



CITY OF LONDON HERITAGE ALTERATION PERMIT APPLICATION FORM

Planning and Development
300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
Tel: 519-930-3500 heritage@london.ca

1. WHAT IS A HERITAGE ALTERATION PERMIT?

Heritage Alteration Permit approval is required prior to undertaking changes to a heritage designated property. These changes could include the alteration, replacement, removal, or destruction of the property's heritage attributes.

The intent of the Heritage Alteration Permit application process is to conserve the cultural heritage value of a heritage designated property and its heritage attributes for future generations.

2. WHEN IS A HERITAGE ALTERATION PERMIT REQUIRED?

For properties individually designated, Heritage Alteration Permit approval is required by Section 33(1) of the *Ontario Heritage Act* if any change is likely to affect any of the property's heritage attributes.

For properties designated as part of a Heritage Conservation District, Heritage Alteration Permit approval by Section 42(2.1) of the *Ontario Heritage Act* based on the classes of alterations identified in the applicable Heritage Conservation District Plan.

3. WHAT IS THE HERITAGE ALTERATION PERMIT APPLICATION PROCESS?

The following describes the typical process for a Heritage Alteration Permit:

1. Contact

A property owner or applicant contacts a Heritage Planner to determine if Heritage Alteration Permit approval is required for a potential or proposed change to a heritage designated property.

2. Consultation

Discussions with the property owner or applicant and a Heritage Planner regarding the scope of the proposed change and required information. This may include a pre-consultation meeting and/or a site visit to the property.

3. Submit Heritage Alteration Permit application

The property owner or applicant submits the Heritage Alteration Permit application, including all required information, to a Heritage Planner (heritage@london.ca). The Heritage Planner will review the submitted application. If complete, the Heritage Planner will issue a Notice of Receipt, which initiates the legislated ninety (90) day review timeline.

4. Type of Review/Approval

The Heritage Planner will determine the type of approval required for the Heritage Alteration Permit application.



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a) Delegated Authority – By-law C.P.-1502-129, as amended

The Heritage Planner reviews the Heritage Alteration Permit application and makes a recommendation to the Manager, Community Planning, Urban Design and Heritage to approve or approve with terms and conditions.

b) CACP Consultation, Municipal Council Decision

The Heritage Planner reviews the Heritage Alteration Permit application and prepares a staff report to the Community Advisory Committee on Planning (CACP) with a recommendation to approve, approve with terms and conditions, or refuse the Heritage Alteration Permit application. With the recommendation of the CACP, Municipal Council will approve, approve with terms and conditions, or refuse the Heritage Alteration Permit application.

5. Heritage Alteration Permit

The property owner or applicant receives notification of the decision on their Heritage Alteration Permit application. Changes may be undertaken to the heritage designated property in compliance with the approval or approval with terms and conditions of the Heritage Alteration Permit.

4. WHAT INFORMATION IS REQUIRED FOR A HERITAGE ALTERATION PERMIT APPLICATION?

Sections A, B, C, D, E, and F of the Heritage Alteration Permit application form must be completed, and all required information submitted. Attachments must include the required information to provide the descriptive and technical information (information and materials) for the review of the Heritage Alteration Permit application.

Although it is not required to obtain professional assistance in the preparation of a Heritage Alteration Permit application, property owners/applicants are encouraged to seek the assistance of an architect, cultural heritage specialist, or experienced and qualified professional familiar with the requirements of conserving heritage designated properties.

A Heritage Alteration Permit application is deemed complete only when all required information has been received and accepted by the Heritage Planner. The Heritage Planner will review the submitted application to determine if the required information has been received. Once the Heritage Planner determines all the required information has been submitted to the City's satisfaction, a Notice of Receipt will be issued by the Heritage Planner, as required by the *Ontario Heritage Act*.



