

AGENDA

THE FOURTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

ROOM 304 & ZOOM

5:00 P.M.

May 13, 2026

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on April 8th, 2026.

NEW BUSINESS

Heritage Alteration Permit 472 Talbot Street **Pages 2-17**

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

Heritage Alteration Permit 600 Talbot Street **Pages 18-33**

Designated Heritage Permit 502 Talbot Street **Pages 34-40**

Ontario Heritage Trust Provincial Plaque Program

UNFINISHED BUSINESS

Home Insurance

St Thomas Cemetery Company

Listed Properties

Listed properties will remain on the register until January 1, 2027 [Website Link](#)

NEXT MEETING

June 10, 2026

ADJOURNMENT

MEMO

DATE: April 13, 2026

ATTENTION: Sherry Steadman, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
472 Talbot Street – Corrected Addressed (Previously identified at 572 Talbot Street)
HAP-07-26

Please find attached a Heritage Alteration Permit Application for 472 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 472 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 as the proposal would be a replacement of an existing illuminated sign and would not be covering windows or important elements of the building façade that are not already covered. As such, 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

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

April 8, 2026

Daniel O’Kopniak
The Bank of Nova Scotia
44 King Street W
Toronto ON
M5H 1H1

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-07-26
Property: 572 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
Donna Thomson



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: Daniel O'Kopniak - The Bank of Nova Scotia
Address: 44 King Street W , Toronto, ON
Postal Code: M5H 1H1 Phone: 437-8332401 Fax: _____
Email: daniel.okopniak@scotiabank.com

2. Agent/Applicant
Name: Donna Thomson
Company: Pride Signs Ltd
Address: 255 Pinebush Road, Cambridge, ON
Postal Code: N1T 1B9 Phone: 519-622-4040 ext 213 Fax: Cell: 226-218-2028
Email: dthomson@pridesigns.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: 472 Talbot Street

2. Legal Description: PLAN 3 BLK E PT LOTS 1,3

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

☐ Alteration to Building/Property

☒ New Construction

☐ Demolition

2. Check all types of work that would happen in your proposed project:
- ☐ demolition of a building or part of a building, such as a building façade
 - ☐ removal of a building to a different location on site or to another site
 - ☐ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
 - ☐ structural intervention that affects the external appearance of a building
 - ☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
 - ☐ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
 - ☐ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
 - ☐ alteration of roofline or skyline by changes to 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
3. Please list below, any documents included with this submission (drawings, site plan, specifications, photographs and other documents as needed to illustrate the project). Requirements will depend on the scale of the project.

Signage Package - artwork, structural drawings, elevations and site plan

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

We are proposing to remove the existing Scotiabank signage and replace it with new signage as part of the Banks National Signage Re-Branding Program.

The proposed signage will be installed within the same location and footprint as the existing signage, resulting in a condition that is consistent with what is currently in place.

The design and style of the proposed signage are in keeping with other established businesses along the same street, including Discount Max, CIBC Wood Gundy, Dollar Haven, and Liberty Tax.

As the new signage will replace an installation that has been in place for over 15 years, and will remain similar in scale and placement, the overall visual impact is expected to be minimal.

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 Donna Thomson, 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, Donna Thomson of Cambridge in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the City of Cambridge, Ontario on this 31 day of March, 2026.
City Day Month Year

Donna Thomson
Signature of Owner or Authorized Agent

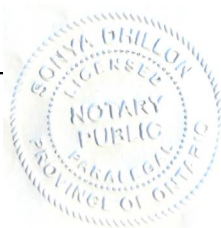


Signature of Commissioner of Oaths, etc.

SONYA DHILLON
Licensed Paralegal & Notary Public,
and a Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given.

March 31, 2026

181 Groh Avenue
unit 201-F
Cambridge, Ontario
N3C 1Y8
Tel: 519 732 2735



March 31/2026
Date

March 31, 2026

Date



Sworn remotely by the declarant at Cambridge, Ontario
before me at Cambridge, Ontario on March 31, 2026 via online video
conference in accordance with O.Reg 431/20 administering oath or declaration
remotely.

Application Revised: September 2018

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, Daniel O'Kopniak (The Bank of Nova Scotia), am the owner of the subject lands, and I authorize Donna Thomson (Pride Signs Ltd), 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.

17 February 2026
Date

Daniel O'Kopniak Digitally signed by Daniel O'Kopniak
Date: 2026.02.17 15:38:00 -05'00'
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.**

Daniel O'Kopniak (The Bank of N
I, _____, 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.

17 February 2026

Date

Daniel O'Kopniak

Signature of Owner

Digitally signed by Daniel
O'Kopniak
Date: 2026.02.17 15:38:45 -05'00'

LANDLORD AUTHORIZATION FORM

I, Daniel O'Kopniak (Owner's Authoized Signing Officer), AS THE

☐ OWNER OF THE PROPERTY; OR

☒ OWNER'S AUTHORIZED SIGNING OFFICER (AUTHORIZED TO BIND THE COMPANY)

COMPANY: The Bank of Nova Scotia

ADDRESS: 44 King St. W.

CITY/PROVINCE: Toronto/ON POSTAL CODE: M5H 1H1

FOR THE TENANT (This is a Freehold Property)

AT THE PROPERTY LOCATED AT 472 Talbot St., St. Thomas, ON N5P 1C2 HEREBY:

- (i) GRANT PRIDE SIGNS LIMITED PERMISSION TO APPLY FOR AND OBTAIN NECESSARY SIGN PERMITS AND VARIANCES AND OBTAIN SITE PLANS AND/OR ELEVATION DRAWINGS FROM THE ARCHIVES IF REQUIRED.
- (ii) AUTHORIZE PRIDE SIGNS LIMITED TO ERECT SIGN(S) AT THE AFOREMENTIONED LOCATION AND MAY, AT THEIR OPTION, ELECT TO SUB-CONTRACT THE INSTALLATION.

SINCERELY,

SIGNATURE

Daniel O'Kopniak

PRINT NAME

Project Manager

TITLE

437-833-2401

PHONE NUMBER

FAX NUMBER

daniel.okopniak@scotiabank.com

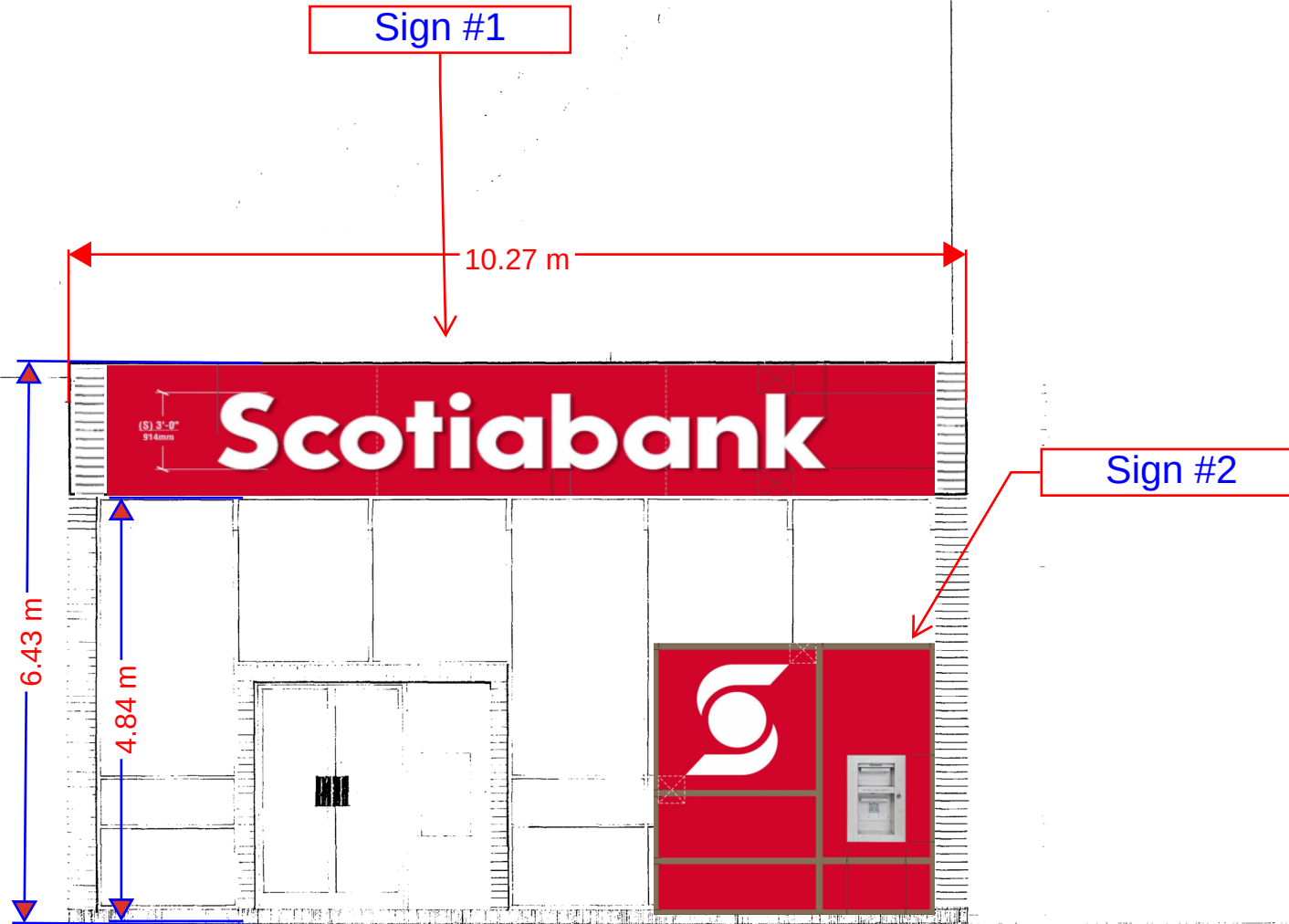
EMAIL

19 December 2025

DATE



472 Talbot St – St Thomas, ON





Electrical Requirements

120V \ 277V \ 347V

Project ID: 00000-0-1

SITE CHECK REQUIRED

VECTOR ART REQUIRED

COLOUR REQUIRED

REVISION DATES:

R1) Dec. 16, 2025 9:39 AM

S. Hill
REMOVE (SIGN #3)

 Preliminary Artwork

 Approved for Production

Feb. 12, 2026 SH

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.



