



Memorandum

Corporate By-law Number: 355-2024-Infrastructure, Development & Operations-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** 58CDM-22-501

FROM: Shannon Labelle, Senior Planner (Acting)
Growth Department, Planning Services

DATE PREPARED: September 5, 2024

SUBJECT: By-law 355-2024 - Condominium Exemption – 1457 John Street Road

MEETING DATE: City Council - December 9, 2024

By-law Description: A By-law to authorize the exemption of the Common Elements Condominium from the approval requirements of the *Planning Act* pursuant to Section 9(6) of the *Condominium Act* and to allow the Mayor and Clerk to sign the Final Plan of Condominium (1457 John Street Road).

Authorization: Report 284-2023 (Planning Services) – Committee of the Whole – October 23, 2023.

By-law Explanation: The purpose of this By-law is to authorize the exemption of the Vacant Land Condominium Part Lot 8 Plan 371 McIntyre, Parts 1, 2, 3 and 4 55R15221; subject to an easement over Part 3 55R15221 as in TBR331905; Subject to an easement over Part 1 55R15221 as in TBR337559; subject to an easement as in TY332841; in the City of Thunder Bay, in the District of Thunder Bay, municipally known as 1457 John Street Road from the requirements of the *Planning Act* pursuant to Section 9(6) of the *Condominium Act* and to allow the Mayor and Clerk to sign the final Plan of Condominium.

Schedules and Attachments:

Exhibit to By-law 355-2024

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 355-2024

A By-law to authorize the exemption of the Vacant Land Condominium from the approval requirements of the *Planning Act* pursuant to Section 9(6) of the *Condominium Act* and to allow the Mayor and Clerk to sign the Final Plan of Condominium (1457 John Street Road).

Recitals

1. City Council approved the recommendations in Report 284-2023 (Planning Services) relating to the authorization of the exemption of a five-unit vacant land plan of condominium from the requirements of the *Planning Act* pursuant to Section 9 (6) of the *Condominium Act* (1457 John Street Road) on October 23, 2023.

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

1. That The Corporation of the City of Thunder Bay exempt the Plan of Condominium (58CDM-15501) from the approval requirements of the *Planning Act* pursuant to Section 9(6) of the *Condominium Act*, 1998, Common Elements Condominium on Part Lot 8 Plan 371 McIntyre, Parts 1, 2, 3 and 4 55R15221; subject to an easement over Part 3 55R15221 as in TBR331905; Subject to an easement over Part 1 55R15221 as in TBR337559; subject to an easement as in TY332841; in the City of Thunder Bay, in the District of Thunder Bay, municipally known as 1457 John Street Road and shown as "Property Location" on the Exhibit to and forming part of this By-law.

2. That the Mayor and Clerk be hereby empowered and authorized to execute on behalf of the City of Thunder Bay the final Plan of Condominium (58CDM-22-501) and to release the same for registration upon receipt of a letter from Manager of Planning Services, Development Services Division, indicating that all of the conditions of Draft Plan approval and all other preconditions to the registration of the Plan of Condominium have been fulfilled.

3. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 9th day of December, 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