

AGENDA

THE FIFTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

ROOM 304 & ZOOM

5:00 P.M.

June 10, 2026

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on May 13th, 2026.

NEW BUSINESS

Heritage Alteration Permit 10 Manitoba Street **Pages 3-16**

Heritage Alteration Permit 495 Talbot Street **Pages 17-27**

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

Heritage Alteration Permit 519 Talbot Street **Pages 28-47**

UNFINISHED BUSINESS

Ontario Heritage Trust Provincial Plaque Program

Committee Ideas:

Bob Emslie in the Sports and Leisure section. Emslie spent eight years as a player and forty-nine years as umpire in professional baseball. He was recently the subject of an extensive biography called "Lion Of The League" by Larry Gerlach. A past president for the Society for American Baseball Research. The ballpark at Pinafore is named after him but I think he would be a good candidate for a plaque.

The Swan Boat accident that occurred on the 8th July, 1925, where one women and eight children drowned on Pinafore Park Lake,

The site of Constable Colin McGregor's murder in 1934. This would be on Queen Street. Formerly 17 Queen Street which is now occupied by CARSTAR Auto body shop. Both Frank and Fred Temple were hanged for McGregors murder in 1935 and Colin McGregor is the namesake for both the current and former St. Thomas Police Station.

Unfinished Business Tracking

<i>Unfinished Business Tracking</i>					
ITEM	MEETING DATE	Referred to	Origin	Action Taken	Proposed Agenda Date
Ontario Heritage Tax Relief Program	April 22/25	Treasury	Council Direction - Report MHC-01-25		June
St.Thomas Cemetery Company - summer student project /re-visiting designation in the fall under a new Council.					
Home Insurance - creating package for distribution includes letter from a local insurance provider					

NEXT MEETING

July 8, 2026

ADJOURNMENT

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

June 1, 2026

City of St. Thomas
 c/o Mike Kerkvliet
 545 Talbot Street
 St. Thomas ON
 N5P 3V7

Re: Notice of Receipt
 Heritage Alteration Permit
File No.: HAP-10-26
Property: 10 Manitoba 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

MEMO

DATE: June 1, 2026

ATTENTION: Sherry Steadman, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
10 Manitoba Street
HAP-10-26

Please find attached a Heritage Alteration Permit Application for 10 Manitoba 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 “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 replace the east and south doors, and associated transom windows, of the Horton Farmers Market building and install accessible door openers by the east and north doors. The request comes from a Southwestern Public Health requirement related to regulations under the *Health Protection and Promotion Act* for a food premise.

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

4.3.2.3 Façade Patterns

This section of the HCD Plan provides, “*maintain and restore existing windows and doors in their original sizes*”, “*maintain and restore existing architectural elements that divide and break up the façade into smaller sections*” and “*avoid changing the existing façade elements by removing and altering architectural elements*”.

As shown in the supporting materials, the proposed new doors and transom windows are to replace the existing doors and windows and maintain the original sizing. While the general appearance of the doors and windows is to remain similar, it is noted that the architectural detailing of the paneling of the doors will not be carried forward.

4.4.3.5 Storefronts

As noted in the Façade Patterns section of this memo, the Storefront section provides similar direction to, “*conserve, maintain and restore features such as display windows, doors, transoms, cornices, corner posts and the materials they are made from, wherever possible*”, “*avoid altering the geometry of the storefronts, such as recessed shop entrances and the width of the building and the display windows*”, and “*replace in kind or in a manner compatible to the character of the HCD where conservation and restoration of original storefront materials is not possible*”.

As shown in the associated materials, the doors and windows to be replaced would be similar to that of the original, however, the architectural panel detailing will not be carried forward.

4.3.2.9 Windows

Windows in the heritage area are recognized as important elements that contribute to the vertical and horizontal patterns of the district. As noted in this memo, the transom windows that are to be replaced are part of the overall door unit. While they will no longer be operable, as illustrated in the supporting materials, they will be maintaining the overall look and proportions of the originals.

4.6.7 Entrance Doors Policies

Accessibility and compliance with Accessibility for Ontarians with Disabilities Act (AODA) standards for accessible entry doors is only spoken to in Section 4.6.7 for New Construction of the HCD Plan. That being said, the policies provide that these doors should “*complement the traditional rhythm of the HCD streetscape*”, “*respect the traditional pattern of entrances within the streetscape*”, and “*select doors that are made with traditional materials (wood and glass) or complimentary contemporary materials such as glass, metal, and fiberglass*”.

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

OWNER/APPLICANT

1. Property Owner
Name: City of ST. Thomas
Address: 545 Talbot Street, St. Thomas ON
Postal Code: N5P 3V7 Phone: 226-377-0064 Fax: _____
Email: mkerkvliet@stthomas.ca

2. Agent/Applicant
Name: Mike Kerkvliet
Company: City of St. Thomas
Address: 545 Talbot Street, St. Thomas ON
Postal Code: N5P 3V7 Phone: 226-377-0064 Fax: _____
Email: mkerkvliet@stthomas.ca

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: 10 Manitoba Street, St. Thomas ON, N5P 3A2

2. Legal Description: Plan 115 Horton Market

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, 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
- ☐ 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.

1. Horton Farmers' Market Heritage Alteration Permit Application Addendum
2. Letter from SW Public Health

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.

For purposes of accessibility, health unit compliance, and access control, the St. Thomas Economic Development Corporation is seeking the endorsement of the City of St. Thomas Municipal Heritage Committee for the replacement of the East and South doors of the Horton Farmers' Market building, as well as for the addition of accessible openers to the North doors.

Further information provided in attached documentation.

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 Michael Kerkvliet, 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:

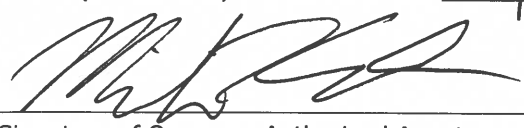
Personal information on this form is collected under the authority of Section 33(2) and Section 42(2.1) of the Ontario Heritage Act. The information will be used for the purposes of administering the heritage permit application and ensuring appropriate service of notice of receipt under Section 33(3) 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, Michael Kerkvliet of St. Thomas in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the City of St. Thomas on this 20 day of May, 2026.
City Day Month Year


Signature of Owner or Authorized Agent

2026-05-20
Date


Signature of Commissioner of Oaths, etc.

2026/05/20
Date

BRITTANY LYNN JESSOME, a Commissioner, etc.,
Province of Ontario, for the Corporation of the City of St. Thomas.
Expires September 10, 2028.

Application Revised: October 2018

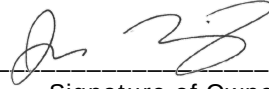
APPENDIX A – AUTHORIZATION OF OWNER

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

I, Jon Hindley, Deputy City Clerk, am the owner of the subject lands, and I authorize
Mike Kerkvliet, St. Thomas EDC, 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.

May 15, 2026

Date



Signature of Owner

APPENDIX B – ACKNOWLEDGEMENT OF LEGAL AND PLANNING FEES

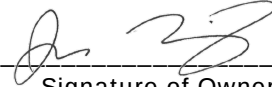
In addition to the application fees listed in this application package, please note that where the City requires assistance from its solicitors or other technical or professional consultants in the processing of this application, the applicant shall be responsible for reimbursing all fees incurred by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

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

I, Jon Hindley, Deputy City Clerk, 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.

May 15, 2026

Date



Signature of Owner

Attn. City of St. Thomas Municipal Heritage Committee

For purposes of accessibility, health unit compliance, and access control, the St. Thomas Economic Development Corporation is seeking the endorsement of the City of St. Thomas Municipal Heritage Committee for the replacement of the East and South doors of the Horton Farmers' Market building, as well as for the addition of accessible openers to the North doors.

We seek to do this in a manner that will preserve the heritage look and feel of the current doors where possible, while allowing for accessible openers and tight gaps that will occlude rodents from the building (which is a certified food premise). The replacement will also restore the transoms above the East doors which had been covered in the past. The proposal is to do this with commercial steel doors that will be paint-matched to the current "Horton green", and with windows that will mimic the muntin patterns of the current doors and transoms. We believe that by doing this we will maintain the primary façade patterns created by the doors, especially on the East façade of the building facing Manitoba street.

The below renderings have been created to show a representation of what the finished product will look like. Please note that there may be small differences in details such as the final hardware of the doors, precise location of the opener buttons and pedestals, and thickness of the muntins and mullions.

For the North door, the only change is the addition of an accessible opener as these doors were changed sometime prior to EDC becoming responsible for the Market. In the future, it is our intention to update these doors to match the other doors as budget allows, including restoration of the transom, aligning the look and feel of all exterior doors at the Horton Farmers' Market.

We had actually already procured these doors and had installation scheduled when we became aware of the requirement to obtain a Heritage Alteration Permit for the work. We have paused the project to seek approval through the correct process, but this is why we have not proposed the use of a stamped door to match the lower wood profile of the original doors.

East Doors, current and proposed



South Door, current and proposed



North Doors, current and proposed




St. Thomas Site

Administrative Office
1230 Talbot Street
St. Thomas, ON
N5P 1G9

Woodstock Site

410 Buller Street
Woodstock, ON
N4S 4N2

March 11, 2026

Horton Market
10 Manitoba St.,
St. Thomas ON
N5P 3A2

Re: Requirements for exterior doors in a food premise.

All food premises in Ontario are required to be in compliance with the Ontario Food Premise (O. Reg. 493/17) under the Health Protection and Promotion Act. In O. Reg. 493/17 Section 13 (1) Every food premise shall be protected against the entry of pests and kept free of conditions that lead to the harbouring or breeding of pests.

All doors must be in good condition and not allow for the entry of pests. Doors should be sealed around the outside and level with the ground with no gaps that could allow for unwanted pests into the food premise. Even a hole the size of a dime is enough for a mouse to squeeze through. Pests can cause damage and contamination to food products and equipment.

If you have any questions about the requirements of a food premise, please feel free to reach out to 226-649-1333.

Sincerely,

Erin Taylor, CPHI(C)
Public Health Inspector



PERMIT# 10-26

HERITAGE ALTERATION PERMIT

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

To: City of St. Thomas (c/o Mike Kerkvliet)
545 Talbot Street, ON, N5P 3V7

For: 10 Manitoba Street: Replacement of east and south doors and associated transom windows, and installation of accessible door openers by east and north doors, as per File No. HAP-10-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ____ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

 Clerk

 Mayor

MEMO

DATE: June 1, 2026

ATTENTION: Sherry Steadman, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
495 Talbot Street
HAP-09-26

Please find attached a Heritage Alteration Permit Application for 495 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 495 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

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: HXM Eternal Inc.

Address: 13602 Bramalea Road, Caledon East, ON

Postal Code: L7C 2P5 Phone: 647-294-7667

Fax: _____

Email: HXMEternal@gmail.com

2. Agent/Applicant

Name: Gina Vo

Company: Juniper Beauty Spa

Address: 17 Wright Cres

Postal Code: N5P 4J1 Phone: 226 998 1293

Fax: _____

Email: juniperbeautyspa@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: 495 Talbot St, St. Thomas N5P 1C3

2. Legal Description: 495 Talbot St, St. Thomas N5P 1C3

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

☒ Alteration to Building/Property

☐ New Construction

☐ Demolition

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 Gina, 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, Gina of St. Thomas in the province of Ontario,
name of applicant City

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

Sworn (or declared) before me at the City of St. Thomas on this 30 day of April, 2026.
City Day Month Year

Gina
Signature of Owner or Authorized Agent

04/30/26
Date

Brittany Jessome
Signature of Commissioner of Oaths, etc.