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The information listed below is required information for a complete Heritage Alteration Permit application:

a) Description of Property

Clearly identifying the property and its cultural heritage status pursuant to the *Ontario Heritage Act*.

b) Proposed Change(s)

Identifying the type of work, any related applications, a description of the proposed changes, and providing a rationale for the changes required as well as any potential impacts to the heritage attributes of the property.

c) Required Information

Required information can vary depending on the type, scale, and extent of the proposed change but generally includes, but is not limited to:

- Written description and specifications of the proposed change(s), including materials and methodology.
- Photographs that depict the existing building(s), structure(s), and heritage attributes that are affected and their condition and context.
- A site plan or sketch that illustrates the location of the proposed change(s).
- Dimensioned drawings of the proposed change(s). Drawings must document the existing condition and the proposed change(s). Drawings must include overall dimensions, specified sizes and labelled building elements, detailed architectural information with sizes and profiles, type of material and finishes specified on the drawings, construction methods and means of attachment. Freehand drawings are discouraged; pencil drawings cannot be accepted.
- All technical cultural heritage studies that are relevant to the proposed change. This could include, but is not limited to:
 - Historical documentation (e.g., old photographs, paint samples).
 - Heritage Impact Assessment.
 - Conservation Plan.

d) Applicant Information

Contact information for the property owner, authorized agent, and/or applicant.

e) Declaration

f) Notes for Declaration

5. ADDITIONAL INFORMATION

- There is no fee for a Heritage Alteration Permit application.



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- The maximum review period for a complete Heritage Alteration Permit application is ninety (90) days.
- The property owner or applicant may request a delegation to the CACP when their Heritage Alteration Permit application is being considered.
- The property owner may, within thirty (30) days after receipt of the notice of decision, appeal the Municipal Council's decision to the Ontario Land Tribunal (OLT) by giving notice of the appeal to the OLT and the City Clerk, setting out the objection to the decision and the reasons in support of the objection. Further details, including forms and prescribed fees can be found on the OLT website: www.olt.gov.on.ca.
- Inspections may be undertaken to verify compliance with the Heritage Alteration Permit.
- Any changes or deviations from the proposed work as submitted in a Heritage Alteration Permit application and approved or approved with terms and conditions shall require an amendment to the Heritage Alteration Permit. Property owners and applicants are encouraged to contact the Heritage Planner if any changes are proposed or contemplated to the alterations authorized by a Heritage Alteration Permit in advance of undertaking any changes.
- Non-compliance with an approved Heritage Alteration Permit, including any terms and conditions, may result in charges laid against the property owner for violation of the *Ontario Heritage Act*.



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HAP ____-____-____

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300 Dufferin Avenue, PO Box 5035 ,London, ON N6A 4L9
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SECTION A: DESCRIPTION OF THE HERITAGE DESIGNATED PROPERTY

Municipal Address: 864 Hellmuth Ave, London ON N6A3T8

Heritage Designation: Part IV By-Law _____

Part V Heritage Conservation District Bishop Hellmuth

SECTION B: PROPOSED CHANGE(S)

Type of Work: alteration addition new building signage other

Related Applications: Building Permit Sign Permit other _____

Brief Description of Proposed Changes(s): _____
Install driveway to the front right side of house (when facing house). Should this application not be approved, we will proceed with having our lawyer file a complaint with the Human Rights Tribunal of Ontario on the grounds of discrimination against a person with disabilities.

Reason for the Proposed Change(s): _____
A disabled relative (mobility impairment) will be moving into the property. They are unable to access the house through the back as the house is on a hill and requires them to walk up 12+ steps. It is unmanageable to have no front driveway as loading and unloading two children under the ages of 2 as well as a disabled adult using the back lane is extremely burdensome and unsafe.

Potential impact(s) to the Property's Heritage Attributes: _____
Nil. Many neighbours on the street have front driveways including the next door neighbour. In fact, on Hellmuth, 25 houses have front driveways (of which 8 are double driveways). Furthermore, the 3 houses directly to the left of my house have front driveways, i.e. #860 (double driveway), #856 (double driveway), and #862 (single). Additionally, in Bishop Hellmuth District of the 195 dwellings, 128 have front driveways.





