

HERITAGE PERMIT

Application Form

Submit form to Heritage Planning staff. Please use ink or complete fillable PDF. The completeness of the application is to be determined by staff. A notice of receipt will be provided to the applicant upon the submission of a complete application.

Policy Planning & Heritage
Planning Services Department
Town of Oakville

A – Property and Applicant Information

Property Address: 326 Reynolds St., Oakville

Owner Contact Information:

Agent Contact Information (if applicable):

Name: Hamid Bahrami

Company Name: HB Design

Address & Postal Code: 282 Parliament St, Suite 204, Toronto M5A 3A4

Phone: 416 829-7170

E-mail: hb@hb-developments.com

B – Heritage Permit Application Summary

☐ Alterations to Building ☒ New Construction ☐ Landscaping ☒ Demolition

Clearly describe the changes you are undertaking to alter the property (attach additional page(s) if needed):

1. To demolish the existing detached garage

2. To rebuild the new garage and addition to the rear

3.

4.

5.

6.

C – Review of Heritage Guidelines

Explain the reasons for undertaking the alterations and describe how the proposal is consistent with the Part IV individual designating by-law, the Part V District Plan or the CHL Conservation Plan:

The Proposed detached garage has the same features and finishes as the existing structure.
The rear addition is distinguished by different cladding material and colour.

D – Other Required Approvals

Please state if the proposal in this heritage permit application will also require approvals for the following:

Building Permit	☒ YES	☐ NO
Minor Variance *	☐ YES	☒ NO
Site Plan	☐ YES	☒ NO
Site Alteration	☐ YES	☒ NO
Sign Permit	☐ YES	☒ NO
Tree Removals	☐ YES	☒ NO

*Prior to submission of your heritage permit application, any relevant minor variance application must have been submitted and confirmed on a Committee of Adjustment meeting agenda. The Committee of Adjustment must make a decision on the variance(s) before the heritage permit will be considered by the Heritage Oakville Advisory Committee.

If Yes, please describe the application for all required approvals listed above:

E – Product and Manufacturer Details (fill in all applicable information)

Item(s) to be changed	Indicate if material is <i>new</i> or <i>existing</i>	Indicate type of material	Indicate colour	Other product details
Cladding (Siding, brick, etc.)	New	Stucco	Off White	
Roof	New	Asphalt Shingle	Black	
Foundation Walls	New	Concerete		
Trim	New	Wood	Off White	
Doors	New	Metal	White	
Windows	New	Wood with Aluminum clad	Black	
Porch				
Fencing				
Landscaping				
Other				









GENERAL NOTES:

- 1. The contractor shall verify all dimensions on the job and report any discrepancy to the owner immediately.
- 2. The contractor shall be responsible for the work shown on the drawings and shall be responsible for the property of HB Design and must be returned at the completion of the work.

SITE INFORMATION

IN. ZONE	PER. AREA	PER. PERCENT
LOT AREA	146,200	14.62%
LOT FRONTAGE	24.79m	15%
REAR YARD SETBACK	6.50m	13.50m
SIDE YARD SETBACK	7.00m	26.40m
WEST YARD SETBACK	2.40m	3.40m
WEST YARD SETBACK	1.20m	1.20m
LOT COVERAGE	30%	

EXISTING GARAGE: 105 SQ FT
NEW ADDITION: 522 SQ FT
TOTAL: 627 SQ FT (14.62%)
EXISTING GARAGE: 27 SQ FT
NEW ADDITION: 522 SQ FT
TOTAL: 549 SQ FT (13.50%)
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TOTAL: 549 SQ FT (13.50%)
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TOTAL: 549 SQ FT (13.50%)
EXISTING GARAGE: 27 SQ FT
NEW ADDITION: 522 SQ FT
TOTAL: 549 SQ FT (13.50%)

FLOOR AREA RATIO: 29%
HEIGHT: 7.60m

PART 1, PLAN 20R-20280

PART 2, PLAN 20R-20280

REYNOLDS STREET
(BY RFG, PLAN 1)

