synod (the receipt of which is hereby acknowledged), and for other valuable consideration, and in further consideration of the granting of the easements herein and in further consideration of the mutual covenants and restrictions hereinafter set forth, the Synod and the Foundation agree to abide by the following covenants, easements and restrictions which shall run with the Property for a period of ninety-nine (99) years from the 1st day of February, 1988.

1.0 Duties Of Synod

1.1 Alterations and Repairs

The Synod shall not, except as hereinafter set forth, without the prior written approval of the Foundation, undertake or permit any demolition, construction, reconstruction, alteration, remodelling, or any other thing or act which would materially affect the appearance or

construction of the Heritage Elements, including the lych gate and wall along Walnut Street. The approval required to be obtained from the Foundation herein shall be deemed to have been given upon the failure of the Foundation to respond in writing to a written request for it within sixty (60) days of receiving such request at its address as set out in paragraph 11.1 of this Agreement. If the approval of the Foundation is given or deemed to be given under this paragraph, the Synod, in undertaking or permitting the construction, alteration, remodelling, or other thing or act so approved of or deemed to be approved of, shall use materials specified by the Foundation.

The Synod may, without the prior written approval of the Foundation, undertake or permit the repair or refinishing of presently existing parts or elements of the Heritage Elements, including the lych gate and wall along Walnut Street, damage to which has resulted from casualty, loss, deterioration, or wear and tear, provided that such repair or refinishing may not be performed in a manner which would materially affect the construction or appearance of the Heritage Elements, including the lych gate and wall along Walnut Street.

1.2 Insurance

The Synod shall at all times during the currency of this Agreement keep St. Thomas's insured against normal perils that are coverable by fire and extended coverage insurance in an amount equal to the replacement cost of St. Thomas's. The Synod shall have a form as set out in Appendix "C" attached hereto completed and certified by its insurance company and delivered to the Foundation within three (3) weeks of the execution of this Agreement, and thereafter evidence satisfactory to the Foundation of the renewal of insurance shall be delivered to the Foundation at least three (3) clear days before the termination thereof. If the Synod fails to so insure St. Thomas's, or if any such insurance on St. Thomas's is cancelled, the Foundation may effect such insurance as the Foundation reasonably deems necessary and any sum paid in so doing shall forthwith be paid by the Synod to the Foundation, or if not, shall be a debt owing to the Foundation and recoverable from the Synod by action in a court of law. All proceeds receivable by the Synod under any fire and extended coverage insurance policy or policies on St. Thomas's shall, on the written demand and in accordance with the requirements of the Foundation, be applied to replacement, rebuilding, restoration or repair of St. Thomas's to the fullest extent possible having regard to the particular nature of St. Thomas's and the cost of such work. The Synod's financial liability to replace, rebuild, restore or repair St. Thomas's if it has been damaged or destroyed shall not exceed the proceeds receivable by the Synod under any fire and extended coverage insurance policy or policies. In the event that the proceeds receivable by the Synod under any fire and extended coverage insurance policy or policies are insufficient to effect a partial or complete restoration of the Heritage Elements, the Foundation shall have the privilege, but not the obligation, of contributing additional monies towards the replacement, rebuilding, restoration, or repair costs in order

to effect a partial or complete restoration of the Heritage Elements, provided that the Foundation shall notify the Synod of the Foundation's intention to do so within forty (40) days after receiving from the Synod (a) the written request for permission to demolish referred to in paragraph 1.3, or (b) all plans and specifications for the replacement, rebuilding, restoration or repair of the Heritage Elements, as the case may be.

1.3 Demolition

The Synod shall notify the Foundation of any damage or destruction to St. Thomas's within ten (10) clear days of such damage or destruction occurring. In the event that St. Thomas's is damaged or destroyed and the replacement, rebuilding, restoration or repair of it is impractical because of the financial costs involved, or because of the particular nature of St. Thomas's, the Synod shall, in writing within forty (40) days of the giving by the Synod of notice of such damage or destruction, request written approval of the Foundation to demolish St. Thomas's, and in the event of receiving the approval in writing of the Foundation, be entitled to retain any proceeds from the insurance hereinbefore mentioned and to demolish St. Thomas's. Such approval shall be deemed to have been received upon failure of the Foundation to respond in writing to a written request for it within forty (40) days of the receipt thereof.

1.4 Reconstruction By Synod

If the Foundation does not give the approval referred to in paragraph 1.3, or if the Synod has not requested the approval referred to in paragraph 1.3, the Synod shall replace, rebuild, restore or repair St. Thomas's to the limit of any proceeds receivable under any fire and extended coverage insurance policy or policies on St. Thomas's and of any additional monies contributed by the Foundation towards the replacement, rebuilding, restoration or repair of the Heritage Elements under the provisions of paragraph 1.2 to effect a partial or complete restoration of St. Thomas's. Before the commencement of such work, the Synod shall submit all plans and specifications for the replacement, rebuilding, restoration or repair of the Heritage Elements to the Foundation for its written approval within one hundred and thirty-five (135) days of the damage or destruction occurring to St. Thomas's. Restorative work on the Heritage Elements shall not be commenced without the prior written approval of the Foundation and shall be performed upon such terms and conditions as the Foundation may stipulate. Such approval shall be deemed to have been received upon failure of the Foundation to respond in writing to a written request for it within thirty (30) days of the receipt of such request by the Foundation. The Synod shall cause all replacement, rebuilding, restoration and repair work on the Heritage Elements to be commenced within thirty (30) days of the approval by the Foundation of the plans and specifications for it and to be completed within nine (9) months of commencement, or as soon as possible thereafter if factors beyond its control prevent completion within the said nine (9) months, and the Synod

shall cause all such work to conform to the plans and specifications approved of and terms and conditions stipulated by the Foundation.

1.5 Reconstruction By Foundation

In the event that the request to demolish St. Thomas's is not submitted or is refused pursuant to the provisions of paragraph 1.3 and the Synod fails to submit plans and specifications for the replacement, rebuilding, restoration or repair of the Heritage Elements pursuant to paragraph 1.4 which are acceptable to the Foundation, the Foundation may prepare its own set of acceptable plans and specifications for the Heritage Elements. The Synod shall have thirty (30) days from receiving a copy of such plans and specifications to notify the Foundation in writing that it intends to replace, rebuild, restore or repair the Heritage Elements in accordance with those plans and specifications. If the Synod does not so notify the Foundation within the said thirty (30) days, the Foundation may proceed with replacing, rebuilding, restoring or repairing St. Thomas's up to the value of any insurance proceeds receivable by the Synod under any fire and extended coverage insurance policy or policies and of any additional amount that the Foundation is prepared to contribute to effect a partial or complete restoration of the Heritage Elements. The Synod shall reimburse the Foundation for any expenses incurred by the Foundation thereby to an amount not to exceed any insurance proceeds receivable by the Synod under any fire and extended coverage insurance policy or policies.

In the event that the Foundation does not submit its own acceptable plans and specifications or does not proceed with replacing, rebuilding, restoring or repairing St. Thomas's within sixty (60) days after it becomes so entitled, unless it is prevented from so doing by the action or omission of the Synod or any tenant or agent of the Synod, or by any other factors beyond its control, the Foundation's rights under this paragraph shall automatically terminate and the Synod shall be entitled to retain the proceeds receivable under any fire and extended coverage insurance policy or policies and to demolish St. Thomas's.

1.6 Maintenance Of St. Thomas's

The Synod shall at all times maintain the Property in as good and sound state of repair as a prudent owner would normally do so that no deterioration in the present condition and appearance of the Heritage Elements, including the lych gate and wall along Walnut Street, shall take place.

1.7 Signs, Structures, Etc.

The Synod shall not erect or permit the erection on St. Thomas's of any signs, permanent storms, screens or awnings, television aerials or other similar type objects without the prior written approval of the Foundation.

1.8 Surrounding Lands

In respect to the Property, the Synod shall not, except

with the prior written approval of the Foundation, and subject to the provisions of the Cemeteries Act, R.S.O. 1980, c.59 applicable thereto,

(a) grant any easement or right of way;

(b) erect or remove or permit the erection or removal of any building, sign, fence, or other structure of any type whatsoever;

(c) allow the dumping of soil, garbage, waste or other unsightly, hazardous or offensive materials of any type or description;

(d) except for the maintenance of burial plots and existing improvements, allow any changes in the general appearance or topography of the lands, including and without limiting the generality of the foregoing, the construction of drainage ditches, transmission towers and lines, and other similar undertakings as well as the excavation, dredging or removal of soil, rock, or other materials;

(e) allow the removal, destruction or cutting of trees, shrubs or other vegetation except as may be necessary for (i) the prevention or treatment of disease, or (ii) other good husbandry practices;

(f) allow the planting of trees, shrubs or other vegetation which would have the effect of (i) reducing the aesthetics of St. Thomas's or the Property, or (ii) causing any damage to St. Thomas's;

(g) allow any activities, actions or uses detrimental or adverse to water conservation, erosion control and soil conservation.

2.0 Approvals

2.1 Where any request for approval required under this Agreement is made, the determination of the Foundation may be based upon choice of materials, architectural design, historical authenticity, or any other grounds, not limited to purely aesthetic or historical grounds, but the Foundation's approval shall not be unreasonably withheld.

3.0 Remedies Of Foundation

3.1 If the Foundation is of the opinion that the Synod has neglected or refused to perform any of its obligations set out in this Agreement, the Foundation may, in addition to any of its other legal or equitable remedies, serve on the Synod a notice setting out particulars of the breach and of the Foundation's estimated maximum costs of remedying the breach. The Synod shall have thirty (30) days from receipt of such notice to remedy the breach or make arrangements satisfactory to the Foundation for remedying the breach.

If within those thirty (30) days the Synod has not remedied the breach or made arrangements satisfactory to the Foundation for remedying the breach, or if the Synod does not carry out the said

arrangements within a reasonable period of time, the Foundation may enter upon the Property and may carry out the Synod's obligations and the Synod shall reimburse the Foundation for any expenses incurred thereby, up to the estimated maximum costs of remedying the breach set out in the aforesaid notice. Such expenses incurred by the Foundation shall, until paid to it by the Synod, be a debt owed by the Synod to the Foundation and recoverable by the Foundation by action in a court of law.

4.0 Waiver

4.1 The failure of the Foundation at any time to require performance by the Synod of any obligation under this Agreement shall in no way affect its right thereafter to enforce such obligation, nor shall the waiver by the Foundation of the performance of any obligation hereunder be taken or be held to be a waiver of the performance of the same or any other obligation hereunder at any later time.

5.0 Extension Of Time

5.1 Time shall be of the essence of this Agreement. Any time limits specified in this Agreement may be extended with the consent in writing of the parties, and time shall be deemed to remain of the essence of this Agreement notwithstanding any extension of any time limit.

6.0 Use of Property

6.1 The Synod expressly reserves for itself, its representatives, successors and assigns and for the congregation of St. Thomas's the right to use the Property for all purposes not inconsistent with this Agreement.

7.0 Inspection Of The Property

7.1 The Foundation or its representatives shall be permitted at all reasonable times to enter upon and inspect the Property and St. Thomas's upon prior written notice to the Synod of at least twenty-four (24) hours.

8.0 Plaque and Publicity

8.1 The Synod agrees to allow the Foundation to erect a plaque on St. Thomas's, in a tasteful manner and at the Foundation's expense, indicating that the Foundation holds a conservation easement on

the Property. The Synod also agrees to allow the Foundation to publicize the existence of the easement.

9.0 Access To Public

9.1 The Synod shall use its best efforts to ensure that members of the public are allowed reasonable access to S. Thomas's, during daylight hours, and upon reasonable notice to the Synod.

10.0 Severability Of Covenants

10.1 The Synod and the Foundation agree that all covenants, easements and restrictions contained in this Agreement shall be severable, and that should any covenant, easement or restriction in this Agreement be declared invalid or unenforceable, the remaining covenants, easements and restrictions shall not terminate thereby.

11.0 Notice

11.1 Addresses Of Parties

Any requests for approval required under this Agreement and the Foundation's replies to such requests shall be delivered to the parties at their respective addresses by prepaid ordinary mail. The respective addresses of the parties for such purposes presently are as follows:

THE SYNOD	THE FOUNDATION
The Diocese of Huron, 220 Dundas Street, 4th Floor, London, Ontario, N6A 1H3.	The Ontario Heritage Foundation, Parliament Buildings, Queen's Park, Toronto, Ontario. M7A 2R9

The parties agree to notify each other immediately, in writing, of any changes of address from those set out above

11.2 Service By Mail

Except in the event of an interruption in the postal service, any notices to be given under this Agreement shall be sent by pre-paid registered mail addressed to the parties at their respective addresses as set out in paragraph 11.1.

Such notice shall be deemed to have been received on the second clear day following the day on which it was sent.

11.3 Service Where Postal Service Interrupted

In the event of any interruption in the postal service, notice may be given to either party at its respective address as set out in

paragraph 11.1, either in person or by special courier. The party receiving the notice shall indicate the receipt of it by signing a form of acknowledgement of receipt, and the notice shall be deemed to have been received on the date on which the form of acknowledgement of receipt was signed. In the event that either party refuses to sign an acknowledgement of receipt of the notice, the person delivering the notice may swear an affidavit of service, and the notice shall be presumed to have been received on the date of service as set out in such affidavit.

12.0 Costs

12.1 In the event that a dispute arises between either of the parties hereto because of this Agreement, each party shall be responsible for its own legal fees, court costs and all other similar type expenses which may result from any such dispute.

13.0 Indemnification

13.1 The Synod shall hold the Foundation harmless against and from any and all liabilities, suits, actions, proceedings, claims, causes, damages, judgments or costs whatsoever (including all costs of defending such claims) arising out of, incidental to, or in connection with any injury or damage to person or property of every nature and kind (including death resulting therefrom), occasioned by anything done pursuant to this Agreement by the Synod, save and except for any such liabilities and claims for or in respect of any act, deed, matter or thing made or done by the Foundation, its agents, servants or workmen pursuant to paragraphs 1.5 and 3.0.

14.0 Supplementary Agreement

14.1 When the Foundation has made photographs, drawings and other material depicting the Property and the Heritage Elements, the Synod shall execute an agreement in respect to the Property and the Heritage Elements which said agreement shall specifically provide for the attachment of photographs, drawings and other material depicting the Property and the Heritage Elements and shall be supplemental hereto and form a part hereof.

15.0 Entirety

15.1 This written Agreement embodies the entire agreement of the parties with regard to the matters dealt with herein, and no understandings or agreements, verbal, collateral or otherwise, exist between the parties except as herein expressly set out.

16.0 Subsequent Instruments To Contain These Provisions

16.1 Notice of these covenants, easements and restrictions shall be inserted by the Synod in any subsequent deed, lease or other legal instrument by which it transfers either the fee simple title to or its possessory interest in the whole or any part of the Property or St. Thomas's.

16.2 The Synod shall immediately notify the Foundation in the event that it transfers either the fee simple title to or its possessory interest in the Property or St. Thomas's.

17.0 Covenants To Run With The Property

17.1 The covenants, easements and restrictions set out in this Agreement shall run with the Property and shall enure to the benefit of and be binding upon the parties hereto and their successors and assigns.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED in the presence of:

THE INCORPORATED SYNOD OF THE DIOCESE OF HURON
Per:

The ~~Most~~ RIGHT Reverend D.D. Jones
Bishop of the Diocese of Huron

c/s

The Venerable A.E. Chovaz
Secretary/Treasurer of the Diocese of Huron

THE ONTARIO HERITAGE FOUNDATION
Per:

Chairman

c/s

Secretary

APPENDIX 'A"

Attached to and forming part of the Easement Agreement between THE INCORPORATED SYNOD OF THE DIOCESE OF HURON, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1987.

