



Memorandum

Corporate By-law Number: 206-2023-Development & Emergency Services-Planning Services

TO: Office of the City Clerk **FILE:** A-07-2023

FROM: Decio Lopes, RPP, Senior Planner
Planning Services Division

DATE PREPARED: 6/1/23

SUBJECT: By-law 206-2023 – Site Plan Control Designation

MEETING DATE: 6/26/23

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 (1171, 1175, 1181, 1191 Oliver Road).

Authorization: Committee of Adjustment Decision – March 30, 2023 – File A-07-2023 (1171, 1175, 1181, and 1191 Oliver Road).

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 Plan 760, part of Lot 9 described as Parts 2, 3, 4, & 5 on RP 55R-7844, municipally known as 1171, 1175, 1181, and 1191 Oliver Road.

Schedules and Attachments:

Exhibit to By-law 206-2023

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 206-2023

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1171, 1175, 1181, and 1191 Oliver Road)

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 March 30, 2023.

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 Plan 760, part of Lot 9 described as Parts 2, 3, 4, & 5 on RP 55R-7844, 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 26th day of June, A.D. 2023 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Dana Earle

Deputy City Clerk