

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: 27 Reynolds Street, Oakville

Owner Contact Information:

Agent Contact Information (if applicable):

Name: Terry Martino

Company Name: Gren Weis Architect and Associates

Address & Postal Code: 341 Kerr Street, Suite 210, Oakville, ON L6K 3B7

Phone: (905) 842-1314, Ext. 36

E-mail: tmartino@grenweisarchitect.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. Addition of a sun-room on second storey and a staircase to ground floor in place of a terrace with matching exterior wood siding.

2. Removing existing first floor exterior wall panelling on reading room to match wood siding with rest of the house.

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:

Reason: To provide a rear yard facing sun room for the primary bedroom on the second floor, which has no existing south (lakeside) facing windows to the exterior.

Property included under Part V Designated Properties - Old Oakville Heritage Conservation District (page 42)

The proposed addition and alteration does not affect the district's character. The scale, in height and mass is compatible with the surrounding buildings. The height of the roof does not exceed the existing roof line.

The construction material and finishes will match materials and finishes of the existing house. The original colonial revival portion of the house fronting Reynolds street, with the distinguishing architectural features will remain unaffected in the proposed changes. The design of the addition is in harmony with the existing house in style, details, color and other visual qualities.

No changes are proposed to the existing lot line setbacks.

No changes are proposed to the existing landscape, amenities and general streetscape.

D – Other Required Approvals

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

Building Permit	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Minor Variance *	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Site Plan	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Site Alteration	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sign Permit	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Tree Removals	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> 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:

Building permit required according to Building Code Act 1992 for construction of a structure occupying an area greater than 10 m².

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	wood siding	match existing	
Roof	new	asphalt shingle	match existing	
Foundation Walls	new	concrete	match existing	
Trim	new	wood	match existing	
Doors	new	wood	match existing	
Windows	new	double hung with muntins	match existing	
Porch	n/a			
Fencing	n/a			
Landscaping	n/a			
Other				

