



MEETING: City Council (Public Meeting)

DATE: Monday, November 19, 2018

Reference No. CCP - 13/49

OPEN SESSION in the S.H. Blake Memorial Auditorium at 6:30 p.m.

City Council (Public Meeting)

Chair: Mayor K. Hobbs

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - November 19, 2018 - City Council (Public Meeting)

With respect to the November 19, 2018 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

PUBLIC MEETING PROCEDURES

CITY COUNCIL (PUBLIC MEETING)

Zoning By-law Amendment - 815 Fort William Road

Report No. R 142/2018 (Development Emergency Services – Planning Services) relative to an application requesting a site-specific Zoning By-law amendment to rezone the lands at 815 Fort William Road, formerly the Greyhound Bus Terminal, to the “C6” – Regional Centre Zone. The effect of this proposed Zoning By-law amendment would be to permit the use of one of the existing buildings on the subject property as a motor vehicle sales establishment.

The Applicant’s request is consistent with the Provincial Policy Statement and both the current 2002 and the adopted 2018 Official Plans. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.

THAT a Public Meeting having been held with respect to the application by Marostica Group Inc., relative to Lot 29 on Registered Plan 816, municipally known as 815 Fort William Road, we recommend that the Zoning By-law be amended as follows:

1. That the subject property be rezoned to the "C6" – Regional Centre ZONE; and
2. That SERVICE SHOP and LIGHT INDUSTRIAL USE be added as permitted uses.

Subject to the following condition:

That prior to the passing of the amending by-law:

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.
2. The Applicant signs a Letter of Personal Undertaking to establish landscaping on the subject property.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 142/2018 (Planning Services) as submitted by the Development Emergency Services Department.

Zoning By-law Amendment - 352 Adelaide Street (Syncor Contracting Limited)

Report No. R 145/2018 (Development and Emergency Services - Planning Services) relative to an application to amend the Zoning By-law to rezone the subject property to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two, and to permit tandem parking for a townhouse dwelling at this location on the northwest corner of Leslie Street and Adelaide Street.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is in keeping with the objectives of the Official Plan and supports the City's policies that encourage residential intensification and multiple housing forms in areas with full urban services.

THAT a Public Meeting having been held with respect to the application by Syncor Contracting relative to Registered Plan 239, Lots 86 to 89, municipally known as 352 Adelaide Street, we recommend that the Zoning By-law be amended as follows:

1. THAT Zoning By-law 100-2010 be amended to change the applicable zoning from "R2" – RESIDENTIAL ZONE TWO to "MU2" – MIXED USE ZONE TWO at this site;

2. THAT the maximum number of dwelling units permitted on the site be 4,
3. AND THAT tandem PARKING be permitted for TOWNHOUSE DWELLINGS.

THAT prior to the passing of the amending By-law:

1. The subject property be designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 145/2018 (Planning Services) as submitted by the Development Emergency Services Department.

BY-LAWS

By-law 84/2018 - Temporary Use By-law - 1060 Lithium Drive

Memorandum from G. Mason, Planner II - Planning Services, dated October 29, 2018 regarding a correction to By-law 84/2018.

BL 110/2018 - Site Plan Designation - 815 Fort William Road

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (815 Fort William Road)

BL 111/2018 - Zoning By-law Amendment - 815 Fort William Road

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (815 Fort William Road)

BL 116/2018 - Site Plan Designation - 352 Adelaide Street (Syncor Contracting Limited)

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (352 Adelaide Street)

BL 117/2018 - Zoning By-law Amendment - 352 Adelaide Street (Syncor Contracting Limited)

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (352 Adelaide Street)

By-law Resolution

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (815 Fort William Road)

By-law Number: BL 110/2018

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (815 Fort William Road)

By-law Number: BL 111/2018

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (352 Adelaide Street)

By-law Number: BL 116/2018

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (352 Adelaide Street)

By-law Number: BL 117/2018

ADJOURNMENT

MEETING DATE 11/19/2018 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - November 19, 2018 - City Council (Public Meeting)

RECOMMENDATION

With respect to the November 19, 2018 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

DEPARTMENT/ DIVISION	Development Emergency Services - Planning Services	REPORT NO.	R 142/2018
DATE PREPARED	16/10/2018	FILE NO.	Z-21-2018
MEETING DATE	11/19/2018 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 815 Fort William Road		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Marostica Group Inc., relative to Lot 29 on Registered Plan 816, municipally known as 815 Fort William Road, we recommend that the Zoning By-law be amended as follows:

1. That the subject property be rezoned to the "C6" – Regional Centre ZONE; and
2. That SERVICE SHOP and LIGHT INDUSTRIAL USE be added as permitted uses.

Subject to the following condition:

That prior to the passing of the amending by-law:

1. The subject property, as shown on Attachment "B", is designated as an area of Site Plan Control.
2. The Applicant signs a Letter of Personal Undertaking to establish landscaping on the subject property.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 142/2018 (Planning Services) as submitted by the Development Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested a site-specific Zoning By-law amendment to rezone the lands at 815 Fort William Road, formerly the Greyhound Bus Terminal, to the "C6" – Regional Centre Zone.

The effect of this proposed Zoning By-law amendment would be to permit the use of one of the existing buildings on the subject property as a motor vehicle sales establishment.

The Applicant's request is consistent with the Provincial Policy Statement and both the current 2002 and the adopted 2018 Official Plans. The use is considered appropriate for its location and is compatible with surrounding uses. Administration supports the approval of the proposed Zoning By-law amendment.

DISCUSSION

Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to rezone the lands to the "C6" – Regional Centre Zone from the "IN3" – Heavy Industrial Zone. The Applicant has also requested that a service shop and a light industrial use be added as permitted uses, in addition to the full range of uses permitted in the "C6" Zone. At this time, the Applicant is proposing to use the southernmost building as a motor vehicle sales establishment and has no set plans for the bus terminal building.

A copy of the Applicant's sketch is attached as "Attachment B" for your review.

Description of Subject Property and Surrounding Area

The subject property is located at the southeast corner of Fort William Road and Mooney Avenue near Intercity Shopping Centre and is the former Greyhound Bus Terminal. Immediately adjacent to the property, to the east and south, are light industrial uses. Across Mooney Avenue, north of the subject property, is a furniture store and across Fort William Road, west of the subject property, is a vacant lot.

Currently existing on the site are two buildings and two parking lots which combine for 48 parking spaces. The first building is the former Greyhound bus terminal which is located east of the main parking lot along Fort William Road. The building is one storey with a footprint of approximately 830 square metres. The second building, located south of the terminal building, is a one storey metal clad garage. The garage has a footprint of approximately 720 square metres.

The property is currently zoned "IN3" – Heavy Industrial Zone and is located within the "Regional Commercial" designation of the Official Plan.

Neighbourhood Comments

A Notice of Application was mailed to property owners on September 19, 2018 outlining the nature of the proposed Zoning By-law amendment. No comments were received in response to this notice.

Agency Comments

The following agencies offered no objections relating to the proposed amendment:

- Lakehead Region Conservation Authority
- Ministry of Transportation
- Building Services Division
- Fire Prevention and Investigation
- Canadian National Railway

Planning Services Division Comments

- *Provincial Policy Statement, 2014*

The proposal supports the Provincial Policy Statement's (PPS) policy "Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns" in two ways. First, the proposal promotes cost-effective development as it involves repurposing an existing building within a developed area where a range of services are already in place. Second, it is in an area identified by both the Official Plans (OP) as an appropriate location for redevelopment. The PPS requires that planning authorities promote opportunities for redevelopment where this can be accommodated, taking into account existing building stock or areas and the availability of suitable existing infrastructure and public service facilities required to accommodate projected needs. Both OPs have identified this area as suitable for industrial to commercial redevelopment. Additionally, the PPS requires that planning authorities protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. The proposal protects and preserves an existing employment area for commercial use where a suitable building and the necessary infrastructure are already in place.