SUBJECT OF HERITAGE
COMMITTEE APPLICATION

PART 5,
PLAN 20R-984
PIN 24808-0024

PART 6,
PLAN 20R-984
PIN 24808-0025

2 STOREY
STUCCO
DWELLING
NO. 322

EXISTING 2 STOREY HOUSE
NO. 326

PROPOSED 2 STOREY
ADDITION
NO. 326

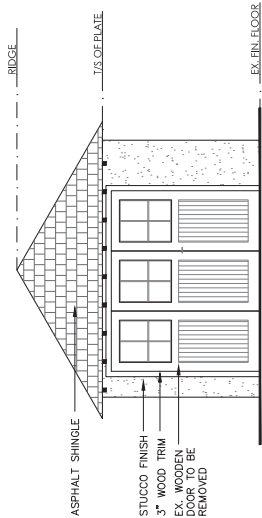
PROPOSED 2 STOREY
GARAGE ADDITION
NO. 326

PROPOSED 2 STOREY
GARAGE ADDITION
NO. 326

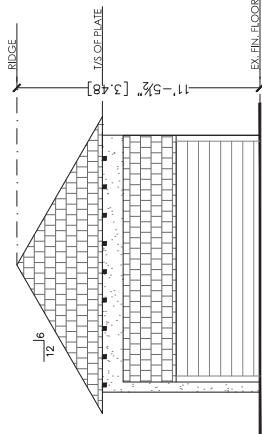
PROPOSED 2 STOREY
GARAGE ADDITION
NO. 326

PROPOSED 2 STOREY
GARAGE ADDITION
NO. 326

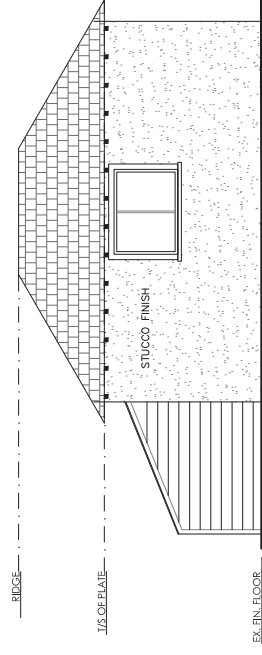
HB
Design



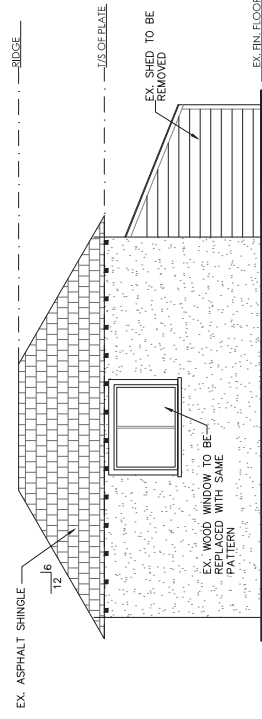
EXISTING FRONT ELEVATION



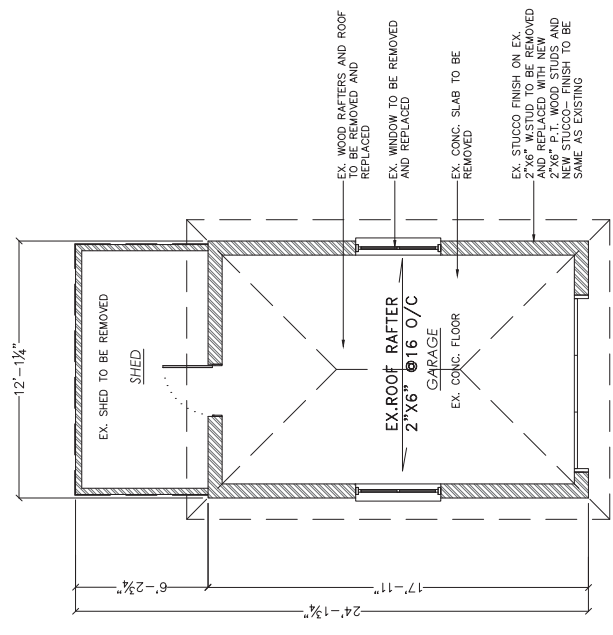
EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING WEST ELEVATION



