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CITY of STRATFORD

Office of the City
Clerk-Administrator

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December 9, 1997

Paul ✓
Mary huc ✓

RECEIVED

DEC 15 1997

CULTURAL PROGRAMS
HERITAGE & MUSEUMS UNIT

Return to Fred.

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Sirs:

This is to advise that Stratford City Council in session on Monday, October 27, 1997 passed the following by-laws:

1. By-law No 173-97 designating a defined area within the downtown core of Stratford as a heritage conservation district;
2. By-law No. 174-97 establishing certain guidelines for the implementation of a heritage conservation district in the City of Stratford.

Enclosed are copies of the by-laws for your information. On November 6, 1997, we forwarded the by-laws to the Ontario Municipal Board for approval. The Board will advise us further with respect to a hearing date.

Yours truly,

Ronald R. Shaw
City Clerk-Administrator

/cw
Encs.

cc: Fred Cane, Ministry of Citizenship, Culture & Recreation



**BY-LAW NUMBER 173-97
OF THE CORPORATION OF
THE CITY OF STRATFORD**

BEING a By-law to designate a defined area within the downtown core of Stratford as a heritage conservation district.

WHEREAS Section 41 of the Ontario Heritage Act, R.S.O. 1990, C. O18, authorizes the council of a municipality to designate by by-law the municipality or any defined area or areas thereof as a heritage conservation district;

AND WHEREAS the Official Plan of The Corporation of the City of Stratford contains provisions relating to the establishment of heritage conservation districts;

AND WHEREAS the council of The Corporation of the City of Stratford has defined a study area to be examined for designation as a heritage conservation district and has received a study and report on that matter;

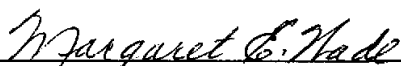
AND WHEREAS the council of The Corporation of the City of Stratford has consulted with its Local Architectural Conservation Advisory Committee (LACAC);

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. There is designated an area of the City of Stratford within the downtown core as shown on the attached map, Schedule "A" a heritage conservation district.
2. Part 4 designations are excluded from the provisions of this by-law.
3. This by-law shall not come into force without the approval of the Ontario Municipal Board.

Read a FIRST, SECOND and THIRD time and

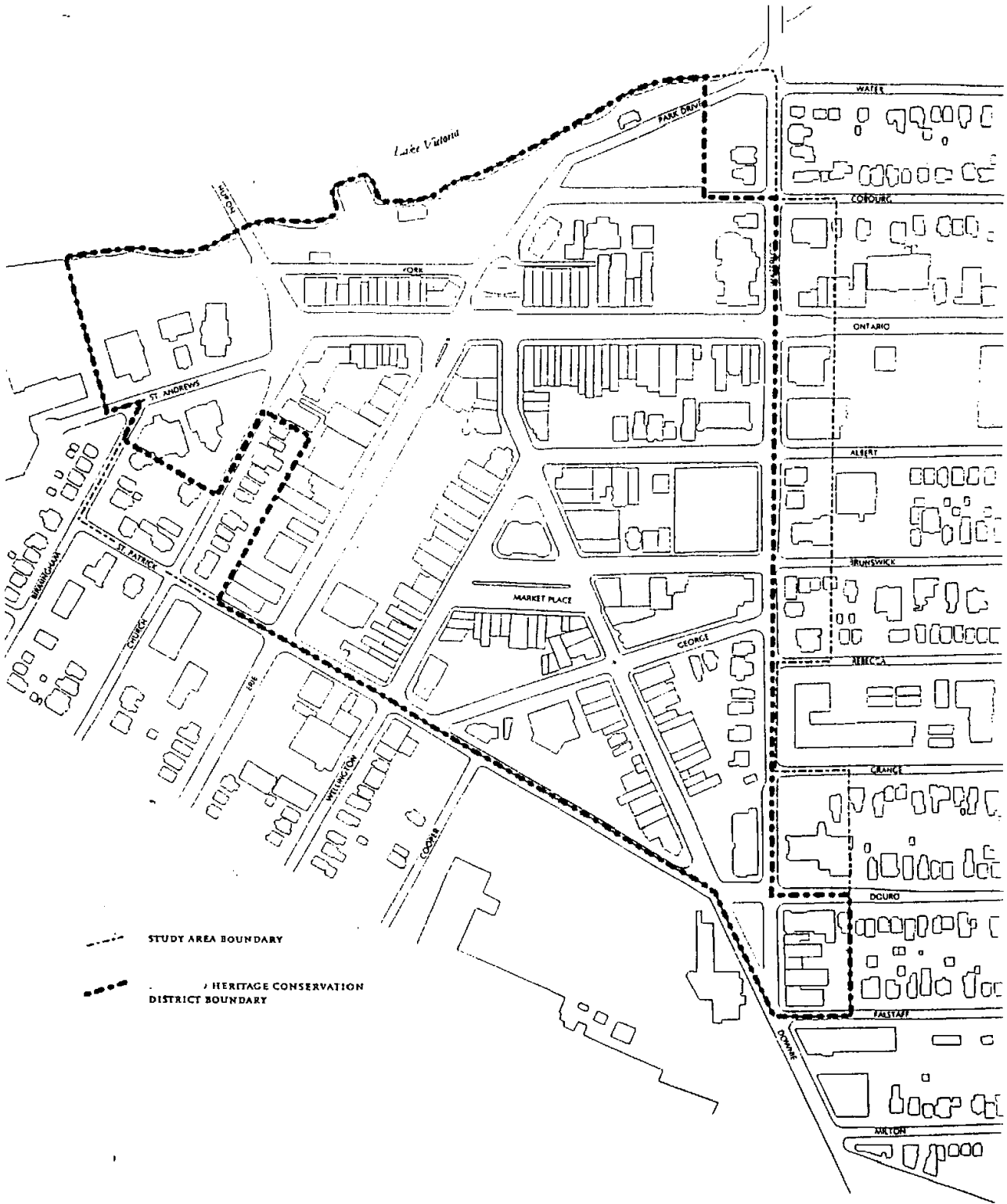
FINALLY PASSED this 27th day of October, 1997.


