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

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.
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Unless otherwise rescinded or extended, this approval in principle shall be valid for a period of six (6) months from the date of ratification by City Council.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.
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.
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 to 3.0m from 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 Pan 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 Neeping 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
<table>
<thead>
<tr>
<th>THIS REPORT SIGNED AND VERIFIED BY:</th>
<th>DATE:</th>
</tr>
</thead>
<tbody>
<tr>
<td>(NAME OF GENERAL MANAGER)</td>
<td></td>
</tr>
<tr>
<td>Mark J. Smith GM, Development &amp; Emergency Services</td>
<td>July 19, 2019</td>
</tr>
</tbody>
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Memorandum

Corporate By-law Number BL 77/2019

TO: Office of the City Clerk
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

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

MAYOR

CITY CLERK
Memorandum

TO: Office of the City Clerk
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
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

TO: Office of the City Clerk

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

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