DESCRIPTION OF THE PROPERTY

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of St. Thomas, in the County of Elgin and being composed of Lot 12 and Part of Lot 11, according to Plan 192 for the said City of St. Thomas and being more particularly described as follows:

COMMENCING at a point in the South limit of Walnut Street, which point is Twenty-Two Feet, Five Inches (22'5") East of the North East angle of Lot 10, Plan 192;

THENCE East along the Southerly limit of Walnut Street, a distance of Seventy Feet (70") to the North West angle of Lot 12;

THENCE South along the Westerly limit of Lot 12, a distance of One Hundred and Sixty-Five Feet (165') to the South West angle of said Lot 12;

THENCE South Seventy-One Degrees, Forty Minutes East, a distance of Three Hundred and Seventy-Seven Feet Six Inches (377'6") to a point in the South East angle of Lot 12;

THENCE Southerly along the southerly production of the East limit of Lot 12, a distance of One Hundred Feet (100') to a point;

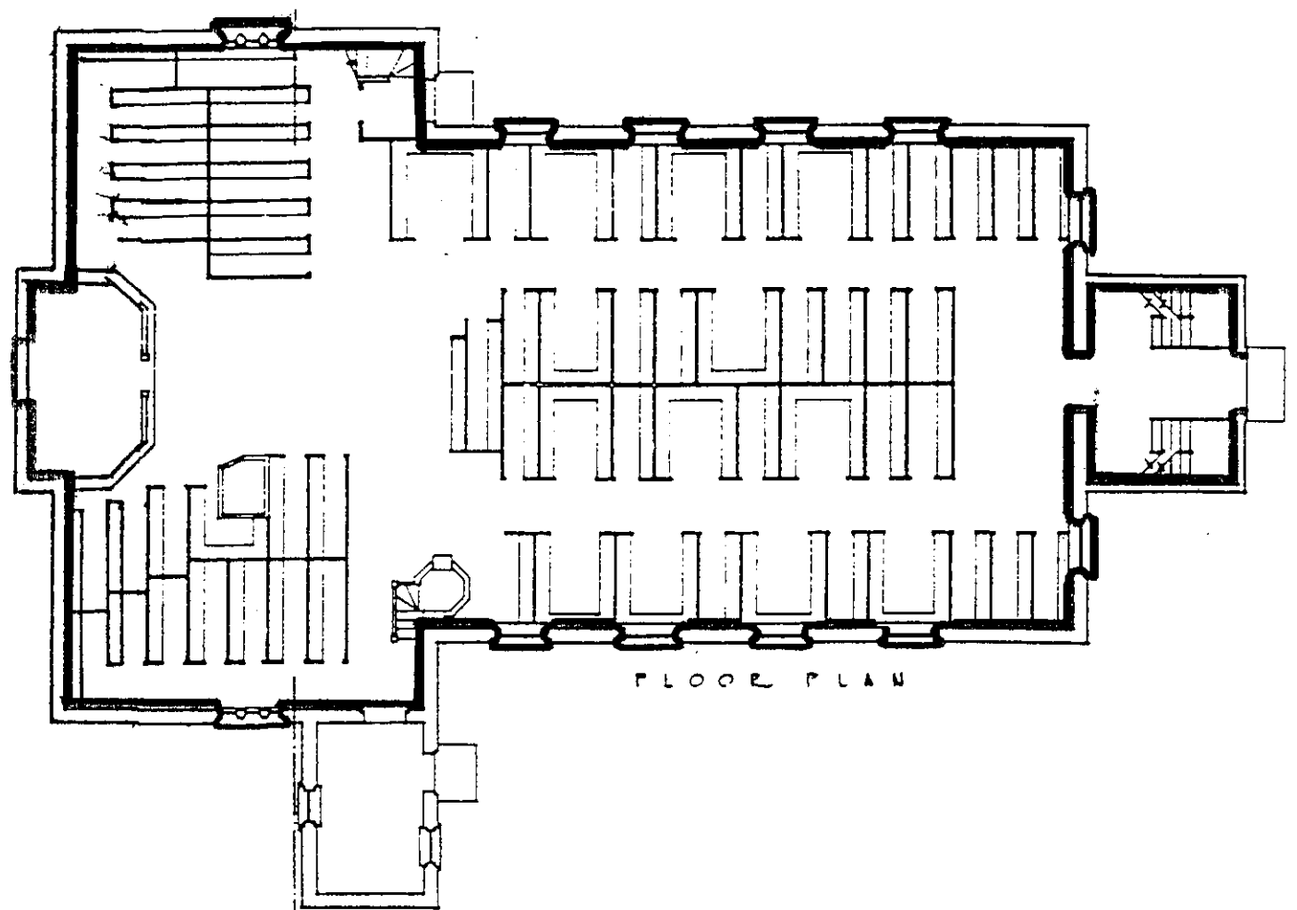
THENCE North Seventy-One Degrees, Forty Minutes, to the point of intersection with a line South Six Degrees, Fifteen Minutes West, which line commences from a point Twenty-Two Feet Five Inches (22'5") East of the North East angle of Lot 10;

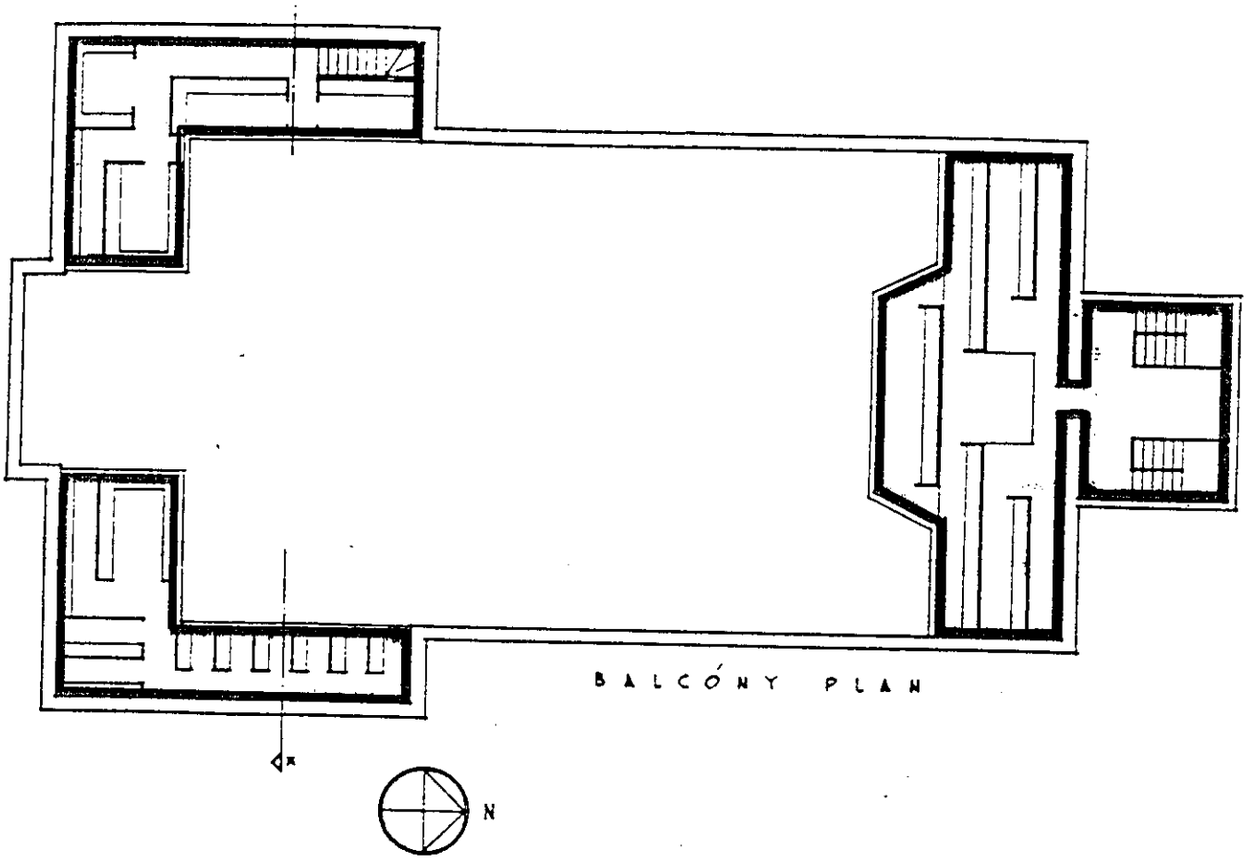
THENCE North Six Degrees, Fifteen Minutes East, along the said line to the place of beginning.

APPENDIX "B"

Attached to and forming part of the Easement Agreement between THE INCORPORATED SYNOD OF THE DIOCESE OF HURON, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1988.

INTERIOR AREAS SUBJECT TO EASEMENT





APPENDIX "C"

Attached to and forming part of the Easement Agreement between THE INCORPORATED SYNOD OF THE DIOCESE OF HURON, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1988.

CERTIFICATE OF INSURANCE

Ontario Heritage Foundation
Ontario

Certificate of Insurance

Name of Insurer

Insurance Agent or Broker

Address

Telephone

This is to certify that the insurance policy or policies detailed below are in force subject to the terms, conditions and exclusions of the policies.

Kind of Policy	Policy Number	Expiry Date			Amount of Coverage	Form Written
		Day	Month	Year		
Dwelling Policy ☐ Fire ☐ All Risk ☐ Malicious Damage						Optional Loss Settlement Clause ☐ yes ☐ no
Commercial Policy ☐ Fire ☐ All Risk ☐ Extended Coverage ☐ Malicious Damage						☐ Actual Cash Value ☐ Replacement Cost Value ☐ Co-Insurance Clause % _____ ☐ Stated Amount % _____

Additional Insured

It is hereby provided and agreed that 'The Ontario Heritage Foundation', Queen's Park, Toronto, Ontario is added to the above Policy or Policies as its interests may appear.

It is also understood and agreed the undersigned hereby certifies if any of these policies are cancelled or materially changed before expiry date, so as to affect this Certificate; ten days prior written notice of such change or cancellation will be mailed to The Ontario Heritage Foundation at the above address.

It is also understood in the absence of the Insured, or the inability, refusal or neglect of the Insured to give notice of loss or deliver the required Proof of Loss under the policy, then The Ontario Heritage Foundation shall forthwith give the notice upon becoming aware of the loss and shall deliver as soon as practicable the Proof of Loss.

Name of Insured

Address of Property

Date

Name of Insurer

Signature of Insurer's Official

Department or Title

This Certificate must be signed only by an official of the Insurer. Signature of an agent or broker is not acceptable.

101-395

PROVINCE OF ONTARIO)
) IN THE MATTER OF
) the Ontario Heritage
COUNTY OF) Act, R.S.O. 1980,
) c. 337
ELGIN)

CONSENT

Pursuant to section 10 (1) (b) of the Ontario Heritage Act, R.S.O. 1980, c. 337, and delegated authority pursuant to section 7 (1) of the Ministry of Citizenship and Culture Act, S.O. 1982, c. 6, I, the undersigned Assistant Deputy Minister, Culture Division, Ministry of Culture and Communications for the Province of Ontario, do hereby consent to the execution by The Ontario Heritage Foundation of the attached Easement Agreement between THE INCORPORATED SYNOD OF THE DIOCESE OF HURON, of the first part, and THE ONTARIO HERITAGE FOUNDATION, of the second part, dated the 1st day of February, 1988, and do hereby certify that the said Easement Agreement is in accordance with policies and priorities for the conservation, protection and preservation of the heritage of Ontario.

DATED at Toronto this 11th day of July, 1988.

L. Stevens

Linda Stevens,
Assistant Deputy Minister,
Culture Division,
Ministry of Culture and
Communications

Newsome and Gilbert, Limited
Form 1158 (8/86)

Form 1 - Land Transfer Tax Act

Affidavit of Residence and of Value of the Consideration

76

Refer to all instructions on reverse side.

IN THE MATTER OF THE CONVEYANCE OF *(insert brief description of land)* an EASEMENT ON Lot 12 and Part Lot 11, City of St. Thomas, County of Elgin

BY *(print names of all transferors in full)* THE INCORPORATED SYNOD OF THE DIOCESE OF HURON

TO *(see instruction 1 and print names of all transferees in full)* THE ONTARIO HERITAGE FOUNDATION

I, *(see instruction 2 and print name(s) in full)* ANNE BYZKO, of the City of Toronto, in the Municipality of Metropolitan Toronto, Law Clerk

MAKE OATH AND SAY THAT:

1. I am *(place a clear mark within the square opposite that one of the following paragraphs that describes the capacity of the deponent(s)): (see instruction 2)*

- ☐ (a) A person in trust for whom the land conveyed in the above-described conveyance is being conveyed;
- ☐ (b) A trustee named in the above-described conveyance to whom the land is being conveyed;
- ☐ (c) A transferee named in the above-described conveyance;
- ☒ (d) The authorized agent or solicitor acting in this transaction for *(insert name(s) of principal(s))* The Ontario Heritage Heritage Foundation

described in paragraph(s) (a) X (b) X (c) above; *(strike out references to inapplicable paragraphs)*

- ☐ (e) The President, Vice-President, Manager, Secretary, Director, or Treasurer authorized to act for *(insert name(s) of corporation(s))*

described in paragraph(s) (a), (b), (c) above; *(strike out references to inapplicable paragraphs)*

- ☐ (f) A transferee described in paragraph( ) *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and am making this affidavit on my own behalf and on behalf of *(insert name of spouse)* who is my spouse described in paragraph ( ) *(insert only one of paragraph (a), (b) or (c) above, as applicable)* and as such, I have personal knowledge of the facts herein deposed to.

2. ***(To be completed where the value of the consideration for the conveyance exceeds $250,000).***

I have read and considered the definition of "single family residence" set out in clause 1(1)(ja) of the Act. The land conveyed in the above-described conveyance

- ☐ contains at least one and not more than two single family residences.
- ☐ does not contain a single family residence.
- ☐ contains more than two single family residences. *(see instruction 3)*

Note: Clause 2(1) (d) imposes an additional tax at the rate of one-half of one per cent upon the value of consideration in excess of $250,000 where the conveyance contains at least one and not more than two single family residences.

3. I have read and considered the definitions of "non-resident corporation" and "non-resident person" set out respectively in clauses 1(1)(f) and (g) of the Act and each of the following persons to whom or in trust for whom the land is being conveyed in the above-described conveyance is a "non-resident corporation" or a "non-resident person" as set out in the Act. *(see instructions 4 and 5)* none

4. **THE TOTAL CONSIDERATION FOR THIS TRANSACTION IS ALLOCATED AS FOLLOWS:**

(a) Monies paid or to be paid in cash	$ 2.00	
(b) Mortgages (i) Assumed *(show principal and interest to be credited against purchase price)*	$ nil	
(ii) Given back to vendor	$ nil	
(c) Property transferred in exchange *(detail below)*	$ nil	
(d) Securities transferred to the value of *(detail below)*	$ nil	
(e) Liens, legacies, annuities and maintenance charges to which transfer is subject	$ nil	
(f) Other valuable consideration subject to land transfer tax *(detail below)*	$ nil	
(g) VALUE OF LAND, BUILDING, FIXTURES AND GOODWILL SUBJECT TO LAND TRANSFER TAX *(Total of (a) to (f))*	$ 2.00	$ 2.00
(h) VALUE OF ALL CHATTELS - items of tangible personal property *(Retail Sales Tax is payable on the value of all chattels unless exempt under the provisions of the "Retail Sales Tax Act", R.S.O. 1980, c.454, as amended)*		$ nil
(i) Other consideration for transaction not included in (g) or (h) above		$ nil
(j) TOTAL CONSIDERATION		$ 2.00

All Blanks Must Be Filled In. Insert "Nil" Where Applicable.

5. If consideration is nominal, describe relationship between transferor and transferee and state purpose of conveyance. *(see instruction 6)* heritage preservation easement

6. If the consideration is nominal, is the land subject to any encumbrance? n/a

7. Other remarks and explanations, if necessary. The Transferee of the easement named in the within instrument is an agent of Her Majesty the Queen by section 11(1) of the Ontario Heritage Act, R.S.O. 1980, c.337, accordingly, under section 2(4) of the Land Transfer Tax Act, no tax is payable by the Transferee

Sworn before me at the City of Toronto
in the Municipality of Metropolitan Toronto
this 15 day of July 19 1988

A Commissioner for taking Affidavits, etc.

signature(s)

Property Information Record

A. Describe nature of instrument: HERITAGE EASEMENT AGREEMENT

B. (i) Address of property being conveyed *(if available)* 55 Walnut Street, St. Thomas, Ontario

(ii) Assessment Roll No. *(if available)* not available

C. Mailing address(es) for future Notices of Assessment under the Assessment Act for property being conveyed *(see instruction 7)* title not being transferred

D. (i) Registration number for last conveyance of property being conveyed *(if available)* not available

(ii) Legal description of property conveyed: Same as in D.(i) above. Yes ☐ No ☐ Not known ☒

E. Name(s) and address(es) of each transferee's solicitor
Ministry of Culture and Communications,
Legal Branch
77 Bloor Street W., 2nd Flr.,
Toronto, Ontario, M7A 2R9

For Land Registry Office use only

REGISTRATION NO.

Land Registry Office No.

Registration Date

ONTARIO HERITAGE TRUST
BRINGING OUR STORY TO LIFE

Statement of Significance
St. Thomas Pioneer Church

Description of Historic Place

The building at 55 Walnut Street, known as St. Thomas Pioneer Church, is situated in the City of St. Thomas. The brick and stucco building was designed in the Gothic Revival style and was constructed in 1824. The exterior, selected elements of the interior and the scenic character of the property are protected by an Ontario Heritage Trust conservation easement registered in 1988. A plaque commemorating the church was unveiled in 1959.The property is also designated by the Town of St. Thomas under Part IV of the *Ontario Heritage Act* (Bylaw 100-82).