November 16, 2023

A205 - Existing Views



SOUTH EAST ASPECT



EAST ELEVATION



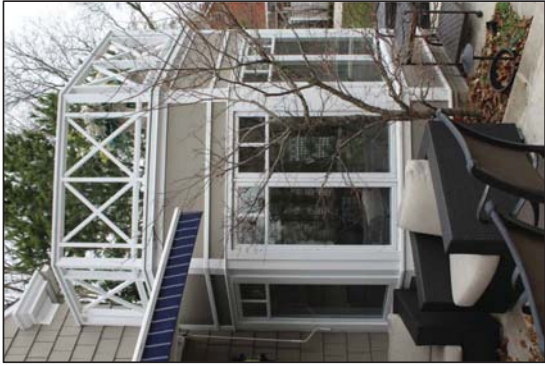
NORTH ASPECT



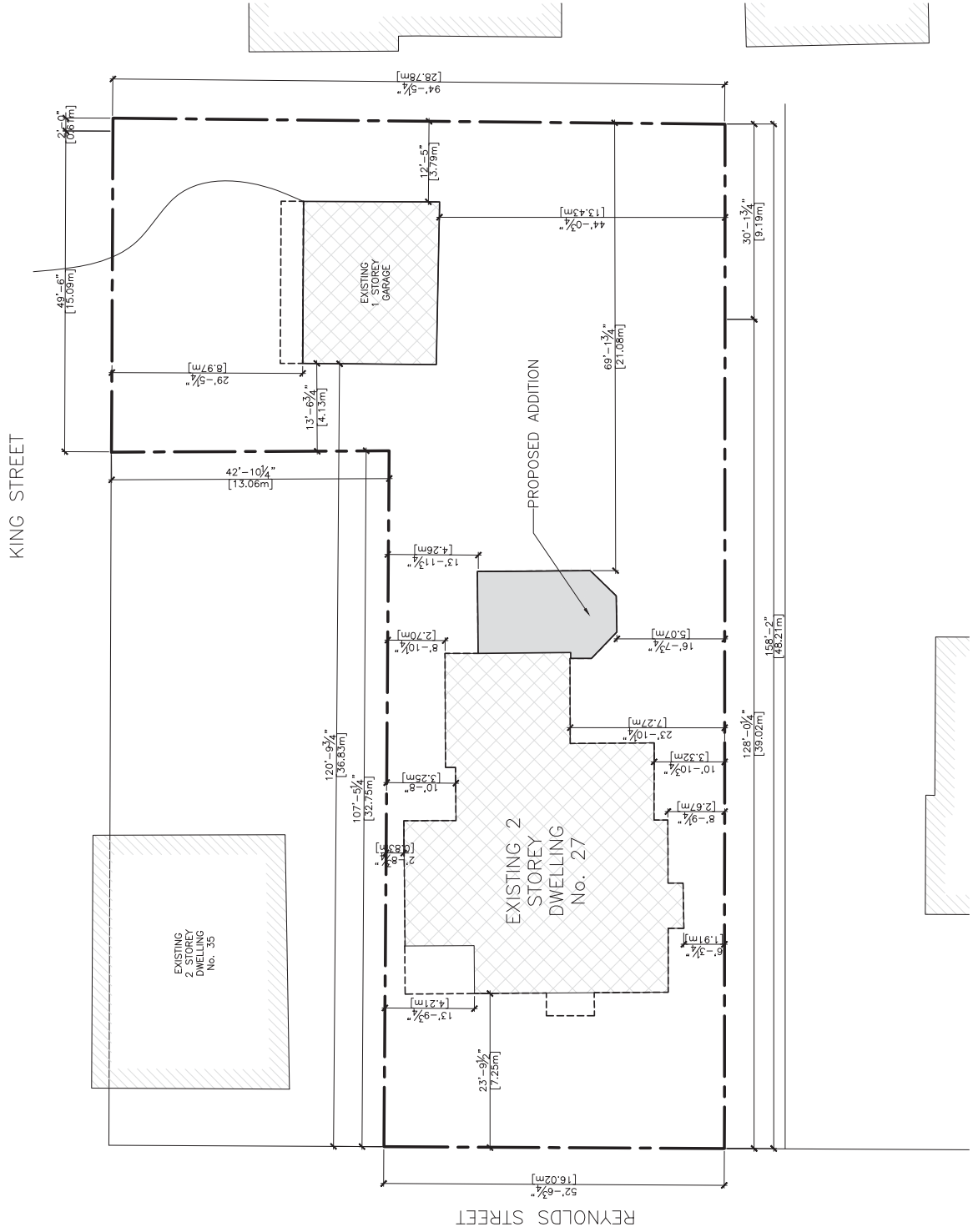
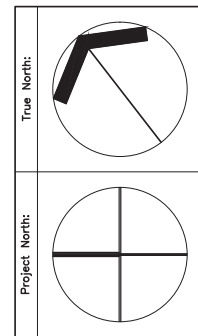
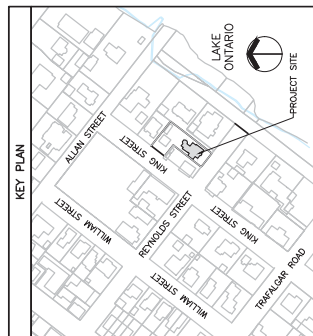
NORTH EAST ASPECT



