



Memorandum

Corporate By-law Number: 004-2026-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** Z-06-2025

FROM: Adam Crago, Planner II
Planning Services, Growth Department

DATE PREPARED: December 17, 2025

SUBJECT: By-law 4-2026 – Temporary Zoning By-law Amendment – 1755 John Street Road

MEETING DATE: City Council - January 13, 2026

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 (1755 John Street Road).

Authorization: Report 5-2026 (Planning Services) – City Council (Public Meeting), January 13, 2026

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 permits a garden suite as a temporary use on the subject lands for a period of up to 20 years being January 13, 2046.

Schedules and Attachments:

Exhibit to By-law 4-2026

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 4-2026

A by-law to amend By-law 1/2022 (The Zoning By-law) of
The Corporation of the City of Thunder Bay
(1755 John Street 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 December 10, 2025, and a Public Meeting was held on January 13, 2026 at which Report 5-2026 (Planning Services) was considered.

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

1. Map 5J and 6J of Schedule "A" to By-law Number 1/2022 is amended by removing the following parcel of land from the "RU" – Zone and instead designating it as "RU^{SP113}" – Zone subject to site-specific provision 113:

Mining Location K East Part described as Part 5 on RP 55R-12151, 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:

SP113: Site-specific provision no. 113

The following provisions apply to lands zoned RU^{SP113} as shown on Maps 5J and 6J of Schedule "A":

- a) In addition to the uses permitted in Section 1.1.1.2b, a Garden Suite shall also be permitted as a secondary use, provided it is removed on or before January 13, 2046.

Exhibit to SP113

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