PRIDE SIGNS

THIS ARTWORK IS THE PROPERTY OF PRIDE SIGNS LTD. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM PRIDE SIGNS LTD. © 2019
255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



30932
472 Talbot St
St Thomas ON

Scotiabank

DRAWN BY: S. Hill
DATE: Dec. 15, 2025

Electrical Requirements

120v 277v 347v

Project ID: 00000-0-1

SITE CHECK REQUIRED

VECTOR ART REQUIRED

COLOUR REQUIRED

REVISION DATES:

- ☐ Preliminary Artwork
 - ☒ Approved for Production
- Feb. 12, 2026 SH

FRONT ELEVATION

EXISTING (SIGN FACE) TO BE REMOVED BY PRIDE SIGNS



ALL EXISTING ADDRESS TO REMAIN



PRIDE SIGNS®

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255 PINEBUSH ROAD CAMBRIDGE ONTARIO CANADA TEL: 519.622.4040 FAX: 519.622.4031 WWW.PRIDESIGNS.COM



30932
472 Talbot St
St Thomas ON

Scotiabank

DRAWN BY: S. Hill
DATE: Dec. 15, 2025

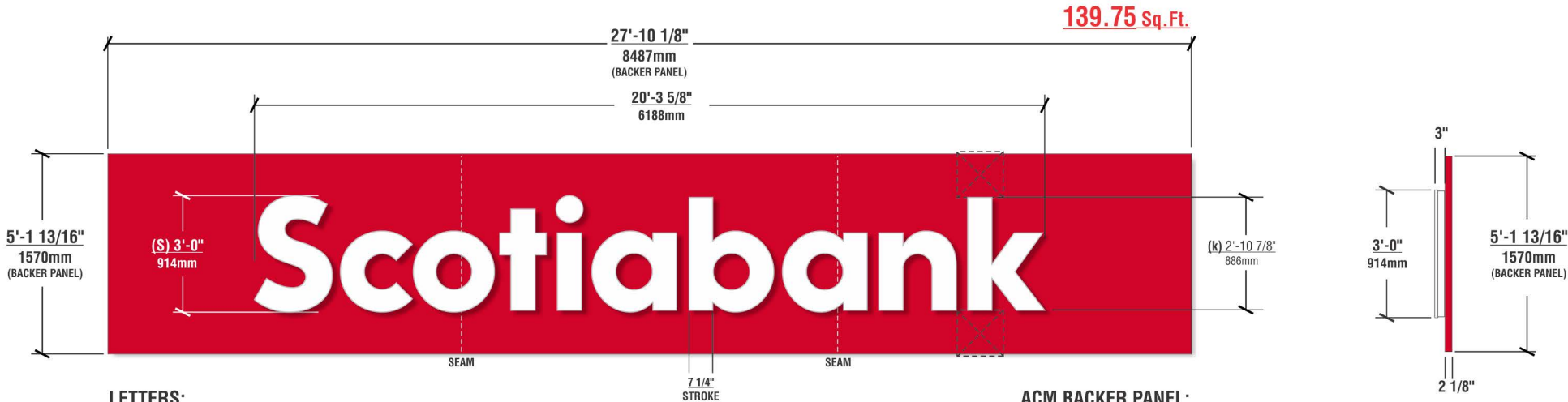
Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and / or print variations.

Illuminated Channel Letters on ACM Backer Panel
SCALE: 1/4"=1'-0"

(1 Required)



14



LETTERS:

3" deep pre-painted White aluminum coil returns
3/16" White acrylic faces with 1" White trimcap
Internally illuminated with White LEDs (Typ.)



Clear Space Designator

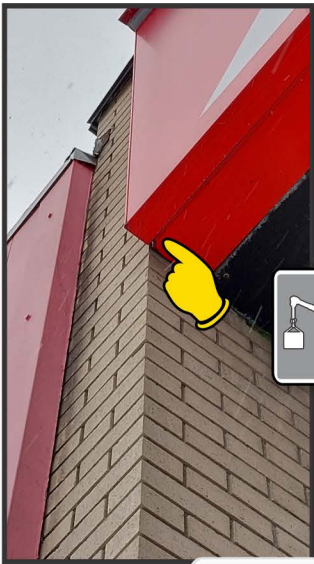
ACM BACKER PANEL:

ALPOLIC 4mm (BTR Red) ACM panels with 2 1/8" deep
brake formed returns (Typ.)

FRONT ELEVATION



EXISTING



INSTALLATION NOTE:
NEW BACKER PANEL TO BE INSTALLED
ON EXISTING FASCIA SIGN FILLER

Drawing No.
SCOT-CL030932.120A1

Electrical Requirements

120v 277v 347v

Project ID: 57837-3-1

PL: 31.50m PA: 2.75m²

STRUCTURAL REFERENCE

SCOT-CL036X0244.120A

Sign #1
Sign Area
13.32m2

SITE CHECK REQUIRED

VECTOR ART REQUIRED

COLOUR REQUIRED

REVISION DATES:

R1) Dec. 16, 2025 9:39 AM
S. Hill
INSERT BACKER PANEL INSTALLATION
NOTE
R2) Feb. 12, 2025 9:39 AM
S. Hill
REVISE DIMENSIONS PER ENG./SURVEY

Preliminary Artwork
Approved for Production
Feb. 12, 2026 SH



PRIDE SIGNS

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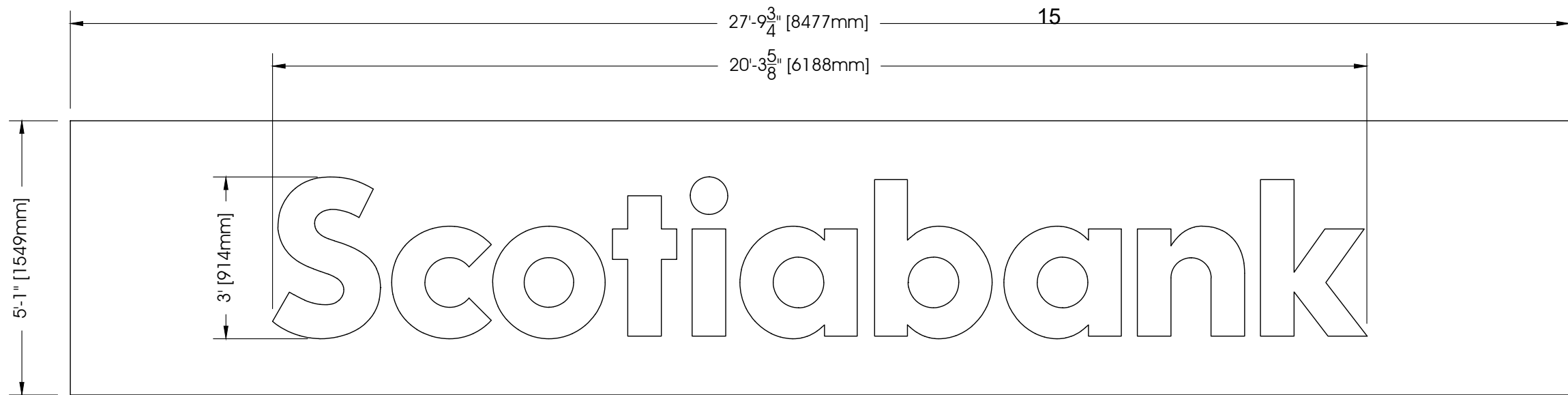


30932
472 Talbot St
St Thomas ON

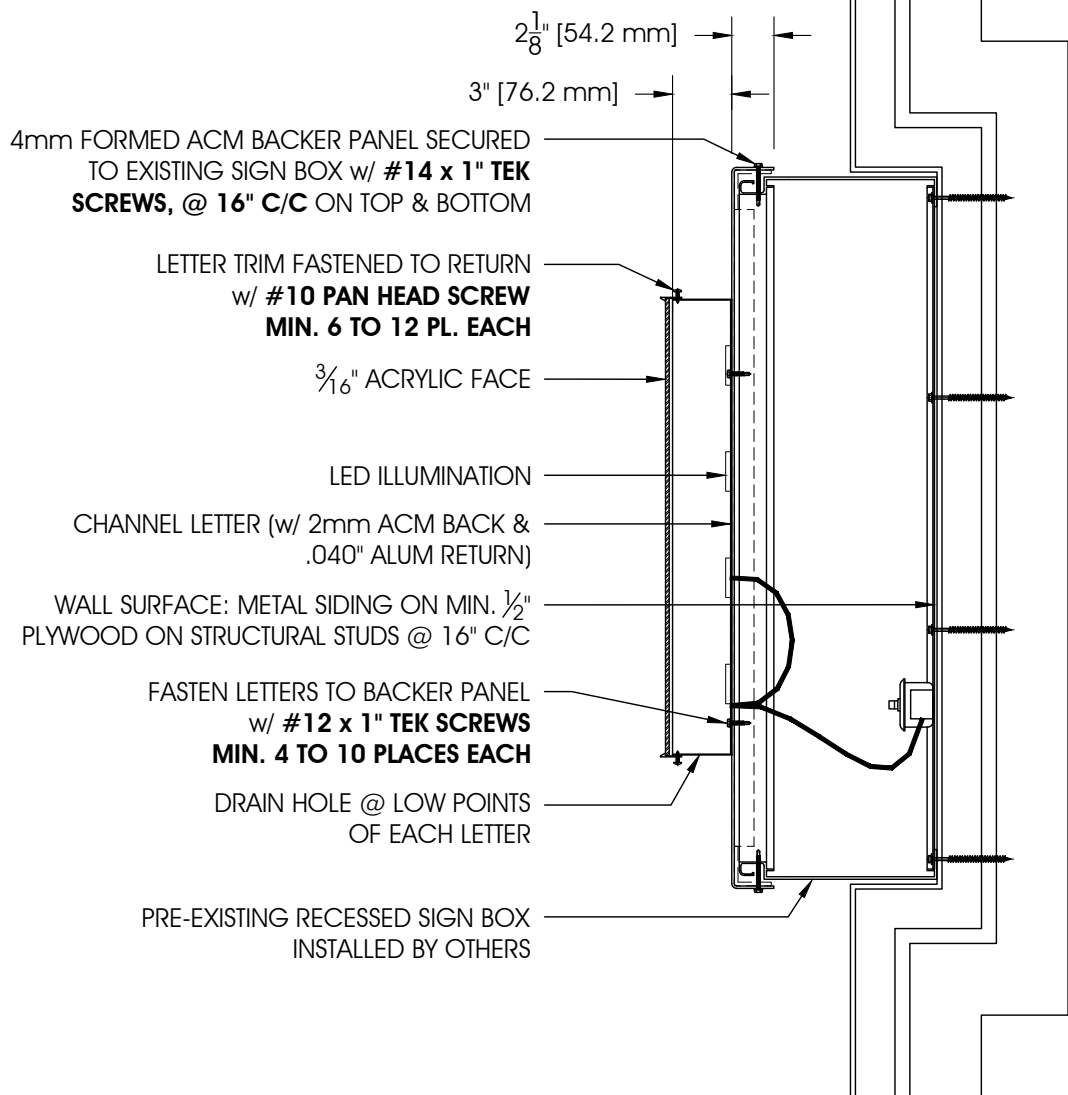
Scotiabank

DRAWN BY: S. Hill
DATE: Dec. 15, 2025

Graphic rendition is representative of specific signage.
Colour / dimensional / material details should be verified
using reference drawing specifications. Pride Signs Ltd. is
not responsible for inherent variations caused by display
and/or print variations.



