



Memorandum

Corporate By-law Number: 157-2025-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** A-36-2024

FROM: Adam Crago
Planning Services, Growth Department

DATE PREPARED: April 29, 2025

SUBJECT: By-law 157-2025 – Site Plan Control Designation – 940 Memorial Avenue, and 946 Memorial Avenue, 546 13th Avenue

MEETING DATE: City Council - May 26, 2025

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 (940 and 946 Memorial Avenue, 546 13th Avenue).

Authorization: Committee of Adjustment Decision A-36-2024 (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 Plan M42 Lots 2086 To 2099 part Lot 2083 Lane part Lane part 12th Ave And RP 55R-14551 Part 2 PCLS 6019 2766 5313 and 6026 PAF, municipally known as 940 Memorial Avenue, Plan M42 Lot 2084 2085 part Lot 2083 & portion lane closed being RP 55R-6439 Parts 1, 2, & 3, municipally known as 946 Memorial Avenue, and Plan M42 Lot 2076 to to 2082 PCL 2076-1, municipally known as 546 13th Avenue,

Schedules and Attachments:

Exhibit to By-law 157-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 157-2025

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (940 and 946 Memorial Avenue, 546 13th Avenue).

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 Plan M42 Lots 2086 To 2099 part Lot 2083 Lane part Lane part 12th Ave And RP 55R-14551 Part 2 PCLS 6019 2766 5313 and 6026 PAF, municipally known as 940 Memorial Avenue, Plan M42 Lot 2084 2085 part Lot 2083 & portion lane closed being RP 55R-6439 Parts 1, 2, & 3, municipally known as 946 Memorial Avenue, and Plan M42 Lot 2076 to 2082 PCL 2076-1 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 26th day of May, 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