



**City Council (Public Meeting)
Agenda**

**Monday, August 25, 2025, 6:30 p.m.
S.H. Blake Memorial Auditorium**

Pages

1. City Council (Public Meeting)

Chair: Mayor Ken Boshcoff

2. Disclosures of Interest

3. Confirmation of Agenda

WITH RESPECT to the Monday, August 25, 2025 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

4. Public Meeting Procedures

5. City Council (Public Meeting)

5.1 Proposed Zoning By-law Amendment – 33 Court Street South

4 - 12

Report 236-2025 - Growth - Development Services - Planning Services presenting an application for a Zoning By-law Amendment at 33 Court Street South, that if approved, would allow for the redevelopment of an existing building in the north core for mixed-uses, specifically a ground floor commercial unit, ground floor apartments and additional apartments within upper floors for a total of 70 homes.

WITH RESPECT to Report 236-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on the subject lands being Town Plot South Park Lot 5 & West 99 Feet of Lot 4, shown as “Property Location One” on Attachment “A” to Report 236-2025, and municipally known as 33 Court Street South, by adding MS^{SP111} to Schedule “B” as follows:

SP111: Site-specific provision 111

The following applies to lands zoned MS^{SP111}.

- Despite Section 4.1.1c, A non-barrier free home may occupy the street-facing portion of the building within a 5.5 m wide portion of the first storey at the corner of Court Street South and Park Avenue with a 0.0 m setback from the street allowance and the street facing portion of the building along Park Avenue and Lincoln Street with a setback of 0.0 m from a street allowance
- Despite Section 4.1.1c, A minimum of 40% of the first storey floor area may be occupied by street-facing tenantable commercial units
- A first storey apartment is not permitted to have windows on the exterior wall of Court Street South

AND THAT the subject property be designated as an area of Site Plan Control:

AND THAT any necessary by-laws be presented to City Council for ratification.

6. By-Laws

- | | | |
|-----|---|---------|
| 6.1 | By-law 225-2025 - Zoning By-law Amendment – 33 Court Street South
A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (33 Court Street South). | 13 - 16 |
| 6.2 | By-law 241-2025 – Site Plan Control Designation at 33 Court Street South
A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (33 Court Street South). | 17 - 19 |
| 6.3 | By-law 244-2025 Site Plan Control Designation – 521 Memorial Avenue
A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (521 Memorial Avenue). | 20 - 22 |
| 6.4 | By-law 261-2025 - Subdivision Agreement - BK Realty Investment Management Inc.
A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc. | 23 - 24 |

7. By-Law Resolution

By-law Resolution - August 25, 2025 - City Council

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

By-law Number: 225-2025

1. A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (33 Court Street South).

By-law Number: 241-2025

2. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (33 Court Street South).

By-law Number: 244-2025

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (521 Memorial Avenue).

By-law Number: 261-2025

4. A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc.

8. New Business

9. Adjournment

Corporate Report

REPORT NUMBER 236-2025-Growth-Development Services-Planning Services			
DATE			
PREPARED	August 18, 2025	FILE	Z-03-2025
MEETING DATE August 25, 2025			
SUBJECT Proposed Zoning By-law Amendment – 33 Court Street South			

RECOMMENDATION

WITH RESPECT to Report 236-2025 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be amended on the subject lands being Town Plot South Park Lot 5 & West 99 Feet of Lot 4, shown as “Property Location One” on Attachment “A” to Report 236-2025, and municipally known as 33 Court Street South, by adding MS^{SP111} to Schedule “B” as follows:

SP111: Site-specific provision 111

The following applies to lands zoned MS^{SP111}.

