



Memorandum

Corporate By-law Number: 013-2026-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	H-03-2025
FROM:	Adam Crago Development Services, Growth Department		
DATE PREPARED:	December 17, 2025		
SUBJECT:	By-law 013-2026 – Holding Symbol Removal – King Road and Broadway Avenue		
MEETING DATE:	City Council - January 13, 2026		

By-law Description: A By-law to remove a Holding Symbol pursuant to Section 36 of the Planning Act R.S.O., as amended (King Road and Broadway Avenue).

Authorization: By-law 1/2022 – New Comprehensive Zoning By-law – City Council – April 11, 2022

By-law Explanation: The purpose of this By-law is to amend By-law 1/2022, the City of Thunder Bay Zoning By-law, as it applies to Registered Plan W781, Part of Lot 1, being Part 3 on RP 55R-13832 (corner of Broadway Avenue and King Road) to remove the "H" - Holding Symbol from the property.

The land is currently zoned "RU^{H14}" – Rural Zone – Holding Provision 14. Removing the holding symbol (H14) from the "RU^{H14}" Zone, as it applies to these lands, will allow development in accordance with Rural Zone regulations.

Schedules and Attachments:

Exhibit to By-law 013-2026

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 013-2025

A by-law to remove a Holding Symbol pursuant to
Section 36 of the *Planning Act* R.S.O., as amended
(King Road and Broadway Avenue)

Recitals

1. By-law 1/2022, being the City of Thunder Bay Zoning By-law, was enacted on the 11th day of April, 2022.
2. This By-law placed the lands shown as "Property Location" on the Exhibit to and forming part of this By-law in the "RU^{H14}" – Rural Zone – Holding provision 14.
3. Section 36 of the Planning Act, R.S.O. 1990, provides that Council may pass an amending by-law to remove the holding symbol.
4. The conditions for the removal of the holding symbol, as set out in By-law Number 1/2022, have now been satisfied.

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

1. By-law 1/2022 is amended by removing the "H" – Holding Symbol from the lands shown as "Property Location" on the Exhibit to and forming part of this By-law, from the lands as they are shown on Map 10F to By-law 1/2022.
2. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
3. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 13th day of January, A.D. 2026 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Andrew Foulds

Speaker

Krista Power

City Clerk