



Memorandum

Corporate By-law Number: 094-2025-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** 58T-15502

FROM: Decio Lopes, RPP
Development Services Division, Growth Department

DATE PREPARED: March 10, 2025

SUBJECT: By-law 094-2025- Subdivision Agreement - DiGregorio Developments Inc. (2131 R.S. Piper Avenue)

MEETING DATE: City Council - April 14, 2025

By-law Description: A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc.

Authorization:

Report 99/2016 (Planning Services) – Committee of the Whole - August 29, 2016.
Report 300/2024 (Development Services) – Committee of the Whole – August 26, 2024

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 DiGregorio Developments Inc. for a portion of Lot 3, Registered Plan 254 (2131 R.S. Piper Avenue.)

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Amended/Repealed By-law Number(s):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 094-2025

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DiGregorio Developments Inc. (2131 R.S. Piper Avenue)

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 DiGregorio Developments Inc. for a portion of Lot 3, Registered Plan 254, 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-15502) and to release the same for registration upon receipt of a letter from the Director, Development Services Division, Growth 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 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