



Memorandum

Corporate By-law Number: 225-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	Z-03-2025
FROM:	Adam Crago Planning Services, Growth Department		
DATE PREPARED:	August 8, 2025		
SUBJECT:	Zoning By-law Amendment – 33 Court Street South		
MEETING DATE:	City Council (Public Meeting) - August 25, 2025		

By-law Description: A By-law to amend By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (33 Court Street South).

Authorization: Report 236-2025 (Planning Services) – City Council (Public Meeting) – August, 25, 2025

By-law Explanation: The purpose of this By-law is to amend By-law 1/2022, as amended, the City of Thunder Bay Zoning By-law, specifically this by-law is to modify the regulations within the Main Street (MS) Zone to permit non-barrier free homes on a portion of the first storey with and to decrease the required commercial portion of the main floor.

Schedules and Attachments:

Exhibit to By-law 225-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 225-2025

A By-law to amend By-law 1/2022 (The Zoning By-law)
of The Corporation of the City of Thunder Bay
(33 Court Street South)

Recitals

1. A new Corporation of the City of Thunder Bay Zoning By-law 1/2022 was approved on April 11, 2022.
2. Authority is provided in accordance with Section 34 of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 1/2022 of The Corporation of the City of Thunder Bay.
3. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a Public Meeting was given on August 1, 2025, and a Public Meeting was held on August 25, 2025 at which Report 236-2025 (Planning Services) was considered.

ACCORDINGLY, THE COUNCIL OF THE CORPORATION OF THE CITY OF THUNDER BAY ENACTS AS FOLLOWS:

1. Map 6P of Schedule "A" to By-law Number 1/2022 is amended by removing the following parcel of land from the "MS" – Zone and instead designating it as "MS^{SP111}" – Main Street Zone subject to site-specific provision 111:

Town Plot South Park Lot 5 & West 99 Feet of Lot 4 within Thunder Bay, in the District of Thunder Bay and shown as "Property Location" on the Exhibit to and forming part of this Amending By-law.

2. Schedule "C" of By-law Number 1/2022 is amended by adding the following paragraph to it:

SP111: Site-specific provision 111

The following provisions apply to lands zoned MS^{SP111} as shown on Map 6P of Schedule "A":

- a) The following applies to lands zoned MS^{SP111}.
 - Despite Section 4.1.1c, A non-barrier free home may occupy the street-facing portion of the building within a 5.5 m wide portion of the first storey at the corner of Court Street South and Park Avenue with a 0.0 m setback from the street allowance and the street facing portion of the building along Park Avenue and Lincoln Street with a setback of 0.0 m from a street allowance;

- Despite Section 4.1.1c, A minimum of 40% of the first storey floor area may be occupied by street-facing tenantable commercial units
- A first storey home is not permitted to have windows on the exterior wall of Court Street South.

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 on the date it is passed.

Enacted and passed this 25th day of August, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff

Mayor

Krista Power

City Clerk