

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: 407 TRAFALGAR ROAD

Owner Contact Information:

Agent Contact Information (if applicable):

Name: VERONIQUE ALLARD-BUFFET

Company Name: ATELIER DPC INC.

Address & Postal Code: 127 MOUNTJOY AVENUE, TORONTO ON, M4J 1J9

Phone: 647-448-6595

E-mail: veronique@atelierdpc.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. Demolition of existing small ancillary garage structure.
2. Construction of new attached garage and small rear room addition.
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:

407 Trafalgar Road is a heritage designated house. The existing garage shed has not been identified as part of the heritage designation. The garage condition is poor, has been built directly on the existing soil without a slab, and is limited in size to accommodate a regular sized vehicle. The owners wish to demolish the existing garage shed and erect a new garage along with an additional interior space for the family's use.

Modification to existing house is minimal, with small connection to existing house being provided by rear door. The proposal is consistent with the CHL Conservation plan and the intent of the new work is to limit impact to existing house.

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

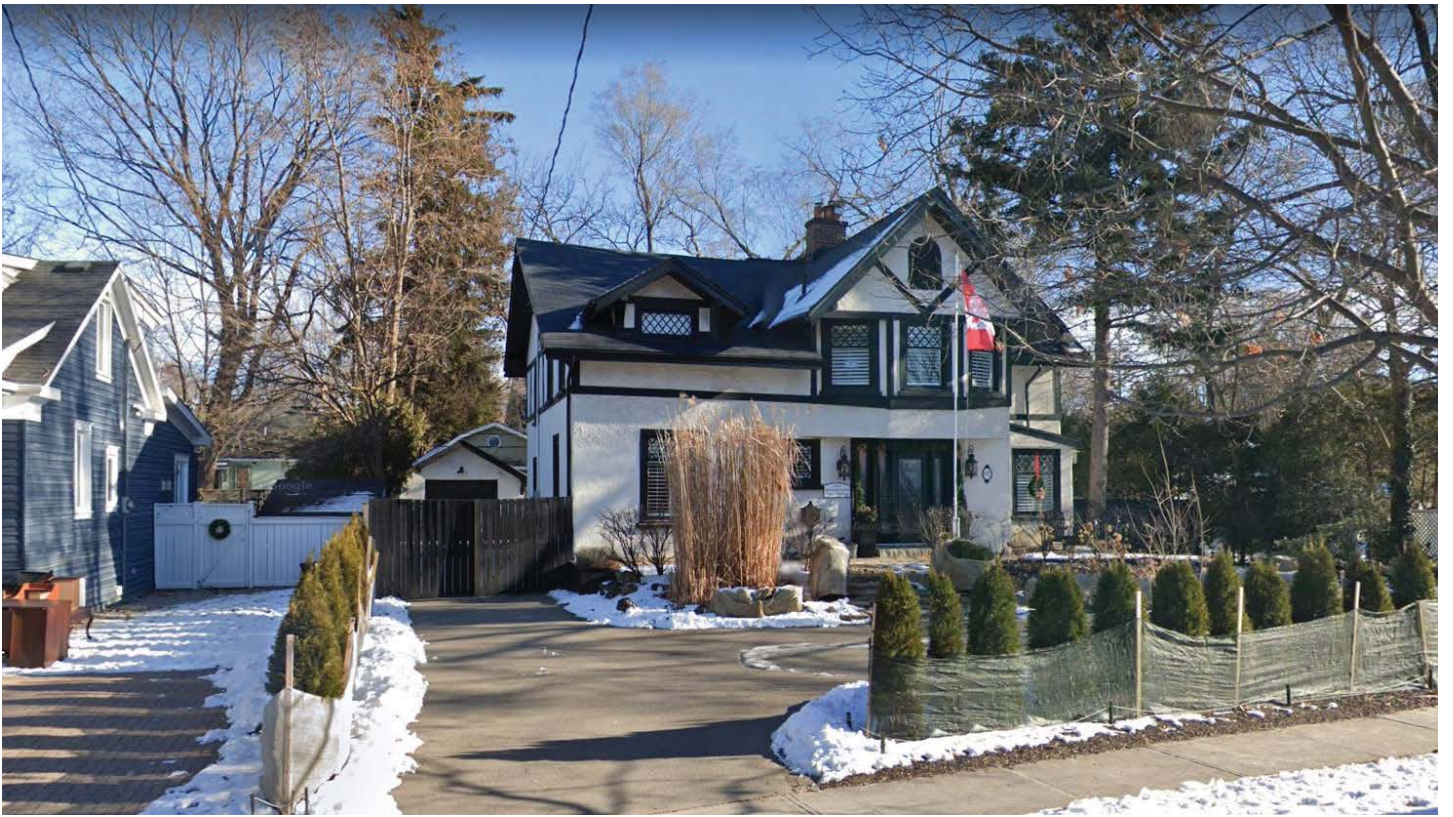
*Prior to submission of your heritage permit application, any relevant minor variance application must have been submitted and confirmed on a Committee of Adjustment meeting agenda. The Committee of Adjustment must make a decision on the variance(s) before the heritage permit will be considered by the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

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

Committee of Adjustment Minor Variance approval received November
Building Permit for new addition will be required.
Tree Removal or Permit to injure will be required to accommodate new work.