INSTALLATION INSTRUCTIONS



DESIGN NOTES:
LOADS AS PER OBC 2024 FOR
ST. THOMAS, ON AREA:
WIND q (1/50) = 0.47 kPa
SNOW S_s = 1.4 kPa
 S_r = 0.4 kPa

ATTENTION:
FIELD ASSEMBLY OF THIS SECTIONAL SIGN
IS SUBJECT TO THE ACCEPTANCE OF THE
LOCAL AUTHORITY

LES ENSEIGNES MODULAIRES MONTES SUR
PLACE PEUVENT ETRE VERIFIEES EN TOUT
TEMPS PAR LE SERVICE D'INSPECTION LOCAL



PRIDE SIGNS.

ISA INTERNATIONAL
SIGN ASSOCIATION

sac **space**

UL **US**

THIS STRUCTURAL DRAWING IS THE PROPERTY OF PRIDE SIGNS LIMITED AND MAY NOT BE USED
IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT FROM PRIDE SIGNS LIMITED. © 2024
255 PINEBUSH ROAD, CAMBRIDGE, ON, CANADA N1T 1B9 - TEL: 519.622.4040 - WWW.PRIDESIGNS.COM UL FILE # E500193

ENGINEER STAMPED DRAWING - DO NOT MODIFY

DRAWN BY: F. BERGER

21-JAN-26

CHECKED BY:

CUT FILE: N/A

WEIGHT: 275 LBS

SCOTIABANK

472 TALBOT STREET
ST. THOMAS, ON

ILLUM. CHANNEL LETTERS ON BACKER PANEL

00 RELEASED FOR PERMITS

F. BERGER 21-JAN-26

UL REQUIREMENTS:

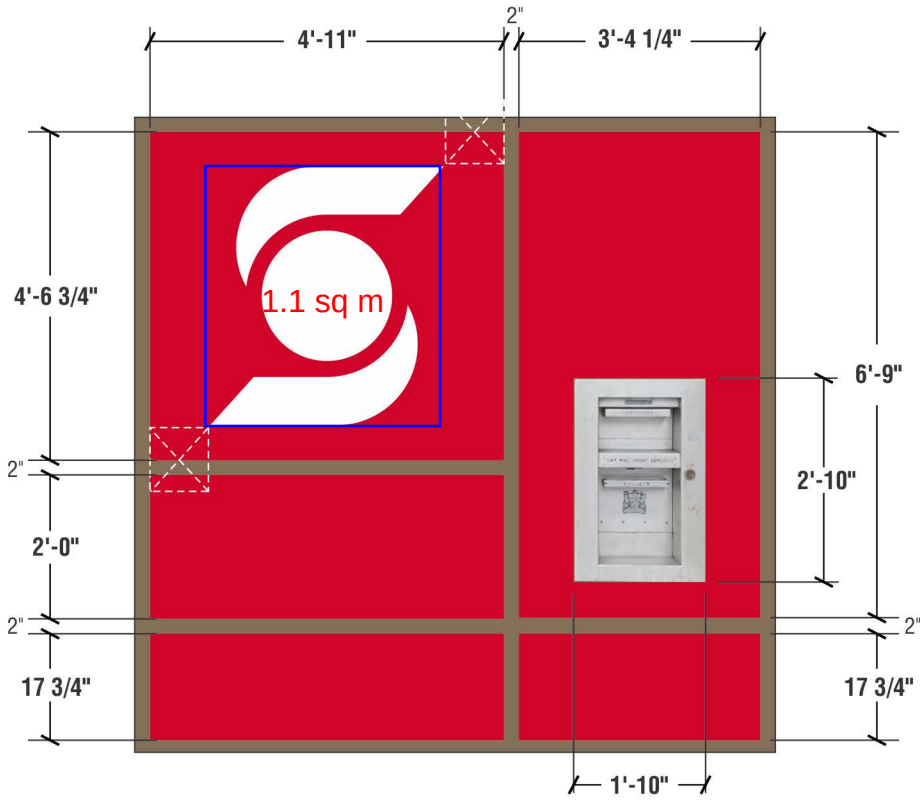
SIGN PROGRAM: SIGN LABEL

AMP DRAW: 5.6 A @ 120V

01 ENVIRONMENTAL LOCATION: DAMP 01

OF SECTIONS

DISCONNECT SWITCH: YES 01



INSTALLATION NOTE:
(INSTALLER TO TRIM ON SITE)
IF REQUIRED

NOTE:
VINYL TO BE SUPPLIED AND INSTALLED BY
Visual Method Inc.

WHITE LOGO:
AVERY Opaque White vinyl logo applied to the
first surface of Red vinyl bkgd.

RED WINDOW VINYL:
AVERY SC 900-425-0 Tomato Red Opaque
vinyl applied to the first surface of
(Aluminum surface)
Vinyl Colour to be Approved by Scotiabank
Surfaces to be cleaned prior to vinyl installation

 Clear Space Designator

EXISTING



NEW VINYL



NOTE:
This mullion does not allow
for equal break in logo image

Drawing No.
SCOT-V0030932.000A1

Electrical Requirements

120V 277V 347V

Project ID: 57837-4-1

Sign #2
Sign Area
1.1sq m

SITE CHECK REQUIRED

VECTOR ART REQUIRED

COLOUR REQUIRED

REVISION DATES:

 Preliminary Artwork
 Approved for Production
Feb. 12, 2026 SH



PERMIT# 07-26

HERITAGE ALTERATION PERMIT

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

To: Daniel O’Kopniak (The Bank of Nova Scotia)
44 King Street W, Toronto, ON, M5H 1H1

For: New Signage at 572 Talbot Street, as per File No. HAP-07-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this 9th day of April, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

A handwritten signature in black ink, appearing to be "A. Z.", written over a horizontal line.

Director of Planning and Building
Services

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

April 21, 2026

Andy Lerikos
656 Village Green Ave
London, ON
N6K 1G8

Re: Notice of Receipt
Heritage Alteration Permit
File No.: HAP-08-26
Property: 600 Talbot Street

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

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

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

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

Yours truly,

Kevin McClure, MCIP, RPP
Senior Planner

cc: Sherry Steadman, Legislative Services Coordinator, City of St. Thomas
Kevin McIntyre, Legends Tavern

MEMO

DATE: April 21, 2026

ATTENTION: Sherry Steadman, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
600 Talbot Street
HAP-08-26

Please find attached a Heritage Alteration Permit Application for 600 Talbot Street. The attached materials are provided for consideration for the Municipal Heritage Committee and provision of recommendations to Council. A draft Heritage Alteration Permit is also attached should the Committee wish to include any specific conditions as part of that recommendation.

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 permanently enclose the portion of the existing patio on the interior side yard of the property that is covered by a metal roof. Associated Minor Variance and Site Plan Control applications have been submitted for the proposal as the enclosure would require a land use planning approval for the lawful non-conforming use and the approved Site Plan would need to be amended to reflect the proposed changes.

Noting the information above, the following is for the Municipal Heritage Committee’s consideration based on the policies and guidelines in the HCD Plan.

4.4.3.1 Setback from the Street Wall

The policy of this section provides “Match existing setbacks for alterations to non-contributing building”. The proposed enclosure would match the existing roof line and fencing of the covered patio. Notwithstanding that the visual massing of the building would be increased due to the open nature of the existing patio, no further reductions in setbacks are proposed.

4.4.3.2 Façade Patterns

This section of the HCD Plan provides that, when making changes in the façade composition of noncontributing buildings, choose complimentary or compatible window and door openings, materials and proportions.

As shown in the supporting materials, the proposed addition would provide window and door openings on the façades that are visible to Talbot Street that would be complimentary or compatible with the existing building.

4.4.3.3 Materials

The guidance of this section provides that, materials that are complimentary of the character of the HCD should be selected when renovating facades of non-contributing buildings. A pine tongue and groove material is proposed for the exterior of the building to complement the existing wood finishes on the building.

4.4.3.4 Paint

Similar to the materials section noted above, guidance is provided that a paint scheme that compliments the existing colours of the contributing resources in the HCD should be chosen. As provided in the application, paints and stains that are already in use for the remainder of the existing building are to be used on the exterior of the addition.

4.4.3.5 Storefronts

As noted in the Façade Patterns section of this memo, the Storefront section provides that the same glass to solid material proportions as in the surrounding HCD contributing resources should be maintained. As shown in the associated materials, the façade of the proposed enclosure will be utilizing an extensive amount of glazing, in addition to the proposed wood façade materials.

4.4.4.1 Height and Massing

This section speaks specifically to “Additions” and provides that the design of additions to non-contributing resources are an appropriate height to contributing resources, no greater than the height of the contributing buildings in the HCD. As noted in this memo, the proposal encloses an existing covered patio and would not be adding any further height to the building.

4.4.4.2 Massing

Additional massing policies are provided in the “Additions” section of the HCD Plan that provide that additions to non-contributing buildings should be located at the back of the building, and to use shapes and massing that are compatible with the surrounding historic buildings and create a

harmonious look with the surrounding buildings. As stated above, the proposal encloses an existing covered patio. While the proposal would be considered the “side yard” of the property, the “rear” of the building would be where the existing parking is provided. As such, while the policy provides that additions “should” be located at the back of the building, the proposed location is reasonable given the existing context.

Based on the information that has been provided in the application, it would appear as though the proposal would be generally in keeping with the policies and guidelines of the HCD Plan. Notwithstanding the information provided above, the Municipal Heritage Committee should determine whether it is satisfied with the proposal as submitted.

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

Regards,

Kevin McClure, MCIP, RPP
Senior Planner



Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

OFFICE USE:	Date Application Received: <u>April 16/20</u>	Consultation Date: _____
	Date Application Deemed Complete: _____	File Number: _____

OWNER/APPLICANT

1. Property Owner
Name: ANDY LENSKOS
Address: 656 VILLAGE GREEN
Postal Code: N6K 1G8 Phone: 519 851 9925 Fax: _____
Email: _____

2. Agent/Applicant
Name: KATH MINTYNE
Company: LEGENDS TAVERN
Address: 1355 BRADLEWOOD ST
Postal Code: _____ Phone: _____ Fax: _____
Email: _____

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: 600 TALBOT ST STTHOMAS. ONT.
N6P 1C7
2. Legal Description: FULL-SERVICE RESTAURANT

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 cornices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate
- ☐ removal or addition of architectural detail, such as storefront cornices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies
- ☐ erection of a sign
- ☐ alteration of streets and their boulevards, squares, parking lots

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.

SEE ATTACHED.

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 PROTECT ICE MACHINE, AND BULK CO2 TANK FROM THEFT
- TO REPLACE EXISTING TOWN AND AGEN TERRAZZO WALLS.

4.4.3.2

- MATCHED COLORS ALREADY IN USE ~~FOR~~ AS WE HAVE on OTHER PARTS OF BUILDING.
- USED DOUBLE PANE TEMPERED GLASS THAT MATCHES THE REST OF THE RESTAURANT.

4.4.3.3.

- USED SAME MATERIALS THAT ARE THE SAME AS THE REST OF THE BUILDING INSIDE AND OUT.

4.4.3.4

- USED PAINT/STAINS THAT ARE ALREADY IN USE IN REST OF RESTAURANT

4.4.3.5

- USED SAME ROOF LINE AND POSTS ON ORIGINAL DRAWINGS - NOTHING CHANGED ON DIMENSIONS OF STRUCTURE
 - JUST FILLED IN BETWEEN POSTS WITH MORE PERMANENT "LIKE" MATERIALS
- NO SIGNAGE CHANGE ON ADDITION.