For these reasons, the proposal is supported by the Provincial Policy Statement, 2014.

- *Growth Plan for Northern Ontario, 2011*

The proposal is consistent with the Growth Plan for Northern Ontario, as it makes efficient use of existing infrastructure, which is one of the stated purposes of the plan.

- *2002 Official Plan*

The proposal supports the following general goals of the 2002 Official Plan (OP):

- Ensure that development occurs in an efficient and cost effective manner
- Support a balance among the various basic land uses with sufficient and suitable lands to meet the needs of the community
- Promote the growth of new business and employment opportunities at appropriate locations, and to encourage the strengthening of existing business functions

First, the proposal is the redevelopment of a property in an area where necessary infrastructure is already in place. This is a form of efficient and cost effective development. Second, both of the

OPs have identified this area as suitable for commercial development and redevelopment. Therefore, the proposal to expand commercial uses here supports the balance amongst the basic land uses. Finally, the proposal promotes the growth of business and employment opportunities in an area identified as appropriate.

The subject lands are designated “Regional Commercial” in the 2002 OP. Lands in this designation are intended to accommodate a broad range and a significant amount of commercial use. Collectively, the uses within the Regional Commercial designation should serve the whole of the City and the surrounding region. It is recognized that it may be many years before market forces support commercial development on all lands within this designation and therefore some industrial uses have been allowed to continue. The former transport terminal located at this site is no longer operating and a new commercial zone is proposed which is consistent with the intent of this designation.

For these reasons, the proposal is considered to be consistent with the general goals of the 2002 OP and intent for the Regional Commercial designation.

- *2018 Official Plan*

The proposal supports the following general goals of the 2018 Official Plan (OP):

- Direct development so that it occurs in an efficient and cost-effective manner
- Support a balance among the various land uses by allocating sufficient, well located, and suitable lands to meet the needs of the community
- Promote the growth of emerging economic sectors, new businesses and employment opportunities at appropriate locations, and encourage the strengthening of existing business functions

These general goals are a continuation of the general goals of the 2002 OP which also apply to this property. This area of the City continues to be recognized as an area suitable for development and redevelopment for commercial uses which can serve the greater region.

The subject lands are designated “Regional Centre” in the 2018 OP. The Intercity area is identified as the only area designated as Regional Centre. The Regional Centre is intended to provide for large format retail stores and the grouping of other retail uses that collectively have a regional draw. The intention for this area is mostly unchanged from the 2002 OP. However, it no longer recognizes that it may be many years before market forces support commercial development on all lands and therefore some industrial uses will be allowed to continue. As such, the proposed rezoning to preclude most industrial uses and expand the range of commercial uses is considered appropriate.

For these reasons, the proposal is considered to be consistent with the general goals of the 2018 OP and intent for the Regional Centre designation.

- *Zoning By-law*

The subject property is currently zoned “IN3” – Heavy Industrial Zone. The Applicant has requested two additional amendments to maintain some of the permitted uses from the “IN3” – Heavy Industrial Zone. The first is Service Shop which is defined as a place where repairs or services for appliances, articles, goods, merchandise, or small engine equipment are provided. The second is Light Industrial Use which is defined as an industrial use which is entirely enclosed within the building in which it is undertaken, such that emission from that building of odours, fumes, noise, cinder, vibrations, heat, glare or electrical interference is not possible. There are mostly industrial uses along Mooney Avenue while Fort William Road is mainly occupied by commercial uses. As such, this corner lot can be considered part of a transition between the industrial uses on Mooney and the commercial uses along Fort William Road. Service Shop and Light Industrial uses are not incompatible with the commercial uses permitted in the “C6” – Zone and can be considered complimentary to the proposed motor vehicle sales establishment. For these reasons, Planning Services considers it appropriate to continue to permit these uses.

The established buildings are suitable for commercial use and the site is large enough to accommodate all the parking and loading space requirements for the proposed use.

Site Plan Control

The Engineering and Operations and Parks and Open Spaces support Planning Services’ request that the subject property is designated as an area of Site Plan Control (SPC). This is particularly important as this property is along the Waterfront Image Route. However, as no exterior construction is necessary at this time, a SPC agreement will not be required to support the proposed change in use.

One of the Commercial Area Objectives from the 2002 Official Plan includes promoting aesthetically pleasing forms of commercial development. As the existing property was developed under industrial regulations there were no landscaping requirements and the site is entirely paved. As the Applicant is requesting to rezone to a commercial zone, Administration recommends that improvements be made to the property to bring the property closer to compliance with the current landscaping requirements of the “C6” - Regional Centre Zone. The requirements are that 15% of the total lot area be landscaped open space which includes a 3 metre landscape strip along all street lines. However, the way the site has been developed makes meeting these requirements challenging. As such, Administration has worked with the Applicant to secure landscaped areas in the existing parking lot which would improve the aesthetics of the site without sacrificing its functionality. The proposed landscaped areas are shown on “Attachment C”. Administration recommends that this be completed through a Letter of Undertaking with the City. The Applicant has agreed to this approach.

Furthermore, if any major exterior changes are required in the future, a SPC agreement with the City will be required. This will facilitate the review of any proposed development ensuring its compliance with Engineering and Operations Division’s standards and the City’s Urban Design Guidelines. This would allow Administration to put greater focus on the quantity of landscaping and overall design in the future.

FINANCIAL IMPLICATION

There are no financial implications for the City of Thunder Bay, as all costs associated with this development will be borne by the Applicant. Although the current zoning is industrial, the Greyhound bus depot is currently assessed as commercial for tax purposes; therefore, a zoning change should not impact the taxes.

CONCLUSION

In conclusion, the requested Zoning By-law amendment would permit a use that is compatible with the surrounding area and is consistent with the policies of the Provincial Policy Statement and both the 2002 and 2018 Official Plans. The proposal does not conflict with the Northern Growth Plan for Ontario. As such, Administration supports the proposed Zoning By-law amendment.

