



## Memorandum

**Corporate By-law Number:** 021-2024-Infrastructure, Development & Operations-  
Development Services-Planning Services

---

**TO:** Office of the City Clerk **FILE:** PROJ-08-2020

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

**DATE PREPARED:** January 11, 2024

**SUBJECT:** By-law 021-2024 - General Zoning By-law Amendment no. 2 to  
By-law 1/2022 -Comprehensive Zoning By-law

**MEETING DATE:** City Council - February 12, 2024

---

**By-law Description:** A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (City Wide).

**Authorization:** Report 348-2023 (Planning Services) – December 18, 2023

**By-law Explanation:** The purpose of this By-law is to amend By-law 1/2022, as amended, the City of Thunder Bay Zoning By-law, specifically this by-law reduces the minimum building setbacks for backyard homes, permits and establishes development parameters for accessible housing on ground floors in the Main Street Zone.

The effect of the amendment would be to allow backyard homes to be located closer to lot lines and allow accessible housing on the ground floors of the Main Street Zone while maintaining a minimum storefront.

**Schedules and Attachments:**

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 021-2024

A By-law to amend By-law 1/2022 (The Zoning By-law) of  
The Corporation of the City of Thunder Bay (City Wide).

Recitals

1. A new Corporation of the City of Thunder Bay Zoning By-law 1/2022 was approved on April 11, 2022.
2. Authority is provided in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 1/2022 of The Corporation of the City of Thunder Bay.
3. In accordance with Subsections 34 (12) and 34 (13) of the *Act*, notice of a public meeting was given on November 25<sup>th</sup>, 2023, in the local daily newspaper "The Chronicle Journal", and a public meeting was held on December 18<sup>th</sup>, 2023 at which Report 348-2023 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. The fourth column of Table 3.2.2 is amended by replacing "1.5 m" with "0.6 m" for "Minimum **rear setback**" and replacing "1.5 m" with "0.6 m" for "Minimum **interior side setback - Building or structure** is 20 m or more from **front lot line**."
2. Section 4.1.1 is amended by adding the following text and re-numbering subsequent sections accordingly:
  - c) Despite Section 4.1.1, a **home** is permitted on the **first storey** provided that:
    - i) The **home** is barrier-free as per the **Building Code**.
    - ii) A minimum of 60% of the **first storey** floor area is occupied by one or more street-facing tenantable commercial units.
    - iii) The **home** does not occupy the street-facing portion of the building and is **setback** no less than 10.0 m from any **street allowance**.
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, subject to the provisions of Section 34 of the Act.

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