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 KEVIN AGINTYNE, 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

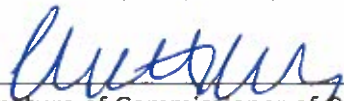
I, KEVIN AGINTYNE of LONDON in the province of ONTARIO,
name of applicant City

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

Sworn (or declared) before me at the St. Thomas on this 16th day of April, 20 26.
City Day Month Year


Signature of Owner or Authorized Agent

April 16, 2026
Date


Signature of Commissioner of Oaths, etc.
Crystal Marie Penney, a Commissioner, etc.,
Province of Ontario, for the
Corporation of the City of St. Thomas.
Expires September 22, 2028.

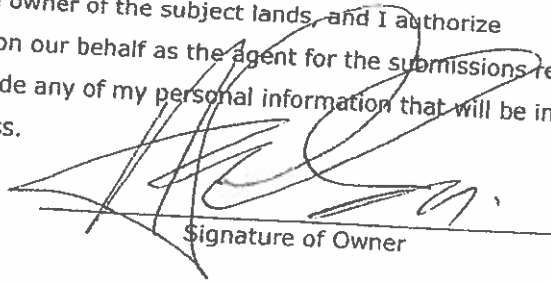
April 16/26
Date

Appendix B – 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, ANDY LERIKOS, am the owner of the subject lands, and I authorize
KEVIN MCINTYRE, 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.

MARCH -12 - 2024
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, KEVIN DINTYNE, 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.

APRIL 16, 2020
Date


Signature of Owner

LEGENDS TAVERN PROPOSED OVERHANG ENCLOSURE

PROJECT: EXTERIOR WALL ENCLOSURE – COVERED DINING PATIO
ADDRESS: 600 TALBOT STREET, ST. THOMAS, ON N5R 3V2
DATE: 03-26-2026

DESCRIPTION OF WORK:

ENCLOSURE OF AN EXISTING COVERED PATIO STRUCTURE TO CREATE A YEAR-ROUND ENCLOSED DINING AREA. WORK CONSISTS OF NON-STRUCTURAL 2×4 WOOD STUD WALL INFILL BETWEEN EXISTING STEEL HSS POSTS, WITH INSULATION, VAPOUR BARRIER, WRB, PINE T&G FINISH BOTH SIDES, AND INSTALLATION OF NEW EXTERIOR DOORS AND WINDOWS. NO STRUCTURAL MODIFICATIONS ARE PROPOSED. THE EXISTING STEEL POST AND BEAM ROOF STRUCTURE REMAINS UNCHANGED.

SHEET	TITLE
A-000	COVER PAGE
A-001	SITE PLAN
A-100	EXISTING & PROPOSED FLOOR PLAN
A-200	EXTERIOR ELEVATIONS
A-300	SECTIONS AND SCHEDULES

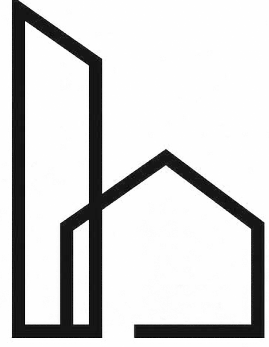
CODE SUMMARY

APPLICABLE CODE: ONTARIO BUILDING CODE 2024
OCCUPANCY CLASSIFICATION: GROUP A
CONSTRUCTION TYPE: WOOD FRAME – NON-STRUCTURAL INFILL
BUILDING AREA (PROPOSED): 42.0 M² (452.5 SF)
OCCUPANT LOAD: 38 PERSONS
SPRINKLER SYSTEM: EXISTING – NO CHANGE
FIRE ALARM: EXISTING – NO CHANGE
ACCESSIBILITY: EXISTING ACCESSIBLE ENTRANCE – NO CHANGE
NUMBER OF STOREYS: 1
BUILDING HEIGHT: 5M

SITE INFORMATION

ADDRESS: 600 TALBOT STREET, ST. THOMAS, ON N5R 3V2
ROLL#: 342103028005700
LEGAL TEXT: PLAN 3 PT LONDON AND PORT STANLEY RAILWAY PLAN 43 PT
ZONING: C2 - DOWNTOWN TALBOT CENTRAL COMMERCIAL ZONE
LOT AREA: 1.19 AC (4,816 M²) – FULL PARCEL
EXISTING USE: RESTAURANT / BAR
PROPOSED USE: No Change – Enclosure of Existing Patio
NOTE: PROPOSED WORK LIMITED TO LEGENDS TAVERN PORTION AT NORTH END OF PARCEL. ADJACENT BUILDINGS ON SAME LOT – NO WORK PROPOSED.





**CHAHBAR
DESIGN**

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DO NOT SCALE DRAWINGS, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK AND REPORT TO THE ARCHITECT ANY DISCREPANCIES. THIS DRAWING IS NOT VALID UNLESS SIGNED AND DATED BY THE ARCHITECT. THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED FOR CONSTRUCTION
FOR OTHER DISCIPLINE'S INFORMATION, REFER TO CONSULTANTS DRAWINGS, IN CASE OF DISCREPANCY, CONSULTANT ENGINEER'S DRAWINGS SHALL SUPERSEDE THIS DRAWING. * REFER TO MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND CATALOGUES FOR WINDOWS/DOORS ROUGH OPENINGS
THE ARCHITECT ACCEPT NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY PRODUCT, MATERIAL, SYSTEM OR ASSEMBLY DESCRIBED HEREIN. * CONTRACTOR TO COORDINATE AND READ THIS DRAWING IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS AND SHALL SUBMIT SHOP DRAWINGS AND/OR SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING, INSTALLING OR CONSTRUCTING.

