



MEETING: City Council (Public Meeting)

DATE: July 29, 2019

Reference No. CCP - 8/50

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

City Council (Public Meeting)
Chair: Mayor Bill Mauro

DISCLOSURES OF INTEREST

CONFIRMATION OF AGENDA

Confirmation of Agenda - July 29, 2019 - City Council (Public Meeting)

With respect to the July 29, 2019 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 - 377 Cumberland Street North (2311540 Ontario Inc.)

Report No. R 118/2019 (Development & Emergency Services - Planning Services) The Applicant has requested to amend the Zoning By-law to permit a mixed use building at the subject property in the "C4" – Arterial Commercial Zone. The proposed Amendment includes a reduction in parking to a total of 19 spaces from 24.

The Official Plan designates the site as Service Commercial and the Zoning By-law zones this area "C4" – Arterial Commercial, which does not typically permit residential uses. However, the Official Plan recognizes the transitioning nature of Cumberland Street North and permits residential uses along this corridor, among others. The "C4" – Arterial Commercial Zone does not permit residential uses, therefore an amendment is required.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is consistent with the Provincial Policy Statement, 2014, 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. For these reasons, Administration recommends approval of the proposed Amendment.

Memorandum dated July 19, 2019 from Ms. L. McEachern, Director - Planning Services Division, relative to Report No. R 118/2019 (Development & Emergency Services - Planning Services) Zoning By-law Amendment -377 Cumberland Street N (2311540 Ontario Inc.), referencing correspondence received relative to the application. (Distributed separately to Members of Council and City Manager only)

THAT a Public Meeting having been held with respect to the application by 2311540 Ontario Inc. relative to Registered Plan 121, Block 57, Lots 7 to 9, municipally known as 377 Cumberland Street North, we recommend that the Zoning By-law 100-2010 be amended as follows:

1. THAT a MIXED USE BUILDING be added as a permitted use in the "C4" – Arterial Commercial Zone at this site,
2. THAT the minimum number of PARKING SPACES be established at one PARKING SPACE for every 35.0m² of GFA for non-residential USES and 1 PARKING SPACE for each DWELLING UNIT,
3. AND THAT the INTERIOR SIDE YARD be 3.0m for a MIXED USE BUILDING.

Subject to the following conditions:

1. THAT 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-laws be presented to City Council for ratification.

ALL as contained in Report No. R 118/2019 (Development and Emergency Services, Planning Services) as submitted by the Development & Emergency Services Department.

REPORTS OF MUNICIPAL OFFICERS

BY-LAWS

BL 77/2019 - Site Plan Designation - 377 Cumberland Street North

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (377 Cumberland Street North)

BL 78/2019 - Zoning By-law Amendment - 377 Cumberland Street North

A By-law to amend By-law 100-2010(The Zoning By-law) of The Corporation of the City of Thunder Bay (377 Cumberland Street North)

BL 81/2019 – Zoning By-law Amendment - 580 Waterloo Street South

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 (580 Waterloo Street South), for a Dwelling Unit for an Essential Workman/Caretaker.

By-law Resolution

By-law Resolution - July 29, 2019

THAT the following By-law(s) 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. (377 Cumberland Street North)

By-law Number: BL 77/2019

2. A By-law to amend By-law 100-2010(The Zoning By-law) of The Corporation of the City of Thunder Bay (377 Cumberland Street North)

By-law Number: BL 78/2019

3. 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 (580 Waterloo Street South), for a Dwelling Unit for an Essential Workman/Caretaker.