- Despite Section 4.1.1c, A non-barrier free home may occupy the street-facing portion of the building within a 5.5 m wide portion of the first storey at the corner of Court Street South and Park Avenue with a 0.0 m setback from the street allowance and the street facing portion of the building along Park Avenue and Lincoln Street with a setback of 0.0 m from a street allowance
- Despite Section 4.1.1c, A minimum of 40% of the first storey floor area may be occupied by street-facing tenantable commercial units
- A first storey apartment is not permitted to have windows on the exterior wall of Court Street South

AND THAT the subject property be designated as an area of Site Plan Control:

AND THAT any necessary by-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

Planning Services has received an application for a Zoning By-law Amendment at 33 Court Street South, that if approved, would allow for the redevelopment of an existing building in the north core for mixed-uses, specifically a ground floor commercial unit, ground floor apartments and additional apartments within upper floors for a total of 70 homes.

Public consultation was carried out in accordance with the *Planning Act*.

Administration recommends approval of this application, subject to designating the lands for Site Plan Control. The proposed development is consistent with the Provincial Planning Statement, conforms to the Growth Plan for Northern Ontario, and maintains the general intent and purpose of the Official Plan and Zoning By-law.

Further, the intended development is consistent with the City's growth objectives, and Official Plan Policies by adding residential density, a range of housing options in the core area. Additionally, the proposal is an adaptive reuse of a previous government building that has been vacant.

DISCUSSION

Description of the Subject Property and Surrounding Area

The subject lands, municipally known as 33 Court Street South, are located between Park Avenue and Lincoln Street. The property has a frontage of approximately 50 metres on Court Street South, and an area of approximately 3,557m².

The lands are designated Commercial – Strategic Core in the Official Plan and zoned “MS” – Main Street Zone.

The property is developed with a large, 3 storey office building, built in 1952, and formerly used as a Federal Building accommodating various federal offices including Canada Post. The building occupies the width of an entire downtown block and has a 0.0m setback from the street. It is a prominent commercial building, highly visible from streets and sidewalks. The building possesses notable exterior heritage features that are not proposed to be altered as a result of this application. It is serviced with municipal water and sanitary services and has a surface parking lot with 14 parking spaces.

Gateway casino is situated to the southeast, and mixed-use buildings exist in the surrounding area across Court Street South, Lincoln Street and Park Avenue. These buildings can accommodate commercial uses on the main level and aside from barrier free units, residential uses are directed to upper floors to support a vibrant commercial area.

Description of Proposal

The applicant is seeking a site-specific Zoning By-law Amendment to the “MS” – Main Street Zone to allow non-barrier free homes on the main floor along both the Park Avenue and Lincoln Street building frontages and within a 5.5 metre wide portion of the building at the corner of Court Street South and Park Avenue, and to reduce the required percentage of main floor commercial area from 60% to 40%.

The existing Zoning By-law regulations require that only barrier free homes be placed on the main floor, that they be setback 10m from the street allowance and that a maximum of 60% of the main floor be used for commercial uses. Barrier free units will be placed on upper floors that are accessible by elevator per Ontario Building Code requirements.

If approved, the amendment would allow for the conversion of the existing building into 70 residential apartment units and a main floor commercial unit. The Applicant’s preliminary site development plan is shown as Attachment “B” to this report.

Neighbourhood Comments

Three signs were posted, and a Notice of Application was mailed to surrounding property owners on June 2, 2025 describing the nature of the application. At the time of writing this report, 8 comments had been received.

Of the 8 comments received, 2 expressed concerns related to:

- Parking
- Traffic
- Road closures due to construction
- Security issues and loitering in the rear yard
- Access to the decommissioned fire hydrants nearby

The original site plan circulated with the Notice of Application had a deficient supply of parking and landscaping. These were resolved and a revised site plan was circulated with the Notice of Public Meeting, demonstrating that the minimum required parking and landscaping can be provided on site.

