



# Memorandum

**Corporate By-law Number:** 055-2024-Infrastructure,  
Development & Operations-Development Services-Planning Services

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**TO:** Office of the City Clerk **FILE:** 58T-21501

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

**DATE PREPARED:** February 16, 2024

**SUBJECT:** By-law 55-2024 – Subdivision Agreement – Terralux (Gabriella Court Subdivision)

**MEETING DATE:** City Council - March 25, 2024

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**By-law Description:** A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and Terralux General Contractors and Development Limited.

**Authorization:** Report No. R 65/2021 (Planning Services) – City Council – June 14, 2021.

**By-law Explanation:** The purpose of this By-law is to authorize the execution of a Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY and TERRALUX GENERAL CONTRACTORS AND DEVELOPMENT LIMITED for PART OF SOUTHWEST QUARTER SECTION 40, TOWNSHIP OF MCINTYRE, CITY OF THUNDER BAY, DISTRICT OF THUNDER BAY, being PARTS 1 and 2 on PLAN 55R-14739, PARTS 1, 3 and 4 on PLAN 55R-14693, and PARTS 1 and 2 on PLAN 55R-15093.

**Schedules and Attachments:**

Schedule A - Subdivision Agreement (5) – Attached Separately

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 55-2024

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and Terralux General Contractors and Development Limited.

Recitals

1. That the Mayor and Clerk be and they are hereby empowered and authorized to execute on behalf of The Corporation of the City of Thunder Bay, affix the Seal of The Corporation, and deliver the attached Agreement known as SCHEDULE "A" to this By-law and forming part of this By-law, in accordance with the terms and conditions therein, being a Subdivision Agreement between THE CORPORATION OF THE CITY OF THUNDER BAY and TERRALUX GENERAL CONTRACTORS AND DEVELOPMENT LIMITED for PART OF SOUTHWEST QUARTER SECTION 40, TOWNSHIP OF MCINTYRE, CITY OF THUNDER BAY, DISTRICT OF THUNDER BAY, being PARTS 1 and 2 on PLAN 55R-14739, PARTS 1, 3 and 4 on PLAN 55R-14693, and PARTS 1 and 2 on PLAN 55R-15093, provided that the execution of the said Agreement may be deferred until such time as the Performance Guarantee and Liability Insurance, as required, have been delivered to the Corporation, to the satisfaction of the Clerk.
2. That the Mayor and Clerk be and are hereby empowered and authorized to execute on behalf of the City of Thunder Bay the final Plan of Subdivision (58T-21501) and to release the same for registration upon receipt of a letter from the Director, Development Services Division, Development, Infrastructure, & Operations Department, indicating that all of the conditions of Draft Plan approval and all other preconditions to the registration of the Plan of Subdivision have been fulfilled.
3. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 25th day of March, A.D. 2024 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff  
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Mayor

Dana Earle  
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Deputy City Clerk