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	horizontal siding/ shingle	black or off-white to match existing house exterior	final material to be confirmed based on GC pricing
Roof	new	asphalt shingle	match existing house - charcoal	
Foundation Walls	n/a			
Trim	new	siding	same as selected cladding colour	
Doors	new	steel	likely black	patio swing doors
Windows	new	Vinyl or Aluminum pending GC pricing	like black framed	
Porch	n/a			
Fencing	existing unless replacement is required	cedar	natural	
Landscaping	existing			
Other				







PROJECT STATISTICS

Information contained in our Site Plan has been obtained from a building location survey of:

Part of Lots 15 & 16
Registered Plan 126

Prepared by:
Kenneth H. McConnell, OLS

PROJECT DESCRIPTION:
DEMOLITION OF EXISTING ANCILLARY SHED/ GARAGE TO BE REPLACED TO ACCOMMODATE NEW ATTACHED GARAGE, WORKSPACE AND SMALL MUDROOM. VERY MINOR CONNECTION TO EXISTING HOME. EXISTING ANCILLARY SHED/ GARAGE AREA IS NOT SUFFICIENT TO ACCOMMODATE A CAR.

MAJOR OCCUPANCY: RESIDENTIAL

ZONING STATISTICS

ZONING: Residential Low (RL4-0)
BYLAW: Zoning By-law 2014-014
MAX LOT COVERAGE FOR RL4-0: 35%

LOT AREA: 8,683 sf / 806.7m²

LOT COVERAGE EXISTING: 1,797 sf / 166.9 m²

LOT COVERAGE PROPOSED: 2,345sf / 217.7 m²

EXISTING HOUSE GROUND FLR GFA : 1,545 sf / 143.5 m²

EXISTING GARAGE BUILDING GFA : 252 sf / 23.4 m²

PROPOSED HOUSE GROUND FLR GFA : 2,033 sf / 188.8 m²

PROPOSED GARAGE GFA : 312sf / 28.9 m²

(Addition 488 sf / 45.3m²)

HOUSE AREA :

BASEMENT : Unchanged

GROUND FLOOR : 1,545 sf / 143.5m²

SECOND FLOOR : 1,445 sf / 134.2m²

PROPOSED : 2,990 sf / 277.7m²

EXISTING RESIDENTIAL FLOOR RATIO : 34%

PROPOSED RESIDENTIAL FLOOR RATIO : 40%

FRONT YARD : UNCHANGED

Atelier DPC Inc.

| Architecture + Interiors |

e: info@atelierdpc.com

w: www.atelierdpc.com

407 TRAFALGAR RD, OAKVILLE ON

SHEET NAME:

PROPOSED SITE PLAN

DRAWN BY:

1/8" = 1'-0"

DATE:

