



Memorandum

Corporate By-law Number: 095-2026-Growth-Development Services-Planning Services

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|-----------------------|----------------------------------------------------------------------------|--------------|-----------|
| TO: | Office of the City Clerk | FILE: | B-90-2025 |
| FROM: | Adam Crago, Planner II Planning Services, Growth Department | | |
| DATE PREPARED: | February 3, 2026 | | |
| SUBJECT: | By-law 095-2026 – Site Plan Control Designation – 226 and 228 Pearl Street | | |
| MEETING DATE: | City Council - February 17, 2026 | | |

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 (226 and 228 Pearl Street).

Authorization: Committee of Adjustment Decision – December 18, 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 Part of Lot 3 on Town Plot north side of Pearl Street, municipally known as 226 and 228 Pearl Street.

Schedules and Attachments:

Exhibit to By-law 095-2026

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 095-2026

A By-law to designate areas of Site Plan Control
pursuant to Section 41 of the Planning Act, R.S.O. 1990,
as amended (226 and 228 Pearl Street)

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 December 18, 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 Part of Lot 3 on Town Plot north side of Pearl Street, 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 17th day of February, 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