By-law Number BL 81/2019

ADJOURNMENT



MEETING DATE 29/07/2019 (mm/dd/yyyy)

SUBJECT Confirmation of Agenda

SUMMARY

Confirmation of Agenda - July 29, 2019 - City Council (Public Meeting)

RECOMMENDATION

With respect to the July 29, 2019 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 118/2019
DATE PREPARED	07/03/2019 (mm/dd/yyyy)	FILE NO.	Z-06-2019
MEETING DATE	07/29/2019 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment - 377 Cumberland Street North (2311540 Ontario Inc.) (Development and Emergency Services)		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application by 2311540 Ontario Inc. relative to Registered Plan 121, Block 57, Lots 7 to 9, municipally known as 377 Cumberland Street North, we recommend that the Zoning By-law 100-2010 be amended as follows:

1. THAT a MIXED USE BUILDING be added as a permitted use in the "C4" – Arterial Commercial Zone at this site,
 2. THAT the minimum number of PARKING SPACES be established at one PARKING SPACE for every 35.0m² of GFA for non-residential USES and 1 PARKING SPACE for each DWELLING UNIT,
 3. AND THAT the INTERIOR SIDE YARD be 3.0m for a MIXED USE BUILDING.
- Subject to the following conditions:
1. THAT 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-laws be presented to City Council for ratification.

ALL as contained in Report No. R 118/2019 (Development and Emergency Services, Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

The Applicant has requested to amend the Zoning By-law to permit a mixed use building at the subject property in the "C4" – Arterial Commercial Zone. The proposed Amendment includes a reduction in parking to a total of 19 spaces from 24.

The Official Plan designates the site as Service Commercial and the Zoning By-law zones this area "C4" – Arterial Commercial, which does not typically permit residential uses. However, the Official Plan recognizes the transitioning nature of Cumberland Street North and permits residential uses along this corridor, among others. The "C4" – Arterial Commercial Zone does not permit residential uses, therefore an amendment is required.

Administration is of the opinion that the Applicant's proposal conforms to the Growth Plan for Northern Ontario, is consistent with the Provincial Policy Statement, 2014, 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. For these reasons, Administration recommends approval of the proposed Amendment.

DISCUSSION

Description of Proposal

The Applicant has requested a site-specific Zoning By-law amendment to add mixed use building as a permitted use to permit the construction of a three storey building containing a ground floor home improvement store with four dwelling units contained in the upper two floors. The Amendment would also establish a parking rate of one parking space for every 35.0m² of GFA (gross floor area) for non-residential uses and 1 parking space for each dwelling unit, for a total of 19 spaces. The interior side yard is proposed to be reduced from 3.0m to 6.0m.

Description of Subject Property and Surrounding Area

The subject property is located at the southeast corner of Cumberland Street North and Fitzgerald Street. It is approximately 1700m² in area with 47.5m of frontage along the south side of Cumberland Street North. The property is currently vacant. The adjacent property to the east contains a hotel/motel. The property to the west across Fitzgerald Street contains a single detached dwelling. There is a commercial plaza and residential dwellings on the opposite side of Cumberland Street. To the southeast, the predominant land use is industrial. The subject property, as well as all of the properties along Cumberland Street North extending from River Street to Gibson Avenue, are zoned "C4" – Arterial Commercial Zone. The same section of North Cumberland is designated Service Commercial in the Official Plan. The No.1 Mainline bus route has a stop at the corner of Cumberland and Fitzgerald. The subject property is 1.5km from the North Strategic Core.

Cumberland Street North holds a mix of commercial, residential, and automotive service establishments due to its historical role as the main highway through Thunder Bay prior to the

construction of the Expressway. More currently this corridor is transitioning away from its highway commercial role with many motels and hotels, towards a greater mix of service commercial and residential uses.

Agency Comments

Comments were received from Fire Prevention and Investigation, the Ministry of Transportation, and the Lakehead Region Conservation Authority indicating no objections or concerns.

Comments from the Engineering Division offered no objection to the proposal, subject to the property being designated as an area of Site Plan Control. They also note that the building will be required to connect to services under Fitzgerald Street as Cumberland was recently resurfaced in 2016. They note that the sanitary and water services are likely inadequate for the type of development proposed, and this will need to be rectified through the building permit process.

The Parks and Open Spaces Section have no objection to the proposed development, subject to the property being designated as an area of Site Plan Control. Landscaping and site improvements will be sought through the Site Plan Control process.