REFERENCE MATERIAL ATTACHED

Attachment A – Property Location with Zoning

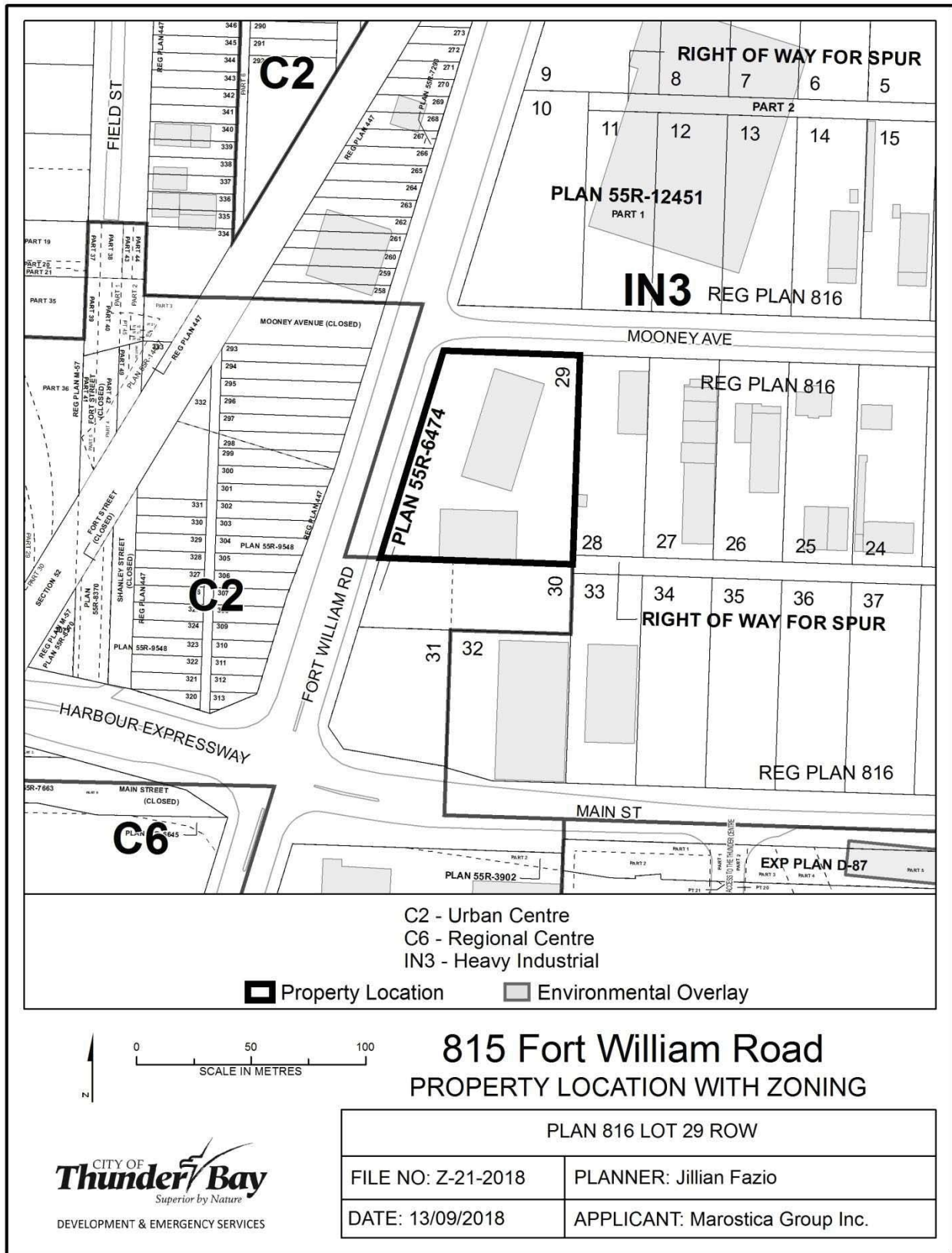
Attachment B – Applicant's Sketch

Attachment C – Proposed Landscaped Areas

PREPARED BY: Jillian Fazio, Planner II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) MARK J. SMITH MA.MCIP.RPP. GM DEVELOPMENT EMERGENCY SERVICES	DATE: November 9, 2018
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ATTACHMENT A - Property Location



TITLE: Property Location		Date: November 2018	
PREPARED BY JF	SCALE As Noted	FILE NO. Z-21-2018	

site plan

N

MOOREY STREET

CONVERT

TRAIL AREA

MOON RISE TERRACE
FIRST FLOOR ELEVATION

COURT OF APPEALS
60,110 SQUARE FEET
(60,110 SQUARE FEET)

PROPERTY LINE

FORT WILLIAM ROAD

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ATTACHMENT C – Landscaped Areas



TITLE: Landscaped Areas			Date: November 2018
PREPARED BY JF	SCALE As Noted	FILE NO. Z-21-2018	

DEPARTMENT/ DIVISION	Development Emergency Services - Planning Services	REPORT NO.	R 145/2018
DATE PREPARED	10/16/2018 (mm/dd/yyyy)	FILE NO.	Z-18-2018
MEETING DATE	11/19/2018 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 352 Adelaide Street (Syncor Contracting Limited)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by Syncor Contracting relative to Registered Plan 239, Lots 86 to 89, municipally known as 352 Adelaide Street, we recommend that the Zoning By-law be amended as follows:

1. THAT Zoning By-law 100-2010 be amended to change the applicable zoning from "R2" – RESIDENTIAL ZONE TWO to "MU2" – MIXED USE ZONE TWO at this site;
2. THAT the maximum number of dwelling units permitted on the site be 4,
3. AND THAT tandem PARKING be permitted for TOWNHOUSE DWELLINGS.

THAT prior to the passing of the amending By-law:

1. The subject property be designated as an area of Site Plan Control.

Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council. Thereafter, the file shall be considered closed and a new application will be required if the condition to be fulfilled prior to the passing of the amending by-law has not been completed.

AND THAT the necessary By-law is presented to City Council for ratification.

ALL as contained in Report No. R 145/2018 (Planning Services) as submitted by the Development Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested to amend the Zoning By-law to rezone the subject property to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two, and to permit tandem parking for a townhouse dwelling at this location on the northwest corner of Leslie Street and Adelaide Street.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is in keeping with the objectives of the Official Plan and supports the City's policies that encourage residential intensification and multiple housing forms in areas with full urban services.

DISCUSSION

Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to rezone the subject property to "MU2" – Mixed Use Zone Two from "R2" – Residential Zone Two to permit the construction of a four-unit townhouse dwelling. Furthermore, in order to accommodate the proposal, the Applicant has requested tandem parking be permitted for a townhouse dwelling.

Description of Subject Property and Surrounding Area

The subject property is an approximately 1350m² corner lot located on the northwest corner of Adelaide and Leslie Streets. It is currently vacant, though there has been some site preparation. The property to the west contains a single-detached dwelling. The properties to the north contain single and semi-detached dwellings. The three other corners of Adelaide and Leslie Streets contain apartment dwellings, or are slated to be developed as such. Boulevard Lake Park and its trail system are in close proximity, providing neighbourhood recreation amenities. However, there are very few proximal food stores or other commercial spaces, which discourages the potential for pedestrian based lifestyles in this area. There is a bus stop for the Mainline to Westfort, Line 1, just one block west.

Background

This property was subject to an application in 2015 that sought to rezone the property to "MU2" with the intent of constructing an 8-unit apartment dwelling on the site. This application was withdrawn before reaching a Public Meeting of Council. In May 2018, the Applicant applied for a building permit to construct a 4-unit apartment dwelling on the site. The Zoning By-law permits a 4-unit apartment dwelling on a corner lot in the "R2" – Residential Zone Two Zone.

Therefore, there was no zoning application required at that time. However, it was determined through the building permit process that the form of the building is actually a 4-unit townhouse dwelling, which is not permitted in the "R2" – Zone. The Applicant submitted this application in order to continue their building project.

Agency Comments

Engineering and Operations, Thunder Bay Fire Rescue, Ministry of Transportation, Realty Services, TbayTel, and the Lakehead Region Conservation Authority offered no objection to the proposed Zoning By-law amendment.

No further comments or concerns were received.

Neighbourhood Comments and Planning Response

A notice of application was circulated to the neighbourhood on August 8th, 2018. Six letters of opposition were received in response to this circulation.

The primary reason for opposition was the issue of parking in this neighbourhood. It was indicated that due to the existence of apartment dwellings at this intersection, along with bike lanes on both sides of Adelaide Street, there is a lack of on-street parking available in this neighbourhood. Administration has explored solutions to this existing issue, but has not been able to find a remedy that would not involve removing the bike lanes, which is not recommended. Regarding this application, the Applicant is proposing 8 parking spaces for 4 units, which exceeds the Zoning By-law requirements for parking.

Neighbours were also concerned with traffic congestion, identifying the lack of a stop sign at the driveway exit from the Skyline owned apartments to the south of Leslie and Adelaide Streets. This was identified as a potential safety concern. This has been raised to the Engineering and Operations Department. They responded with comments that the intersection is treated as a T intersection, as the entrance to the apartments is a private driveway. We are exploring the possibility of introducing a stop-sign on private property at this intersection.

A number of residents were concerned that construction appeared to begin before they were notified of the rezoning. The Applicant has completed some site examination and prep work, but has not begun construction. This has been discussed with the Building Services Division, and they offer no objections or concerns at this time.

There were concerns that the proposed plan would place a large parking lot adjacent to another residential lot, and that this would lead to increased stormwater runoff and pollution to their property. The site has been designed to minimize the impact of the parking areas. The use of tandem parking ensures vehicles will not be parked at the west lot line. There are landscaped areas proposed between each parking area which will minimize the visual impact of the parking area. A surface runoff and grading plan is present on the site plan submitted for review as part of this application. It demonstrates that runoff will not be directed to the adjacent properties, and will flow towards the catch basin at Adelaide and Leslie Streets.

Planning Services Division Comments

- *The Growth Plan for Northern Ontario*

This application is consistent with the Growth Plan for Northern Ontario (GPNO). This proposal will support healthy communities by supporting a range of housing types. The GPNO calls for higher density development in the identified major cities, which includes Thunder Bay. This development would constitute medium-density development as per the Official Plan 2002. This type of intensification makes efficient use of existing infrastructure, which is one of the stated purposes of the GPNO.

- *Provincial Policy Statement*

The proposal is supported by the Provincial Policy Statement (PPS), 2014, as it encourages residential infill and intensification in built up areas where services exist to support the proposed development. The PPS also calls for densities that support active and public transportation. This proposal is consistent with these objectives.

- *Official Plan 2018*

One of the primary goals of the recently adopted 2018 Official Plan (2018 OP) is to direct development so that it occurs in an efficient and cost-effective manner. Proposals that are based on intensification and infill are encouraged provided applicable criteria are met. The 2018 OP contains guiding principles, one of which is “Complete and Compact”. This principle directs the City to promote complete, connected, compact and livable communities by committing to providing residents access to a variety of housing choices, transit, active transportation, employment, recreation, and culture, all while protecting and enhancing the natural environment.

By developing residential infill and intensification, the City is meeting this guiding principle. The 2018 OP specifically identifies the redevelopment and development of vacant or underutilized lots as the primary means for intensification. The 2018 OP explains that residential intensification represents the best opportunity for the provision of affordable housing and is essential to making the most efficient use of land, resources, infrastructure, and public service facilities, while minimizing impacts on air quality and climate change, promoting energy efficiency, and supporting public transit and active transportation. The City will support residential intensification where the primary use and function of the neighbourhood will not be undermined. At a minimum, 20% of new dwelling units are to be created through intensification, which is supported by this proposal.

The subject lands are designated Residential in the 2018 OP. An objective of this Plan is to promote a range and variety of dwelling unit types and an appropriate mix of densities that will facilitate a supply of housing that is accessible, affordable, accommodating a mix of demographic and income groups, and is appropriate to the needs of the community. Townhouse dwelling units are typically more economically accessible than detached dwellings. Compatibility with the existing built form and character of the area will be considered in the review of any proposal for intensification. The 2018 OP requires consideration be given to the height, scale, massing, and architectural character of buildings in the surrounding neighbourhood. The proposed building is a one storey, core floor construction. The adjacent properties are low-rise semi and single detached dwellings. Across the street are five and seven storey apartment dwellings. This proposal fits within this scale of development. Administration is confident that this proposal is supported by, and does not conflict with any section of the 2018 Official Plan as adopted.

- *Official Plan 2002*

The subject lands are designated “Urban Residential” in the 2002 Official Plan (2002 OP). Where possible, the 2002 OP states that intensification and infill in diverse residential forms shall be supported to meet the objectives of efficiency and cost-effectiveness, as well as the provision of choice in housing form. Council will also require that more than 25% of housing in the “Urban Residential” designation be in multiple forms, recognizing that those types are most likely to be affordable.

When the evaluation criteria for residential intensification are applied, it is evident that this site is highly consistent with the intent of the 2002 OP. This proposed development is compatible with the neighbourhood character in design, continuity, and function. The site has full municipal services, and will direct stormwater drainage to the catch basin at Leslie and Adelaide Streets.

The proposed will not overburden the municipal transportation network, and is close to existing public transportation routes. And finally, it does not conflict with any other criterion. Planning Services is of the opinion that the proposed development is supported by and consistent with the 2002 OP.

- *Zoning By-law*

As proposed, this application does not increase the density from what is permitted in the "R2" – Zone. A four unit apartment dwelling is permitted on a corner lot, but a townhouse dwelling is not. The change to "MU2" allows the Applicant to construct the same number of units in a different form. However, it must be recognized that the potential maximum number of dwelling units is higher in the "MU2" – Zone than in the "R2" – Zone. The "R2" – Zone limits apartment dwellings to 4 units. The "MU2" – Zone permits any number of dwelling units on a site, limited by the overall area. Therefore, it is proposed that the number of dwelling units permitted in the "MU2" – Zone on this site be limited to 4.

Tandem parking is not prohibited by the Zoning By-law, but the number of parking spaces required would constitute a parking lot, which has access and spatial requirements that do not include tandem parking. By permitting tandem parking for each dwelling unit, the parking lot can be arranged more efficiently. Tandem parking is supported as it will facilitate a more efficient parking arrangement. This is a benefit to the Applicant and to the community, as on-street parking is limited in this neighbourhood.

As neither Leslie Street nor Adelaide Street are arterials, the non-residential uses permitted in Section 14.1(b) and (c) do not apply to this site.

Site Plan Control

Administration is recommending that the subject property be designated an area of Site Plan Control (SPC) to ensure compliance with policies that necessitate sensitivity to height, scale, coverage, and architectural design of the surrounding neighbourhood. This is consistent with the policies in Section 22.6 of the 2002 Official Plan. Planning Services also recommends that SPC only apply in the case of 4 or more dwelling units on the site. This is consistent with the general application of SPC where it is not imposed on buildings of less than four dwelling units.

Designating the property as an area of SPC will facilitate the review of the proposed development ensuring its compliance with Engineering and Operations Division's standards and the City's Urban Design Guidelines. Specifically, lot grading and drainage, stormwater management, site servicing, landscaping, and any potential off-site improvements will be addressed through a SPC agreement.

FINANCIAL IMPLICATION

It is anticipated that there will be an increase in tax revenue from the proposed development to the amount of \$1,467 per \$100,000 of increased value. There are no financial implications for the City of Thunder Bay. All costs associated with development are born by the Applicant.

CONCLUSION

It is concluded that the proposed amendment to the By-law is consistent with the 2014 Provincial Policy Statement, conforms to the objectives and policies of the Growth Plan for Northern Ontario, the Official Plan 2002 and Official Plan 2018 as adopted, would facilitate appropriate and efficient development, and as such Administration is recommending approval of the proposed amendment.

REFERENCE MATERIAL ATTACHED

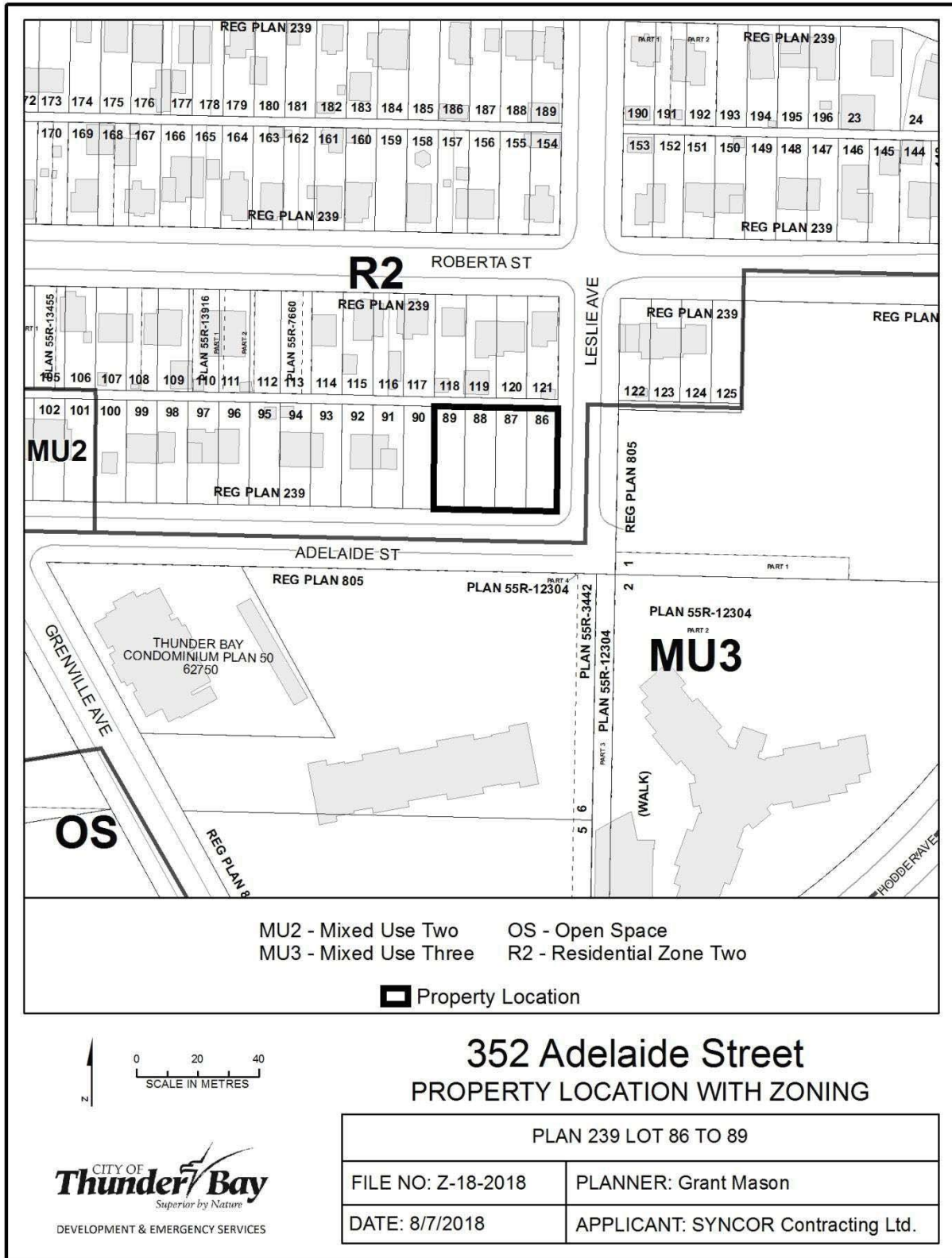
Attachment A – Property Location with Zoning

Attachment B – Applicant's Sketch

PREPARED BY: Grant Mason, Planner II

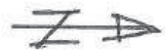
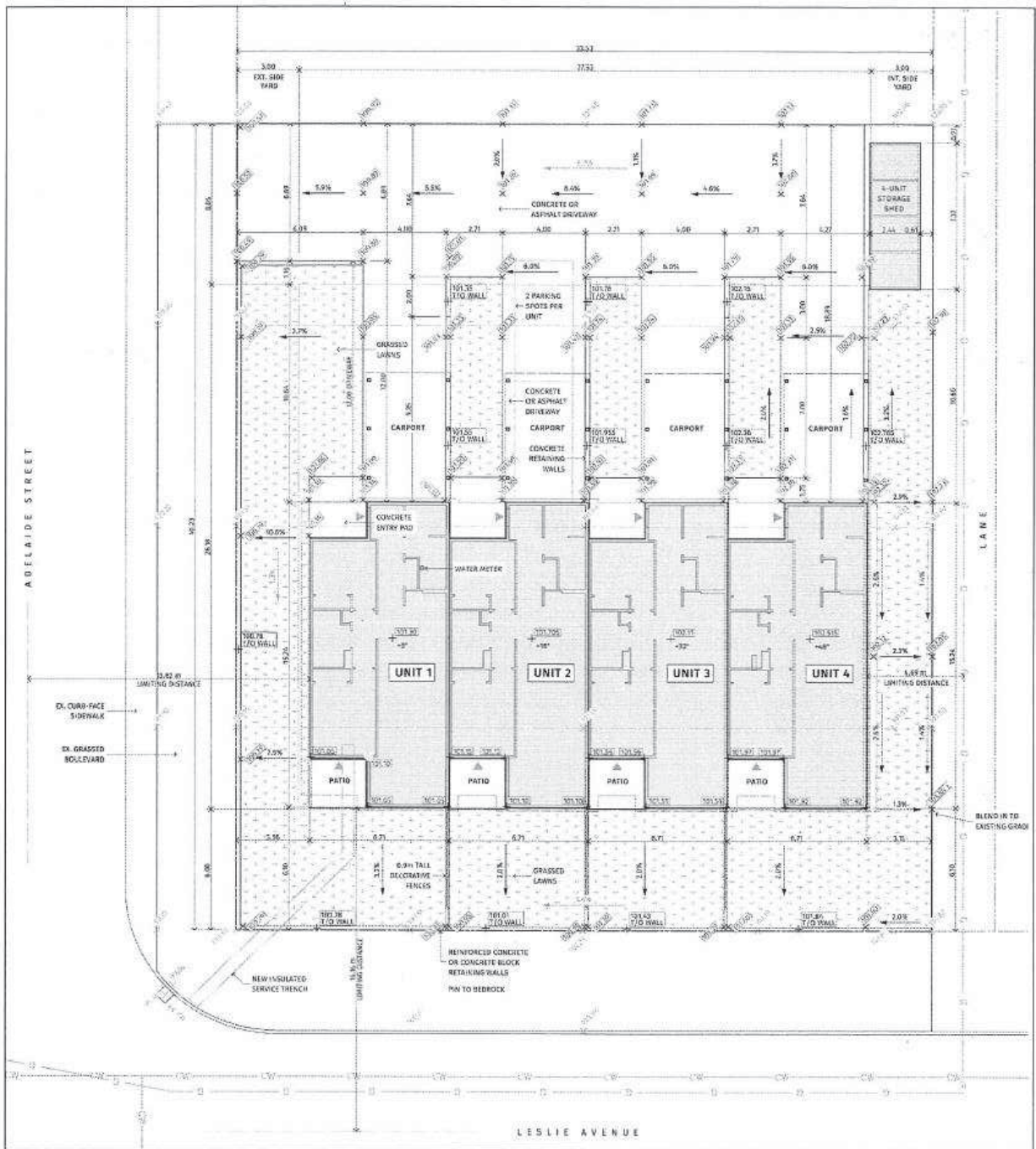
THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Mark J Smith MA.MCIP.RPP. GM Development Emergency Services	DATE: November 9, 2018
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ATTACHMENT A – Property Location with Zoning



TITLE: Property Location with Zoning		Date: November 19th, 2018	
PREPARED BY GM	SCALE As Noted	FILE NO. Z-18-2018	

SITE PLAN



TITLE: Applicant's Sketch		Date: November 19th, 2018	
PREPARED BY GM	SCALE As Noted	FILE NO. Z-18-2018	

MEETING DATE 11/19/2018 (mm/dd/yyyy)

SUBJECT By-law 84/2018 - Temporary Use By-law - 1060 Lithium Drive

SUMMARY

Memorandum from G. Mason, Planner II - Planning Services, dated October 29, 2018 regarding a correction to By-law 84/2018.

ATTACHMENTS

1. G. Mason - October 29, 2018



Development & Emergency Services Department

MEMORANDUM

PLANNING SERVICES DIVISION

Victorioville Civic Centre, 2nd Floor

111 Syndicate Avenue South

Thunder Bay, ON P7C 5K4

TO: Krista Power, Deputy City Clerk

FILE: Z-12-2018

FROM: Grant Mason, Planner II
Planning Services Division

DATE: October 29th, 2018

RE: By-law typo correction
By-law 84/2018
Public Meeting of City Council – November 19th, 2018
1060 Lithium Drive – Temporary Use By-law

Ms. Power:

On August 27th, 2018, Report 120/2018 was presented at the Public Meeting of Council, where By-law 84/2018 was considered for adoption. This was a Temporary Use By-law for the extension of Office use in an existing building in the "IN2" – Medium Industrial Zone at 1060 Lithium Drive. The By-law was adopted by Council and the appeal period closed without appeal.

It was then brought to the attention of Administration that the By-law contained an incorrect date in one paragraph. The following section was contained in By-law 84/2018 as presented to Council [bolded for visibility]:

a) **Permitted USES:**

The provisions of Section 27.1 continue to apply, except in the case of the BUILDING existing on the 27th day of August, 2018 in which case an OFFICE is a permitted USE as a temporary USE for a maximum of three (3) years, ending on the **27th day of August, 2018**, in the existing BUILDING on the subject property. At the end of the three (3) year time period, OFFICE use shall be removed unless a request is submitted for a time extension and approved by The Corporation of the City of Thunder Bay, pursuant to Section 39 of the Planning Act, R.S.O. 1990. "

The following is how the paragraph should have read:

a) Permitted USES:

The provisions of Section 27.1 continue to apply, except in the case of the BUILDING existing on the 27th day of August, 2018 in which case an OFFICE is a permitted USE as a temporary USE for a maximum of three (3) years, ending on the **27th day of August, 2021**, in the existing BUILDING on the subject property. At the end of the three (3) year time period, OFFICE use shall be removed unless a request is submitted for a time extension and approved by The Corporation of the City of Thunder Bay, pursuant to Section 39 of the Planning Act, R.S.O. 1990. "

The intent of the Resolution was for a three (3) year extension. The By-law is a typographic error. Please replace the wording in the By-law with the correct date as described above to correct the record.

Thank you,

GM



Memorandum

Corporate By-law Number BL 84/2018

TO: Office of the City Clerk **FILE:** Z-12-2018

FROM: Grant Mason
Development & Emergency Services - Planning Services

DATE: 08/09/2018

SUBJECT: BL 84/2018 - Temporary Use By-law - 1060 Lithium Drive (TbayTel)

MEETING DATE: City Council (Public Meeting) - 08/27/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law Number 100-2010, as amended (The Zoning By-law) of The Corporation of the City of Thunder Bay (1060 Lithium Drive) for a Temporary USE for three (3) years.

Authorization: R 120/2018 (Planning Services) - City Council (Public Meeting) - August 27th, 2018

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law to add "office" as a temporary use in the "IN2" - Medium Industrial Zone at this site for a period of three (3) years.

Schedules and Attachments:

Exhibit One - Property Location

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 84/2018

A By-law to permit Office use in the IN2- Medium Industrial
Zone (1060 Lithium Drive)

Recitals

1. Authority is provided in accordance with Section 39(1) of the Planning Act, R.S.O. 1990, as amended (the "Act"), to pass a By-law to amend By-law Number 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on August 3, 2018, and a public meeting was held on August 27th, 2018 at which Report No. R 120/2018 (Planning Services) was considered.

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

1. Schedule "B" is amended by adding the following paragraph to it:

"150 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 55M446, Part Lot 7, Reference Plan 55R9817, Parts 8 & 9, subject to an Easement, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 27.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

- a) Permitted USES:

The provisions of Section 27.1 continue to apply, except in the case of the BUILDING existing on the 27th day of August, 2018 in which case an OFFICE is a permitted USE as a temporary USE for a maximum of three (3) years, ending on the 27th day of August, 2021, in the existing BUILDING on the subject property. At the end of the three (3) year time period, OFFICE use shall be removed unless a request is submitted for a time extension and approved by The Corporation of the City of Thunder Bay, pursuant to Section 39 of the Planning Act, R.S.O. 1990. "

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.
3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 27th day of August, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs
Mayor

Gordon Stover
Acting City Clerk



Memorandum

Corporate By-law Number BL 110/2018

TO: Office of the City Clerk **FILE:** Z-21-2018

FROM: Jillian Fazio
Development Emergency Services - Planning Services

DATE: 16/10/2018

SUBJECT: BL 110/2018 - Site Plan Designation - 815 Fort William Road

MEETING DATE: City Council (Public Meeting) – 11/19/2018 (mm/dd/yyyy)

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. (815 Fort William Road)

Authorization: Report R 142/2018 (Planning Services) - City Council (Public Meeting) – November 19, 2018

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 Lot 29 on Registered Plan 816, municipally known as 815 Fort William Road.

Schedules and Attachments:

Exhibit One to BL 110/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 110/2018

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (815 Fort William Road)

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 November 19, 2018.

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 Lot 29 on Registered Plan 816, shown as "Property Location" on Exhibit One to and forming part of this Amending 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.