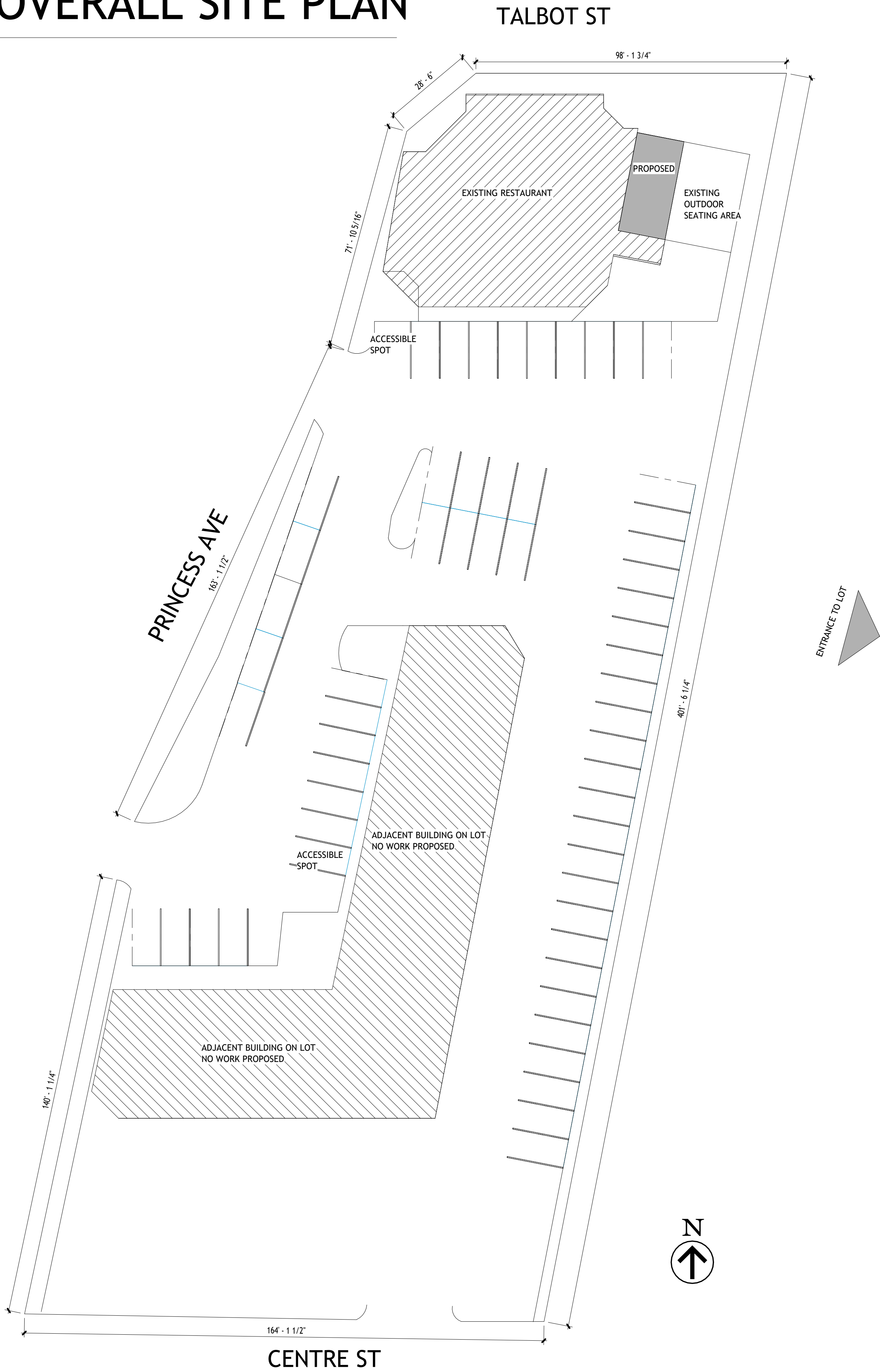
Organization
Description



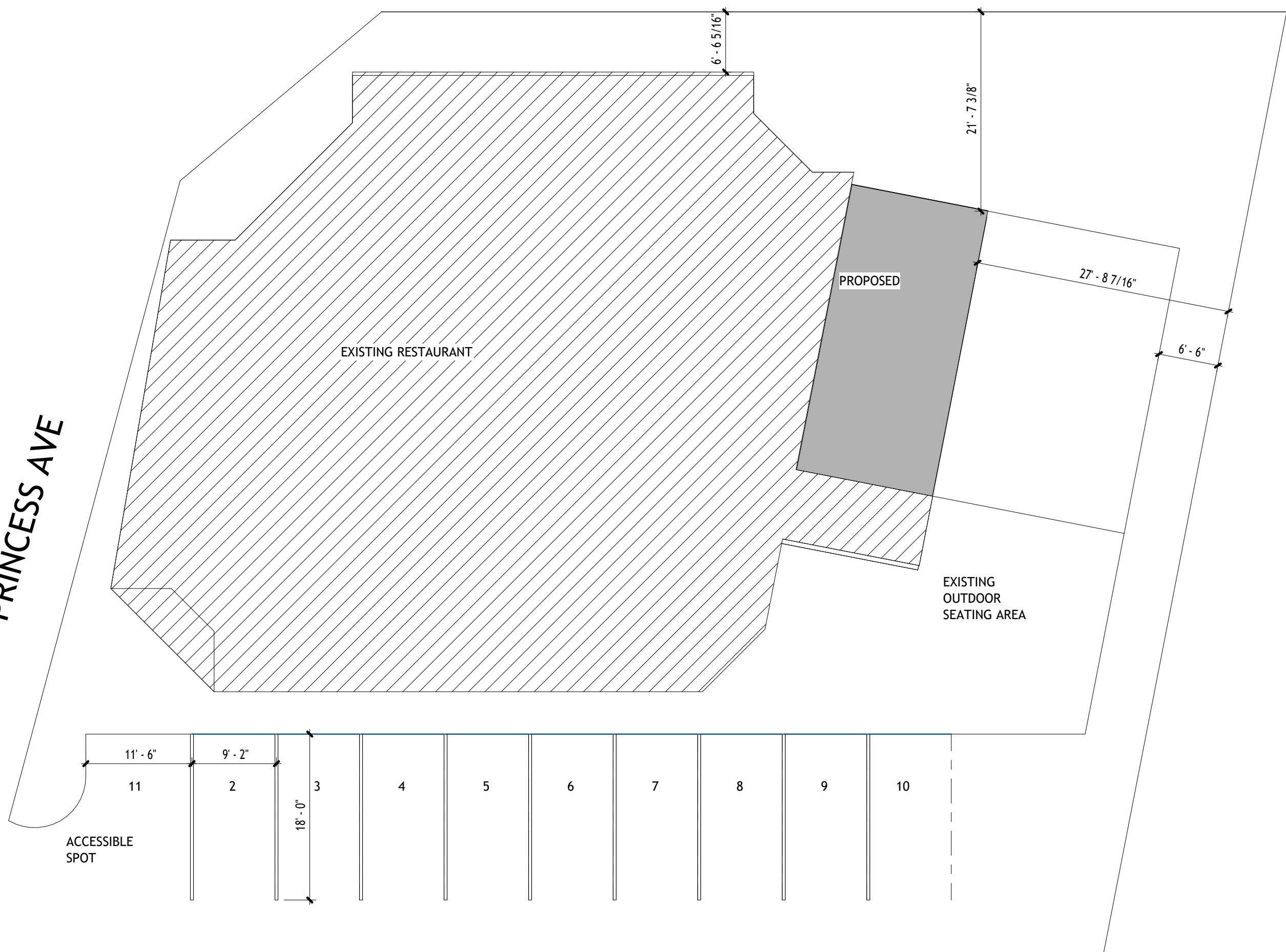
PROJECT DESCRIPTION
ENCLOSURE OF
EXISTING COVERED
PATIO

PROJECT		
LEGENDS TAVERN		
TITLE		
A-000 COVER PAGE		
CLIENT		
LEGENDS TAVERN		
DRAWN BY KC	CHECKED BY	DATE 3/26/2026
SCALE (@ A1)	PROJECT NUMBER 1	

OVERALL SITE PLAN



PRINCESS AVE



ENLARGED SITE PLAN

NOTES

ZONING: C2

FRONT YARD SETBACK:
REQUIRED: 0M
PROPOSED: EXISTING

INTERIOR YARD SETBACK:
REQUIRED: 0M
PROPOSED: 8.5M TO NEW WALLS

EXTERIOR YARD SETBACK
REQUIRED: 0M
PROPOSED: EXISTING

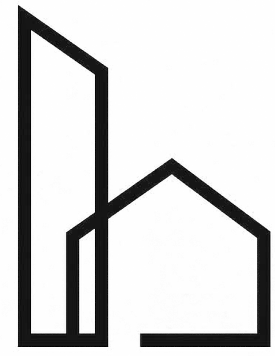
REAR YARD SETBACK:
REQUIRED: 7.5M
PROPOSED: EXISTING

LOT COVERAGE: NO CHANGE
PROPOSED

NO CHANGE TO BUILDING FOOTPRINT

NO ADDITIONAL IMPERVIOUS SURFACE

1. ALL WORK IS LIMITED TO THE ENCLOSURE OF AN EXISTING COVERED PATIO STRUCTURE WITH NON-STRUCTURAL WOOD FRAMED INFILL WALLS. NO CHANGE TO BUILDING FOOTPRINT
- 2 EXISTING STEEL POST AND BEAM ROOF STRUCTURE TO REMAIN - NO WORK PROPOSED
3. EXISTING SLAB TO REMAIN - NO WORK PROPOSED
4. NO CHANGE TO EXISTING SITE GRADING
5. NO CHANGE TO EXISTING PARKING LAYOUT, ACCESSIBLE SPACES OR SITE CIRCULATION
6. NO CHANGE TO EXISTING LANDSCAPING
7. NO CHANGE TO EXISTING USE OF RESTAURANT
8. NO CHANGE TO EXISTING SITE SERVICING
9. NO CHANGING TO EXISTING FIRE ACCESS ROUTES
10. ADJACENT BUILDINGS ON SAME LOT - NO WORK PROPOSED
11. PROPOSED WORK LIMITED TO NORTH END OF PARCEL (LEGENDS TAVERN)
12. ALL WORK TO COMPLY WITH OBC 2024 AND CITY OF ST THOMAS ZONING
13. ENCLOSURE AREA 42M (475 SQ FT)



CHAHBAR
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Organization Description



PROJECT DESCRIPTION ENCLOSURE OF EXISTING COVERED PATIO

PROJECT

LEGENDS TAVERN

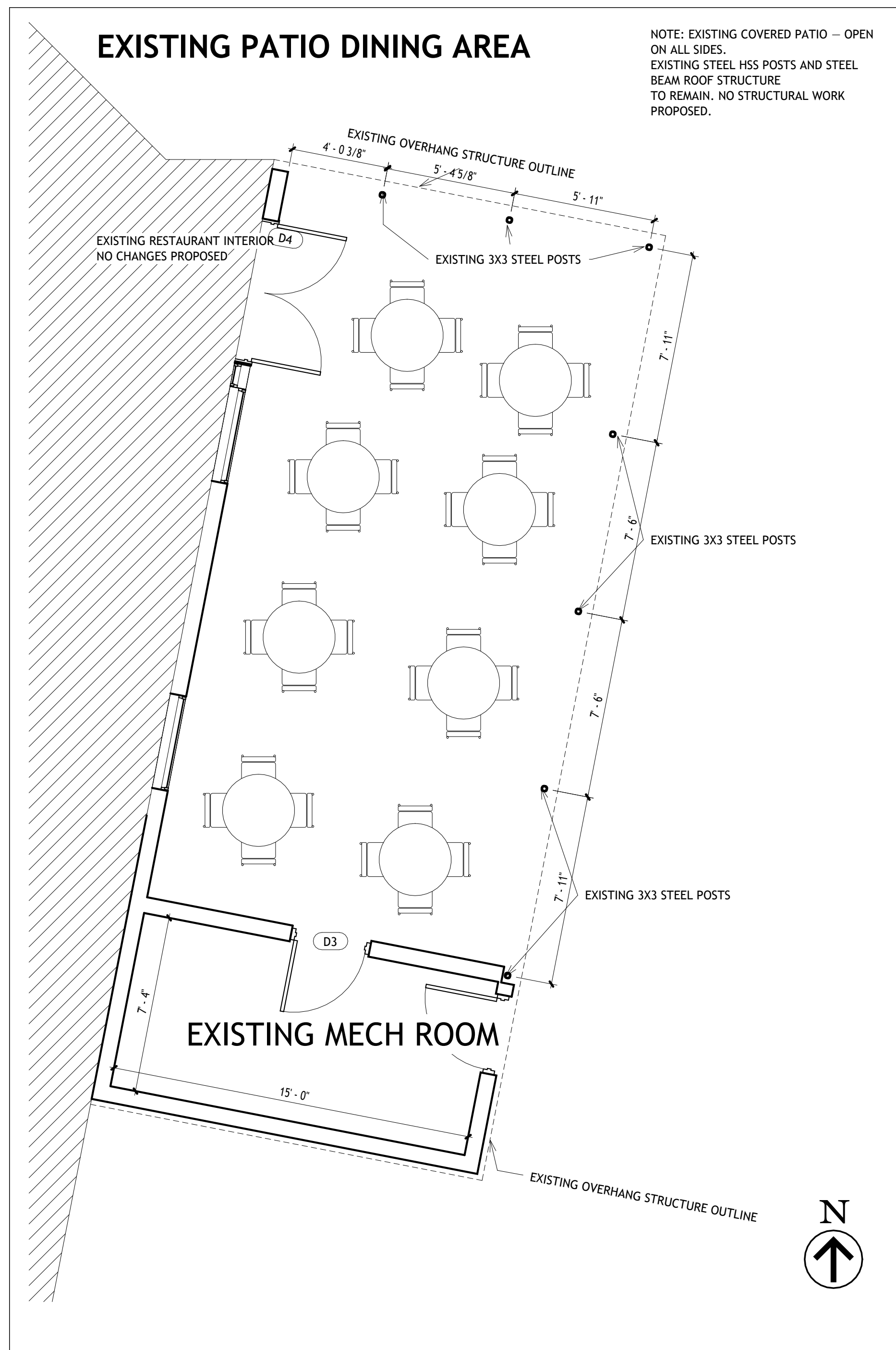
TITLE

A-001 Site Plan

CLIENT

LEGENDS TAVERN

DRAWN BY KC	CHECKED BY Checker	DATE 3/26/2026
SCALE (@ A1) As indicated	PROJECT NUMBER 1	



GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE 2024 (OBC 2024).
2. THIS PERMIT APPLICATION COVERS THE ENCLOSURE OF AN EXISTING COVERED PATIO STRUCTURE. THE EXISTING STEEL ROOF STRUCTURE AND POSTS REMAIN – NO STRUCTURAL MODIFICATIONS ARE PROPOSED.
3. ALL DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTE OTHERWISE.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
6. ALL LUMBER: NO. 2 SPF OR BETTER, PRESSURE-TREATED WHERE IN CONTACT WITH CONCRETE OR MASONRY.
7. INSULATION: R-14 BATT (RSI-2.46) IN 2x4 STUD WALL CAVITY.
8. VAPOUR BARRIER: 6 MIL POLYETHYLENE, SEALED AT ALL JOINTS AND PENETRATIONS (WARM SIDE OF INSULATION).
9. AIR BARRIER / WRB: TYVEK HOMEWRAP OR APPROVED EQUIVALENT, INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. EXTERIOR FINISH: PAINTED PINE TONGUE-AND-GROOVE. INTERIOR FINISH: PINE TONGUE-AND-GROOVE.

STRUCTURAL NOTES:

1. NEW WOOD WALL ASSEMBLY IS NON-STRUCTURAL COSMETIC INFILL ONLY.
2. ALL VERTICAL AND LATERAL LOADS CARRIED BY EXISTING STEEL POST AND BEAM STRUCTURE (HSS APPROX. 3"x3" OR 4"x4" POSTS WITH CONTINUOUS STEEL BEAM AT TOP – EXISTING).
3. WOOD FRAMING IS INFILL BETWEEN EXISTING STEEL POSTS ONLY.
4. NO NEW STRUCTURAL ELEMENTS INTRODUCED BY THIS PERMIT.
5. EXISTING STEEL STRUCTURE TO BE FIELD-VERIFIED BY CONTRACTOR PRIOR TO FRAMING.
6. EXISTING ROOF STRUCTURE TO REMAIN – NO CHANGE.