The Building Services Division note that a building permit will be required, and that an extension of appropriate sewer and water services are required.

Neighbourhood Comments and Planning Response

A notice of application was circulated to the neighbourhood on April 30th, 2019. There was one request for additional information which was referred to the Applicant's Agent.

Planning Services Division Comments

1. The Growth Plan for Northern Ontario

The Growth Plan for Northern Ontario (GPNO) is a Provincial document that directs growth and economic development in Northern Ontario. This application is consistent with the GPNO. This proposal will support healthy communities by supporting a range and mix of housing types and commercial uses. The GPNO calls for higher density development in the identified major cities, which includes Thunder Bay. This type of intensification makes efficient use of existing infrastructure, which is one of the stated purposes of the GPNO.

2. Provincial Policy Statement

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. 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. A range and mix of residential and employment uses is recognized as contributing to healthy, livable and safe communities. The

PPS also calls for densities that support active and public transportation. This proposal is consistent with these objectives. This proposal does not conflict with any part of the PPS.

3. *Official Plan*

The Official Plan designates the site Service Commercial, and the Zoning By-law zones this area "C4" – Arterial Commercial, which does not typically permit residential uses. However, the Official Plan contains a recognition of the transitioning nature of Cumberland Street North, Simpson Street, and May Street from the Neebing River to Leith Street, and permits residential uses along these corridors.

One of the primary goals of the recently approved 2019 Official Plan (2019 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 2019 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 mixed use infill and intensification, this proposal is meeting this guiding principle.

The proposed amendment conforms to the intent of the 2019 Official Plan as it maintains the service commercial potential function of this property. The proposed amendment would add a Mixed Use Building as a permitted use rather than changing the zone on the property. Therefore, the Amendment will not preclude the commercial function of the corridor.

The Implementation Chapter of the Plan identifies evaluation criteria for planning approvals. Compatibility with the existing built form and character of the area is considered in the review of any proposal for intensification. The site's ability to accommodate required on-site vehicular parking is also considered. As discussed in the Zoning By-law section below, adequate onsite parking can be provided. This proposal is within close proximity to public transportation. The introduction of a Mixed Use Building will not have any significant adverse impact on the surrounding commercial and residential area based on the volume of daily trips, and the intensity and type of use. This proposal does not conflict with any other part of this Plan.

4. *Zoning By-law*

The subject lands are zoned "C4" – Arterial Commercial Zone. This zone is intended for commercial uses that depend on and benefit from high-volume vehicular traffic, and are not well suited to a traditional commercial centre. Residential uses are not permitted as of right in this Zone, but are permitted by the policies of the Official Plan along this corridor. The comprehensive review of the Zoning By-law to be undertaken over the next two years will rectify this discrepancy by allowing residential uses as-of-right in the future.

The Amendment includes a parking reduction to 19 spaces from 24. While the subject lands are not located in the Downtown Core, they are located in what was historically a medium density

commercial corridor, and public transportation is available. Administration supports the reduced parking rate for this site as this is consistent with the goals of intensification and supporting public and active transportation. The OP specifically identifies that parking reductions may be supported where appropriate to facilitate intensification.

The reduction in the interior side yard is acceptable as the intent of the 6.0m setback requirement does not apply. 6.0m is the width of a two-way driveway. It is assumed that uses in this Zone will require vehicle access around the building. As this property is proposed to be accessed only from Fitzgerald with parking in the front, wraparound access is not required. The reduction in the side yard is acceptable in this scenario as it allows for greater building space, which meets the objectives of intensification and infill.

Site Plan Control

Administration recommends the Applicant proconsult on their building and site designs to ensure compliance with the Urban Design Guidelines. Administration is recommending that the subject property be designated an area of Site Plan Control to ensure compliance with policies that necessitate sensitivity to height, scale, coverage, and architectural design of the surrounding neighbourhood. 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. All costs associated with any required servicing or building upgrades will be borne by the Applicant.