SOUTH EAST ASPECT

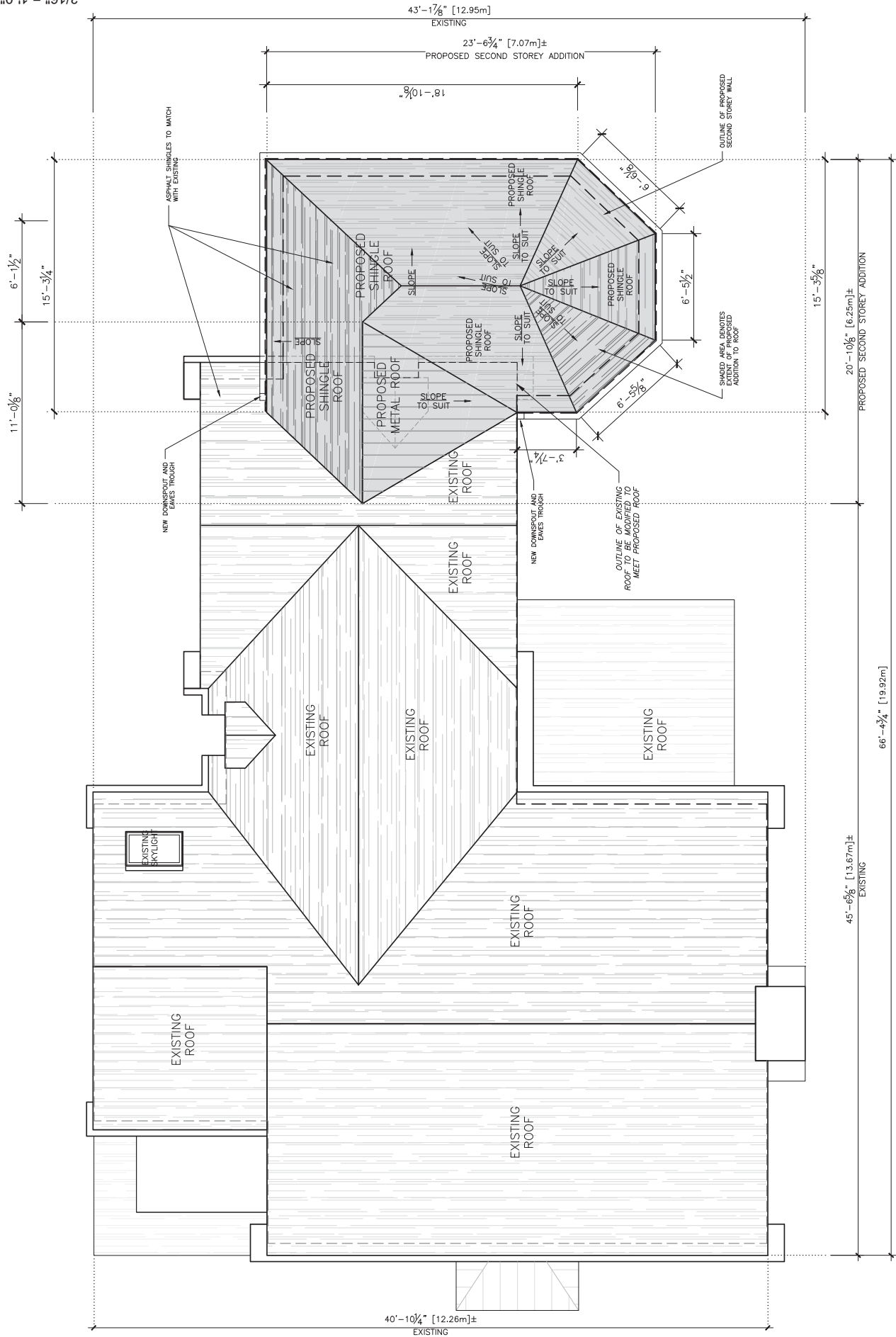


SOUTH WEST ASPECT

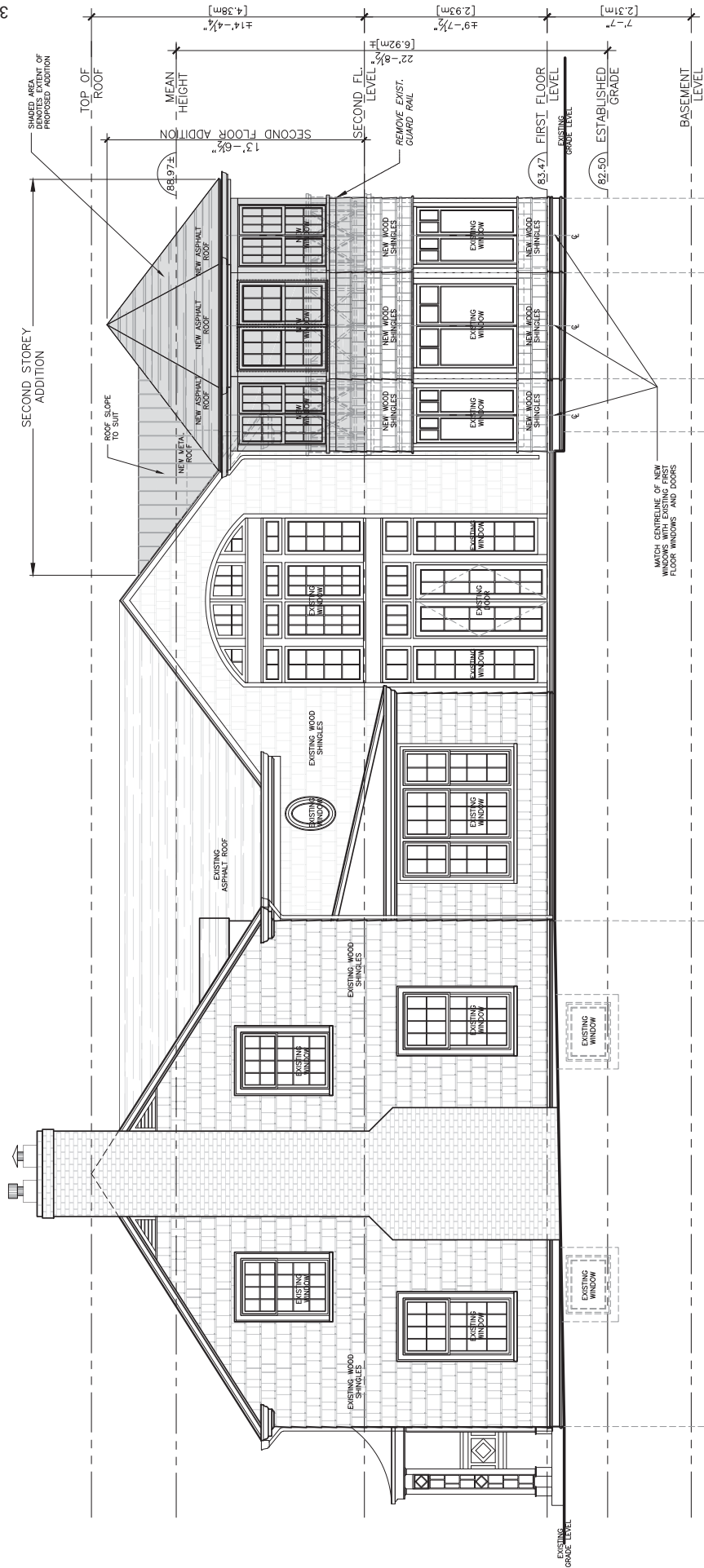


SITE STATISTICS					
ZONE	RL3 SP:11				
DESCRIPTION	EXISTING	PROPOSED	TOTAL	BY-LAW	
LOT AREA	–	NO CHANGE	968 m ²	–	–
FOOTPRINT AREA:				–	–
Main House	180.63 m ²	3.16 m ² Add.	183.80 m ²	–	–
Detached garage	55.74 m ²	NO CHANGE	55.74 m ²	–	–
TOTAL:	236.37 m ²	3.16 m ² Add.	239.54 m ²	–	–
LOT COVERAGE %	24.4 %	0.3 % Add.	24.7 %	25%	
FLOOR AREA – 1 ST	178.3 m ²	3.16 m ² Add.	181.46 m ²	–	–
FLOOR AREA – 2 ND	129.2 m ²	20.8 m ² Add.	150.0 m ²	–	–
RESIDENTIAL FLOOR AREA	307.5 m ²	23.96 m ² Add.	331.46 m ²	–	–
MAX. RES. FLOOR AREA	31.8%	2.5% Add.	34.2%	30%	
NET FLOOR AREA ACCESSORY BLDGS	5.8%	NO CHANGE	5.8%	8%	
BUILDING HEIGHT	6.92 M	NO CHANGE	6.92 M	10.5 m	
FRONT YARD SETBACK	–	NO CHANGE	–	6.0 m	
INTERIOR SIDE YARD SETBACK	–	NO CHANGE	–	2.4 m	
FLANKAGE YARD SETBACK	–	NO CHANGE	–	N/A	
REAR YARD SETBACK	–	NO CHANGE	–	7.5	

