AGENDA

THE SIXTH MEETING OF THE MUNICIPAL HERITAGE COMMITTEE

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

DISCLOSURES OF INTEREST

MINUTES

Confirmation of the minutes of the meeting held on June 10th, 2026.

NEW BUSINESS

Heritage Alteration Permit 327 Talbot Street **Pages 3-32**

Heritage Alteration Permit 429 Talbot Street **Pages 33-44**

Heritage Alteration Permit 725 Talbot Street **Pages 45-55**

Heritage Alteration Permit 519 Talbot Street **Pages 56-73**

Heritage Alteration Permit 735 Talbot Street **Pages 74-78**

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

Railway Lands Area Master Planning Study Presentation **Pages 79-93**

Housing Accelerator Fund Coordinator to provide overview & presentation with Q&A/discussion.

Heritage Alteration Permit 452-456 Talbot Street **Pages 94-106**

Heritage Alteration Permit 429 Talbot Street Additional **Page 107**

UNFINISHED BUSINESS

Unfinished Business Tracking

Unfinished Business Tracking

ITEM	MEETING DATE	Referred to	Origin	Action Taken	Proposesd Agenda Date
Ontario Heritage Tax Relief Program	April 22/25	Treasury	Council Direction - Report MHC-01-25		July
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					
Ontario Heritage Trust Provincial Plaque Program	June 10/26	a list of potential commemorations will be circulated for members consideration at a future meeting with those selected being forwarded to the Ontario Heritage Trust.			

NEXT MEETING

August 12, 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 24, 2026

Bonyan Ltd.
760 Blackacres Blvd.
London, ON
N6G 0J1

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-12-26**
Property:	**327 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
Mehdi Heidari, GSPrimo Design Inc.

MEMO

DATE: **June 24, 2026**

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

SUBJECT: **Heritage Alteration Permit**
327 Talbot Street
HAP-12-26

Please find attached a Heritage Alteration Permit Application for 327 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). Notwithstanding how the property is identified in the HCD Plan, the property is currently vacant and is subject to a redevelopment proposal. As such, the policies and guidelines of Section 4.6 as it relates to "New Development" would apply.

As provided in the application and supporting materials, the proposal is for the construction of a new three-storey mixed-use building on the property. The property is also currently subject to a Site Plan Control application with the City of St Thomas and a Site Plan Committee meeting was held on May 26, 2026 where the matter was deferred pending Heritage Alteration Permit approval and other technical matters. Further, the applicant previously attended a Municipal Heritage Committee meeting on June 25, 2024 to present a preliminary redevelopment proposal and obtain feedback from the Committee, however, no Heritage Alteration Permit application was submitted after receiving that feedback.

Noting the information above, Staff have reviewed the application in relation to the policies and guidelines of Section 4.6 and do not have concerns regarding the proposal from a Heritage Alteration Permit perspective. Notwithstanding the information provided, the Municipal Heritage Committee should determine whether it is satisfied with the proposal as submitted.

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

ST. THOMAS
THE RAILWAY CITY

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

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

OFFICE USE: Date Application Received: June 5/26 Consultation Date: _____
Date Application Deemed Complete: _____ File Number: _____

OWNER/APPLICANT

1. Property Owner
   Name: Bonyan Ltd.
   Address: 760 Blackacres Blvd.
   Postal Code: N6G 0J1 Phone: 519-694-4342 Fax: _____
   Email: nezsam@hotmail.com

2. Agent/Applicant
   Name: Mehdi heidari
   Company: GSPrimo Design Inc.
   Address: 1804 Downes Court
   Postal Code: N6G 5E8 Phone: 519-871-3234 Fax: _____
   Email: mheidari@gsprimo.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: 327 Talbot St, St Thomas, ON
2. Legal Description: PART OF LOTS 9 AND 10, NORTH SIDE OF TALBOT STREET, REGISTERED PLAN 15 CITY OF ST. THOMAS, COUNTY OF ELGIN

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

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

2. How is the property designated?

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

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

☐ demolition of a building or part of a building, such as a building façade

☐ removal of a building to a different location on site or to another site

☒ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a wall

☐ structural intervention that affects the external appearance of a building

☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining

☐ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material

☐ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls

☐ alteration of roofline or skyline by changes to comices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate

☐ removal or addition of architectural detail, such as storefront comices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies

☐ erection of a sign

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

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

Site Plan, Architectural Plan, Elevation Plans, Site Servicing Plan,
Stormwater Managment Plan, Legal and Topographical Survey Plan, Rendering Images

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.

Type teThe proposed alterations are being undertaken to redevelop 327 Talbot Street with a new three-storey mixed-use commercial/residential building.
The proposal was previously reviewed with City staff, and the applicant attended the Municipal Heritage Committee meeting on June 25, 2024, to obtain feedback on the proposed development and building design. Following receipt of the Heritage comments after the meeting, the Downtown St. Thomas Heritage Conservation District Plan, dated April 5, 2018, was reviewed and followed in the development of the revised submission.
The proposed development is intended to provide compatible downtown infill, maintain an active commercial frontage along Talbot Street, and support the heritage character and design objectives of the Downtown Heritage Conservation District.

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 Nezar Abdel-Hamid on behalf of Bonyan Ltd, 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, Nezar Abdel-Hamid of (London) in the province of ON,
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 5 day of June, 2026.
City — Day — Month — Year

Signature of Owner or Authorized Agent

Jun 5, 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.

June 5/26
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, Nezar Abdel-Hamid on behalf of Bonyan Ltd., am the owner of the subject lands, and I authorize Mehdi Heidari - GSPrimo Design Inc, 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.

June 5th, 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, Nezar Abdel-Hamid on behalf of Bonyan Ltd., am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

Jun 5th, 2026
Date

Signature of Owner

GSPrimo Design Inc.
1804 Downes Court
London, ON, N6G 5E8
Cell: 519-871-3234
www.gsprimo.com

Date: June 8, 2026

Kevin McClure, MCIP, RPP
Senior Planner
The Corporation of the City of St. Thomas
545 Talbot Street, PO Box 520
St. Thomas, ON N5P 3V7

Attn: Kevin McClure, MCIP, RPP

Re: Heritage Alteration Permit Application – 327 Talbot Street, St. Thomas, Ontario
Proposed Three-Storey Mixed-Use Commercial/Residential Development

GSPrimo Design Inc. is pleased to submit this cover letter in support of the Heritage Alteration Permit application for the property located at 327 Talbot Street, St. Thomas, Ontario. The property is located within the Downtown St. Thomas Heritage Conservation District, and as the property is currently vacant, the proposed development has been reviewed in relation to the applicable policies and guidelines of Section 4.6 – New Development of the Downtown St. Thomas Heritage Conservation District Plan.

The proposed alterations are being undertaken to redevelop 327 Talbot Street with a new three-storey mixed-use commercial/residential building. The proposed development is intended to provide compatible downtown infill, maintain an active commercial frontage along Talbot Street, and support the continued use and enhancement of the property within the Downtown St. Thomas Heritage Conservation District.

The proposal was previously reviewed with City staff, and the applicant attended the Municipal Heritage Committee meeting on June 25, 2024, to present the proposed development and obtain feedback on the building design, site layout, and overall compatibility with the surrounding heritage context. Following the meeting and receipt of the Heritage comments, the Downtown St. Thomas Heritage Conservation District Plan, dated April 5, 2018, was reviewed in detail and used to guide the revised submission.

The revised design has been prepared to address the comments received through the Heritage review process. In particular, the window arrangement, proportions, and façade rhythm have been

reviewed and revised to respond to the applicable heritage design expectations. The proposed commercial unit frontage along Talbot Street has also been designed to maintain an active street-oriented frontage, with pedestrian access and storefront treatment that supports the downtown commercial character. These revisions were made to ensure that the proposed development is compatible with the character of Talbot Street and contributes positively to the downtown streetscape.

The proposal conforms to the general intent of the Downtown St. Thomas Heritage Conservation District Plan by supporting an active commercial street edge, maintaining a mixed-use downtown function, and incorporating a building design that is respectful of the surrounding built form, scale, window pattern, façade composition, and heritage character.

The following supporting documents are included with this Heritage Alteration Permit application to illustrate the proposed development and demonstrate how the comments and design guidelines have been addressed:

- Site Plan;
- Architectural Plans;
- Elevation Plans;
- Site Servicing Plan;
- Stormwater Management Plan;
- Legal and Topographical Survey Plan; and
- Rendering Images.

The submitted materials provide the necessary details regarding the proposed building layout, massing, elevations, commercial frontage, window arrangement, site design, servicing, grading, and visual relationship to the surrounding downtown context.

We trust that the enclosed submission provides the information required for the City's review and for consideration through the Heritage Alteration Permit process. Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Sincerely,



Mehdi Heidari, Ph.D., P.Eng.
1804 Downes Court
London, ON, N6G 5E8
Cell: (519)-871-3234
mheidari@gsprimo.com


Google


COMMERCIAL
ANIMAL AIDE

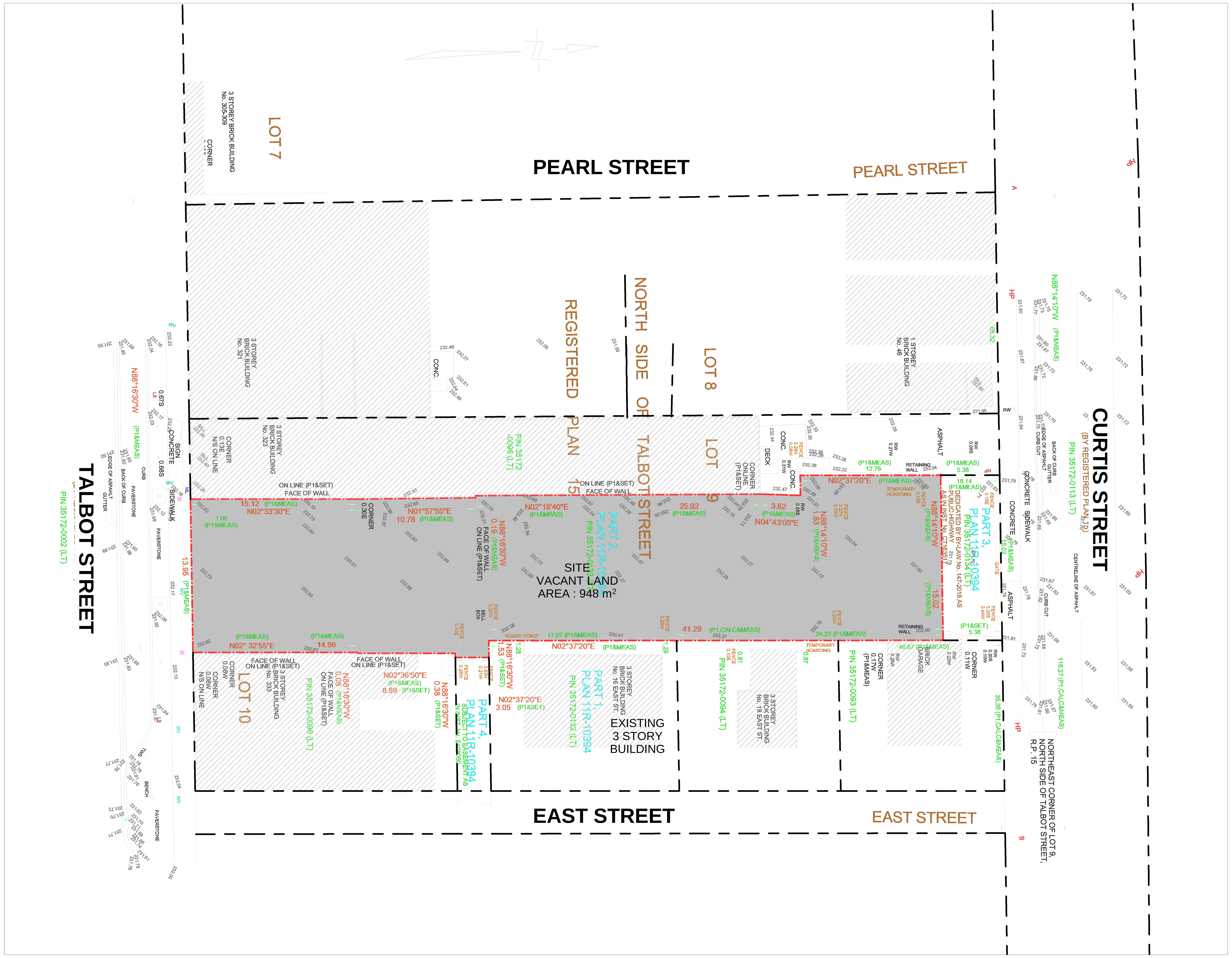

COMMERCIAL
the ANNEX
an addiction resource centre
The GRACE CAFE

17

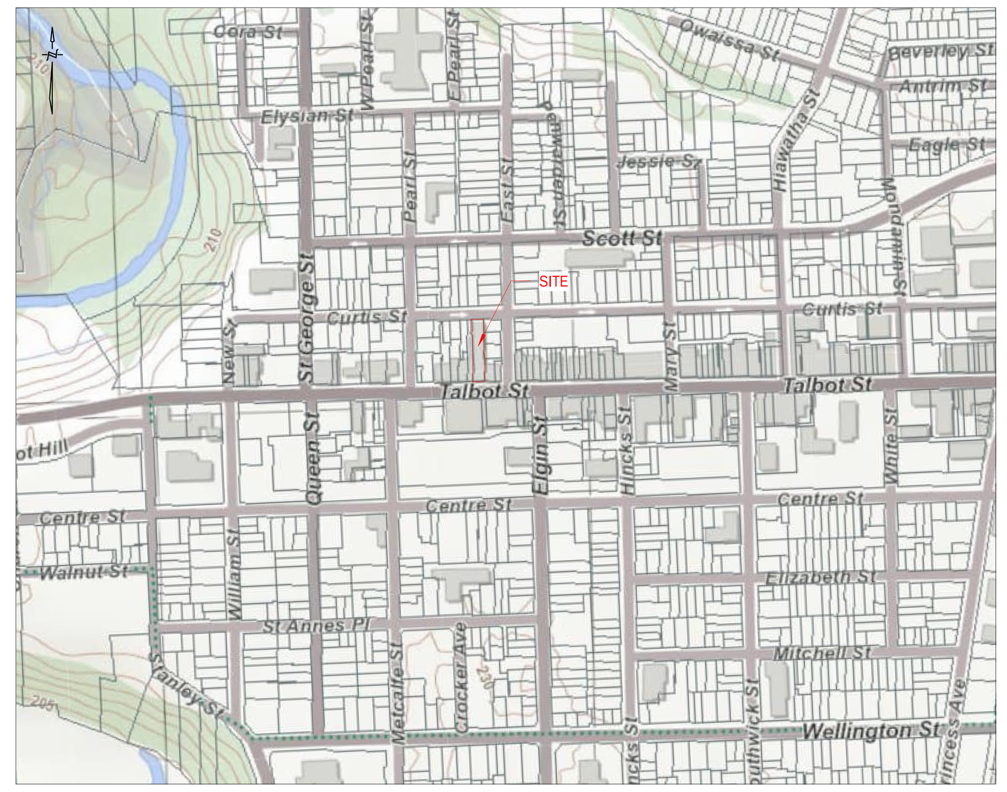
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46

20



Site Plan
1 : 150



KEY MAP
1:5000

ZONING DATA CHART

ADDRESS: 327 Talbot Street, St Thomas, ON

ZONING: DOWNTOWN TALBOT CENTRAL COMMERCIAL ZONE – C2

ITEM	REQUIRED	PROPOSED
LOT AREA (m²) MINIMUM	NA	947.8
LOT FRONTAGE (m²) MINIMUM	NA	13.95
SIDE YARD DEPTH (m) MINIMUM	NIL	0.0
REAR YARD DEPTH (m) MINIMUM	NIL	10.6
LOT COVERAGE (% MAX)	100	100
HEIGHT (m) MAXIMUM	45	12.2
TOTAL NON-RESIDENTIAL UNITS	NA	2
TOTAL RESIDENTIAL UNITS	23	22

SITE STATISTICS

	EXISTING	PROPOSED
LOT AREA	1028.64 sq.m.	947.83 sq.m.
BUILDING COVERAGE		100 %
COMMERCIAL AREA		447 sq.m.
GFA - GROUND		715.05 sq.m.
GFA - FIRST FLOOR		947.83 sq.m.
GFA - SECOND FLOOR		947.83 sq.m.
TOTAL GROSS FLOOR AREA (GFA)		2610.71 sq.m.
BUILDING HEIGHT (HEIGHT TO OVERHEAD)		13.47 m (3 storeys)
BUILDING HEIGHT (TOP OF ROOF)		12.24 m (3 storeys)
NORTH LANDSCAPE STATISTICS		
TOTAL LANSCAPE (AREA)		227.36 sq.m.
FOR 3 PARKING		47 m² 20.67 %
SOFT LANDSCAPE		64.36 m² 28.3 %
HARD LANDSCAPE		163 m² 71.7 %

NOTES:

1. All asphalt areas to be defined with 15cm high poured concrete curbing.
2. The development proposal will result in the demolition of three old buildings. Therefore, a demolition Control approval will be investigated prior to the issuance of a Demolition Permit.
3. All existing and new exterior lighting fixtures will be downward lighting and will not spill onto adjacent properties nor provide any glare.
4. Extra snow will be removed from snow storage areas.
5. Grass areas.
6. Sidewalks areas.
7. Asphalt areas.
8. Fire route

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

NO	ISSUE/ REVESION	DATE

Drawing
SITE PLAN

Project Address
327 Talbot Street,
St Thomas, ON

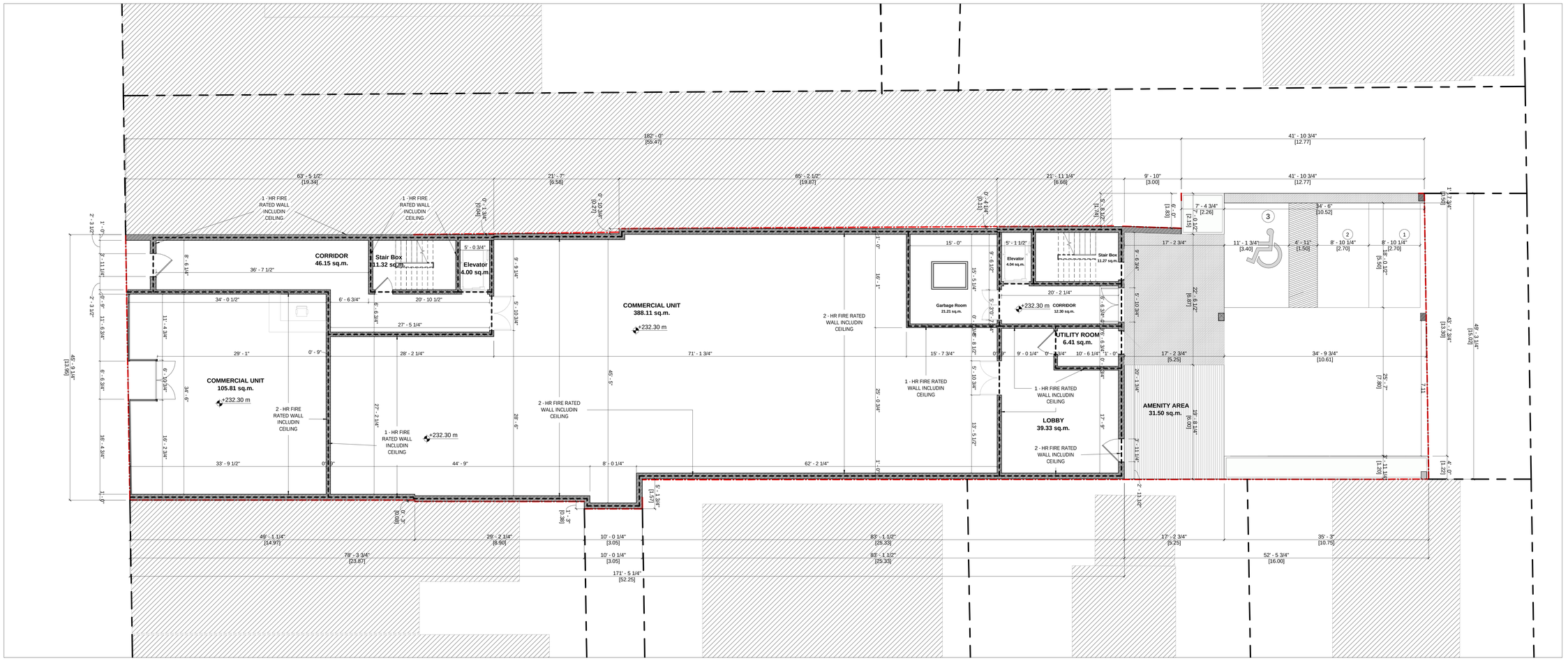
GSPrimo

IMANI DESIGN INC.
96 PLEASANT VIEW DR.
NORTH YORK , ONT. CEL: (437) 244-9433

BATTAGLIA
ARCHITECT INC.
1050 McNICOLL AVE., UNIT 14
SCARBOROUGH , ONT. TEL:(905) 508-2168

ONTARIO ASSOCIATION OF ARCHITECTS
JOSEPH D. BATTAGLIA
LICENCE
5924

Date	2026-04-13
Scale	As indicated
Drawn By	A. IMANI
Project No.	2501
Sheet No.	S.1



1 Ground Floor Plan

1 : 75

Room Schedule 0

Name	Area	Department
COMMERCIAL UNIT	388.11	
LOBBY	39.33	
PLAY GROUND	31.50	
	458.93	
COMMERCIAL UNIT	105.81	General Space
CORRIDOR	58.45	General Space
Elevator	8.04	General Space
Garbage Room	21.21	General Space
Stair Box	22.59	General Space
General Space	216.11	
UTILITY ROOM	6.41	Unit 01
Unit 01	6.41	
Grand total: 12	681.45	

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NO	ISSUE/ REVESION	DATE

Drawing

GROUND FLOOR PLAN

Project Address

327 Talbot Street,
St Thomas, ON

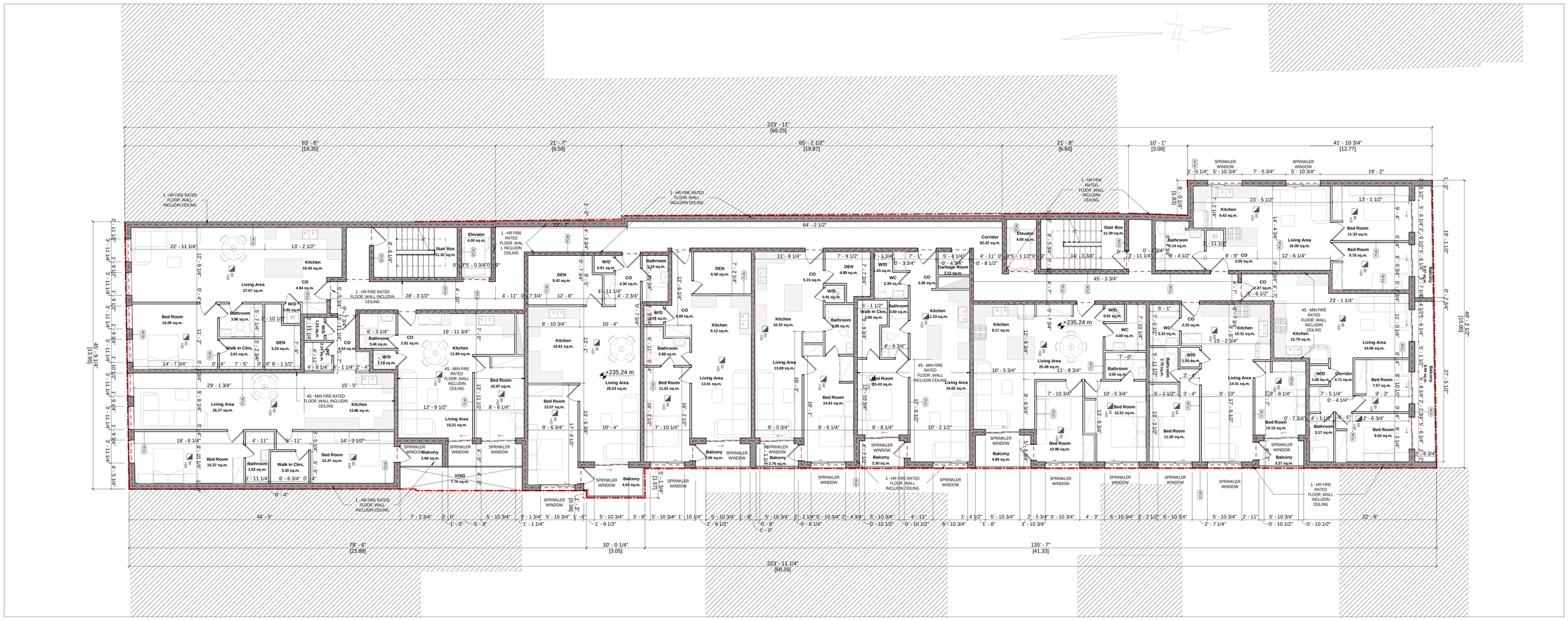
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ONTARIO ASSOCIATION OF ARCHITECTS
JOSEPH D. BATTAGLIA
LICENCE
5924

Date	2026-04-13
Scale	As indicated
Drawn By	A. IMANI
Project No.	2501
Sheet No.	S.2-1



1 First Floor Typical Plan

1 : 75

NO	ISSUE/ REVESION	DATE

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Drawing

FIRST & SECOND FLOOR PLANS

Project Address

327 Talbot Street,
St Thomas, ON

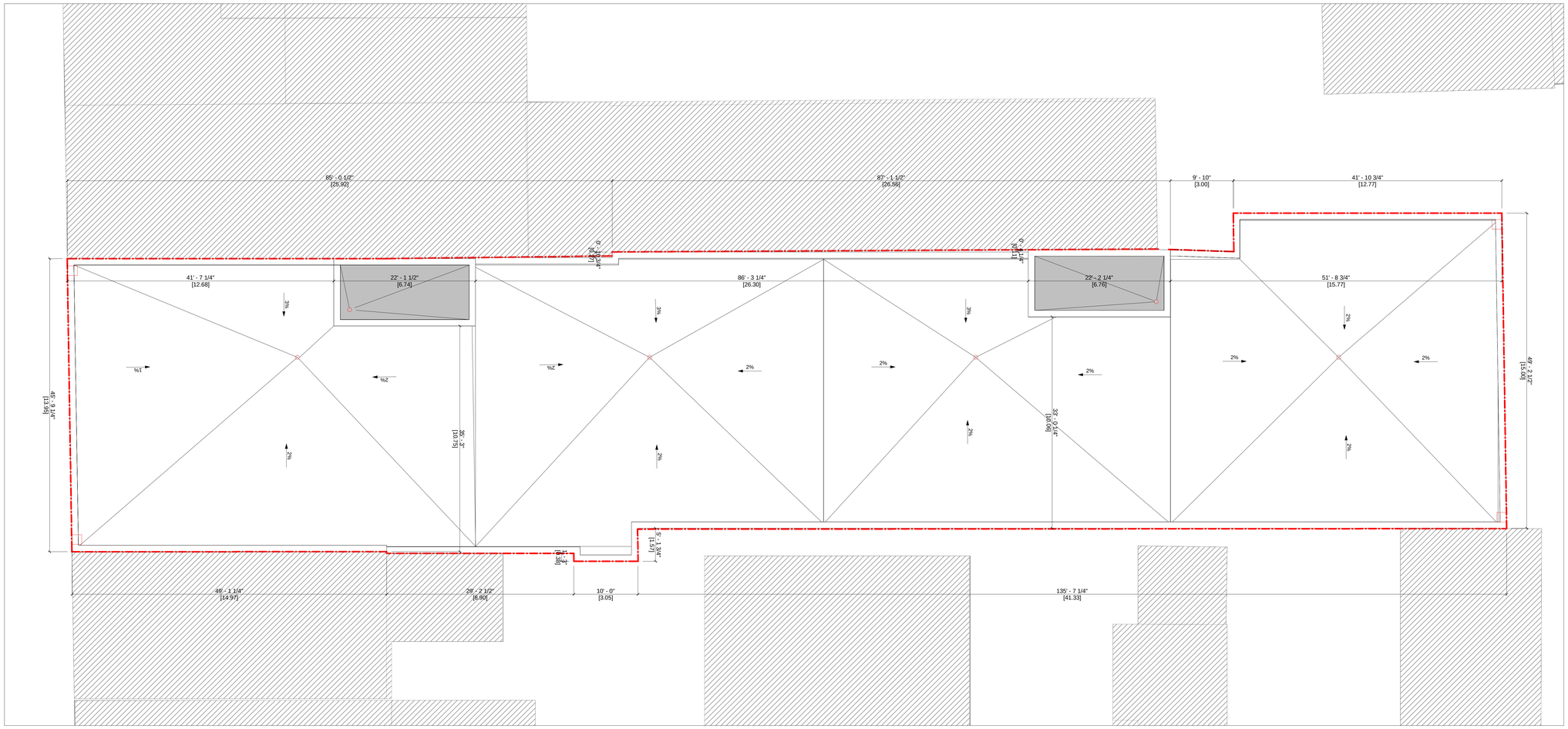
GSPrimo

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ONTARIO ASSOCIATION OF ARCHITECTS
JOSEPH D. BATTAGLIA
LICENCE
5924

Date	2026-04-13
Scale	As indicated
Drawn By	A. IMANI
Project No.	2501
Sheet No.	S.2-2



