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# The Corporation of the Municipality of Meaford

## By-law Number 026 – 2014

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### **Being a by-law to designate a Heritage Conservation Study Area within the Municipality of Meaford.**

**Whereas**, subsection 40.1 (1) of the *Ontario Heritage Act*, R.S.O. 1990 c. O.18, as amended, permits the Council of a municipality to pass a by-law to designate a heritage conservation study area to undertake an area study for the purposes of designating one or more heritage conservation districts under section 40. of the *Ontario Heritage Act*, R.S.O. 1990 c. O.18; and,

**Whereas**, Section D3.2.2 of the Municipality of Meaford Official Plan provides for the designation of a Heritage Conservation District; and,

**Whereas**, Council of the Corporation of the Municipality of Meaford passed resolution No. 019-215-2013 on September 23, 2013 to endorse a proposed Heritage Conservation District boundary; and,

**Whereas**, Council of the Corporation of the Municipality of Meaford also deems it appropriate to enact such a by-law to designate a heritage conservation study area; and

**Whereas**, the Council of the Corporation of the Municipality of Meaford has consulted with the Public with respect to a study; and,

**Whereas**, the Council of the Corporation of the Municipality of Meaford deems it expedient and in the public interest to prohibit the use of lands, buildings and structures for such purposes, or except for such purposes, as described in this by-law in the area of the Municipality shown outlined by the heavy black line on the map on Schedule "A" attached hereto in order to allow the Municipality to review and, if deemed appropriate, implement the findings of the study;

### **The Council of The Corporation of the Municipality of Meaford enacts as follows:**

1. The area shown outlined on the map attached hereto as Schedule "A", is hereby designated as the Meaford Heritage Conservation Study Area for a period of one year.

2. The Municipality of Meaford shall undertake a heritage conservation study and plan in the Meaford Heritage Conservation Study Area in accordance with the requirements of the *Ontario Heritage Act* for the purpose of examining the character of the area to determine if the area, or any part thereof, should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.
3. The Clerk is hereby authorized to cause notice of the passage of this by-law to be served upon the owners of the property described in attached Schedule "A" and to cause notice of the passage of this by-law to be published in a newspaper having general circulation in the Municipality of Meaford.
4. Except as permitted by section 5, during the period of one year, no person shall:
  - (a) alter or permit the alteration of any property situated in the Meaford Heritage Conservation Study Area; or
  - (b) erect, demolish or remove any buildings or structures or permit the erection, demolition or removal of any buildings or structures on any property situated in the Meaford Heritage Conservation Study Area.
5.
  - (1) In this section, "normal repairs and maintenance" means painting, roofing, repair, restoration and maintenance with materials that are comparable to those being replaced in terms of heritage character, material composition, dimensions and quality.
  - (2) The following actions may be undertaken with respect to a property situated in the Meaford heritage conservation study area:
    - (a) non-structural renovations or alterations to the interior of a building or structure that do not alter the exterior appearance of the building or structure;
    - (b) normal repairs and maintenance that do not alter the exterior appearance of the building or structure;
    - (c) alteration, erection, demolition or removal of any accessory building or deck; and,

(d) renovations or alterations approved under a grant or loan program approved under the Meaford Community Improvement Plan.

6. This by-law shall come into force on the date of its passing and will be in force and effect for a period of one year from the passing of this by-law.

**Read a first, second and third time and finally passed this 24<sup>th</sup> day of March, 2014.**

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**Francis Richardson, Mayor**

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**Robert H. A. Tremblay, Clerk**

**SCHEDULE "A"**  
**By-law No. 026 – 2014**  
**The Corporation of the Municipality of Meaford**  
**Passed on the 24<sup>th</sup> day of March, 2014**

Francis Richardson, *Mayor*

Robert Tremblay, *Clerk*

