

Bill No. 96  
2021

By-law No. A-35-21\_\_\_\_\_

A by-law to amend By-law No. A-35 being “A  
by-law to regulate vacant buildings”.

WHEREAS the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, s. 10, gives the municipality broad authority to pass by-laws respecting the health, safety, and well-being of persons;

AND WHEREAS the *Municipal Act, 2001*, s. 128, provides that a local municipality may prohibit and regulate with respect to public nuisances, including matters that, in the opinion of Council, are or could become or cause public nuisances;

AND WHEREAS Municipal Council of The Corporation of the City of London is of the opinion that vacant buildings that are not secured against unauthorized entry constitute public nuisances by attracting vandals and creating various safety hazards;

NOW THEREFORE the Council of The Corporation of the City of London enacts as follows:

1. Section 1 of By-law No. A-35 is amended by inserting the following definition after the definition of “Fire Code” as follows:

“Inspection Registry” shall mean a City-maintained registry of vacant buildings that have been vacant for at least 30 consecutive days and an officer reasonably believes that the vacant building poses a risk to safety or is a public nuisance or could become a public nuisance;”

2. Subsection 3.1(2) of By-law No. A-35 is amended by adding the phrase “or is a public nuisance or could become a public nuisance” after the phrase “that a vacant building poses a risk to safety”.

3. Subsection 3.1(2)(ii) is deleted and replaced with a new subsection 3.1(2)(ii) as follows:

“(ii) provide one set of floor plans (showing the current floor configuration) to the Fire Chief and one set of floor plans (showing the current floor configuration) to the Chief Building Official;”

4. Subsection 3.1(2) is amended by inserting new subsection (vii) after subsection 3.1(2)(vi) as follows:

“(vii) provide the officer with the phone number for the owner or their agent, and any other contact information the officer reasonably requires.”

5. By-law No. A-35 is amended by inserting a new subsection 3.1(4) after subsection 3.1(3), as follows:

“(4) Where a vacant building has been vacant for at least 30 consecutive days, an officer who reasonably believes that a vacant building poses a risk to safety or is a public nuisance or could become a public nuisance may add such building to an Inspection Registry. Where a building is added to an Inspection Registry, the City may conduct regular exterior inspections of the building for compliance with this by-law. The owner of the building shall be responsible for any inspection fees arising from such inspections.”

6. By-law No. A-35 is amended by inserting a new subsection 3.9 after subsection 3.8 as follows:

**“3.9 Boarding – after 365 Days**

Despite sections 3.1 through 3.8, a vacant building shall not be boarded up for a period exceeding 365 days, and the requirements of section 4.3 (Doors, Windows and Skylights) of the Property Standards By-law shall apply.”

7. Subsection 6.2 of By-law A-35 is amended by adding the word “heritage” after the phrase “inclusion of the”.

8. Section 6.5 of By-law A-35 is amended by:

- (i) adding the phrase “Property Standards, ” in the heading before the phrase “Building Code”, and
- (ii) adding the phrase “, the Property Standards By-law” after the phrase “*Building Code Act, 1992*”.

9. By-law No. A-35 is amended by renumbering subsection “7.2 to subsection 7.3”.

10. By-law No. A-35 is amended by inserting a new subsection 7.2 after subsection 7.1 as follows:

**“7.2 Administrative Monetary Penalty**

Each person who contravenes any provision of this By-law shall, upon issuance of a penalty notice in accordance with the Administrative Monetary Penalty System By-law A-54, or any successor by-law, be liable to pay the City an Administrative Monetary Penalty.”

11. This bylaw shall come into force and effect on the day it is passed.

PASSED in Open Council on March 23, 2021.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – March 23, 2021  
Second Reading – March 23, 2021  
Third Reading – March 23, 2021