1 Roof Floor Plan

1 : 75

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

NO	ISSUE/ REVESION	DATE

Drawing

ROOF PLAN

Project Address

327 Talbot Street,
St Thomas, ON

GSPrimo

IMANI DESIGN INC.
96 PLEASANT VIEW DR.
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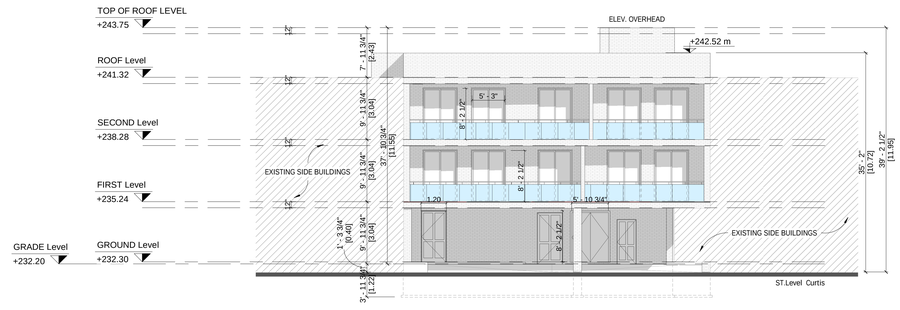
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Date	2026-04-13
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Drawn By	A. IMANI
Project No.	2501
Sheet No.	S.2-3



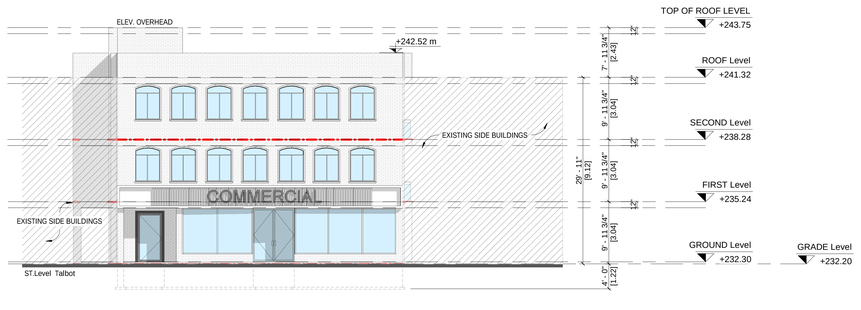
1 / S.3 **East Elevation**

1 : 100



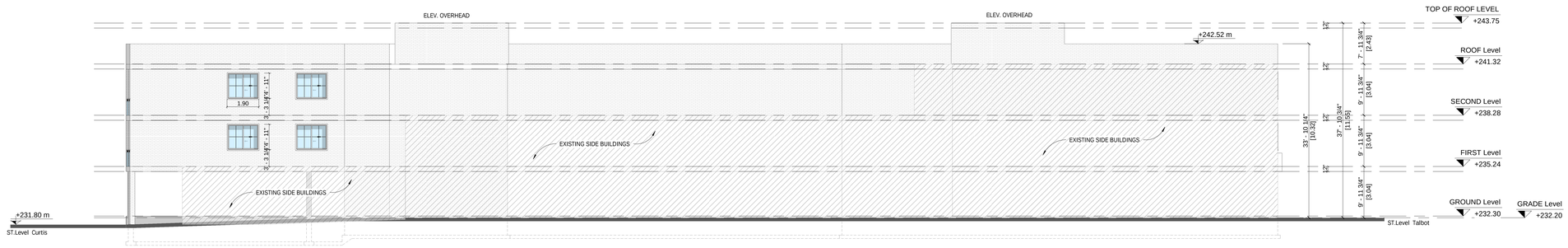
3 / S.3 **North Elevation**

1 : 100



4 / S.3 **South Elevation**

1 : 100



2 / S.3 **West Elevation**

1 : 100

The contractor shall check and verify all dimensions and report all errors and omissions to the Architect before proceeding with the work. This drawing is the property of the Architect and must be returned on completion of the work. Do not scale drawings.

NO	ISSUE/ REVESION	DATE

Drawing

ELEVATION PLANS

Project Address

327 Talbot Street,
St Thomas, ON

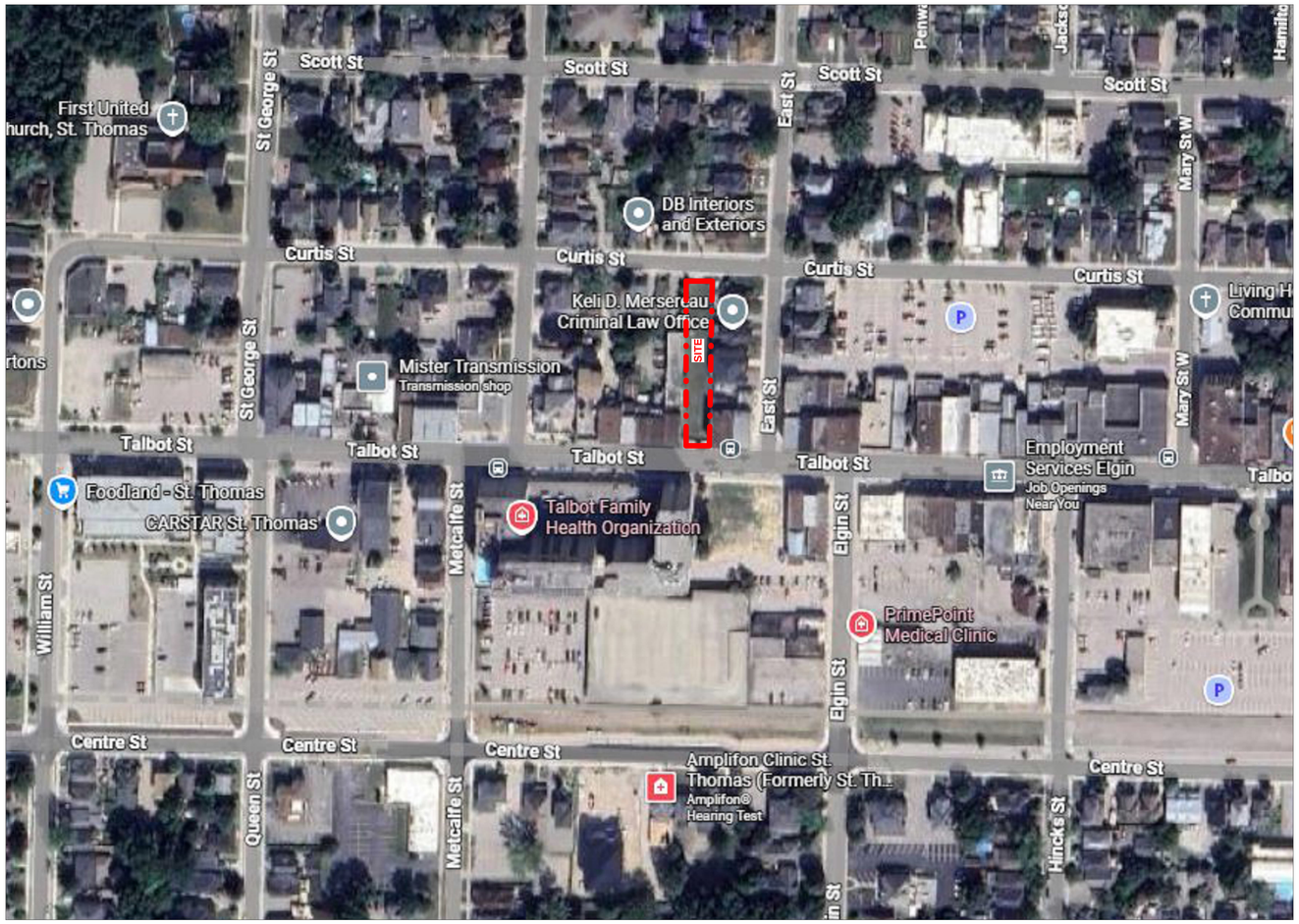
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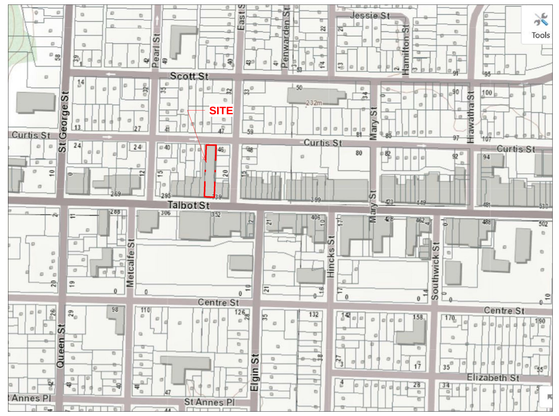
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JOSEPH D. BATTAGLIA
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5924

Date	2026-04-13
Scale	1 : 100
Drawn By	A. IMANI
Project No.	2501
Sheet No.	S.3





KEY MAP

1:3000

SITE SERVICING, GRADING AND STORMWATER MANAGEMENT DRAWINGS

327 Talbot St,
St Thomas, ON

DRAWINGS

- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, BY READ JONES CHRISTOFFERSEN LTD. THE DRAWINGS SHALL NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED NOT BE USED FOR PRICING, COSTING, OR TENDER UNLESS SO INDICATED IN THE REVISION COLUMN. PRICING OR COSTING DRAWINGS ARE NOT COMPLETE AND ANY PRICES BASED ON PRICING OR COSTING DRAWINGS MUST INCLUDE ALLOWANCES.
- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. THE DRAWINGS DO NOT SHOW COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORMWORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.
- THE INFORMATION ON THESE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PROJECT OR WORKS. THE INFORMATION ON THESE DRAWINGS APPLIES SOLELY TO THIS PROJECT.

DRAWING LIST

SHEET NO.	SHEET NAME
S-0	COVER
S.1	NOTES
S.2	OPSD STANDARDS
S.3	TYPICAL DETAILS
S.4	SERVICING PLAN
S.5.1	GRADING PLAN - GROUND
S.5.2	GRADING PLAN - ROOF
S.6	SEDIMENT & EROSION CONTROL PLAN

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LICENSED PROFESSIONAL ENGINEER
2026-04-27
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PROVINCE OF ONTARIO

THESE DRAWINGS ARE "DESIGN DRAWINGS" ONLY. THEY MAY NOT BE SUITABLE FOR USE AS SHOP DRAWINGS. USE OF THESE DRAWINGS AS BASE DRAWINGS FOR "SHOP DRAWINGS" IS NOT PERMITTED UNLESS WRITTEN PERMISSION CONTAINING CERTAIN CONDITIONS ANDLIMITATIONS IS OBTAINED FROM RJC. THE WORK "AS CONSTRUCTED" MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS.

Project Number: 2501

Client: Bonyan Ltd.

Address: 327 Talbot St, St Thomas, ON

Revision: No. 1

Sheet Name: COVER

Designed by: M. Heidari, PhD, P.Eng.

Sheet Number: S.0

Scale As indicated

GENERAL

1. ALL DIMENSIONS ARE IN METRES, EXCEPT PIPE DIAMETERS, WHICH ARE IN MILLIMETRES, UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS SHALL BE CHECKED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.
3. LOCATIONS OF ALL EXISTING UTILITIES ARE APPROXIMATE ONLY AND MUST BE CONFIRMED IN THE FIELD. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS RELATIVE TO EXISTING STRUCTURES AND SERVICES PRIOR TO CONSTRUCTION.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS AND DESIGN SPECIFICATIONS SHALL CONFORM TO THE MOST RECENT EDITION OF APPLICABLE CODES, STANDARDS, AND MUNICIPAL REQUIREMENTS.
5. ALL FEATURES OF CONSTRUCTION NOT FULLY DETAILED SHALL MATCH SIMILAR CONDITIONS SHOWN ON THE DRAWINGS AND SHALL BE SUBJECT TO REVIEW BY THE ENGINEER.
6. EXISTING SITE DETAILS AND ELEVATIONS SHOWN HEREIN ARE BASED ON A SURVEY COMPLETED BY EKS Land Surveyors Inc..
7. ELEVATIONS ARE REFERENCED TO GEODETIC DATUM.
8. ENGINEERING CERTIFICATION FOR WORK COMPLETED ON THE PROPERTY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF St. Thomas AND ALL APPROVAL AUTHORITIES HAVING JURISDICTION.
9. PRIOR TO COMMENCING ANY WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY, THE CONTRACTOR OR OWNER SHALL OBTAIN ALL REQUIRED ROAD OCCUPANCY, SERVICING, AND CONNECTION PERMITS FROM St. Thomas.
10. ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS), AND THE MUNICIPAL STANDARDS OF St. Thomas.
11. REGULATORY SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE ONTARIO TRAFFIC MANUAL (OTM) AND MUNICIPAL REQUIREMENTS.
12. STANDARD DRAWINGS INCLUDED WITH THESE PLANS ARE PROVIDED FOR REFERENCE ONLY AND DO NOT CONSTITUTE A COMPLETE SET FOR CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL RELEVANT STANDARD DRAWINGS AND SPECIFICATIONS REQUIRED FOR THIS PROJECT.
13. THE PRIME CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, SEQUENCING, SITE SAFETY, TRAFFIC CONTROL, EXCAVATION SAFETY, AND TEMPORARY SUPPORTS REQUIRED TO COMPLETE THE WORK.
14. THE CONTRACTOR SHALL IMPLEMENT ALL NECESSARY HEALTH AND SAFETY MEASURES IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) AND APPLICABLE REGULATIONS.
15. THE CONTRACTOR SHALL CONTACT THE CONSULTING ENGINEER FOR FINAL SITE REVIEW. A MINIMUM OF 48 HOURS NOTICE SHALL BE PROVIDED PRIOR TO THE REQUESTED REVIEW.
16. ALL WATERMAIN, SANITARY SEWER, AND STORM SEWER WORK SHALL BE INSPECTED AND TESTED IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS PRIOR TO ACCEPTANCE.
17. CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AND ROADWAYS AT ALL TIMES UNLESS OTHERWISE APPROVED.

SITE GRADING AND ROAD

1. NO ALTERATIONS TO EXISTING BOUNDARY ELEVATIONS OR ADJACENT LANDS SHALL BE UNDERTAKEN UNLESS WRITTEN AGREEMENT FROM THE ADJACENT PROPERTY OWNER IS OBTAINED AND SUBMITTED IN A FORMAT ACCEPTABLE TO THE CITY.
2. ANY DAMAGE TO PROPERTY ADJACENT TO THE CONSTRUCTION SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. ALL STORM DRAINAGE SHALL BE SELF-CONTAINED WITHIN THE SUBJECT PROPERTY UNTIL IT CAN BE DISCHARGED, REUSED, INFILTRATED, AND/OR EVAPOTRANSPIRED IN A MANNER ACCEPTABLE TO THE CITY.
4. THE MINIMUM GRADIENT ON ANY DRIVEWAY SHALL BE 2.0%. THE MAXIMUM DRIVEWAY GRADIENT SHALL BE 5.0%, UNLESS OTHERWISE APPROVED BY THE CITY.
5. RETAINING WALLS SHALL BE CONSTRUCTED ENTIRELY ON THE SUBJECT PROPERTY. TIE-BACKS OR OTHER STRUCTURAL ELEMENTS SHALL NOT ENCROACH ON ADJACENT PROPERTIES WITHOUT WRITTEN PERMISSION.
6. MAXIMUM SURFACE PONDING DEPTH SHALL BE 0.30 m, UNLESS OTHERWISE APPROVED IN THE STORMWATER MANAGEMENT DESIGN.
7. ALL AREAS DISTURBED DURING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT-OF-WAY SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION. GRASSED AREAS SHALL RECEIVE 100 mm OF TOPSOIL AND BE SODDED.
8. PROPOSED SPOT ELEVATIONS SHOWN ARE ON ASPHALT, LANDSCAPE, OR CONCRETE SURFACES. UNLESS OTHERWISE NOTED, TOP OF CURB ELEVATIONS SHALL BE 0.15 m ABOVE ADJACENT ASPHALT ELEVATIONS, EXCEPT AT CURB DEPRESSIONS AND ACCESSIBLE RAMPS.
9. WHERE NEW ASPHALT MATCHES EXISTING ASPHALT, GRIND EXISTING ASPHALT A MINIMUM OF 300 mm WIDE AND 40 mm DEEP TO PROVIDE A KEY JOINT. APPLY HOT RUBBER SEALANT IN ACCORDANCE WITH OPSS 1212. ALL SURFACES SHALL BE TACK COATED WITH SS-1 OR APPROVED EQUIVALENT.
10. MINIMUM PAVEMENT REQUIREMENTS FOR DRIVEWAY ENTRANCES SHALL BE AS PER THE GEOTECHNICAL RECOMMENDATIONS AND MUNICIPAL REQUIREMENTS.
11. APPROVED FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 300 mm IN LOOSE THICKNESS AND COMPACTED TO A MINIMUM OF 100% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD), UNLESS OTHERWISE SPECIFIED. COMPACTION SHALL BE VERIFIED BY THE GEOTECHNICAL CONSULTANT.
12. FILL SHALL NOT BE PLACED DURING WINTER CONDITIONS OR WHEN FROZEN MATERIALS ARE PRESENT. EXPOSED FILL AREAS SHALL BE PROTECTED FROM FROST DAMAGE.
13. SUITABILITY AND COMPACTION OF ALL FILL MATERIALS SHALL BE CONFIRMED BY THE GEOTECHNICAL CONSULTANT.
14. TOPSOIL, ORGANIC MATERIAL, AND OTHER UNSUITABLE OR WEAK SOILS SHALL BE REMOVED AND DISPOSED OF OFF-SITE OR REUSED ONLY IF APPROVED.
15. EXPOSED NATURAL SUBGRADE SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT OF GRANULAR OR FILL MATERIAL.
16. UNLESS OTHERWISE INDICATED, ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE MUNICIPAL DESIGN STANDARDS, SPECIFICATIONS, OPSS, AND OPSD REQUIREMENTS.
17. ANY DISCREPANCIES BETWEEN SITE CONDITIONS AND THE DRAWINGS SHALL BE REPORTED TO THE CONSULTING ENGINEER AND THE CITY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
18. ALL SURVEY POINTS AND CONTROL POINTS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT.
19. NO PORTION OF THE WORK SHALL COMMENCE WITHOUT APPROVED CONSTRUCTION DRAWINGS, REQUIRED PROJECT SCHEDULES, TRAFFIC CONTROL PLANS, AND NECESSARY PERMITS. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CITY A MINIMUM OF 10 WORKING DAYS PRIOR TO COMMENCEMENT OF WORK, OR AS REQUIRED BY THE APPROVAL AUTHORITY. A PRE-CONSTRUCTION MEETING SHALL BE HELD IF REQUIRED.
20. THE CONTRACTOR SHALL REFER TO THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR TEMPORARY TRAFFIC CONTROL AND CONSTRUCTION SIGNAGE REQUIREMENTS.
21. CONTRACTOR SHALL VERIFY AND MATCH EXISTING PAVEMENT STRUCTURE DEPTHS AND MATERIALS WHERE TIE-INS OCCUR. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT PRIOR TO CONSTRUCTION.
22. ROOF STORMWATER SHALL BE CONTROLLED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT REPORT.
23. ALL DRIVEWAY ENTRANCES SHALL BE SUBJECT TO FINAL APPROVAL BY St. Thomas.

SANITARY AND STORM SEWERS

1. ALL SANITARY AND STORM SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF St. Thomas, THE ONTARIO BUILDING CODE (OBC), AND APPLICABLE OPSS / OPSD STANDARDS.
2. ALL SITE SERVICE CONNECTIONS SHALL BE INSTALLED TO A POINT 1.0 m OUTSIDE THE FOUNDATION WALL, UNLESS OTHERWISE NOTED.
3. ALL UNSUITABLE MATERIALS ENCOUNTERED UNDER PROPOSED SEWER ALIGNMENTS SHALL BE REMOVED AND REPLACED WITH APPROVED GRANULAR OR ENGINEERED FILL COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (100% IN PAVED AREAS OR AS SPECIFIED BY THE GEOTECHNICAL ENGINEER).
4. TRENCH WATER SHALL BE CONTROLLED AND REMOVED DURING PIPE INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED DEWATERING APPROVALS, INCLUDING MECP PERMIT TO TAKE WATER, IF APPLICABLE.
5. CONNECTIONS OF FOUNDATION DRAINS, WEEPING TILE, SUMP PUMPS, OR ROOF DRAINS TO THE SANITARY SEWER SYSTEM ARE STRICTLY PROHIBITED.
6. ALL PROPOSED STORM SEWER PIPE SHALL CONFORM TO APPLICABLE CSA STANDARDS (E.G., PVC SDR OR DR PIPE TO CSA B182.2 OR REINFORCED CONCRETE PIPE TO CSA A257.2). SANITARY SEWER PIPE SHALL BE PVC DR35 OR APPROVED EQUIVALENT COMPLETE WITH PROPER BEDDING.
7. ALL SEWER BEDDING, HAUNCHING, AND BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, OR AS REQUIRED BY MUNICIPAL STANDARDS.
8. CATCH BASINS SHALL HAVE A 0.60 m SUMP UNLESS OTHERWISE SPECIFIED. MAINTENANCE HOLES 1200 mm DIAMETER AND LARGER SHALL HAVE A 0.30 m SUMP, UNLESS OTHERWISE DETAILED.
9. ALL STRUCTURES SHALL BE DESIGNED TO RESIST FLOTATION / BUOYANCY WHERE GROUNDWATER CONDITIONS WARRANT. A MINIMUM OF ONE GRADE RING SHALL BE PROVIDED. MAXIMUM TOTAL ADJUSTMENT RING HEIGHT SHALL BE 300 mm UNLESS OTHERWISE APPROVED.
10. ALL EXISTING UTILITIES SHALL BE LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORTING AND PROTECTING EXISTING UTILITIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY OWNERS.
11. MAINLINE PVC SEWER PIPE SHALL BE DR35 OR APPROVED EQUIVALENT CONFORMING TO CSA B182.2. SERVICE CONNECTIONS SHALL BE DR28 OR APPROVED EQUIVALENT UNLESS OTHERWISE REQUIRED BY MUNICIPAL STANDARDS.
12. SANITARY AND STORM SERVICE CONNECTION LOCATIONS AND INVERTS SHALL BE VERIFIED WITH THE MUNICIPALITY PRIOR TO CONSTRUCTION.

WATERMAINS

1. CONSTRUCTION OF WATERMAINS, PRIVATE WATER SERVICES, AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF St. Thomas, APPLICABLE MUNICIPAL STANDARDS, AND CURRENT MECP / MINISTRY OF THE ENVIRONMENT, CONSERVATION AND PARKS GUIDELINES.
2. ALL WATERMAIN MATERIALS, FITTINGS, VALVES, HYDRANTS, AND APPURTENANCES SHALL CONFORM TO MUNICIPAL APPROVED MATERIAL SPECIFICATIONS AND AWWA / CSA STANDARDS.
3. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL STANDARD DRAWINGS AND SPECIFICATIONS.
4. PVC WATERMAIN PIPE SIZES 100 mm TO 300 mm SHALL BE MINIMUM PRESSURE CLASS 150, DR18, CONFORMING TO AWWA C900 AND CSA B137.3, OR APPROVED EQUIVALENT.
5. WATER SERVICES SHALL BE INSTALLED PERPENDICULAR TO THE MUNICIPAL WATERMAIN WHERE POSSIBLE AND ROUTED DIRECTLY TO THE BUILDING UNLESS OTHERWISE APPROVED.
6. PRIVATE WATER SERVICE MATERIALS SHALL CONFORM TO MUNICIPAL STANDARDS AND OBC REQUIREMENTS.
7. TRACER WIRE SHALL BE PROVIDED ON ALL NON-METALLIC WATERMAINS AND WATER SERVICES. CORROSION PROTECTION SHALL BE PROVIDED WHERE REQUIRED.
8. FOR WATERMAIN DEFLECTION (PVC PIPE):
9. i) MAXIMUM JOINT DEFLECTION SHALL BE IN ACCORDANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS AND MUNICIPAL REQUIREMENTS.
10. ii) DEFLECTION SHALL BE UNIFORMLY DISTRIBUTED OVER MULTIPLE JOINTS WHERE REQUIRED.
11. ALL SYSTEM COMPONENTS SHALL CONFORM TO APPLICABLE MUNICIPAL STANDARD DRAWINGS OR ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD), WHERE ACCEPTED BY THE MUNICIPALITY.
12. CURB STOPS SHALL BE INSTALLED ON ALL WATER SERVICE CONNECTIONS AT LOCATIONS ACCEPTABLE TO THE MUNICIPALITY.
13. GRANULAR BEDDING SHALL BE PROVIDED IN ACCORDANCE WITH MUNICIPAL STANDARDS AND GEOTECHNICAL RECOMMENDATIONS.
14. WATER SERVICES SHALL BE INSTALLED WITH A MINIMUM COVER OF 1.6 m, OR AS REQUIRED BY THE MUNICIPALITY.
15. ALL VALVE BOXES, CURB BOXES, AND CHAMBERS SHALL BE SET TO FINAL PROPOSED GRADE.
16. GATE VALVES AND VALVE BOXES FOR 100 mm TO 300 mm WATERMAINS SHALL BE INSTALLED IN ACCORDANCE WITH MUNICIPAL STANDARD DETAILS.
17. WATER SERVICE SIZE AND METERING REQUIREMENTS SHALL BE SUBJECT TO FINAL APPROVAL BY St. Thomas.
18. BACKFLOW PREVENTION SHALL BE PROVIDED IN ACCORDANCE WITH OBC AND MUNICIPAL REQUIREMENTS.
19. FIRE SERVICE CONNECTIONS, IF REQUIRED, SHALL BE DESIGNED IN ACCORDANCE WITH NFPA STANDARDS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.
20. DOMESTIC AND FIRE SERVICES MAY REQUIRE SEPARATE CONNECTIONS SUBJECT TO MUNICIPAL APPROVAL.

