



## **Memorandum**

**Corporate By-law Number:** 101-2025-Growth-Development Services-Planning Services

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**TO:** Office of the City Clerk **FILE:** B-37-2024

**FROM:** Adam Crago, Planner II  
Planning Services, Growth Department

**DATE PREPARED:** March 12, 2025

**SUBJECT:** By-law 101-2025 – Site Plan Control Designation – 646 Hewitson Street

**MEETING DATE:** City Council - April 14, 2025

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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 (646 Hewitson Street).

**Authorization:** Committee of Adjustment Decision B-37-2024 (Planning Services) – May 30, 2024

**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 Part of the SW Quarter of Section 52, described as Parts 1, 2, 5, 6, and 14 on RP 55R-13816, municipally known as 646 Hewitson Street.

**Schedules and Attachments:**

Exhibit to By-law 101-2025

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 101-2025

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended (646 Hewitson Street)

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 May 30, 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 Part of the SW Quarter of Section 52, described as Parts 1, 2, 5, 6, and 14 on RP 55R-13816, and shown as "Property Location" on the Exhibit 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 14th day of April, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

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Ken Boshcoff  
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Mayor

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Dana Earle  
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Deputy City Clerk