EXISTING GARAGE PLAN
AREA: 217 SQ.FT

No.	Revision/Issue	Date
5	Issued for Heritage Committee	Sep 28, 22
4	Issued for Building Permit	May 26, 21
3	Revised Based on H.C Approval	Feb 02, 21
2	Revised Based on Planning Review	Jan 14, 21
1	Issued for Planning Review	Dec 13, 20

Project:
**Proposed Addition
326 Reynolds St.
Oakville**

Client:
B.Gh

Title:
Existing Detached Garage

Sheet No.
A114

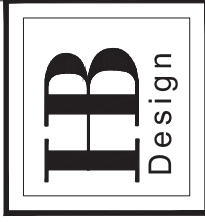
Project No.
2045

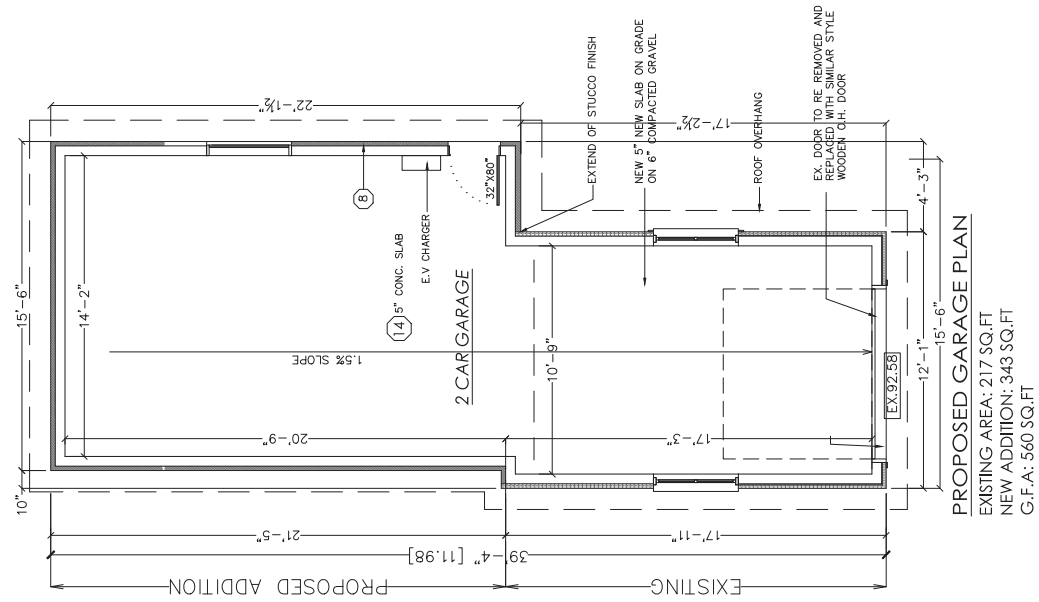
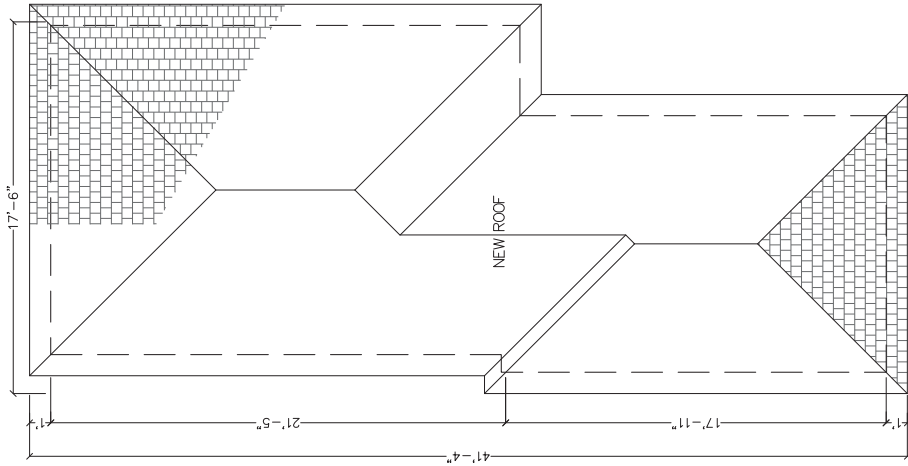
Date
Aug 2020