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SECTION C: REQUIRED INFORMATION

- Written specifications, including materials and methodology
- Photographs that depict the existing building(s), structure(s), and heritage attributes that are affected by the proposed change(s) and their condition and context
- Site plan or sketch that illustrates the location of the proposed change(s)
- Dimensioned drawings of the proposed change(s)
- Technical cultural heritage studies:
 - Historical documentation
 - Heritage Impact Assessment
 - Conservation Plan
 - _____

X Pictures of path to house from existing back lane driveway



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SECTION D: APPLICANT INFORMATION

Property Owner		
Name [REDACTED] McCulloch-Squires		Phone [REDACTED]
Address 864 Hellmuth Ave		City London
Province ON	Postal Code N6A3T8	E-mail [REDACTED]
Applicant (complete if Applicant is not the Property Owner)		
Name		Phone
Address		City
Province	Postal Code	E-mail
Agent Authorized by the Property Owner to Submit the Application		
Name		Phone
Address		City
Province	Postal Code	E-mail

Who of the above is the primary contact? Property Owner Applicant Agent



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Property Owner's Authorization

This must be completed by the Property Owner if the Property Owner is not completing the Heritage Alteration Permit application. If there are multiple Property Owners, an authorization letter from each Owner (with dated, original signature) is required or each Property Owner must sign the following authorization.

I, (we) _____, being the
Print name(s) of property owner, individual or company
registered Property Owner(s) of the subject lands, hereby authorize

_____,
Print name of agent and/or company (if applicable)

to prepare and submit a Heritage Alteration Permit application.

_____ <i>Signature</i>	_____ <i>Date</i>
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SECTION E: APPLICANT'S DECLARATION

This section must be completed by the person submitting the Heritage Alteration Permit application in the presence of a Commissioner of Oaths.

I, ██████ McCulloch-Squires of the
Print name of Applicant

London in the Region/County/District of Middlesex
Print name of City, Town *Print name of Region/County/District*

solemnly declare that all of the statements contained in this application for a Heritage Alteration Permit at:

864 Hellmuth Ave. London, ON N6A3T8,
Property address of Heritage Alteration Permit application

and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Declared before me at the County of Middlesex, in the Municipality of London,

this _____ day of _____, 202____.

Signature of Applicant

Commissioner of Oaths

Print name of Applicant



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Section F: NOTES FOR DECLARATION

■

initials

i. The applicant understands that the submission of this application does not guarantee a complete application has been received. Further review of the application will occur, and the applicant may be contacted to provide additional information and/or resolve any discrepancies or issues with the application as submitted.

■

initials

ii. The applicant grants permission for City of London staff to enter onto the property for the purposes of evaluating this applicant and acknowledges that the Corporation of the City of London, or a representative of the City, will keep a photographic record of the site conditions.

■

initials

iii. The applicant agrees that the proposed work shall be done in accordance with this applicant and understands that the issuance of the Heritage Alteration Permit pursuant to the *Ontario Heritage Act* shall not be a waiver of any of the provisions of any by-law of the Corporation of the City of London or the requirements of the *Building Code Act, RSO 1980, c.51*.

■

initials

iv. The applicant acknowledges that in the event that a Heritage Alteration Permit is approved or approved with terms and conditions, any departure from the approval or the term and conditions on the approval as imposed by Municipal Council of the Corporation of the City of London, or its delegated authority, is prohibited and could result in the Heritage Alteration Permit being revoked and charges laid against the property owner for violation of the *Ontario Heritage Act*.

■

initials

v. The applicant agrees that if the Heritage Alteration Permit is revoked for any cause of irregularity, in the relation to non-compliance with the said agreements, by-laws, acts, or regulations that, in consideration of the issuance of a Heritage Alteration permit, all claims against the Corporation of the City of London and its employees for any resultant losses or damages is hereby expressly waived.