CONCLUSION

It is concluded that the amendment to the By-law is consistent with the Growth Plan for Northern Ontario, the Provincial Policy Statement, 2014, and conforms to the objectives and policies of the Official Plan as the proposed use represents intensification on full municipal services. Administration is recommending approval of the proposed amendment on the condition that the site be designated as an area of Site Plan Control.

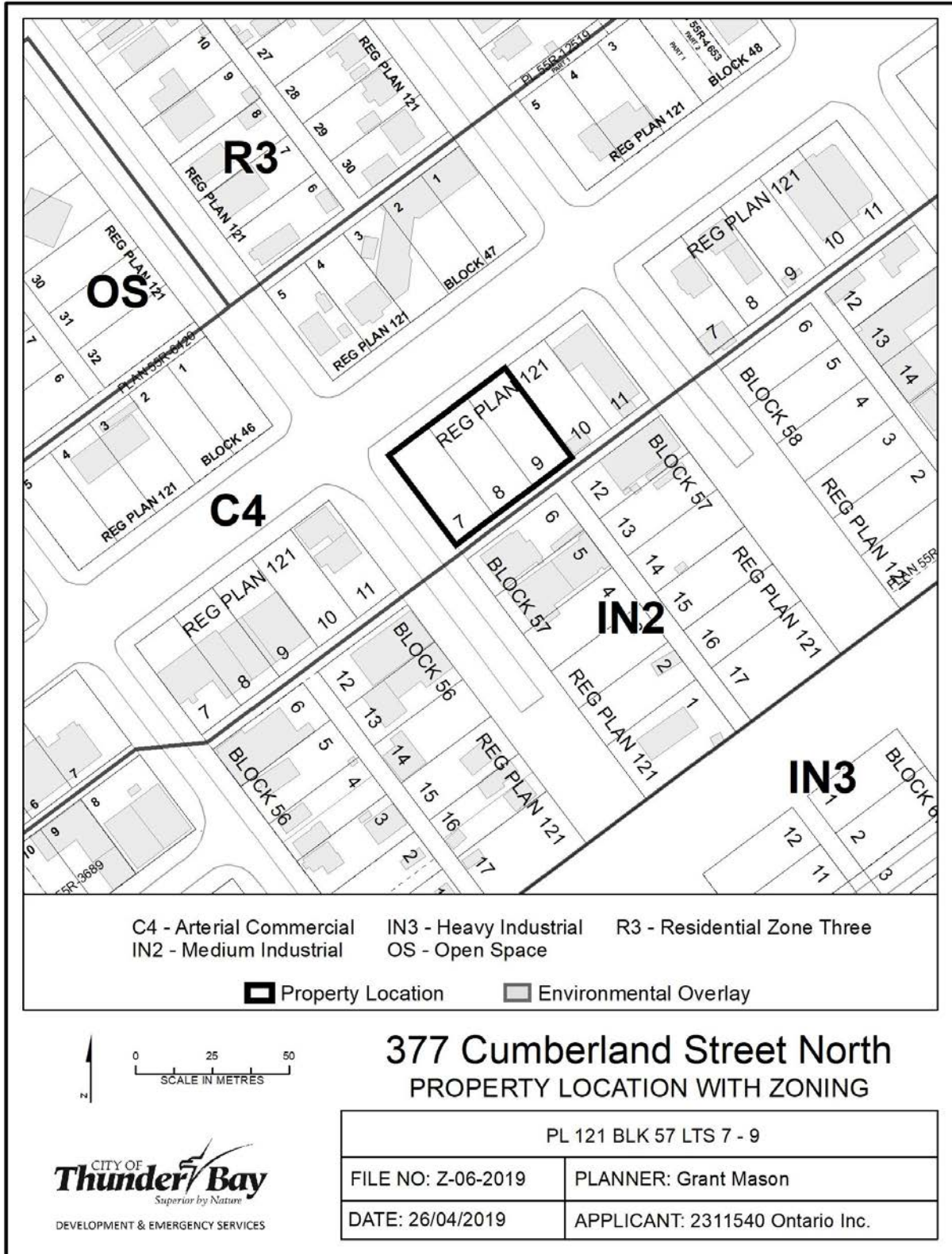
REFERENCE MATERIAL ATTACHED:

ATTACHMENT A - PROPERTY LOCATION WITH ZONING
ATTACHMENT B - APPLICANT'S SKETCH

PREPARED BY: GRANT MASON, M.PL., PLANNER II

THIS REPORT SIGNED AND VERIFIED BY: (NAME OF GENERAL MANAGER) Mark J. Smith GM, Development & Emergency Services	DATE: July 19, 2019
--	----------------------------

ATTACHMENT A – Property Location with Zoning



TITLE: Property Location with Zoning			Date: July 29th, 2019
PREPARED BY GM	SCALE As Noted	FILE NO. Z-06-2019	

SITE PLAN

TONY'S CABINETS
Lot Area = 1,724 m²
47.24 m

MIXED-USE
BUILDING
3-STORY
(120 m²)

LANDSCAPED

145.8

36.27 m

4.0 m

3.0 m

18.2 m

14.7 m

154.2

6.0 m

CUMBERLAND ST. N.

13

12

11

10

9

8

7

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

TITLE: Applicant's Sketch			Date: July 29th, 2019
PREPARED BY GM	SCALE As Noted	FILE NO. Z-06-2019	



Memorandum

Corporate By-law Number BL 77/2019

TO: Office of the City Clerk **FILE:** Z-06-2019

FROM: Grant Mason
Development & Emergency Services - Planning Services

DATE: 03/07/2019

SUBJECT: BL 77/2019 - Site Plan Designation - 377 Cumberland Street North

MEETING DATE: City Council (Public Meeting) - 07/29/2019 (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. (377 Cumberland Street North)

Authorization: Report R 118/2019 (Planning Services) - City Council (Public Meeting) - July 29, 2019

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 121, Block 57, Lots 7 to 9, municipally known as 377 Cumberland Street North

Schedules and Attachments:

EXHIBIT ONE TO BY-LAW BL77/2019: PROPERTY LOCATION

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 77/2019

A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (377 Cumberland Street North)

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 July 29th, 2019.

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:

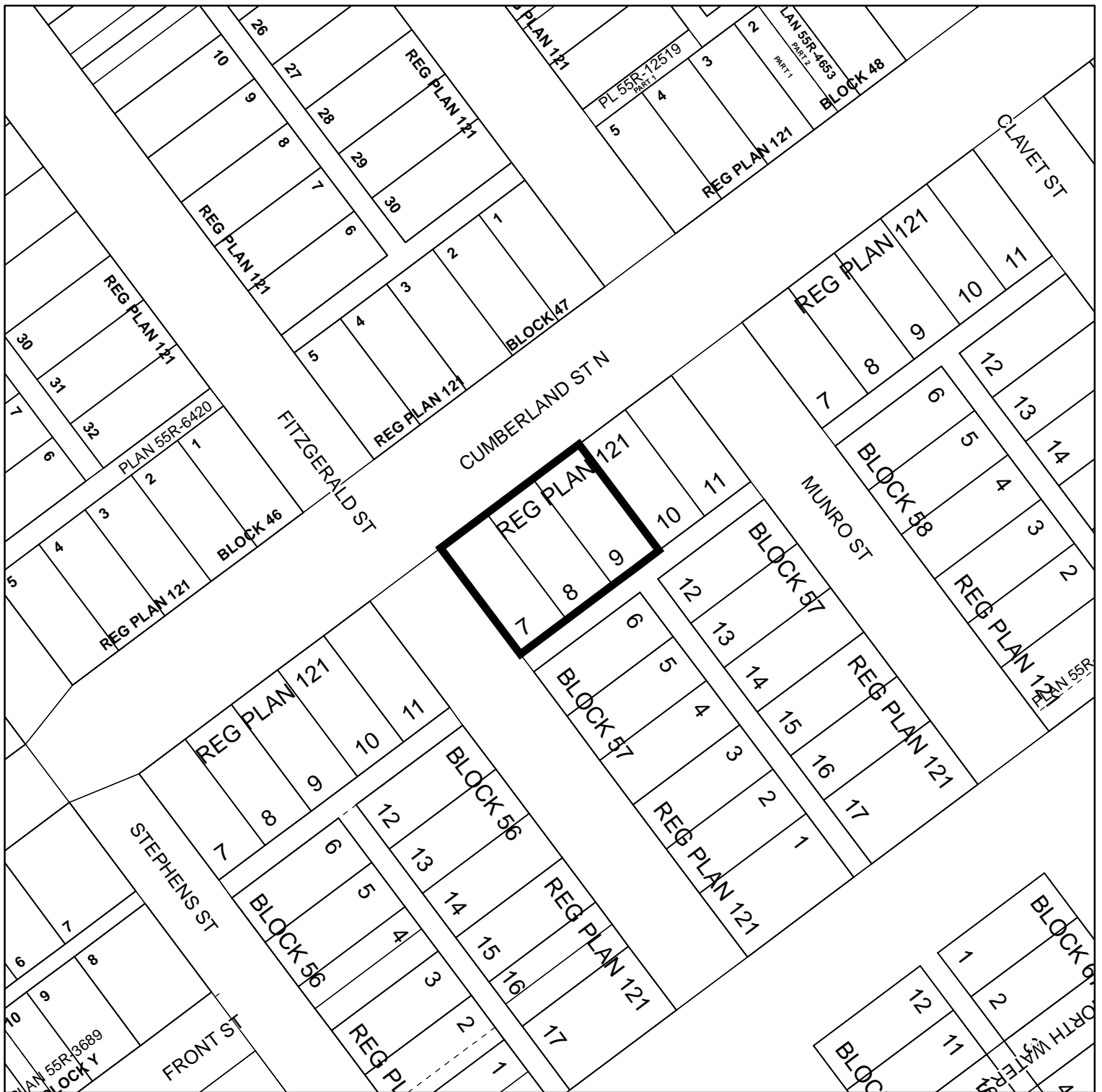
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Registered Plan 121, Block 57, Lots 7 to 9, and shown as "Property Location" on Exhibit One to and forming part of this Amending 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 29th day of July, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro
Mayor

Krista Power
Deputy City Clerk



Property Location 

377 Cumberland Street North

0 25 50
SCALE IN METRES



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 77/2019

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 78/2019

TO: Office of the City Clerk **FILE:** Z-06-2019

FROM: Grant Mason
Development & Emergency Services - Planning Services

DATE: 03/07/2019

SUBJECT: BL 78/2019 - Zoning By-law Amendment - 377 Cumberland Street North

MEETING DATE: City Council (Public Meeting) - 29/07/2019 (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 (377 Cumberland Street North)

Authorization: Report R 118/2019 (Planning Services) - City Council (Public Meeting) - July 29th, 2019

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, specifically to amend the list of permitted uses in the "C4" – Arterial Commercial Zone to add Mixed Use Building, establish a reduced parking rate, and established a reduced interior side yard.

The effect of this amendment would be to permit the construction of a mixed use building with commercial on the ground floor and residential on the upper floors.