EROSION CONTROL

1. ALL SILT FENCING, FILTER SOCKS, AND OTHER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING, EXCAVATION, DEMOLITION, OR SITE DISTURBANCE ACTIVITIES.
2. EROSION CONTROL FENCING SHALL BE INSTALLED AROUND THE BASE OF ALL SOIL STOCKPILES. ALL STOCKPILES SHALL BE LOCATED A MINIMUM OF 2.5 m FROM PROPERTY LINES AND 15 m FROM WATERCOURSES, CATCHBASINS, OR DRAINAGE CHANNELS WHERE FEASIBLE.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES TO PROTECT THE SITE DRAINAGE SYSTEM AND ANY RECEIVING WATERCOURSE DURING CONSTRUCTION. THIS SHALL INCLUDE MINIMIZING EXPOSED SOIL AREAS AND PROVIDING TEMPORARY SEDIMENT CONTROL DEVICES ON ALL CATCHBASINS, MANHOLES, AND DRAINAGE INLETS.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED WHERE REQUIRED AS DIRECTED BY THE CONSULTING ENGINEER OR MUNICIPAL STAFF.
5. EROSION PROTECTION SHALL BE PROVIDED AROUND ALL STORM AND SANITARY MAINTENANCE HOLES, CATCHBASINS, AND OUTLETS AS SHOWN ON THE DRAWINGS OR AS REQUIRED IN THE FIELD.
6. ADDITIONAL CONTROL MEASURES MAY BE REQUIRED AS SITE DEVELOPMENT PROGRESSES. THE CONTRACTOR SHALL SUPPLY, INSTALL, AND MAINTAIN ALL NECESSARY ADDITIONAL MEASURES.
7. ALL EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED REGULARLY BY THE CONTRACTOR AND MAINTAINED IN EFFECTIVE WORKING CONDITION. DAMAGED STRUCTURES SHALL BE REPAIRED IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH ONE-THIRD (1/3) OF THE CONTROL DEVICE HEIGHT.
8. ALL TEMPORARY CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER MAJOR RAINFALL EVENTS AND REPAIRED OR REPLACED AS NECESSARY.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED BY PAVEMENT, TOPSOIL AND SOD, SEEDING, OR OTHER APPROVED METHODS.
10. NO ALTERNATIVE EROSION CONTROL METHODS SHALL BE USED WITHOUT PRIOR APPROVAL OF THE CONSULTING ENGINEER.
11. THE CONTRACTOR SHALL REMOVE TRACKED SEDIMENT, MUD, AND DEBRIS FROM MUNICIPAL ROADWAYS AND SIDEWALKS DAILY OR AS REQUIRED TO MAINTAIN SAFE CONDITIONS.
12. CATCHBASINS SHALL BE PROTECTED USING SILT SACKS, FILTER INSERTS, OR OTHER APPROVED INLET PROTECTION DEVICES.
13. THE CONSULTING ENGINEER MAY REVIEW THE SITE PERIODICALLY; HOWEVER, THE CONTRACTOR REMAINS FULLY RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND PERFORMANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
14. DISTURBED SOIL AREAS SHALL BE STABILIZED PROMPTLY TO MINIMIZE EROSION IN ACCORDANCE WITH OPSS 572 OR APPROVED EQUIVALENT.
15. SLOPES STEEPER THAN 5H:1V SHALL BE STABILIZED USING SUITABLE METHODS SUCH AS EROSION CONTROL BLANKETS, HYDROSEEDING, TACKIFIER, OR OTHER APPROVED METHODS.
16. SILTATION CONTROL BARRIERS SHALL BE INSTALLED AT LOCATIONS SHOWN ON THE DRAWINGS AND AS REQUIRED IN THE FIELD.
17. SILTATION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED AFTER RAINFALL EVENTS AND THROUGHOUT CONSTRUCTION TO THE SATISFACTION OF THE MUNICIPALITY.
18. ADDITIONAL CONTROL LOCATIONS MAY BE IDENTIFIED DURING CONSTRUCTION BY THE CONSULTING ENGINEER OR MUNICIPAL STAFF.
19. ALL TEMPORARY SUMPS, SEDIMENT TRAPS, AND DEWATERING COLLECTION AREAS SHALL BE KEPT CLEAN AND FUNCTIONAL DURING CONSTRUCTION.
20. THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBANCE AT ALL TIMES DURING CONSTRUCTION.
21. ALL COLLECTED SEDIMENT AND DEBRIS SHALL BE DISPOSED OF AT AN APPROVED OFF-SITE LOCATION IN ACCORDANCE WITH APPLICABLE REGULATIONS.
22. ALL SETTLING OR FILTRATION BASINS SHALL BE PROVIDED WITH APPROVED GEOTEXTILE FILTER MEDIA OR EQUIVALENT AND MAINTAINED AS REQUIRED.
23. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO OPSS 577. DEWATERING DISCHARGES SHALL BE MANAGED IN ACCORDANCE WITH OPSS 518 AND APPLICABLE MECP REQUIREMENTS.
24. NO SEDIMENT-LADEN WATER SHALL ENTER THE MUNICIPAL STORM SEWER SYSTEM WITHOUT PRIOR TREATMENT OR APPROVAL.
25. ROOF DRAIN CONNECTIONS SHALL NOT BE ACTIVATED UNTIL PERMANENT STORM CONTROLS ARE OPERATIONAL OR APPROVED BY THE ENGINEER.

ABBREVIATIONS

CB ---------- CATCH BASIN

CBMH ---------- CATCH BASIN MANHOLE

CL ---------- CLEARNACE

DP ---------- DEPTH

ELEV. ------ ELEVATION

FH ---------- FIRE HYDRANT

INV. -------- INVERT

MAX. ------- MAXIMUM

MIN. -------- MINIMUM

MH -------- MANHOLE

N.T.S. ------ NOT TO SCALE

O/C --------- ON CENTER

PL --------- PROPERTY LINE

PVC --------- POLYVINYL CHLORIDE

R.D. --------- ROOF DRAIN

R/W --------- REINFORCED WITH

SAN --------- SANITARY

SANMH ---- SANITARY MANHOLE

ST --------- STROMWATER

STMH --------- STROMWATER MANHOLE

S.O.G. ------ SLAB ON GRADE

SPEC. ------ SPECIFICATIONS

SYM. -------- SYMMETRICAL

T&B --------- TOP AND BOTTOM

TBC --------- TO BE CHECKED

THK. -------- THICK

THRU ------ THROUGH

T/L -------- TOP OF LID

T/G -------- TOP OF GRADE

T/S -------- TOP OF SLAB

T/W -------- TOP OF WALL

TYP. -------- TYPICAL

U.N.O. ------ UNLESS NOTED OTHERWISE

WM --------- WATER MAIN

LEGEND

	BOUNDARY LINE
	CATCHMENT AREA BOUNDARY LINE
	SILT FENCE BARRIER
	CONCRETE SIDEWALK
	INFILTRATION TRENCH
	MUD MAT
	ASPHALT MILLING
	DRY SWALE
	GRASS SWALE
	RETAINING WALL
	TRENCH DRAIN
OLF	OVER LAND FLOW
2%	SLOPE
	DIRECTION OF SURFACE DRAINAGE
	PROPOSED SWALE
EX. FH	EXISTING HYDRANT AND VALVE
FH	PROPOSED FIRE HYDRANT
	EXISTING WATERMAIN
	EXISTING SANITARY SEWER
	EXISTING STORMWATER SEWER
	PROPOSED WATERMAIN
	PROPOSED SANITARY SEWER
	PROPOSED STORMWATER SEWER
	ROOF DRAIN
	CATCH BASIN
	CATCH BASIN WITH SILT SACK
	CATCH BASIN MANHOLE
	EXISTING SANITARY MANHOLE
	EXISTING STORM MANHOLE
W	DRILLED WELL
M	FORD METER PIT
	STORMCEPTOR
	FLO-WELL
	SHUT OFF VALVES
	DOWN SPOT
100.00	SPOT ELEVATION
(100.00)	MATCH TO EXISTING ELEVATION
100.00	PROPOSED ELEVATION
R	TO BE REMOVED

Catchment Area 1 | 0.9 | 100 Runoff Coefficient

Area in ha

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LICENSED PROFESSIONAL ENGINEER
2026-04-27
M.M. HEIDARI SARVESTANI
100521671
PROVINCE OF ONTARIO

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Project Number: 2501

Client: Bonyan Ltd.

Address: 327 Talbot St, St Thomas, ON

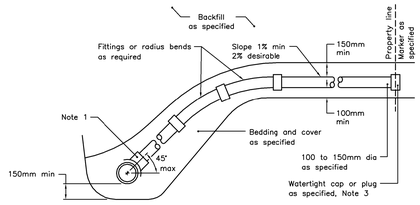
Revision: No. 1

Sheet Name: NOTES

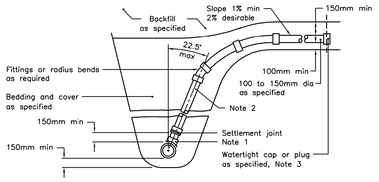
Designed by: M. Heidari, PhD, P.Eng.

Sheet Number: S.1-1

Scale As indicated



CONNECTION WITHOUT VERTICAL RISER



CONNECTION WITH VERTICAL RISER

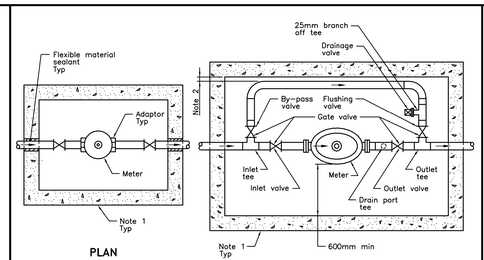
NOTES:
1 Sewer service connections to the main pipe sewer shall be made using factory made tees, strap-on-saddles, or other approved saddles.
2 Vertical risers shall be as specified.
3 Cap or plug at property line shall be adequately braced.

A Maintenance holes shall be used at the main sewer to connect service connections greater than or equal to 200mm.
B For new construction, saddles shall be installed on the main pipe before that pipe is laid.
C Approved cut-in tool shall be used for field made connections.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2016 | Rev 3

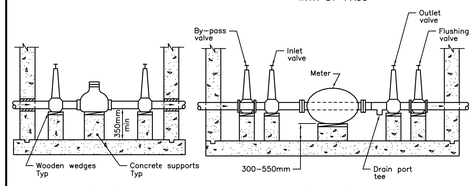
SEWER SERVICE CONNECTIONS FOR MAIN PIPE SEWER

OPSD 1006.010



PLAN
NO BY-PASS

PLAN
WITH BY-PASS



ELEVATION

ELEVATION

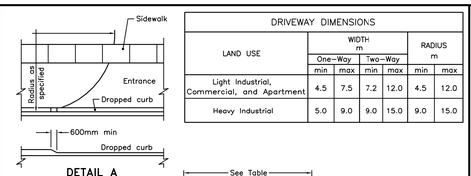
NOTES:
1 Circular chambers may be used, such that 100mm minimum clearances from any pipe to wall shall be maintained.
2 By-pass piping shall be installed with a minimum 300mm unobstructed clearance from the outside wall of the bypass pipe to the nearest wall.

A By-pass line size shall be same size as the meter line.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2019 | Rev 3

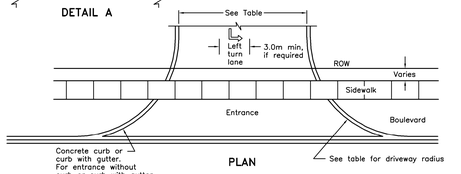
PIPING LAYOUT FOR WATER METERS 50mm AND SMALLER IN CHAMBERS

OPSD 1107.010

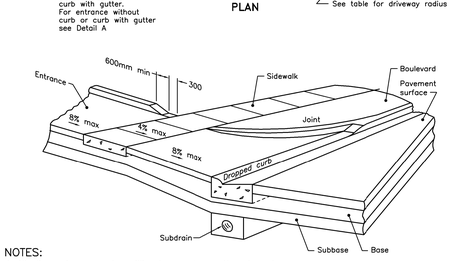


DETAIL A

DRIVEWAY DIMENSIONS						
LAND USE	WIDTH m				RADIUS m	
	One–Way		Two–Way			
	min	max	min	max	min	max
Light Industrial, Commercial, and Apartment	4.5	7.5	7.2	12.0	4.5	12.0
Heavy Industrial	5.0	9.0	9.0	15.0	9.0	15.0



PLAN



NOTES:
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2018 | Rev 2

URBAN INDUSTRIAL, COMMERCIAL, AND APARTMENT ENTRANCES

OPSD 350.010

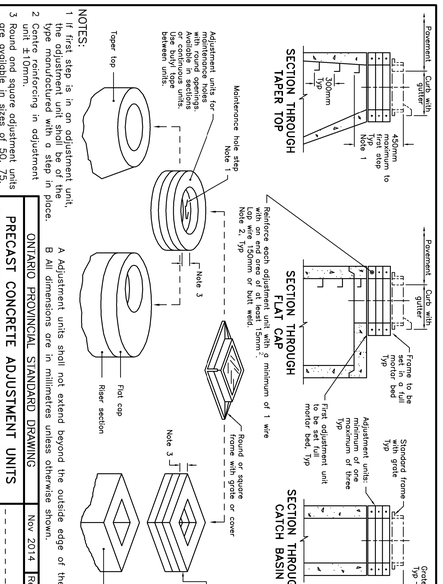
NOTES:
1 If first step in an adjustment unit, the adjustment unit shall be of the type manufactured with a step in place.
2 Centre reinforcing in adjustment units.
3 Round and square adjustment units are available in sizes of 50, 75, 100, 150, and 300mm.

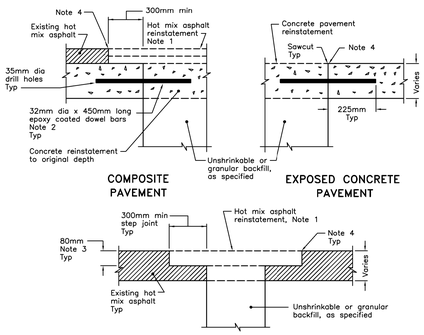
A Adjustment units shall not extend beyond the outside edge of the structure.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 3

PRECAST CONCRETE ADJUSTMENT UNITS FOR MAINTENANCE HOLES, CATCH BASINS, AND VALVE CHAMBERS

OPSD 704.010





COMPOSITE PAVEMENT

EXPOSED CONCRETE PAVEMENT

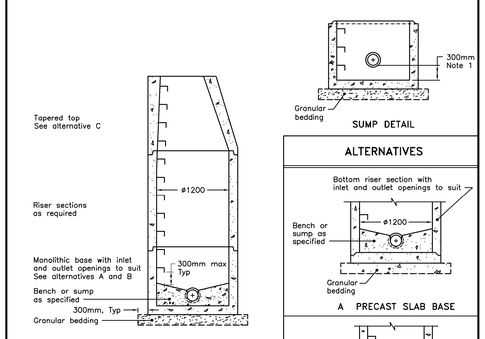
HOT MIX ASPHALT PAVEMENT

NOTES:
1 Hot mix asphalt type and thickness as specified. The surface course shall not be less than 40mm.
2 Dowels shall be installed at 300mm intervals along all transverse faces. The dowel bars shall be placed mid-depth of the specified slab thickness and parallel to the longitudinal axis and the horizontal plane of the pavement within the following tolerances:
a) Vertical Alignment: ± 15mm along the length of the dowel bar.
b) Horizontal Alignment: ± 15mm along the length of the dowel bar.
c) Side Shift: The centre of the dowel bar shall lie within ± 40mm from the transverse joint.
Tie bars shall be installed at 600mm intervals along all longitudinal faces and shall be aligned perpendicular to the longitudinal axis of the pavement. The tie bars shall be installed within a tolerance of ± 15mm from the specified depth.
Where reinforcement is present, dowel and tie bars may be adjusted 25mm horizontally and raised or lowered 10mm to avoid drilling reinforcement.
All dowels and tie bars shall be set with epoxy grout.
3 If the total pavement thickness is less than 80mm, step joint is not required.
4 Joint treatment as specified.
A All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2020 | Rev 3

PAVEMENT REINSTATEMENT FOR UTILITY CUTS

OPSD 509.010



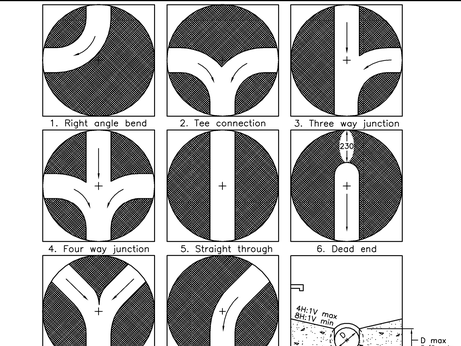
ALTERNATIVES

NOTES:
1 The sump is measured from the lowest invert.
A Granular backfill shall be placed to a minimum thickness of 300mm all around the maintenance hole.
B Precast concrete components shall be according to OPSD 701.030, 701.031, or 701.032.
C Structure exceeding 5.0m in depth shall include safety platform according to OPSD 404.020.
D Pipe support according to OPSD 708.020.
E For benching and pipe opening details, see OPSD 701.021.
F For adjustment unit and frame installation, see OPSD 704.010.
G All dimensions are nominal.
H All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 5

PRECAST CONCRETE MAINTENANCE HOLE
1200mm DIAMETER

OPSD 701.010



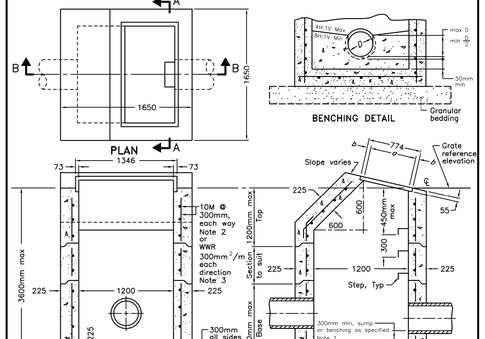
MAXIMUM SIZE HOLE IN THE WALL IN PRECAST RISER SECTIONS					
Maintenance Hole Diameter	No. 1–4	No. 5 and 6	No. 8	No.7	
				Inlet Hole	Outlet Hole
1200	700	860	780	700	860
1500	860	1220	960	860	1170
1800	1220	1485	1220	1220	1485
2400	1485	2020	1760	1485	2020
3000	1930	2450	2300	1930	2450
3600	2470	3085	2730	2470	3085

NOTES:
1 Slopes shall be maintained from the outlet hole opening for top of benching.
A Concrete for benching shall be 30MPa.
B When benching is hand–finished, it shall be given wood float finish, channel shall be given steel trowel finish.
C Benching slope and height shall be as specified.
D When specified, maintenance holes that are 1200mm in diameter with a uniform channel for 200 or 250mm pipe may be prebenched at the manufacturer with standardized benching slope and channel orientation.
E All dimensions are nominal.
F All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 4

MAINTENANCE HOLE BENCHING AND PIPE OPENING ALTERNATIVES

OPSD 701.021



NOTES:
1 The sump is measured from the lowest invert. Benching as shown in Benching Detail.
2 Lap horizontal 10M rebar 300mm. Laps shall be placed at corners.
3 Lap horizontal wires 300mm or weld. Welds to develop 75% of yield strength of wire. Laps or welds shall be placed at corners.
4 End rebar or WWR in base 75mm from outside face of wall.

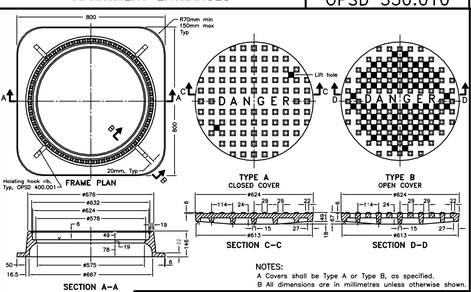
A Where inlet is placed across ditch and is accessible to vehicular traffic, grating slope shall be 6H:1V or flatter.
B Granular backfill shall be placed a minimum thickness of 300mm all around the ditch inlet maintenance hole.
C Concrete for benching shall be 30MPa.
D Benching slope and height shall be as specified.
E Grating shall be according to OPSD 403.010.
F Steps shall be according to OPSD 405.010 or 405.020.
G Maximum pipe size: straight through–1200mm dia; right angle pipes–700mm diameter.
H Pipe support shall be according to OPSD 708.020.
I Centre reinforcing in walls ±35mm. All other reinforcing shall have a minimum cover of 25mm.
J All dimensions are nominal.
K All dimensions are in millimetres unless otherwise shown.

Opening Dimensions			
Grate Type	Slope	a	b
B	2H:1V	670	52
	3H:1V	632	71
	4H:1V	618	78
	6H:1V	608	83
	HOR	600	87

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2014 | Rev 3

PRECAST CONCRETE DITCH INLET MAINTENANCE HOLE – TYPE A
1200 x 1200mm

OPSD 702.040

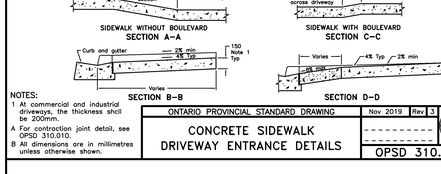


NOTES:
A Covers shall be Type A or Type B, as specified.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2018 | Rev 4

CAST IRON, SQUARE FRAME WITH CIRCULAR CLOSED OR OPEN COVER FOR MAINTENANCE HOLES

OPSD 401.010

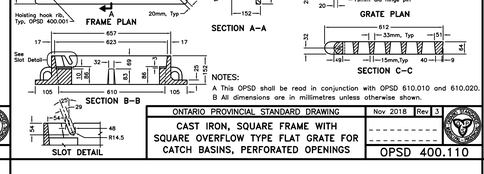


NOTES:
1 At commercial and industrial driveways, the thickness shall be 200mm.
A For contraction joint detail, see OPSD 310.010.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2019 | Rev 3

CONCRETE SIDEWALK DRIVEWAY ENTRANCE DETAILS

OPSD 310.050

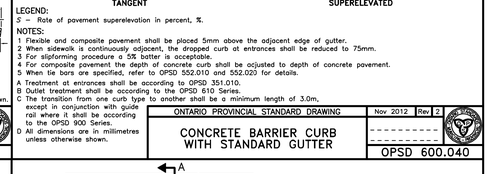


NOTES:
A This OPSD shall be read in conjunction with OPSD 610.010 and 610.020.
B All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2018 | Rev 3

CAST IRON, SQUARE FRAME WITH SQUARE OVERFLOW TYPE FLAT GRATE FOR CATCH BASINS, PERFORATED OPENINGS

OPSD 400.110



LEGEND:
S = Rate of pavement superelevation in percent, %.

NOTES:
1 Flexible and composite pavement shall be placed 5mm above the adjacent edge of gutter.
2 When sidewalk is continuously adjacent, the dropped curb at entrances shall be reduced to 75mm.
3 For slipforming procedure a 5% batter is acceptable.
4 For composite pavement the depth of concrete curb shall be adjusted to depth of concrete pavement.
5 When tie bars are specified, refer to OPSD 552.010 and 552.020 for details.

A Treatment at entrances shall be according to OPSD 351.010.
B Outlet treatment shall be according to the OPSD 610 Series.
C The transition from one curb type to another shall be a minimum length of 3.0m, except in conjunction with guide rail where it shall be according to the OPSD 900 Series.
D All dimensions are in millimetres unless otherwise shown.

ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2012 | Rev 2

CONCRETE BARRIER CURB WITH STANDARD GUTTER

OPSD 600.040

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2026-04-27
M.M.HEIDARI SARVESTANI
100521671
PROVINCE OF ONTARIO

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Project Number: 2501

Client: Bonyan Ltd.

Address: 327 Talbot St, St Thomas, ON

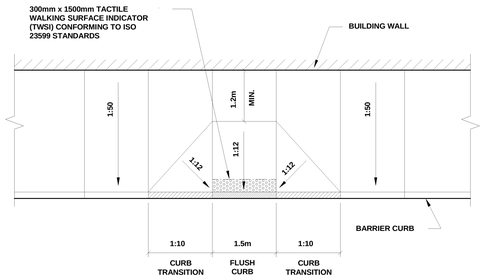
Revision: No. 1

Sheet Name: OPSD

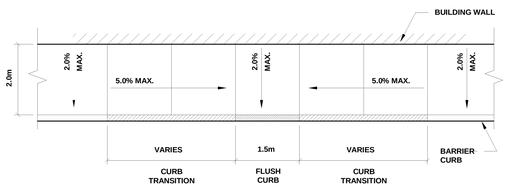
Designed by: M. Heidari, PhD, P.Eng.

Sheet Number: S.2-1

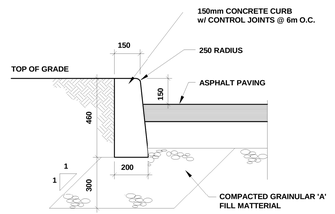
Scale 1 : 25



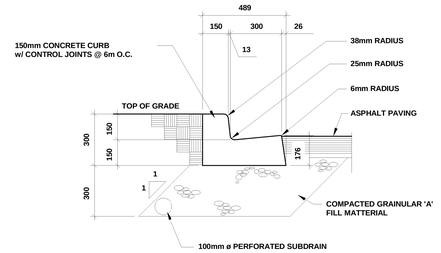
F.3-1.1: TYPICAL DETAIL FOR ACCESSIBILITY RAMP



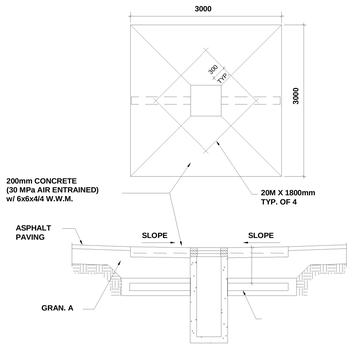
F.3-1.2: TYPICAL DETAIL FOR RAMP



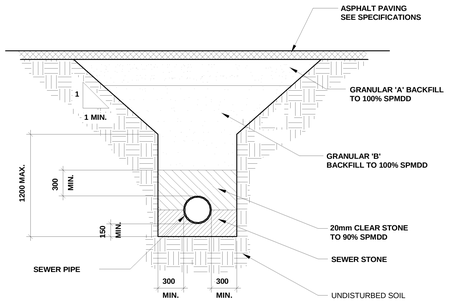
F.3-1.3:TYPICAL DETAIL BARRIER CURB



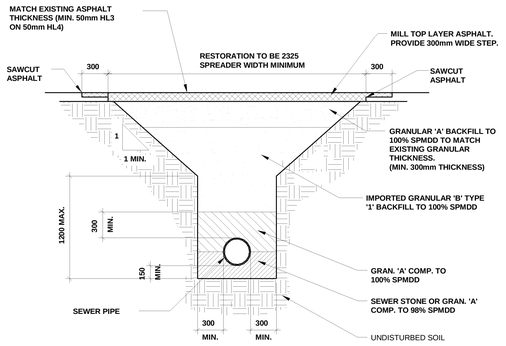
F.3-1.4: TYPICAL DETAIL FOR CURB-GUTTER



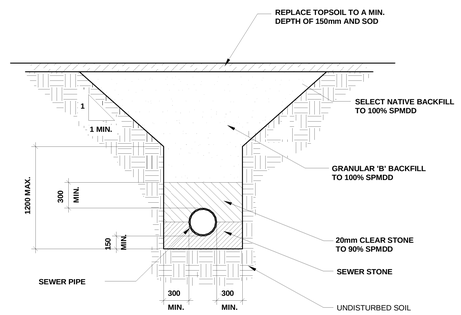
F.3-1.5: TYPICAL DETAIL FOR CATCHBASIN



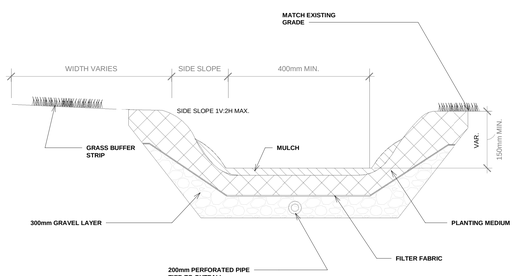
F.3-1.6: TYPICAL DETAIL FOR UTILITY TRENCH - ASPHALT



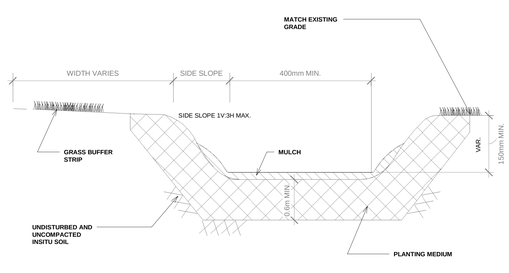
F.3-1.7: TYPICAL DETAIL FOR UTILITY TRENCH - EXISTING ASPHALT



F.3-1.8: TYPICAL DETAIL FOR UTILITY TRENCH - LANDSCAPED

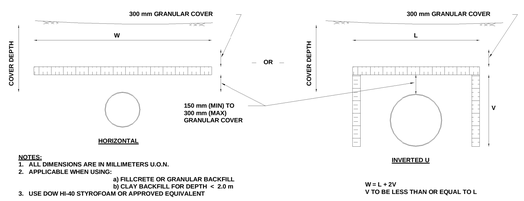


F.3-1.9: TYPICAL DETAIL FOR DRY SWALE



F.3-1.10: TYPICAL DETAIL FOR WET SWALE

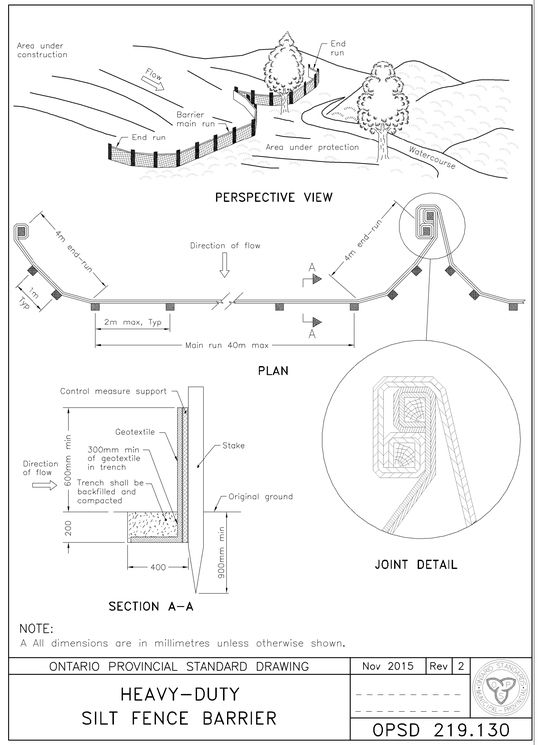
	COVER DEPTH, m	1.1 - 1.4	1.4 - 1.7	1.7 - 2.0	2.0 - 2.3	2.3 - 2.6	2.6 - 2.9	BELOW 2.9
WATER	THICKNESS mm (in.)	90 (3.5)	75 (3.0)	75 (3.0)	50 (2.0)	40 (1.5)	40 (1.5)	–
	WIDTH (W) m	3.4	2.8	2.2	1.6	1.0	0.4	–
STORM/ SANITARY	THICKNESS mm (in.)	90 (3.5)	75 (3.0)	75 (3.0)	–	–	–	–
	WIDTH (W) m	3.4	2.8	2.2	–	–	–	–



NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETERS U.O.N.
2. APPLICABLE WHEN USING:
   a) FILLCRETE OR GRANULAR BACKFILL
   b) CLAY BACKFILL FOR DEPTH < 2.0 m
3. USE DOW HI-40 STYROFOAM OR APPROVED EQUIVALENT

W = L +2V
V TO BE LESS THAN OR EQUAL TO L

F.3-1.11: INSULATION REQUIREMENTS FOR WATERMAINS/SERVICES

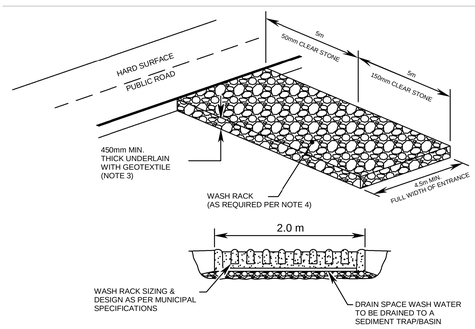


NOTE:
A All dimensions are in millimetres unless otherwise shown.