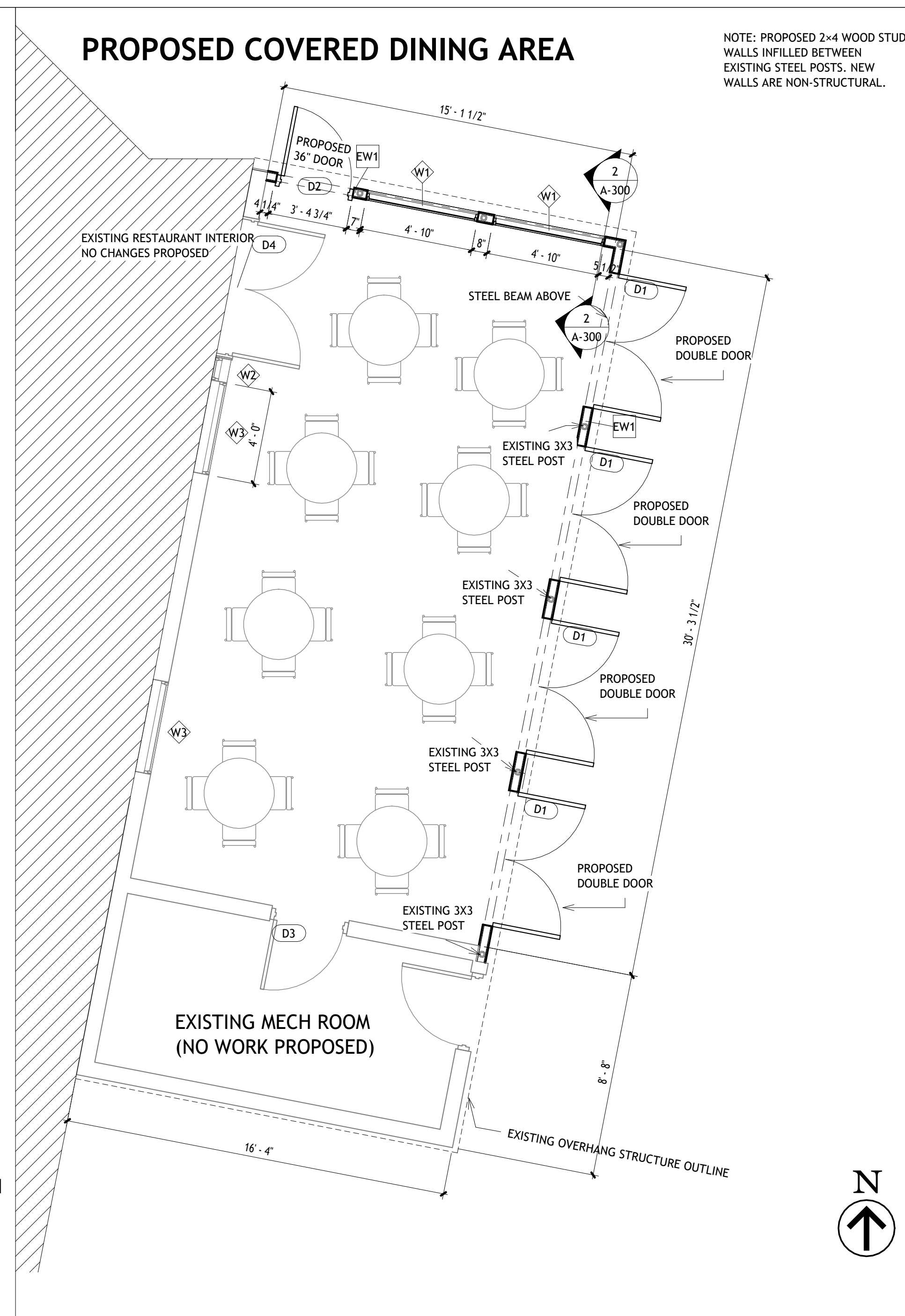
OCCUPANT LOAD CALCULATION (OBC TABLE 3.1.17.1)

SPACE: ENCLOSED DINING AREA (FORMERLY LICENSED PATIO)
FLOOR AREA: 30'-2" x 15'-0" = 452.5 SQ FT = 42.0 M²
USE: DINING ROOM – 1.1 M² PER PERSON
OCCUPANT LOAD: 42.0 ÷ 1.1 = 38 PERSONS

MECH ROOM: NOT OCCUPIED – EXCLUDED FROM CALCULATION

EXITS PROVIDED:

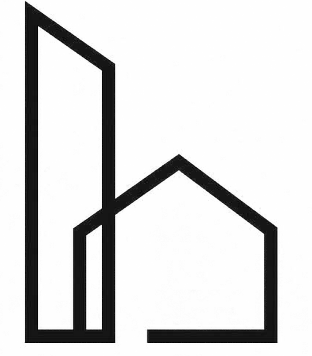
- (4) DOUBLE DOORS @ 5'-10" ON LONG SIDE = 236" TOTAL EXIT WIDTH
- (1) SINGLE DOOR @ 3'-0" ON SHORT SIDE
REQUIRED EXIT WIDTH: 38 PERSONS $\times$ 6.1MM = 232MM
PROVIDED: EXCEEDS MINIMUM
NUMBER OF EXITS: 2 DIRECTIONS AVAILABLE



EXISTING FLOOR PLAN

PROPOSED FLOOR PLAN

W1	1. PINE T&G — INTERIOR FINISH 2. 2x4 SPF STUD @ 16" O.C. 3. R-14 BATT INSULATION (RSI-2.46) 4. 6 MIL POLYETHYLENE VAPOUR BARRIER 5. TYVEK HOMEWRAP (WRB / AIR BARRIER) 6. PINE T&G — EXTERIOR FINISH	PHASE LEGEND [HALFTONE / GREY] EXISTING CONSTRUCTION — TO REMAIN [SOLID BLACK] NEW CONSTRUCTION — PROPOSED THIS PERMIT	DOOR HARDWARE NOTES: EXTERIOR EGRESS DOORS (D1, D2): - PUSH BAR / PANIC HARDWARE ON ALL EXTERIOR EXIT DOORS - LEVER HANDLE ON EXTERIOR (ACCESSIBLE) - DOOR CLOSER — ALL EXTERIOR DOORS - FULL PERIMETER WEATHERSTRIPPING - MAX. 13MM BEVELLED THRESHOLD INTERIOR (D3): - LEVER HANDLE, KEYED ALL HARDWARE: - ANSI/BHMA GRADE 1 (COMMERCIAL) - ACCESSIBLE LEVER HANDLES THROUGHOUT - MAX. 38N OPENING FORCE (OBC 3.8.3.3)	KEY PLAN EXISTING RESTAURANT PROPOSED
SPACE SCHEDULE SPACE AREA PROPOSED COVERED DINING 42.0 M² (452.5 SF) MECHANICAL ROOM EXISTING — NO WORK PROPOSED EXISTING RESTAURANT EXISTING — NO WORK PROPOSED		ENERGY NOTE: WALL INSULATION: R-14 BATT (RSI-2.46) IN 2x4 STUD CAVITY. VAPOUR BARRIER: 6 MIL POLYETHYLENE (WARM SIDE). WRB: TYVEK HOMEWRAP — CONTINUOUS. HEATING: SERVED BY EXISTING RESTAURANT HVAC. NO NEW MECHANICAL SYSTEMS PROPOSED.		



