



## Memorandum

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

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**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

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**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<sup>H14</sup>" – Rural Zone – Holding Provision 14. Removing the holding symbol (H14) from the "RU<sup>H14</sup>" 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**Amended/Repealed By-law Number(s):**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<sup>H14</sup>" – 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.

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Andrew Foulds  
Speaker

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Krista Power  
City Clerk