Agency Comments

The following agencies and City divisions provided comments:

- Engineering Division:
 - Regarding the casino’s concerns with access to their loading bay during construction, Lincoln Street is a public road and access must be maintained with disturbances minimized during construction. If approved and building

- permits are issued, concerns may be directed to the One Stop Development Shop during construction.
- Regarding the public comment about nearby hydrants, the developer's designer/engineer will be required to consider and review nearby hydrants to ensure they are meeting applicable codes/standards, as part of the Building Permit process
- Archives: The building is not heritage designated or listed by the City but has the potential to be designated in the future, due to its history, the history of the area and the Tyndall Stone facade. Care should be taken to maintain, restore and not damage the exterior.
- Solid Waste Collection: No issues.
- Tbaytel: No concerns.
- Waterfront District BIA: Enquired about amenities provided on site, and whether transit volume may be a concern.
- COTB Housing Accelerator Coordinator: This property is subject to conditionally approved applications under the City's Housing Accelerator Fund Construction Assistance Grant and Affordable Rental Housing Funding Program based on a proposal to establish 70 new rental apartment units, 28 of which meet the policy definition of Affordable through the Affordable Rental Housing Funding Program.

Planning Analysis

Provincial Planning Statement (PPS), 2024

The proposal will result in residential intensification and growth through the redevelopment of a vacant commercial building. The development will add to the range and mix of housing options within the downtown area.

The proposal supports the achievement of Complete Communities through mixed-use development within the Urban Settlement Area, providing a mix of employment uses and housing, with optimal proximity to transit, active transportation facilities, parks, food stores, restaurants, and other amenities.

Planning Services is of the opinion that the proposal is consistent with the Provincial Planning Statement (PPS), 2024.

Growth Plan for Northern Ontario, 2011

The proposed amendment would facilitate a range and mix of employment and housing types, with good proximity to local stores, services, and recreational opportunities in the surrounding neighbourhood. The proposal encourages mixed use commercial and higher density residential use with access to active transportation and transit in the downtown Strategic Core Area. The proposal contributes to the City's revitalization and intensification, and growth goals for the strategic core. Planning Services is of the opinion that the proposal conforms to the Growth Plan for Northern Ontario, 2011.

Official Plan, 2019

The property is located within the Commercial Designation – and more specifically located within the Strategic Core Area. The intent of the Strategic Core policies are to encourage high density residential development along with commercial and residential mixed use development where it is appropriate. The proposal contributes to the Plan's goal of increasing density within the Strategic Core area by 25%. Further, the proposal supports one of the main objectives of the Strategic Core designation which is to attract new development, employment, and housing, to revitalize the area. Revitalization and redevelopment efforts are supported in Strategic Core Areas, and through the City's Community Improvement Plan. The site is located adjacent to both an active transportation route and an existing public transit route, where increased user access is promoted.

Increased residential development on upper floors is encouraged within the Strategic Core areas to promote commercial activity at the street level. The majority of the proposed residential units, are located within upper floors, and a 1000 m² (10,802 ft²) commercial unit would front on Court Street South which is the commercial 'main street' frontage. The remaining main floor space is proposed to be residential, with exterior walls of units located adjacent to Park Avenue and Lincoln Street, and a 5.5 m portion of Court Street South at the corner of Park Avenue.

Court Street South is a focal area of the north core having been recently redesigned and constructed with the vision to provide for increased pedestrian traffic and opportunities for outdoor patios and programming. It is classified as a collector road, designed and built to accommodate storefronts and public entrances, as well as carry moderate volumes of traffic from vehicles, cyclists, and pedestrians, whereas Park Avenue and Lincoln Street are local roads that have lower priority to draw pedestrian activity and traffic.

The location of the proposed residential setback reduction is adjacent to local roads serving as side streets, which are designed to carry low volumes of traffic, and building access points that are generally less visible, which supports the rationale for allowing residential units along Park Avenue and Lincoln Street. The location of the main floor residential unit that fronts on Court Street would be limited to a 5.5 metre portion, and would not be permitted to have a window facing the main street per the site-specific provision. Thus, views into the building from the Court Street facade would be limited to commercial portion only.

