

Bill No. 233
2013

By-law No. L.S.P.-3431-177

A by-law to designate a heritage conservation study area for the Blackfriars/Petersville neighbourhood.

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 13.3.1 of the City of London Official Plan provides for the designation of a Heritage Conservation District;

AND WHEREAS Council of the Corporation of the City of London 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 City of London has consulted with its municipal heritage committee with respect to a study;

AND WHEREAS the Council of the Corporation of the City of London 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 City 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;

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

1. The area shown that is shaded and indicated with a dot (•) within the area outlined in bold on the map attached hereto as Schedule "A", and listed by the municipal addresses by which the real property is known municipally on the attached Schedule "B" is hereby designated as the Blackfriars/Petersville heritage conservation study area for a period of one year.
2. The City of London shall undertake a heritage conservation study in the Blackfriars/Petersville 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 City 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 City of London.
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 situate in the Blackfriars/Petersville 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 situate in the Blackfriars/Petersville 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 Blackfriars/Petersville 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; and,

(c) alteration, erection, demolition or removal of any accessory building or deck.

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.

7. PASSED in Open Council on May 14, 2013.

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – May 14, 2013
Second Reading – May 14, 2013
Third Reading – May 14, 2013

Schedule "A"