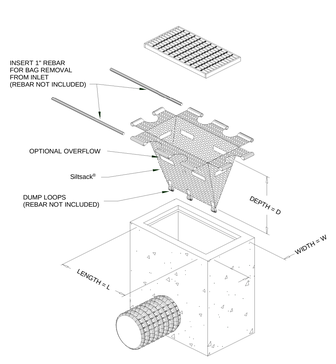
ONTARIO PROVINCIAL STANDARD DRAWING	Nov 2015	Rev	2
HEAVY–DUTY SILT FENCE BARRIER			OPSD 219.130

F.3-1.15: TYPICAL DETAIL FOR SILT FENCE BARRIER

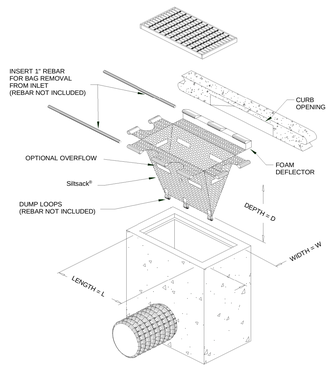
NOTES:
1. PURPOSE OF CONSTRUCTION MAT IS TO MINIMIZE TRANSPORTATION OF SEDIMENT ONTO ROADWAYS
2. CONSTRUCTION MAT IS TO BE INSTALLED AS THE FIRST STEP IN THE SITE ALTERNATION PROCESS
3. GEOTEXTILE FILTER FABRIC AS PER TERRAFIX 270R OR APPROVED EQUIVALENT
4. MAY BE REQUIRED AS DETERMINED BY THE CITY ENGINEER/CONSTRUCTION AUTHORITY



F.3-1.12: TYPICAL DETAIL FOR CONSTRUCTION ENTRANCE/MUD MAT



F.3-1.13: Typical Siltsack® Construction - Type A



F.3-1.14: Typical Siltsack® Construction - Type B

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LICENSED PROFESSIONAL ENGINEER
2026-04-27
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Project Number:
2501

Client:
Bonyan Ltd.

Address:
327 Talbot St,
St Thomas, ON

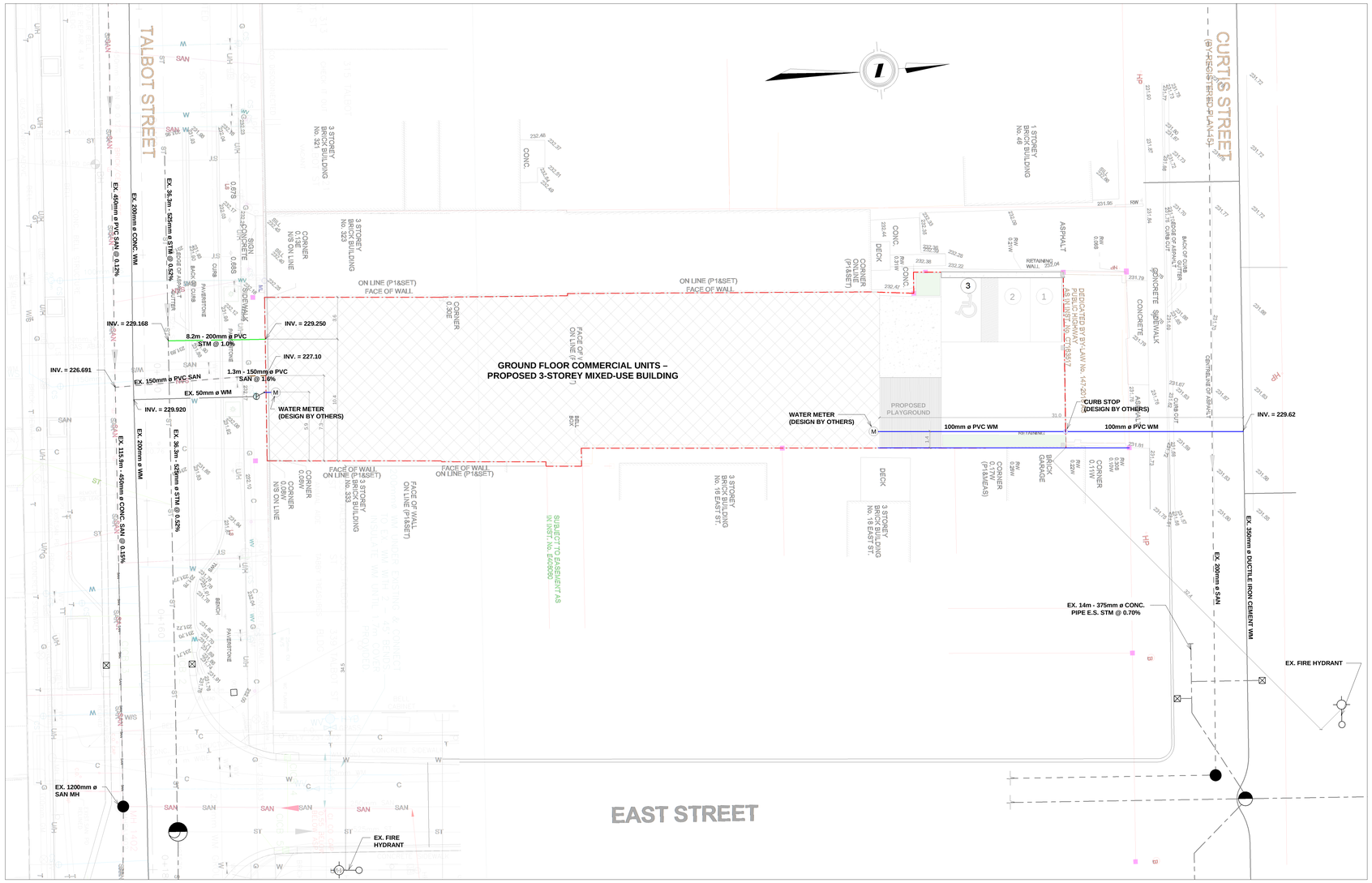
Revision:
No. 1

Sheet Name:
TYPICAL DETAILS

Designed by:
M. Heidari, PhD, P.Eng.

Sheet Number:
S.3

Scale As indicated



1 SERVICING
1 : 150

NOTE

1. THE EXISTING APPROX. 50 mm WATER SERVICE CONNECTION FROM TALBOT STREET IS INTENDED PRIMARILY TO SUPPLY THE PROPOSED WATER CURTAIN / SPRINKLER-PROTECTED WINDOW SYSTEM REQUIRED AT THE ZERO LOT LINE WALL CONDITION, SUBJECT TO FINAL APPROVAL BY THE AUTHORITY HAVING JURISDICTION.
2. A SEPARATE 100 mm PROPOSED WATERMAIN CONNECTION FROM CURTIS STREET IS INTENDED TO PROVIDE DOMESTIC / POTABLE WATER SERVICE FOR THE RESIDENTIAL AND COMMERCIAL UNITS WITHIN THE BUILDING, SUBJECT TO FINAL MUNICIPAL APPROVAL, WATER METERING REQUIREMENTS, AND DETAILED DESIGN COORDINATION.
3. TWO EXISTING MUNICIPAL FIRE HYDRANTS ARE LOCATED APPROXIMATELY 35 m AND 33 m FROM THE SUBJECT SITE AT EAST STREET AND CURTIS STREET, RESPECTIVELY. BASED ON THEIR PROXIMITY, HYDRANT ACCESS DISTANCES APPEAR TO BE WITHIN TYPICAL FIRE DEPARTMENT / ONTARIO BUILDING CODE ACCESS EXPECTATIONS FOR FIRE FIGHTING OPERATIONS, SUBJECT TO CONFIRMATION OF AVAILABLE FIRE FLOW, HYDRANT OPERABILITY, AND FINAL APPROVAL BY THE AUTHORITY HAVING JURISDICTION. FINAL REQUIRED FIRE FLOW FOR THE PROPOSED DEVELOPMENT SHALL BE CONFIRMED DURING DETAILED DESIGN IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, APPLICABLE FIRE UNDERWRITERS SURVEY (FUS) GUIDELINES, AND MUNICIPAL REQUIREMENTS.
4. THE SIZE, LOCATION, AND INVERT ELEVATIONS OF THE EXISTING STORM SEWER, SANITARY SEWER, AND WATERMAIN ON TALBOT STREET, AS WELL AS THE LOCATION, SIZE, AND ELEVATION OF THE EXISTING WATERMAIN ON CURTIS STREET, SHALL BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES FROM THE INFORMATION SHOWN ON THE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER FOR REVIEW AND POSSIBLE REDESIGN.
5. THE OWNER / CONTRACTOR / APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY LOCATES AND SERVICING CLEARANCES PRIOR TO COMMENCEMENT OF ANY WORK.
6. THE SITE SERVICING AND GRADING DESIGN HAS BEEN PREPARED SUCH THAT MUNICIPAL, COUNTY, AND PROVINCIAL LANDS ADJACENT TO OR IN THE VICINITY OF THE SITE ARE NOT ADVERSELY IMPACTED BY THE PROPOSED DEVELOPMENT.
7. A COPY OF THE APPROVED SERVICING / GRADING DRAWINGS SHALL BE MAINTAINED ON SITE AND AVAILABLE FOR REFERENCE AT ALL TIMES DURING CONSTRUCTION.
8. ALL SANITARY, STORM, AND WATER SERVICE CONNECTIONS SHALL BE FIELD VERIFIED WITH St. Thomas PRIOR TO INSTALLATION.
9. CONTRACTOR SHALL PROTECT ALL EXISTING SERVICES TO REMAIN DURING CONSTRUCTION. ANY DAMAGE TO EXISTING MUNICIPAL INFRASTRUCTURE SHALL BE REPAIRED TO MUNICIPAL STANDARDS AT THE CONTRACTOR'S EXPENSE.

GSPrimo

GSPrimo Design Inc.
Cell: 519-871-3234
www.gsprimo.com

LICENSED PROFESSIONAL ENGINEER
2026-04-27
M.M. HEIDARI SARVESTANI
100521871
PROVINCE OF ONTARIO

THESE DRAWINGS ARE "DESIGN DRAWINGS" ONLY. THEY MAY NOT BE SUITABLE FOR USE AS SHOP DRAWINGS. USE OF THESE DRAWINGS AS BASE DRAWINGS FOR "SHOP DRAWINGS" IS NOT PERMITTED UNLESS WRITTEN PERMISSION CONTAINING CERTAIN CONDITIONS ANDLIMITATIONS IS OBTAINED FROM RJC. THE WORK "AS CONSTRUCTED" MAY VARY FROM WHAT IS SHOWN ON THESE DRAWINGS.

Project Number:
2501

Client:
Bonyan Ltd.

Address:
327 Talbot St,
St Thomas, ON

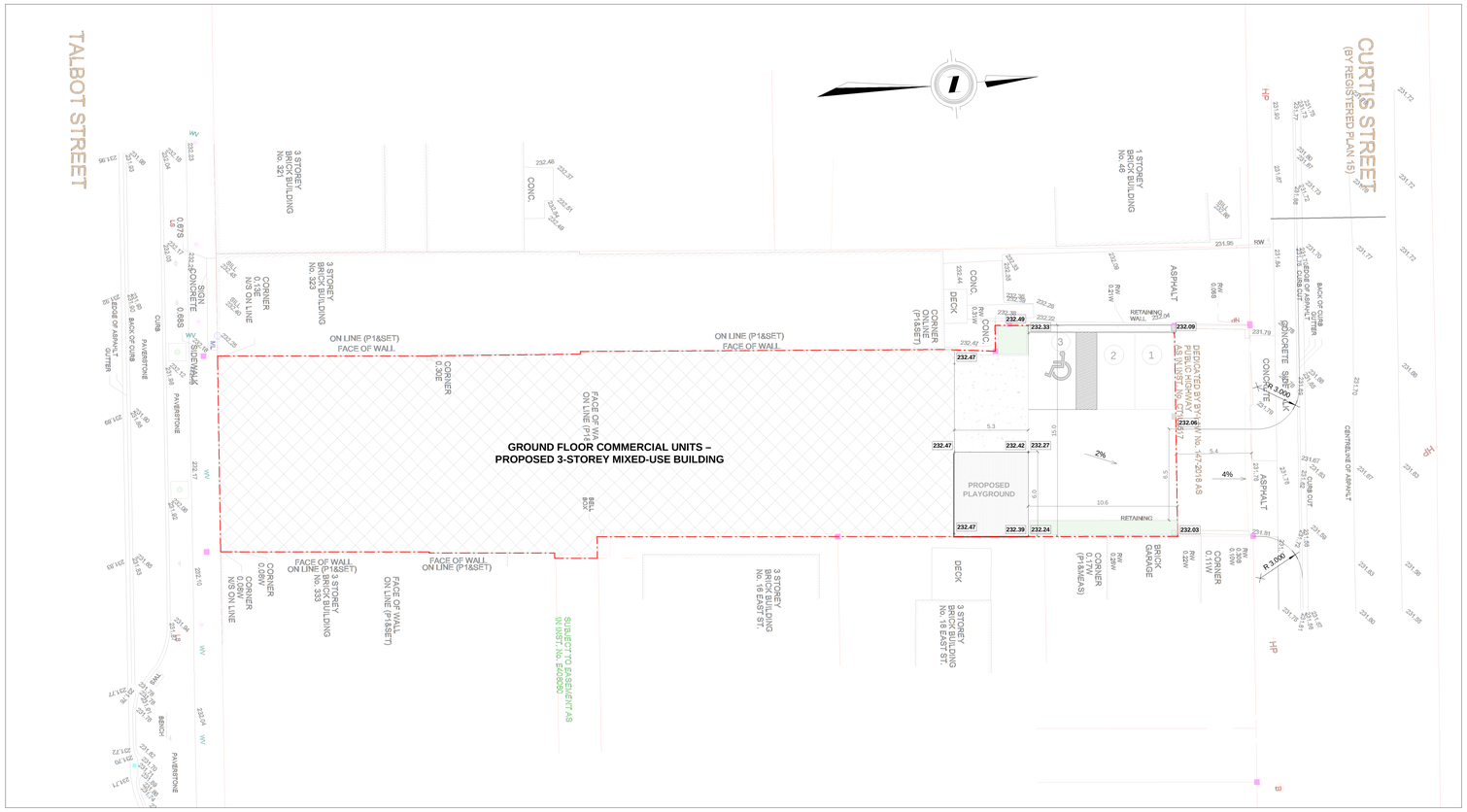
Revision:
No. 1

Sheet Name:
SERVICING PLAN

Designed by:
M. Heidari, PhD, P.Eng.

Sheet Number:
S.4

Scale 1 : 150



1 GRADING - GROUND
1 : 150

NOTE

1. EXISTING DRAINAGE PATTERNS OF ABUTTING LANDS SHALL NOT BE ADVERSELY DISTURBED.
2. GROUND ELEVATIONS ADJACENT TO BUILDINGS ABUTTING OVERLAND FLOW ROUTES SHALL BE A MINIMUM OF 225 mm ABOVE THE DESIGN OVERLAND FLOW ROUTE ELEVATION.
3. RETAINING WALLS 1.0 m HIGH OR GREATER SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN ONTARIO AND CONSTRUCTED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
4. BOULEVARD AREAS, SIDEWALKS, CURBS, AND OTHER MUNICIPAL FEATURES DISTURBED DURING INSTALLATION OF SERVICES SHALL BE RESTORED TO MATCH EXISTING CONDITIONS OR TO MUNICIPAL STANDARDS, WHICHEVER IS GREATER, AT NO COST TO THE MUNICIPALITY.
5. ALL REQUIRED CLEARANCES TO ELECTRICAL CONDUCTORS AND HYDRO INFRASTRUCTURE SHALL BE MAINTAINED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, ELECTRICAL SAFETY CODE, AND UTILITY REQUIREMENTS.
6. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL MEASURES IN COMPLIANCE WITH THE ONTARIO TRAFFIC MANUAL BOOK 7 FOR ALL WORK WITHIN THE MUNICIPAL RIGHT-OF-WAY. TRAFFIC CONTROL PLANS SHALL BE SUBMITTED TO THE MUNICIPALITY AND CONSULTING ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION, IF REQUIRED.

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Project Number:
2501

Client:
Bonyan Ltd.

Address:
327 Talbot St,
St Thomas, ON

Revision:
No. 1

Sheet Name:
GRADING PLAN - GROUND

Designed by:
M. Heidari, PhD, P.Eng.

Sheet Number:
S.5.1

Scale 1 : 150



1 GRADING - ROOF
1 : 150

NOTE:

1. ROOF STORMWATER RUNOFF SHALL BE CONTROLLED BY MEANS OF APPROVED ROOF PONDING / TEMPORARY STORAGE AND COLLECTED THROUGH INTERNAL ROOF DRAINS. STORED RUNOFF SHALL BE DISCHARGED THROUGH A DEDICATED STORM PIPE CONNECTION TO THE PROPOSED STORM SEWER ON TALBOT STREET, AS DESIGNATED ON THE SERVICING DRAWING SHEET.
2. CONTRACTOR SHALL COORDINATE ROOF DRAIN LOCATIONS, INVERT ELEVATIONS, CONTROL FLOW DEVICES, OVERFLOW SCUPPERS (WHERE REQUIRED), AND PIPE ROUTING WITH ARCHITECTURAL, MECHANICAL, STRUCTURAL, AND CIVIL DRAWINGS PRIOR TO CONSTRUCTION.
3. ALL ROOF DRAINAGE COMPONENTS, INCLUDING CONTROL FLOW DEVICES AND OVERFLOW SYSTEMS, SHALL BE INSTALLED IN ACCORDANCE WITH THE ONTARIO BUILDING CODE, MANUFACTURER REQUIREMENTS, AND THE APPROVED STORMWATER MANAGEMENT REPORT.
4. ANY DISCREPANCIES BETWEEN STRUCTURAL DEPRESSIONS, ROOF SLOPES, DRAIN LOCATIONS, OR THE PROPOSED TALBOT STREET STORM CONNECTION SHALL BE REPORTED TO THE CONSULTING ENGINEER PRIOR TO PROCEEDING WITH WORK.

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LICENSED PROFESSIONAL ENGINEER
2026-04-27
M.M. HEIDARI SARVESTANI
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PROVINCE OF ONTARIO

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Project Number:
2501

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Bonyan Ltd.

Address:
327 Talbot St,
St Thomas, ON

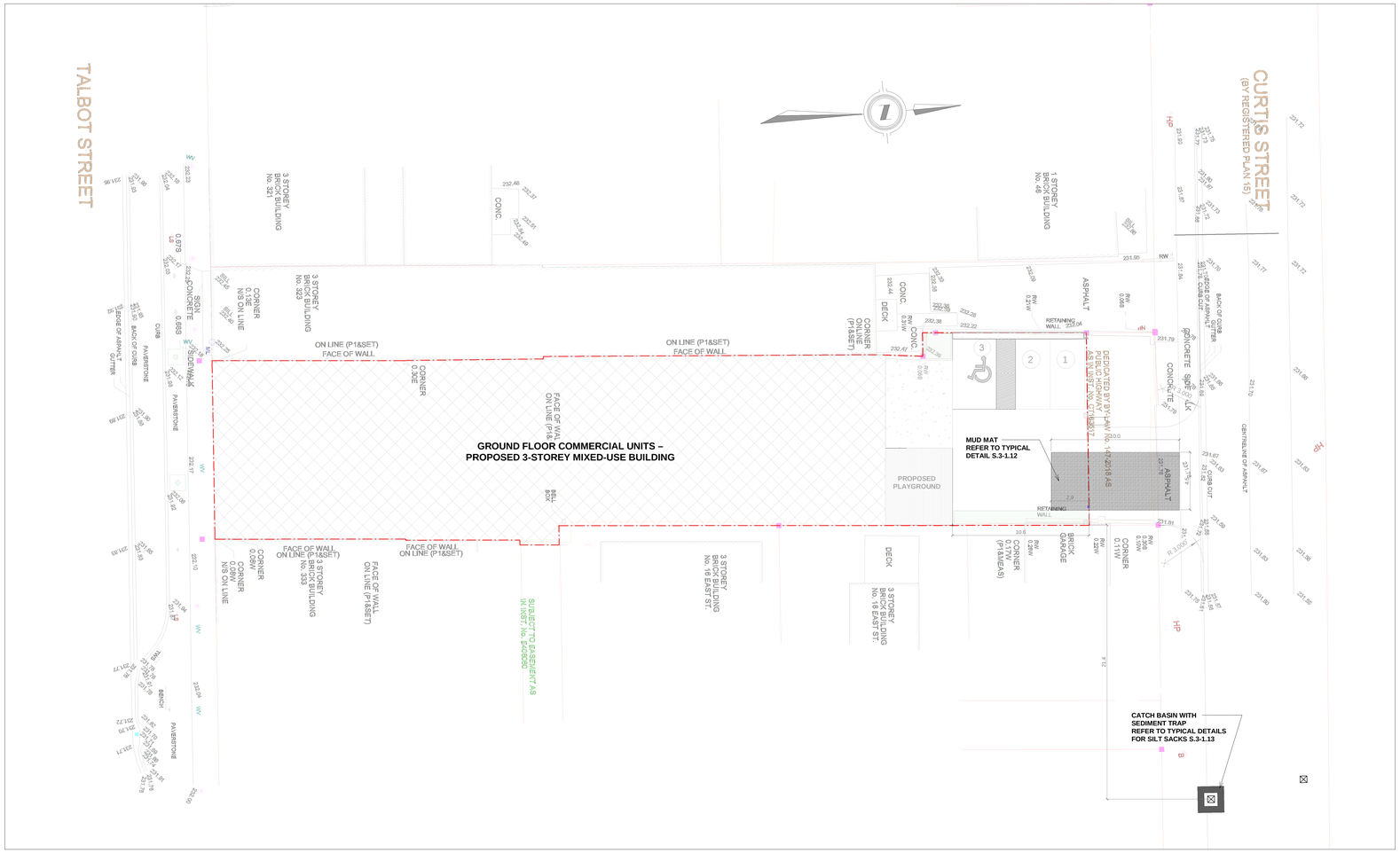
Revision:
No. 1

Sheet Name:
GRADING PLAN - ROOF

Designed by:
M. Heidari, PhD, P.Eng.

Sheet Number:
S.5.2

Scale 1 : 150



1 SEDIMENT & EROSION CONTROL
1 : 150

EROSION AND SEDIMENT CONTROL NOTES

EXISTING SITE DRAINAGE AND EROSION PROTECTION

1. EROSION AND SEDIMENT CONTROL STRATEGIES WILL BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES INCLUDING TOPSOIL STRIPPING, FOUNDATION EXCAVATION AND STOCKPILING OF MATERIAL
2. ALL WORKS ARE TO BE ORGANIZED TO MAINTAIN EXISTING SITE DRAINAGE. THIS MAY INCLUDE BUT NOT BE LIMITED TO CONSTRUCTION OF TEMPORARY SWALES, TEMPORARY CULVERT EXTENSIONS, TEMPORARY CULVERT ADDITIONS, ETC.

PERIMETER SILTATION FENCE

1. SILTATION FROM SURFACE RUNOFF FROM THE SITE SHALL BE PREVENTED WITH THE USE OF TEMPORARY SEDIMENT CONTROL FENCE, PLACED ALONG THE BOUNDARIES, WHERE RUNOFF WILL ACCUMULATE. THE SILT FENCE WILL BE PLACED AROUND PERIMETER OF ALL AREAS TO BE DISTURBED PRIOR TO GRADING. REFER TO DETAIL F.3-1.15
2. LOCATION OF SILTATION FENCE INSTALLATION AS SHOWN IS THE MINIMUM SUGGESTED TO BE REQUIRED. ADDITIONAL FENCE MAY BE REQUIRED BASED ON THE CONTRACTORS PROPOSED WORK PLAN.

EROSION AND SEDIMENT CONTROL NOTES

EXISTING SITE DRAINAGE AND EROSION PROTECTION
1. EROSION AND SEDIMENT CONTROL STRATEGIES WILL BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES INCLUDING TOPSOIL STRIPPING, FOUNDATION EXCAVATION AND STOCKPILING OF MATERIAL
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2. LOCATION OF SILTATION FENCE INSTALLATION AS SHOWN IS THE MINIMUM SUGGESTED TO BE REQUIRED. ADDITIONAL FENCE MAY BE REQUIRED BASED ON THE CONTRACTORS PROPOSED WORK PLAN.

MUD MAT

1. MUD MAT TO BE INSTALLED AT ALL CONSTRUCTION ENTRANCES.
2. MUD MAT TO EXTEND FULL WIDTH OF ENTRANCE.
3. IN THE CASE THAT THE ACESS CROSSES A CULVERT OR DITCH, SEDIMENT FENCING SHALL BE INSTALLED ALONG THE EDGES OF THE ACCESS TO PREVENT SEDIMENT FROM BEING WASHED AWAY WITH RUNOFF.
4. THE GRANULAR MATERIAL WILL REQUIRE PREIODIC REPLACEMENT AS IT BECOMES CONTAMINATED BY VEHICLE TRAFFIC.
5. SEDIMENT SHALL BE CLEARED FROM PUBLIC ROADS AT THE END OF EACH DAY.
6. STORM INLETS BOTH ON AND IN THE PROXIMITY OF THE SITE SHALL BE PROTECTED WITH INLET CONTROL MEASURES PRIOR TO ROAD CLEANING ACTIVITIES.