Planning services is of the opinion that the proposal maintains the intent and purpose of the Official Plan.

Zoning By-law 1-2022

The lands are zoned “MS” – Main Street Zone. The applicant is proposing to zone the subject lands “MS^{SP111}” – Main Street Zone with Site Specific Provision 111:

Presently, Homes are permitted on the main floor if they are barrier free, 60% of the main floor is available for commercial use, and the residential units are setback 10 metres from the street allowance. The intent and purpose of these regulations are to protect the vitality of downtown areas which provide a pedestrian commercial experience that may be programmed and accommodates shops and restaurants for example.

Further, the intent is to provide an opportunity for barrier free units, where they would not negatively impact the view and function of the streetscape.

The proposed elimination of the setback for residential units along Park Avenue and Lincoln Street is proposed along roads that experience lesser traffic, and do not restrict the ability to provide tenatable commercial space fronting the main street. The portion of the building containing a residential unit abutting Court Street is limited to a roughly 10% portion of the façade, while the majority remains commercial. Since no windows are proposed within the residential unit, nor will they be permitted along the Court Street South façade, the view and function from streetscape will be unchanged.

The site abuts 3 streets, and reducing the required setback to an apartment along 2 streets could allow for a more efficient development of the main floor for commercial and residential uses rather than providing commercial uses within the 10 metre setback along perimeter of the building.

The majority of residential units are proposed on upper floors and 40% of the main floor area is proposed for commercial space, which represents roughly 1000 m² (10,802 ft²). Due to the size of the structure, the proposed reduction still provides significant space for commercial business. The remaining residential units on upper floors that are accessible by elevator are proposed to be a mix of barrier free, and non-barrier free units meeting the minimum requirements of the Ontario Building Code.

Planning Services is of the Opinion that the proposed amendments maintain the general intent and purpose of Zoning By-law 1-2022 and recommends approval of the proposed SP111.

CONSULTATION

Through the *Planning Act* application process, public consultation has been achieved with the placing of a sign and circulation of a Notice of Application, Notice of Public Meeting, and the Statutory Public Meeting to be held on August 25th, 2025, at 6:30 p.m.

FINANCIAL IMPLICATION

All on-site development and off-site costs directly driven by the proposed use of the property are the Applicant's responsibility. The development will add to the provision of a range and mix of housing, employment opportunities, and contribute to the vitality of the Strategic Core downtown area.

CONCLUSION

Planning Services recommends support of the application to rezone the subject lands to "MS^{SP111}" – Main Street Zone with Site Specific Provision 111, which facilitates the renovation of an existing office building commercial building with into a mixed-use building with 70 apartment units.

The proposal is consistent with the Provincial Planning Statement, in conformity with the Growth Plan for Northern Ontario, conforms to the City of Thunder Bay Official Plan and meets the intent of the City of Thunder Bay Zoning By-Law 1-2022, and therefore Planning Services recommends the approval of application Z-03-2025.

REFERENCE MATERIAL ATTACHED

Attachment A – Property Location with Zoning
Attachment B – Applicant's Site Development Plan

