



Memorandum

Corporate By-law Number: 261-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	58T-15503
FROM:	Decio Lopes, RPP, Supervisor – Planning Services Development Services – Planning Services		
DATE PREPARED:	July 30, 2025		
SUBJECT:	By-law 261-2025 - Subdivision Agreement - BK Realty Investment Management Inc.		
MEETING DATE:	City Council - August 25, 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 BK Realty Investment Management Inc.

Authorization: Report 96/2016 (Planning Services) – City Council - July 18, 2016; Report 204-2025 (Growth–Planning Services) – Committee of the Whole – June 16, 2025.

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 BK Realty Investment Management Inc. Concession II, SKR, Part of Lot 16, less Parts 1 - 8 on Reference Plan 55R-13782 (2139 15th Side Road).

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Amended/Repealed By-law Number(s):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 261-2025

A By-law to authorize the execution of a Subdivision Agreement between The Corporation of the City of Thunder Bay and BK Realty Investment Management Inc. (2139 15th Side Road)

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 BK Realty Investment Management Inc. for Concession II, SKR, Part of Lot 16, less Parts 1 - 8 on Reference Plan 55R-13782, 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-15503) 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 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