GSPrimo

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LICENSED PROFESSIONAL ENGINEER
2026-04-27
M.M. HEIDARI SARVESTANI
100521871
PROVINCE OF ONTARIO

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Project Number:
2501

Client:
Bonyan Ltd.

Address:
327 Talbot St,
St Thomas, ON

Revision:
No. 1

Sheet Name:
SEDIMENT & EROSION CONTROL PLAN

Designed by:
M. Heidari, PhD, P.Eng.

Sheet Number:
S.6

Scale 1 : 150

PLAN OF SURVEY SHOWING TOPOGRAPHY OF

PART OF LOTS 9 AND 10
NORTH SIDE OF TALBOT STREET
REGISTERED PLAN 15
CITY OF ST. THOMAS

COUNTY OF ELGIN

0 4 8 12 16m

SCALE 1:200

THE INTENDED PLOT SIZE OF THIS PLAN IS 559mm IN WIDTH BY 666mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200.

© 2024 Y. ZHANG SURVEYING LIMITED

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DISTANCES HEREON ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999572.

BEARINGS HEREON ARE GRID AND DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK(RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).

OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83(CSRS)(2010.0)
COORDINATES ARE TO URBAN ACCURACY PER O.REG. 216/10 SECTION 14(2).

POINT ID	NORTHING (m)	EASTING (m)
ORP A	4 736 385.57	483 630.72
ORP B	4 736 382.03	483 746.87

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

ELEVATIONS HEREON ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM 1928 (1978 ADJUSTMENT) AND ARE DERIVED FROM THE MINISTRY OF NATURAL RESOURCES AND FORESTRY BENCHMARK No. 0011926U1641, HAVING AN ELEVATION OF 231.710m.

CURTIS STREET
(BY REGISTERED PLAN 15)
PIN 35172-0113 (LT)
CENTRELINE OF ASPHALT

N88°14'10"W (P1&MEAS)
116.27 (P1,CALC&MEAS)
NORTHEAST CORNER OF LOT 9, NORTH SIDE OF TALBOT STREET, R.P. 15

BACK OF CURB
GUTTER
EDGE OF ASPHALT
CURB CUT
CONCRETE SIDEWALK
ASPHALT

SIB(OU)
ØIB(OU) N/S ONLINE 0.11W
SIB(1477)
IB(1477) WIT
66.32
35.36 (P1,CALC&MEAS)
SIB(OU)

PEARL STREET

PART 3, PLAN 11R-10394
PIN 35172-0134 (LT)
DEDICATED BY BY-LAW No. 147-2018 AS PUBLIC HIGHWAY
CC(1477) AS IN INST. No. CT163517

N88°14'10"W 15.02 (P1&MEAS)
18.14 (P1&MEAS)
5.38 (P1&MEAS)
5.38 (P1&SET)
CORNER 0.11W
RW 0.22W
146.67 (P1&MEAS)
BRICK GARAGE
RW 0.26W
CORNER 0.17W (P1&MEAS)

1 STOREY BRICK BUILDING No. 46

RETAINING WALL
FENCE 0.18E
TEMPORARY HOARDING
RW 0.21W
12.76 (P1&MEAS)
N02°37'20"E

IB(1477) 1.00N WIT (P1&SET)
FENCE 0.27N 0.08W
N88°14'10"W 1.83 (P1&MEAS)
SSIB(1477)
RW 0.05S
3.62 (P1&MEAS)
N04°43'05"E
FENCE 0.26N 0.08W
CONC.
RW 0.31W
CONC.
DECK
CORNER ONLINE (P1&SET)

PIN 35172-0093 (LT)
FENCE 0.30W
24.22 (P1&MEAS)
TEMPORARY HOARDING
0.87
DECK
3 STOREY BRICK BUILDING No. 18 EAST ST.
0.81
FENCE 0.10E
PIN 35172-0094 (LT)

41.29 (P1,CAL&MEAS)
IB(1477)
FENCE 0.25W
1.29
3 STOREY BRICK BUILDING No. 16 EAST ST.

EAST STREET

LOT 8 LOT 9

NORTH SIDE OF TALBOT STREET REGISTERED PLAN 15

ON LINE (P1&SET) FACE OF WALL
25.92 (P1&MEAS)
N02°18'40"E (P1&MEAS)

PART 2, PLAN 11R-10394
PIN 35172-0133 (LT)

PART 1, PLAN 11R-10394
PIN 35172-0132 (LT)

PIN 35172-0098 (LT)

N02°37'20"E (P1&MEAS) 17.07
FENCE
BOARD
CC WIT 2.50N ON PROD
1.28
N88°16'30"W 1.53 (P1&SET)
N02°37'20"E 3.05 (P1&SET)
FENCE 0.25W
BELL BOX
PB
FENCE 0.83N 0.21W
FENCE 0.28W
IB
PB
N88°16'30"W 0.38 (P1&SET)
N02°36'50"E (P1&MEAS) 8.89 (P1&SET)
FACE OF WALL ON LINE (P1&SET)

PART 4, PLAN 11R-10394
SUBJECT TO EASEMENT AS IN INST. No. E408060

N88°16'30"W 0.19 (P1&MEAS)
FACE OF WALL ON LINE (P1&SET)
N01°57'55"E 10.78 (P1&MEAS)
CONC.
CORNER 0.30E
ON LINE (P1&SET) FACE OF WALL
15.12 (P1&MEAS) N02°33'30"E
(P1&MEAS) 14.96
N88°16'30"W 0.08 (P1&MEAS)
FACE OF WALL ON LINE (P1&SET)
PIN 35172-0096 (LT)
(P1&MEAS) N02°32'55"E
FACE OF WALL ON LINE (P1&SET)

LOT 7
3 STOREY BRICK BUILDING No. 305-309
CORNER 0.16S (P1&SET)
3 STOREY BRICK BUILDING No. 321
3 STOREY BRICK BUILDING No. 323
3 STOREY BRICK BUILDING No. 333
LOT 10
CORNER 0.13E N/S ON LINE
1.00 (P1&MEAS)
CORNER 0.08W
CORNER 0.08W N/S ON LINE

SIGN
CONCRETE
0.67S
0.68S
ML
CC(1477) WIT SIDEWALK
13.95 (P1&MEAS)
CC(1477) 1.00S WIT (P1&SET)
PAVERSTONE
CURB
N88°16'30"W (P1&MEAS)
PAVERSTONE
BACK OF CURB
EDGE OF ASPAHLT
GUTTER
BENCH
PAVERSTONE

TALBOT STREET
(BY REGISTERED PLAN 15)
PIN 35172-0002 (LT)

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
CC	DENOTES	CUT CROSS
PB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
OU	DENOTES	ORIGIN UNKNOWN
1477	DENOTES	BROOKS&MUIR SURVEYING, O.L.S.
P1	DENOTES	PLAN 11R-10394
P2	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY BRIAN VAUGHAN SURVEYING LIMITED, O.L.S., DATED JULY 8th, 1992.
D1	DENOTES	INSTRUMENT NUMBER E256206
PROD	DENOTES	PRODUCTION
TWS	DENOTES	TACTILE WALKING SURFACE
ASP	DENOTES	ASPHALT
RW	DENOTES	RETAINING WALL
OH	DENOTES	OVERHEAD WIRE
A	DENOTES	AC UNIT
	DENOTES	SIGN
	DENOTES	BIKE POST
ML	DENOTES	METAL LID
CB	DENOTES	CATCH BASIN
WV	DENOTES	WATER VALVE
	DENOTES	GAS VALVE
LS	DENOTES	LIGHT STANDARD
HP	DENOTES	HYDRO POLE
DIA	DENOTES	CONIFEROUS TREE with DIAMETER

SURVEYOR'S CERTIFICATE

I CERTIFY THAT,

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 28TH DAY OF APRIL, 2024.

APRIL 29TH, 2024
DATE

YIFAN ZHANG
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-78282.

Y. ZHANG SURVEYING LIMITED
ONTARIO LAND SURVEYORS
www.yzsurveying.com

FIELD: PX/SUE	CAD: JL	CHECKED by: MT/YZ
JOB NUMBER: 24-011 POS AND TOPO		DATE: April 30, 2024
DRAWING FILE: D:\Y. ZHANG SURVEYING Limited\Projects\24-011 323 Talbot Street St Thomas\CAD\24-011 POS AND TOPO-2.dwg		

PERMIT# 12-26

HERITAGE ALTERATION PERMIT

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

To:	Bonyan Ltd. 760 Blackacres Blvd, London, ON, N6G 0J1
For:	Construction of a new three-storey mixed-use building at 327 Talbot Street, as per File No. HAP-12-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ___ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

Clerk

Mayor

DRAFT

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 24, 2026

1001058507 Ontario Inc
1000 Pond Mills Road
London, ON
N6N 1A2

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-13-26**
Property:	**429 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

MEMO

DATE: **June 24, 2026**

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

SUBJECT: **Heritage Alteration Permit**
429 Talbot Street
HAP-13-26

Please find attached a Heritage Alteration Permit Application for 429 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 replace the existing entry door with a new accessible entrance, update/replace the existing storefront windows, and replace the existing marble along the base of the building with brick to be consistent with the adjacent storefront.

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

4.3.2.7 - Storefronts

This section of the HCD Plan recognizes that storefronts are the character defining element of the commercial streetscape of the downtown core. The policies provide, *"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 noted in the application materials, the door and storefront windows are proposed to be replaced with new aluminum clad units similar to those of the adjoining easterly building. Further, while

they are proposing to replace the black marble under the storefront windows, the applicant has acknowledged that they are willing to keep the marble if it was the Committee's preference. Of note is that marble is not identified as a preferred material within the HCD Plan.

Noting the information above, Staff have reviewed the application in relation to the policies and guidelines of Section 4.3 and do not have concerns regarding the proposal from a Heritage Alteration Permit perspective. Notwithstanding the information provided, the Municipal Heritage Committee should determine whether it is satisfied with the proposal as submitted.

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

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

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

OFFICE USE: Date Application Received: _____ Consultation Date: _____
Date Application Deemed Complete: _____ File Number: _____

OWNER/APPLICANT

1. Property Owner
   Name: 1001058507 Ontario Inc
   Address: 1000 Pondmills Rd. London
   Postal Code: N6N 1A2 Phone: 5198088715 Fax: _____
   Email: asl_brad@yahoo.ca

2. Agent/Applicant
   Name: Brad Beausoleil
   Company: 1001058507 Ontario Inc
   Address: 1000 Pondmills Rd. London
   Postal Code: N6N 1A2 Phone: 5198088715 Fax: _____
   Email: asl_brad@yahoo.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: 429 Talbot St. St Thomas On N5P 1C1

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.

Several pictures showing the existing and an AI rendition of the proposed new Aluminum Clad Accessible Entrance.

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 would like to replace the current Non-Accessible entrance with a new Accessible entrance system. There are no structural components that need to be changed, the face of the building and the look will be relatively unaffected. We show in the rendition to carry the red brick across the bottom, matching the adjoining building. However we are more than willing to keep the black marble if required. We propose the recessed portion of the system to match the depth of the existing entrance to the apatment on the second floor +/- 30". This is consistant with neighbours on both sides.

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, 1001058507 Ontario Inc, am the owner of the subject lands, and I authorize Brad Beausoleil, 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.

June 9, 2026
Date

Brad Beausoleil
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, Brad Beausoleil, 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.

June 9, 2026
Date

Brad Beausoleil
Signature of Owner

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 Brad Beausoleil, the Owner or Authorized Agent, hereby agree and acknowledge that the

(Print name of Owner or Authorized Agent)

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

Collection of Personal Information:

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

AFFIDAVIT OR SWORN DECLARATION

I, Brad Beausoleil (name of applicant) of St Thomas (City) in the province of Ont,

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

Sworn (or declared) before me at the St Thomas (City) on this 9th (Day) day of 06 (Month), 20 26 (Year).

Signature of Owner or Authorized Agent — Date: 6/9/2026

90514

Signature of Commissioner of Oaths, etc. — Date: June 9, 26


41


WELCOME
STRANGER
431



PERMIT# 13-26

HERITAGE ALTERATION PERMIT

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

To:	1001058507 Ontario Inc 1000 Pond Mills Road, London, ON, N6N 1A2
For:	Replacement of storefront windows and doors, and replacement of existing marble on storefront with brick, as per File No. HAP-13-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ___ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

Clerk

Mayor

DRAFT

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 24, 2026

2764477 Ontario Inc.
(c/o Hazem Al-Tajjar)
727 Talbot Street
St. Thomas, ON
N5P 1E1

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-15-26**
Property:	**725 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
Ariel Fahey, Sign Expert

MEMO

DATE: **June 24, 2026**

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

SUBJECT: **Heritage Alteration Permit**
725 Talbot Street
HAP-15-26

Please find attached a Heritage Alteration Permit Application for 725 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 is provided in the application and supporting materials, the applicant is looking to install new signage at the property to increase business visibility and awareness of the dental office. Specifically, they are looking to replace the existing signage along Talbot with new lit signage and install a new lit sign on the westerly building wall.

Notwithstanding By-law No. 79-2023 and the Council of the City of St. Thomas delegating approval of signage to the Director of Planning and Building Services, provisions exist to refer applications to the Municipal Heritage Committee and Council for decision.

Staff have reviewed the application and are of the opinion that the proposal does not conform to the policies of Section 4.3.2.8 - Signage the HCD Plan as the policies direct to "Avoid internally illuminated signs". As such, it is the opinion of Staff that a Heritage Alteration Permit for the proposed sign should be refused. Notwithstanding the information provided, the Municipal Heritage Committee should determine whether it is satisfied with the proposal as submitted.

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

ST. THOMAS
THE RAILWAY CITY

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

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

OFFICE USE: Date Application Received: _____ Consultation Date: _____
Date Application Deemed Complete: _____ File Number: _____

OWNER/APPLICANT

1. Property Owner
   Name: 2764477 ON. INC./Hazem Al-Tajjar
   Address: 727 Talbot St. St. Thomas
   Postal Code: N5P 1E1 Phone: 519-631-2351 Fax: _____
   Email: dr.altajjar@gmail.com
2. Agent/Applicant
   Name: Ariel Fahey
   Company: Sign Expert
   Address: 119 Exeter Rd. Unit E+F
   Postal Code: N6L 1E6 Phone: 226-504-0481 Fax: N/A
   Email: sales@signexpert.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: 727 Talbot St. St. Thomas, ON, N5P 1E1
2. Legal Description: Dental Office

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?
   ☑ **Alteration to Building/Property** ☐ **New Construction** ☐ **Demolition**

2. How is the property designated?

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

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

☐ demolition of a building or part of a building, such as a building façade

☐ removal of a building to a different location on site or to another site

☐ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a wall

☐ structural intervention that affects the external appearance of a building

☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining

☐ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material

☐ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls

☐ alteration of roofline or skyline by changes to comices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate

☐ removal or addition of architectural detail, such as storefront comices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies

☑ erection of a sign

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

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

Detailed Sign Proposals w/ site plans.

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 increase business visibility/awareness of ~~small business~~ dental office

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 Ariel Fahey (Sign Expert) 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, Ariel Fahey (name of applicant) of London (City) in the province of Ontario,

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

Sworn (or declared) before me at the City of St. Thomas (City) on this 23 (Day) day of June (Month), 20 26 (Year).

Ariel Fahey
Signature of Owner or Authorized Agent

2026/06/23
Date

Signature of Commissioner of Oaths, etc.

2026/06/23
Date

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

APPENDIX A – AUTHORIZATION OF OWNER

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

I, Hazem Al-Tajjar (2764477 ON. INC.), am the owner of the subject lands, and I authorize Ariel Fahey (Sign Expert) 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.

23 June 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, Hazem Al-Tajjar, 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.

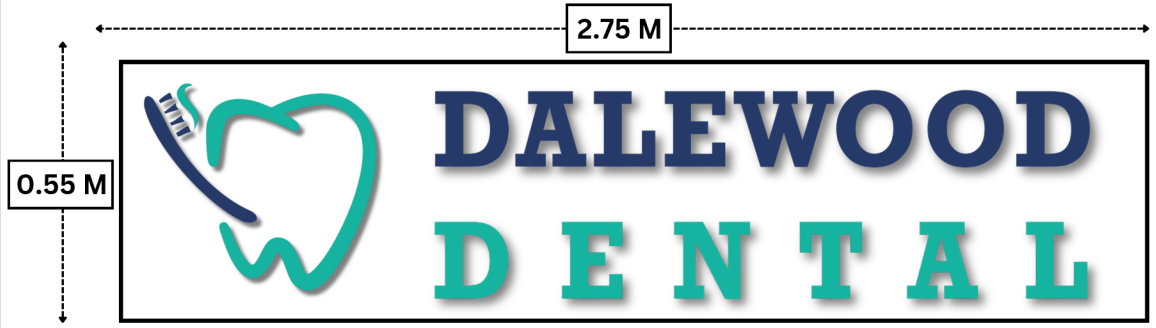
23 June 2026
Date

Signature of Owner

DALEWOOD DENTAL

727 Talbot St, St Thomas

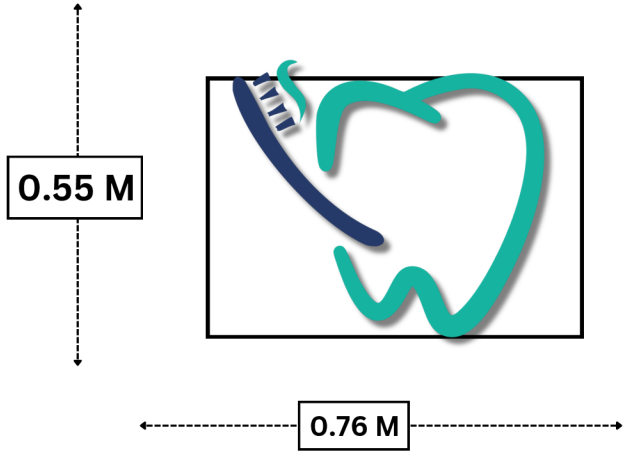
FASCIA SIGN 1



SIGN DETAILS

-3mm ACM white gloss sheet on angle frame
-Channel letters - 8.9cm projection
-Channel letters with vinyl face fastened to 3mm ACM with frame
-ACM frame fastened with screws every 30 CM
-0.72W LED 3 dot modules
-110v/60w Power Supply
-Weight: ~25lbs

FASCIA SIGN 2



SIGN DETAILS

-3mm ACM white gloss sheet on angle frame
-Channel logo - 8.9cm projection
-Channel logo with vinyl face fastened to 3mm ACM with frame
-ACM frame fastened with screws every 30 CM
-0.72W LED 3 dot modules
-110v/60w Power Supply
-Weight: ~8lbs

DALEWOOD DENTAL

727 Talbot St, St Thomas

FRAME DETAILS

FASCIA SIGN FRAME



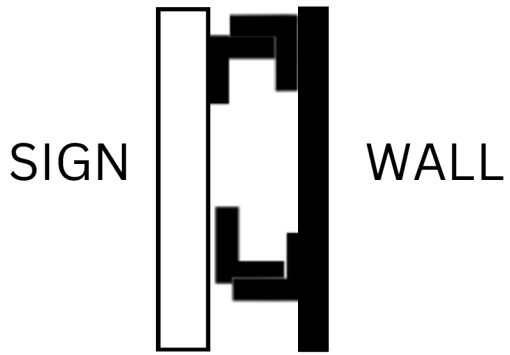
Frame:

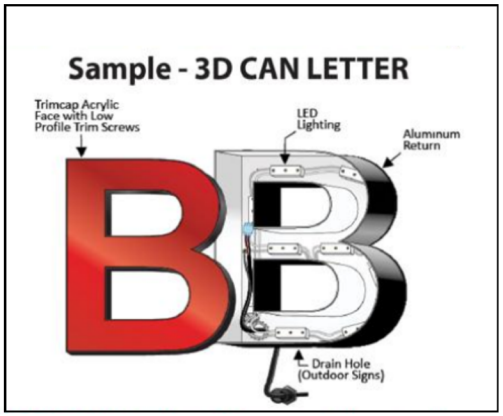
Angle bars
-3.8cm x 3.8cm x 0.3cm thickness
-fastened to wall and to sign every 30cm

ACM PANEL

Alupanel - 3mm - with angle frame 3.8cm
and secured with fasteners around borders

Angle + Frame w/ACM
Side View







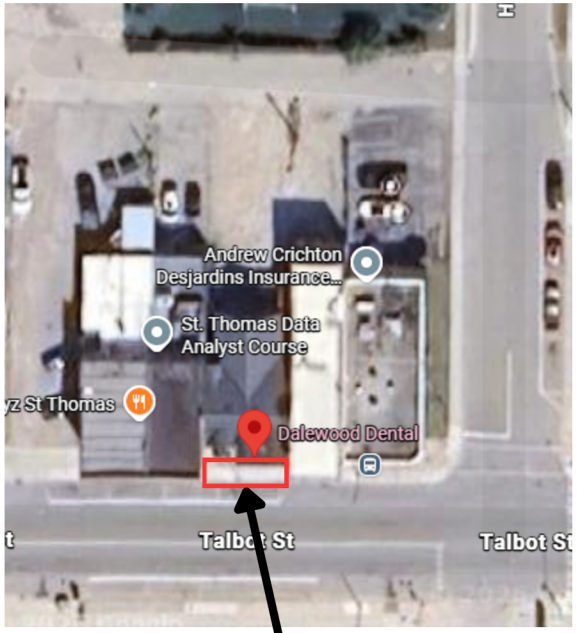
Wall Type :
BRICK



Cement screws
Length 2-3/4"(69.85mm)
Diameter ¼ in (6.35 m)

SITE PLAN

REPLACE EXISTING SIGN WITH CHANNEL LETTER SIGN



SIGN LOCATIONS



Fascia sign 1 to be installed left side at 3.3 M H



Fascia sign 2 to be installed at 3.3 M H

PERMIT# 15-26

HERITAGE ALTERATION PERMIT

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

To:	2764477 Ontario Inc 725 Talbot Street, St. Thomas, ON, N6N 1A2
For:	Replacement of existing storefront sign and replacement with two new illuminated signs, as per File No. HAP-15-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ___ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

Clerk

Mayor

DRAFT

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 29, 2026

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

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-16-26**
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,

Michelle Knieriem, MCIP, RPP
Manager of Planning Services

cc: Sherry Steadman, Legislative Services Coordinator, City of St. Thomas
Ali Moarefdoust, SPH Engineering Inc.
Kevin McClure, Senior Planner, City of St. Thomas

MEMO

DATE: **June 30, 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 several alterations and repairs to the rear of the building. The proposed alterations include covering the second and third levels of the rear elevation with stucco (including covering a man door that would be removed), replacing a man door, adding a ladder, replacing seven (7) existing windows with new fixed thermal tempered windows (which include 3 inch shim jabs to allow the stucco to wrap the inside openings), and removing a metal enclosure.

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 4.3.2.6 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 stucco on the second and third floors of the rear elevation. The location of existing window openings would be maintained, however it is noted that one man door would be removed and covered by the stucco finish. The Committee will need to determine whether the proposed overcladding is in keeping with the above-noted policy.

4.3.2.9 Windows

The proponent is proposing to replace seven (7) windows on the rear elevation with new fixed thermal tempered windows. While located in the existing window openings, the proposed new windows would include 3 inch shim jabs to allow the stucco to wrap the inside openings. The policies of Section 4.3.2.9 provide the following direction regarding windows:

- Conserve, repair and maintain rather than remove all important character- defining elements to windows and doors including but not limited to: steel, aluminum and wood frames and windows, muntin and sash profiles, dimensions of openings, operable double and single hung windows, original opening mechanisms and hardware and decorative surrounds
- Retain original wood framed windows wherever possible. Heritage windows can be as efficient as new thermal units if they are maintained properly. If maintained, they are longer lasting than the newer thermal units
- Replace original windows when they cannot be repaired. Keep current proportions and glazing configuration. Keep operable
- Avoid blocking or altering the shape and size of existing historic window openings. It is strongly discouraged to seal windows shut
- Avoid replacing original windows with units that are radically different than original in proportion, colour, functionality and configuration
- Allow for replacement of contemporary windows with other contemporary windows. Maintain the original shape and opening of the window

The proposed fixed thermal tempered glass windows would not be operable and would slightly reduce the size of the existing window openings. The Committee will need to determine whether the proposed windows are in keeping with the above-noted policies.

4.3.2.11 Site and Rear Elevations

As the proposal involves alterations to the rear elevation, Section 4.3.2.11 Site and Rear Elevation would apply which notes that while typically HCD policies and guidelines focus on the front façade of buildings, many rear and side elevations are visible from side streets and parking areas. The rear elevation of 519 Talbot Street is adjacent to a City parking lot to the rear of the building, making the elevation highly visible from the parking lot and Curtis Street. Policies in Section 4.3.2.11 include to maintain, repair, conserve or restore original cladding materials on side or rear elevations where possible. The proposed stucco covers up the original brick cladding. The Committee will need to determine if the proposed stucco is in keeping with this policy.

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,

Michelle Knieriem, MCIP, RPP
Manager, Planning Services

ST. THOMAS
THE RAILWAY CITY

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

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

2. Agent/Applicant
   Name: Ali Moarefdoust
   Company: SPH Engineering Inc
   Address: 485037 Sweaburg Road
   Postal Code: N4S 7V6 Phone: 519-539-5700
   E-mail: ali@spheng.com

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

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

PROPERTY INFORMATION

1. Municipal Address: Yurek Pharmacy Limited, 519 Talbot Street, St. Thomas Ontario

2. Legal Description: _____

SUMMARY OF WORK PROPOSED

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

Designated Heritage Properties

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

Listed Heritage Properties

- ☐ De-listing of Property from the Heritage Register

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

- [ ] Individually Designated Property
- [ ] Listed on Heritage Register
- [x] Part of the Heritage Conservation District
- [ ] 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
- [x] 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
- [x] 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.

Removal of an exclosure located at the rear of the existing building, install (1) new ladder
Existing brick veneer is to be covered with a new stucco finish on the walls of the
2nd storey and 3rd storey on the rear facade of the building only. The (7) existing windows
on the rear of the building are to be removed & replaced with new windows that
accommodate the installation of the new stucco finish on the existing brick finish. The existing
exterior door on the 2nd floor is to be removed & replaced with the opening to be widened

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.

P.Eng sealed Architectural drawings
Exterior Photos

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 Peter Yurek, 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, Peter Yurek 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 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 16th day of June, 2026.
City Day Month Year

Signature of Owner or Authorized Agent — June 16, 2026 Date — June 29, 2026

Brittany Jessome — June 29, 2026

Signature of Commissioner of Oaths, etc. — Date

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

APPENDIX A – AUTHORIZATION OF OWNER

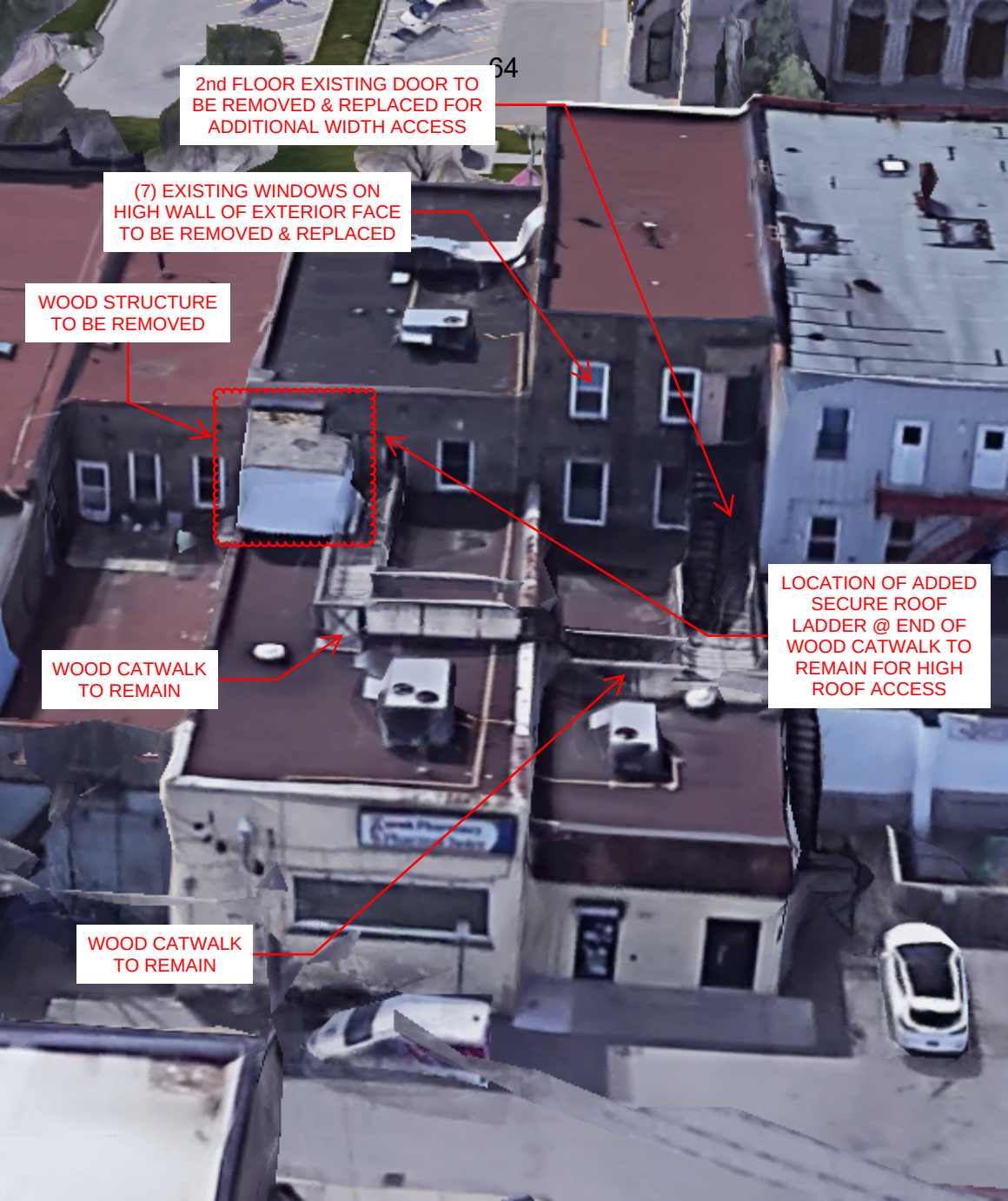
If the applicant is not the owner of the subject lands, please complete the owner authorization concerning personal information as set out below.