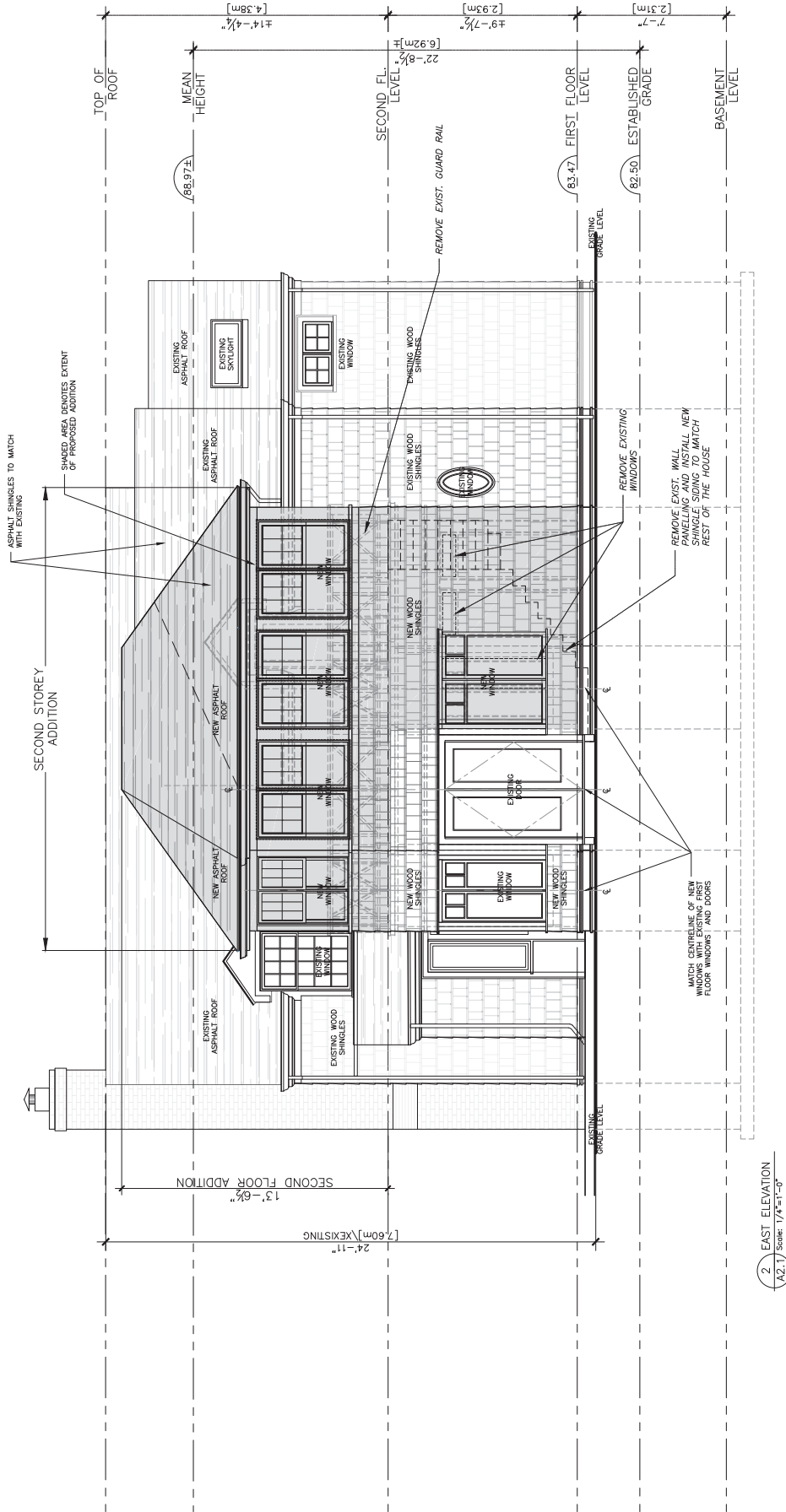
VARIANCE



A201 - South Elevation



1 SOUTH ELEVATION
A2.1 Scale: 1/4"=1'-0"



HIBBERD RESIDENCE

A203 - North Elevation

