



**City Council (Public Meeting)
Agenda**

**Monday, August 22, 2022, 6:30 p.m.
S.H. Blake Memorial Auditorium**

Pages

- 1. City Council (Public Meeting)**
Chair: Mayor Bill Mauro

- 2. Disclosures of Interest**

- 3. Confirmation of Agenda**

WITH RESPECT to the August 22, 2022 City Council (Public Meeting), we recommend that the agenda as printed, including any additional information and new business, be confirmed.

- 4. Public Meeting Procedures**

- 5. City Council (Public Meeting)**

- 5.a. Zoning By-law Amendment - 1151 Alpine Place**

5 - 11

Report No. 147/2022 (Development & Emergency Services - Planning Services) presenting an application requesting to permit a "Backyard Home" and establish development regulations.

This application seeks to amend Zoning By-law 100-2010 to add and define "Backyard Home" as a permitted on the subject lands. The Application also seeks to establish development regulations such as location and height requirements for the proposed structure.

The effect of this amendment would be to allow the construction of a new garage with a "Backyard Home" on the subject property. The recently approved Zoning By-law 1/2022 (currently under appeal) permits the use on the lands; however as there is no timeline for that Zoning By-law to come into effect, the Applicant has chosen to proceed with amending the current Zoning by-law.

Administration is recommending support of the proposed amendment. The proposal is consistent with the Provincial Policy Statement, Growth Plan for Northern Ontario, and the Official Plan.

THAT a Public Meeting having been held with respect to the application from Jodi Graham, to amend Zoning By-law 100-2010 as it applies to PT Lot 79 PL W771, municipally known as 1151 Alpine Place, we recommend Zoning By-law 100-2010 be amended as follows:

1. Define “Backyard Home” as a type of dwelling unit contained within a building that is accessory to a single detached dwelling.
2. Add “Backyard Home” as a permitted use on the subject lands
3. Establish that the maximum gross floor area (GFA) for a Backyard Home is 40% of the main building’s GFA or 50.0 square metres, whichever is the greater.
4. Establish that the minimum required yards for a building containing a Backyard Home are as follows:
 - a. The minimum required front yard is 1.5 metres greater than the front yard of the main building.
 - b. The minimum required rear yard is 1.5 metres.
 - c. The minimum required interior side yard is 1.5 metres. AND THAT the necessary By-laws be presented to City Council for ratification.

AND THAT the necessary By-laws be presented to City Council for ratification;

ALL as contained in Report No. R 147/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

6. By-Laws

6.a. BL 82/2022 – Official Plan Amendment –Corner of Golf Links Road & Harbour Expressway

12 - 22

A By-law to adopt Amendment No. 9 to the City of Thunder Bay Official Plan (Corner of Golf Links Road & Harbour Expressway)

- | | | |
|------|--|---------|
| 6.b. | BL 83/2022 – Zoning By-law Amendment – Corner of Golf Links Road & Harbour Expressway | 23 - 28 |
| | A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Corner of Golf Links Road & Harbour Expressway). | |
| 6.c. | BL 84/2022 – Official Plan Amendment – 2811 Oliver Road | 29 - 37 |
| | A By-law to adopt Amendment No. 10 to the City of Thunder Bay Official Plan (2811 Oliver Road) | |
| 6.d. | BL 85/2022 – Zoning By-law Amendment – 1151 Alpine Place | 38 - 41 |
| | A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1151 Alpine Place). | |
| 6.e. | BL 86/2022 – Site Plan Control Designation – Corner of Golf Links Road & Harbour Expressway | 42 - 44 |
| | A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Corner of Golf Links Road & Harbour Expressway) | |
| 6.f. | BL 87/2022 - Withdraw Delegated Authority - Committee of Adjustment - 2811 Oliver Road | 45 - 48 |
| | A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2811 Oliver Road) | |
| 6.g. | BL88/2022 - Site Plan Control Designation - 250 Elgin Street | 49 - 51 |
| | A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (250 Elgin Street). | |

7. By-Law Resolution

By-law Resolution - August 22, 2022 - City Council (Public Meeting)

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 adopt Amendment No. 9 to the City of Thunder Bay Official Plan (Corner of Golf Links Road & Harbour Expressway)