Schedules and Attachments:

EXHIBIT ONE TO BL 78/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 78/2019

A By-law to amend By-law 100-2010 (The Zoning By-law) of
The Corporation of the City of Thunder Bay (377 Cumberland
Street North)

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 5th day of July, 2019, and a public meeting was held on the 29th day of July, 2019 at which Report No. R 118/2019 (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:

"167 (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 121, Block 57, Lots 7 to 9, municipally known as 377
Cumberland Street North, 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 22.1 and Tables 5.15.9 and 22.2.1 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) PERMITTED USES:

In addition to the USES permitted in Section 22.1(a) of this BY-LAW, a MIXED USE BUILDING is also a permitted USE under Section 22.1(a).

b) Parking REGULATIONS

In the case of a MIXED USE BUILDING, the minimum number of PARKING SPACES required is 1.0 PARKING SPACE for every 35.0m² of GFA for non-residential USES and 1.0 PARKING SPACE for each DWELLING UNIT

c) REGULATIONS

In the case of a MIXED USE BUILDING, the minimum
REQUIRED INTERIOR SIDE YARD is 3.0m.

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 29th day of July, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

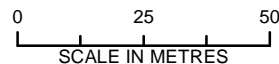
Krista Power

Deputy City Clerk



Property Location 

377 Cumberland Street North



THIS IS EXHIBIT ONE TO PARAGRAPH 167
 OF SCHEDULE "B" OF BY-LAW 100 - 2010
 AS AMENDED BY BY-LAW NUMBER 78/2019

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 81/2019

TO: Office of the City Clerk **FILE:** Z-03-2017

FROM: Decio Lopes, MCIP, RPP, Senior Planner
Development & Emergency Services - Planning Services

DATE: 10/07/2019

SUBJECT: BL 81/2019 – Zoning By-law Amendment - 580 Waterloo Street South

MEETING DATE: City Council (Public Meeting) - 29/07/2019 (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 (580 Waterloo Street South), for a Dwelling Unit for an Essential Worker/Caretaker.

Authorization: Report R 125/2017 (Planning Services) - City Council (Public Meeting) - June 19, 2017

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 permit an accessory dwelling unit for an essential worker for the existing main use of warehouse storage.

The effect of the proposed amendment would allow the creation of a dwelling unit within the existing building.

The two conditions that required completion prior to the passing of the amending By-law have been recently completed to the satisfaction of the Building Services Division and the Parks & Open Spaces Section.

Schedules and Attachments:

EXHIBIT TO BL 81/2019

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 81/2019

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 (580 Waterloo Street South), for a Dwelling Unit for an Essential Worker/Caretaker.

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 July 7th, 2017, and a public meeting was held on June 19, 2017 at which Report No. R 125/2017 (Planning Services) was considered.
3. The affected land has been recognized under subsection 34(9) of the Act in terms of the application of the regulations, standards, and/or USES restricted by the balance of By-law Number 100-2010. From the effective date of this By-law, that ceases to be the case for any regulation, standard, and/or USES addressed within this By-law.

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:

"169 (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 W-740 Lots 11 to 24 Part of Lot 9 and 10 and a 10 foot reserve, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provision:

The provisions of Section 26.1 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 26.1 a) continue to apply, except in the case of the BUILDING existing on the 31st day of July, 2017, in which case an ACCESSORY DWELLING UNIT for an essential worker is permitted for the existing MAIN USE being warehouse storage."

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.

