



Memorandum

Corporate By-law Number: 240-2025-Growth-Development Services-Planning Services

TO: Office of the City Clerk **FILE:** 58T-92014

FROM: Decio Lopes, RPP, Supervisor – Planning Services
Development Services – Planning Services

DATE PREPARED: July 8, 2025

SUBJECT: By-law 240-2025 – Subdivision Agreement – DI GREGORIO
DEVELOPMENTS INC. (Parkdale Subdivision Stage 8)

MEETING DATE: City Council - July 21, 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 629/1992 (Planning) – Committee of the Whole – November 23, 1992

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. (Parkdale Subdivision Stage 8) for Part of Block 1, Plan 55M571.

Schedules and Attachments:

Subdivision Agreement (5) – Attached Separately

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 240-2025

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and DIGREGORIO DEVELOPMENTS INC

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 DI GREGORIO DEVELOPMENTS INC. for Part of Block 1, Plan 55M571, in the City of Thunder Bay, in the District of Thunder Bay, 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-92014) and to release the same for registration upon receipt of a letter from the Commissioner, Growth Department or 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 upon the date it is passed.

Enacted and passed this 21st day of July, 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