By-law Number: BL 82/2022

2. A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Corner of Golf Links Road & Harbour Expressway)

By-law Number: BL 83/2022

3. A By-law to adopt Amendment No. 10 to the City of Thunder Bay Official Plan (2811 Oliver Road)

By-law Number: BL 84/2022

4. A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1151 Alpine Place)

By-law Number: BL 85/2022

5. A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Corner of Golf Links Road & Harbour Expressway)

By-law Number: BL 86/2022

6. A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2811 Oliver Road)

By-law Number: BL 87/2022

7. A By-law to designate areas of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended (250 Elgin Street)

By-law Number: BL 88/2022

8. New Business

9. Adjournment

Corporate Report

DEPARTMENT/ DIVISION	Development & Emergency Services - Planning Services	REPORT NO.	R 147/2022
DATE PREPARED	08/05/2022	FILE NO.	Z-08-2022
MEETING DATE	City Council (Public Meeting) - 08/22/2022 (mm/dd/yyyy)		
SUBJECT	Zoning By-law Amendment – 1151 Alpine Place		

RECOMMENDATION

THAT a Public Meeting having been held with respect to the application from Jodi Graham, to amend Zoning By-law 100-2010 as it applies to PT Lot 79 PL W771, municipally known as 1151 Alpine Place, we recommend Zoning By-law 100-2010 be amended as follows:

1. Define “Backyard Home” as a type of dwelling unit contained within a building that is accessory to a single detached dwelling.
2. Add “Backyard Home” as a permitted use on the subject lands
3. Establish that the maximum gross floor area (GFA) for a Backyard Home is 40% of the main building’s GFA or 50.0 square metres, whichever is the greater.
4. Establish that the minimum required yards for a building containing a Backyard Home are as follows:
 - a. The minimum required front yard is 1.5 metres greater than the front yard of the main building.
 - b. The minimum required rear yard is 1.5 metres.
 - c. The minimum required interior side yard is 1.5 metres.

AND THAT the necessary By-laws be presented to City Council for ratification.

ALL as contained in Report No. R 147/2022 (Planning Services) as submitted by the Development & Emergency Services Department.

EXECUTIVE SUMMARY

This application seeks to amend Zoning By-law 100-2010 to add and define “Backyard Home” as a permitted use on the subject lands. The Application also seeks to establish development regulations including building dimensions and location requirements for the proposed structure.

The effect of the amendment would be to allow the construction of a new garage containing a Backyard Home on the subject property. The recently approved Zoning By-law 1/2022 (currently under appeal) permits the use on the lands, however the Ontario Land Tribunal (OLT) has not provided a timeline for when the By-law could come into full effect. As such, the Applicant is proceeding with their request to amend the current Zoning By-law.

Administration is recommending approval of the proposed amendment. The proposal is consistent with the Provincial Policy Statement, Growth Plan for Northern Ontario, and the Official Plan and represents good planning.

DISCUSSION

Description of Proposal

If approved, the amendment to Zoning By-law 100-2010 would define and permit a “Backyard Home” on the subject property. A Backyard Home is a home located in an accessory building that is typically located in the rear yard of a detached, semi-detached, or townhouse. Zoning By-law 1/2022 (currently under appeal) permits a Backyard Home at this location. However, as there is no timeline for that Zoning By-law to come into effect, the Applicant has chosen to proceed with their request to amend the current Zoning By-law.

The proposed accessory building would be located in the rear yard of the property and be approximately 96.0 m² in size. The single storey structure would include a 49.97 m² dwelling unit (Backyard Home) and an attached 46.26 m² garage for parking two vehicles.

A copy of the Applicant’s sketch is attached as “Attachment B” for your information.

Description of Subject Property and Surrounding Area

The subject property is located on the west side of Alpine Place approximately 125.0 m north of Francis Street West and 100.0 m east of Westfort Playfield. The surrounding area is comprised of mostly residential uses with single detached dwellings on Alpine Place and Francis Street West, and townhomes fronting Neebing Avenue, Mary Street West, and Holt Place.

The property is developed with a single detached dwelling and two accessory buildings. Both existing accessory buildings are to be removed prior to construction of the proposed garage and Backyard Home.

The subject property is zoned “R1” – Residential Zone One in Zoning By-law 100-2010 (in effect) and “UL” – Urban Low Rise in the new Zoning By-law 1/2022 (currently under appeal at the Ontario Land Tribunal).

Applicant's Rationale

The applicant is seeking to amend Zoning By-law 100-2010 for this property to allow for development that is not permitted by Zoning By-law 100-2010 but is permitted by the recently approved Zoning By-law 1/2022 which is currently subject to appeals to the Ontario Land Tribunal (OLT). It may take some time for the appeals to the new Zoning By-law to be resolved, so the Applicant is proceeding with the subject application to amend the former Zoning By-law in consideration of the time limitation they face with our short building season.

