



## Memorandum

**Corporate By-law Number:** 276-2023-Infrastructure, Development & Operations-  
Development Services

---

**TO:** Office of the City Clerk **FILE:** H-06-2023

**FROM:** Jillian Fazio, Acting Senior Planner  
Development Services – Infrastructure, Development, and  
Operations

**DATE PREPARED:** August 30, 2023

**SUBJECT:** By-law 276-2023 – Holding Symbol Removal – 3020 John Street  
Road

**MEETING DATE:** City Council - September 18, 2023

---

**By-law Description:** A By-law to remove a Holding Symbol pursuant to Section 36 of the Planning Act R.S.O., as amended (3020 John St. Road).

**Authorization:** By-law 1-2022 (Planning Services) – 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 Part of Mining Location O and PART 1 on Plan 55R4279 (3020 John St. Road) to remove the "H" - Holding Symbol from a portion of the property.

The land is currently zoned RU<sup>H15</sup> – Rural Zone – Holding Provision no. 15. Removing the holding symbol (H15) from the RU<sup>H15</sup> Zone, as it applies to these lands, will permit development, in accordance with the Zoning By-law's RU – Rural Zone regulations.

### Schedules and Attachments:

Exhibit to By-law 276-2023

### Amended/Repealed By-law Number(s)



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 276-2023

A By-law to remove a Holding Symbol pursuant to Section 36 of the Planning Act R.S.O., as amended (3020 John St. Road).

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>H15</sup>" – Rural Zone – Holding provision no. 15.
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 5H 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 18th day of September, 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