



## Memorandum

**Corporate By-law Number:** 244-2025-Growth-Development Services-Planning Services

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<b>TO:</b>	Office of the City Clerk	<b>FILE:</b>	<b>A-72-2024</b>
<b>FROM:</b>	Arden Irish Growth, Planning Services		
<b>DATE PREPARED:</b>	July 16, 2025		
<b>SUBJECT:</b>	By-law 244-2025 Site Plan Control Designation – 521 Memorial Avenue		
<b>MEETING DATE:</b>	City Council - August 25, 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 (521 Memorial Avenue).

**Authorization:** Committee of Adjustment Decision (Planning Services)  
– November 29, 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 Parcel 5838 Section PAF, Lot 1 Plan M192 municipally known as 521 Memorial Avenue.

**Schedules and Attachments:**

Exhibit to By-law 244-2025

**Amended/Repealed By-law Number(s):**



THE CORPORATION OF THE CITY OF THUNDER BAY  
BY-LAW NUMBER 244-2025

A By-law to designate areas of Site Plan Control  
pursuant to Section 41 of the *Planning Act*, R.S.O. 1990,  
as amended (521 Memorial 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 resolution of the City Council, dated August 25, 2025.

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 to Parcel 5838 Section PAF, Lot 1 Plan M192, 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 25th day of August, A.D. 2025 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Ken Boshcoff  
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Mayor

Krista Power  
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City Clerk