Neighbourhood Comments

A combined Notice of Application and Public Meeting was mailed to surrounding property owners on August 2nd, 2022 outlining the nature of the proposed Zoning By-law Amendment. During the preparation of this report, Planning Services has not received any comments or inquiries.

Agency Comments

The following agencies responded with confirmation of no objections to the proposed Zoning By-law Amendment:

- Thunder Bay Fire Rescue
- COTB Transit Services

Tbaytel noted that their service wire feeding the house may have to be relocated to allow construction of the proposed accessory building.

Planning Review

Provincial Policy Statement, 2020

The proposal is consistent with the Provincial Policy Statement, as it promotes a healthy, liveable, and safe community and contributes to the efficient development of the urban settlement area.

Secondary units within established urban areas are cost-effective and make efficient use of existing systems and amenities such as infrastructure, public service facilities, and active transportation and transit networks. The proposal is suitably located in a built-up area, where intensification and residential infill are encouraged. Furthermore, the proposed “Backyard Home” provides a compact unit form and adds to the range and mix of housing types in the urban area and surrounding neighbourhood.

Growth Plan for Northern Ontario, 2011

This application is consistent with the Growth Plan for Northern Ontario. This proposal will support healthy communities by supporting a range of housing types. The Growth Plan for Northern Ontario 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 goals.

Official Plan, 2019

One of the primary goals of the Official Plan (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 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 supporting residential infill and intensification, the City is meeting this guiding principle.

The subject lands are designated Residential in the OP. An objective of the Residential policy section 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, accommodates a mix of demographic and income groups, and is appropriate to the needs of the community. “Backyard Homes” are typically more economically accessible than detached dwellings. Planning Services is of the opinion the proposal meets the intent of the OP.

Zoning By-law

The proposed amendment would define and permit a “Backyard Home” on the subject lands.

The proposed definition for a “Backyard Home” is as follows:

- a type of DWELLING UNIT contained within a BUILDING that is ACCESSORY to a SINGLE DETACHED DWELLING.

The Application also seeks to establish development regulations such as size and location and requirements for the proposed accessory building containing the Backyard Home. The proposed development regulations including maximum gross floor area and minimum required yards are consistent with the regulations established for “Backyard Homes” in the “UL” – Urban Low Rise Zone in the new Zoning By-law 1/2022. The proposed accessory building conforms to all of these regulations and would not have required a planning approval if the new Zoning By-law was not under appeal.

FINANCIAL IMPLICATIONS

All costs associated with the proposed development will be the responsibility of the applicant.

CONCLUSION

It is concluded that the requested Zoning By-law Amendment is appropriate and consistent with the Provincial Policy Statement and Official Plan which promote affordable housing and increased density. Additionally, the proposal is consistent with the Growth Plan for Northern Ontario. As such, Administration supports the proposed Zoning By-law amendment.

REFERENCE MATERIAL ATTACHED

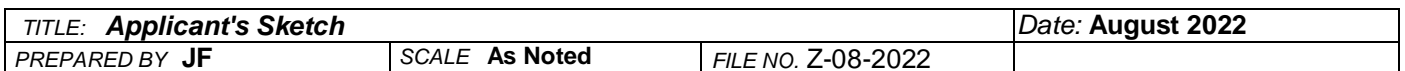
Attachment A – Property Location with Zoning (By-law 100-2010)

Attachment B – Applicant's Site Sketch

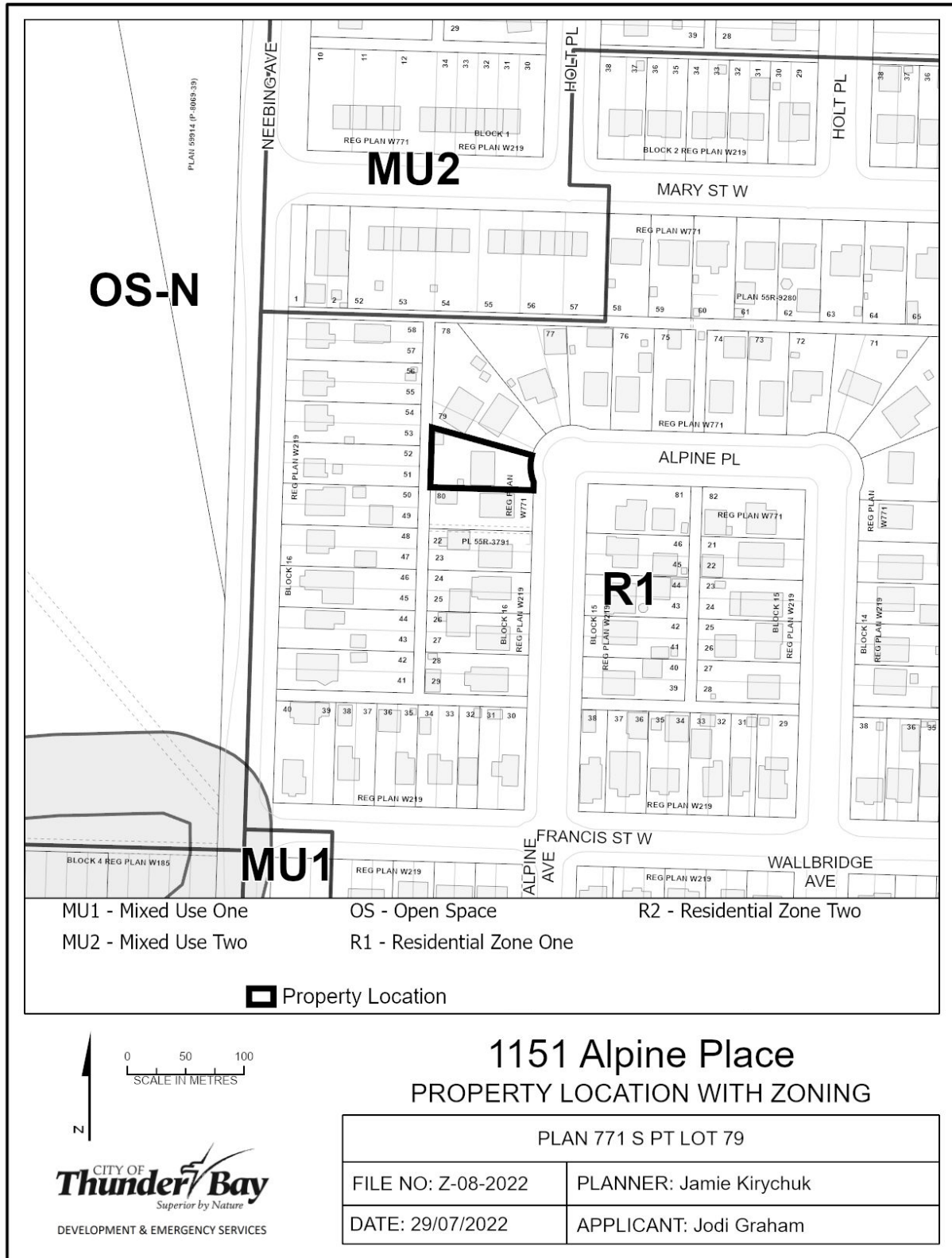
PREPARED BY: Jillian Fazio, Planner II

THIS REPORT SIGNED AND VERIFIED BY: J DEPEUTER, ACTING GM DES	DATE: August 11, 2022
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ZONING BY-LAW AMENDMENT
1151 ALPINE PLACE
13-JUN-2022



ATTACHMENT B - Property Location



TITLE: Property Location			Date: August, 2022
PREPARED BY JF	SCALE As Noted	FILE NO. Z-08-2022	

Memorandum

Corporate By-law Number BL 82/2022

TO: Office of the City Clerk **FILE:** OZ-06-2022

FROM: Jamie Kirychuk
Development & Emergency Services - Planning Services

DATE: 08/05/2022

SUBJECT: BL 82/2022 Official Plan Amendment – Corner of Golf Links Road & Harbour Expressway

MEETING DATE: City Council (Public Meeting) - 08/22/2022 (mm/dd/yyyy)

By-law Description: A By-law to adopt Amendment No. 9 to the City of Thunder Bay Official Plan (Corner of Golf Links Road & Harbour Expressway)

Authorization: Report R 129/2022 (Planning Services) - City Council (Public Meeting) – July 25, 2022

By-law Explanation: The purpose of this by-law is to adopt Official Plan Amendment No. 9, as it applies to the subject lands, to remove the “Natural Heritage” designation and re-designate the lands as “Business Area”.

The effect of this amendment would be to permit a regional commercial development.

