



**BY-LAW NUMBER 149-66  
OF  
THE CORPORATION OF THE CITY OF STRATFORD**

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BEING a By-law to regulate the location and height of Awnings and to require the owners of Awnings to obtain permission to Erect and Maintain Awnings in the City of Stratford.

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The Municipal Council of the Corporation of the City of Stratford ENACTS as follows:

1. Awning – For the purposes of this By-law an Awning shall mean a moveable canopy or roof-like projection which is affixed to a wall of a building, and which may extend over a sidewalk or other city owned property, and which is constructed of a framework covered with a canvas or other fabric material upon which the name of the business may be painted or printed.
2. Permit Required - No person shall erect or continue any awning which shall be wholly or partially within the limits of any street, or attached to the face of any building or structure, when such face or any part thereof abuts any street property used as a street in the City of Stratford, without first having obtained permission from the Inspector of Buildings.
3. Agreement Required - On approval and before erection, which must be carried out to the satisfaction of the Chief Building Official, the person desiring permission must enter into an agreement with the City of Stratford indemnifying the City from and against all manner of damages, loss, expense, suits, claims and demands arising out of the erection or continuation, removal or fall of the said erection, and undertaking also to remove such erection when notice is given for such removal by the Inspector of Buildings in accordance with the provisions of this By-law. Every applicant shall complete an awning permit application provided by the Building and Planning Department, submit all necessary plans and drawings, and pay all applicable fees as set out in Schedule "A" to this By-law in addition to an annual fee of five dollars (\$5.00) for each awning which encroaches on City property."
4. Plans - A plan or drawing of a proposed awning shall be submitted to the Inspector of Buildings along with a written application for a permit signed by the applicant. Such plan must state in detail the kind and character of the awning proposed to be erected or maintained, the actual area in square feet of the exterior surface of such awning, and the place where and the manner in which it is proposed to erect such awning, and such further details as the Inspector of Buildings may require.
5. Supports – No awning shall be supported on or by any permanent iron or other support extending to the sidewalk in front of any building but every awning which overhangs a street or sidewalk or which a street or property used as a street, shall be supported on an iron, steel or other metal framework secured to the building.
6. Height Above Sidewalk – No part of any such awning framework, or awning, except its curtain, shall be less than seven feet nine inches (7' -9") above the level of the street or sidewalk, and no such curtain shall be less than seven feet (7'-0") above the level of the street or sidewalk.

7. Maximum Projection – No awning shall be permitted to project closer to the curb line than two feet (2'-0") and in no event shall any such awning extend more than eight feet (8'-0") over the street line.
8. Permit for alterations – No alterations shall be made to any such awning unless all the provisions of this by-law are complied with, and unless a permit expressly issued for the purpose of allowing such alteration is first obtained from the Inspector of Buildings.
9. Drainage Required – Permanent awnings shall be so arranged that no drainage from the awning shall be discharged on the public walk or in such a manner that it will run onto the public walk. Proper connections to storm drains shall be provided.
10. Date for Compliance – The provisions of Section 6 shall apply to every awning erected after June 25, 1962; and every awning erected prior to the said date shall be made to comply and thenceforth be maintained in accordance with the provisions of Section 6 by the 31<sup>st</sup> day of December 1968.
11. Right to Remove – If the owner or occupant of any premises before which any such awning is erected, which has not been approved or authorized by the Inspector of Buildings, refuses or neglects to remove the same, after fourteen days (14) notice so to do, the Inspector of Buildings may remove the awning at the expense of the owner of the awning or the occupant of the property to which it is attached and for that purpose may enter on the said premises without process of law and any person obstructing or impeding him in so doing shall be subject to the penalties of this by-law.
12. Permit Revoked – Any permit for an awning may be revoked at any time by the Inspector of Buildings after receiving authority from the City Council, and upon giving two weeks (2) notice. If after the expiry of such period, the owner or person having charge or control of such awning has refused or neglected to remove the awning, the Inspector of Buildings may enter upon the premises without process of law and effect removal at the expense of the owner of the awning or the occupant of the property to which it is attached, and any person obstructing or impeding him, in so doing shall be subject to the penalties of this by-law.
13. Issue of Permit – Upon compliance by an applicant for a permit under Sections 2, 3 and 8 with all the requirements of this by-law, the Inspector of Buildings may issue such permit provided that the said Inspector of Buildings shall report to City Council all applications which in his opinion should be refused.
14. Penalty - Every person who contravenes any of the provisions of this by-law or any requirements or obligations imposed on him by virtue of this by-law, or who interferes with, or obstructs any person in the discharge of his duties under this by-law, shall be guilty of an offence and liable on summary conviction to a fine not exceeding Three Hundred Dollars (\$300.00) and costs, and in addition the Justice may order that such person carry out the requirements or obligations imposed on him by virtue of this by-law, for the contravention of which he has been convicted, within a time to be fixed for such order.
15. The conviction of any person under the provisions of this section for failing to comply with any of the said requirements or obligations, shall not operate as a bar to further prosecution under this section for the continued failure on the part of such person so to comply, nor shall it operate as a bar to any other remedy or proceeding under this by-law.

By-law Number 83-62 of the City of Stratford is hereby repealed.

That Schedule "A" attached hereto and forming part of this By-law be added to Awning By-law 149-66 as amended.

Read a FIRST, SECOND and THIRD time and

FINALLY PASSED this 18th day of July, A. D. , 1966.

“C.H. Meier”  
Mayor – C.H. Meier

“Lawrence Graham”  
Clerk – Lawrence Graham

THIS IS SCHEDULE "A"  
TO BY-LAW 149-66

**enacted by Council of The Corporation of the City of Stratford**

**Awning Permit Fee**

\$185.00 effective January 1, 2010

**Special Permit Fee**

A special permit fee with respect to construction shall be paid by the owner where any work was commenced prior to the issuance of a permit.

The special permit fee shall be the regular permit fee plus an additional fee equal to 100% of the amount calculated as the regular permit fee in order to compensate the city for the additional work performed as a result of commencing work prior to permit issuance.

Payment of the special permit fee does not allow construction to continue without a permit.

These rates shall automatically increase and be rounded to the nearest dollar on the 1<sup>st</sup> day of January in each year by the percentage increase in the Consumer Price Index (CPI).

CPI means the 12-month average of Total Consumer Price Index as published by Statistics Canada in November, using the most current October to October rates.