2026/04/30
Date

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

- ☐ demolition of a building or part of a building, such as a building façade
- ☐ removal of a building to a different location on site or to another site
- ☐ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- ☐ structural intervention that affects the external appearance of a building
- ☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- ☐ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- ☐ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- ☐ alteration of roofline or skyline by changes to cornices, overhangs, eaves, parapets, chimneys, 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
- ☐ 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.

design for awning at the back:



photo of awning at the back:



design for front signage:



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.

Install new exterior signage on the storefront and back at 495 Talbot Street, St Thomas ON N5P 1C3. The sign is not an illuminated sign and will be installed within an existing frame on the storefront and back. We will be adding vinyl lettering to the pre-existing awning at the back.

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, Mengyi Zhang, am the owner of the subject lands, and I authorize
Gina Vo, 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 1, 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, HONG HUI ZHANG, 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.

APR 24 2026
Date

[Signature]
Signature of Owner



PERMIT# 09-26

HERITAGE ALTERATION PERMIT

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

To: HXM Eternal Inc.
13602 Bramalea Road, Caledon East, ON, L7C 2P5

For: New Signage at 495 Talbot Street, as per File No. HAP-09-26.

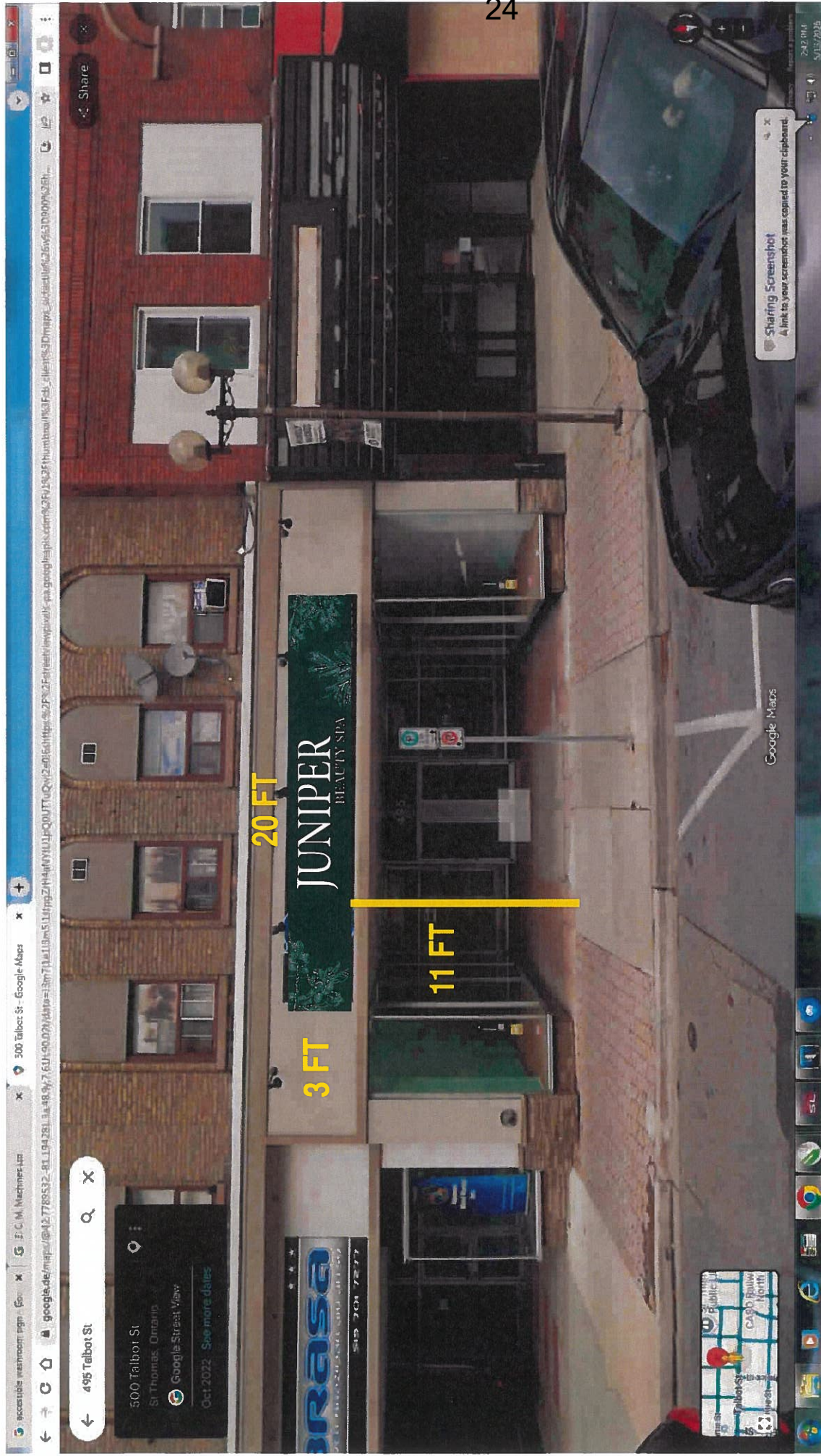
SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this 1st day of June, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE



Director of Planning and Building
Services



24

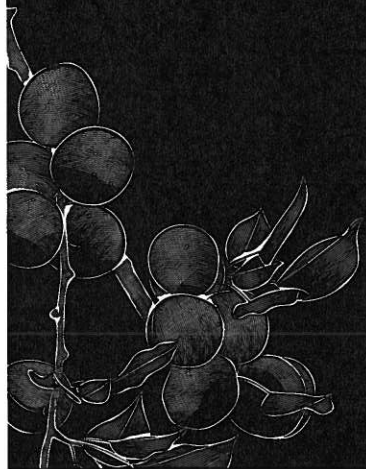
Same size and material that the previous sign was.

3mm ACM - 3'x20'

stainless steel screws

JUNIPER

BEAUTY SPA



2 -36"x120" - final length 240"

1/4" hexhead tapcons
length of tapcons will be dependant upon depth of "stucco face"
we will use a length that will have a minimum of 1/2" into brick, boards etc.
(whatever is behind the stucco for strength)
tapcons will be every 2 feet as well as 3 down the sides.

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

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



photo of awning at the back:



design for front signage:



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.

Install new exterior signage on the storefront and back at 495 Talbot Street, St Thomas ON N5P 1C3. The sign is not an illuminated sign and will be installed within an existing frame on the storefront and back. We will be adding vinyl lettering to the pre-existing awning at the back.

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

June 4, 2026

Peter Yurek
 519 Talbot Street
 St. Thomas ON
 N5P 1C3

Re: **Notice of Receipt**
 Heritage Alteration Permit
File No.: **HAP-11-26**
Property: **519 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
 Morwarid Safa, 30 Forensic Engineering

MEMO

DATE: June 4, 2026

ATTENTION: Sherry Steadman, Legislative Services Coordinator

SUBJECT: Heritage Alteration Permit
519 Talbot Street
HAP-11-26

Please find attached a Heritage Alteration Permit Application for 519 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 “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 undertake structural repairs to the building at 519 Talbot Street due to a fire that occurred at 515-517 Talbot Street in December 2025 that resulted in the demolition of that building. As per the submission, there is a *“need for temporary stabilization of the west wall which used to be interior/party wall prior to the fire incident”*. The proposed solution to address the issue/concern is the *“installation of temporary exterior cladding to provide weather resistance until the adjacent property is rebuilt”*.

Of note is that the application has been submitted by the owner of 519 Talbot Street to address their interests along a common “party wall”. Notwithstanding this information, and the proposed works that are to occur between 519 Talbot and 515-517 Talbot Street, the applicant has provided a letter of authorization from the adjacent property owner for the associated *“building permit application pertaining to the above noted property and any related documentation”*.

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

4.3.6.2 Overcladding

The policy of Section 4.3.6.2 provides that original facades and elements should avoid being covered up with materials that do not compliment the HCD, drastically change the look of the building, damage the original materials and create “blank walls”.

As noted in the application, the proposal is to install prefinished vertical metal siding on the entirety of the newly exposed wall as a temporary measure until the adjacent property (515-517 Talbot Street) is rebuilt. While the policy provides direction to “*avoid covering up original facades and elements*” and the wall proposed to be covered was originally an “interior dividing wall” and not an “original façade wall”, the intent of the policy and proposed impact within the HCD remain the same.

Based on the information that has been provided in the application, Staff have concerns whether the proposal would be in keeping with the policies and guidelines of the HCD Plan. As can be seen on several other properties within the district where demolition has occurred, the City does not have control over what would be considered “temporary” when it comes to individual private landowner’s interests and their desire or timing for reconstruction/redevelopment. Further, Staff acknowledge the applicant’s desire to install the proposed overcladding to protect their property and interests and the steps that they are taking to remedy those concerns.

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

OWNER/APPLICANT

1. Property Owner
Name: Peter Yurek
Address: Yurek Pharmacy Limited, 519 Talbot St.
Postal Code: N5P 1C3 Phone: 519 281 6929 Fax: _____
Email: pyurek@yurekpharmacy.com

2. Agent/Applicant
Name: Morwarid Safa
Company: 30 Forensic Engineering
Address: 40 University Ave, Toronto, ON
Postal Code: M5J 1T1 Phone: 416 368 5156 Fax: _____
Email: msafa@30fe.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: Yurek Pharmacy Limited, 519 Talbot St, St. Thomas, Ontario

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

☒ Alteration to Building/Property

☐ New Construction

☐ Demolition

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

- ☐ demolition of a building or part of a building, such as a building façade
- ☐ removal of a building to a different location on site or to another site
- ☒ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a new fence or wall
- ☒ structural intervention that affects the external appearance of a building
- ☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining
- ☒ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material
- ☐ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls
- ☐ alteration of roofline or skyline by changes to 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.