NOTICE OF COLLECTION OF PERSONAL INFORMATION

The personal information collected on this form is collected under the authority of Section 33(2) and Section 42(2.2) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18* and will be used to process your heritage alteration application, contact you in relation to your application, and verify property ownership. Your name and home address will form part of a public agenda and report available on the City of London's website. Other information you provide, such as quotes for repairs, drawing, etc., may also form part of the public agenda/report. Questions about this collection should be addressed to the Manager, Urban Design and Heritage at 300 Dufferin Avenue, PO Box 5035, London, ON N6A 4L9. Tel: 519-661-CITY(2489) x4022, email: jkelemen@london.ca.



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OFFICE USE ONLY

Complete Application: (date of receipt) _____

Approval Type: Delegated Authority By-law

Municipal Council

Related Applications: Building Permit Sign Permit other _____

Reviewed by: _____ Pre-consultation (date): _____

CACP (date): _____ PEC (date): _____ Municipal Council (date): _____

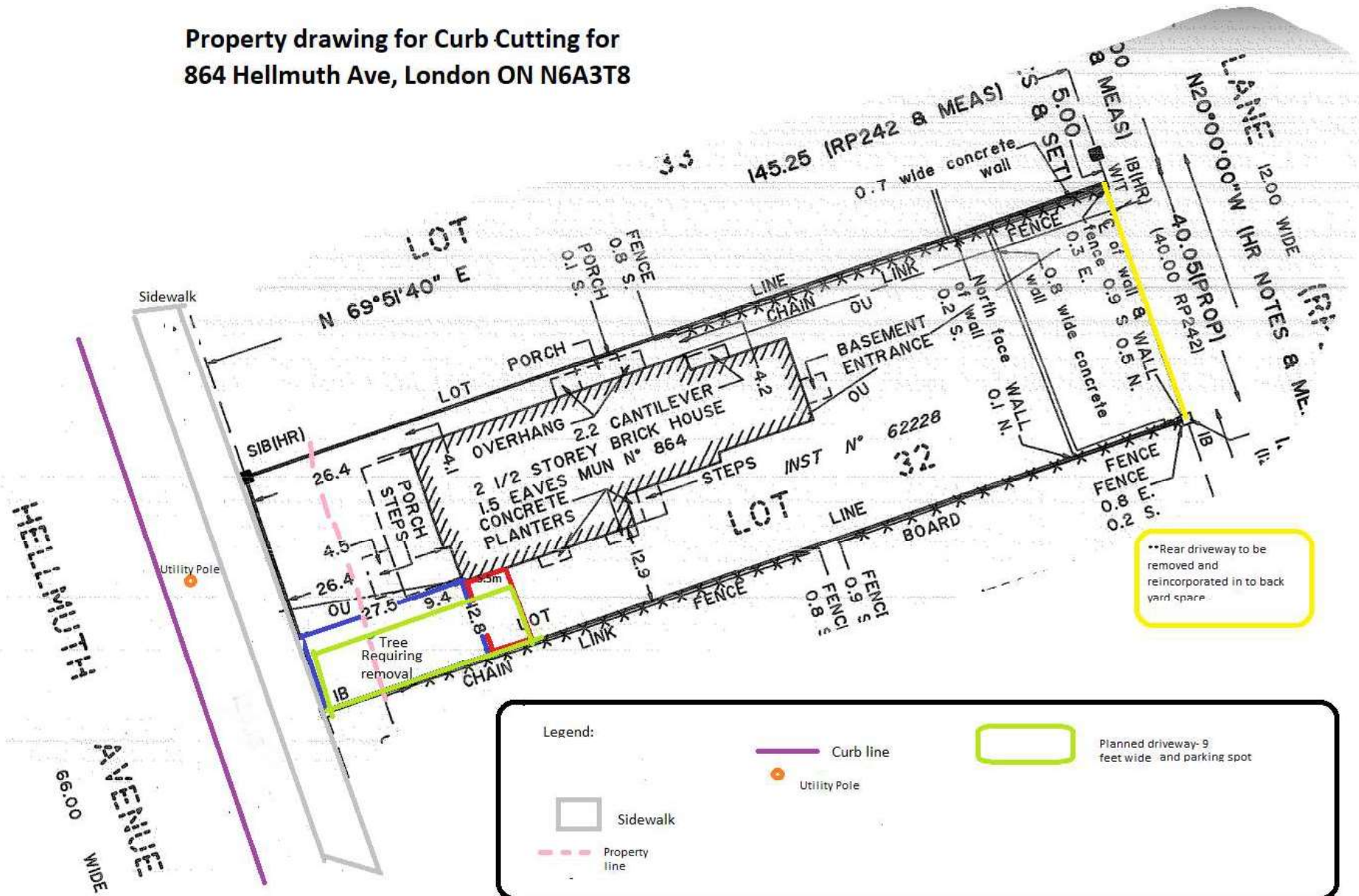
AMANDA entry: (date): _____

Work completed, Terms & Conditions fulfilled: (date): _____

Written specifications, including materials and methodology

Driveway will be kept to side of house only (we are not paving the entire front of property). We deeply value the heritage integrity of the home and are committed to preserving it. The driveway will be concrete/interlocking brick. The driveway width will be 9 feet wide starting from the corner of the property line (see property sketch attached).

Property drawing for Curb Cutting for
864 Hellmuth Ave, London ON N6A3T8



**Rear driveway to be removed and reincorporated in to back yard space.

Legend:

- Curb line
- Planned driveway-9 feet wide and parking spot
- Utility Pole
- Sidewalk
- Property line



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SECTION E: APPLICANT'S DECLARATION

This section must be completed by the person submitting the Heritage Alteration Permit application in the presence of a Commissioner of Oaths.

I, ██████████ McCulloch-Squires of the
Print name of Applicant

London in the Region/County/District of Middlesex
Print name of City, Town *Print name of Region/County/District*

solemnly declare that all of the statements contained in this application for a Heritage Alteration Permit at:

864 Hellmuth Ave. London, ON N6A3T8
Property address of Heritage Alteration Permit application

and all supporting documents are true and complete, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of the *Canada Evidence Act*.

Declared before me at the County of Middlesex, in the Municipality of London,

this 01 day of November, 2022.