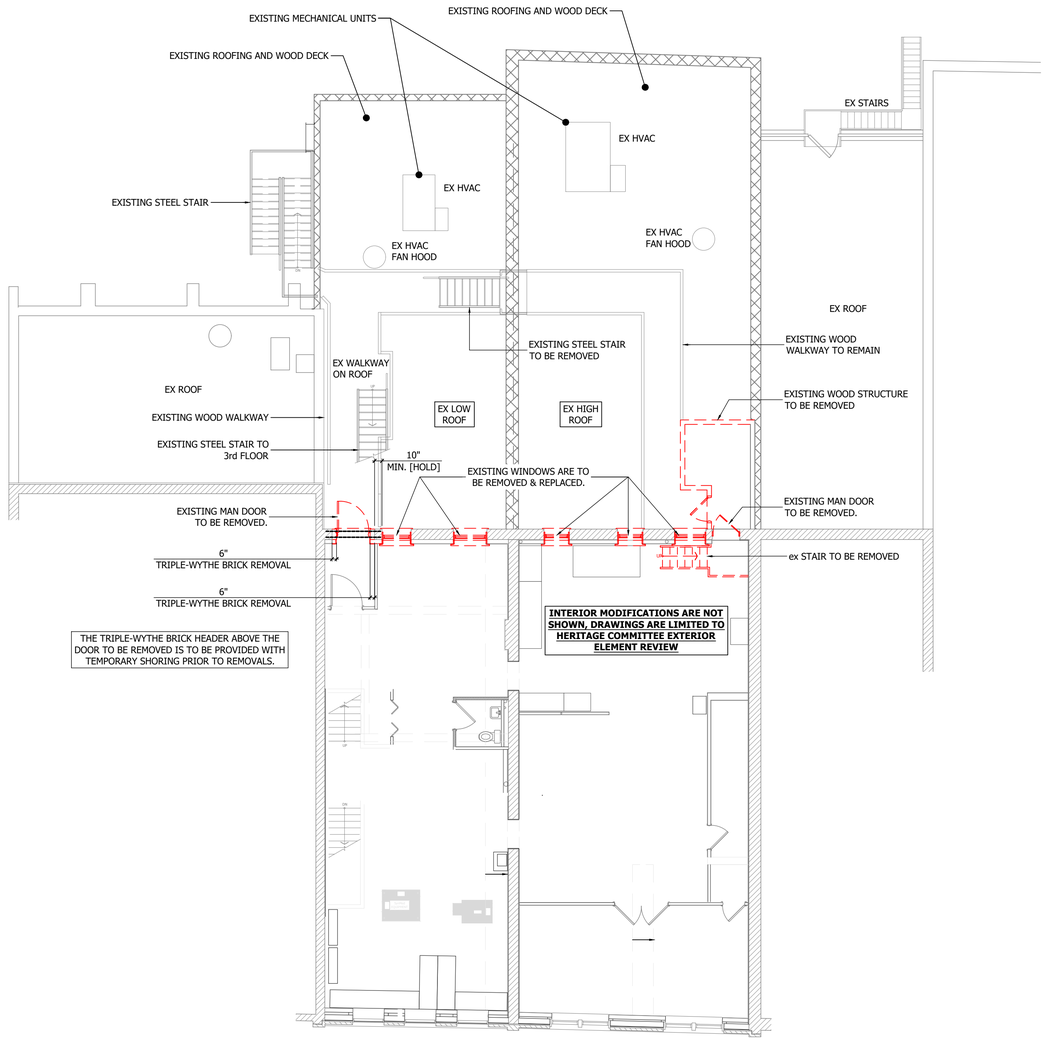
I, Peter Yurek _____ am the owner of the subject lands and I authorize

SPH Engineering Inc _____, 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.

_____ June 16, 2026

Signature of Owner Date


2nd FLOOR EXISTING DOOR TO BE REMOVED & REPLACED FOR ADDITIONAL WIDTH ACCESS
(7) EXISTING WINDOWS ON HIGH WALL OF EXTERIOR FACE TO BE REMOVED & REPLACED
WOOD STRUCTURE TO BE REMOVED
LOCATION OF ADDED SECURE ROOF LADDER @ END OF WOOD CATWALK TO REMAIN FOR HIGH ROOF ACCESS
WOOD CATWALK TO REMAIN
WOOD CATWALK TO REMAIN



SECOND FLOOR PLAN - DEMOLITION

SCALE: ⅛" = 1'-0"

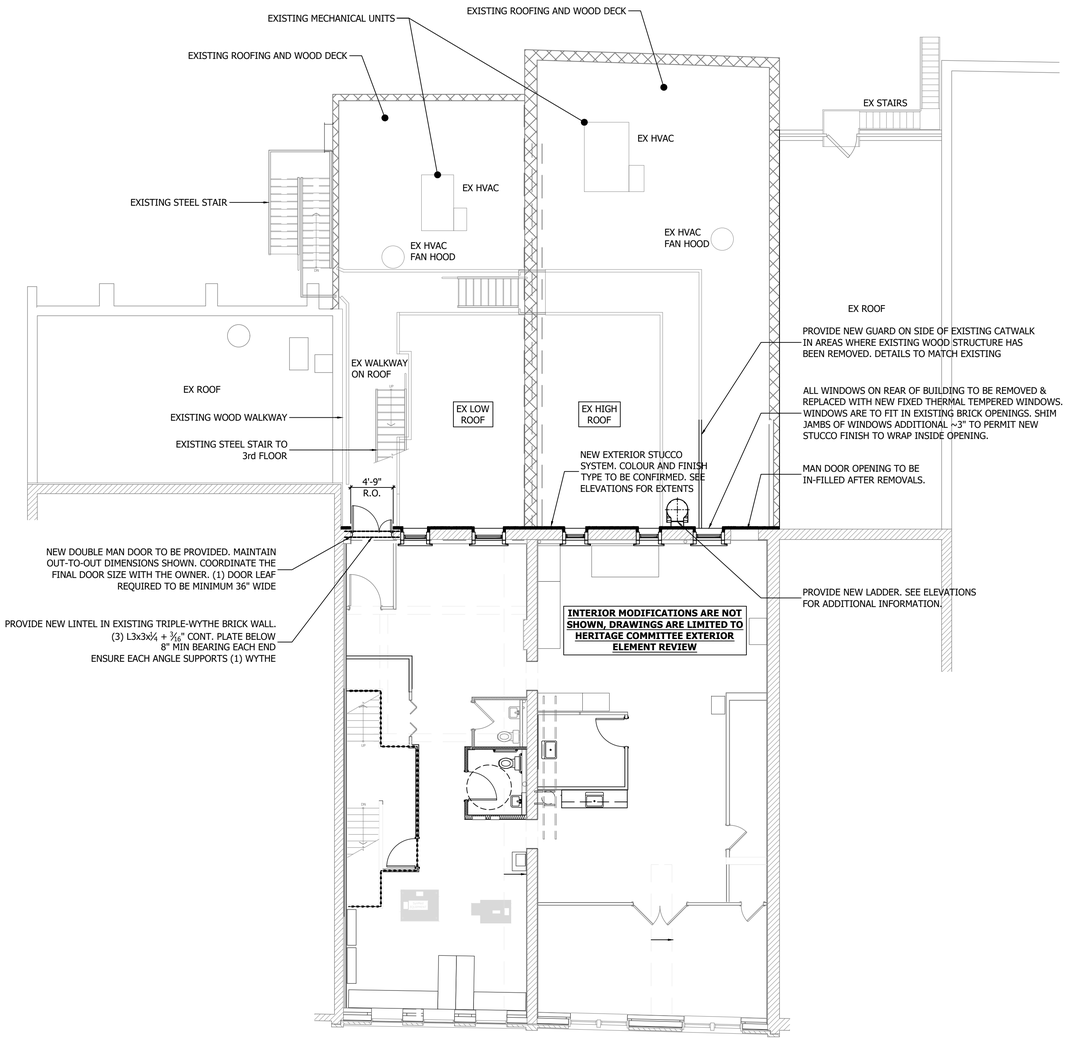
GENERAL NOTES (ALL DESIGN REFERENCE STANDARDS TO CURRENT EDITION)

GENERAL:

1. ALL WORK SHALL CONFORM TO THE ONTARIO BUILDING CODE, ONT. REG. 163/24.
2. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE LEGISLATION AND REGULATIONS INCLUDING BUT NOT LIMITED TO, OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS.
3. THE CONTRACTOR SHALL AS PART OF HIS WORK CHECK AND VERIFY ALL DIMENSIONS AND ELEVATIONS AND REPORT ANY DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH CONSTRUCTION.
4. SAFEGUARD AND PROTECT ALL EXISTING STRUCTURES, SERVICES AND UTILITIES WHICH MAY BE AFFECTED BY THE WORK OF THIS CONTRACT.
5. OWNER/CONTRACTOR TO NOTIFY ENGINEER FOR INSPECTION DURING CONSTRUCTION. SPH ENGINEERING NOT RESPONSIBLE FOR INSPECTIONS NOT PERFORMED DUE TO NON-NOTIFICATION.
6. AS PART OF THIS DEMOLITION / CONSTRUCTION WORK, ANY ELECTRICAL & MECHANICAL SERVICES THAT WILL BE EFFECTED BY THE SCOPE OF THIS WORK IS REQUIRED TO BE REMOVED, REINSTALLED &/OR RELOCATED. THE CONTRACTOR IS TO CONFIRM ON SITE ALL REQUIREMENTS & COORDINATE WITH OWNER DURING ANY SCHEDULED SHUTDOWNS, IF REQUIRED. COORDINATE WITH ELECTRICAL & MECHANICAL DESIGN DRAWINGS.
7. LOCATION AND DEPTH OF ALL EXISTING UTILITIES TO BE DETERMINED BY THE CONTRACTOR. REPORT ANY CONFLICTS FOUND BETWEEN EXISTING UTILITIES AND PROPOSED SITE WORKS TO SPH ENGINEERING FOR REVIEW. ADDITIONAL INVESTIGATION MAY BE REQUIRED TO CONFIRM LOCATION/DEPTH OF EXISTING UTILITY.

MECHANICAL & ELECTRIC ITEMS:

AS PART OF THE DEMOLITION OR CONSTRUCTION WORK ELECTRICAL OR MECHANICAL ITEMS THAT WILL BE EFFECTED BY THIS WORK ARE REQUIRED TO BE REMOVED AND REINSTATED OR RELOCATED. THE CONTRACTOR IS TO CONFIRM ON SITE ALL REQUIREMENTS AND CONFIRM WITH OWNER AN SCHEDULED SHUTDOWNS IF REQUIRED.



SECOND FLOOR PLAN - PROPOSED

SCALE: ⅛" = 1'-0"

THIS DRAWING IS THE PROPERTY OF SPH ENGINEERING INC. AND IS NOT TO BE COPIED OR DISTRIBUTED FOR ANY REASON OR BY ANY MEANS WITHOUT THE PERMISSION OF THE OWNER.

STAMP: LICENSED PROFESSIONAL ENGINEER — 2026-06-22 — J. W. HEATHER — 100119857 — PROVINCE OF ONTARIO

NORTH ARROW

No.	DESCRIPTION	DATE
REVISIONS		
-	-	-
-	-	-
-	-	-
-	-	-
6	HERITAGE APPLICATION	2026-06-22
5	BUILDING PERMIT	2026-06-04
4	CLIENT REVIEW	2026-05-29
3	CLIENT REVIEW	2026-05-04
2	CLIENT REVIEW	2026-04-24
1	CLIENT REVIEW	2026-04-01
No.	DESCRIPTION	DATE
ISSUED		

SPH ENGINEERING INC.
REAL WORLD ENGINEERING SOLUTIONS
485037 SWEABURG ROAD
WOODSTOCK, ONTARIO
N4S 7V6
TEL: 519-539-5700
www.spheng.com

CLIENT

YUREK
519 TALBOT STREET
ST. THOMAS ON.

PROJECT

INTERIOR
RENOVATIONS

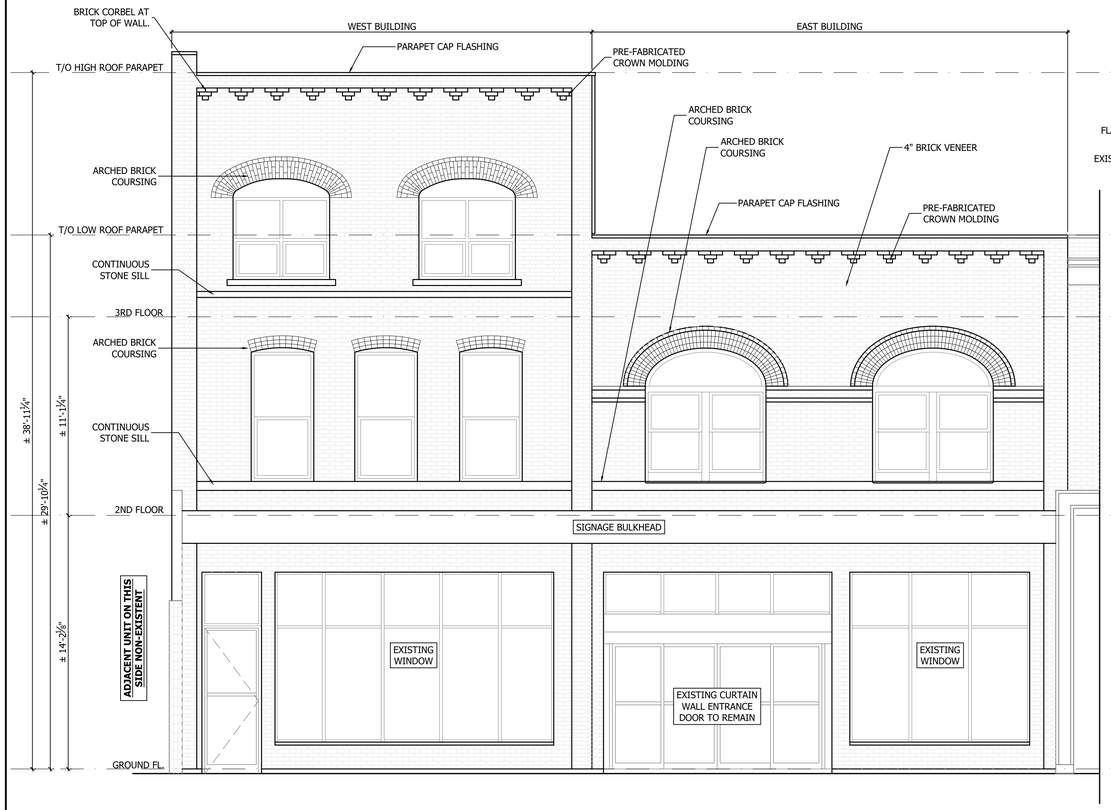
TITLE

DEMO & PROPOSED
PLAN LAYOUTS
HERITAGE APPLICATION

SCALE	DRAWN	CHECKED
AS NOTED	CAP	JWH
PLOT DATE	PROJECT No	DRAWING No
2026-06-22	26025	A8

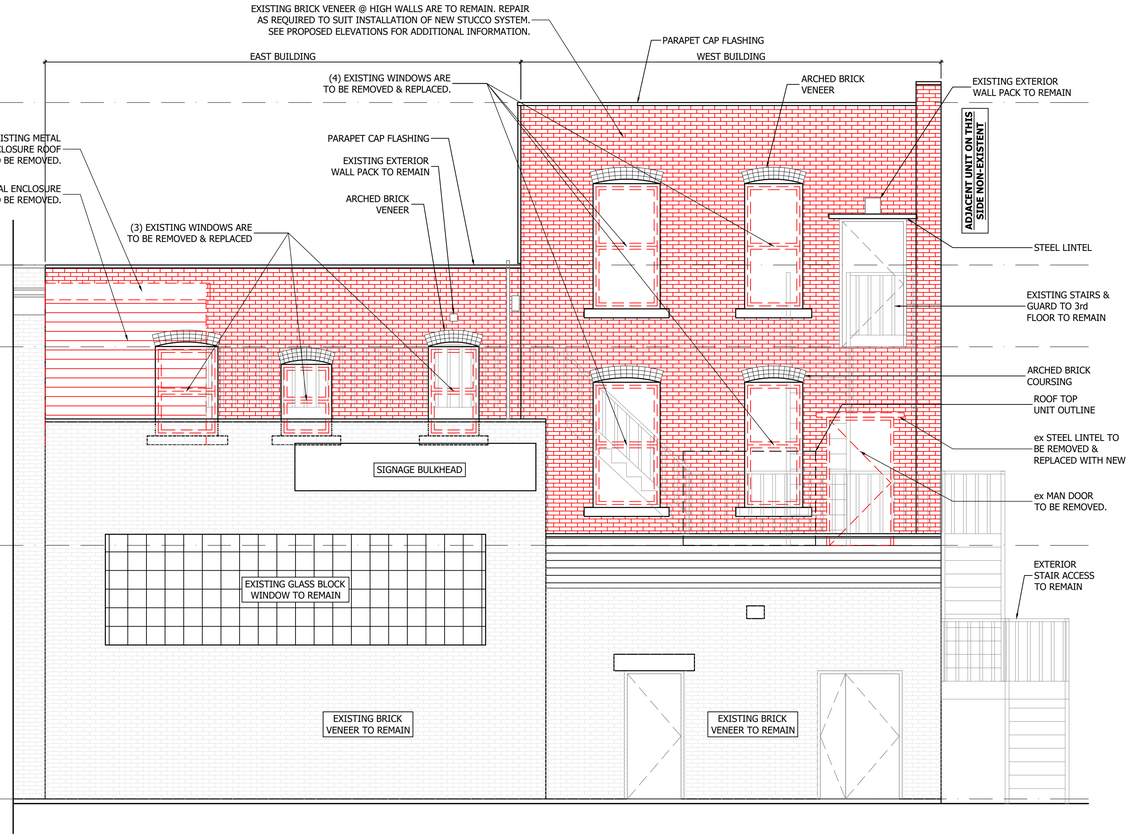
SHEET SIZE: 24" x 36"

Z:\2026\26025 YUREK PHARMACY FIRE DAMAGE REPAIRS\26025MAIN2.DWG



SOUTH ELEVATION (FRONT OF BUILDING) - NO CHANGE

SCALE: ¼" = 1' - 0"

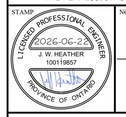


NORTH ELEVATION (REAR OF BUILDING) - DEMOLITION

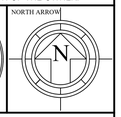
SCALE: ¼" = 1' - 0"

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STAMP



NORTH ARROW



No.	DESCRIPTION	DATE
REVISIONS		
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-	-	-
-	-	-
-	-	-
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SPH ENGINEERING INC.
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TEL: 519-539-5700
www.spheng.com

CLIENT

YUREK
519 TALBOT STREET
ST. THOMAS ON.

PROJECT

INTERIOR
RENOVATIONS

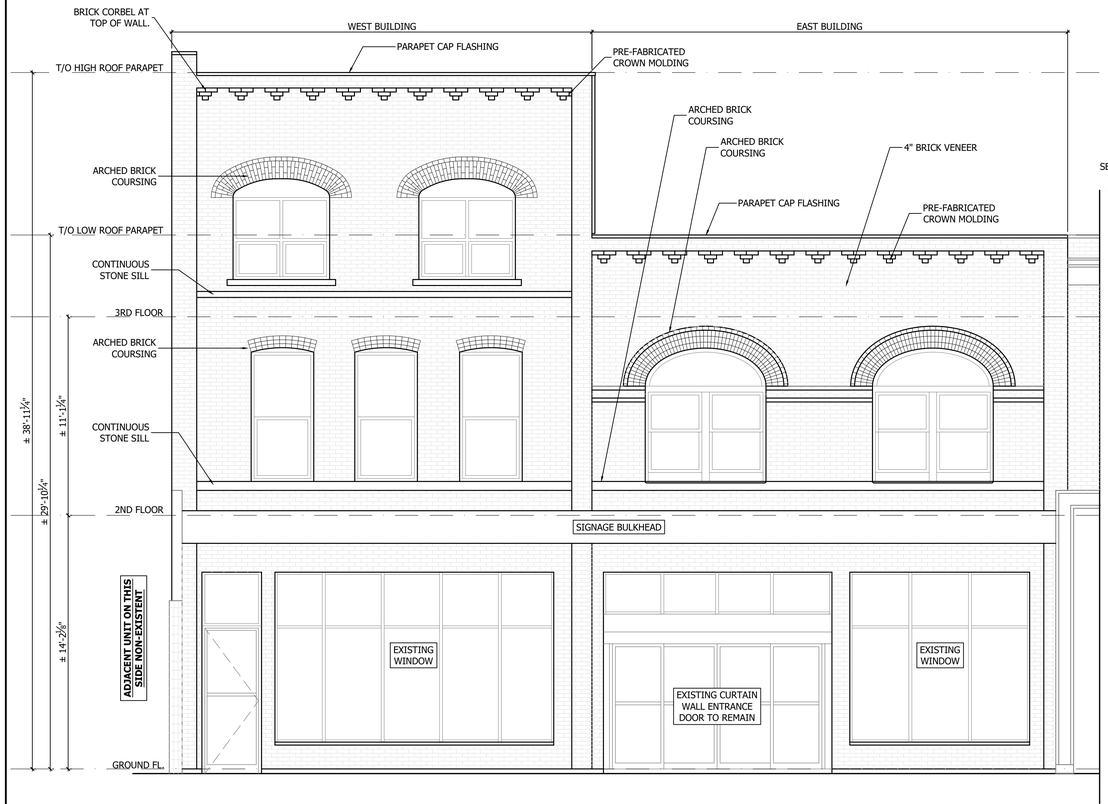
TITLE

DEMOLITION
EXTERIOR ELEVATIONS
HERITAGE APPLICATION

SCALE	DRAWN	CHECKED
AS NOTED	CAP	JWH
PLOT DATE	PROJECT No	DRAWING No
2026-06-22	26025	A9

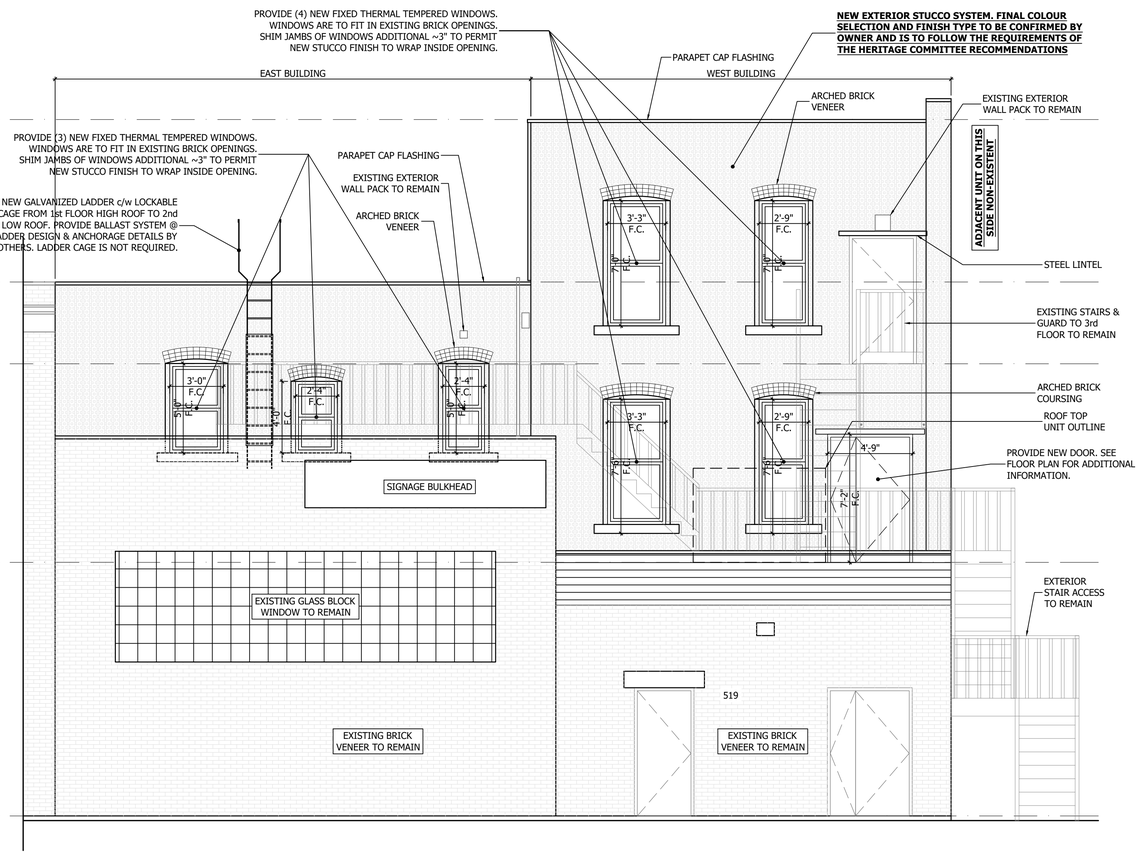
SHEET SIZE: 24" x 36"

Z:\2026\26025 YUREK PHARMACY FIRE DAMAGE REPAIRS\26025MAIN2.DWG



SOUTH ELEVATION (FRONT OF BUILDING) - NO CHANGE

SCALE: ¼" = 1' - 0"



NORTH ELEVATION (REAR OF BUILDING) - PROPOSED

SCALE: ¼" = 1' - 0"

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STAMP

LICENSED PROFESSIONAL ENGINEER
2026-06-22
J. W. HEATHER
100119857
PROVINCE OF ONTARIO

NORTH ARROW

No.	DESCRIPTION	DATE
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RENOVATIONS

TITLE

PROPOSED
EXTERIOR ELEVATIONS
HERITAGE APPLICATION

SCALE	DRAWN	CHECKED
AS NOTED	CAP	JWH
PLOT DATE	PROJECT No	DRAWING No
2026-06-22	26025	A10

Z:\2026\26025 YUREK PHARMACY FIRE DAMAGE REPAIRS\26025MAIN2.DWG

SHEET SIZE: 24" x 36"





PERMIT# 16-26

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:	Adding stucco cladding to second and third levels of rear elevation (includes covering a man door that would be removed), replacing a man door, adding a ladder, replacing 7 existing windows with new windows, and removing a metal enclosure. File No. HAP-16-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ___ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

Clerk

Mayor

DRAFT

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 24, 2026

Fahad Sheikh
7501 Silver Creek Crescent
London, ON
N6P 0G6

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-14-26**
Property:	**735 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
Pam Hastie, Deputy Chief Building Official
Parth Patel, Navkaar Ltd.