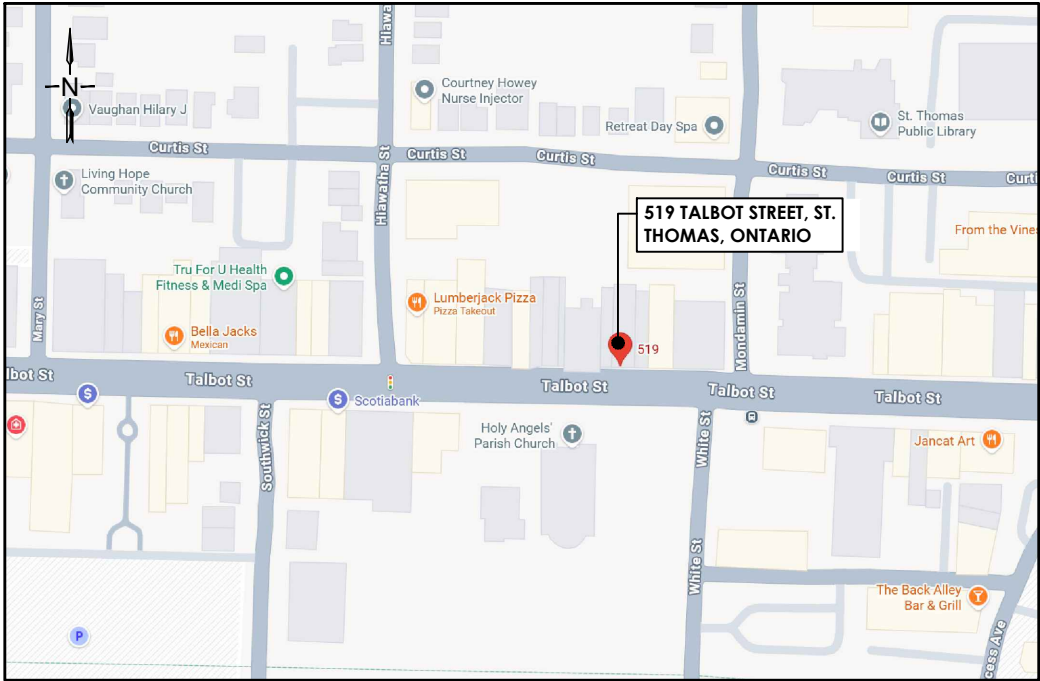
- P.Eng sealed drawings are included
- Photographs are also included to illustrate the need for temporary stabilization of the west wall which used to be interior/party wall prior to the fire incident

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.

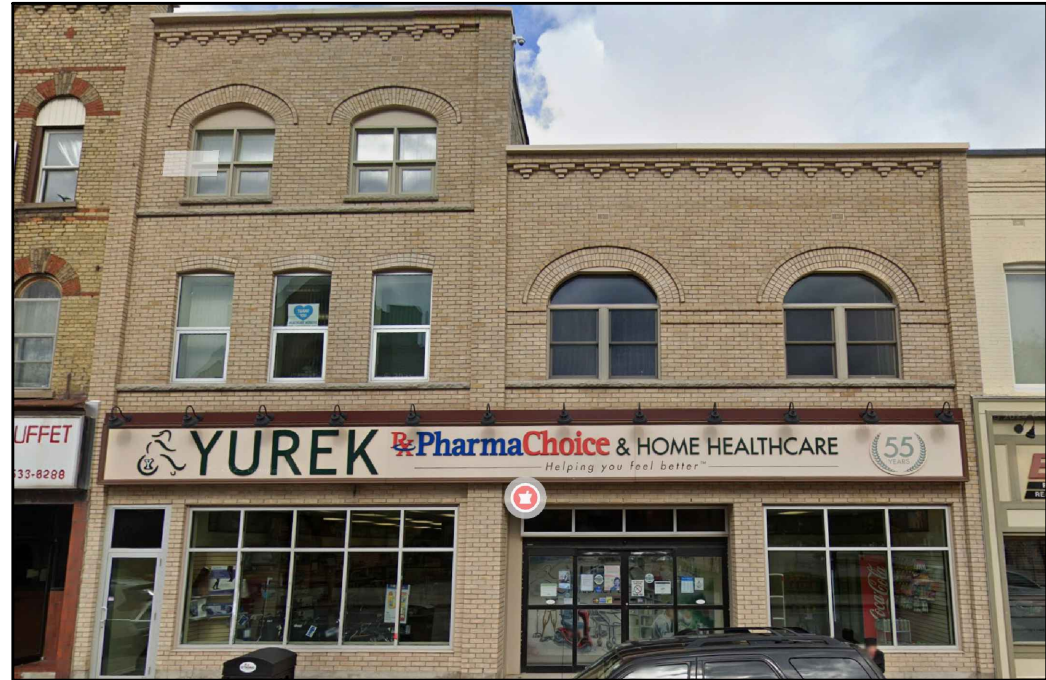
Temporary stabilization of the west wall, which previously served as an interior/party wall, is required due to a fire that occurred on the neighboring property. As a result of the fire, the west wall required temporary stabilization, along with the installation of temporary exterior cladding to provide weather resistance until the adjacent property is rebuilt.

519 TALBOT ST., ST THOMAS, ON- WEST WALL PHOTOGRAPHS





1 LOCATION MAP
S000 NTS



2 519 TALBOT STREET, ST. THOMAS, ONTARIO
S000 NTS

ABBREVIATIONS:

CMU	CONCRETE MASONRY UNIT
EX.	EXISTING
EXT.	EXTERIOR
F.R.R.	FIRE RESISTANCE RATING
MAX.	MAXIMUM
MIN.	MINIMUM
N.I.S.	NOT IN SCOPE
O.C.	ON CENTRE
SIM.	SIMILAR
T/O	TOP OF
TBC	TO BE CONFIRMED
TBD	TO BE DETERMINED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE

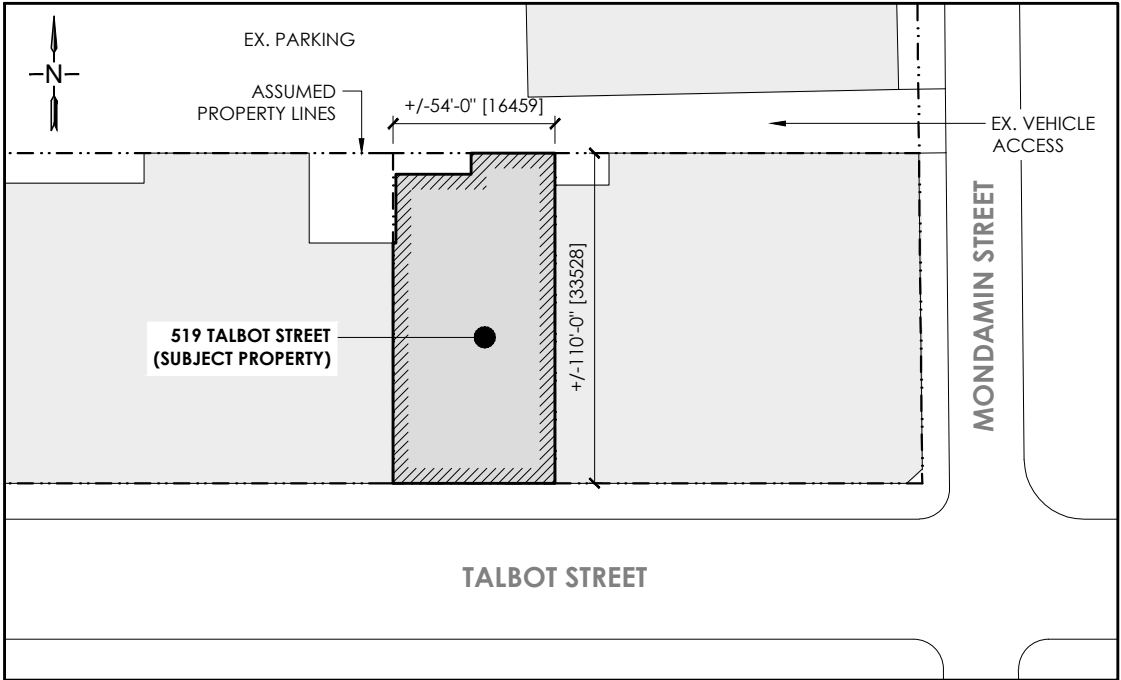
DRAWING LIST	
SHEET#	TITLE
S000	PROJECT OVERVIEW AND GENERAL NOTES
S100	BASEMENT LEVEL AND MAIN LEVEL PLANS
S101	SECOND LEVEL AND THIRD LEVEL PLANS
S200	WEST ELEVATION (STRUCTURAL REPAIRS)
S201	WEST ELEVATION
S300	TYPICAL SECTION THROUGH WEST WALL
S400	DETAILS
S401	DETAILS

PROJECT OVERVIEW:

- THIS PROJECT INVOLVES STRUCTURAL REPAIRS TO **519 TALBOT STREET, ST. THOMAS, ONTARIO** AS A RESULT OF A FIRE THAT OCCURRED AT THE NEIGHBOURING PROPERTY ON **DECEMBER 18, 2025**.
- REPAIRS IN THIS SCOPE ARE LIMITED TO THE STABILIZATION OF THE DAMAGED WEST WALL BETWEEN 519 AND 515-517 TALBOT STREET, AND INTERIOR BASE-BUILDING REPAIRS AND UPGRADES AT 519 TALBOT STREET.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ENGINEER'S REPORT, UNDER SEPARATE COVER.
- SPECIFICATIONS FOR MECHANICAL (E.G., HVAC), ELECTRICAL, OR PLUMBING REPAIRS WILL NOT BE PROVIDED BY 30 FORENSIC ENGINEERING; THESE SPECIFICATIONS AND DRAWINGS ARE TO BE PROVIDED BY THE CONTRACTOR, DESIGNER, CONSULTANT, OR PROFESSIONAL IN EACH RESPECTIVE DISCIPLINE.

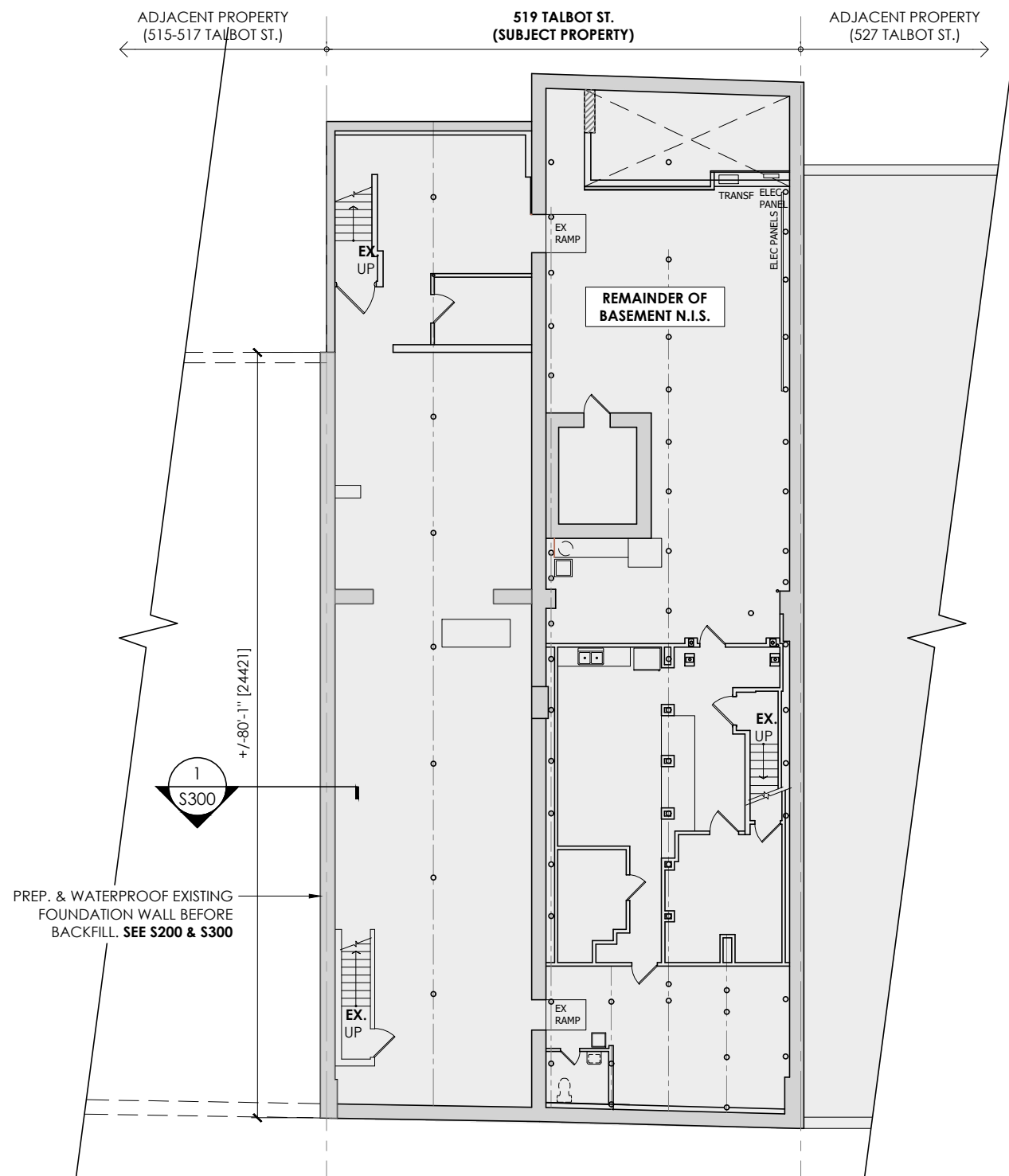
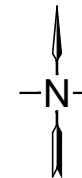
GENERAL NOTES:

