



Memorandum

Corporate By-law Number: 261-2023-Infrastructure, Development & Operations-
Development Services

TO: Office of the City Clerk **FILE:** A-28-2023

FROM: Jillian Fazio, Planner II
Development Services – Infrastructure, Development, and
Operations

DATE PREPARED: August 14, 2023

SUBJECT: By-law 261-2023 – Site Plan Control Designation – 1080 Gorham
Street and 576 Dunlop Street

MEETING DATE: City Council - August 28, 2023

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 (1080 Gorham Street, 576 Dunlop Street).

Authorization: Committee of Adjustment Decision – June 29, 2023 - File A-28-2023 (1080 Gorham Street and 576 Dunlop Street)

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 PT SW 1/4 SEC 40 MCINTYRE PARTS 5 & 6 55R14693; THUNDER BAY EXCEPT FORFEITED MINING RIGHTS, IF ANY, municipally known as 1080 Gorham Street and 576 Dunlop Street.

Schedules and Attachments:

Exhibit to By-law 261-2023

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 261-2023

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (1080 Gorham Street and 576 Dunlop 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 the decision of the Committee of Adjustment, dated June 29, 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 PT SW 1/4 SEC 40 MCINTYRE PARTS 5 & 6 55R14693; THUNDER BAY EXCEPT FORFEITED MINING RIGHTS, IF ANY, 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 28th day of August, A.D. 2023 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk