

NOTICE OF APPLICATION AND PUBLIC MEETING

concerning an Amendment to correct errors and omissions affecting the NEW COMPREHENSIVE ZONING BY-LAW

The Public is invited to attend a City Council Public Meeting concerning an amendment to the Zoning By-law for the City of Thunder Bay on:

Monday, August 29, 2011, 6:30 pm
Council Chambers, 3rd Floor, City Hall
500 Donald Street, East

Purpose of Public Meeting:

The purpose of the Public Meeting is to allow Council to receive comments from the public and recommendations from administration regarding the proposed modifications to the Zoning By-law.

Purpose and effect of New Zoning By-law:

The Zoning By-law implements the policies of the City's Official Plan and is used to regulate all development throughout the City.

The Zoning By-law regulates the use of land and establishes definitions, standards and regulations in the City of Thunder Bay. A number of errors and omissions to both the text and maps were discovered after approval of the By-law in the fall of 2010. This amendment would correct these errors and omissions.

The purpose of the amendment to the Zoning By-law is to correct and clarify regulations where errors exist, correct maps where omissions were made, and re-establish development rights on properties that were removed unintentionally.

The effect of the proposed amendment will be to facilitate development that supports the City's Official Plan.

The proposed amendment applies to all land within The City of Thunder Bay, therefore a key map has not been provided.

Submission of comments and notice of decision:

Written comments may be filed at the meeting or mailed to the City Clerk. Please include your name, mailing address and telephone number in any correspondence.

If you wish to be notified of Council's decision regarding this amendment, please make a written request to:

John S. Hannam, City Clerk
City of Thunder Bay
500 Donald St. E.
Thunder Bay, ON P7E 5V3

Planning Act Requirements:

If a person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the by-law is passed, the person or public body is not entitled to appeal the decision of (reference to council and name of municipality, or name of planning board) to the Ontario Municipal Board.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to (name of municipality or planning board) before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

For more information:

Please contact:

Decio Lopes, Senior Planner at (807) 625-2552, fax: (807) 623-2206,
or email: dlopes@thunderbay.ca
File: PROJ-09-04

The Corporate Report to be considered at the public meeting will be made available for viewing on Wednesday, August 24, 2011 at the Planning Division, Development Services Department, 2nd Floor – Victoriaville Civic Centre, 111 S. Syndicate Ave. between 8:30 a.m. and 4:30 p.m. and online

<http://ctbpub.thunderbay.ca/ctbapps/nonlinecorprpts.nsf>

Mark Smith, MA, MCIP, RPP
General Manager
Development Services Department

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