- ALL REPAIR WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT 2024 ONTARIO BUILDING CODE (HEREIN REFERRED TO AS OBC), AS REQUIRED.
- SUPPLY ALL LABOUR, TOOLS, EQUIPMENT, AND MATERIALS TO CARRY OUT REMOVAL AND REPLACEMENT OF FIRE-DAMAGED COMPONENTS TO FULLY REINSTATE BUILDING TO MATCH (OR CLOSELY MATCH) PRE-LOSS CONDITION.
- CONTRACTOR TO CONFIRM DIMENSIONS ON SITE AND TAKE NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE THESE DRAWINGS. IF THERE ARE ANY DEVIATIONS NOTED FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY 30 FORENSIC ENGINEERING AND SEEK INSTRUCTION BEFORE PROCEEDING.
- ALL SUSPECTED HAZARDOUS MATERIALS SHOULD BE TESTED, AND ALL REMOVAL OF HAZARDOUS MATERIALS MUST BE PERFORMED IN ACCORDANCE WITH GOVERNMENT REGULATIONS. 30 FORENSIC ENGINEERING CAN PERFORM THE REQUIRED HAZARDOUS MATERIAL TESTING IF REQUESTED TO DO SO.
- SELECTIVE DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980 (R2003) AND MINISTRY OF LABOUR REQUIREMENTS.
- IF REQUIRED, CONTRACTOR IS TO PROVIDE SUPPORTS OR SHORING WHERE NECESSARY, BEFORE ANY CLEANUP, DEMOLITION, OR REPAIR ACTIVITIES.
- THE SCOPE OF WORK IDENTIFIED ON THESE DRAWINGS DOES NOT INCLUDE DETAILS REGARDING THE FULL CLEANING, MOISTURE, AND SMOKE REMEDIATION WORK REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR THOSE ASPECTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROPERTY INSURANCE POLICY.
- THERE ARE NO CHANGES FROM EXISTING CONDITIONS IN RESPECT TO THE NUMBER OF WINDOWS AND EXTERIOR DOORS OR THE PHYSICAL SIZE AND HEIGHT OF THE BUILDING.
- INTERIOR FINISHES ON ANY FLOOR DAMAGED BY FIRE, SMOKE, OR WATER TO BE REPLACED AS REQUIRED AND SHALL MATCH EXISTING (UNLESS OTHERWISE INSTRUCTED).
- ALL DIMENSIONS ARE IN IMPERIAL FOLLOWED BY METRIC (mm), UNLESS OTHERWISE NOTED.
- ALL DIMENSIONAL LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.
- ALL EXISTING SMOKE-AND-SOOT-IMPACTED CONSTRUCTION THAT REMAINS IN PLACE MUST BE CLEANED AND SMOKE SEAL PAINTED AS REQUIRED TO MITIGATE THE EFFECTS OF CONTAMINATION.
- ALL NEW MEMBERS ARE TO BE FRAMED, FASTENED, TIED, BRACED, AND ANCHORED TO PROVIDE NECESSARY STRENGTH, RIGIDITY, AND STABILITY PER THE 2024 OBC.
- THESE DRAWINGS DO NOT CERTIFY THAT THE EXISTING STRUCTURE IS COMPLIANT WITH THE CURRENT OBC; ONLY THE DAMAGED AREAS WILL BE REPAIRED AND BROUGHT INTO CONFORMANCE. OTHER ASPECTS OF THE STRUCTURE (STAIR HEADROOM, RAILINGS, JOIST SPANS, ETC.) WHICH ARE EXISTING AND WHICH MAY NOT BE IN CONFORMANCE WITH THE CURRENT 2024 OBC ARE TO REMAIN AS IS.

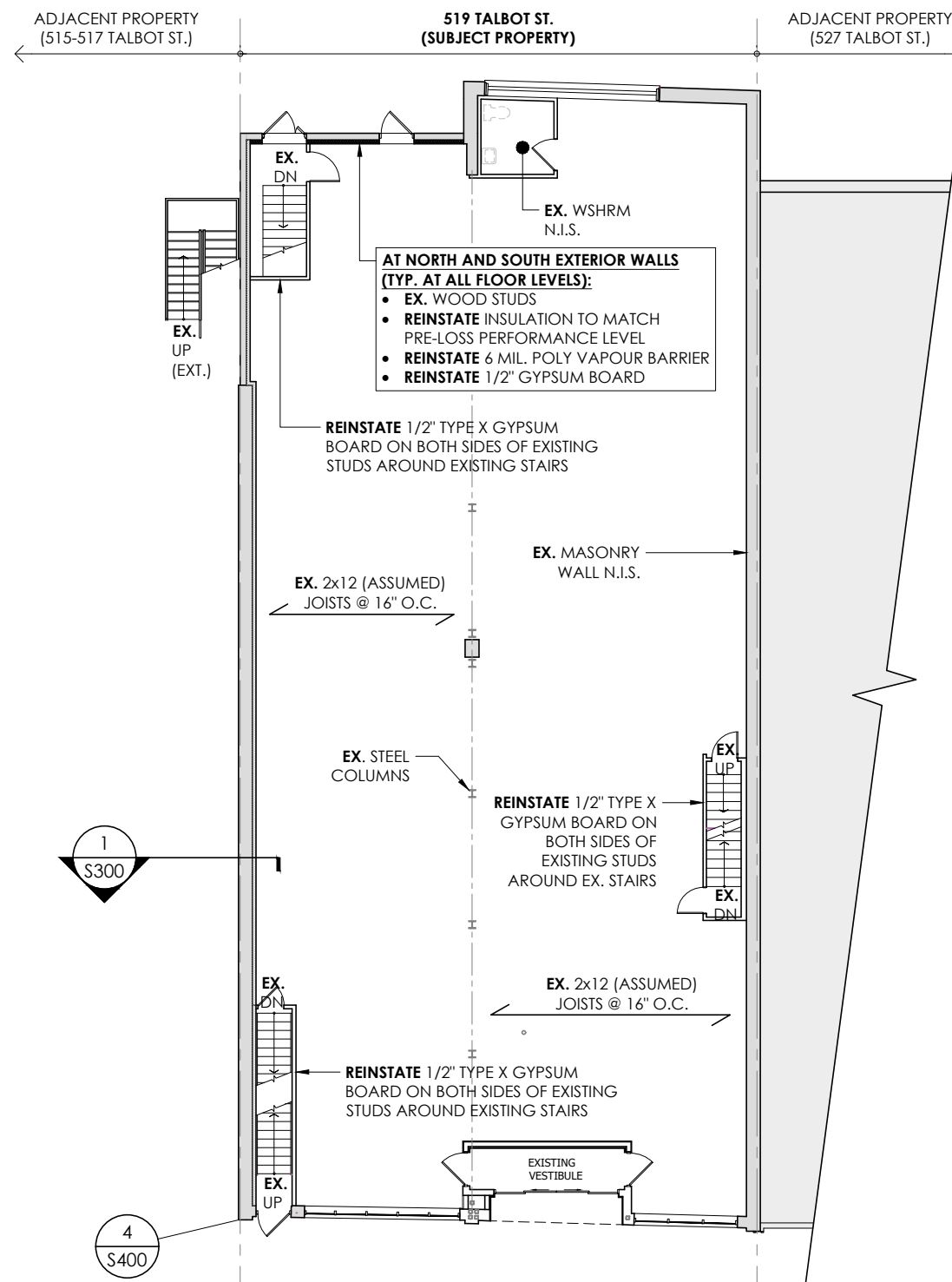


3 SITE PLAN
S000 NTS

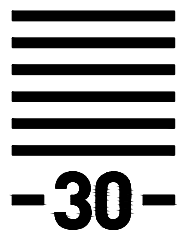
1. PROPERTY LINES SHOWN ARE ASSUMED.
2. ALL EXISTING INTERIOR STAIRS TO REMAIN.
3. ALL EXTERIOR DOORS AND WINDOWS TO REMAIN.



