



**Memorandum** Corporate By-law Number: 284-2025-Growth-Development  
Services-Planning Services

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**TO:** Office of the City Clerk **FILE:** **A-35-2025**

**FROM:** Arden Irish  
Planning Services, Growth Department

**DATE PREPARED:** September 2, 2025

**SUBJECT:** By-law 284-2025 Site Plan Control Designation – 92 Machar Avenue

**MEETING DATE:** City Council - October 7, 2025

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**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 (92 Machar Avenue).

**Authorization:** Committee of Adjustment Decision (Planning Services) – June 26, 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 Plan 255, Lots 34, 35, and 36, municipally known as 92 Machar Avenue.

**Schedules and Attachments:**

Exhibit to By-law 284-2025.

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 284-2025

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 decision of the Committee of Adjustment, dated June 26, 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 Plan 255, Lots 34, 35, and 36, 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 7th day of October, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds  
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Speaker

Krista Power  
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City Clerk