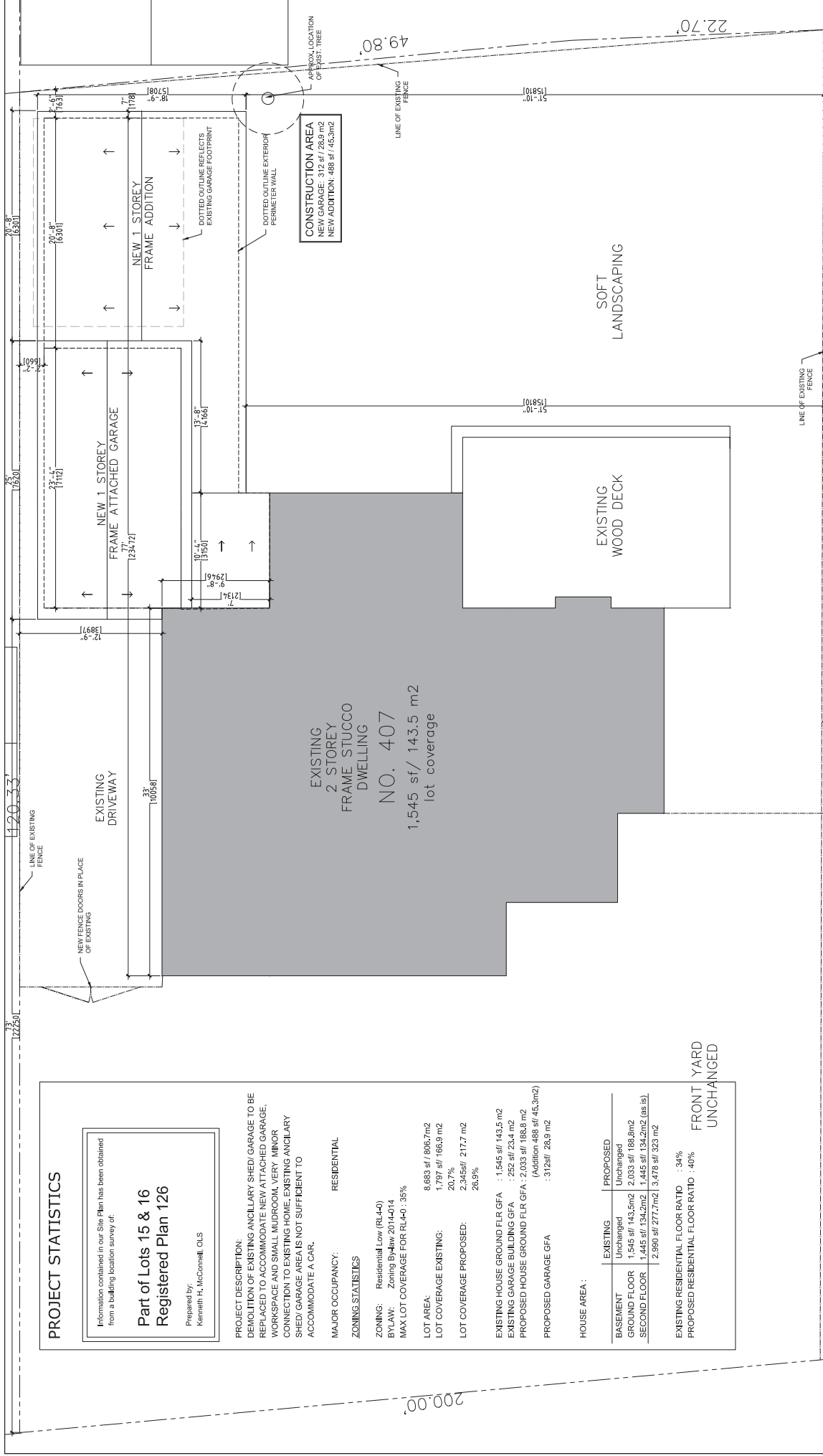
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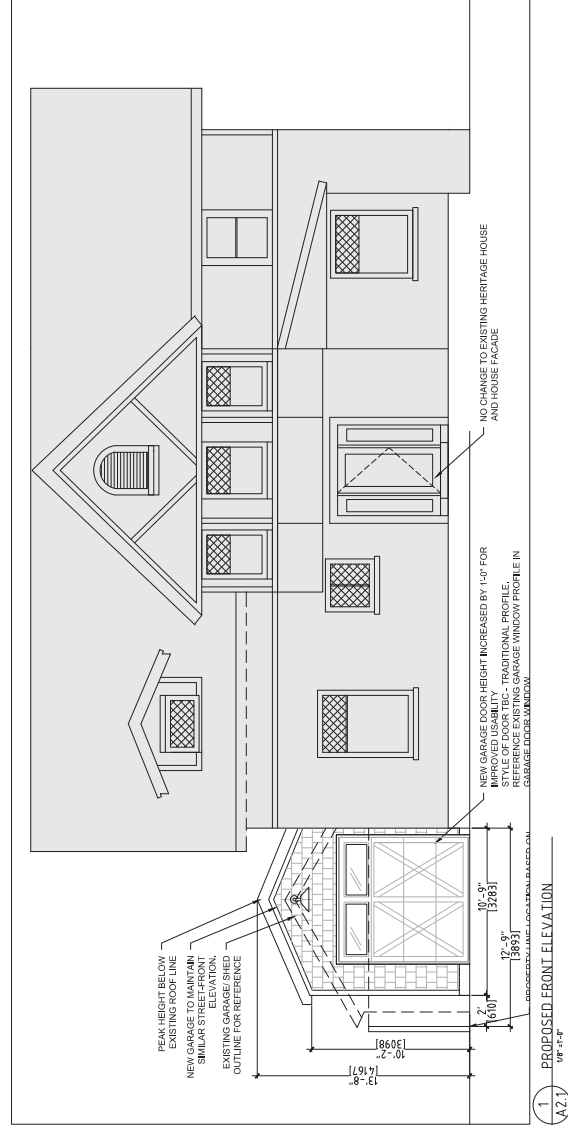
SHEET NO.

A100

SCALE

SEE DETAIL







A201

SHEET NO.	
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