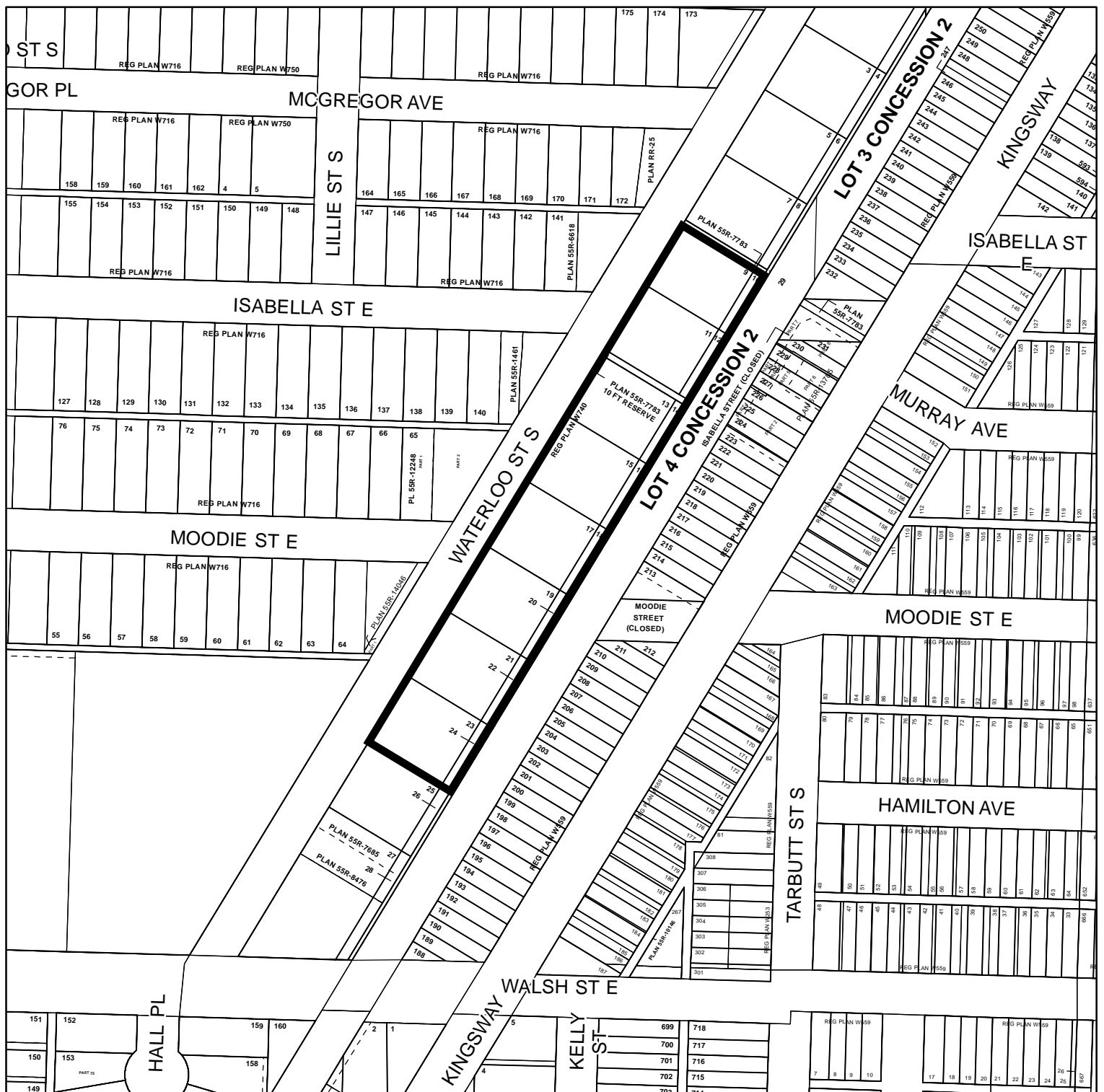
Enacted and passed this 29th day of July, A.D. 2019 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Krista Power

City Clerk



Property Location 

580 Waterloo Street South

0 50 100
SCALE IN METRES



THIS IS EXHIBIT ONE TO PARAGRAPH "169"
OF SCHEDULE "B" OF BY-LAW 100 - 2010
AS AMENDED BY BY-LAW NUMBER 81/2019

MAYOR _____

CITY CLERK _____

MEETING DATE 29/07/2019 (mm/dd/yyyy)

SUBJECT By-law Resolution

SUMMARY

By-law Resolution - July 29, 2019

RECOMMENDATION

THAT the following By-law(s) 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. (377 Cumberland Street North)

By-law Number: BL 77/2019

2. A By-law to amend By-law 100-2010(The Zoning By-law) of The Corporation of the City of Thunder Bay (377 Cumberland Street North)

By-law Number: BL 78/2019

3. 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 (580 Waterloo Street South), for a Dwelling Unit for an Essential Workman/Caretaker.

By-law Number BL 81/2019