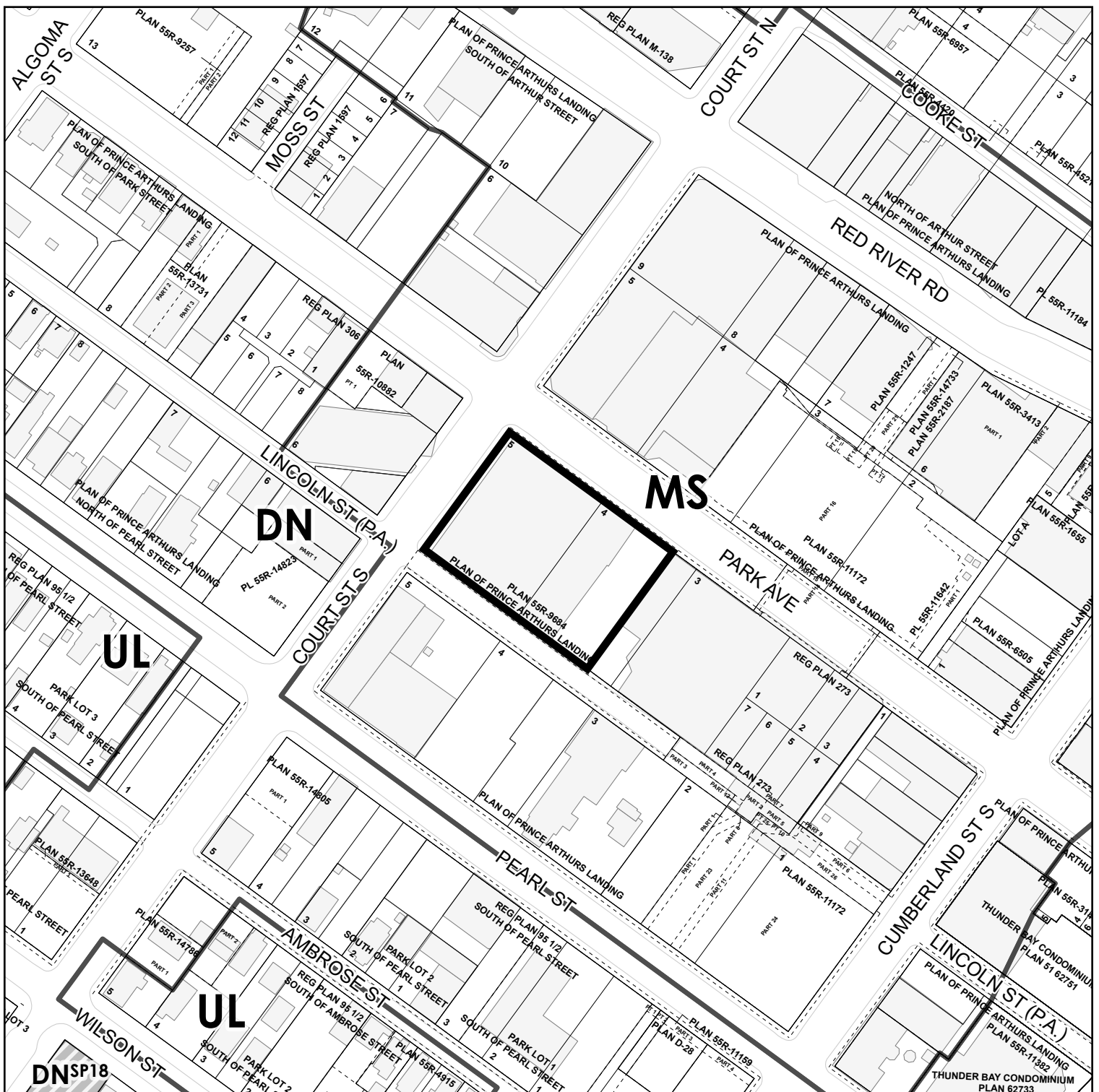
REPORT PREPARED BY

Adam Crago, Planner II – Growth Department

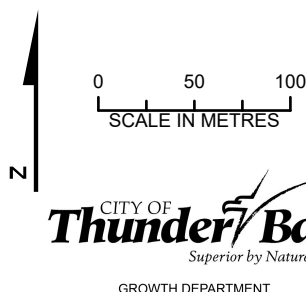
REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner - Growth

Date (08/18/2025)



DN - Downtown Neighbourhood  Site Specific Regulations
 MS - Main Street  Property Location
 UL - Urban Low-Rise



33 Court Street South

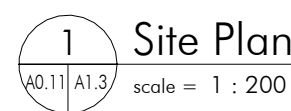
PROPERTY LOCATION WITH ZONING

Town Plot S Park Lot 5 & W99ft Lot 4

DATE: 2025-05-07

FILE NO: Z-03-2025

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Seals

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Memorandum

Corporate By-law Number: 225-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	Z-03-2025
FROM:	Adam Crago Planning Services, Growth Department		
DATE PREPARED:	August 8, 2025		
SUBJECT:	Zoning By-law Amendment – 33 Court Street South		
MEETING DATE:	City Council (Public Meeting) - August 25, 2025		

By-law Description: A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (33 Court Street South).