X ██████████
Signature of Applicant

Commissioner of Oaths

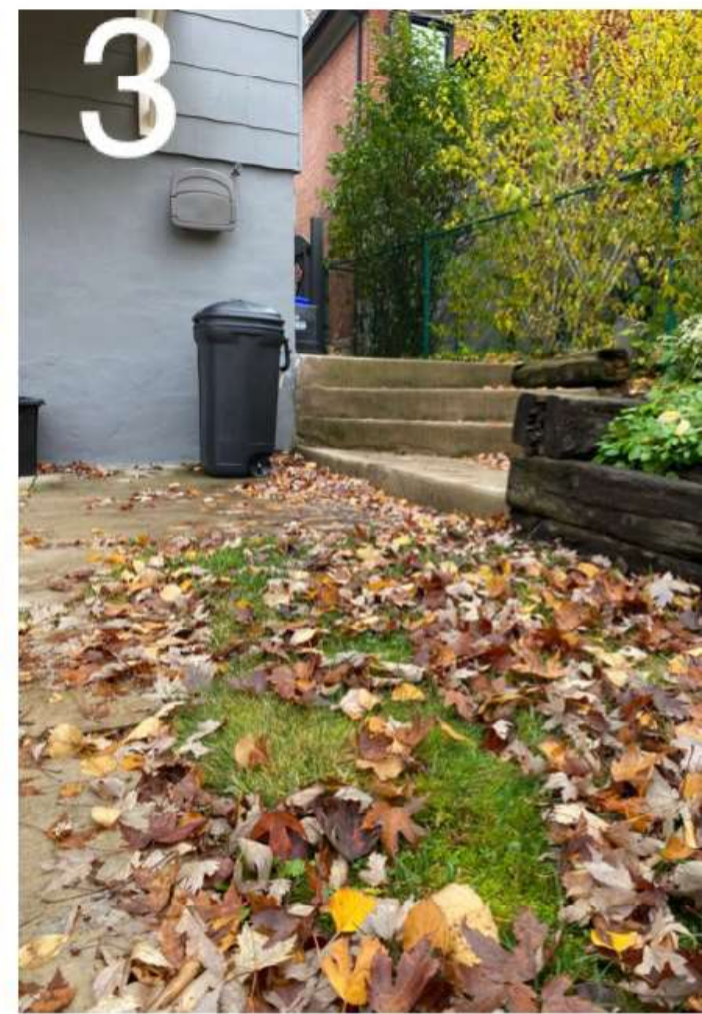
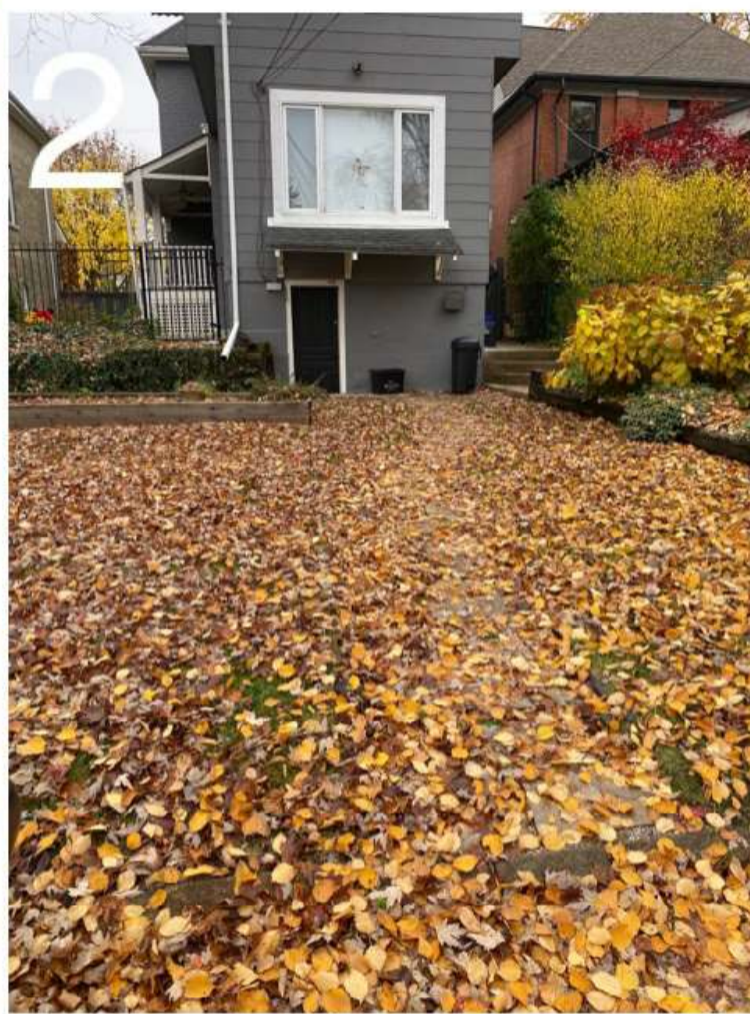
██████████ McCulloch-Squires
Print name of Applicant

Domenic Anello, a Commissioner for taking Affidavits and Oaths, Middlesex County, while a deputized Clerk of The Corporation of the City of London.



Front of house

Path to access house from back





Right of house (when facing), location of proposed parking spot

Greguol, Michael

From: [REDACTED] <[REDACTED]>
Sent: Thursday, January 5, 2023 4:07 PM
To: Greguol, Michael
Cc: Trosow, Sam
Subject: [EXTERNAL] Re: 864 Hellmuth Avenue - Heritage Alteration Permit
Attachments: 2022 - OHA Timeline Waiver-Extension.pdf

Hi Michael,

Please see form attached.