**CHAHBAR
DESIGN**

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Organization Description



PROJECT DESCRIPTION

ENCLOSURE OF EXISTING COVERED PATIO

PROJECT

LEGENDS TAVERN

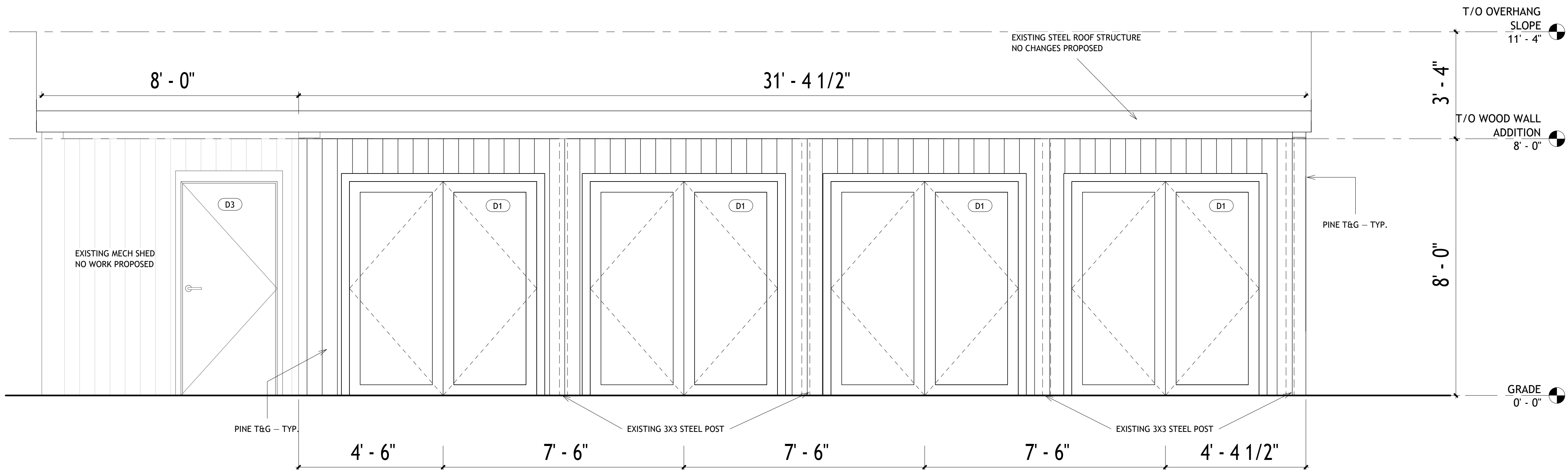
TITLE

A-100 Floor Plan

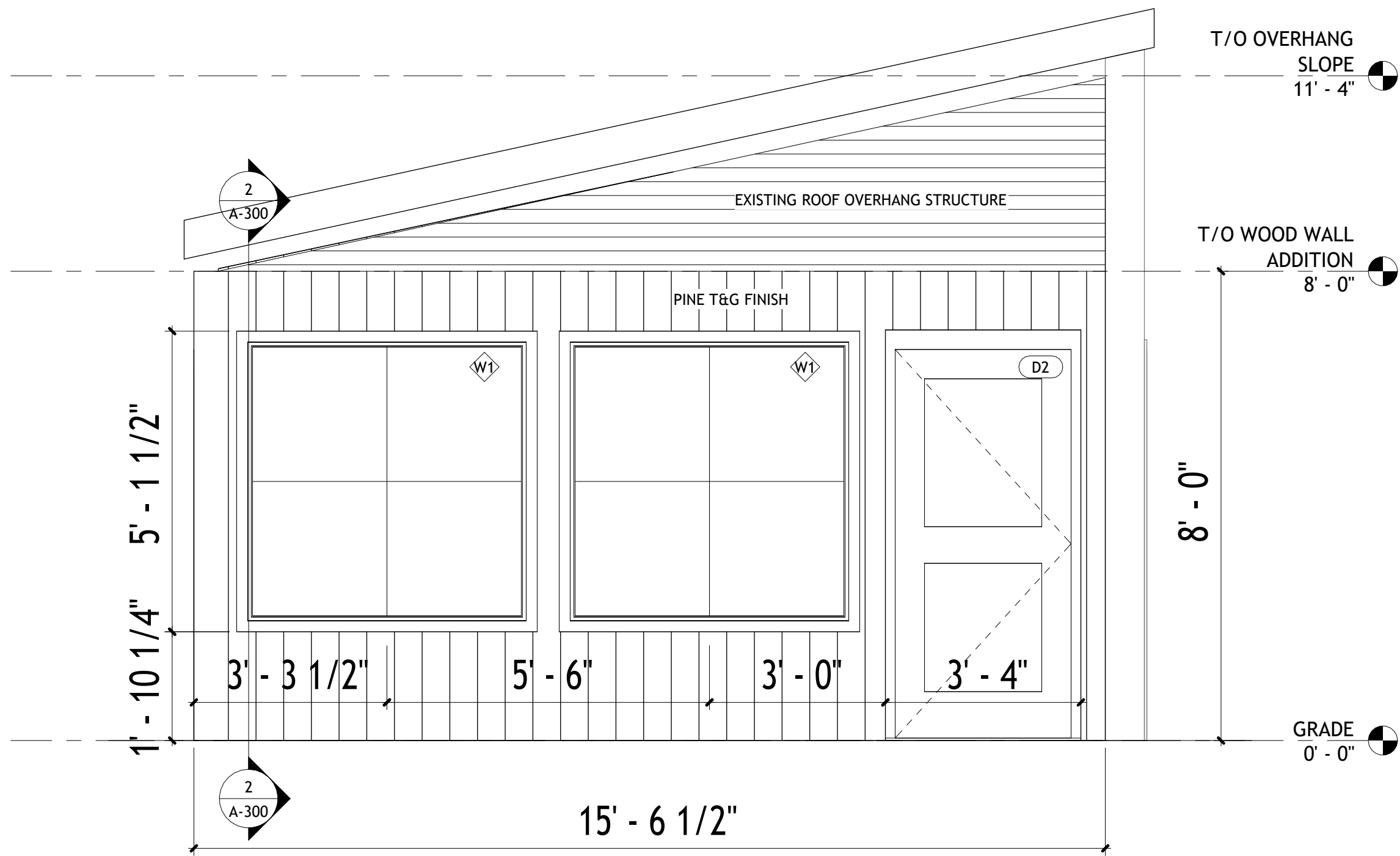
CLIENT

LEGENDS TAVERN

DRAWN BY KC	CHECKED BY Checker	DATE 3/26/2026
SCALE (@ A1) 1 : 46	PROJECT NUMBER 1	



PATIO SIDE VIEW



TALBOT SIDE VIEW

ELEVATION NOTES:

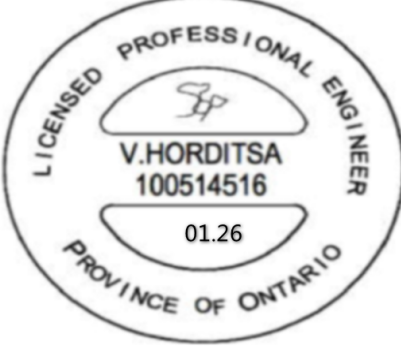
1. ALL EXTERIOR CLADDING: PINE T&G
2. ROOF STRUCTURE EXISTING — NO CHANGE.
3. EXISTING STEEL HSS POSTS TO REMAIN — CONCEALED WITHIN NEW WALL ASSEMBLY.
4. ALL DOORS AND WINDOWS: SEE SHEET A-400 FOR DOOR AND WINDOW TAGS.
5. GRADE SHOWN IS EXISTING — NO GRADING PROPOSED.
6. DASHED LINES INDICATE EXISTING STRUCTURE BEYOND.



CHAHBAR
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Organization
Description



PROJECT DESCRIPTION

ENCLOSURE OF
EXISTING COVERED
PATIO

PROJECT

LEGENDS TAVERN

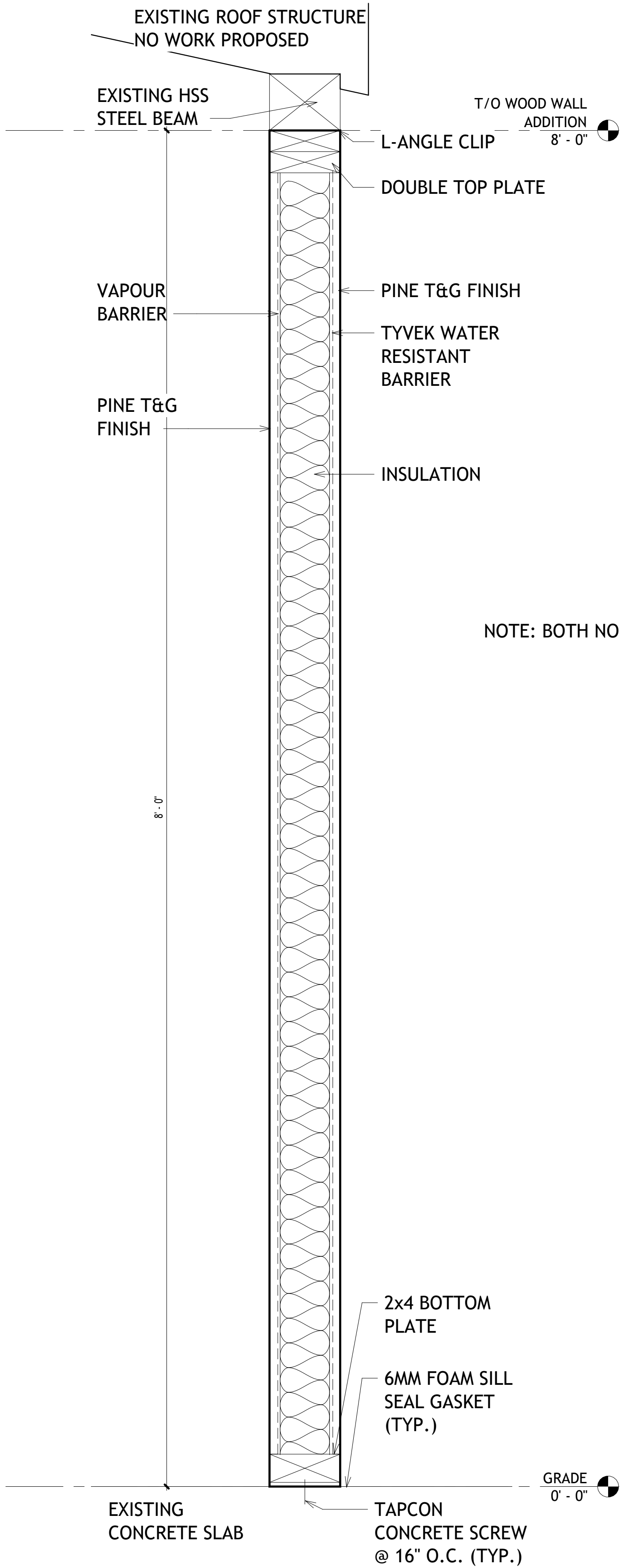
TITLE

A-200 Elevations

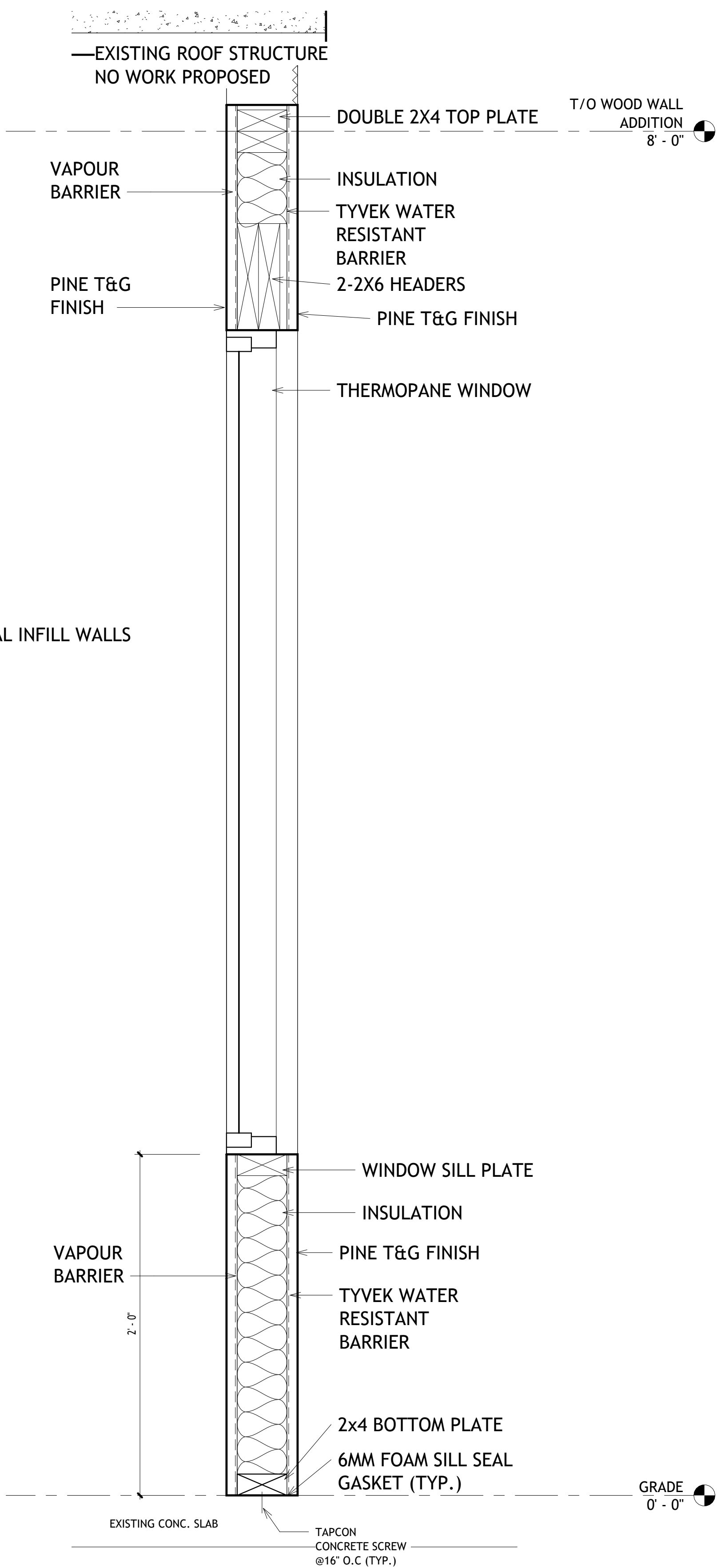
CLIENT

LEGENDS TAVERN

DRAWN BY KC	CHECKED BY Checker	DATE 3/26/2026
SCALE (@ A1) 1/2" = 1'-0"		PROJECT NUMBER 1



NOTE: BOTH NON STRUCTURAL INFILL WALLS



DOOR SCHEDULE

TYPE	SIZE	DESCRIPTION	QTY
D1	5'10" X 6' 8"	EXTERIOR DOUBLE FRENCH DOOR	4
D2	36" X 6' 8"	EXTERIOR DOUBLE LITE DOOR	1
D3	32" X 6'	MECH ROOM DOOR	1
D4	6" X 6' 8"	DOUBLE DOOR TO RESTAURANT	1