Authorization: Report 236-2025 (Planning Services) – City Council (Public Meeting) – August, 25, 2025

By-law Explanation: The purpose of this By-law is to amend By-law 1/2022, as amended, the City of Thunder Bay Zoning By-law, specifically this by-law is to modify the regulations within the Main Street (MS) Zone to permit non-barrier free homes on a portion of the first storey with and to decrease the required commercial portion of the main floor.

Schedules and Attachments:

Exhibit to By-law 225-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 225-2025

A By-law to amend By-law 1/2022 (The Zoning By-law)
of The Corporation of the City of Thunder Bay
(33 Court Street South)

Recitals

1. A new Corporation of the City of Thunder Bay Zoning By-law 1/2022 was approved on April 11, 2022.
2. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 1/2022 of The Corporation of the City of Thunder Bay.
3. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a Public Meeting was given on August 1, 2025, and a Public Meeting was held on August 25, 2025 at which Report 236-2025 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Map 6P of Schedule "A" to By-law Number 1/2022 is amended by removing the following parcel of land from the "MS" – Zone and instead designating it as "MS^{SP111}" – Main Street Zone subject to site-specific provision 111:

Town Plot South Park Lot 5 & West 99 Feet of Lot 4 within Thunder Bay, in the District of Thunder Bay and shown as "Property Location" on the Exhibit to and forming part of this Amending By-law.

2. Schedule "C" of By-law Number 1/2022 is amended by adding the following paragraph to it:

SP111: Site-specific provision 111

The following provisions apply to lands zoned MS^{SP111} as shown on Map 6P of Schedule "A":

- a) The following applies to lands zoned MS^{SP111}.
 - Despite Section 4.1.1c, A non-barrier free home may occupy the street-facing portion of the building within a 5.5 m wide portion of the first storey at the corner of Court Street South and Park Avenue with a 0.0 m setback from the street allowance and the street facing portion of the building along Park Avenue and Lincoln Street with a setback of 0.0 m from a street allowance;

- Despite Section 4.1.1c, A minimum of 40% of the first storey floor area may be occupied by street-facing tenantable commercial units
- A first storey home is not permitted to have windows on the exterior wall of Court Street South.

3. This By-law is in accordance with the City of Thunder Bay Official Plan as amended.

4. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 25th day of August, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk



MAYOR _____
CITY CLERK _____



Memorandum

Corporate By-law Number: 241-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	Z-03-2025
FROM:	Adam Crago, Planner II Planning Services, Growth Department		
DATE PREPARED:	July 16, 2025		
SUBJECT:	By-law 241-2025 – Site Plan Control Designation at 33 Court Street South		
MEETING DATE:	City Council (Public Meeting) - August 25, 2025		

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (33 Court Street South).

Authorization: Report 236-2025 (Planning Services) – City Council (Public Meeting) – August 25, 2025

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended, as it applies to Town Plot South Park Lot 5 & West 99 Feet of Lot 4, municipally known as 33 Court Street South.

