



Memorandum

Corporate By-law Number: 074-2025-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** H-01-2025

FROM: Zachary Mezzatesta, Acting Planner II
Growth, Planning Services

DATE PREPARED: March 3, 2025

SUBJECT: By-law 74-2025 – Holding Symbol Removal – 211 Alton Road

MEETING DATE: City Council - April 14, 2025

By-law Description: A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (211 Alton Road).

Authorization: By-law 1/2022 – 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 CON B Part of Lot 24 RP 55R-13381, Parts 4, 5 & 8 (211 Alton Road) to remove the "H" - Holding Symbol from a portion of the property.

The land is currently zoned "RU^{H15}" – Rural Zone – Holding Provision 15. Removing the holding symbol (H15) from the "RU^{H15}" Zone, as it applies to these lands, will allow the development of a detached house.

Schedules and Attachments:

Exhibit to By-law 74-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 74-2025

A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act* R.S.O., as amended (211 Alton Road).

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 "RU^{H15}" – Rural Zone – Holding provision 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 2E 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 14th day of April, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Dana Earle

Deputy City Clerk