Scale
3/16"=1'-0"

Drawn by:
N.T
Checked by:
H.B

Hamdrea Bahrami has reviewed and
certified the accuracy of the drawings as per O.C.B.C
sec. 2.17.4.7
DATE: 08/04/2020



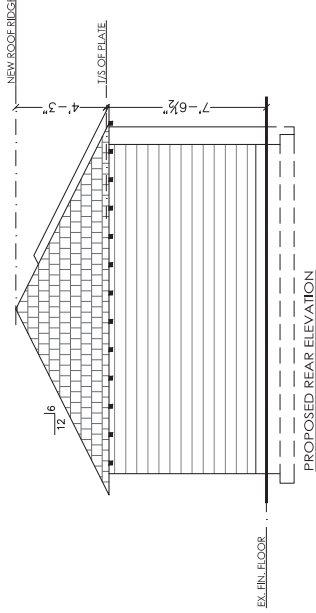
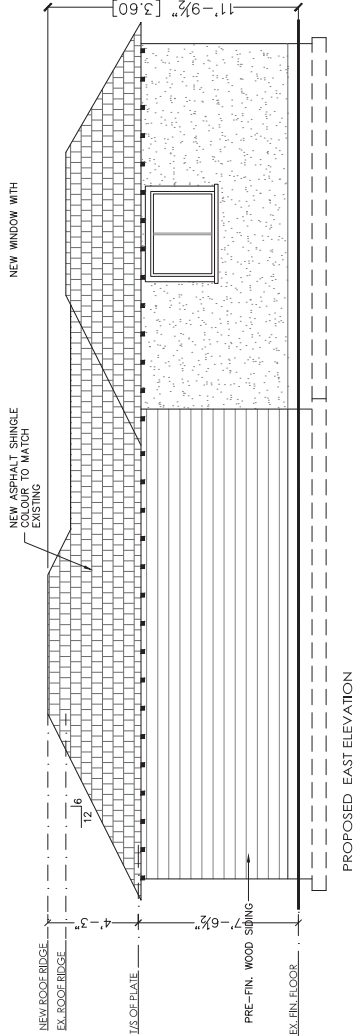
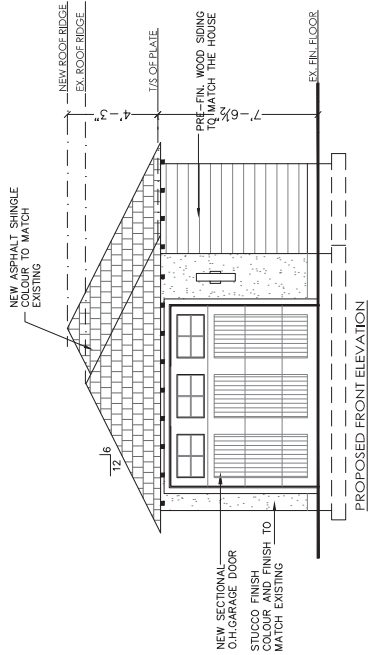


5. Issued for Heritage Committee	Sep 28, 22
4. Issued for Building Permit	May 25, 21
3. Revised Based on H.C. Approval	Feb 02, 21
2. Revised Based on Planning Review	Jan 14, 21
1. Issued for Planning Review	Dec 13, 20

No.	Revision/Issue	Date
Project:		
Proposed Addition		
326 Reynolds St.		
Oakville		
Client:		
B.Gh		
Title:		
Proposed new		
Detached Garage		
Sheet No.	A115	
Project No.	2045	
Date	Aug 2020	
Scale	3/16"=1'-0"	
Drawn by:	N.T	
Checked by:	H.B	
Approved by the project architect and sealed taken responsibility for drawing as per O.C.B. sec. 2.17.4.7		
RCN: 28894		
PAC: 6704, 6133		

H.B. 





