



## Memorandum

**Corporate By-law Number:** 378-2024-Infrastructure, Development & Operations-  
Development Services-Planning Services

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**TO:** Office of the City Clerk **FILE:** B-46-2024

**FROM:** Zachary Mezzatesta, Acting Planner II  
Development Services - Infrastructure, Development, and  
Operations

**DATE PREPARED:** September 23, 2024

**SUBJECT:** By-law 378-2024 – Site Plan Control Designation – 278 Camelot  
Street and 15 Royston Court

**MEETING DATE:** City Council - October 28, 2024

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**By-law Description:** A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (278 Camelot Street and 15 Royston Court).

**Authorization:** Committee of Adjustment Decision – July 25<sup>th</sup>, 2024 – File B-46-2024 (278 Camelot Street and 15 Royston Court)

**By-law Explanation:** The purpose of this By-law is to designate an area of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended, as it applies to East Part Lot 3 West Side Court St PAL, municipally known as 278 Camelot Street and 15 Royston Court.

**Schedules and Attachments:**

Exhibit to By-law 378-2024

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 378-2024

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (278 Camelot Street and 15 Royston Court).

Recitals

1. Authority is provided in accordance with Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended (the "Act"), to pass a By-law designating a Site Plan Control Area.
2. Council has determined it is necessary to designate a Site Plan Area, as referenced by decision of the Committee of Adjustment, dated July 25<sup>th</sup>, 2024.

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

1. The lands described in section 2 of this By-law (the "Lands") are designated as a Site Plan Control Area within the meaning of Section 41 of the *Act*, and no person shall undertake any development on the Lands, until the Council of the Corporation has approved plans and drawings as may be required under Subsection 41(4) of the *Act*.
2. The Lands to which this By-law applies are more particularly described as follows, namely:  
  
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of East Part Lot 3 West Side Court St PAL, and shown as "Property Location" on Exhibit One to and forming part of this By-law.
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.

Enacted and passed this 28<sup>th</sup> day of October, 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

Krista Power  
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City Clerk