



Memorandum **Corporate By-Law Number:** 314-2023-Infrastructure,
Development & Operations-Development Services

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

FROM: Shannon Labelle, Planner II
Infrastructure, Development & Operations – Planning Services

DATE PREPARED: October 27, 2023

SUBJECT: BL 314-2023 – Removal of Holding Symbol – 1560 Riverdale
Road

MEETING DATE: City Council – November 20, 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 (1560 Riverdale 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 PLAN 689 PART LOT 1 REGISTERED PLAN 55R1755 PART 3 (1560 Riverdale Road) to remove the "H" - Holding Symbol from a portion of the property.

The land is currently zoned RU^{H15} – Rural Zone – Holding Provision no. 15. Removing the holding symbol (H15) from the RU^{H15} Zone, as it applies to a portion of these lands, will allow the development of a single detached house, and detached garage in accordance with the Zoning Regulations of the Rural Zone (RU).

Schedules and Attachments:

Exhibit to BL 314-2023

Amended/Repealed By-Law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 314-2023

A By-Law to remove a Holding Symbol pursuant to Section 36 of the Planning Act R.S.O., as amended (1560 Riverdale 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^{H15} – 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 11G 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 20th day of November, 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