1 BASEMENT LEVEL PLAN
1/16" = 1'-0" [1:200]



2 MAIN LEVEL PLAN
1/16" = 1'-0" [1:200]



30 Forensic Engineering
40 University Avenue, Suite 902
Toronto ON M5J 1T1
T: 416 368 1700 F: 416 368 5576
30fe.com



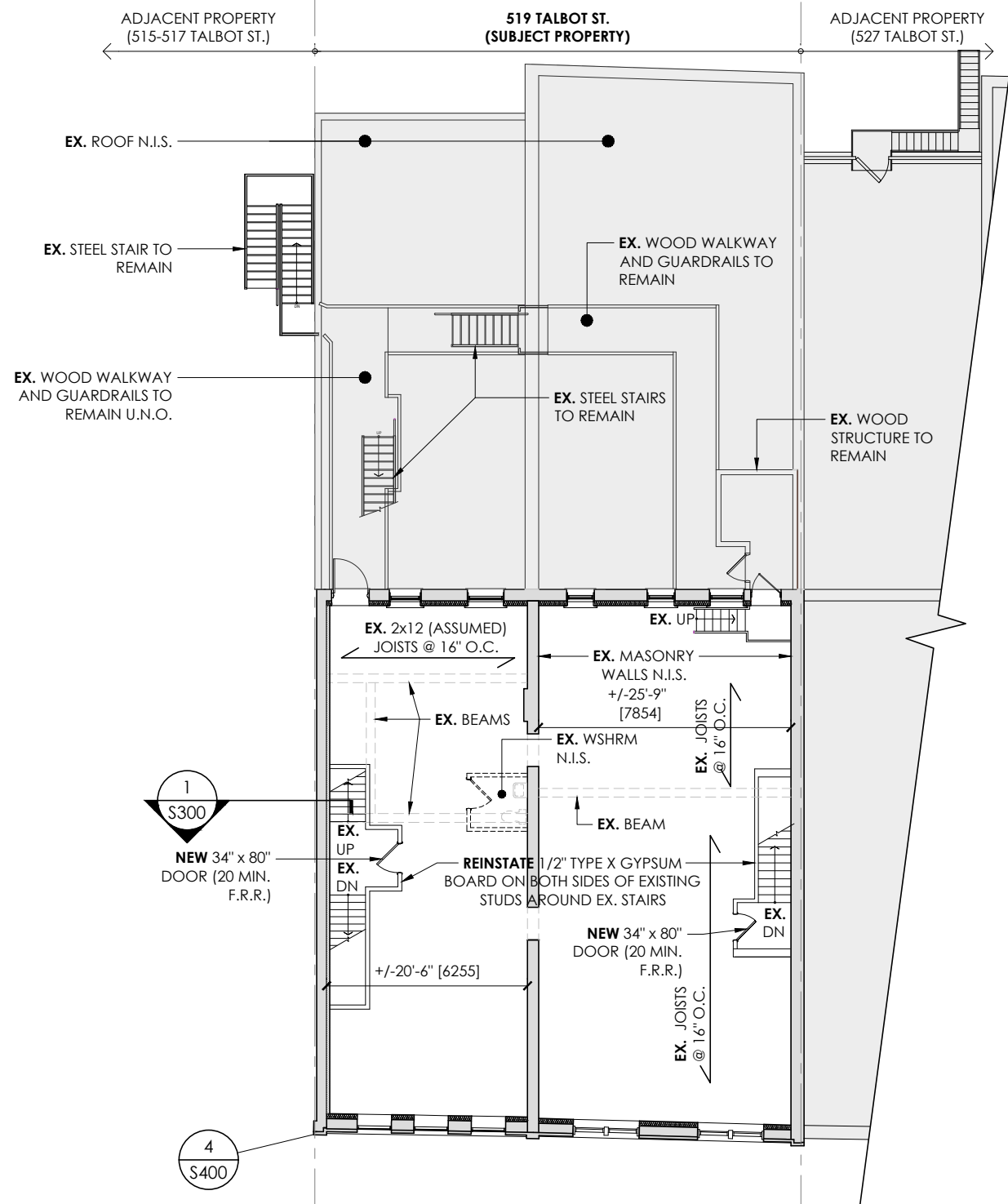
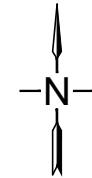
PROJECT:

**STRUCTURAL REPAIRS FOLLOWING FIRE
DAMAGE**
519 TALBOT STREET, ST. THOMAS, ONTARIO

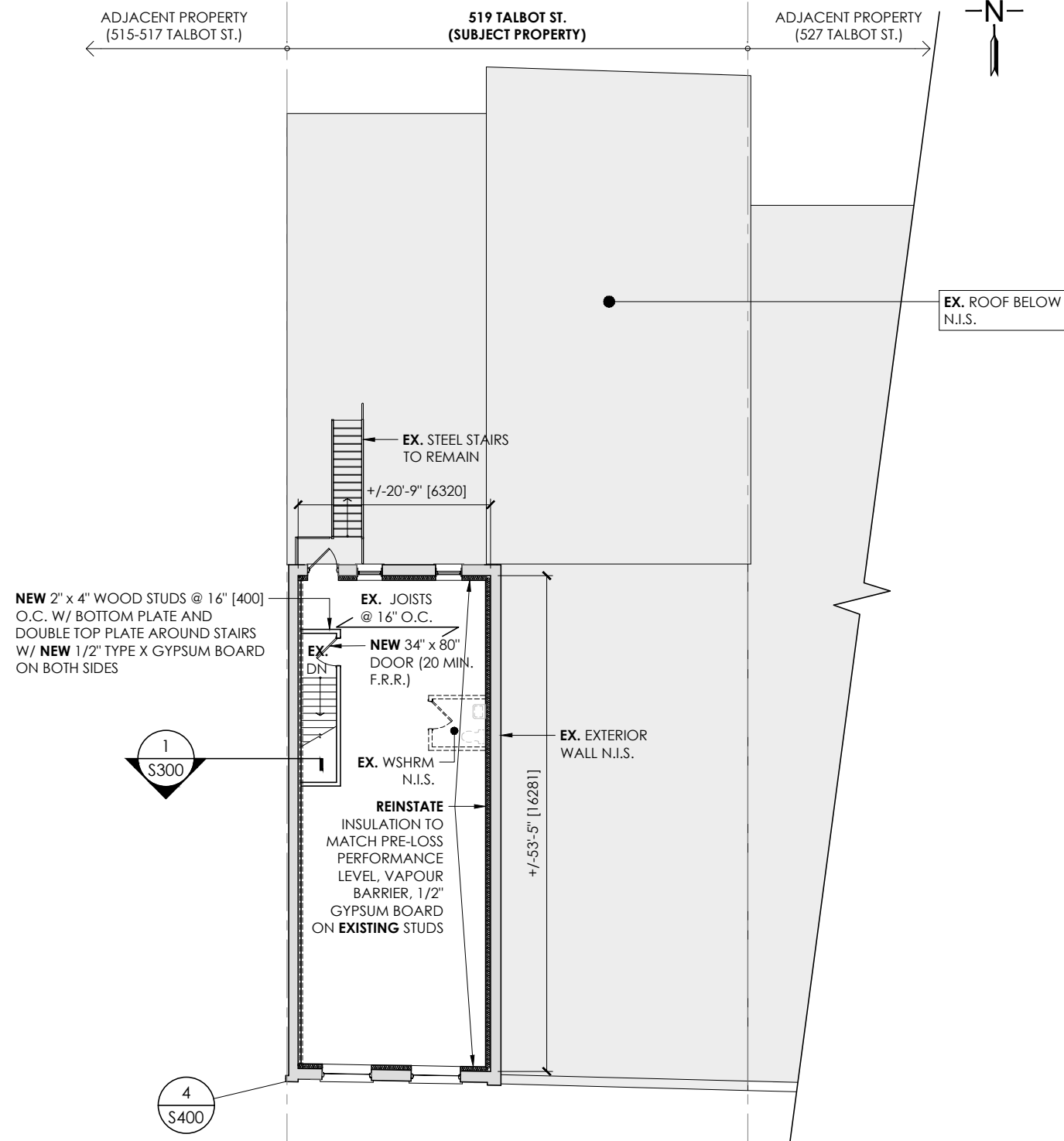
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF 30 FORENSIC ENGINEERING AND CAN ONLY BE USED FOR THE PROJECT AND SCOPE DESCRIBED IN THIS DOCUMENT. THIS DRAWING MUST NOT BE REFERENCED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF 30 FORENSIC ENGINEERING.

REV	DATE	REMARK	DRAWN BY:	MS	FILE NO:	252819STR
A	06/09/26	ISSUED FOR HERITAGE ALTERATION PERMIT	CHECKED BY:	AW	DATE:	JUNE 09, 2026
			APPROVED BY:	MPH		
			BASEMENT LEVEL AND MAIN LEVEL PLANS			
			S100		REV: A	

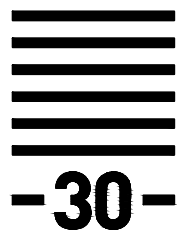
1. PROPERTY LINES SHOWN ARE ASSUMED.
2. ALL EXISTING INTERIOR STAIRS TO REMAIN.
3. ALL EXTERIOR DOORS AND WINDOWS TO REMAIN.



1 SECOND LEVEL PLAN
1/16" = 1'-0" [1:200]



2 THIRD LEVEL PLAN
1/16" = 1'-0" [1:200]



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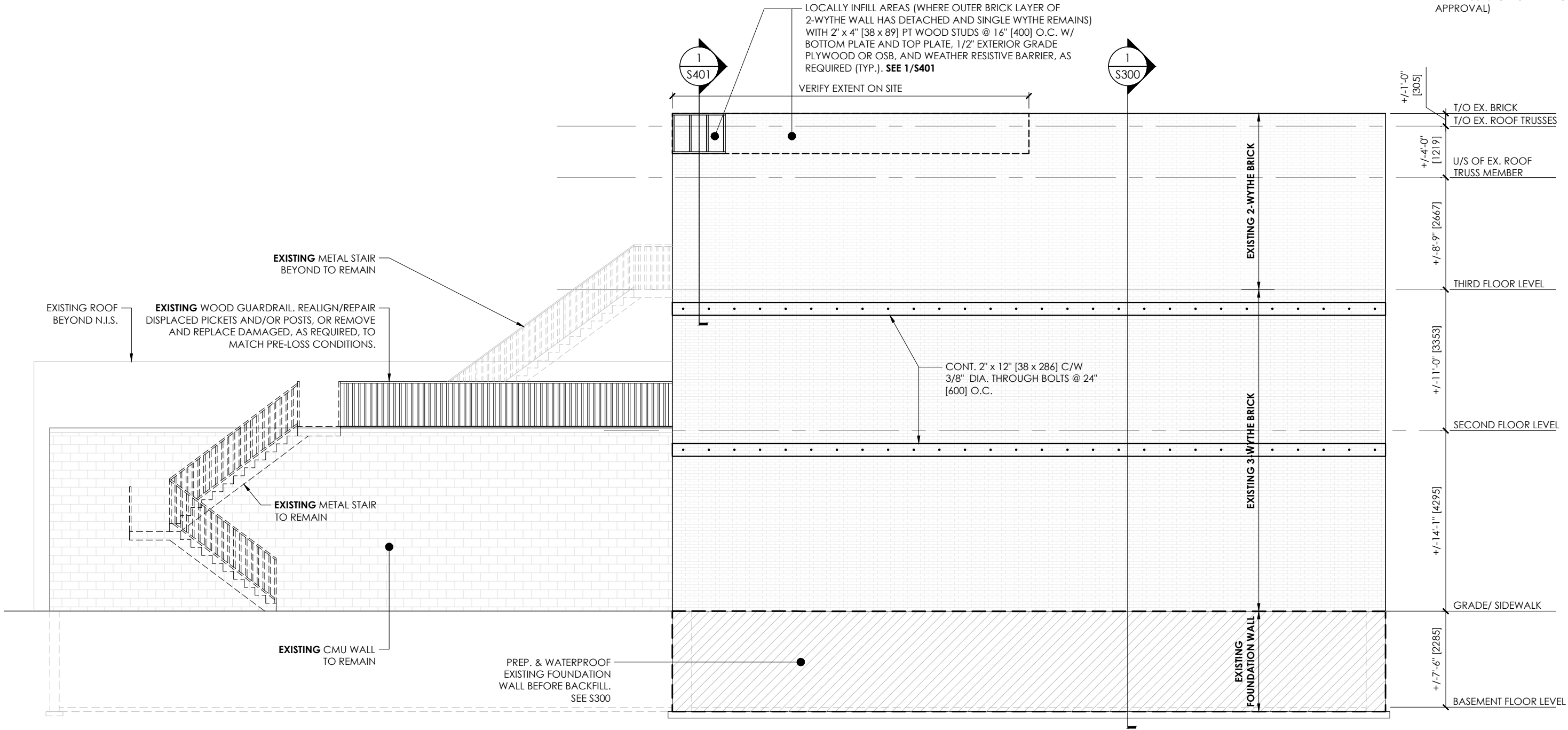
PROJECT:

