



Memorandum

Corporate By-law Number: 020-2024-Infrastructure, Development & Operations-
Development Services-Planning Services

TO: Office of the City Clerk **FILE:** H-08-2023

FROM: Jillian Fazio
Development Services, Infrastructure, Development, and
Operations

DATE PREPARED: January 11, 2024

SUBJECT: By-law 20-2024 – Holding Symbol Removal – 1507 John St Rd

MEETING DATE: City Council – February 12, 2024

By-law Description: A By-law to remove a Holding Symbol pursuant to Section 36 of the Planning Act R.S.O. 1990, as amended (1507 John St Rd).

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 Lots 18 and 19 on Registered Plan 371(1507 John Street Road) to remove the "H" - Holding Symbol from a portion of the property.

The land is currently zoned "UL^{H15}" – Urban Low-rise Zone – Holding Provision no. 15. Removing the holding symbol (H15) from the "UL¹⁵" Zone, as it applies to these lands, will allow development in accordance with the UL Zone provisions.

Schedules and Attachments:

Exhibit to By-law 20-2024

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 20-2024

A By-law to remove a Holding Symbol pursuant to
Section 36 of the *Planning Act* R.S.O., 1990, as
amended (1507 John St. Rd.)

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 "UL^{H15}" – Urban Low-rise 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 5K 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 12th day of February, A.D. 2024 as witnessed by the Seal of
the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Dana Earle

Deputy City Clerk