Also, I would appreciate it if you could please revise your report for the committee so that it is transparent and includes all components of my application as well as the comments I provided via email in December (I've pasted it below for your reference). You previously said you couldn't update the report because it was already posted on the website, however you were going to raise the comments at the meeting, but given the extension please ensure the report is updated. As was done previously, I would like my application attached to the agenda with my personal information, including initials, omitted.

Thanks very much

Phil

Hi Mike,

After reviewing the 864 Hellmuth report to the CACP I am disappointed to see that some information from the application was omitted and that I was not consulted with follow-up questions. I have a few questions and points:

- The report references a review of 8 years of heritage applications citing that none were approved for parking; however, how many applications were received for front yard parking in Bishop Hellmuth? Were there any applications given that the majority of houses have a driveway? Why was a review only done for 8 years when the heritage status came into force in 2003?

- Reference is made to an existing at grade entry at the rear of dwelling; however it is not at grade and enters into a former cold-kitchen which is part of the basement. The stairwell, uneven floors, and hallways of the basement are not conducive to a wheelchair or for the installation of a stair lift and the ceiling height is too low.

- Could my original application be shared with CACP members? I would like it to be noted that many neighbours on the street have front driveways including the next door neighbour, this was omitted from the city photos in the report. In fact, on the 2 blocks that are Hellmuth Ave 25 houses have driveways (of which 8 are double driveways). Furthermore, the 3 houses directly to the left of my house have front driveways i.e. 860 (double driveway), 856 (double driveway), 862 (single driveway). In Bishop Hellmuth 128 of the 195 dwellings have driveways (i.e. 66% of houses have a driveway).

- Our intention is to use the side entrance as the new main entrance (where the proposed driveway would be) and use a removable ramp.

If the report could be updated to include these points it would be greatly appreciated.

Please advise if this will be done.

Many thanks,

Le jeu. 5 janv. 2023, à 09 h 33, Greguol, Michael <mgreguol@london.ca> a écrit :

Good morning Phillip,

I've been consulting with Councillor Trosow, as well as our management and legal department on your Heritage Alteration Permit application. I understand that you wish to go back to the Community Advisory Committee on Planning (CACP) for consultation on your application as the CACP meeting did not have quorum. This is possible, but in order to do so, we will need to have you sign the attached Timeline Waiver/Extension Form. As a Heritage Alteration Permit application made under Section 42 of the Ontario Heritage Act, there is a 90-day timeline on the application, which will expire on January 31, 2023. Unfortunately, with the committee and Council schedule dates, we won't be able to go back to CACP within the 90 days but we can use this form in order to extend the timelines.

As you're aware, as a Consent Item on the Planning and Environment Committee Agenda, there isn't as much of an opportunity to participate as there is with a Scheduled Item or Item for Direction at the CACP.

The deadline for the January CACP meeting has already passed, but we can certainly get this back on the February CACP meeting agenda, which would be scheduled for February 8, 2023. The new Planning and Environment Committee meeting would then be February 21, 2023, and then Council would be March 7, 2023. So the extension date on this form would need to be March 8, 2023 to allow for the new cycle to take place. I would need the form back by the end of the day today in order to have the item withdrawn from the Planning and Environment Committee for next Monday. Under Section A you would be checking off "Part V", under Section B of the form, you'd check off "s. 42", and under Section C, it would be "Heritage Alteration Permit". The rest should be pretty self-explanatory but if you have any questions, I'm happy to help.

Again, I apologize for the inconvenience. As noted previously, we have not had quorum issues with our advisory committee before so this is very unusual.

If you need any assistance with the form, or have any questions, please feel free to let me know.

Thanks,

Mike



Michael Greguol, CAHP
Heritage Planner



Community Planning, Urban Design and Heritage

Planning and Development
City of London

300 Dufferin Avenue, London ON N6A 1G7

P: 519.661.CITY (2489) x 5843 | Fax: 519.661.5397

mgreguol@london.ca | www.london.ca