**STRUCTURAL REPAIRS FOLLOWING FIRE
DAMAGE**
519 TALBOT STREET, ST. THOMAS, ONTARIO

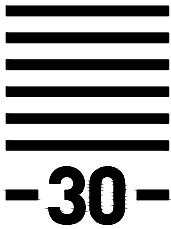
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			APPROVED BY:	MPH		
			SECOND LEVEL AND THIRD LEVEL PLANS			
			S101		REV: A	

- NOTES
- 1. EXTERIOR FINISH N.I.S. (UNDER SEPARATE PERMIT SUBJECT TO HERITAGE COUNCIL APPROVAL)



1 WEST ELEVATION (STRUCTURAL REPAIRS)
S200 1/8" = 1'-0" [1:100]



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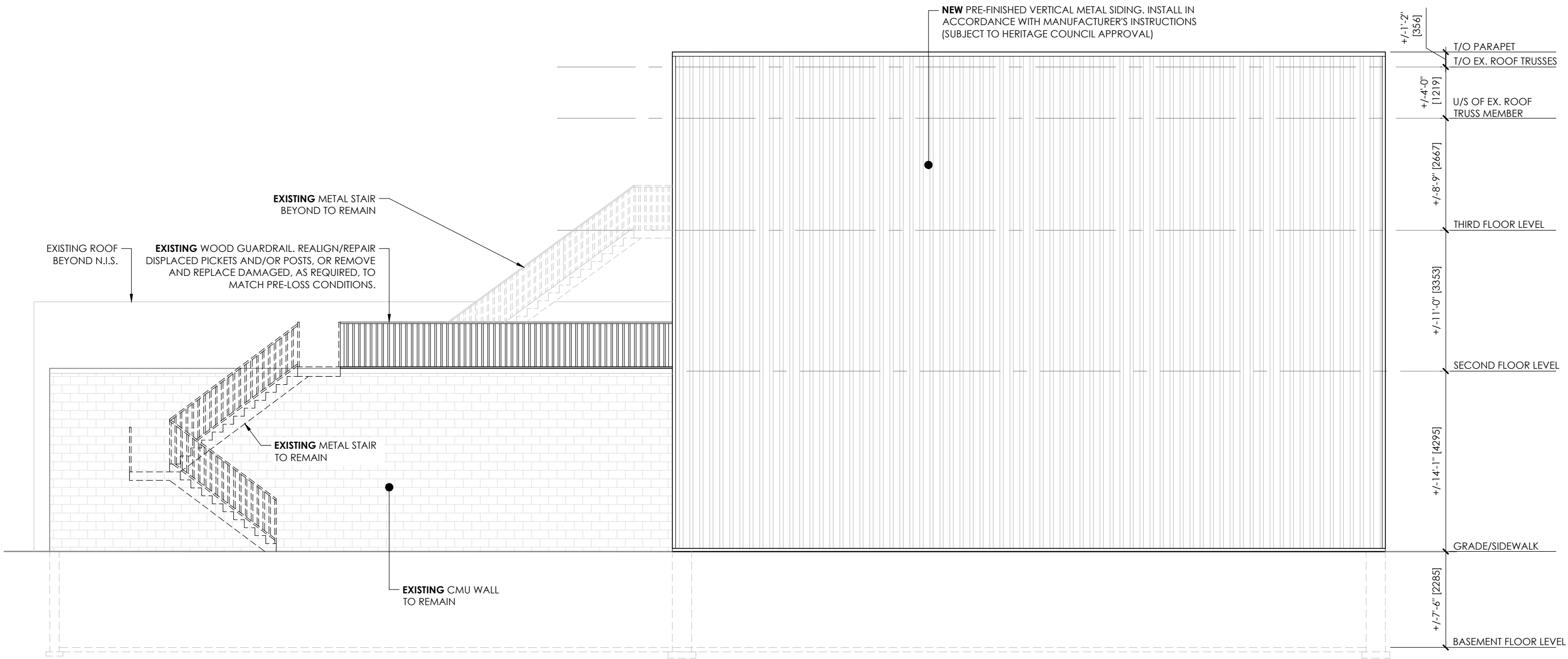


PROJECT:
STRUCTURAL REPAIRS FOLLOWING FIRE
DAMAGE
519 TALBOT STREET, ST. THOMAS, ONTARIO

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DRAWN BY: MS	FILE NO: 252819STR
CHECKED BY: AW	DATE: JUNE 09, 2026
APPROVED BY: MPH	
WEST ELEVATION (STRUCTURAL REPAIRS)	
S200	REV: A



1 WEST ELEVATION
S201 1/8" = 1'-0" [1:100]



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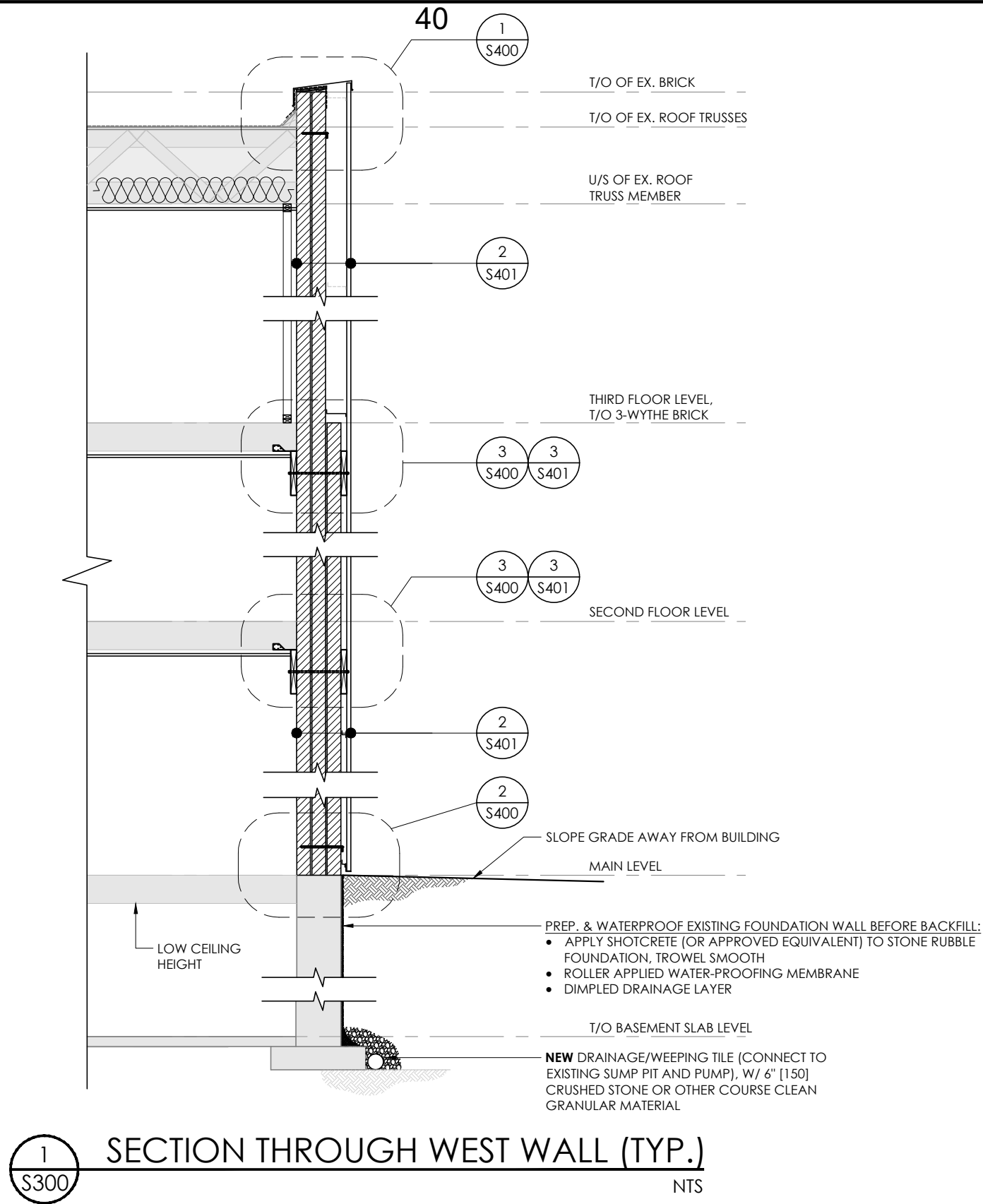


PROJECT:
STRUCTURAL REPAIRS FOLLOWING FIRE
DAMAGE
519 TALBOT STREET, ST. THOMAS, ONTARIO

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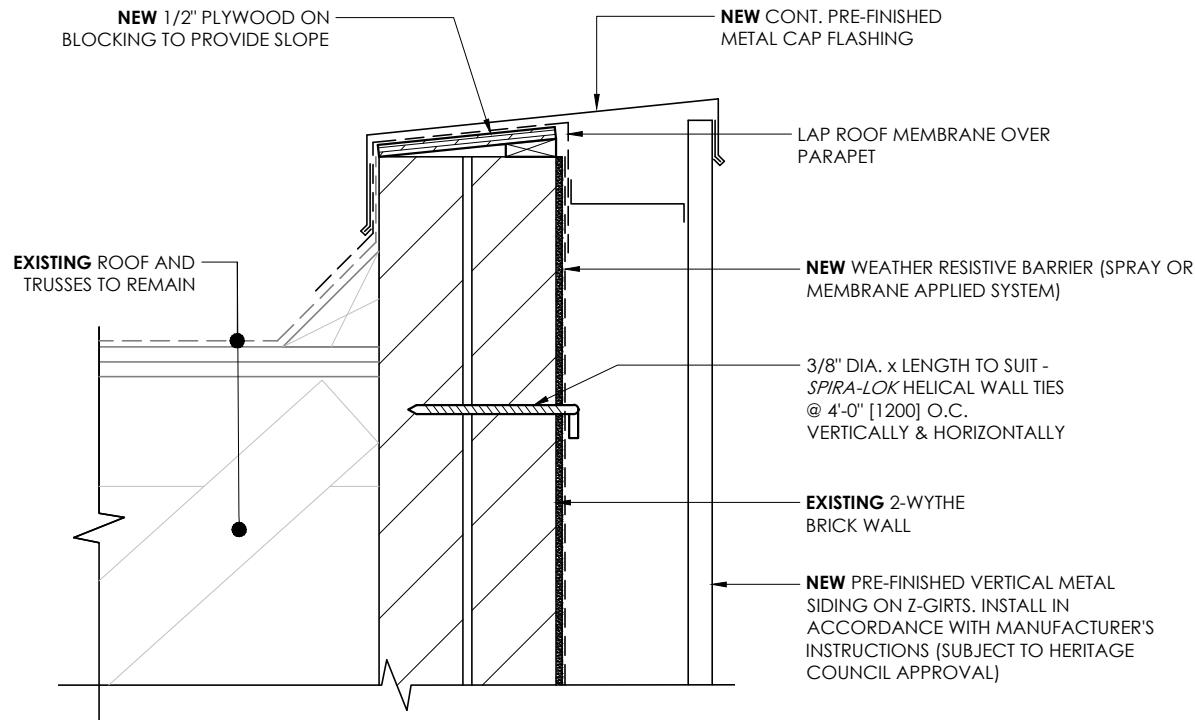
REV	DATE	REMARK
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DRAWN BY: MS	FILE NO: 252819STR
CHECKED BY: AW	DATE: JUNE 09, 2026
APPROVED BY: MPH	
WEST ELEVATION	
S201	REV: A