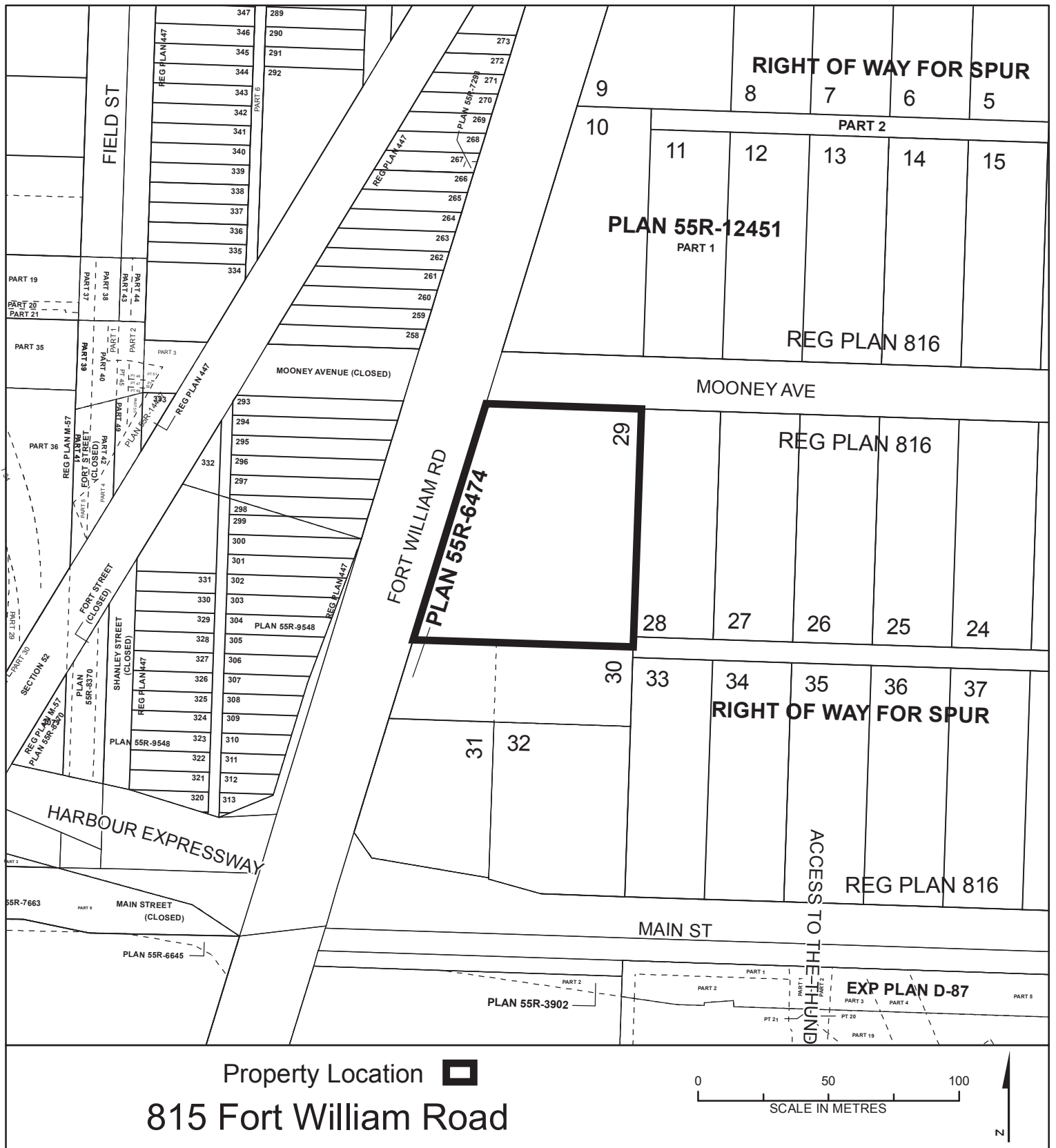
Enacted and passed this 19th day of November, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 110/2018

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 111/2018

TO: Office of the City Clerk **FILE:** Z-21-2018

FROM: Jillian Fazio
Development Emergency Services - Planning Services

DATE: 16/10/2018

SUBJECT: BL 111/2018 - Zoning By-law Amendment - 815 Fort William Road

MEETING DATE: City Council (Public Meeting) – 11/19/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (815 Fort William Road)

Authorization: R 142/2018 (Planning Services) - City Council (Public Meeting) – November 19, 2018.

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law to rezone the subject lands to the “C6” – Regional Centre Zone and to expand the range of permitted uses in this zone.

The effect of this amendment would be to allow the use of one of the existing buildings as a motor vehicle sales establishment at this location.

The Applicant has agreed to a Letter of Personal Undertaking as described in the recommendation of Report No. R 142/2018.

Schedules and Attachments:

Exhibit One to BL 111/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 111/2018

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (815 Fort William
Road)

Recitals

1. 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 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on October 19, 2018 and a public meeting was held on November 19, 2018 which Report No. R 142/2018 (Planning Services) was considered.

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

1. Schedule "B" is amended by adding the following paragraph to it:

"158 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

 Lot 29 on Registered Plan 816 and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

 is subject to the following provisions:

 The affected land is removed from the "IN3" – Heavy Industrial ZONE, as shown on Map 7O of Schedule "A", and is instead designated as part of the "C6" – Regional Centre ZONE.

 (2) The provisions of Section 24.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

 a) PERMITTED USES:

 In addition to the USES permitted in Section 24.1 of this BY-LAW, a SERVICE SHOP and a LIGHT INDUSTRIAL USE are permitted USES under Section 24.1.
2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 19th day of November, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



Memorandum

Corporate By-law Number BL 116/2018

TO: Office of the City Clerk **FILE:** Z-18-2018

FROM: Grant Mason
Development Emergency Services - Planning Services

DATE: 10/23/2018

SUBJECT: BL 116/2018 - Site Plan Designation - 352 Adelaide Street (Syncor Contracting Limited)

MEETING DATE: City Council (Public Meeting) - 11/19/2018 (mm/dd/yyyy)

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. (352 Adelaide Street)

Authorization: Report R 145/2018 (Planning Services) - City Council (Public Meeting) - November 19th, 2018

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 Registered Plan 239, Lots 86 to 89, municipally known as 352 Adelaide Street.

Schedules and Attachments:

Exhibit One to BL 116/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 116/2018

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (352 Adelaide Street)

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 November 19th, 2018.

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 Registered Plan 239, Lots 86 to 89 and shown as "Property Location" on Exhibit One to and forming part of this Amending 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.

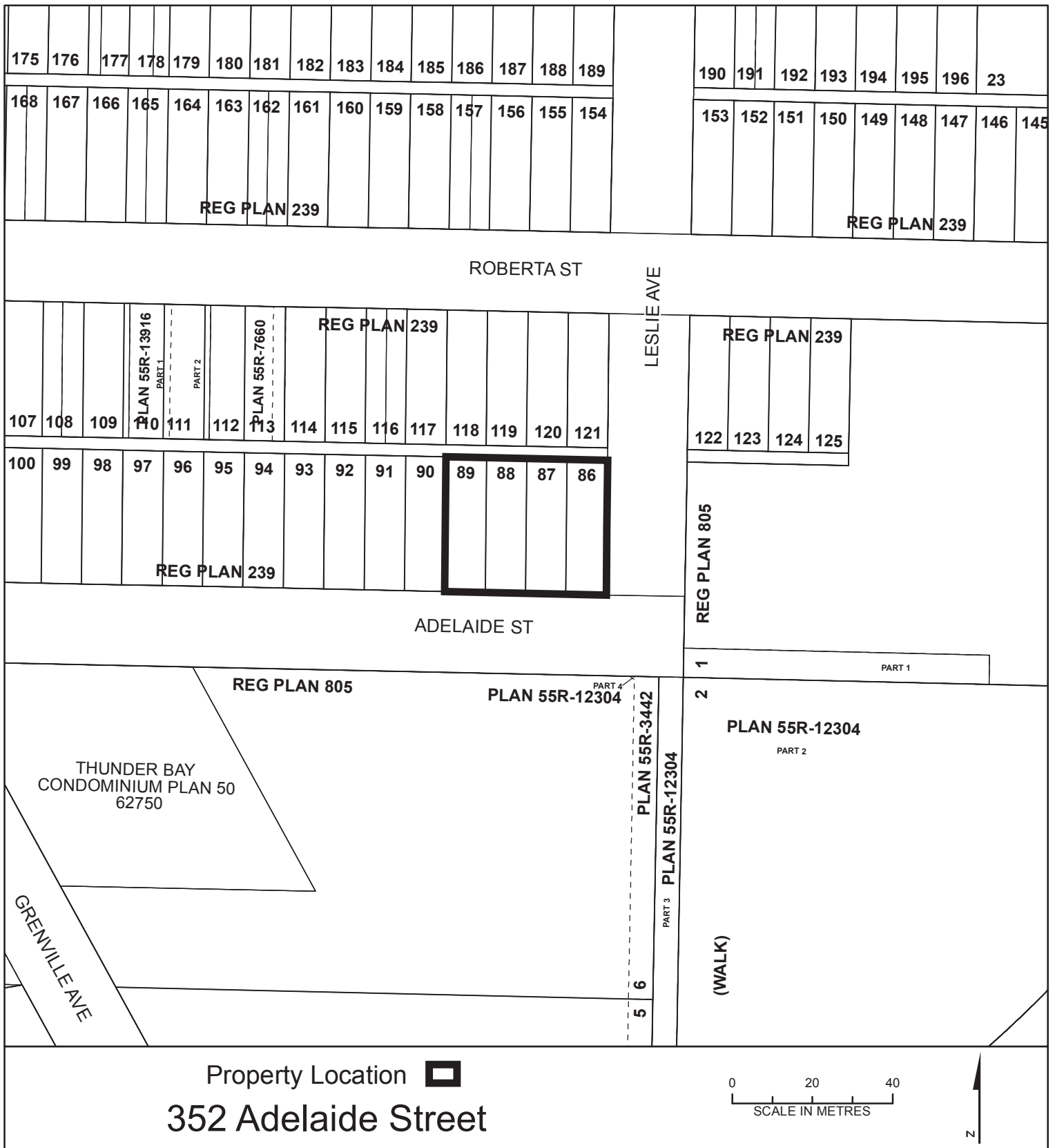
Enacted and passed this 19th day of November, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