Schedules and Attachments:

Exhibit One to By-law 241-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 241-2025

A By-law to designate areas of Site Plan Control pursuant to
Section 41 of the *Planning Act*, R.S.O. 1990, as amended
(33 Court Street South)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the City Council, dated August 25, 2025.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Town Plot south Park Lot 5 & western 99 feet of Lot 4, and shown as "Property Location" on the Exhibit to and forming part of this By-law.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

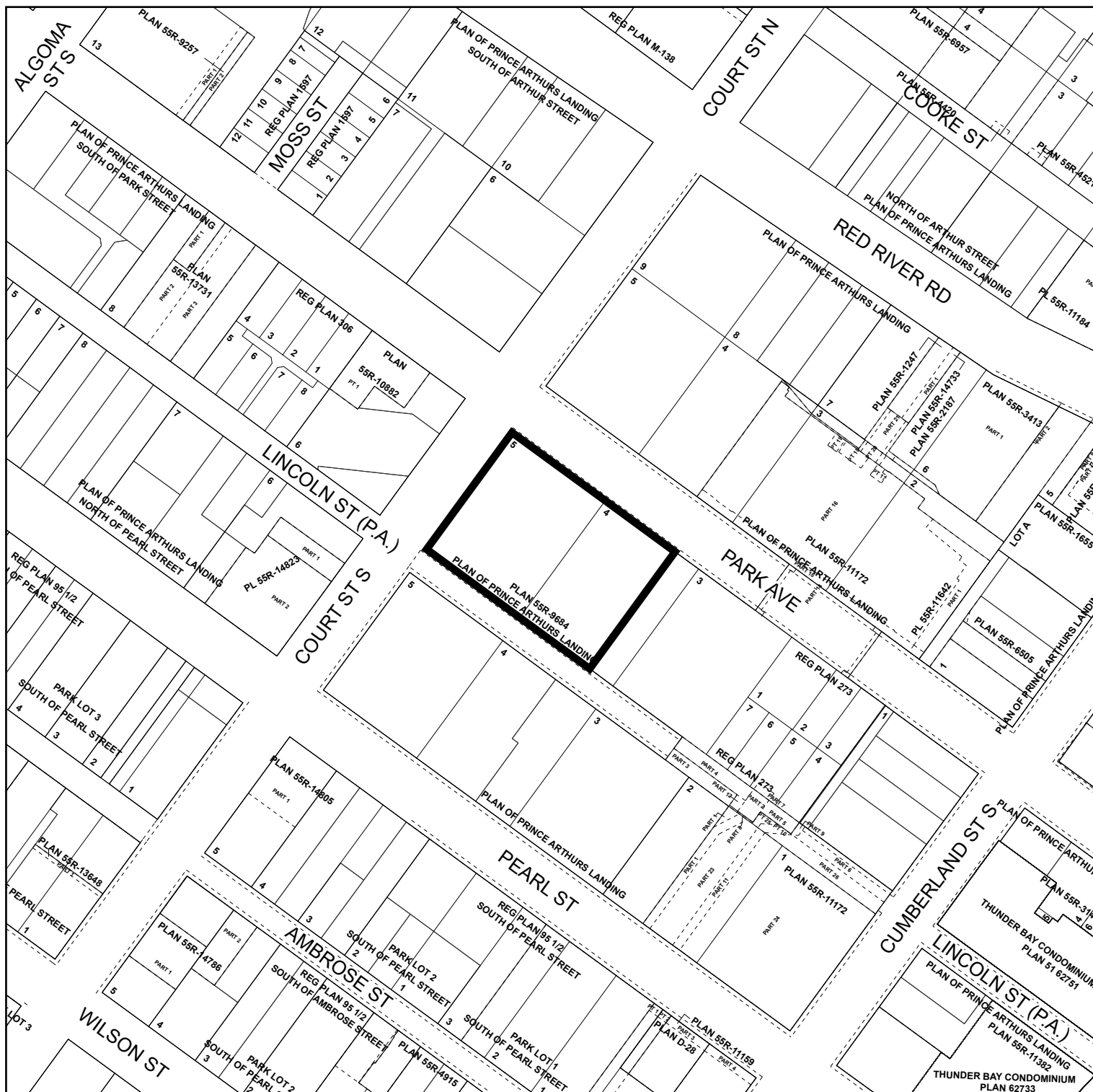
Enacted and passed this 25th day of August, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