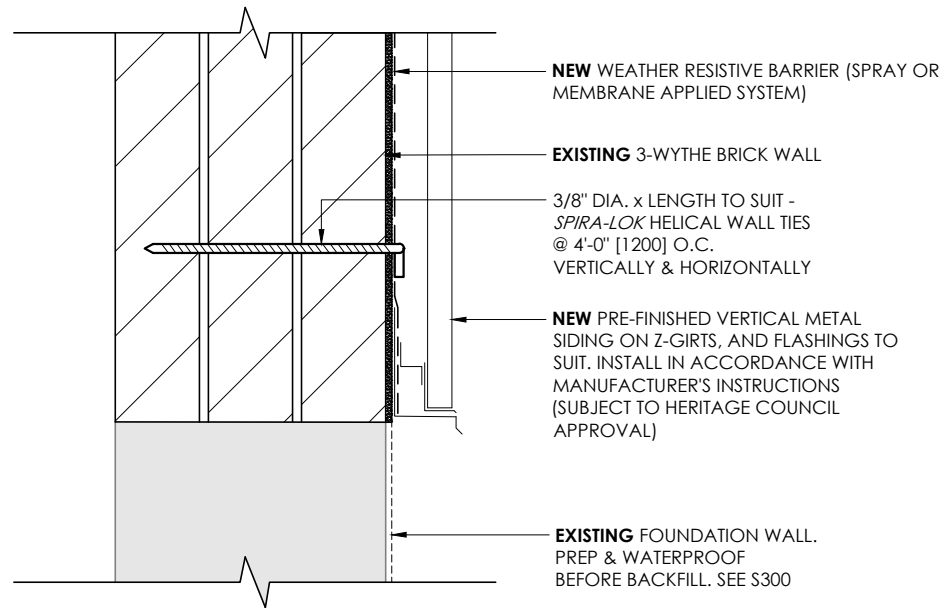


REV	DATE	REMARK
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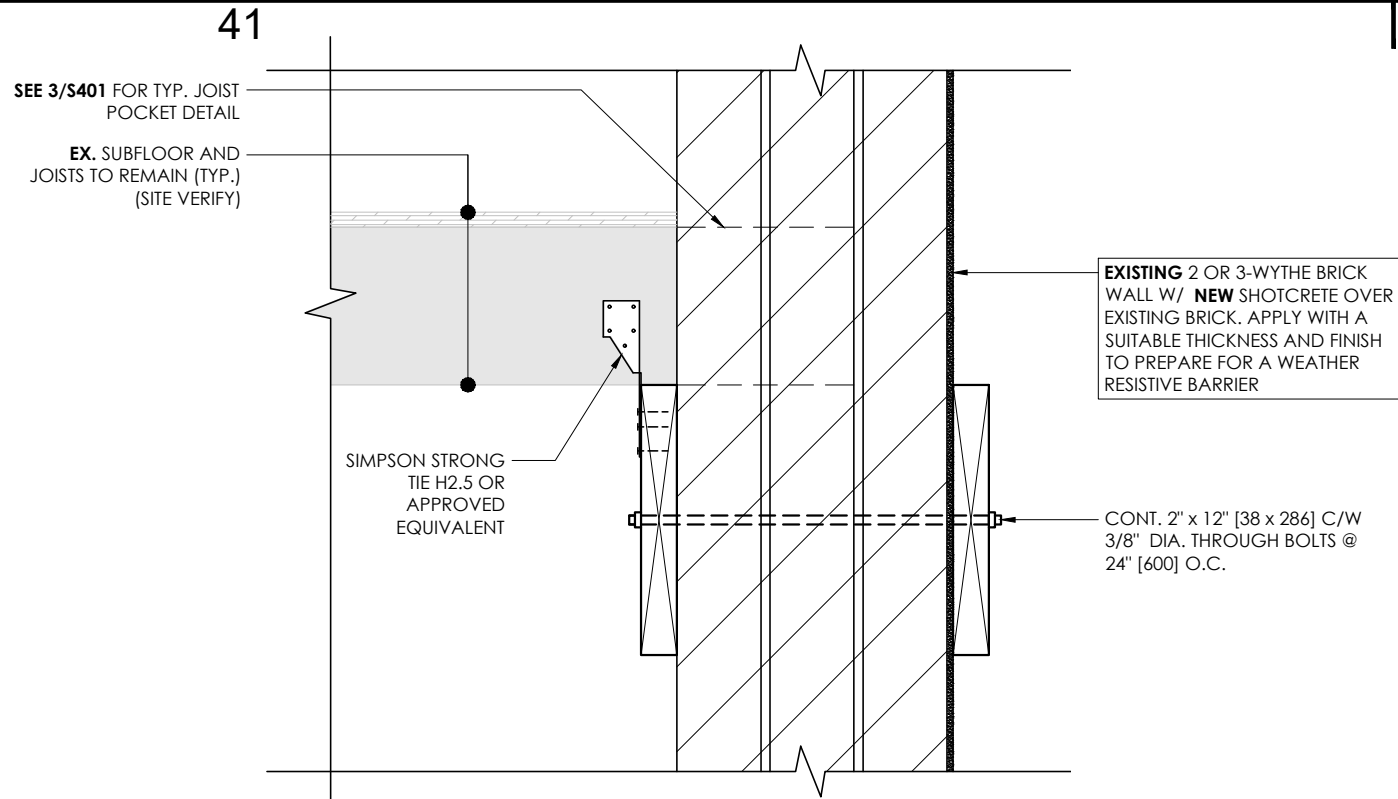
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CHECKED BY: AW	DATE: JUNE 09, 2026
APPROVED BY: MPH	
SECTION THROUGH WEST WALL	
S300	REV: A



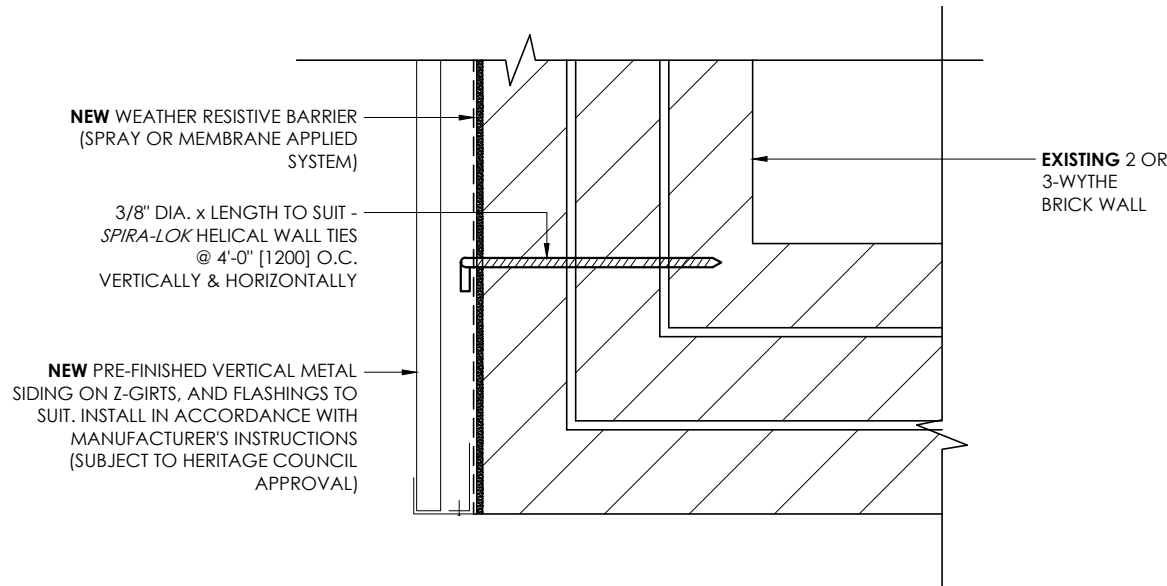
1 SECTION DETAIL @ WEST WALL PARAPET (TYP.)
 1-1/2" = 1'-0" [1:10]



2 SECTION DETAIL @ WEST WALL BASE
 1-1/2" = 1'-0" [1:10]

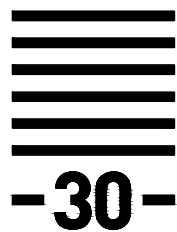


3 SUPPORT DETAIL @ EXSTING FLOOR (TYP.)
 1-1/2" = 1'-0" [1:10]



4 PLAN DETAIL @ CORNER (TYP.)
 1-1/2" = 1'-0" [1:10]

- NOTES**
- CONTRACTOR TO SITE VERIFY EXTENTS OF EXISTING FLOOR JOISTS AND NOTIFY ENGINEER OF JOIST SIZE AND SPACING.