ST. THOMAS
THE RAILWAY CITY

PERMIT# 14-26

HERITAGE ALTERATION PERMIT

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

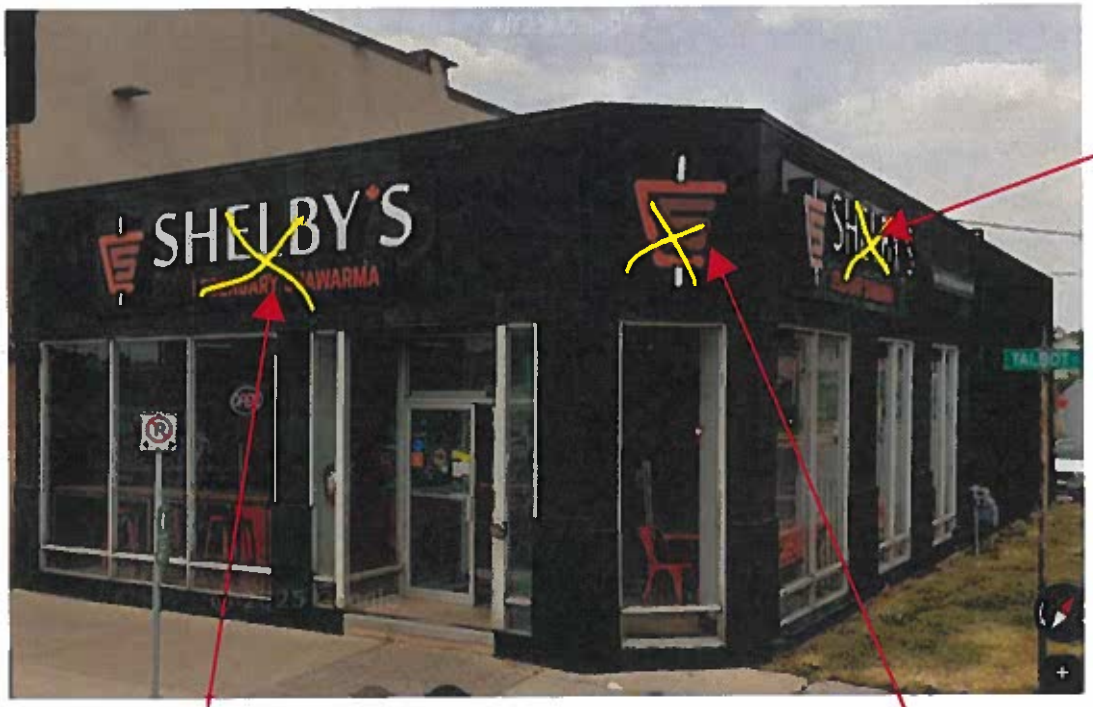
To:	Fahad Sheikh 7501 Silver Creek Crescent, London, ON, N6P 0G6
For:	New Signage at 735 Talbot Street, as per File No. HAP-14-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this 25th day of June, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

Director of Planning and Building Services



Sign 2



will the signs be illuminated?

Hello Pam.. Here are the details you requested. The signs are a 3mm aluminum composite, with UV resistant graphics,

Signs will not be illuminated.

The wall is stucko over a solid brick structural backup wall and so the sign will be direct mouted with a 1/4"x 4" concrete tapcon which will Go through the stucco and hold into the brick, every 24" horizontally across 3 vertical rows using 21 total fasteners
the weight of sign is 24 kg each

76

Sign 1



Existing signs being removed
(previously installed under permit 2021-26 :
sign sizes 4'-0"x 16-0"')

Sign 3

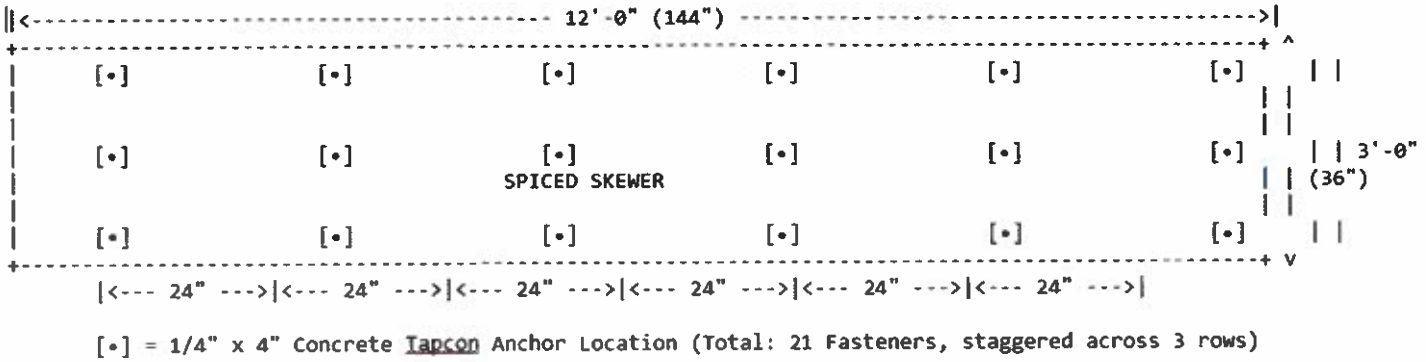


Existing signs being removed
(previously installed under permit 2021-26 :
sign sizes 3'-0"x 4'-0")

Sign 1 & 2:

The sign is 12 ft x 3 ft a 3mm aluminum composite, with UV resistant graphics, Signs will not be illuminated.



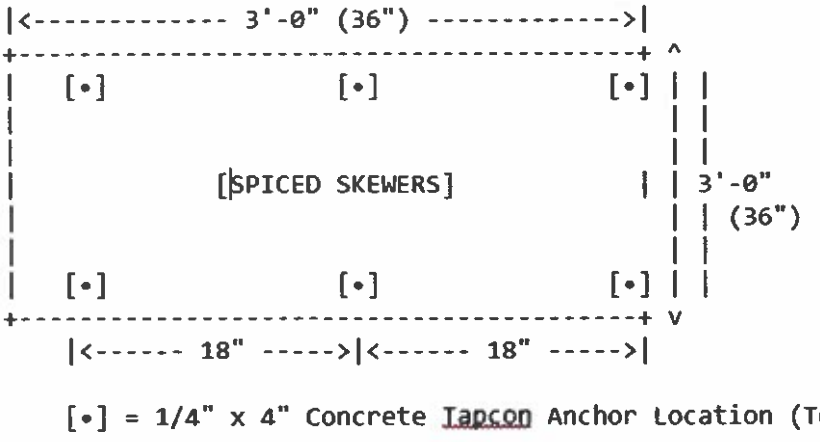


Temporary / Permanent	Length	Width
○ Temporary ◉ Permanent	3.66 m	0.91 m
Thickness	**Max height above grade**	**Weight**
0.05 m	3.5 m	27 kg

Sign 3:

unlit sign type #2 to go on the smaller area of th store front in the size of 3' x 3
The sign is 3mm aluminum composite, with UV resistant graphics, Signs will not be illuminated.





[•] = 1/4" x 4" Concrete Tapcon Anchor Location (Total: 6 Fasteners)

Temporary / Permanent	Length	Width
◯ Temporary ◉ Permanent	0.91 m	0.91 m
Thickness	**Max height above grade**	**Weight**
0.05 m	3.5 m	7 kg

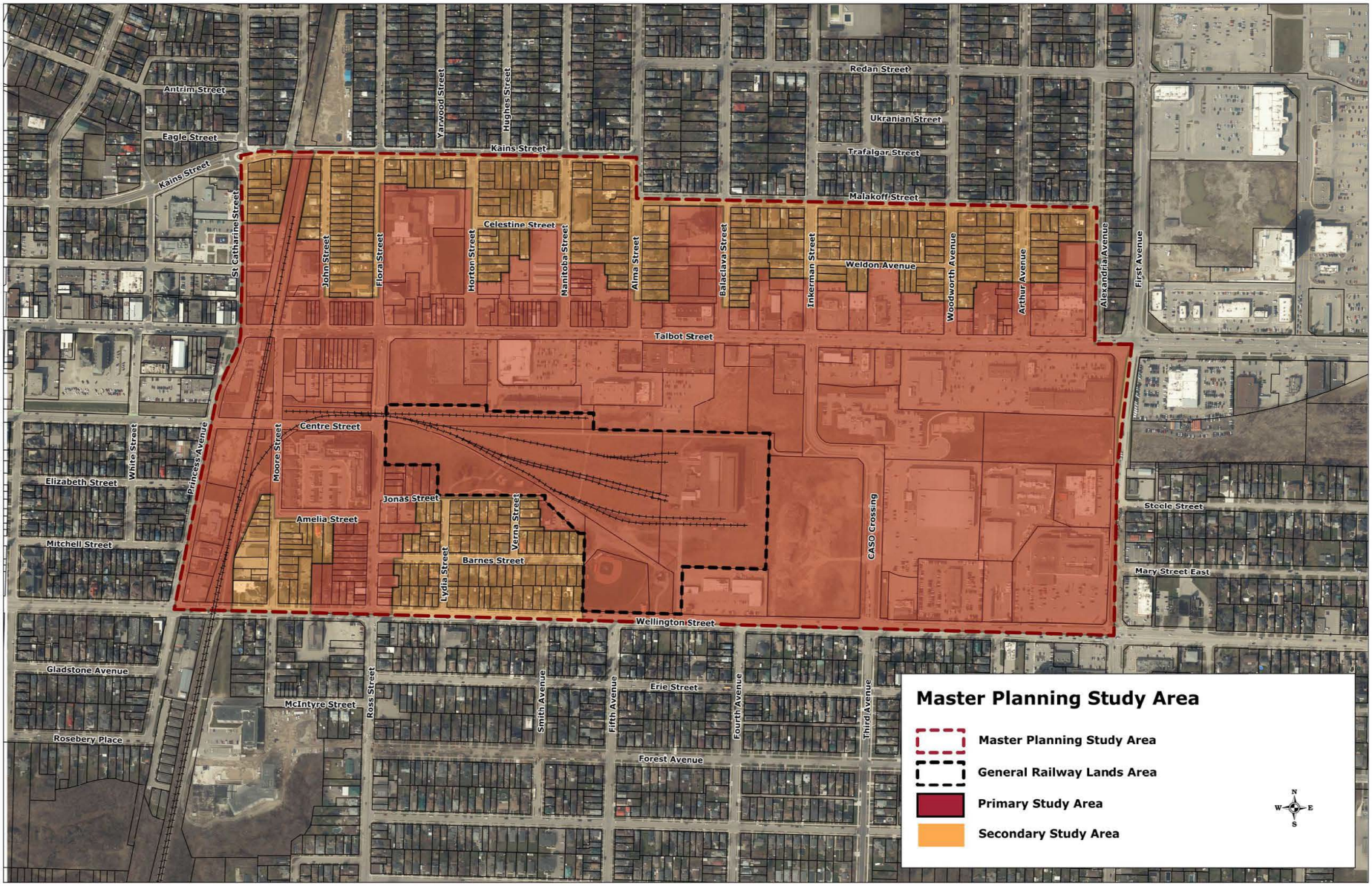
Railway Lands Area Master Plan

Overview

Heritage Advisory
Committee Meeting
July 2026

Overview

- Study Area
- Why are we preparing a Plan for the area?
- What's involved/process?
  - Committee involvement
- What could it result in?
- Phase 1: Existing Context
- Engagement and project information: Speak Up, St. Thomas


Antrim Street
Eagle Street
Kains Street
Kains Street
Yarwood Street
Hughes Street
Redan Street
Ukranian Street
Trafalgar Street
Malakoff Street
St Catharine Street
John Street
Flora Street
Celestine Street
Horton Street
Manitoba Street
Alma Street
Balaclava Street
Inkerman Street
Weldon Avenue
Woodworth Avenue
Arthur Avenue
Alexandria Avenue
First Avenue
Talbot Street
White Street
Princess Avenue
Moore Street
Centre Street
Elizabeth Street
Jonas Street
Amelia Street
Verna Street
Lydia Street
Barnes Street
CASO Crossing
Steele Street
Mitchell Street
Mary Street East
Wellington Street
Gladstone Avenue
McIntyre Street
Ross Street
Smith Avenue
Fifth Avenue
Erie Street
Fourth Avenue
Third Avenue
Rosebery Place
Forest Avenue
Master Planning Study Area
Master Planning Study Area
General Railway Lands Area
Primary Study Area
Secondary Study Area
N
W
E
S

Primary Study Area - General Railway Lands








Primary Study Area – Talbot St





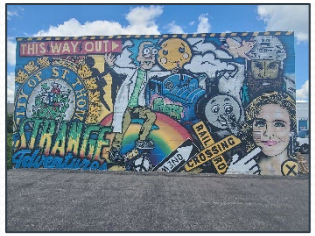



Primary Study Area – Other









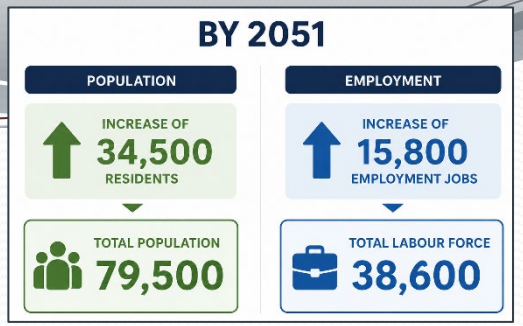
Secondary Study Area



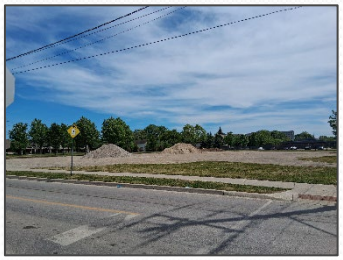





Why are we preparing a plan for this area?

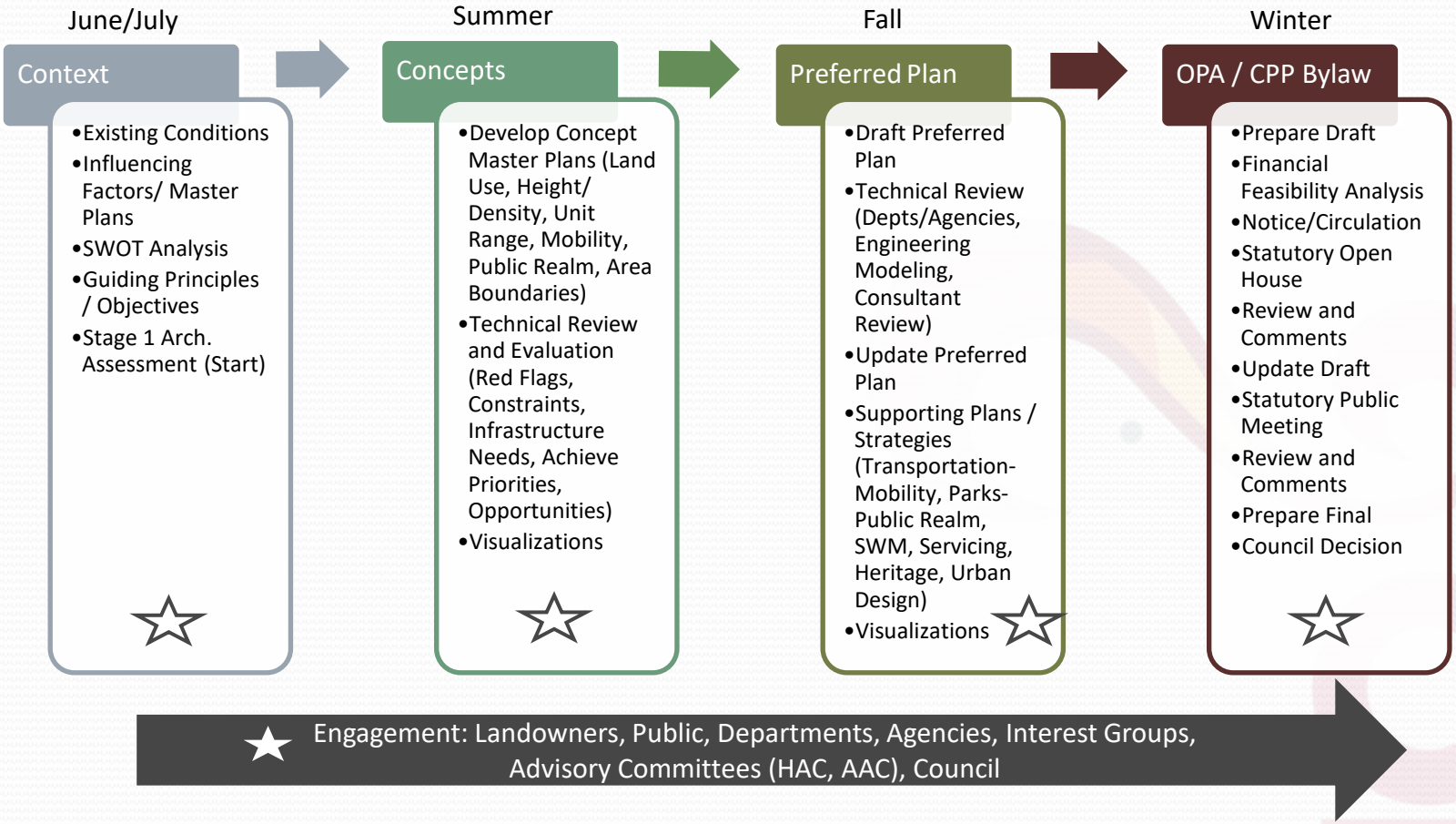


- As part of the planning for our overall growth in St. Thomas over the next 25 years
- To identify appropriate areas for new residential housing and density to provide housing options as we grow
- To ensure there is a comprehensive plan for this redevelopment area
- To facilitate redevelopment of known or suspected brownfield lands
- To ensure there is a plan in place that addresses the potential for larger scale intensification in an area with significant cultural heritage resources
- To help support commercial/business and employment uses on Talbot St, Wellington/First Ave and surrounding areas
- To review the existing land use and development permissions for properties within the Study Area and allow for a range of land uses that could occur on future




What is involved? What is the process?



What could it result in?

Official Plan Amendment

- Secondary Plan OR
- Special Policy Area OR
- Land Use Changes w/ Special Policies

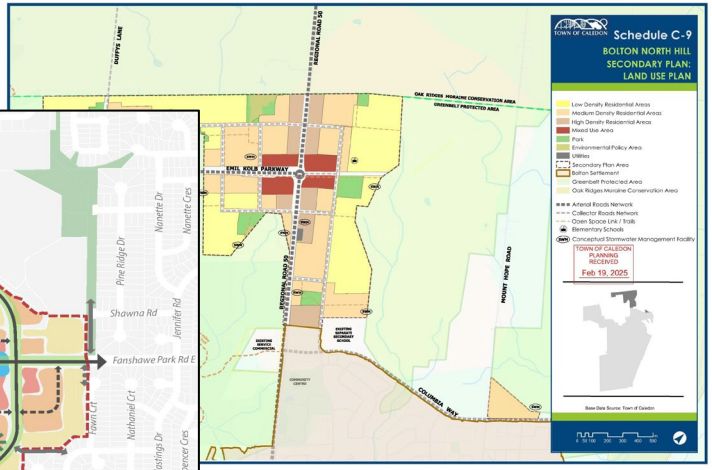
Community Planning Permit Bylaw

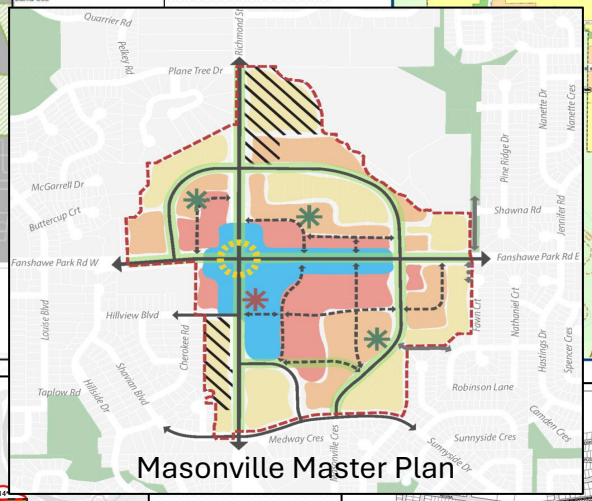
- Amendment to Existing Bylaw OR
- New Bylaw

Master Plan would recommend which portions of the Study Area to amend the Official Plan and where to amend or create a new Community Planning Permit Bylaw

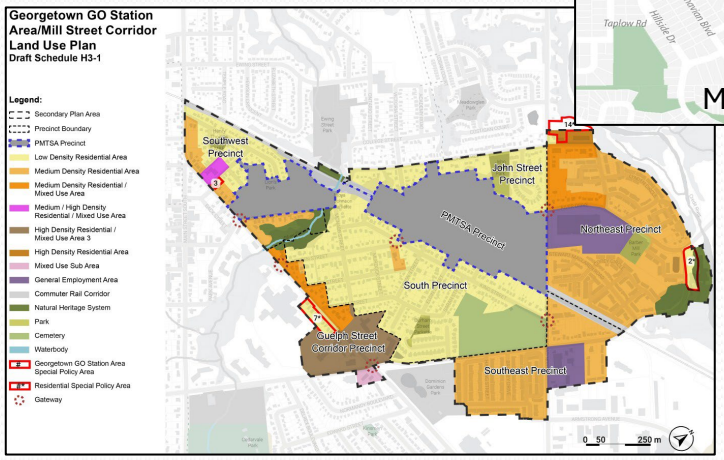
Master Plan/Secondary Plan/Land Use Plan Examples

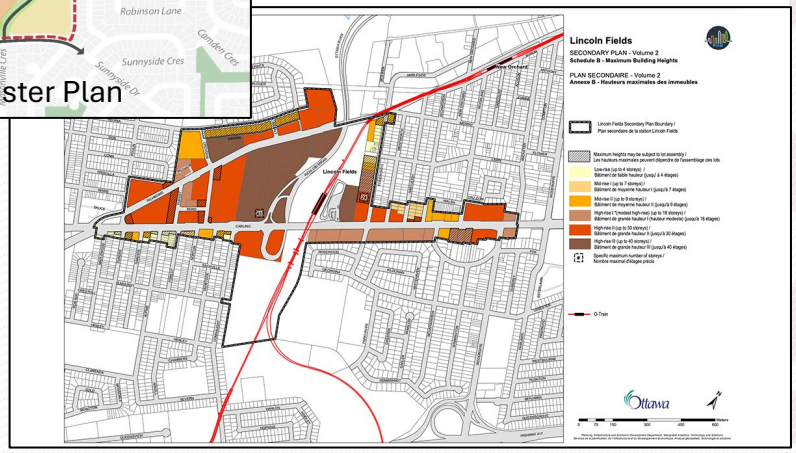






Masonville Master Plan





In 2025, St. Thomas adopted polices to allow for a new Community Planning Permit System for development areas of the City as a land use planning tool for more streamlined development approvals.

Community Planning Permit Bylaw

What is it?

It is a land use planning tool that combines Zoning By-law Amendments, Minor Variances and Site Plan Applications into one application and approval process.

Formerly known as the Development Permit System (DPS), a CPPS provides an alternative to the typical planning approval process

How does it get used?

The Bylaw would replace zoning and provide steps for the development process. A permit would be needed for development which must be reviewed within 45 days. A Building Permit is still needed upon approval of a Community Planning Permit.

What would be in a CPPS Bylaw?

The permitted land uses along with discretionary uses, the development standards, community benefits, classes of development, approval authority, criteria for conditions of approval, agreements, the application process, the land area, etc.

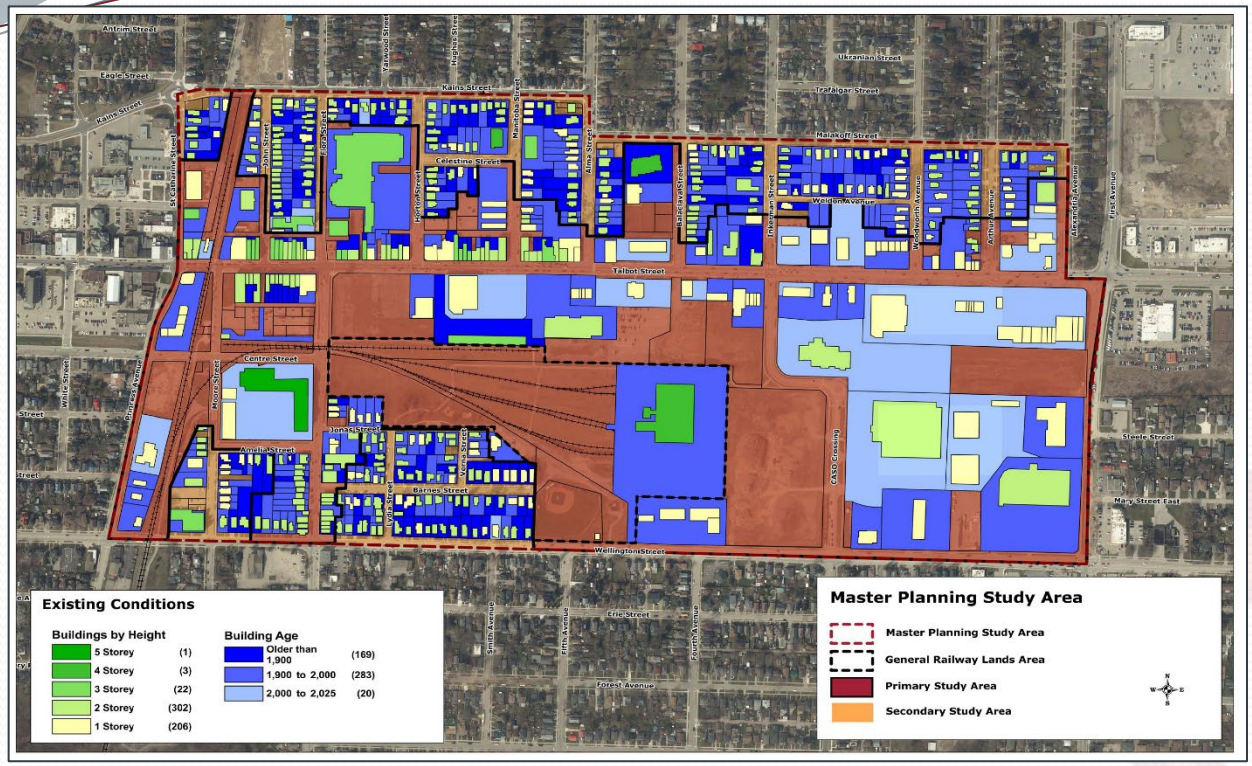
What are some of the benefits?

