



Memorandum

Corporate By-law Number: 340-2025-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** OZ-05-2025

FROM: Decio Lopes, RPP, Supervisor – Planning Services
Growth Department

DATE PREPARED: October 20, 2025

SUBJECT: By-law 340-2025 – 869 Golf Links Road

MEETING DATE: City Council - November 4, 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 (869 Golf Links Road).

Authorization: Report 332-2025 (Planning Services) – November 4, 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 rezones the lands to the Community Commercial Zone, increases maximum height to 23 metres from 17 metres, decreases front and rear setbacks to 3.0 metres from 6.0 metres, increases maximum driveway width to 13.0 metres from 9.0 metres, amends the definition of “lot” to mean the entire development lands despite being in more than one ownership, and establishes a holding provision to guide potential development of sensitive uses.

If approved, the effect of these amendments would be to allow for commercial development to contain a wide range of retail and service commercial uses.

Schedules and Attachments:

Exhibit One to 340-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 340-2025

A By-law to amend By-law 1/2022 (The Zoning By-law) of
The Corporation of the City of Thunder Bay
(869 Golf Links Road)

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 October 15, 2025, and a Public Meeting was held on November 4, 2025 at which Report 332-2025 (Planning Services) was considered.

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

1. Maps 7L and 8L of Schedule "A" to By-law Number 1/2022 is amended by removing the following parcel of land from the BU" – Business Zone and "BU^{SP91}" – Business Zone (Site-Specific Provision 91) with Environmental Overlay and instead designating it as "CC^{SP91 H18}" – Community Commercial Zone (Site Specific Provision 91 and Holding Provision 18:

Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020 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. Site Specific Provision 91 Schedule "C" of By-law Number 1/2022 is amended to the following:

"SP91: Site-specific provision 91

The following provisions apply to lands zoned CC^{SP91} as shown on Map 7L and 8L of Schedule "A":

- a. The definition of **lot** means the entirety of the lands zoned CC^{SP91}, despite potential multiple ownerships;

b. Despite Tables 5.2 and 5.3, the following shall apply:

- Minimum **front setback** – 3.0 m
- Minimum **rear setback** – 3.0 m
- Maximum **building height** – 23.0 m
- Maximum **driveway width** – 13.0 m
- Minimum **landscaped area** – 13 % of **lot area**, including a 3.0 m strip along **street frontages**”

3. Holding Provision 18 of Schedule “C” of the Zoning By-law be amended to apply to Map 8L of Schedule “A”:

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

Enacted and passed this 4th day of November, A.D. 2024 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds

Speaker

Krista Power

City Clerk