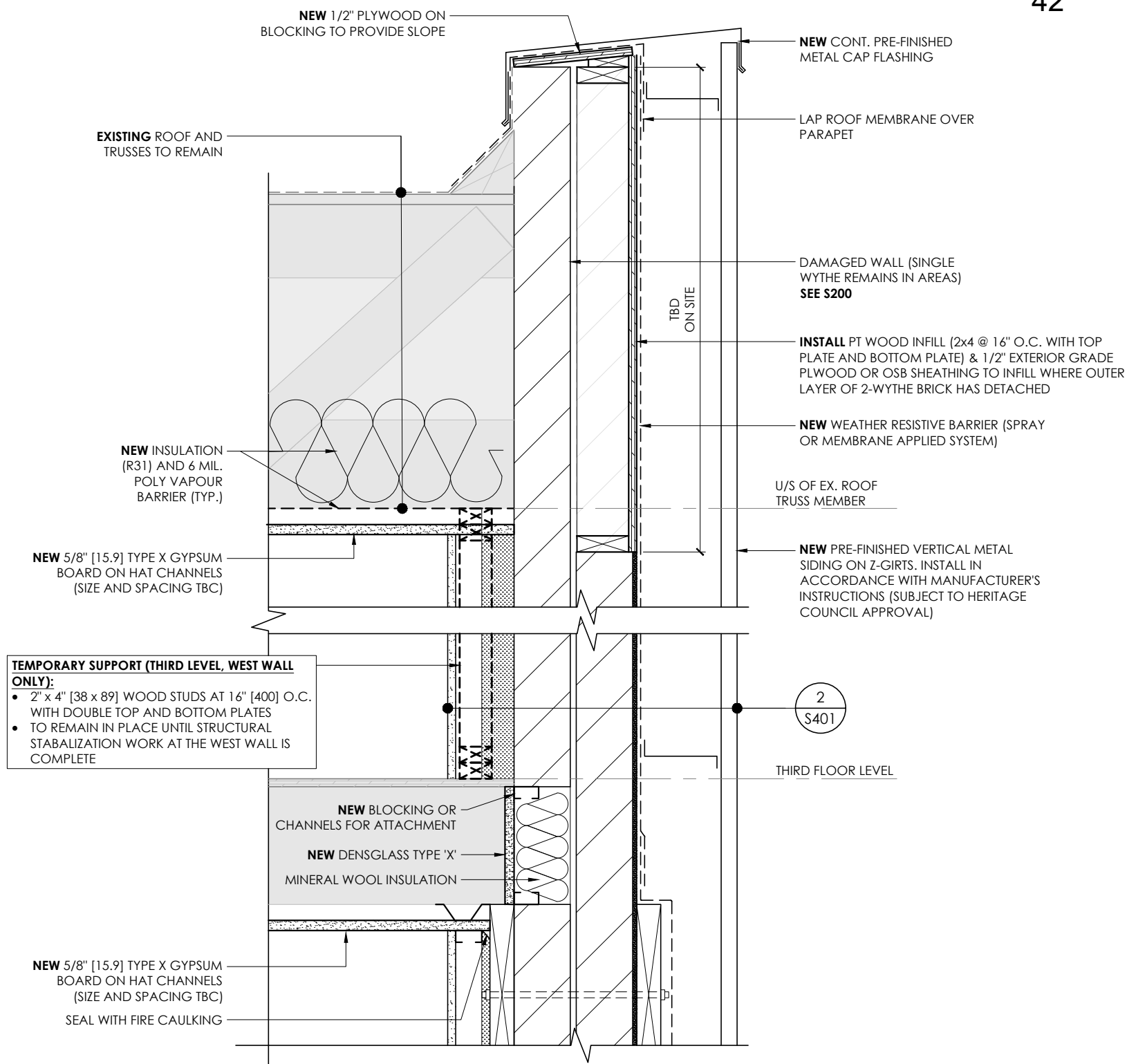
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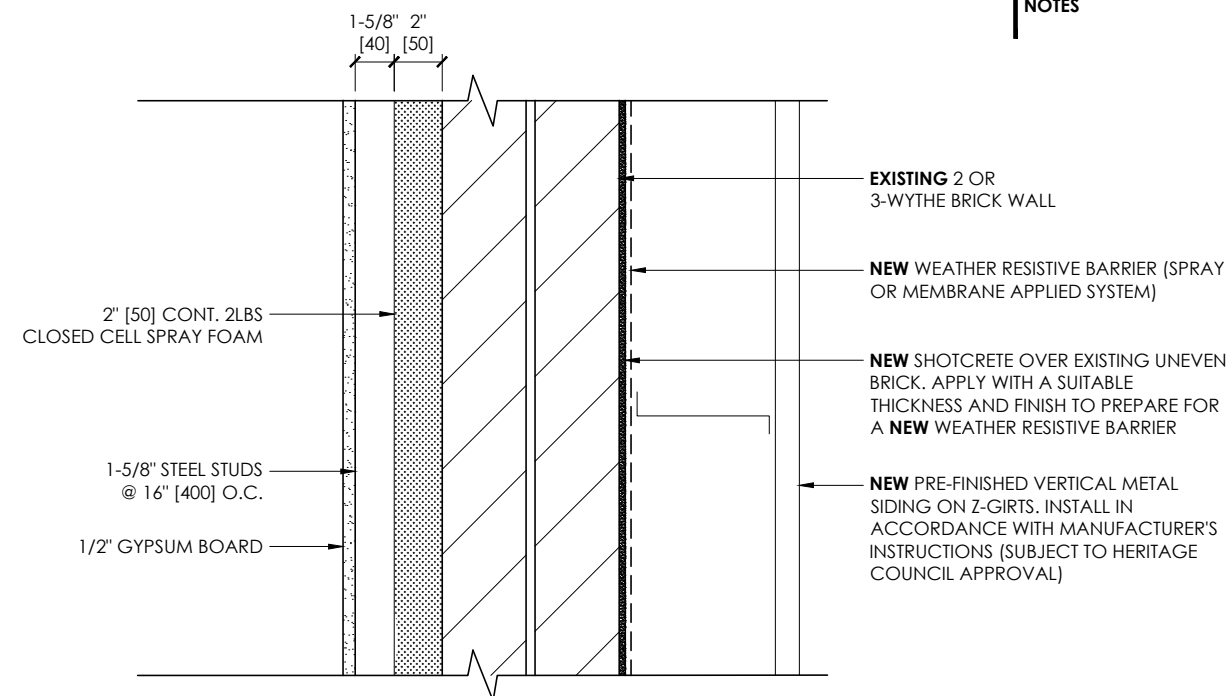
PROJECT:
 STRUCTURAL REPAIRS FOLLOWING FIRE
 DAMAGE
 519 TALBOT STREET, ST. THOMAS, ONTARIO

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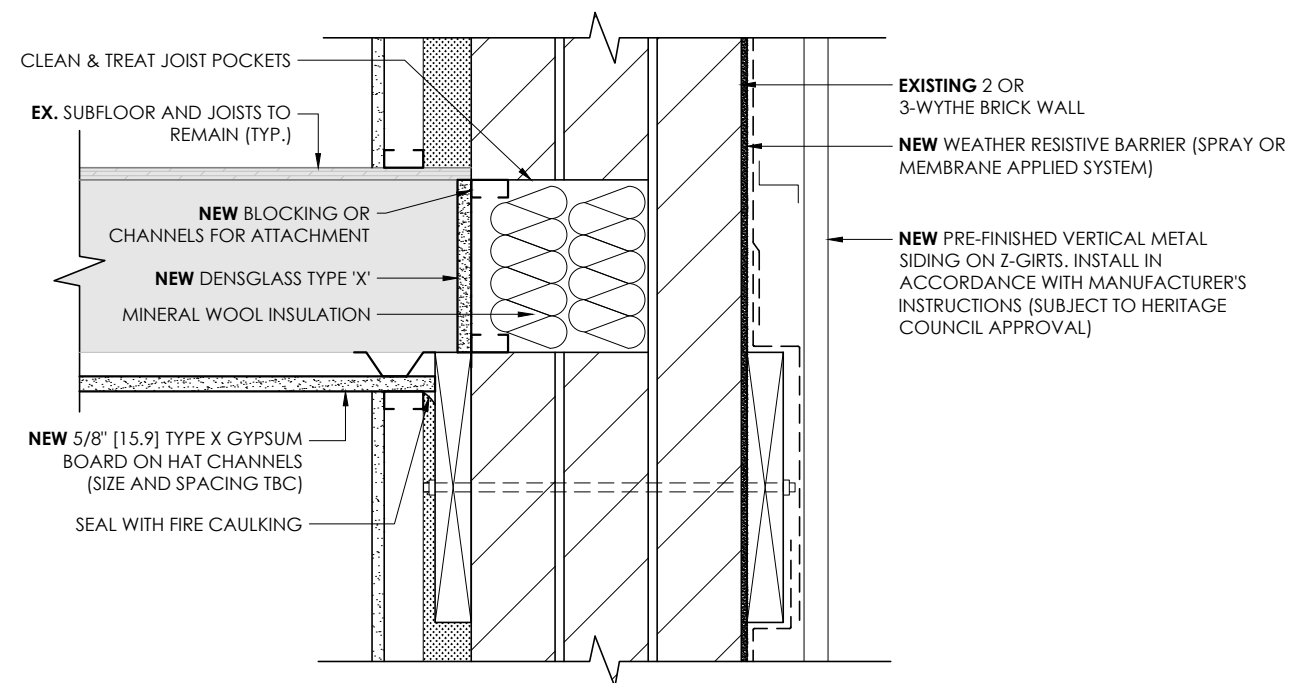
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			APPROVED BY:	MPH		
DETAILS						
S400						REV: A



1 TEMPORARY SUPPORT DETAIL (WEST WALL)
S401 NTS



2 WEST WALL INSULATION DETAIL (TYP.)
S401 1-1/2" = 1'-0" [1:10]



3 JOIST POCKET DETAIL (TYP.)
S401 1-1/2" = 1'-0" [1:10]



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40 University Avenue, Suite 902
Toronto ON M5J 1T1
T: 416 368 1700 F: 416 368 5576
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PROJECT:
STRUCTURAL REPAIRS FOLLOWING FIRE
DAMAGE
519 TALBOT STREET, ST. THOMAS, ONTARIO

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			APPROVED BY: MPH	
			DETAILS	
			REV: A	
			S401	



30 Forensic Engineering

Vancouver	(604) 674-1100
Calgary	(403) 208-4545
Toronto	(416) 368-1700
Ottawa	(613) 903-6900

30fe.com

30 Forensic Engineering Project No.: 252819STR

I, Gao caimin, am the owner
full name owner/representative
of the property located at 515-517 Talbot St., St. Thomas, Ontario
address

I hereby authorize 30 Forensic Engineering, located at 40 University Avenue, Suite 902, in Toronto, Ontario, M5J 1T1, to act as the owner's agent in their submission of a building permit application pertaining to the above noted property and any related documentation.

30 Forensic Engineering will not be held liable for any damage caused by the reconstruction contractor to the roadway, or for any costs associated with such damage, despite having signed a roadway damage waiver required by most municipalities. The roadway damage deposit is the responsibility of the reconstruction contractor, and any costs incurred as a result of damage by the contractor or subtrades will be deducted from the road damage deposit.

In addition, I grant 30 Forensic Engineering access to all relevant drawings (engineering, architectural, etc.), for the aforementioned property.

Printed name: Gao caimin

Address: 31 chandos court kitchen on n2a 3c2

Phone number: +14372351218 Email: Caimingao90@gmail.com

Signature: Gao caimin Date: 03/06/2026

Please return this form to 30 Forensic Engineering via mail, or email
awilliams@30fe.com

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 Jeff Yurk, 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, Jeff Yurk of ST. THOMAS 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 31 day of April, 2026.
City Day Month Year

[Signature]
Signature of Owner or Authorized Agent

Apr 21/26
Date

[Signature]
Signature of Commissioner of Oaths, etc.
MATTHEW KYLE SMALE, a Commissioner, etc.,

Apr 21/26
Date

Province of Ontario, for the Corporation of the City of St. Thomas.
Expires January 6, 2026.

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, Jeff Yurk, 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 21/26
Date

[Signature]
Signature of Owner

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, Todd Gurok, am the owner of the subject lands, and I authorize
30 Forensic Engineering, 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.

Apr 21 / 26
Date

[Signature]
Signature of Owner



PERMIT# 11-26

HERITAGE ALTERATION PERMIT

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

To: Peter Yurek
519 Talbot Street, ON, N5P 3V7

For: Repair of wall and installation of prefinished vertical metal siding, as
per File No. HAP-11-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ____ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

 Clerk

 Mayor