Heritage Value

Historic Value:

St. Thomas Pioneer Church is historically significant for its association with Col. Thomas Talbot, Capt. Daniel Rapelje, Bishop Chalres Stewart and the establishment of the Anglican Church in St. Thomas. The area around St. Thomas was originally part of a grant received by Col. Thomas Talbot (1771-1853) in 1803. Talbot, an Irish aristocrat, arrived in Quebec in 1790 and amassed a fortune selling land to settlers while opening Elgin County to settlement. Daniel Rapelje (1774-1828), an American who came to Upper Canada in 1802, became a captain of the 1st Middlesex Militia after serving in the War of 1812. Following the war, Capt. Rapelje built a grist-mill which attracted new settlers to the area. In 1821, Rapelje donated two acres of his original land grant to be used for a church building and a burial ground for Anglican adherents in the area. Rapelje had already buried two sons on the site in 1819. The church was constructed in 1824 and a tower, steeple and chancel added in 1825, financed by a donation from Col. Thomas Talbot. As one of the earliest churches in area, the congregation had to rely on visiting missionary ministers until a permanent rector could be secured. The most important visiting minister was Rev. Charles James Stewart, who spent much of his career helping to establish the Anglican church in southwestern Ontario. Rev. Stewart (1775-1837) arranged for the first Holy Communion at the church on June, 19, 1825. Though Stewart became the Bishop of Quebec in 1826, he would return to St. Thomas often. The church's first incumbent was the Rev. Alexander Mackintosh, a missionary deacon who served from 1824-1829. The church was consecrated in 1833 and would

serve the congregation continuously until 1877 when Trinity Church opened. The 1824 church building then served as a Sunday school, losing its bell to Trinity Church. A new bell was donated to St. Thomas Church in the 1950s and is used to call worshippers to the church every June 19th in commemoration of the first Holy Communion.

Architectural Value:

St. Thomas Pioneer Church is architecturally significant as an early example of vernacular Gothic Revival architecture in Ontario. The church has a basilica plan with modest transepts and a tower and steeple over the entrance. The nave has four bays characterized by lancet windows with finely crafted intersecting tracery in the arch. The east entrance with its crenellated tower and gable end also features a double door enclosed within a lancet arch with intersecting tracery. In the 1840s the church was extended to the south and transept galleries and a vestry were added. The pulpit was also relocated to the junction of the nave and transept at that time. The interior is characterized by simple white walls and box pews, called 'family pews'. The galleries have simple wainscoting panels of dark wood. The transept and sanctuary walls have ogee-arch windows with simple wood muntins of intersecting tracery and small quatrefoils. The exterior walls of the nave are rendered with white stucco over brick. The tower is wood-frame with white clapboard and contains a pair of lancet louvered vents on the façade, and single lancet louvered vents on the sides. The crenellation of the tower is replicated along the slope of the gable roof of the façade. The very tall and slender octagonal needle spire rises from above the crenellated tower and is clad with metal shingles.

Contextual Value:

Located on Walnut Street in the City of St. Thomas, St. Thomas Pioneer Church's heritage value is greatly enhanced by its contextual setting. Surrounded by a graveyard dating back to 1819, the church yard is the final resting place of many generations of Anglicans in St. Thomas. The lych-gate and many trees in the cemetery also enhance the park-like surroundings of the church.

Source: OHT Easement Files

Character Defining Elements

Items that contribute to the historical value of the St. Thomas Pioneer Church include:

- Its association with Col. Thomas Talbot;
- Its association with Capt. Daniel Rapelje;
- Its association with Rev. Charles James Stewart (later Bishop of Quebec);
- Its association with the Anglican church in St. Thomas.

Exterior features that contribute to the architectural value of the St. Thomas Pioneer Church include:

- The basilica plan with modest transepts;
- The wood-frame tower with clapboard siding;
- The stucco-clad nave and façade walls;
- The brick transept walls;
- The octagonal needle spire clad in metal;
- The lancet louvered vents in the tower;
- The lancet windows in the nave walls with intersecting tracery;
- The ogee-arch windows in the transept and sanctuary;
- The intersecting tracery with quatrefoils in the ogee-arch windows;
- The crenellation of the tower;
- The crenellation of the gable roof of the façade.

Interior features that contribute to the architectural value of the St. Thomas Pioneer Church include:

- The wood pulpit located on the east side of the church;
- The arrangement and use of box pews;
- The simple wood-panelled galleries.

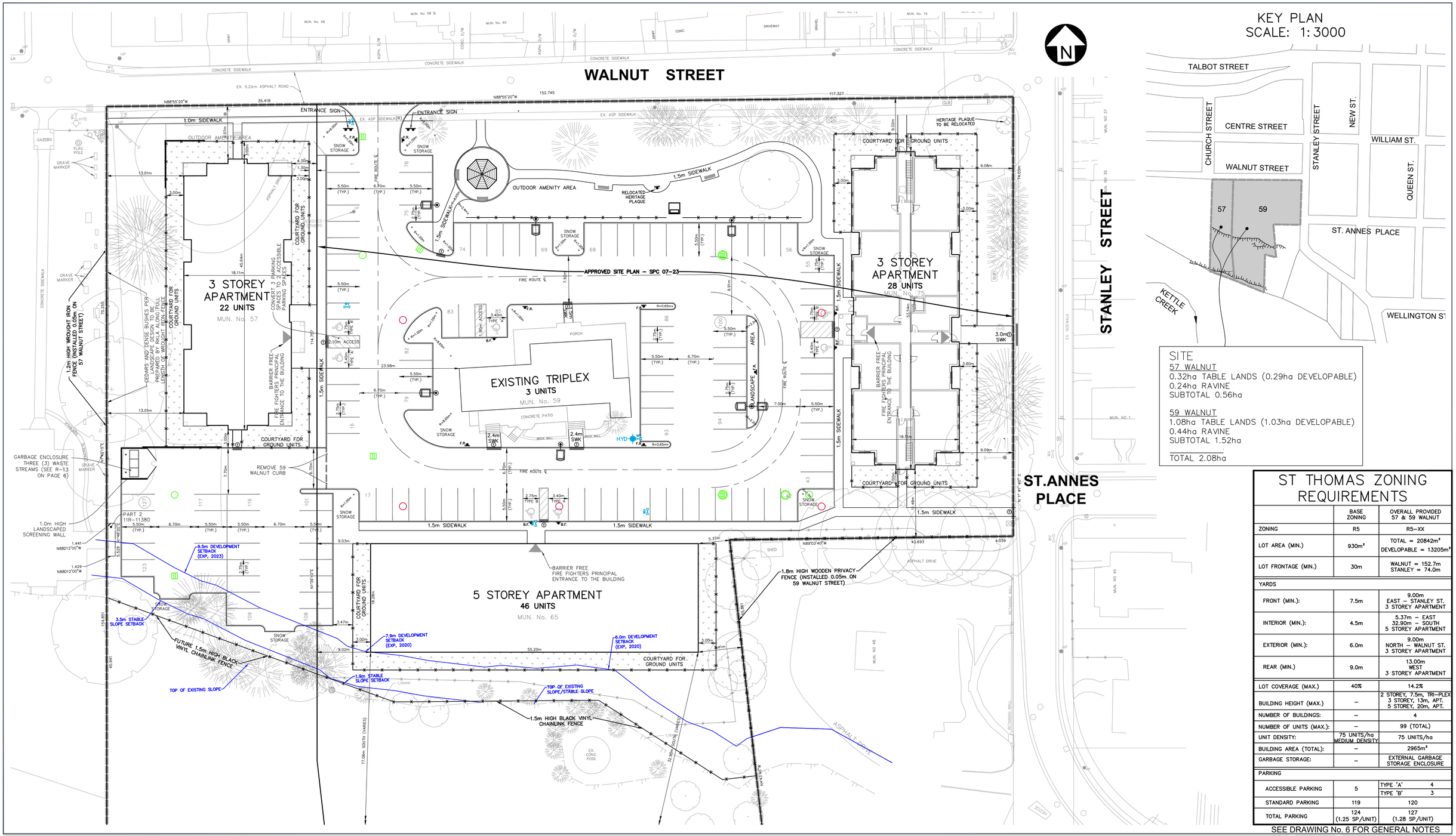
Characteristics that contribute to the contextual value of the St. Thomas Pioneer Church include:

- Its location at the edge of the historic boundary of the City of St. Thomas;
- Its proximity to many of the oldest gravesites in St. Thomas;
- Its entrance through a lych-gate;
- Its park-like setting with many mature deciduous trees.





Appendix B Proposed Site Plan, Landscape Plan, and Renderings



SITE

57 WALNUT
0.32ha TABLE LANDS (0.29ha DEVELOPABLE)
0.24ha RAVINE
SUBTOTAL 0.56ha

59 WALNUT
1.08ha TABLE LANDS (1.03ha DEVELOPABLE)
0.44ha RAVINE
SUBTOTAL 1.52ha

TOTAL 2.08ha

ST THOMAS ZONING REQUIREMENTS

	BASE ZONING	OVERALL PROVIDED 57 & 59 WALNUT
ZONING	R5	R5-XX
LOT AREA (MIN.)	930m²	TOTAL = 20842m² DEVELOPABLE = 13205m²
LOT FRONTAGE (MIN.)	30m	WALNUT = 152.7m STANLEY = 74.0m
YARDS		
FRONT (MIN.):	7.5m	9.00m EAST – STANLEY ST. 3 STOREY APARTMENT
INTERIOR (MIN.):	4.5m	5.37m – EAST 32.90m – SOUTH 5 STOREY APARTMENT
EXTERIOR (MIN.):	6.0m	9.00m NORTH – WALNUT ST. 3 STOREY APARTMENT
REAR (MIN.)	9.0m	13.00m WEST 3 STOREY APARTMENT
LOT COVERAGE (MAX.)	40%	14.2%
BUILDING HEIGHT (MAX.)	–	2 STOREY, 7.5m, TRI-PLEX 3 STOREY, 13m, APT. 5 STOREY, 20m, APT.
NUMBER OF BUILDINGS:	–	4
NUMBER OF UNITS (MAX.):	–	99 (TOTAL)
UNIT DENSITY:	75 UNITS/ha MEDIUM DENSITY	75 UNITS/ha
BUILDING AREA (TOTAL):	–	2965m²
GARBAGE STORAGE:	–	EXTERNAL GARBAGE STORAGE ENCLOSURE
PARKING		
ACCESSIBLE PARKING	5	TYPE 'A' 4 TYPE 'B' 3
STANDARD PARKING	119	120
TOTAL PARKING	124 (1.25 SP/UNIT)	127 (1.28 SP/UNIT)

SEE DRAWING No. 6 FOR GENERAL NOTES

LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- FUTURE SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- FUTURE STORM SEWER
- PROPOSED WATERMAIN
- EXISTING WATERMAIN
- FUTURE WATERMAIN
- PROJECT LIMITS
- PROPOSED FENCE
- MAINTENANCE HOLE
- CATCH BASIN
- WATER VALVE
- WATER SERVICE CURB STOP
- HYDRANT
- BARRIER FREE PARKING SIGN
- FIRE ROUTE SIGN
- CLEAN OUT
- PROPOSED CURB CUT
- PROPOSED STREET LIGHT

CONSULTANT:
CJDL Consulting Engineers
Cyril J. Demeyere Limited
P.O. Box 460, 261 Broadway
Tillsonburg, Ontario, N4G 4H8
Tel: 519-688-1000
866-302-9886
Fax: 519-842-3235
cjd@cjdeng.com
ST.THOMAS THE RAILWAY CITY

STAMP: LICENSED PROFESSIONAL ENGINEER D.J. LYLE 100127 PROVINCE OF ONTARIO
PRELIMINARY 27 MAY 2025

REVISION			
1	SUBMITTED FOR CONSULTATION MEETING	27 MAY 2025	DJL
#	DESCRIPTION	DD/MM/YYYY	BY

SITE PLAN

CONTRACT #: 22004
PROJECT NAME: 57, 59, 65 & 75 WALNUT STREET WALNUT PARK INC.
SCALE: 1:300
DRAWING #: 1

I:\ACAD Projects\2022\22004\01-Model\22004_Mast.dwg, 2025-05-27 4:11:17 PM, CJDLPC34, 1:25.4

CORPORATION OF THE CITY OF ST. THOMAS
OFFICE OF THE CITY CLERK

t. (519) 631.1680 **f.** (519) 633.9019
e. customerservice@stthomas.ca
545 Talbot St., P.O. Box 520, City Hall
St. Thomas, Ontario, N5P 3V7

APPLICATION FOR A DESIGNATED HERITAGE PERMIT

Pursuant to Sections 32(2), 34(2) and 32(1) of the Ontario Heritage Act

OFFICE USE: Date Application Received: April 1, 2026 Consultation Date: _____
Date Application Deemed Complete: April 1, 2026

OWNER/APPLICANT

1. Property Owner
   Name: TKFV HOLDINGS LTD
   Address: 3836 COLONEL TALBOT RD, LONDON
   Postal Code: N6P 1H5 Phone: 519-878-5515
   E-mail: VANESSA@TKFVHOLDINGS.CA

2. Agent/Applicant
   Name: NEMESIA DEMELO
   Company: TKFV HOLDINGS LTD
   Address: 3836 COLONEL TALBOT RD, LONDON
   Postal Code: N6P 1H5 Phone: 519-878-5515
   E-mail: VANESSA@TKFVHOLDINGS.CA

   Who is the primary contact? ☑ Registered Owner ☐ Applicant/Agent
   *Note: Unless otherwise requested, all communications will be sent to the Applicant.

   Please indicate your preferred method of communication:
   ☐ Phone ☑ E-mail ☐ Mail
   *Note: Unless otherwise indicated, all communications will be sent via e-mail.

PROPERTY INFORMATION

1. Municipal Address: 44 ST. CATHERINE STREET ST. THOMAS, ONTARIO

2. Legal Description: PLAN 101 LOTS 2,3,4 PTS 1,5

SUMMARY OF WORK PROPOSED

1. What kind of permit is required? Please check all that apply.

Designated Heritage Properties

- ☑ Alteration of Designated Heritage Property
- ☐ Demolition or Removal of Designated Heritage Property
- ☐ Amendment to Designation by-law
- ☐ Repealing of By-law for Currently Designated Heritage Property

Listed Heritage Properties

- ☐ De-listing of Property from the Heritage Register

2. What is the current status of the property? Please check all that apply.

X ☐ Individually Designated Property ☐ Part of the Heritage Conservation District
☐ Listed on Heritage Register ☐ Not Currently Listed or Designated

3. For alterations and demolitions, check all types of work included in your proposed request or 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, an addition to an existing building, new garage or a 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, dormers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
X ☐ 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

4. For alterations and demolitions, explain the reasons for undertaking the alterations or demolition and describe how the proposal conforms to the Part IV individual designation by-law. Attach additional page(s) if needed.

Adding a steel stairwell to the exterior of the building

The original design incorporated this stairwell on the interior of the building, but due to a chance in tenancy and the requirements of this new tenant, we would need to move this stairwell to the exterior of the building to provide the square footage and layout that meets their business needs. The staircase has been designed using black metal to replicate the look of traditional fire escapes.

5. For amendments to designation by-laws, requests to repeal designation by-laws, and requests to de-list property on the Heritage Register, please provide your rationale for the property not having cultural heritage value or interest as contained in the Part IV individual designation by-law or reasons for listing. Attach additional page(s) if needed.

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

Architectural drawings attached for reference

APPLICANT DECLARATION

By making this application, permission is hereby granted to any municipal staff members 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 the Municipal Freedom of Information and Protection of Privacy 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 Sections 33(2), 34(2) and 32(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 applications and supporting documentation to the City relating to Heritage Permits.

I NEMESIA DEMELO, the owner or authorized agent, hereby agree and
(Print name of owner or authorized agent)
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 part upon their request.

Collection of Personal Information

Personal information on this form is collected under the authority 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. Questions about this collection should be directed to the Manager of Legislative Services and Deputy City Clerk, 519-631-1680 ext. 4125.

AFFIDAVIT OR SWORN DECLARATION

I, Nemesia Demelo (name of applicant) of London (City) in the province of Ontario,
make oath and say (or solemnly declare) that the information required under the authority 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 London (City) on this 31 (Day) day of March (Month), 20 26 (Year).

Nemesia Demelo
Signature of Owner or Authorized Agent

March 31, 2026
Date

Signature of Commissioner of Oaths, etc.

Date

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, _____ am the owner of the subject lands and I authorize

_____, 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.

_____ _____

Signature of Owner Date

BREW PUB ALTERATION
44 ST. CATHERINE STREET, ST. THOMAS, ONTARIO.

ARCHITECT:

PHILIP AGAR ARCHITECT INC.
513 QUEENS AVENUE
LONDON, ONTARIO N6B 1Y3
TEL: (519) 432-7368

MECHANICAL/ELECTRICAL CONSULTANT:

McLELLAN VITELLA ENGINEERING LTD.
1917 NORTHFIELD CLOSE
BRIGHTS GROVE, ON. N0N 1C0
TEL: (226) 932-1422

STRUCTURAL CONSULTANT:

ARTAS ENGINEERING & DESIGN INC.
2017 ZENIA GREEN
LONDON ONTARIO, N5X 0M9
TEL: (519) 495-5976

DWG. NO.	A001	COVER SHEET
DWG. NO.	A002	FIRE RATING PLAN
DWG. NO.	A003	OBC DETAILS
DWG. NO.	A004	ULC DETAILS
DWG. NO.	A005	ULC DETAILS
DWG. NO.	A101	SITE PLAN
DWG. NO.	A102	SITE PLAN DETAILS
DWG. NO.	A103	SITE PLAN DETAILS
DWG. NO.	A201	BASEMENT FLOOR PLAN
DWG. NO.	A202	GROUND FLOOR PLAN
DWG. NO.	A203	SECOND FLOOR PLAN
DWG. NO.	A204	ROOF PLAN + DETAILS
DWG. NO.	A401	SECTIONS
DWG. NO.	A402	SECTIONS
DWG. NO.	A403	SECTIONS
DWG. NO.	A501	DETAILS
DWG. NO.	A601	DOOR & WINDOW SCHEDULE

DWG. NO.	M100	MECHANICAL SPECIFICATIONS & DRAWING LIST
DWG. NO.	M101	MECHANICAL LEGENDS & SCHEDULES
DWG. NO.	M102	MECHANICAL SCHEDULES CONT'D
DWG. NO.	M201	HVAC LAYOUT AND DETAILS BASEMENT
DWG. NO.	M202	HVAC LAYOUT AND DETAILS MAIN FLOOR
DWG. NO.	M203	HVAC LAYOUT AND DETAILS SECOND FLOOR
DWG. NO.	M204	HVAC LAYOUT AND DETAILS ROOF
DWG. NO.	M301	PLUMBING DRAINAGE PLAN & DETAILS BASEMENT
DWG. NO.	M302	PLUMBING DRAINAGE PLAN & DETAILS MAIN FLOOR
DWG. NO.	M303	PLUMBING DRAINAGE PLAN & DETAILS SECOND FLOOR
DWG. NO.	M304	PLUMBING SUPPLY PLAN & DETAILS BASEMENT
DWG. NO.	M305	PLUMBING SUPPLY PLAN & DETAILS MAIN FLOOR
DWG. NO.	M306	PLUMBING SUPPLY PLAN & DETAILS SECOND FLOOR
DWG. NO.	M400	MECHANICAL INSTALLATION DETAILS
DWG. NO.	E100	ELECTRICAL SPECIFICATIONS & DRAWING LIST
DWG. NO.	E101	ELECTRICAL FIRE ALARM SPECIFICATIONS
DWG. NO.	E102	ELECTRICAL POWER & SYSTEMS LEGENDS & SCHEDULES
DWG. NO.	E201	POWER & SYSTEMS LAYOUT – BASEMENT
DWG. NO.	E202	POWER & SYSTEMS LAYOUT – MAIN FLOOR
DWG. NO.	E203	POWER & SYSTEMS LAYOUT – SECOND FLOOR
DWG. NO.	E204	POWER & SYSTEMS LAYOUT – ROOF
DWG. NO.	E301	LIGHTING & EXIT/EMERGENCY LIGHTING LAYOUT – BASEMENT
DWG. NO.	E302	LIGHTING & EXIT/EMERGENCY LIGHTING LAYOUT – MAIN FLOOR
DWG. NO.	E303	LIGHTING & EXIT/EMERGENCY LIGHTING LAYOUT – SECOND FLOOR
DWG. NO.	E401	ELECTRICAL RISER DIAGRAM & PANEL SCHEDULE
DWG. NO.	E402	FIRE ALARM RISER & ZONE LAYOUT
DWG. NO.	E501	ELECTRICAL INSTALLATION DETAILS

DWG. NO.	EX101	REMOVAL PLANS
DWG. NO.	S100	NOTES & TABLES
DWG. NO.	S101	BASEMENT – STRUCTURAL PLAN
DWG. NO.	S102	GROUND FLOOR – STRUCTURAL PLAN
DWG. NO.	S103	SECOND FLOOR – STRUCTURAL PLAN
DWG. NO.	S104	ROOF – FRAMING PLAN
DWG. NO.	S301	INTERIOR STAIR 'A' PLANS, SECTIONS & DETAILS & SCHEDULES
DWG. NO.	S302	INTERIOR STAIR 'B' PLANS, SECTIONS & DETAILS
DWG. NO.	S303	RAMP PLANS & SECTIONS
DWG. NO.	S304	ELEVATOR SECTIONS & EXTERIOR STAIR DETAILS
DWG. NO.	S501	DETAILS
DWG. NO.	S502	DETAILS



1 / A001 KEY PLAN N.T.S.

2024 ONTARIO BUILDING CODE DATA MATRIX PART 3

ITEM		OBC REFERENCE
		REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C.
0.	BUILDING CODE VERSION: O. Reg. 203/24 LAST AMENDMENT: O. Reg. 5/25 (2)	PART 3
1.	PROJECT DESCRIPTION: ☐ NEW ☐ ADDITION ☑ ALTERATION ☑ CHANGE OF USE 44 ST. CATHERINE STREET - RENOVATIONS	1.1.2. [A]
2	MAJOR OCCUPANCY(S) CLASSIFICATION: GROUP A DIVISION 2 - ASSEMBLY (2)	3.1.2.1.
3.	SUPERIMPOSED MAJOR OCCUPANCIES: NO DESCRIPTION:	3.2.2.7.
4.	BUILDING AREA (m^2): EXISTING: 3,205 SF / 297.8 SM NEW: 0 TOTAL: 3,205 SF / 297.8 SM	1.4.1.2 [A]
5.	GROSS AREA: 9,615 SF / 893.3 SM NEW: 0 TOTAL: 9,615 SF / 893.3 SM	1.4.1.2 [A]
6.	MEZZANINE(S) AREA m^2: N/A	3.2.1.1
7.	BUILDING HEIGHT: 2 STOREYS ABOVE GRADE 1 STOREY BELOW GRADE 10.4m GRADE TO U/S OF CEILING	1.4.1.2 [A] & 3.2.1.1.
8.	HIGH BUILDING: ☐ YES ☑ NO	3.2.6.
9.	NUMBER OF STREETS/FIRE FIGHTER ACCESS: 1 STREET	3.2.2.10. & 3.2.5.
10.	BUILDING CLASSIFICATION: 3.2.2.25. GROUP A, DIVISION 2, UP TO 2 STOREYS (2)	3.2.2.20.-42.
11.	SPRINKLER SYSTEM REQUIRED: ☐ ENTIRE BUILDING ☐ BASEMENT ☐ SELECTED COMPARTMENTS ☑ NOT REQUIRED ☐ SELECTED FLOOR AREAS ☐ IN LIEU OF ROOF RATING DESCRIPTION OF SYSTEM PROVIDED:	3.2.1.5., 3.2.2.17., 3.2.2.17., 3.2.2.18., 3.2.4.8. TO 3.2.4.10., & 3.2.5.13.
12.	STANDPIPE REQUIRED: ☐ YES ☑ NO	3.2.5.8.
13.	FIRE ALARM SYSTEM REQUIRED: ☑ YES ☐ NO TYPE PROVIDED:	3.2.4.1.
14.	WATER SERVICE/SUPPLY IS ADEQUATE: ☑ YES ☐ NO	3.2.5.7.
15.	CONSTRUCTION RESTRICTIONS: ☑ COMBUSTIBLE PERMITTED ☐ ENCAPSULATED MASS TIMBER ☐ NON-COMBUSTIBLE REQUIRED ACTUAL CONSTRUCTION: ☐ COMBUSTIBLE ☑ NON-COMBUSTIBLE ☐ COMBINATION OF COMBUSTIBLE & NON-COMBUSTIBLE ☐ ENCAPSULATED MASS TIMBER ☐ COMBINATION OF ENCAPSULATED MASS TIMBER & NON-COMBUSTIBLE ☐ HEAVY TIMBER	3.2.2.20.-92, 3.2.4.
16	IMPORTANCE CATEGORY: ☐ LOW ☑ NORMAL ☐ HIGH ☐ POST DISASTER	4.1.2.1.(3) & T4.1.2.1.B
17.	SEISMIC CATEGORY: SEE STRUCTURAL SITE CLASS: SEE STRUCTURAL SEISMIC DESIGN REQUIRED FOR TABLE 4.1.8.18. ITEMS 6 TO 22: SEE STRUCTURAL REASON FOR REQUIREMENT: SEE STRUCTURAL	4.1.8.4.(1), T3.1.8.5.-B, 4.1.8.18.(2)
18.	OCCUPANT LOAD: FLOOR LEVEL/AREA: ENTIRE BUILDING (2) OCCUPANT LOAD: 228 BASED ON: PLUMBING FIXTURES POSTED LIMIT RQD.: YES	3.1.17. & 3.1.17.1.(2)
19.	BARRIER-FREE DESIGN: ☑ YES ☐ NO BARRIER-FREE ENTRANCES: 1 MAIN ENTRANCE	3.8. 3.1.8.2.
20.	HAZARDOUS SUBSTANCES: ☐ YES ☑ NO	3.3.1.2. & 3.3.1.21.

2 / A001 OBC DATA MATRIX N.T.S.

21.	REQUIRED FIRE RESISTANCE RATINGS:		OBC REQ'D	PROVIDED	LISTED DESIGN NO. OR DESCRIPTION (SB2):		NON-COMBUSTIBLE IN LIEU OF RATING?	3.2.2.20.-92 3.2.1.2. 3.2.1.2. 3.2.1.4. 3.2.2.15. & 3.3.1.1
	HORIZONTAL ASSEMBLIES	FLOORS	0 MIN.	0 MIN.			YES	3.2.2.25.
		FLOOR OVER BASEMENT (2)	45 MIN.	45 MIN.	EXISTING CONC.	SB3 TABLE 2 ASSEMBLY #F1a		3.2.1.4.
		FLOOR OVER BASEMENT	45 MIN.	45 MIN.	NEW FLOOR	ULC DESIGN F906		3.2.1.4.
		ROOF	0 MIN.	0 MIN.			YES	3.2.2.25.
		MEZZANINE	-	NA				3.2.2.25.
	SUP. FLOOR ASSEMBLIES	LOAD BEARING WALLS	45 MIN.	0 MIN.	EXISTING MASONRY		YES	3.2.2.25.
		LOAD BEARING WALLS BASEMENT	45 MIN.	45 MIN.	EXISTING CONC.	POURED CONCRETE		3.2.1.4.
		STEEL COLUMN PROTECTION	45 MIN.	0 MIN.			YES	3.2.2.25.
		BEAM PROTECTION	45 MIN.	0 MIN.			YES	3.2.2.25.
		BEAM PROTECTION BASEMENT	45 MIN.	45 MIN.	EXISTING STEEL BEAMS NEW FIRESPRAY	ULC DESIGN F906		3.2.1.4.
	SUP. ROOF ASSEMBLIES	LOAD BEARING WALLS	45 MIN.	0 MIN.			YES	3.2.2.25.
		STEEL COLUMN PROTECTION	45 MIN.	0 MIN.			YES	3.2.2.25.
		BEAM PROTECTION	45 MIN.	0 MIN.			YES	3.2.2.25.
	SUP. MEZZ. ASSEMBLIES	LOAD BEARING WALLS	-	NA				3.2.2.25.
		STEEL COLUMN PROTECTION	-	NA				3.2.2.25.
		BEAM PROTECTION	-	NA				3.2.2.25.
	VERTICAL ASSEMBLIES	ELEVATOR WALLS	45 MIN.	45 MIN.	SB2 TABLE 2.1.1. CONCRETE BLOCK			3.5.3.1.
		EXIT STAIR	45 MIN.	45 MIN.	ULC DESIGN B10VC.U415 ULC DESIGN B10V.U449			3.4.4.1.

22. SPATIAL SEPARATION – CONSTRUCTION OF EXTERIOR WALLS: TABLE 3.2.3.1.D TABLE 3.2.3.7

WALL	AREA OF EBF (m^2)	L.D. (m)	L/H OR H/L	PERMITTED MAX % OF OPENINGS	PROPOSED % OF GLAZED OPENINGS	FRR (hours)	LISTED DESIGN OR DESCRIPTION	COMBUSTIBLE CONSTRUCTION	COMBUSTIBLE CONSTRUCTION NON-COMBUSTIBLE CLADDING	NON-COMBUSTIBLE CONSTRUCTION
NORTH	223	<9	N/A	100%	EXISTING	–		☑	☐	☐
SOUTH	223	3.7	N/A	22%	EXISTING	1		☐	☑	☐
EAST	111	<9	N/A	100%	EXISTING	–		☑	☐	☐
WEST	111	7.3	N/A	66%	EXISTING	3/4		☐	☑	☐

23. PLUMBING FIXTURE REQUIREMENTS RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE — 3.7.4., 3.8.2.3., TABLES 3.8.2.3.A & 3.8.2.3.B

FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	WATER CLOSETS RQD.	WATER CLOSETS PROVIDED	B/F WATER CLOSETS RQD.	B/F WATER CLOSETS PROVIDED	UNIVERSAL WASHROOMS RQD.	UNIVERSAL WASHROOMS PROVIDED
PATRONS	210	3.7.4.3.-D	6	7	0	0	1	1
EMPLOYEES	18	3.7.4.3.-F	2	2				
TOTAL	228		8	9	0	0	1	1

24. ENERGY EFFICIENCY COMPLIANCE PATH: NONE-EXISTING CLIMATE ZONE: 5 DEGREE DAYS BELOW 18 C: 3840 — 12.2.1.2. SB-1 TABLE 2

25. SOUND TRANSMISSION DESIGN IS THERE MORE THAN 1 DWELLING UNIT IN THE BUILDING? ☐ YES ☑ NO

	CONDITION	STC RQD.	OPTION IMPLEMENTED	STC
FLOORS				
WALLS				

26. ALTERNATIVE SOLUTIONS — [A].2.1.1. & [C].2.1.

27. NOTES:
- 3.4.2.5.((1)(f) MAX. TRAVEL DISTANCE FROM ANY POINT 30m (98')
- ALL BUILDING SERVICE PENETRATIONS TO BE FIRESTOPPED WITH A FIRESTOP SYSTEM CONFORMING TO CAN4-S115-M.
- MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALLS/CEILINGS

2024 ONTARIO BUILDING CODE DATA MATRIX PART 11

ITEM			OBC REFERENCE
			REFERENCES ARE TO DIVISION B UNLESS NOTED [A] FOR DIVISION A OR [C] FOR DIVISION C.
0.	BUILDING CODE VERSION: O. Reg. 203/24 LAST AMENDMENT: O. Reg. 5/25		PART 3
1.	PROJECT DESCRIPTION: ☐ ADDITION ☐ RENOVATION ☐ ADDITION & RENOVATION ☑ CHANGE OF USE 44 ST. CATHERINE STREET - RENOVATIONS		1.1.2.6. [A]
2	MAJOR OCCUPANCY(S) CLASSIFICATION: GROUP A DIVISION 2 - ASSEMBLY		3.1.2.1. & 11.2.1.
3.	SUPERIMPOSED MAJOR OCCUPANCIES: ☑ NO ☐ YES DESCRIPTION:		11.2. & 3.2.2.5 TO 3.2.2.8.
4.	BUILDING AREA (m^2):	DESCRIPTION: BASEMENT — EXISTING: 3,205 SF / 297.8 SM — NEW: 0 — TOTAL: 3,205 SF / 297.8 SM	1.4.1.2 [A], 11.2. & 11.3.
		GROUND — 3,205 SF / 297.8 SM — 0 — 3,205 SF / 297.8 SM	
		2ND FLOOR — 3,205 SF / 297.8 SM — 0 — 3,205 SF / 297.8 SM	
		TOTAL — 9,615 SF / 893.3 SM — 0 — 9,615 SF / 893.3 SM	
5.	BUILDING HEIGHT: 2 STOREYS ABOVE GRADE 1 STOREY BELOW GRADE 10.4m GRADE TO U/S OF CEILING		1.4.1.2 [A] & 3.2.1.1. & 11.3.
6.	NUMBER OF STREETS/FIRE FIGHTER ACCESS: 1 STREET		3.2.2.10. & 3.2.5. & 11.3.
7.	BUILDING SIZE: ☑ SMALL ☐ MEDIUM ☐ LARGE ☐ XLARGE		T.11.2.1.1.B-N
8.	EXISTING BUILDING CLASSIFICATION:	CHANGE IN MAJOR OCCUPANCY: ☑ YES ☐ NOT APPLICABLE (NO CHANGE OF MAJOR OCCUPANCY)	11.2.1.1.
		CONSTRUCTION INDEX: 6	T 11.2.1.1.A.
		HAZARD INDEX: 3	T 11.2.1.1.B. TO N
		IMPORTANCE CATEGORY ☐ LOW ☑ NORMAL ☐ HIGH ☐ POST-DISASTER	4.1.2.1.(3) & 5.2.2.1.(2)
9	RENOVATION TYPE: ☐ BASIC RENOVATION ☑ EXTENSIVE RENOVATION		11.3.3.1. 11.3.3.2.

10. OCCUPANT LOAD — 3.1.17., 11.4.2.2.

FLOOR LEVEL/AREA	OCCUPANCY TYPE	BASED ON	OCCUPANT LOAD
BASEMENT	ASSEMBLY & STORAGE & UTILITIES	PLUMBING FIXTURES	
GROUND	ASSEMBLY	PLUMBING FIXTURES	
2ND FLOOR	ASSEMBLY	PLUMBING FIXTURES	
TOTAL			228

11. PLUMBING FIXTURE REQUIREMENTS RATIO: MALE:FEMALE = 50:50 EXCEPT AS NOTED OTHERWISE — 3.7.4., 11.3.4., 11.3.5., 11.4.2.4. & 11.4.2.5. TABLES 3.8.2.3.A & B

FLOOR LEVEL/AREA	OCCUPANT LOAD	OBC SENTENCE	WATER CLOSETS RQD.	WATER CLOSETS PROVIDED	B/F WATER CLOSETS RQD.	B/F WATER CLOSETS PROVIDED	UNIVERSAL WASHROOMS RQD.	UNIVERSAL WASHROOMS PROVIDED
PATRONS	210	3.7.4.3.-D	6	7	0	0	1	1
EMPLOYEES	18	3.7.4.3.-F	2	2				
TOTAL	228		8	9	0	0	1	1

12.	BARRIER FREE DESIGN: ☑ YES ☐ NO EXPLANATION: ELEVATOR TO SERVE ALL FLOORS. BARRIER FREE ENTRANCES: NUMBER: 1 EXPLANATION: RENOVATION STARTED UNDER 2012 OBC. 1 ACCESSIBLE RAMP BUILT.		11.3.9.2.(2)
13.	REDUCTION IN PERFORMANCE LEVEL:	STRUCTURAL: ☐ YES ☑ NO	11.4.2.1.
		BY INCREASE IN OCCUPANT LOAD: OCCUPANT LOAD INCREASED >15% ☑ YES ☐ NO	11.4.2.2.
		BY CHANGE IN MAJOR OCCUPANCY: NEW MAJOR OCCUPANCY HAZARD INDEX 4 RESTAURANT (MEDIUM SIZE) ☑ YES ☐ NO	11.4.2.3.
		EARLY WARNING & EVACUATION SYSTEMS ☑ YES ☐ NO	
		PLUMBING: ☐ YES ☑ NO	11.4.2.4.
		SEWAGE SYSTEMS: ☐ YES ☑ NO	11.4.2.5.
		EXTENSION OF BUILDINGS OF COMBUSTIBLE CONSTRUCTION: ☐ YES ☑ NO	11.4.2.6.
14.	COMPENSATING CONSTRUCTION: ☑ NO ☐ YES EXPLANATION: -		11.4.3.1.
		STRUCTURAL: ☐ YES ☑ NO	11.4.3.2.
		BY INCREASE IN OCCUPANT LOAD: ACCESS TO EXIT WIDTHS TO BE BASED ON OCCUPANT LOAD 3.3.1. ☑ YES ☐ NO	11.4.3.3.
		EXIT WIDTHS BASED ON OCCUPANT LOAD 3.4.3. ☑ YES ☐ NO	
		EXIT SIGNS 3.4.5. ☑ YES ☐ NO	
		LIGHTING OF EXITS, LIGHTING OF ACCESS TO EXITS & EMERGENCY LIGHTING IN 3.2.7. ☑ YES ☐ NO	
		FIRE ALARM SYSTEM 3.2.4. ☑ YES ☐ NO	
		TRAVEL DISTANCE AND NUMBER OF EXITS IN OTHER PARTS ☑ YES ☐ NO	
		DOOR RELEASE HARDWARE REQUIREMENTS 3.3.1.13. & 3.4.6.16. ☑ YES ☐ NO	
		BY CHANGE IN MAJOR OCCUPANCY: NEW H.I. 4 IS NOT GREATER THAN EXISTING C.I. 6 ☐ YES ☑ NO	11.4.3.4.
		PLUMBING: ☐ YES ☑ NO	11.4.3.5.
		SEWAGE SYSTEMS: ☐ YES ☑ NO	11.4.3.6.
		EXTENSION OF BUILDINGS OF COMBUSTIBLE CONSTRUCTION: ☐ YES ☑ NO	11.4.3.7.
15.	COMPLIANCE ALTERNATIVES PROPOSED: (2)	☐ NO ☑ YES A69 - 3.8.1.2 EXISTING PRINCIPAL ENTRANCE ACCEPTABLE, PROVIDED AT LEAST ONE BARRIER-FREE ENTRANCE IS AVAILABLE. A70 - 3.8.1.3.(1). EXISTING UNOBSTRUCTED WIDTH OF 920mm MINIMUM IS ACCEPTABLE.	11.5.1.
16.	NOTES:		

3 / A001 PART 11 OBC MATRIX N.T.S

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ISSUE	DATE
1	JUNE 30/25 ISSUED FOR PERMIT
2	JAN xx/26 ISSUED FOR TCAB

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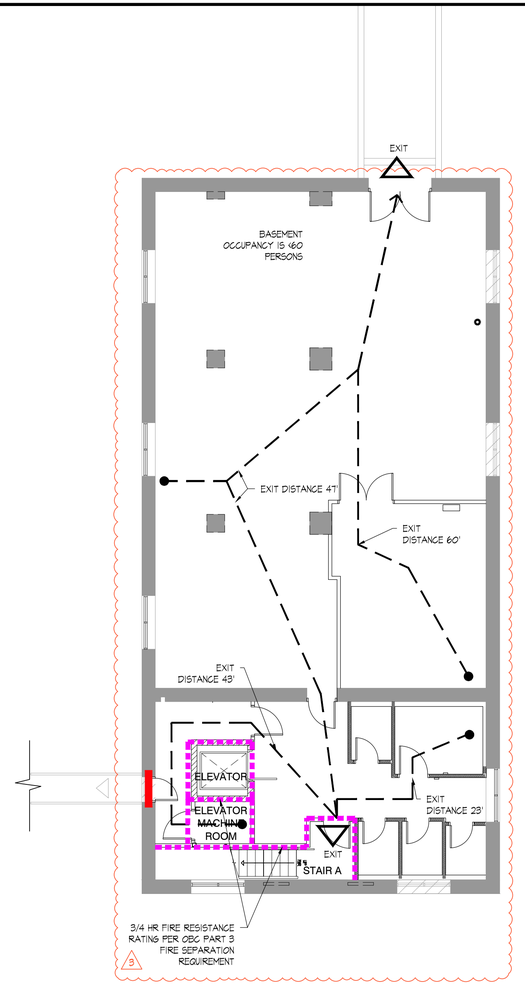
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ST. THOMAS, ONTARIO

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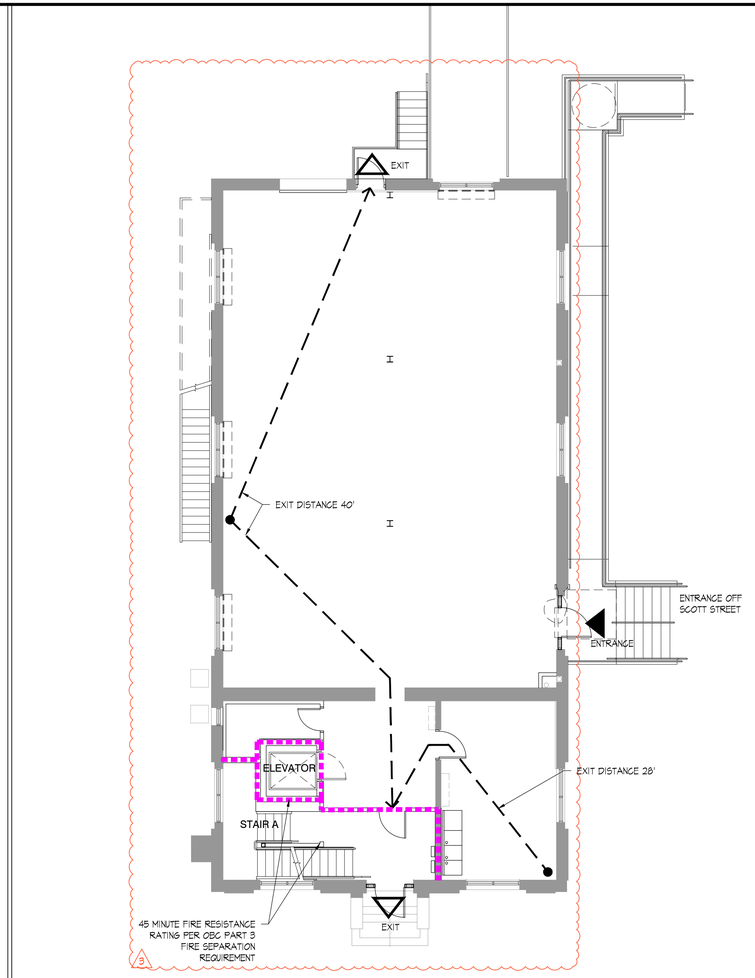
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1252	AS NOTED	JH/AR	MARCH 15 2023

Dwg. No:

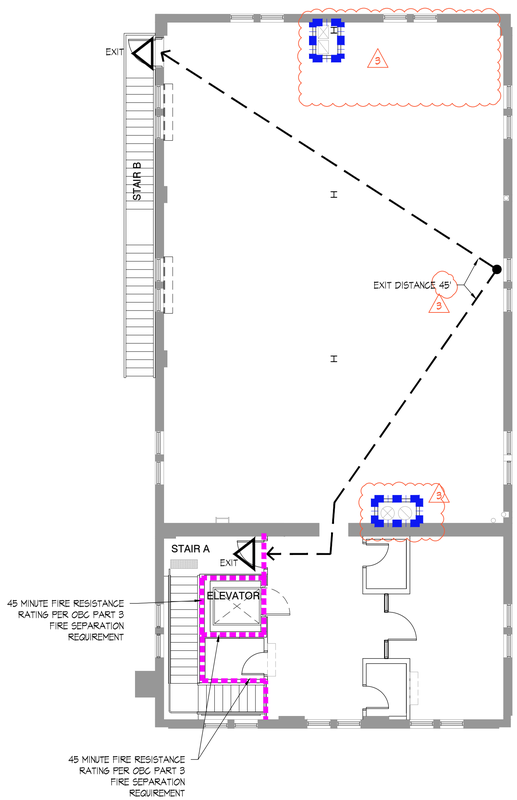
A001



1 A002 BASEMENT FIRE RESISTANCE RATING PLAN
1/8" = 1'-0"



2 A002 GROUND FLOOR FIRE RESISTANCE RATING PLAN
1/8" = 1'-0"



3 A002 2ND FLOOR FIRE RESISTANCE RATING PLAN
1/8" = 1'-0"

2

0 HR. FIRE SEPARATION

45 MIN. FIRE SEPARATION

1 HR. FIRE SEPARATION

FIRE STOP ALL PENETRATIONS IN RATED ASSEMBLIES. FIRE STOPPING TO ASTM E 814 AND ULC CAN4-S115-M. RECORD LOCATIONS AND MATERIALS USED ON AS-BUILT DRAWINGS FOR ARCHITECT/BUILDING DEPT. REVIEW.

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1	JAN 30/23	ISSUED FOR PERMIT
2	MAY 27/25	ISSUED FOR PC#23
3	JAN 16/26	ISSUED FOR PC#25

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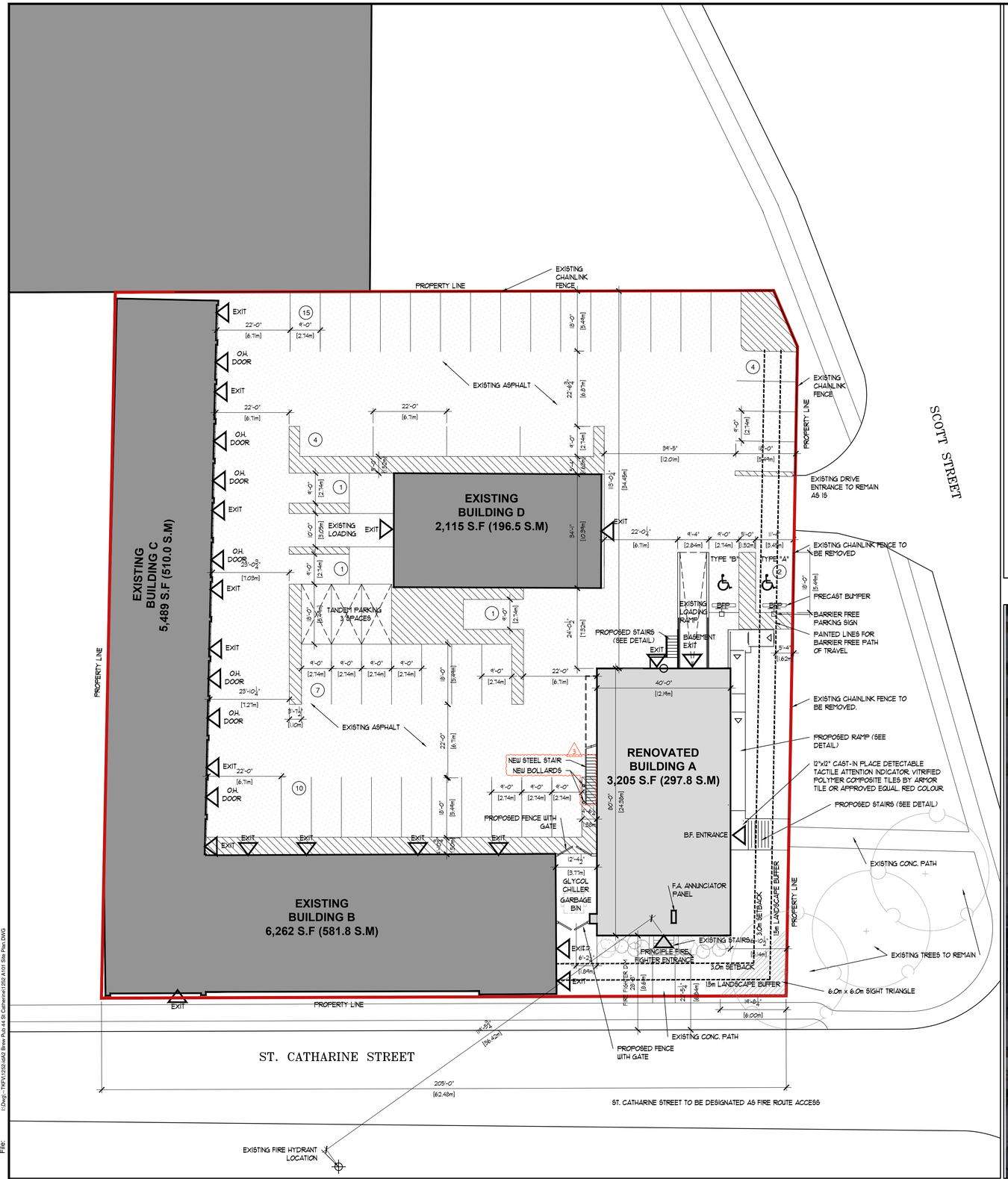
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FIRE RATING PLAN
-
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Date:	MARCH 15 2023

Dwg. No:
A002



1 A101 SITE PLAN 1/16" = 1'-0"

LEGEND

- FIRE ACCESS ROUTE
- BICYCLE RACK
- ASPHALT PAVING
- CONC. SIDEWALK
- PROPOSED BUILDING
- EXIT/ AS NOTED BARRIER FREE ENTRY
- PRINCIPAL/ FIRE FIGHTER ENTRY
- HP HYDRO POLE
- CB CATCH BASIN
- MH MANHOLE
- POLE LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- SOFFIT MOUNTED LIGHT FIXTURE
- FIRE ROUTE SIGN
- SOUND ATTENUATION BARRIER/PRIVACY FENCE
- CHAIN LINK FENCE
- BFP BARRIER FREE PARKING SIGN

LEGAL DESCRIPTION

ZONING MAP 10
SCHEDULE 6 TO BY LAW 74-2018
PART OF LOTS 1&5 AND ALL OF
LOT 2, 3, & 4 REGISTERED PLAN
101 IN THE CITY OF ST. THOMAS

NOTE:

THE PURPOSE OF THIS DRAWING IS TO SHOW THE GENERAL LOCATION OF THE BUILDINGS, FIRE ROUTES, PARKING, SETBACKS, LIGHTING, DRIVEWAYS, GARBAGE ENCLOSURES, SITE SIGNAGE, AND THE GENERAL LOCATION AND ARRANGEMENT OF LANDSCAPED AREAS. IT'S INTENDED USE IS FOR BUILDING PERMIT AND SITE PLAN APPROVAL SUBMISSION ONLY.

THIS DRAWING CONTAINS INFORMATION PROVIDED BY OTHERS. IT MAY NOT BE COMPLETE OR CURRENT, AND IS SUPPLIED HERE FOR GENERAL COORDINATION AND CONVENIENCE ONLY.

FOR ALL CONSTRUCTION PURPOSES, REFER TO THE MOST UP TO DATE COPY OF CONSTRUCTION DOCUMENTS PREPARED BY OTHER CONSULTANTS. EL SURVEYS SOILS REPORTS, SITE SERVICING, GRADING, SITE LIGHTING, LANDSCAPE AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS.

OTHER THAN NON COMPLIANCES WITH THE ARCHITECTURAL CONCEPT, THE ARCHITECT HAS NOT REVIEWED OR CERTIFIED ANY ASPECTS OF OTHERS AND ACCEPTS NO LIABILITY WHATSOEVER FOR INFORMATION PROVIDED BY OTHERS.

SURVEY INFORMATION:
CALLON DIETZ INCORPORATED ONTARIO LAND SURVEYORS PLAN No. X-3471 DATED JUNE 9 2023.

OBC DESIGNATION

TOTAL BUILDING AREA: 297.8 sq.m

OCCUPANCY: GROUP F, DIVISION 3 (LOW HAZARD INDUSTRIAL) +
GROUP A, DIVISION 2 (ASSEMBLY RESTAURANT OVER 30 SEATS)

PART 3 BUILDING 3.2.2.25 AND 3.2.2.78.

COMBUSTIBLE / NON-COMBUSTIBLE CONSTRUCTION

FLOOR ASSEMBLIES TO BE FIRE SEPARATIONS WITH A MIN 60 MIN. FIRE RATING

MEZZANINES SHALL HAVE, IF OF COMBUSTIBLE CONSTRUCTION, A FRR OF AT LEAST 45 MIN

ROOF ASSEMBLIES SHALL HAVE, IF OF COMBUSTIBLE CONSTRUCTION, A FRR OF AT LEAST 45 MIN

LOADBEARING WALLS/SUPPORTING STRUCTURE TO HAVE A FRR EQUAL TO THE SUPPORTED ASSEMBLY OR BE OF NON-COMBUSTIBLE CONSTRUCTION

BUILDING NOT REQUIRED TO BE SPRINKLERED

3.4.2.5.(b) MAX. TRAVEL DISTANCE FROM ANY POINT ON A FLOOR AREA TO AN EXIT 30m (98'-0") (UNSPRINKLERED)

MAX. FLAME SPREAD RATING OF 150 FOR ALL INTERIOR WALL & CEILING SURFACES

FIRESTOP PENETRATIONS IN RATED ASSEMBLIES TO ASTME 814 AND CAN4-S115M. PROVIDE LIST OF MATERIALS USED AND THEIR LOCATIONS TO ARCHITECT & OFFICIALS.

CONCEALED CEILING SPACES USED AS RETURN AIR PLENUMS TO HAVE MAX. FLAME SPREAD RATING OF 25 AND A MAX SMOKE DEVELOPMENT CLASSIFICATION OF 50

FIRE DEPARTMENT CONNECTION AND STANDPIPE SYSTEMS ARE NOT REQUIRED FOR BUILDING SIZE AND OCCUPANCY

FIRE ALARM SYSTEM IS REQUIRED FOR BUILDING SIZE AND OCCUPANCY

site data

1. GROSS SITE AREA: 4,014.9 s.m.
2. BUILDING AREA: BLDG A: 297.8 s.m. BLDG B: 581.8 s.m. BLDG C: 510.0 s.m. BLDG D: 196.5 s.m. TOTAL BUILDING AREA: 1,586.1 s.m.
3. ASPHALT AREA: EXISTING

ITEM	A	Z-1 REQUIREMENTS	PROPOSED
4.	ZONES	C2	C2
5.	LOT AREA (MIN.)	–	4,014.9 sm
6.	LOT FRONTAGE (MIN.)	–	62.5m
7.	LOT DEPTH (MIN.)	–	N/A
8.	FRONT YARD SETBACK (MIN.)	–	BLDG B: 0m (EXISTING)
9.	EXTERIOR SIDEYARD SETBACK (MIN.)	–	BLDG A: 5.1m (EXISTING)
10.	INTERIOR SIDEYARD SETBACK (MIN.)	3.0m (ABUTTING RESIDENTIAL) 0.0m (ABUTTING NON-RESIDENTIAL)	BLDG C: 0.0m (EXISTING)
11.	REAR YARD SETBACK (MIN.)	3.0m (ABUTTING RESIDENTIAL) 0.0m (ABUTTING NON-RESIDENTIAL)	BLDG C: 0.57m (EXISTING)
12.	LANDSCAPED OPEN SPACE (%) MIN.	–	EXISTING
13.	LOT COVERAGE MAX. (ON GROSS SITE)	–	EXISTING
14.	HEIGHT (MAX.)	45.0m	BLDG A: EXISTING 2 STOREYS
15.	PARKING REQ.	–	45 SURFACE PARKING SPACES 2 LOADING SPACES INCLUDING: 1 TYPE A B/F SPACES 1 TYPE B B/F SPACES
15.	GROSS FLOOR AREA (MAX.)	BREWERY: 1939sf+342sf =2281sf (211.9sm) STORAGE: 368sf (34.2sm) RESTAURANT: 893sf+2843sf+3185sf =6921sf (643sm) TOTAL BLDG A: +/- 9570sf (889sm)	



1 A101 KEY PLAN NTS

1	JUNE 20/2023	ISSED FOR SPA
2	JUE 30/23	ISSED FOR PERMIT
3	JAN xx/26	ISSED FOR TOCS

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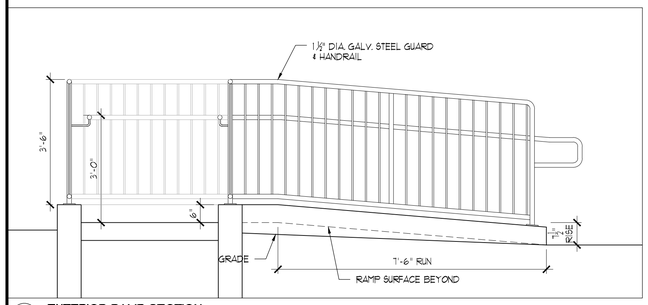
SITE PLAN
-
44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

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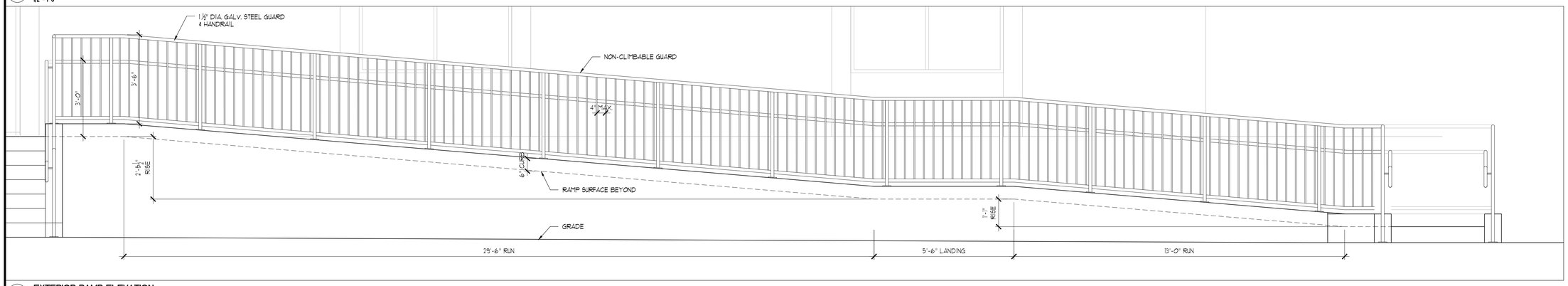
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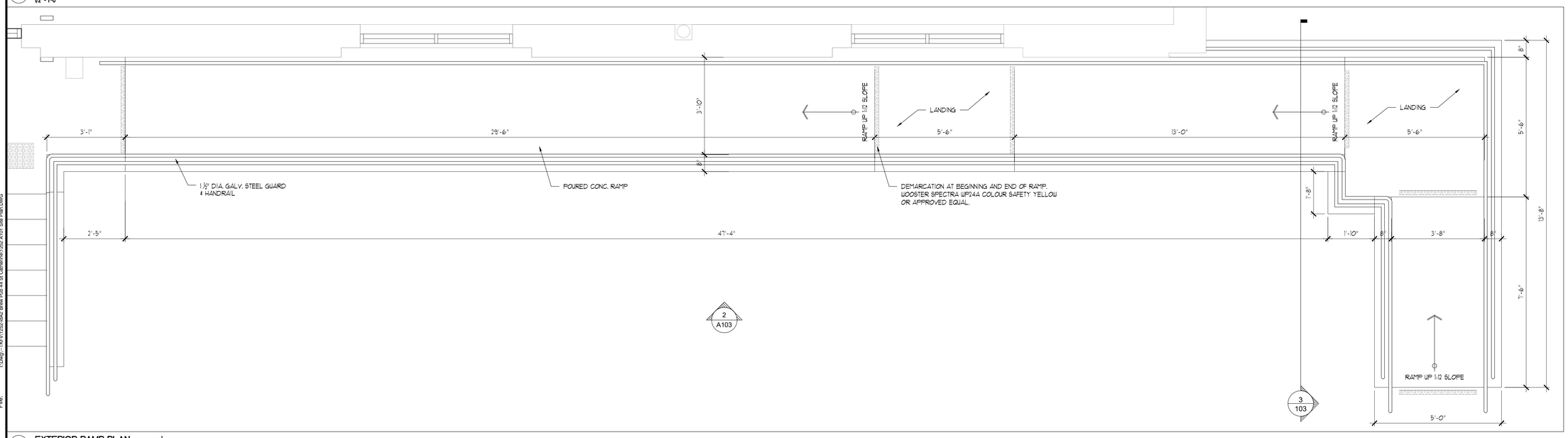
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3 A103 EXTERIOR RAMP SECTION
1/2" = 1'-0"



2 A103 EXTERIOR RAMP ELEVATION
1/2" = 1'-0"



1 A103 EXTERIOR RAMP PLAN
1/2" = 1'-0"

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1	JAE 20/12/23	ISSUED FOR SPA
2	JAE 30/12/3	ISSUED FOR PERMIT

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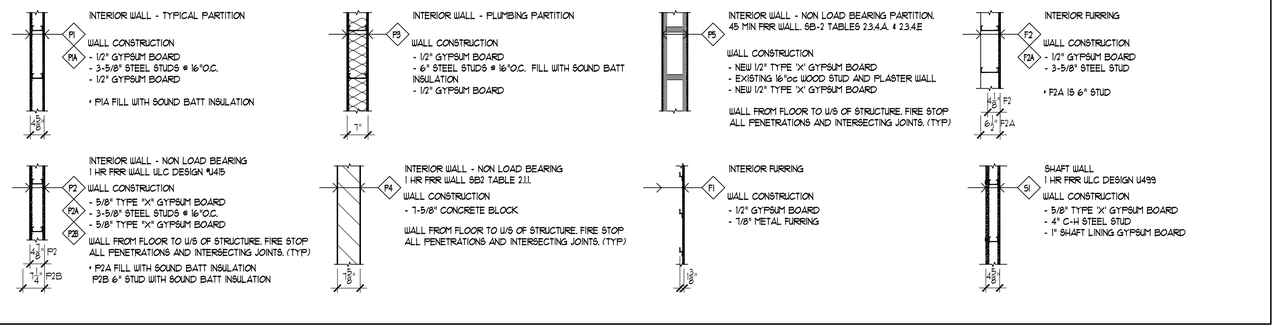
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SITE PLAN DETAILS
-
44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

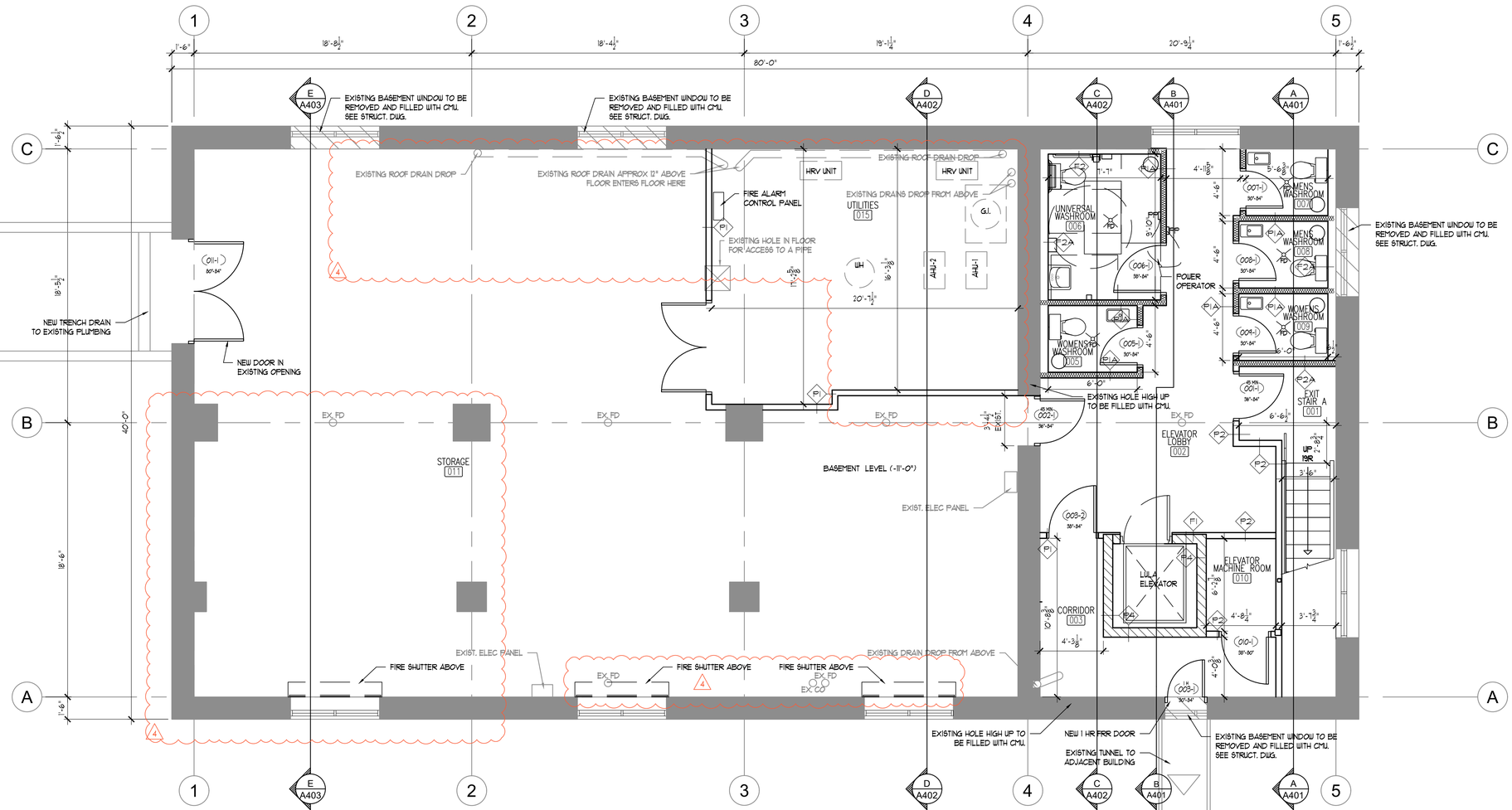
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2 / A201 **WALLTYPES**
1/2" = 1'-0"



1 / A201 **BASEMENT PLAN** 2
1/4" = 1'-0"

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1	JAN 30/23	ISSUED FOR PERMIT
2	MAY 2/24	ISSUED FOR PC01
3	MAY 21/25	ISSUED FOR PC02
4	JAN 26/26	ISSUED FOR PC03

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BASEMENT FLOOR PLAN
-
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ST. THOMAS, ONTARIO

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Project No:	1252	Dwn/Chkd. By:	JH/SA
Scale:	1/4"-1'0"	Date:	MARCH 15 2023

Dwg. No:
A201

PROPERTY LINE

RAMP

RAMP

RAMP

5'-6"

5'-6"

5'-6"

13'-0"

3'-0"

5'-6"

29'-6"

RUN OF RAMP TO BE CONFIRMED. ASSUMED 3'9" TO GRADE

1:12 RAMP DOWN

EXISTING ROOF DRAIN DROP

NEW GUARD TO REPLACE EXISTING

FIRE SHUTTER ABOVE

TACTILE WARNING STRIP

NEW GUARD

UP 8R

NEW STEEL LANDING AND STAIR

NEW OPENING IN MASONRY WALL

36"-84"

(104-2)

3'-4"

2'-0"

RESTAURANT SEATING 105

EXISTING 12" HIGH CONCRETE PLATFORM

6'-1½"

FIRE SHUTTER ABOVE

FIRE SHUTTER ABOVE

FIRE SHUTTER ABOVE

STAIR B

UP 34R

NEW STEEL STAIR

NEW CONCRETE LANDING AND STAIR

8'-0"

UP 1R

1670X1670 CLEAR LANDING AREA

4'-0"

12'-4½"

EXIST. ELEC METER TO BE RELOCATED

2'-0"

(105-1)

40"-84"

EXISTING DOOR TO BE REVISED TO HAVE A POWER OPERATOR FOR BARRIER-FREE ENTRY

3'-4½"

NEW CHASE WITH ACCESS PANEL FOR CLEANOUT.

EXISTING ROOF DRAIN DROP

EXISTING PLUMBING VENT STACK

EXISTING FLOOR HOLE TO BE FILLED

EXISTING FLOOR HOLE TO BE FILLED

EXISTING FLOOR HOLE TO BE FILLED

KITCHEN 104

EXISTING WALL TO BE RETAINED

(104-1)

36"-84"

FCU 8' AFF SEE MECH.

FCU 8' AFF SEE MECH.

NEW 3 COMPARTMENT STAINLESS STEEL SINK

FIRE ALARM ANNUNCIATOR PANEL

HEATER SEE MECH.

+12'-11⅛"

3'-1⅛" EXISTING

ELEVATOR LOBBY 102

(101-1)

36"-84"

EXIT STAIR A 101

6'-9½"

(102-2)

40"-84"

UP 1R EXISTING

12'-6¼"

GUARD

UP 27R

3'-6⅝"

3'-6¼"

WALL MOUNTED HANDRAIL

GUARD AT WINDOW

TACTILE WARNING STRIP

DOWN 8R

3'-6"

HANDRAIL

3'-10¼"

(103-1)

30"-84"

STAFF WASHROOM 103

4'-2¾"

AC CU

AC CU

EXISTING WINDOW CLOSE TO CEILING

STAIR LANDING EXTENDED TO PAST WINDOW

1 A202 GROUND FLOOR PLAN 1/4" = 1'-0"

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1	JUNE 30/23	ISSUED FOR PERMIT
2	MAY 27/24	ISSUED FOR PC01
3	MAY 21/25	ISSUED FOR PC02
4	JAN 26/26	ISSUED FOR PC03

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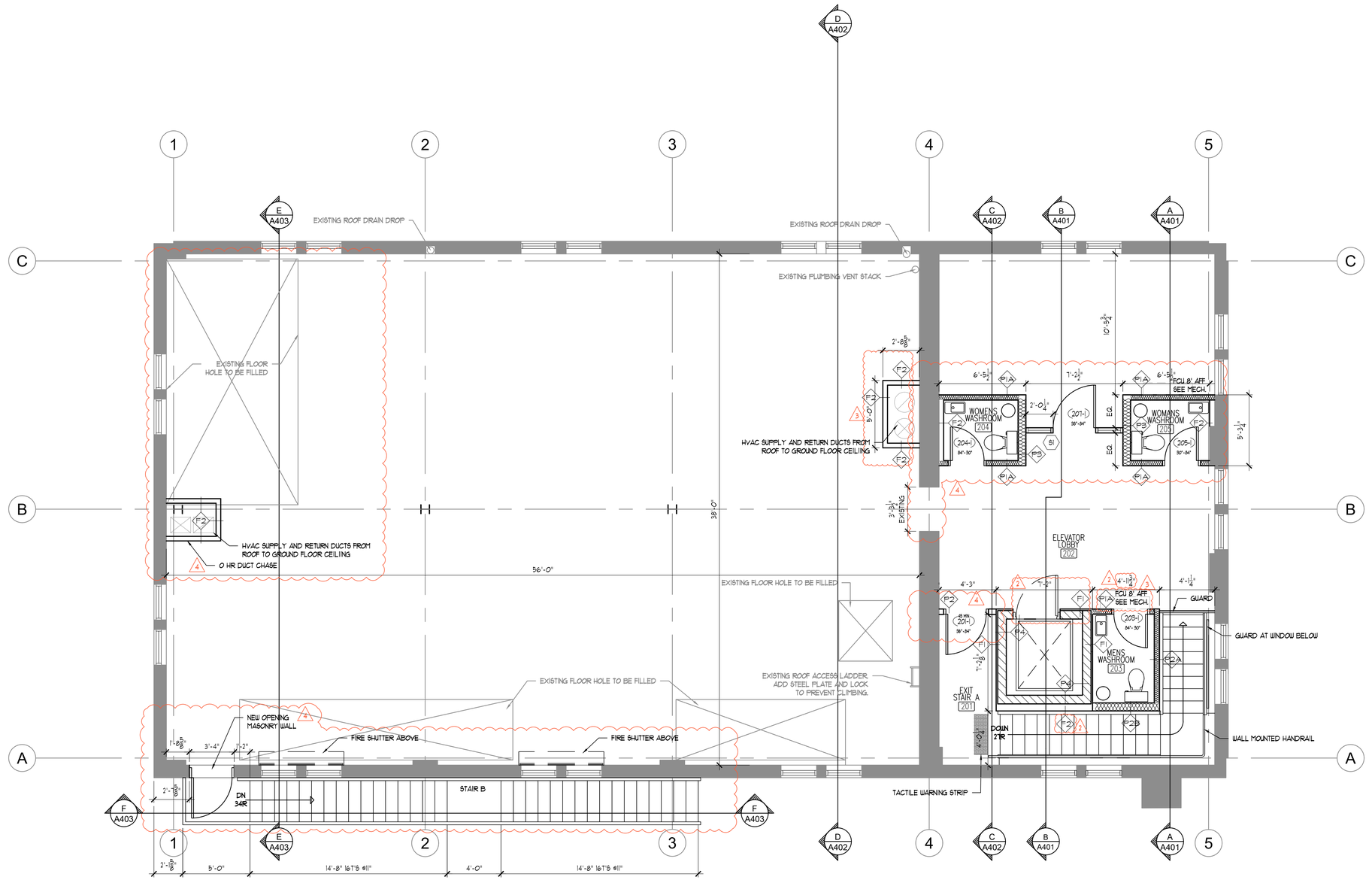
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GROUND FLOOR PLAN
-
44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

TKFV HOLDINGS LTD

Project No: 1252
Scale: 1/4"=1'0"
Dwn/Chkd. By: JH/SA
Date: MARCH 15 2023

Dwg. No: A202



1 / A203 SECOND FLOOR PLAN
1/4" = 1'-0"

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3	MAY 21/25	ISSUED FOR PC02
4	JAN 26/26	ISSUED FOR PC03

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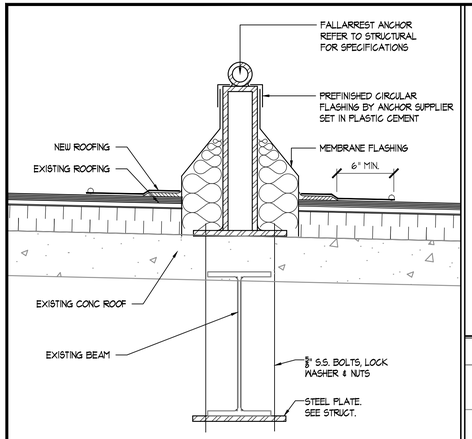
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tel: 519 432-7388 info@agar-arch.com

SECOND FLOOR PLAN
-
44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

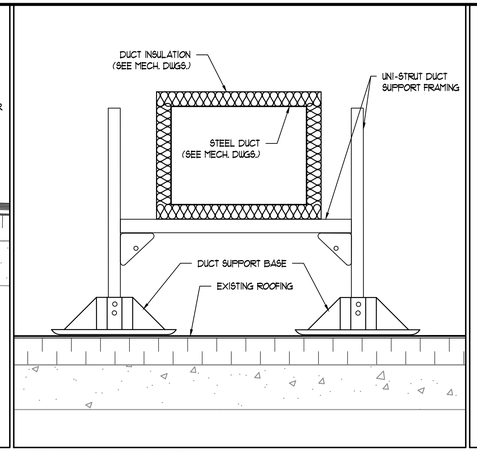
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Project No: 1252	Scale: 1/4"=1'0"	Dwn/Chkd. By: JH/SA	Date: MARCH 15 2023

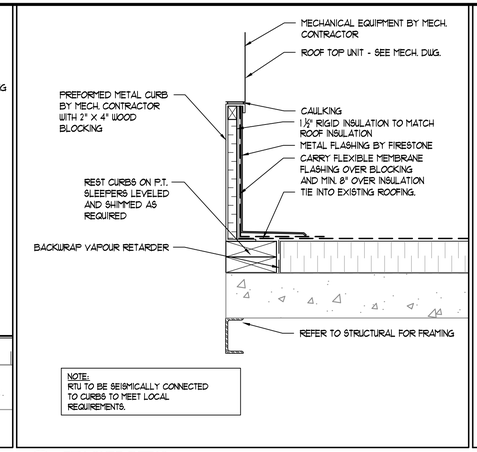
Dwg. No:
A203



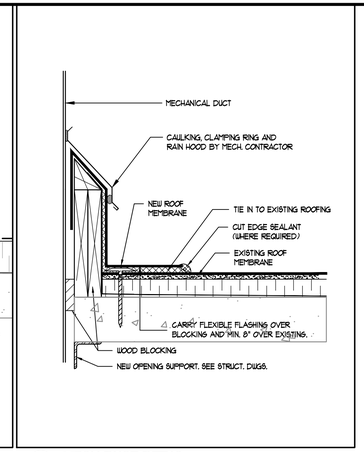
2 A204 **ROOF ANCHOR DETAIL**
1-1/2" = 1'-0"



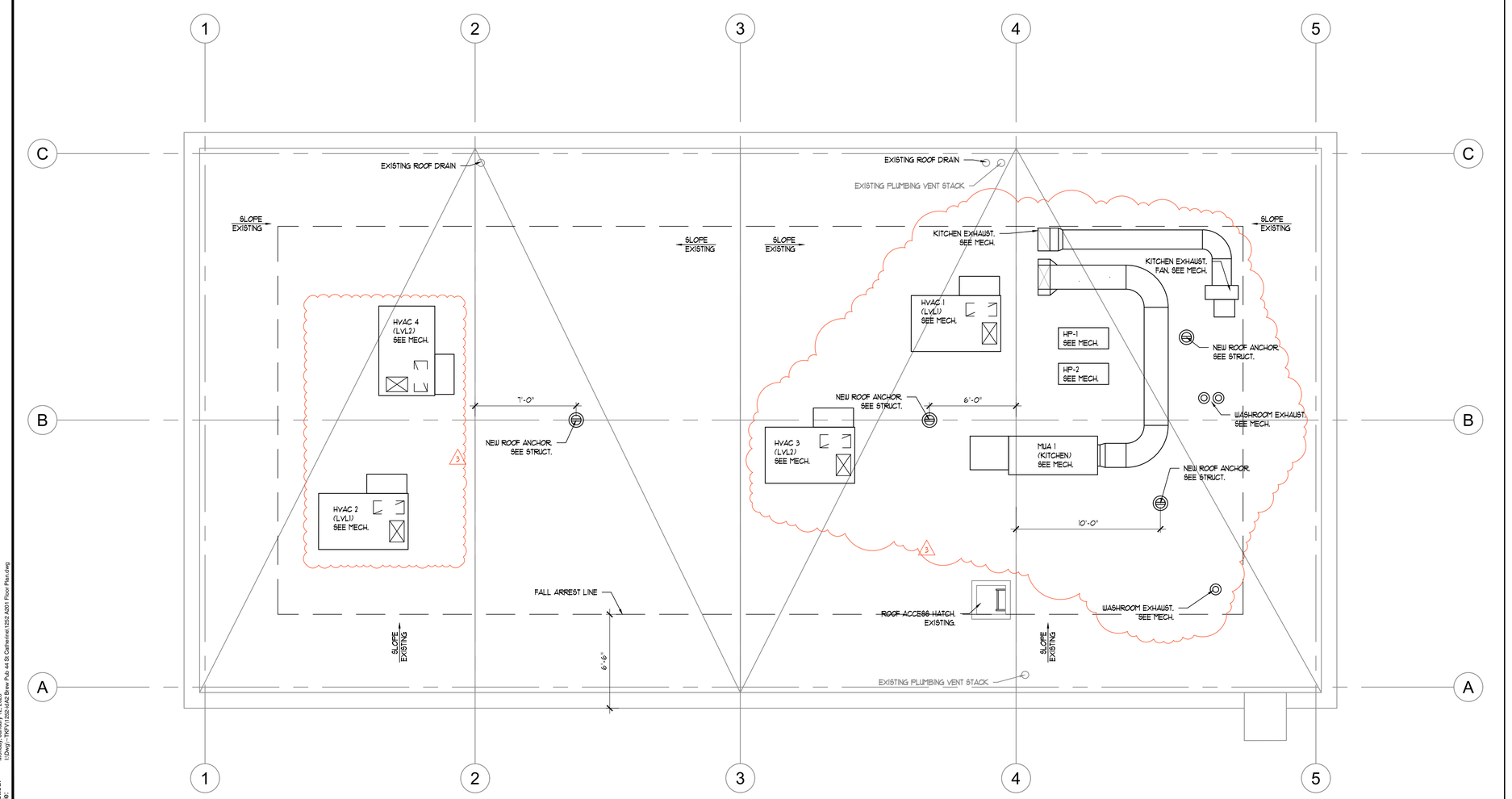
3 A204 **DUCT SUPPORT DETAIL**
1-1/2" = 1'-0"



4 A204 **RTU CURB DETAIL**
1-1/2" = 1'-0"



5 A204 **MECH DUCT DETAIL**
1-1/2" = 1'-0"



1 A204 **ROOF PLAN**
1/4" = 1'-0"

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1	JAN 30/25	ISSUED FOR PERMIT
2	MAY 21/24	ISSUED FOR PC01
3	MAY 2/25	ISSUED FOR PC02

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ROOF PLAN + DETAILS

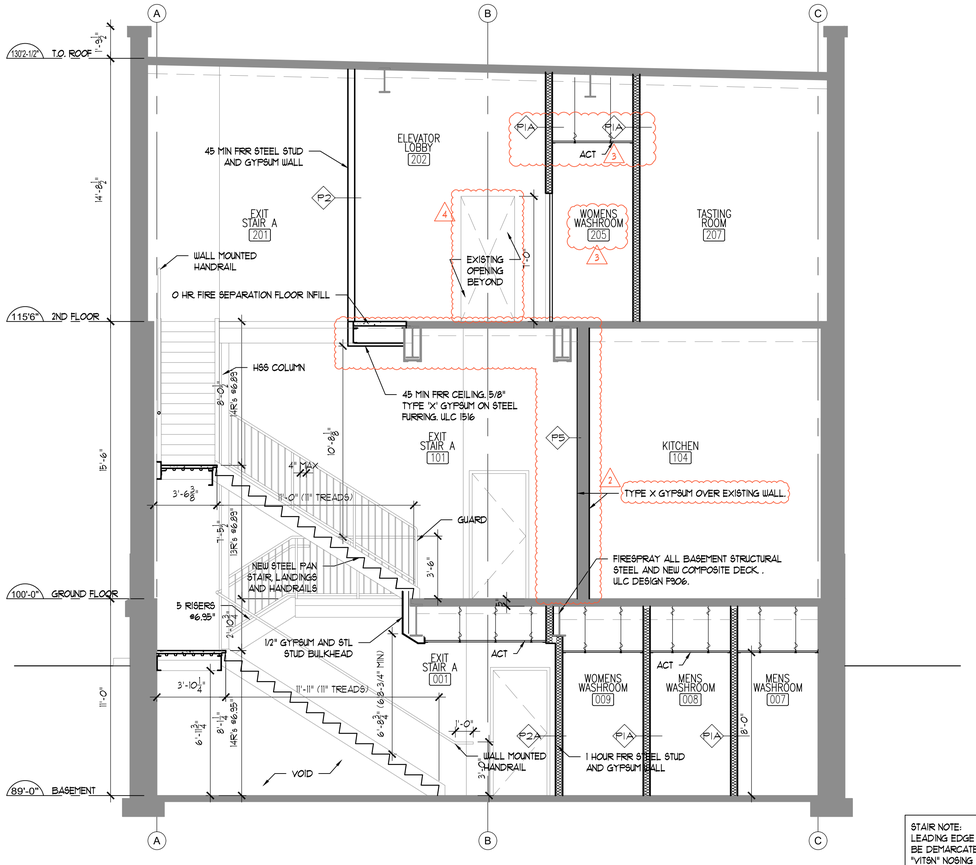
44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