No.	Revision/Issue	Date
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Project:

Proposed Addition
326 Reynolds St.
Oakville

Client:

B.G.H.

Title:

Proposed new
Detached Garage

Sheet No.

A116

Project No.

2045

Date

Aug 2020

Scale

3/16"=1'-0"

Drawn by

N.T.

Checked by

H.B.

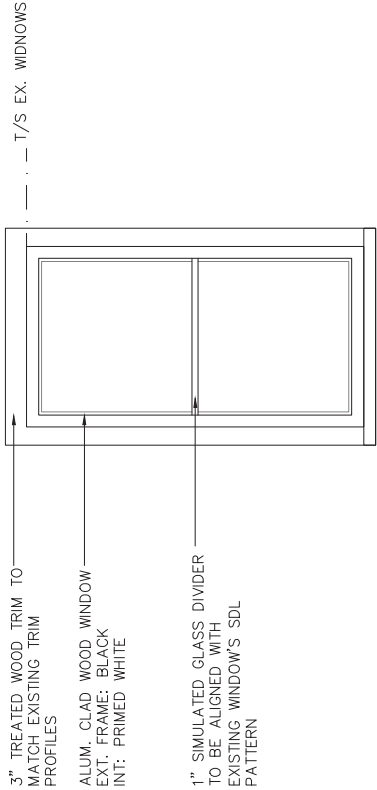
Hamden Bahrami has reviewed and
approved this drawing for a design as per C.B.C.
sec. 2.17.4.7
B.C.N. 2004
444-674-4333



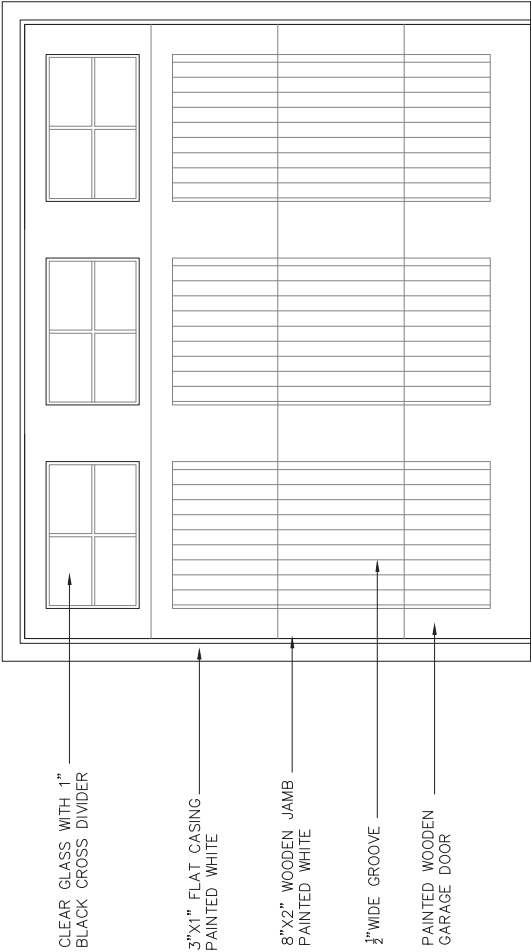
PROPOSED REAR ELEVATION

PROPOSED EAST ELEVATION





NEW WINDOWS AT NORTH & SOUTH ELEVATION



GARAGE DOOR DETAIL

No.	Revision/Issue	Date
Project:		
Proposed Addition		
326 Reynolds St.		
Oakville		
Client:		
B.Gh		
Title:		
Details of New Garage door		
Sheet No.	SC 1	
Project No.	2046	
Date	Aug 2020	
Scale	3/16"=1'-0"	
Drawn by:	N.T	
Checked by:	H.B	