A streamlined development process; reduced complexity, flexible system; a broader scope of review; support for local goals like housing diversity and affordable housing, high-quality sustainable design, amenities and environmental protection

Phase 1: Context
Existing Conditions Summary

- Planning: OP, Zoning, Design Guidelines, Studies, Built Form
- Infrastructure: Sanitary, Water, Storm, Roads, Transit
- Resources: Cultural Heritage, Natural Heritage, Community

Existing Conditions / Future Plans



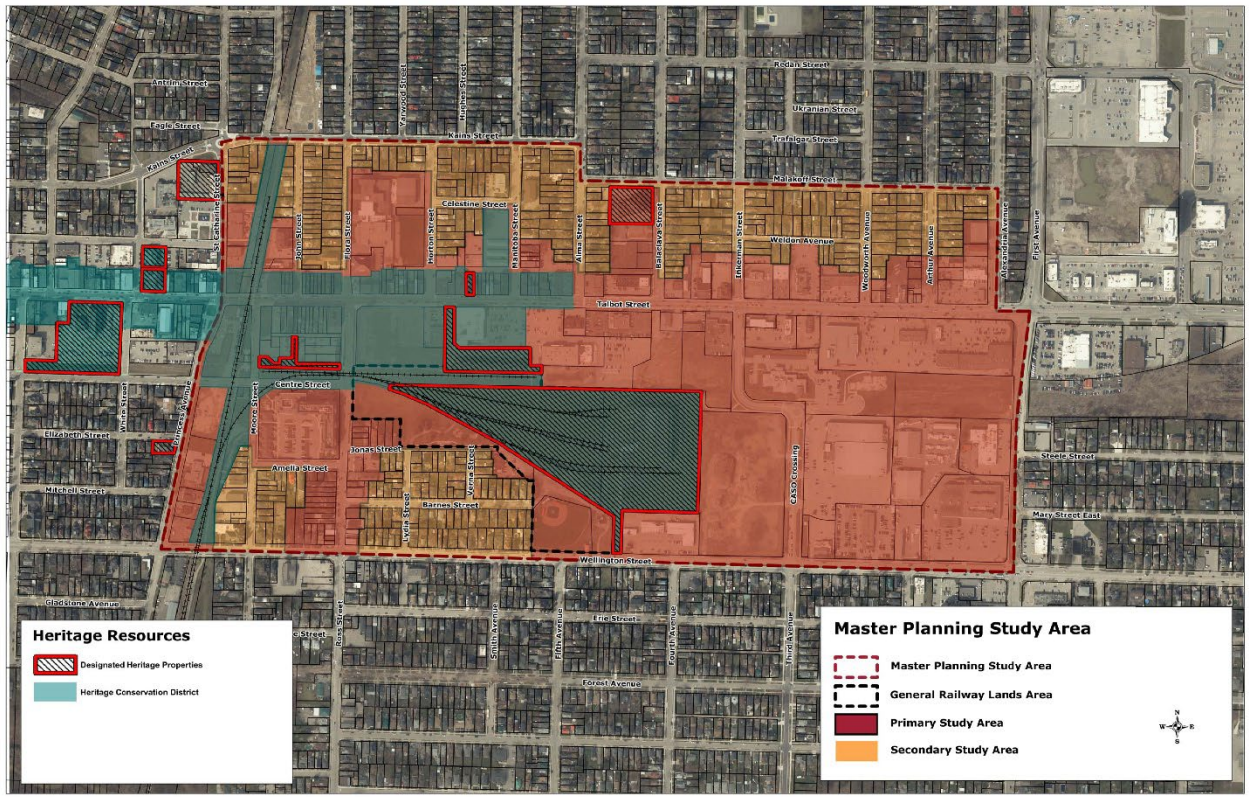
Built Form

Existing Conditions

- Low-rise residential neighbourhoods – 1 to 2 storey dwellings, large number of peaked roofs, significant amount of front porches, almost no garages in front, reduced front yard setbacks, mix of brick and siding, range of lot sizes, generous lot frontages
- Talbot St (Central) – main street condition 2-3 storeys, ground-floor commercial with mixed use/res above
- Talbot St (East) – mainly 1 storey commercial buildings, small lot coverage
- East side - Some larger commercial blocks with <20% lot coverage, 1-2 storey buildings, surface parking, flat roof
- Ross St – low-rise, mixed-use buildings
- Recreation and institutional blocks



Existing Conditions / Future Plans



Cultural Heritage Resources & Archaeological

Existing Conditions

- 5 properties in Study Area designated under Part IV
- Lands in Study Area within Part V Downtown St. Thomas Heritage Conservation District
- HCD Study, Plan, Guidelines

Future Plans

- Undertake Stage 1 Archaeological Assessment (Railway Lands Study)
- Undertake Cultural Heritage Impact Assessment (Railway Lands Study)

Official Plan Policies (portion)

- …Council shall endeavor to recognize and preserve the heritage resources of the City of St. Thomas. Heritage resources include archaeological sites, buildings and structures of architectural, historic or engineering interest, groups of buildings or structures which are of interest and value in the landscape and rural and urban landscapes…(4.6.1)
- A heritage conservation district for the downtown area of St. Thomas has been designated by City Council and…will be used in the evaluation of planning and development applications in the area…(4.6.11.2)
- The Downtown St. Thomas HCD Plan includes a comprehensive set of design guidelines to direct future development and to protect the unique character of the area and encourages the retention of existing structures and landscapes that contribute to the downtown character of the area. The design of buildings in the Downtown St. Thomas HCD shall, at all times, have regard to the detailed architectural and urban design guidelines and intent of the Downtown St. Thomas HCD Plan. (4.6.11.3)

Other Considerations & Influencing Factors

New Official Plan

- City-wide review with planning horizon to 2051
- Will establish land use and other guiding policies
- Commercial, Land Studies



Provincial Direction

- Streamline Official Plans and land use designations
- Build more homes faster
- Housing and jobs growth
- Streamline development



Brownfields

- Former rail-lands and industrial uses
- Site assessments / RSCs
- Rehab to allow new uses
- Community Improvement



Rail-line /Corridor

- L&PS rail corridor
- Future use / connections
- Land use compatibility and new adjacent uses
- Tourism function



Connectivity

- Railway Lands – Talbot St
- Public street access for land parcels
- Recreation, cultural and transit connections



Parking

- Future needs
- Recreation, museum, events, community use
- Shared use/ structured
- Transport. demand mgt.



Compatibility

- Height of new buildings
- Compatibility/existing area
- Bldg. setbacks/step-backs
- Urban design, heritage



Railway Museum

- Existing bldg./future plans
- Synergy with other uses
- Access, parking, events
- Views and connections



Engagement & Project Information

Railway City Central (The RCC) 2051

Planning for the future of the Railway Lands and surrounding area.

+ Follow



Railway Lands Area Master Plan | Speak Up, St. Thomas

What's New	About the Project	Study Area Map	Planning Process	Share Your Story	Get Involved
Survey/ Places	Where Are We Now	Shape the Future	FAQs	Timeline	Document Library

Railway Lands Area Master Plan

Overview

Contact Information:
Railway Lands Area Master Plan | Speak Up, St. Thomas

Brandon Sloan: bsloan@stthomas.ca
Michelle Knieriem: mknieriem@stthomas.ca

Heritage Advisory Committee Meeting
July 2026

ST. THOMAS
THE RAILWAY CITY

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

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

OFFICE USE: Date Application Received: _____ Consultation Date: _____
Date Application Deemed Complete: _____ File Number: _____

OWNER/APPLICANT

1. Property Owner
   Name: Sean Marcy
   Address: 452/456 Talbot St.
   Postal Code: N5P 1B9 Phone: 519-871-7889 Fax: 519-207-3061
   Email: Seanmarcy9@gmail.com
2. Agent/Applicant
   Name: Megan Pickersgill / Sean Dyke
   Company: St. Thomas Economic Development Corporation
   Address: 545 Talbot Street. St. Thomas
   Postal Code: N5P3V7 Phone: 5196311680 x4132 Fax: _____
   Email: mpickersgill@stthomas.ca / sdkye@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: 456/452 Talbot St., St. Thomas, ON. N5P 1B9
2. Legal Description: _____

SUMMARY OF WORK PROPOSED

1. What kind of permit is required?

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

2. How is the property designated?

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

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

☐ demolition of a building or part of a building, such as a building façade

☐ removal of a building to a different location on site or to another site

☐ erection of a new building, a new façade, a new storefront, an addition to an existing building, a new garage or a wall

☐ structural intervention that affects the external appearance of a building

☐ repointing and repairing masonry, cleaning masonry of paint or grime, or painting or staining

☐ removal of parging, External Insulation and Finish System, siding or façade screen from walls or installation of new wall material to replace or cover existing wall material

☐ alteration of doors and windows, their heads and their surrounds, or cutting of new door and window openings in walls

☐ alteration of roofline or skyline by changes to comices, overhangs, eaves, parapets, chimneys, domers, rooftop equipment, towers and roof shape, or alteration of historic roof coverings such as slate

☐ removal or addition of architectural detail, such as storefront comices, decorative brickwork, stone trim, brackets, window shutters, awnings, porches and balconies

☑ erection of a sign

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

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

- artist to scale drawing
- artist concept

Type text here

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.

- This wall abuts Hepburn Parkette on the East Side and will reflect the nature of the parkette
- An existing mural that is deteriorating will be painted over - but documented in full and represented on an interpretative panel within the park, including its historical context and story to the City of St. Thomas
- concept: Inspired by the connection between urban spaces and the natural world, this Hepburn Park mural transforms a city wall into a living garden. Blending a female figure with birds, flowers, and folklore, the artwork symbolizes growth, protection, and renewal. It stands as a welcoming landmark for St. Thomas, inviting passersby to pause, reflect, and reconnect with nature.
- colour scheme is subdued neutrals of green, yellow and red (See drawing).
- proper exterior paint will be applied ensuring longevity (Sherwin Williams Reslience Line)

Type text here

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 Sean Macy, 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, Megan Pickersgill (name of applicant) of St. Thomas (City) in the province of Ontario,

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

Sworn (or declared) before me at the St. Thomas (City) on this 08 (Day) day of June (Month), 2026 (Year).

Megan P — Megan P — ~~June 8, 2026~~ June 12, 2026

Signature of Owner or Authorized Agent — Date

Brittany Jessome — June 12, 2026

Signature of Commissioner of Oaths, etc. — Date

BRITTANY LYNN JESSOME, a Commissioner, etc., Province of Ontario, for the Corporation of the City of St. Thomas. Expires September 10, 2026.

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, Sean Marcy, 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.

May 28, 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, Sean Marcy, 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 28/2021
Date

Signature of Owner

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

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT

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

July 3, 2026

Megan Pickersgill
545 Talbot Street
St. Thomas ON
N5P 1B9

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-17-26**
Property:	**452-456 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,

Michelle Knieriem, MCIP, RPP
Manager of Planning Services

cc: Sherry Steadman, Legislative Services Coordinator, City of St. Thomas
Sean Marcy (Owner)
Kevin McClure, Senior Planner, City of St. Thomas

MEMO

DATE: **July 3, 2026**

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

SUBJECT: **Heritage Alteration Permit**
452-456 Talbot Street
HAP-17-26

Please find attached a Heritage Alteration Permit Application for 452-456 Talbot Street that has been submitted by the St. Thomas Economic Development Corporation (EDC) on behalf of the owner of 452-456 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 proposing to paint a mural on the building. The proposed mural would be on the side elevation of the building, fronting onto the Hepburn Parkette. The application indicates it would replace the existing mural on the building and the existing mural would be document in full and represented on an interpretive panel in Hepburn Parkette. A photo of the existing mural is included as Appendix "A" to this report.

The following is for the Municipal Heritage Committee's consideration based on the policies and guidelines in the HCD Plan.

4.3.2.4 Materials

The policy of Section 4.3.2.4 directs to avoid painting surfaces (especially exterior) such as brick masonry with acrylic paints as they create a non-permeable coating that does not allow for moisture to dry through the brick. The applicant has indicated that they will be using exterior paint from the Sherwin Williams Resilience Line. The side elevation where the mural would be located is already painted, including an existing mural. The applicant has indicated that the new mural would replace the existing mural which they identify as deteriorating.

The Committee will need to determine whether the proposed mural is in keeping with the above-noted policy.

4.3.2.5 Paint

The policy of section 4.3.2.5 indicates to avoid painting masonry surfaces including brick as it prevents the proper drying of the brick and ultimately damages the masonry. The guidelines identify to avoid painting with colours that do not complement the character of the HCD, such as overly bright or neon colours.

As noted by staff in the above discussion on Section 4.3.2.4 Materials, the proponent is applicant has indicated that they will be using exterior paint from the Sherwin Williams Resilience Line. The side elevation where the mural would be located is a painted brick wall, including an existing mural. The applicant has indicated that the new mural would replace the existing mural which they identify as deteriorating. The applicant has also indicated that the colour scheme of the mural will be subdued neutrals of green, yellow and red. A picture of the proposed mural is included in the applicant's submission package.

The Committee will need to determine whether the proposed mural is in keeping with the above-noted policy.

4.3.2.11 Site and Rear Elevations

As the proposal involves alterations to the side elevation, Section 4.3.2.11 Site and Rear Elevation would apply which notes that while typically HCD policies and guidelines focus on the front façade of buildings, many rear and side elevations are visible from side streets and parking areas. The side elevation of 452/456 Talbot Street fronts onto the Hepburn Parkette, making it visible from both the Parkette and Talbot Street. Policies in Section 4.3.2.11 include to maintain, repair, conserve or restore original cladding materials on side or rear elevations where possible. The brick cladding is proposed to remain. Staff note that the brick cladding on this side elevation is currently painted.

The Committee will need to determine whether the proposed paint is in keeping with the above-noted policy with consideration for the above-noted guidelines.

4.8.7 Commemorative Character Elements

Section 4.8.7 Commemorative Character Elements would apply which indicates that commemorative signs, plaques, murals and railway thematic features may not be considered heritage features unto themselves, but they contribute to the historic experience and context of the study area. These features tie the study area together visually and the unifying theme ties the community together.

The policy of this section directs to retain and maintain the commemorative character elements within the HCD, including historically themed murals, banners, commemorative or interpretive signs, plaques, utility box image wrapping and railway themed street furniture or objects. The guidelines of this section support the continued installation of commemorative character elements

in the HCD, encourage consideration for the placement and composition of interpretive and commemorative elements to avoid creating areas that are over-crowded when adding additional commemorative elements, and encourages the consideration of side facades of non-contributing building or those that do not contain original masonry to avoid damaging or obscuring original building materials by adding new painted murals.

The proposed mural, while on a contributing heritage resource, would be located on a side elevation that is already painted and would replace an existing mural. A photo of the existing mural is included in Appendix “A”. A picture of the proposed mural is included with the applicant’s submission.

The Committee will need to determine whether the proposed mural is in keeping with the above-noted policy with consideration for the above-noted guidelines.

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,

Michelle Knieriem, MCIP, RPP
Manager, Planning Services

Appendix "A" – Existing Mural




COMPLEMENTARY
MURAL AREA

PERMIT# 17-26

HERITAGE ALTERATION PERMIT

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

To: Sean Marcy
452-456 Talbot Street, ON, N5P 1B9

For: Adding a mural. File No. HAP-17-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ___ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

DRAFT

Clerk

Mayor

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

NOTICE OF RECEIPT FOR HERITAGE ALTERATION PERMIT

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

July 8, 2026

1001058507 Ontario Inc
1000 Pond Mills Road
London, ON
N6N 1A2

Re:	**Notice of Receipt** **Heritage Alteration Permit**
File No.:	**HAP-18-26**
Property:	**431 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

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

MEMO

DATE: **July 8, 2026**

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

SUBJECT: **Heritage Alteration Permit**
431 Talbot Street
HAP-18-26

Please find attached a Heritage Alteration Permit Application for 431 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.

The applicant is looking to install several new vents in the roof of the rear of the building at 431 Talbot Street. While the application form provides that the vents are intended to be less than 42-inches in height, the mechanical drawings that were submitted provide a height of 64-inches (6-feet) and a minimum setback of 12-feet from the rear building wall. This information was clarified with the applicant's consultant and the greater height is being advanced to allow for some flexibility in the final design.

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

4.3.2.10 - Roofs and Parapets

This section of the HCD Plan provides that roofs and parapets make up an important part of character defining elements and they are most important when visible from street level. Further, the policies of this section provide to, *"set features such as mechanical equipment, penthouses and other rooftop elements back from the façade line so that the new features are not visible from street level"*.

As noted in the application materials, the vents are proposed on the rear of the building and should not be visible from the street as the building backs onto a laneway with residential development

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

behind it. Further, the equipment is to be set back from the rear building wall to mitigate the potential visibility of the vents.

4.3.2.11 - Side and Rear Elevations

Similar to the Roofs and Parapets section of the HCD Plan, Section 4.3.2.11 recognizes that many rear and side elevations are visible from side streets and parking areas. As such, guidelines have been prepared to address these elevations.

While the policies of this section do not speak to mechanical equipment, there is a guideline that provides that, *"Consider rear elevations not on corners for delivery access facilities, utility services, parking, outbuildings, satellite dishes, required roof vents, skylights, solar panels, and metal chimneys"*. The applicant would be adhering to this guideline.

Noting the information above, Staff have reviewed the application in relation to the policies and guidelines of Section 4.3 and do not have concerns regarding the proposal from a Heritage Alteration Permit perspective. Notwithstanding the information provided, the Municipal Heritage Committee should determine whether it is satisfied with the proposal as submitted.

Regards,

Kevin McClure, MCIP, RPP
Senior Planner

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

Corporation of the City of St. Thomas

APPLICATION FOR A HERITAGE ALTERATION PERMIT

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

OFFICE USE: Date Application Received: _____ Consultation Date: _____
Date Application Deemed Complete: _____ File Number: _____

OWNER/APPLICANT

1. Property Owner
   Name: 1001058507 Ontario Inc
   Address: 1000 Pondmills Rd, London
   Postal Code: N6N 1A2 Phone: 5198088715 Fax: _____
   Email: asl_brad@yahooca

2. Agent/Applicant
   Name: Brad Beausoleil
   Company: 1001058507 Ontario Inc
   Address: 1000 Pondmills Rd, London
   Postal Code: N6N 1A2 Phone: 5198088715 Fax: _____
   Email: asl_brad@yahooca

   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: 429-431 Talbot St. St Thomas, On

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.

2 pictures showing that at the max distance from the front and back of the building, you can not see the vents to be installed. Picture with back to CIBC out front and back to fence in alley behind.

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 have several mechanical vents that need to go thru the roof. These will be 12' back from the front and back facade and can not be seen. Pictures show a 6' person standing 12' from the facade and can not be seen. All vents are less than 42" high.

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 Brad Beausoleil, the Owner or Authorized Agent, hereby agree and acknowledge that the

(Print name of Owner or Authorized Agent)

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

Collection of Personal Information:

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

AFFIDAVIT OR SWORN DECLARATION

I, Brad Beausoleil (name of applicant) of St. Thomas (City) in the province of Ontario,

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

Sworn (or declared) before me at the St. Thomas (City) on this 30 (Day) day of June (Month), 20 26 (Year).

Signature of Owner or Authorized Agent — June 30, 2026 (Date)

Signature of Commissioner of Oaths, etc. — June 30, 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, 1001058507 Ontario Inc, am the owner of the subject lands, and I authorize Brad Beausoleil, 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.

June 30, 2026 — Date

Brad Beausoleil — 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.**

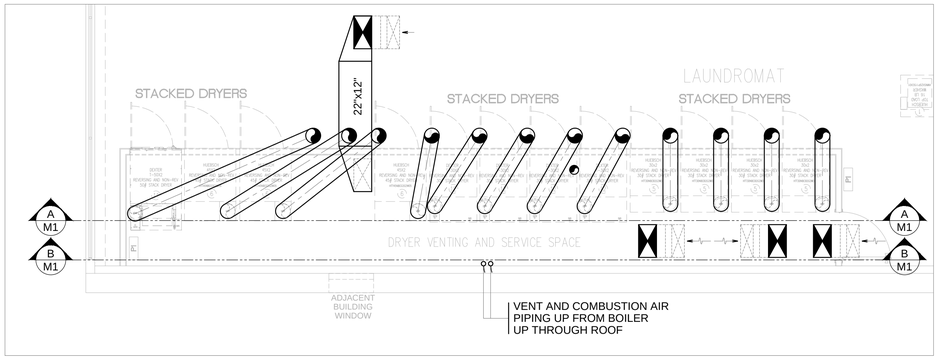
I, 1001058507 Ontario Inc, am the **owner** of the subject lands, and I understand that further fees may be incurred by the City throughout the planning process and that I am responsible for reimbursing all fees.

June 30, 2026
Date

Brad Beausoleil
Signature of Owner

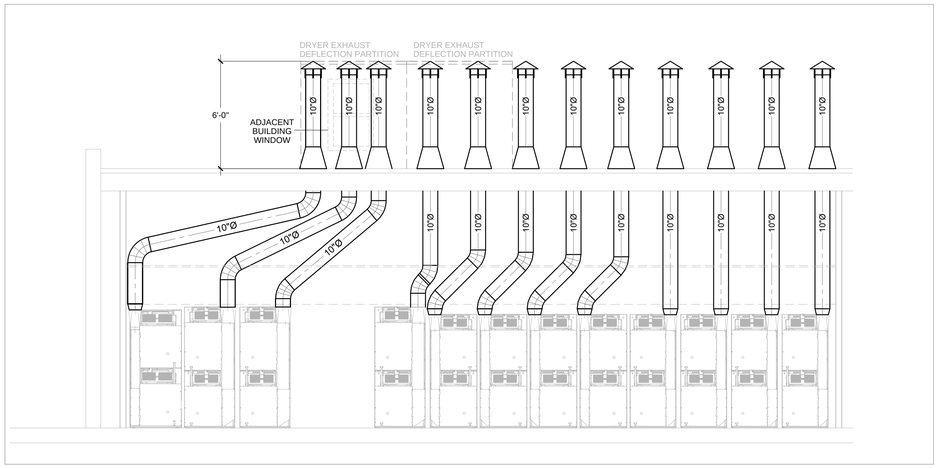

GOLDEN CLOVER
TATTOO





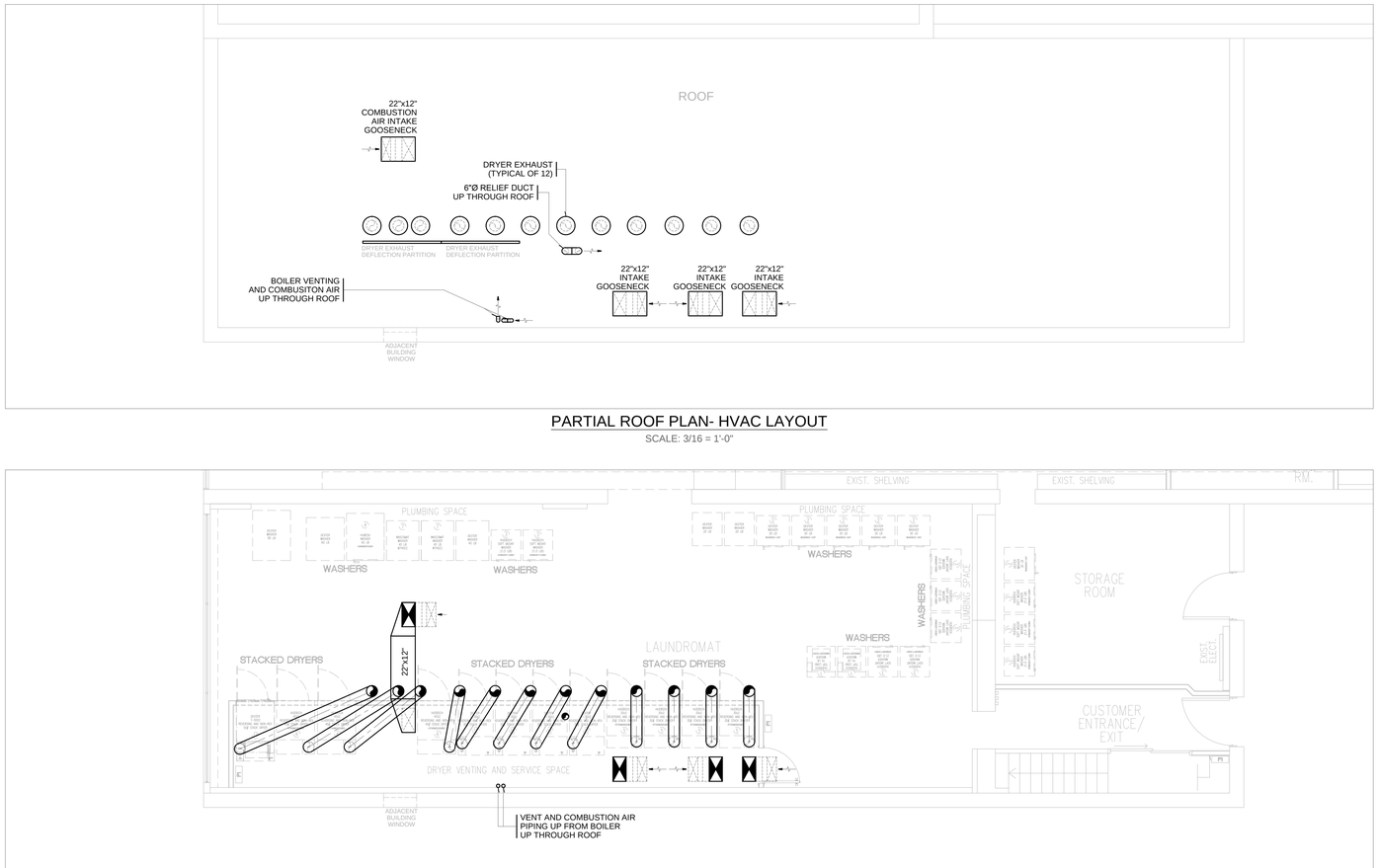
PARTIAL GROUND FLOOR PLAN - DRYER VENTING LAYOUT

SCALE: 1/4 = 1'-0"



SECTION A-A - DRYER VENTING LAYOUT

SCALE: 1/4 = 1'-0"

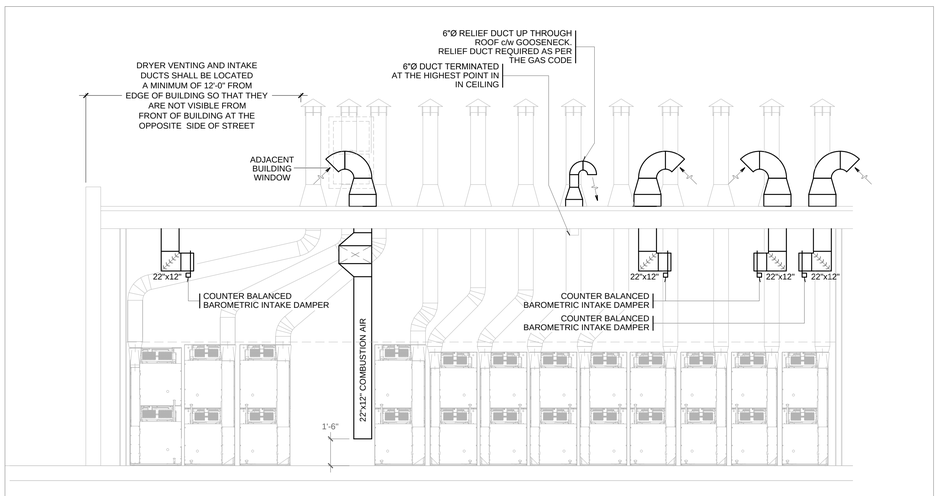


PARTIAL ROOF PLAN- HVAC LAYOUT

SCALE: 3/16 = 1'-0"

PARTIAL GROUND FLOOR PLAN- HVAC LAYOUT

SCALE: 3/16 = 1'-0"



SECTION B-B - DRYER VENTING LAYOUT

SCALE: 1/4 = 1'-0"

REVISIONS

No.	DATE	DESCRIPTION	No.	DATE	DESCRIPTION
00	25/03/26	ISSUED FOR CLIENT REVIEW	06	04/06/26	GENERAL REVISIONS
01	09/04/26	GENERAL REVISIONS			
02	22/04/26	GENERAL REVISIONS			
03	23/04/26	GENERAL REVISIONS			
04	28/05/26	GENERAL REVISIONS			
05	04/06/26	ISSUED FOR PERMIT			

CONTRACTOR

STAMP

ENGINEER

enerth consulting

Enerth Consulting Ltd.
111 Waterloo Street, Suite 210
London, ON N6B 2M4
T: 519.707.2653
www.enerthconsulting.com

PROJECT

PROPOSED
RENOVATIONS
429-431 TALBOT ST.
ST THOMAS, ONTARIO

DRAWING

LAUNDRY
EXHAUST & MUA
LAYOUTS

DESIGNED BY: CR	SCALE: AS NOTED
DRAWN BY: CR	PROJECT No.: 2609
REVIEWED BY: -	DRAWING FILE No.: 2609-M3
APPROVED BY: -	SHEET No.: M3
DATE: JAN'26	

M3

429-431 TALBOT STREET- ST THOMAS

MECHANICAL

PERMIT# 18-26

HERITAGE ALTERATION PERMIT

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

To:	1001058507 Ontario Inc 1000 Pond Mills Road, London, ON, N6N 1A2
For:	Installation of several mechanical roof vents at the rear of the building of 431 Talbot Street, as per File No. HAP-18-26.

SUBJECT TO THE FOLLOWING CONDITIONS:

Dated on this ___ day of _____, 2026

THIS PERMIT EXPIRES TWO YEARS FROM THE DATE OF ISSUANCE

DRAFT

Clerk

Mayor