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Scale:	1/4"=1'0"	Date:	MARCH 15 2023

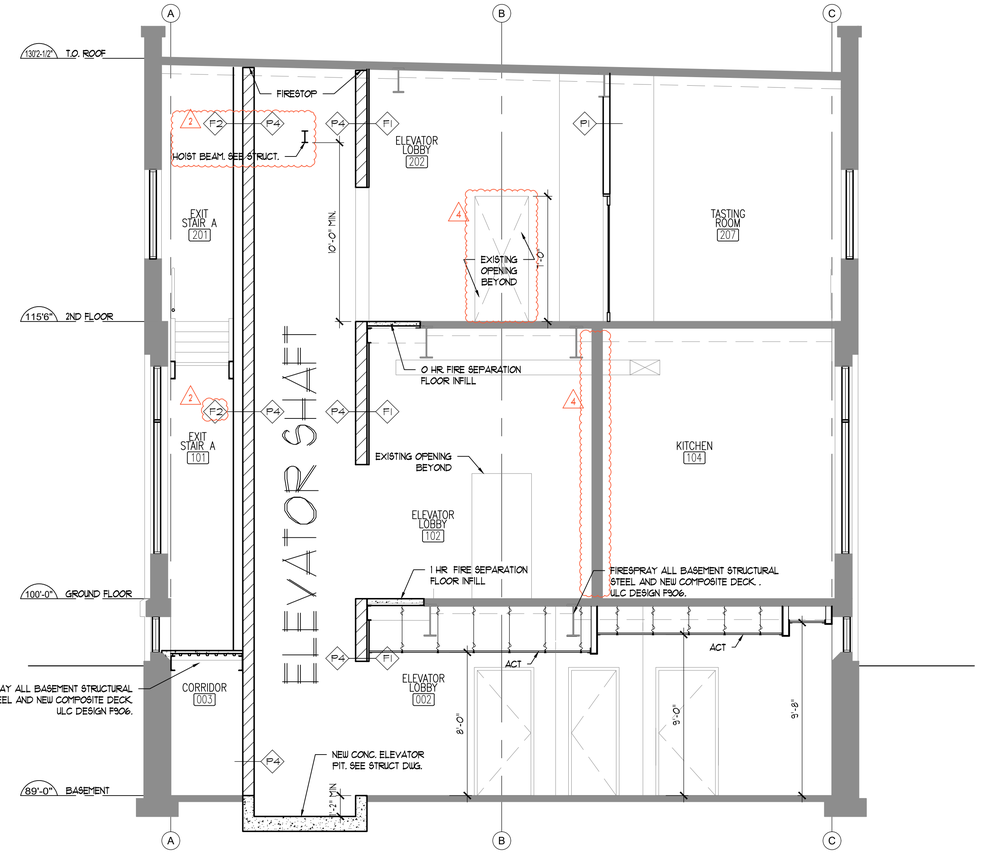
Dwg. No:

A204



STAIR NOTE:
LEADING EDGE OF TREADS TO BE DEMARCATED, TARKET "VITSN" NOSING OR APPROVED EQUAL.

A A401 **BUILDING SECTION EAST STAIR**
1/4" = 1'-0"



B A401 **BUILDING SECTION ELEVATOR SHAFT**
1/4" = 1'-0"

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1	JAN 30/23	ISSUED FOR PERMIT
2	MAY 27/24	ISSUED FOR PC01
3	MAY 21/25	ISSUED FOR PC02
4	JAN 26/26	ISSUED FOR PC03

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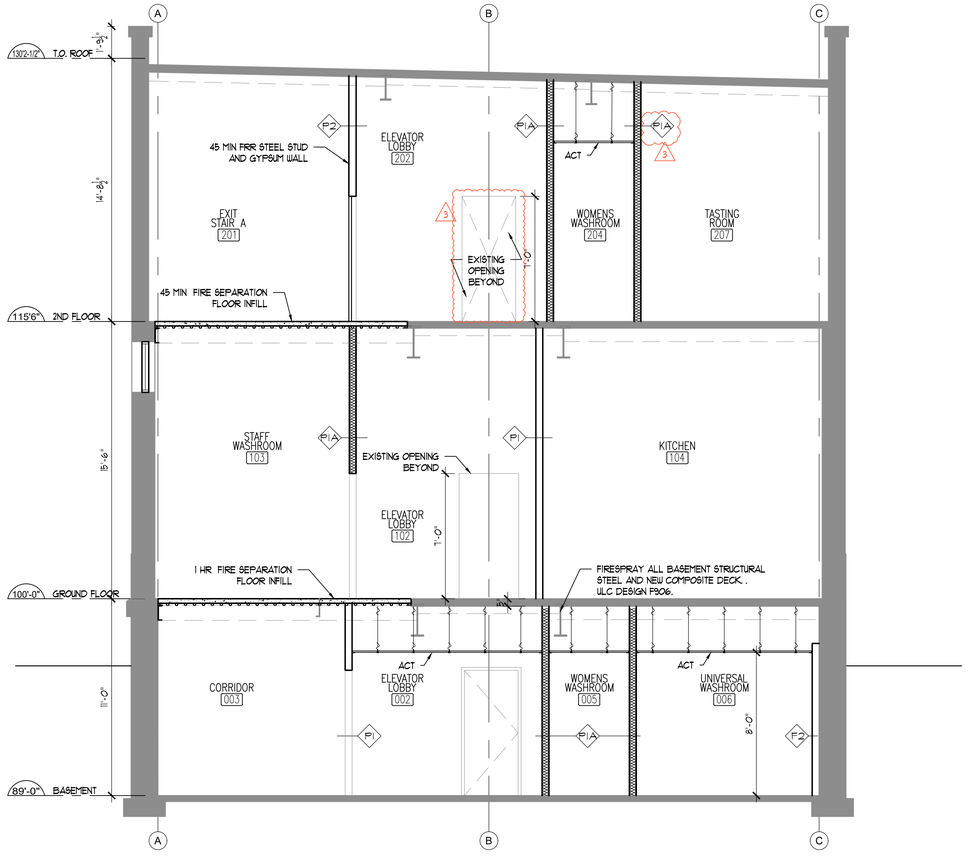
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SECTIONS
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44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

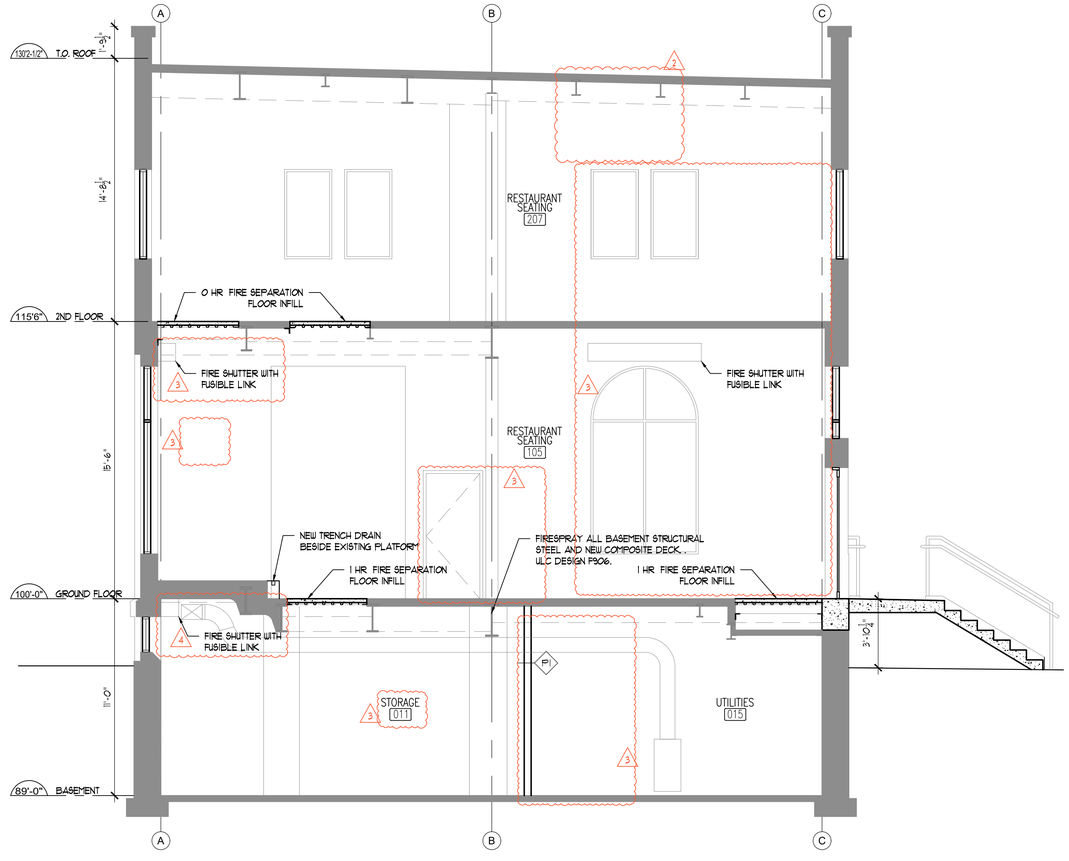
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Scale: 1/4"-1'0"
Dwn/Chkd. By: JH/SA
Date: MARCH 15 2023

Dwg. No:
A401



C A402 **BUILDING SECTION**
1/4" = 1'-0"



D A402 **BUILDING SECTION MAIN ENTRANCE**
1/4" = 1'-0"

1	JAN 30/23	ISSUED FOR PERMIT
2	MAY 2/25	ISSUED FOR PCO3
3	JAN 20/26	ISSUED FOR PCO3

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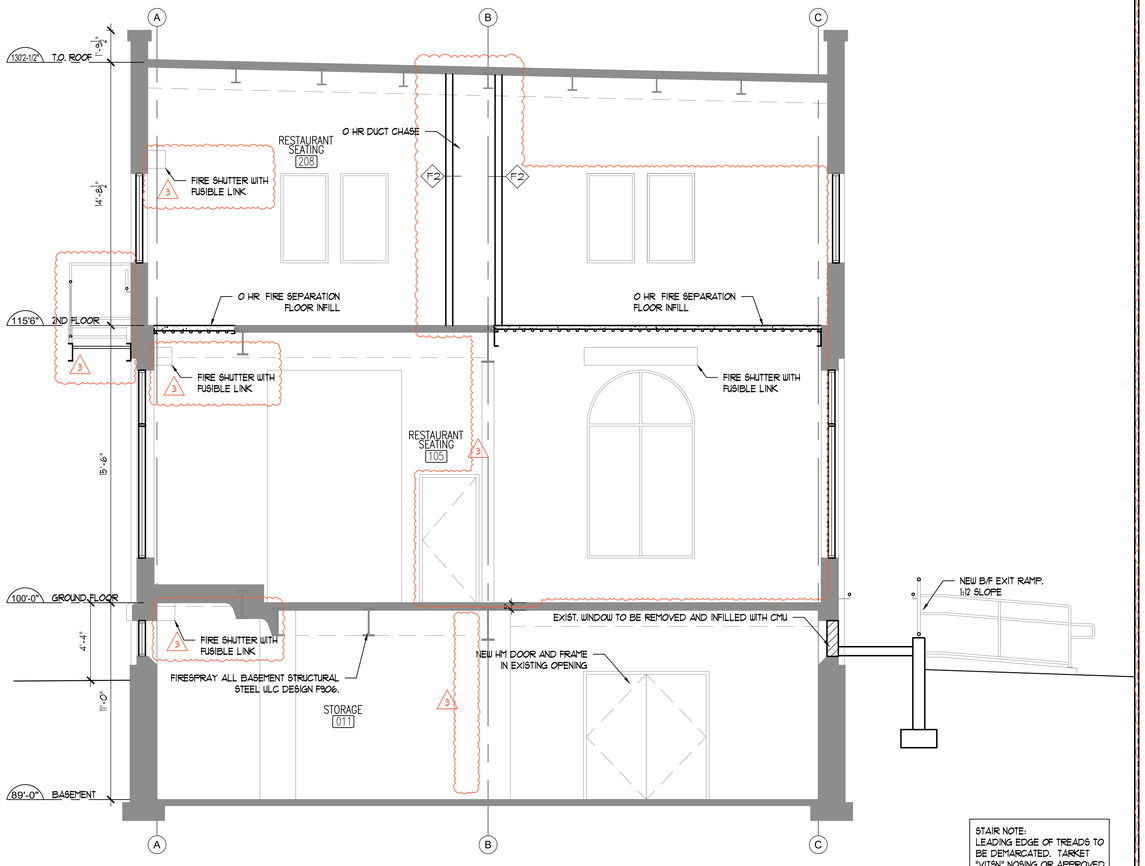
SECTIONS
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Scale: 1/4"-1'0"
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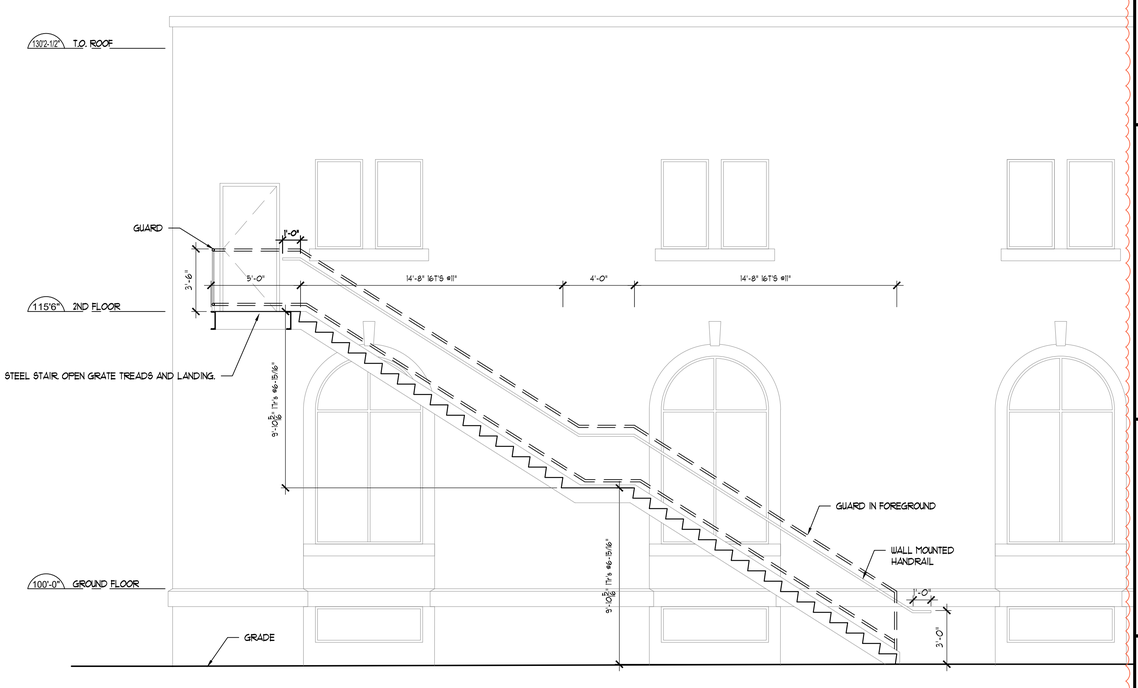
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A402

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STAIR NOTE:
LEADING EDGE OF TREADS TO BE DEMARCATED. TARKET "VITIAN" NOSING OR APPROVED EQUAL.

E A403 **BUILDING SECTION WEST**
1/4" = 1'-0"



F A403 **BUILDING SECTION STAIR B**
1/4" = 1'-0"

1	JAN 30/23	ISSUED FOR PERMIT
2	MAY 2/25	ISSUED FOR RFQ/3
3	JAN xx/26	ISSUED FOR RFQ/3

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SECTIONS
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44 ST. CATHERINE STREET
ST. THOMAS, ONTARIO

TKFV HOLDINGS LTD

Project No: 1252
Scale: 1/4"-1'0"
Dwn/Chkd. By: JH/SA
Date: MARCH 15 2023

Dwg. No:
A403

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