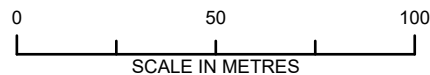
Krista Power

City Clerk



Property Location 

33 Court Street South



THIS IS EXHIBIT ONE TO BY-LAW NUMBER BL-241-2025

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number: 244-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	A-72-2024
FROM:	Arden Irish Growth, Planning Services		
DATE PREPARED:	July 16, 2025		
SUBJECT:	By-law 244-2025 Site Plan Control Designation – 521 Memorial Avenue		
MEETING DATE:	City Council - August 25, 2025		

By-law Description: A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (521 Memorial Avenue).

Authorization: Committee of Adjustment Decision (Planning Services)
– November 29, 2024

By-law Explanation: The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended, as it applies to Parcel 5838 Section PAF, Lot 1 Plan M192 municipally known as 521 Memorial Avenue.

Schedules and Attachments:

Exhibit to By-law 244-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 244-2025

A By-law to designate areas of Site Plan Control
pursuant to Section 41 of the *Planning Act*, R.S.O. 1990,
as amended (521 Memorial Avenue)

Recitals

1. Authority is provided in accordance with Section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by resolution of the City Council, dated August 25, 2025.

ACCORDINGLY, THE CORPORATION OF THE CITY OF THUNDER BAY
ENACTS AS FOLLOWS:

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the Act, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the Act.
2. The Lands to which this By-law applies are more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of to Parcel 5838 Section PAF, Lot 1 Plan M192, and shown as "Property Location" on the Exhibit to and forming part of this By-law.

3. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
4. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 25th day of August, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk

Memorandum

Corporate By-law Number: 261-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	58T-15503
FROM:	Decio Lopes, RPP, Supervisor – Planning Services Development Services – Planning Services		
DATE PREPARED:	July 30, 2025		
SUBJECT:	By-law 261-2025 - Subdivision Agreement - BK Realty Investment Management Inc.		
MEETING DATE:	City Council - August 25, 2025		

By-law Description: A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc.

Authorization: Report 96/2016 (Planning Services) – City Council - July 18, 2016; Report 204-2025 (Growth–Planning Services) – Committee of the Whole – June 16, 2025.

By-law Explanation: The purpose of this By-law is to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc. Concession II, SKR, Part of Lot 16, less Parts 1 - 8 on Reference Plan 55R-13782 (2139 15th Side Road).

Schedules and Attachments:

Subdivision Agreement (5) – Attached Separately

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 261-2025

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc. (2139 15th Side Road)

1. That the Mayor and Clerk be and they are hereby empowered and authorized to execute on behalf of The Corporation of the City of Thunder Bay, affix the Seal of The Corporation, and deliver the attached Agreement known as SCHEDULE "A" to this By-law and forming part of this By-law, in accordance with the terms and conditions therein, being a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc. for Concession II, SKR, Part of Lot 16, less Parts 1 - 8 on Reference Plan 55R-13782, in the City of Thunder Bay, in the District of Thunder Bay, provided that the execution of the said Agreement may be deferred until such time as the Performance Guarantee and Liability Insurance, as required, have been delivered to the Corporation, to the satisfaction of the Clerk.
2. That the Mayor and Clerk be and are hereby empowered and authorized to execute on behalf of the City of Thunder Bay the final Plan of Subdivision (58T-15503) and to release the same for registration upon receipt of a letter from the Commissioner, Growth Department or the Director, Development Services Division, Growth Department, indicating that all of the conditions of Draft Plan approval and all other preconditions to the registration of the Plan of Subdivision have been fulfilled.
3. This By-law shall come into force and take effect upon the date it is passed.

Enacted and passed this 25th day of August, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk