

# 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 and Development Department  
Town of Oakville

### A – Property and Applicant Information

**Property Address:** 65 Thomas Street

**Owner Contact Information:**

Name:

Address & Postal Code:

Phone:

E-mail:

**Agent Contact Information (if applicable):**

Name: Emelie Vea

Company Name: Willmott & Strickland

Address & Postal Code: 594 Chartwell Road, Suite 3, L6J 4A5

Phone: 905 842 2332 X 28

E-mail: emelie@willmottstrickland.ca

### 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. Two storey addition at the rear to bump out the existing rear breakfast exterior wall

2. Second storey addition over the existing kitchen/breakfast area and over the existing family room.

3. New side entrance overhang.

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 existing house is predominantly clad in brick with strong features such as gable roofs and large double hung windows. Facing William Street, a one storey brick rear structure with a long sloped roof remains as a reminder of the house's evolution and it becomes a transitional element connecting the existing to the new contemporary addition. Behind the sloped brick facade, we proposed a second storey addition with a gable wall matched to the existing bricked gable wall.

We are proposing a covered side entrance facing north with a roof overhang supported by wood brackets.

The rear elevation reveals contemporary elements with wide expanses of windows and doors throughout. To counteract the solid mass of the corner house as seen from the public, light stained vertical wood siding is introduced.

We are also proposing some minor modifications to the existing north facade to create a new roof overhang supported by wood brackets and revised fenestration.

## D – Other Required Approvals

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

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

Approval for minor variances from CAV A062/2018 remains relevant to the new proposal as long as no other variances are required.

## 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	stained wood vertical siding	To be determined at a later date	
Roof	New	main roof -asphalt shingles Flat roof - metal	main - to match existing Flat - TBD at a later date	
Foundation Walls	New	Parging on poured concrete		
Trim	New	Painted wood	TBD at a later date	
Doors	New	metal clad wood doors	TBD at a later date	
Windows	New	metal clad wood windows	TBD at a later date	
Walkout and steps	New	stone finish	To match existing	
Fencing				
Landscaping				
Other				









Willmott & Strickland Inc.  
594 Chartwell Road, Suite 3, Oakville, Ontario,  
L6J 4K5

T: 905.842.2332  
willmottstrickland.ca

**Notes**  
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Copyright: All drawings and related documents shall remain the property and copyright of **Willmott & Strickland, Inc.** Reproduction of these documents without consent of the Architect is prohibited.  
Has JAGG revised drawings. Do not scale drawings.  
Client Review 0117/2025

Project  
**Staios Residence**

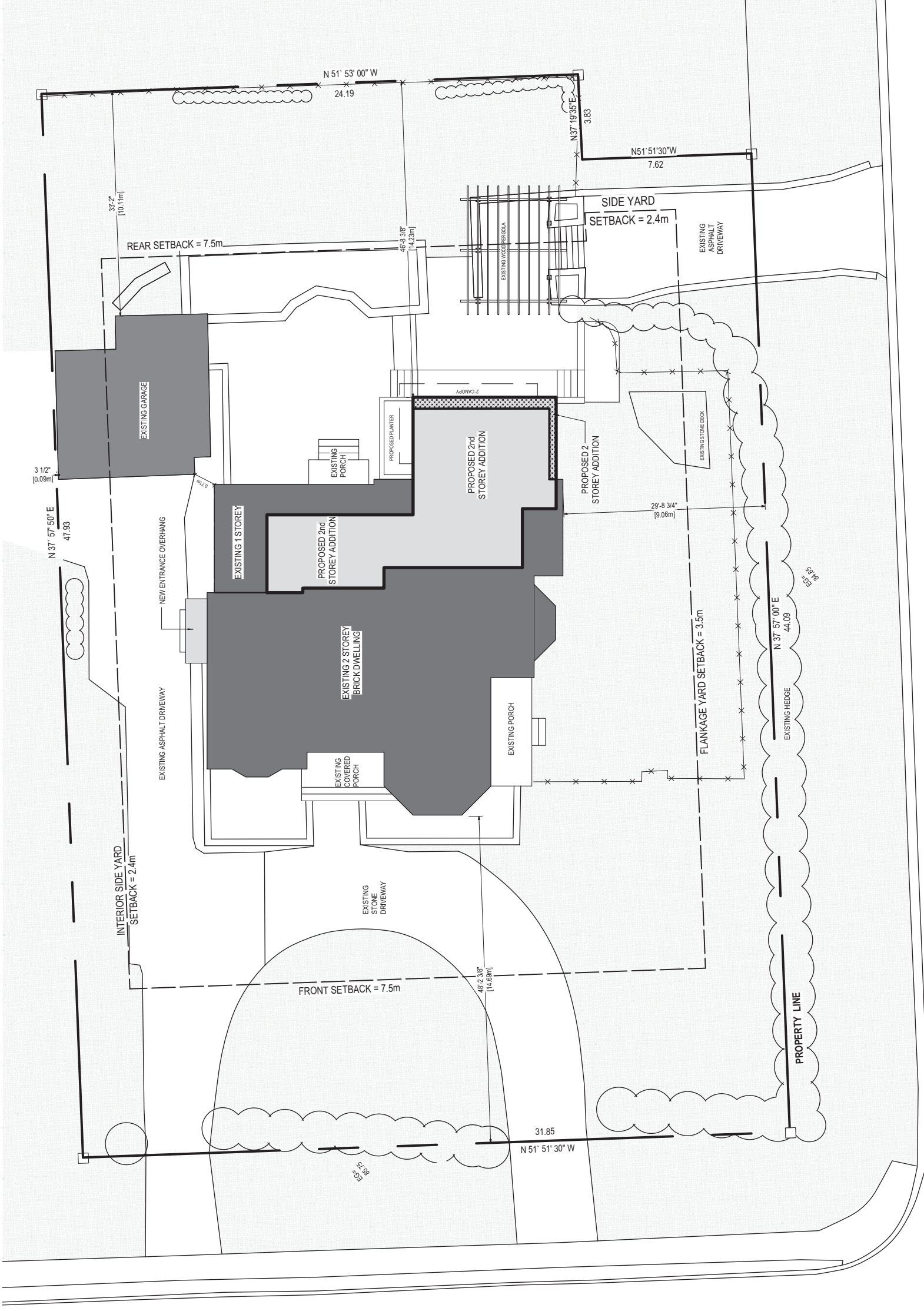
Address  
**65 Thomas Street,  
Oakville ON**

Drawn By  
**NA**

Checked By

Date  
**17 Jan 2025**

Scale  
**1:200**



**Thomas St.**

**William St.**



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Revised drawings: Do not scale drawings.  
Client Review: 0117/2025

Project

**Staios Residence**

Address

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Drawn By

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Checked By

Date

17 Jan 2025

Scale

1/8" - 1-0"



Site Statistics - 65 Thomas Street, Oakville ON					
Zoning				By-Law 2014-014	Reference
				RL3 sp:11	
Lot Area	1,495.76 m2	16,100.25 ft2		558 m	6.3
Lot Frontage	31.85 m	104.49 ft		18 m	6.3
Lot Coverage					
Existing Dwelling	214.03 m2	2303.83 ft2			
Front Covered Porch	5.32 m2	57.29 ft2			
Existing Pergola	4.22 m2	45.38 ft2			
Existing Detached Garage	45.63 m2	491.21 ft2			
<b>Existing Coverage Total</b>	<b>269.21 m2</b>	<b>2897.71 ft2</b>			
New 2 Storey Addition	4.03 m2	43.35 ft2			
New Side Entrance Overhang	2.32 m2	24.94 ft2			
<b>Total</b>	<b>275.55 m2</b>	<b>2966.00 ft2</b>	<b>18.4%</b>	<b>25% (max)</b>	<b>6.3 / 6.4.1</b>
Residential Floor Area Ratio					
Ground Floor (existing)	214.03 m2	2303.83 ft2			
Ground Floor (addition)	4.03 m2	43.35 ft2			
Second Floor (existing)	123.08 m2	1324.78 ft2			
Second Floor (addition)	64.72 m2	696.65 ft2			
<b>Total</b>	<b>405.86 m2</b>	<b>4368.61 ft2</b>	<b>27.1%</b>	<b>30% (lot area)</b>	<b>6.3 / 6.4.1</b>
Separation Distance					
Dwelling - Detached Garage	0.71m	2.33ft		as per CAV A/062/2018	
Building Height					
Existing Dwelling Height	8.67 m	28.44 ft		10.5m (max)	6.3 / 6.4.6.
New Addition Structure	8.67 m	28.44 ft		10.5m (max)	6.5.2 (a) / (d)
Setbacks (Dwelling)					
Front Yard	14.69 m	48.20 ft		6m	6.3 / 6.4.3
Rear Yard	10.11 m	33.17 ft		7.5m	6.3
Flankage Yard	9.06 m	29.73 ft		3.5m	6.3
North Interior Side Yard	0.07 m	0.29 ft		as per CAV A/062/2018	6.3





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Has/Hasst/Revised drawings. Do not scale drawings.  
Client Review 0117/2025



Project  
**Staios Residence**

Address  
**65 Thomas Street,  
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Drawn By  
**NA**

Checked By

Date  
**17 Jan 2025**

Scale  
**3/16" = 1'-0"**





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**A-105**  
Rear Elevation





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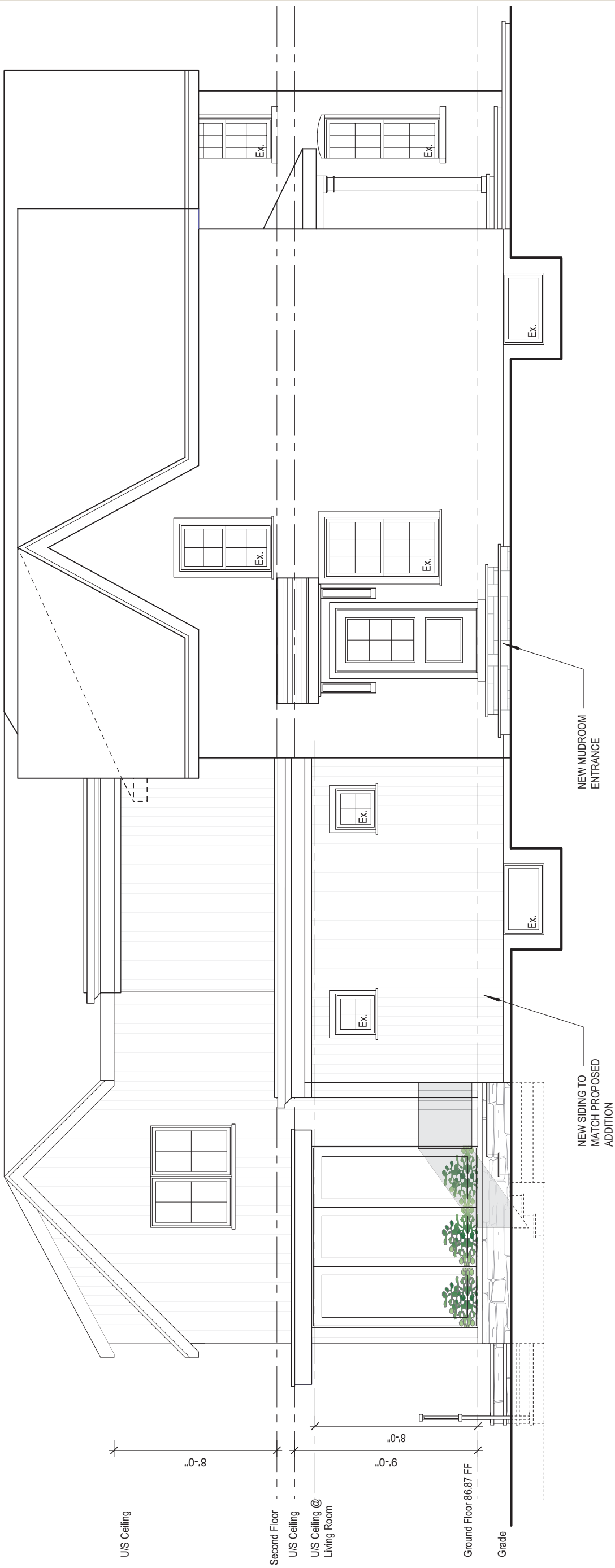
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