Deputy Mayor - Margaret Wade


Clerk - Ronald R. Shaw

THIS IS SCHEDULE "A" TO BY-LAW NUMBER 97 173-97
passed this 27th day of October, 1997

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--- STUDY AREA BOUNDARY
—— HERITAGE CONSERVATION DISTRICT BOUNDARY



**BY-LAW NUMBER 174-97
OF THE CORPORATION OF
THE CITY OF STRATFORD**

Being a By-law to establish certain guidelines for the implementation of a heritage conservation district in the City of Stratford.

WHEREAS Council of The Corporation of the City of Stratford has by by-law designated a defined area in the City of Stratford as a heritage conservation district;

AND WHEREAS Council intends to regulate the demolition or removal of buildings and structures within the heritage conservation district through the establishment of guide lines;

NOW THEREFORE BE IT ENACTED by Council of The Corporation of the City of Stratford as follows:

1. Subject to Paragraph 7 herein, no person shall in the area defined in By-law No. 173-97, demolish or remove any building or structure without a permit therefore issued by the Council of The Corporation of the City of Stratford unless;
 - a) the by-law has been deemed to be repealed under Section 41 (8) of The Ontario Heritage Act;
 - b) the Board has issued an order refusing approval of the by-law; or,
 - c) sixty (60) days have elapsed from the date of submission of a complete application as prescribed in Paragraph 2 herein and the Director of Building and Planning has issued a permit under the terms and conditions of Paragraph 7 of this by-law.
2. An application for a permit referred to in Paragraph 1 shall be made to the Council of The Corporation of the City of Stratford and shall contain or be accompanied by such information, drawings, and other material as may reasonably be required by Council to fully consider the application and that Council in its sole discretion shall determine the information, drawings and other material that it requires to fully consider such applications.
3. An application for a permit referred to in Paragraph 2 shall include the owner's or applicant's reasons for demolition of the building or structure.
4. Subject to Paragraph 5, applications for demolition or removal of any building or structure in a heritage conservation district shall be considered by Council and Council, within 60 days of receipt of the completed application or such longer period as is mutually agreed by the applicant and the Council, shall,
 - a) issue the permit as requested; or
 - b) advise the applicant in writing that a permit is refused.
5. Within 7 days of receipt of a complete application, the Director of Building and Planning shall provide a copy of the application, information, material and drawings provided by the applicant to LACAC for its review and comments and LACAC may within the 60 day period prescribed in this by-law, negotiate with the owner or the owner's agent to withdraw the application for a demolition permit, failing which LACAC may within the 60 day period, negotiate with the owner or the owner's agent

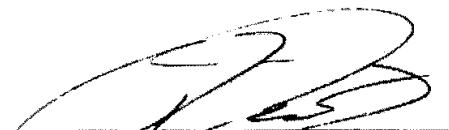
to take photographs of the interior and exterior of the building or structure for the purposes of recording relevant historical aspects of Stratford's heritage and to negotiate to salvage any artifacts that may be of further relevance.

6. Such terms and conditions as Council considers desirable may be attached to a permit issued under subsection a) of Paragraph 4 herein and that such terms and conditions shall be binding on the applicant, including, and the following conditions shall be attached to a permit issued under subsection a) Paragraph 4:
 - i) written confirmation from the appropriate municipal departments and utility companies that utilities and municipal services, including sanitary and storm sewers have been capped or disconnected to the satisfaction of the municipal department and utility company.
7. Notwithstanding the provisions of Paragraph 1 herein, where an application for demolition or removal of any building or structure within a heritage conservation district is refused by Council or Council fails to make a decision thereon within 60 days of receipt of the complete application, the Director of Building and Planning for the City of Stratford is authorized and shall issue a permit for the demolition or removal of such building or structure subject to all other Acts or regulations and municipal by-laws or regulations that are in force, upon receipt of a written request from the applicant for such demolition permit.

READ a FIRST, SECOND and THIRD time and

FINALLY PASSED this 27th day of October, 1997.


DEPUTY MAYOR - Margaret Wade


CLERK - Ronald R. Shaw