



Memorandum

Corporate By-law Number: 254-2025-Growth-Development Services-Planning Services

TO:	Office of the City Clerk	FILE:	H-02-2025
FROM:	Decio Lopes, RPP, Supervisor Development Services – Growth		
DATE PREPARED:	July 21, 2025		
SUBJECT:	By-law 254-2025 – Holding Symbol Removal – 1510 Paquette Road		
MEETING DATE:	City Council - August 25, 2025		

By-law Description: A By-law to remove a Holding Symbol pursuant to Section 36 of the *Planning Act R.S.O.*, as amended (1510 Paquette Road).

Authorization: By-law 1/2022 – New Comprehensive Zoning By-law – City Council – April 11, 2022

By-law Explanation: The purpose of this By-law is to amend By-law 1/2022, the City of Thunder Bay Zoning By-law, as it applies to McIntyre Pt Mining Location A (Savignys Survey) RP 55R14253 Parts 3 And 33) to remove the "H" - Holding Symbol from a portion of the property.

The land is currently zoned "RU^{H15}" – Rural Zone – Holding Provision 15. Removing the holding symbol (H15) from the "RU^{H15}" Zone, as it applies to these lands, will allow the development of a detached house.

Schedules and Attachments:
Exhibit to By-law 254-2025

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER 254-2025

A By-law to remove a Holding Symbol pursuant to
Section 36 of the Planning Act R.S.O., as amended
(1510 Paquette Road).

Recitals

1. By-law 1/2022, being the City of Thunder Bay Zoning By-law, was enacted on the 11th day of April, 2022.
2. This By-law placed the lands shown as "Property Location" on the Exhibit to and forming part of this By-law in the "RU^{H15}" – Rural Zone – Holding provision 15.
3. Section 36 of the *Planning Act*, R.S.O. 1990, provides that Council may pass an amending by-law to remove the holding symbol.
4. The conditions for the removal of the holding symbol, as set out in By-law Number 1/2022, have now been satisfied.

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

1. By-law 1/2022 is amended by removing the "H" – Holding Symbol from the lands shown as "Property Location" on the Exhibit to and forming part of this By-law, from the lands as they are shown on Map 4K and 4L to By-law 1/2022.
2. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.
3. 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