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	DESCRIPTION	QTY
W1	4' 10"	4' 10"	FIXED THERMOPANE	2
W2	1' - 0"	11' - 0"	FIXED TRANSOM	1
W3	4' - 0"	11' - 0"	FIXED TRANSOM	2

NOTES

1. GENERAL NOTES

- ALL WOOD INFILL WALLS ARE NON-STRUCTURAL. WALLS ARE COSMETIC ENCLOSURE ONLY
- EXISTING ROOF STRUCTURE TO REMAIN - NO WORK PROPOSED
- ALL FRAMING LUMBER TO BE SP4#2 OR BETTER UNLESS NOTED OTHERWISE
- ALL WORK TO COMPLY WITH ONTARIO BUILDING CODE (OBC)

2. FRAMING

- STUDS 2X4 @16" O.C
- DOUBLE TOP PLATE 2-2X4. CONTINUOUS
- BOTTOM PLATE 2X4 - CONTINUOUS
- HEADERS 2-2X8, CONTINUOUS
- CRIPPLE STUDS ABOVE HEADERS AND BELOW WINDOW SILLS AND DOORS

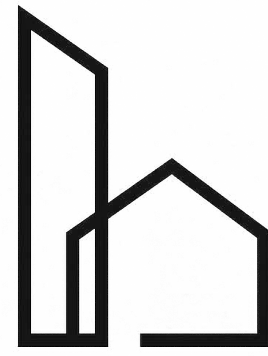
3. CONNECTIONS

- TOP PLATE TO EXISTING STEEL L ANGLE CLIP WITH LAG SCREWS TO WOOD, BOLTS TO STEEL
 - BOTTOM PLATE TO CONCRETE SLAB: TAPCON CONCRETE SCREWS @ 32" O.C MAX
 - 6MM FOAM SILL SEAL FASKET BETWEEN BOTTOM PLATE AND CONCRETE SLAB
- #### 4. BUILDING ENVELOPE

- EXTERIOR & INTERIOR CLADDING : PINE T&G FINISH
- WATER RESISTANT BARRIER: TYVEK HOUSEWRAP
- VAPOUR BARRIER: 6MIL POLYETHYLENE
- INSULATION - R-20

5. EXISTING CONDITIONS

- EXISTING STEEL ROOF STRUCTURE NO WORK PROPOSED - HSS BEAM, PURLINS AND CORRUGATED STEEL DECK



CHAHBAR
DESIGN

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DO NOT SCALE DRAWINGS, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE BEFORE PROCEEDING WITH THE WORK AND REPORT TO THE ARCHITECT ANY DISCREPANCIES. THIS DRAWING IS NOT VALID UNLESS SIGNED AND DATED BY THE ARCHITECT. THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED FOR CONSTRUCTION FOR OTHER DISCIPLINE'S INFORMATION, REFER TO CONSULTANTS DRAWINGS, IN CASE OF DISCREPANCY, CONSULTANT ENGINEER'S DRAWINGS SHALL SUPERSEDE THIS DRAWING. * REFER TO MANUFACTURER'S SPECIFICATIONS, INSTRUCTIONS AND CATALOGUES FOR WINDOWS/DOORS ROUGH OPENINGS THE ARCHITECT ACCEPT NO RESPONSIBILITY FOR THE PERFORMANCE OF ANY PRODUCT, MATERIAL, SYSTEM OR ASSEMBLY DESCRIBED HEREIN. * CONTRACTOR TO COORDINATE AND READ THIS DRAWING IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS AND SHALL SUBMIT SHOP DRAWINGS AND/OR SAMPLES TO OWNER FOR APPROVAL PRIOR TO ORDERING, INSTALLING OR CONSTRUCTING.

Organization Description



PROJECT DESCRIPTION ENCLOSURE OF EXISTING COVERED PATIO

PROJECT

LEGENDS TAVERN

TITLE

A-300 Sections and Schedules

CLIENT

LEGENDS TAVERN

DRAWN BY KC	CHECKED BY Checker	DATE 3/26/2026
SCALE (@ A1) 1 : 6	PROJECT NUMBER 1	



PERMIT# 08-26

HERITAGE ALTERATION PERMIT

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

To: Andy Lerikos
656 Village Green Ave, London, ON, N6K 1G80

For: Permanent enclosure of an existing covered patio at 600 Talbot Street, as per File No. HAP-08-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ____ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

 Clerk

 Mayor



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: _____	Consultation Date: _____
	Date Application Deemed Complete: _____	

OWNER/APPLICANT

- Property Owner
Name: Holy Angels - Roman Catholic Episcopal Corp of Diocese of London
Address: 502 Talbot St. St. Thomas
Postal Code: N5P 1C2 Phone: 519-631-3640
E-mail: shuver@dol.ca
 - Agent/Applicant
Name: Stephen Hever
Company: Elgin RC Parishes
Address: 20 Morrison Drive St. Thomas
Postal Code: N5R 4S6 Phone: 519 631-3640
E-mail: shuver@dol.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

- Municipal Address: 502 Talbot St
St. Thomas N5P 1C2
- Legal Description: _____

SUMMARY OF WORK PROPOSED

- 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.
- | | |
|--|--|
| ☒ 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
 - ☒ 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.

Addition of wrought iron gate to bottom of staircase between rectory and church for security reasons. Push bar exit from interior.

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.

Photo of current Stairway
Mock up with gate added.

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, Stephen Huver, 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, Stephen Huver of Rodney in the province of On
name of applicant City

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 St. Thomas on this 21 day of April, 2026
City Day Month Year

Stephen Huver
 Signature of Owner or Authorized Agent

April 21, 2026
 Date

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

April 21, 2026
 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, Stephen Huver am the owner of the subject lands and I authorize

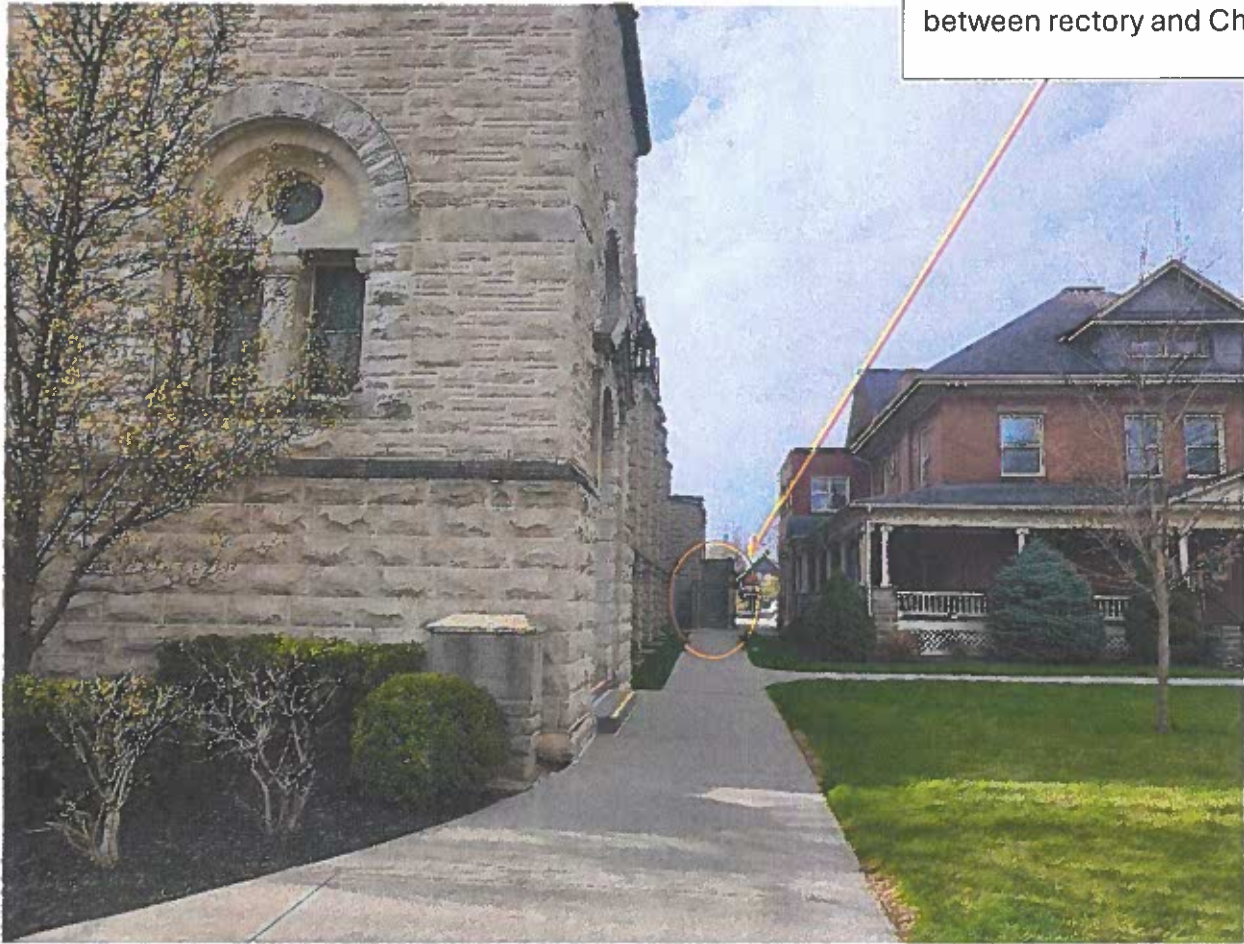
_____, to act on our behalf as the agent for the submissions required for all matters relating to the subject lands, and to provide any of my personal information that will be included in this application or collected during the planning process.

Stephen Huver
Signature of Owner

April 21 2026
Date

Holy Angel's Gate/ Fencing proposal

Area to have gate/Fence
between rectory and Church



Current setup with industrial
style fencing installed.



Unnatural deterioration of stairs.
Appear to be "dug/picked at"



Proposed solution. Gated with push open from inside, screened mechanism preventing keyless opening from outside.





PERMIT# 02-26

DESIGNATED HERITAGE PERMIT

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

To: Holy Angels Church
502 Talbot Street, St. Thomas, Ontario N5P 1C2

For: The Designated Heritage Permit - properties individually designated under the Ontario Heritage Act.
File No. DHP-02-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ____ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

 Clerk

 Mayor