Property Location 
352 Adelaide Street

0 20 40
 SCALE IN METRES



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 116/2018

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 117/2018

TO: Office of the City Clerk **FILE:** Z-18-2018

FROM: Grant Mason
Development Emergency Services - Planning Services

DATE: 10/23/2018

SUBJECT: BL 117/2018 - Zoning By-law Amendment - 352 Adelaide Street (Syncor Contracting Limited)

MEETING DATE: City Council (Public Meeting) - 11/19/2018 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (352 Adelaide Street)

Authorization: Report R 145/2018 (Planning Services) - City Council (Public Meeting) - November 19th, 2018

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended, the City of Thunder Bay Zoning By-law to rezone the subject lands to the "MU2" - Mixed Use Zone Two and amend the associated regulations.

The effect of this amendment would permit the construction of a townhouse dwelling with a total of 4 dwelling units on the site.

Schedules and Attachments:

Exhibit One to By-law BL 117/2018

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 117/2018

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (352 Adelaide
Street)

Recitals

1. 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 100-2010 of The Corporation of the City of Thunder Bay.
2. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a public meeting was given on the 25th day of October, 2018, and a public meeting was held on the 19th day of November, 2018, at which Report No. 145/2018 (Development and Emergency Services - Planning Services) was considered.

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

1. Schedule "B" is amended by adding the following paragraph to it:

"157 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 239, Lots 86 to 89, municipally known as 352 Adelaide Street and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is removed from the "R2" – RESIDENTIAL ZONE TWO ZONE, as shown on Map 5S of Schedule "A", and is instead designated as part of the "MU2" – MIXED USE ZONE TWO.

- (2) The provisions of Sections 5.15.9 and 14.2.1, and Tables 5.15.9 and 14.2.1 of this By-law continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Number of DWELLING UNITS

The maximum number of dwelling units on the site is 4.

b) Tandem PARKING

PARKING associated with a TOWNHOUSE DWELLING may be arranged in tandem. "

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.
3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

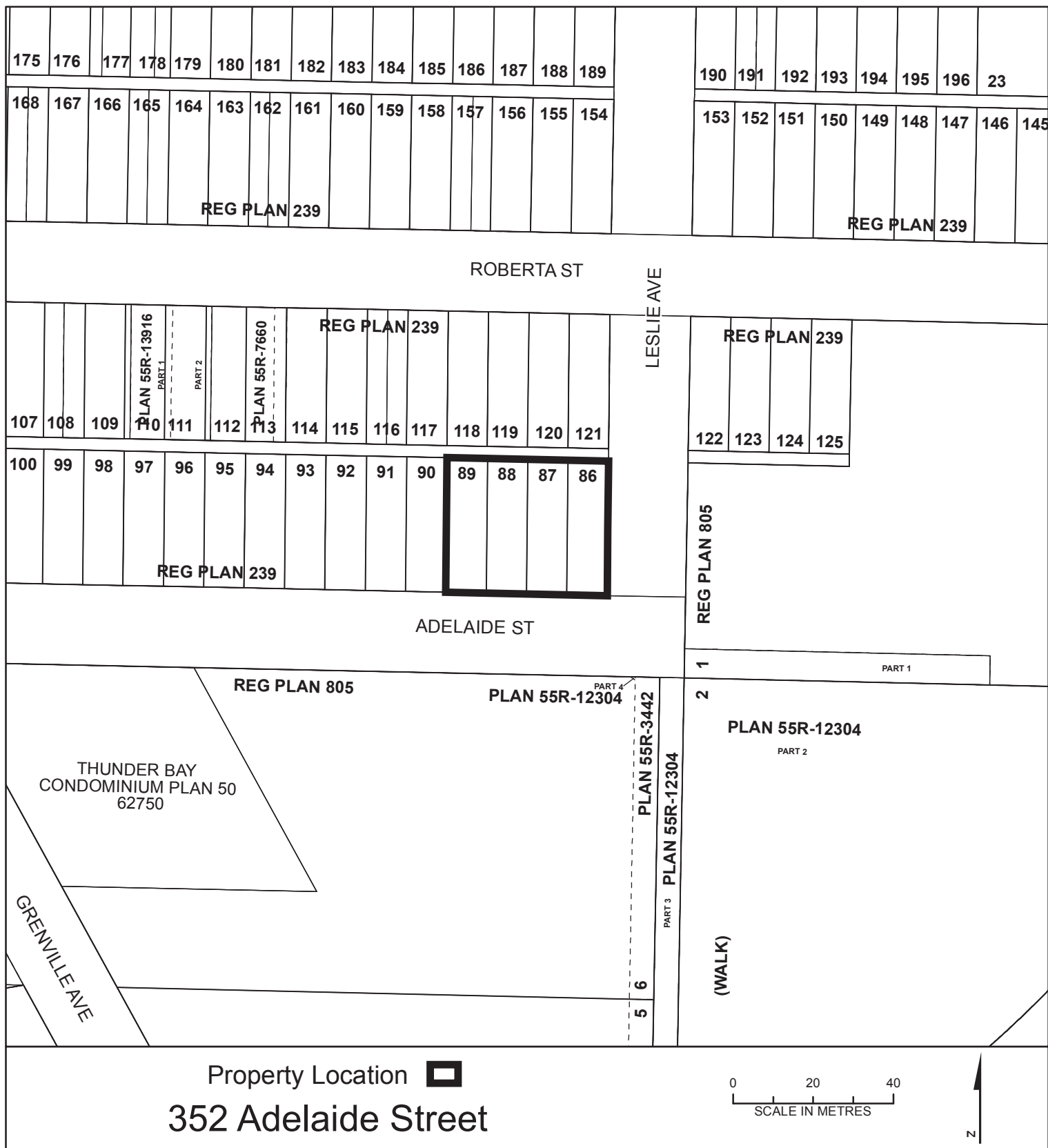
Enacted and passed this 19th day of November, A.D. 2018 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Keith Hobbs

Mayor

Krista Power

Deputy City Clerk



Property Location 
352 Adelaide Street

THIS IS EXHIBIT ONE TO PARAGRAPH 157
 OF SCHEDULE "B" OF BY-LAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER 117/2018
 MAYOR _____
 CITY CLERK _____

MEETING DATE 11/19/2018 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - November 19, 2018

RECOMMENDATION

THAT the following By-laws be introduced, read, dealt with individually, engrossed, signed by the Mayor and Clerk, sealed and numbered:

1. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (815 Fort William Road)

By-law Number: BL 110/2018

2. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (815 Fort William Road)

By-law Number: BL 111/2018

3. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act R.S.O. 1990, as amended. (352 Adelaide Street)

By-law Number: BL 116/2018

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (352 Adelaide Street)

By-law Number: BL 117/2018