Schedules and Attachments:

SCHEDULE A - OFFICIAL PLAN AMENDMENT NO.9

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 82/2022

A By-law to adopt Amendment No. 9 to the City of
Thunder Bay Official Plan (Corner of Golf Links Road &
Harbour Expressway)

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

1. Pursuant to the provisions of Subsection 21(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, Amendment No. 9 to the Official Plan for the City of Thunder Bay, attached as Schedule “A” to this By-law is adopted.
2. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk

AMENDMENT NO. 9 TO THE OFFICIAL PLAN
FOR THE CITY OF THUNDER BAY

Prepared by: Jamie Kirychuk, Planner II

Development & Emergency Services Department
City of Thunder Bay
August 8, 2022

OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

Amendment No. 9

Amendment No. 9 to the Official Plan for the City of Thunder Bay, was prepared by the City of Thunder Bay Development & Emergency Services Department and was presented to the Council of the Corporation of the City of Thunder Bay under the provisions of Section 21(1) of the Planning Act, R.S.O. 1990 on the 22nd day of August, 2022.

This amendment was adopted by The Corporation of the City of Thunder Bay by By-law No. 82/2022 in accordance with Section 21(1) of the Planning Act, 1990 on the 22nd day of August, 2022.

MAYOR

CITY CLERK

AMENDMENT NO. 9
TO
THE OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

INDEX

	<u>PAGE</u>
The Constitutional Statement	4
<u>Part A - The Preamble</u>	
Purpose of the Amendment	5
Location of the Amendment	5
Basis for the Amendment	5
<u>Part B - The Amendment</u>	
The Amendment	7
<u>Appendix</u>	
Property Location Map	

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and exhibit constitutes Amendment No. 9 to the Official Plan for the City of Thunder Bay.

PART A - THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to remove the subject lands from the Natural Heritage designation and re-designate the lands as Business Area.

The effect of this Amendment would be to facilitate the associated Zoning By-law Amendment which would rezone the lands and permit a regional commercial development.

LOCATION OF THE AMENDMENT

This Amendment applies to certain lands located at Part NE 1/4 Sec 54 MCINTYRE 6 55R-12453 CITY OF THUNDER BAY & PCL 25871 SEC TBF; PT SE 1/4 SEC 54 MCINTYRE SRO PT 5 TO 7 55R10380; THUNDER BAY as shown on Schedule "A" to this Amendment.

BASIS FOR THE AMENDMENT

Provincial Policy:

Under the Planning Act, R.S.O. 1990, as amended (Section 3), decisions of Council shall be consistent with the Provincial Policy Statement (PPS) with respect to regulating land use and matters of provincial interest. In considering the PPS as a whole, several policies are relevant in considering this application.

In Section 1.1.1 of the PPS, it is stated that healthy, liveable and safe communities are sustained by promoting efficient development, accommodating an appropriate range and mix of uses, including industrial and commercial, to meet long-term needs, and by promoting cost-effective development patterns and standards to minimize land consumption and servicing costs. The proposal seeks to add to the mixture of uses in the area that are compatible with the existing business park. Furthermore, the proposed developed would be cost effective as services and infrastructure are already in place to service the subject lands.

Section 1.3.1 of the PPS states that planning authorities shall promote economic development and competitiveness by providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses. The proposed development will compliment the adjacent business area and mixed use corridor by further adding to the range of economic activity and ancillary uses permitted within the area.

Finally, Section 1.7.1 of the PPS states that long-term economic prosperity should be supported by promoting opportunities for economic development and community investment-readiness. Permitting new commercial uses will provide greater flexibility for meeting evolving market demands and promote economic prosperity.

The Growth Plan for Northern Ontario

The proposal is consistent with the Growth Plan for Northern Ontario, as it supports and promotes healthy living by contributing to a diverse mix of land uses as well as a range and mix of employment types. It also makes efficient use of existing infrastructure, which is one of the stated purposes of the plan. The proposal does not conflict with any policy in the plan.

Official Plan

The proposed Official Plan (OP) amendment seeks to re-designate a portion of the subject lands from Natural Heritage to Business Area in order to facilitate the proposed development of Phase one.

Natural heritage features perform an important ecological function and have numerous environmental benefits. They store water, allowing it to percolate into the ground or evaporate; they aid in flood control and stormwater management; they filter and collect sediment aiding in water, air quality and pollution control; they provide habitat for fish and wildlife; and they aid in climate change adaptation. The intent of the OP is to promote the protection of these areas wherever possible.

Where development or site alteration is proposed in, or adjacent to, a Natural Heritage area, development proponents may be required to submit an Environmental Impact Study (EIS). In accordance with this policy, the Applicant submitted an Environmental Impact Statement (EIS) completed by Stantec. The report states that the proposed development activities are not expected to cause negative impacts to the features or functions of the wetland or hydrological impacts to adjacent properties. The report includes several recommendations which would be implemented through the approvals process.

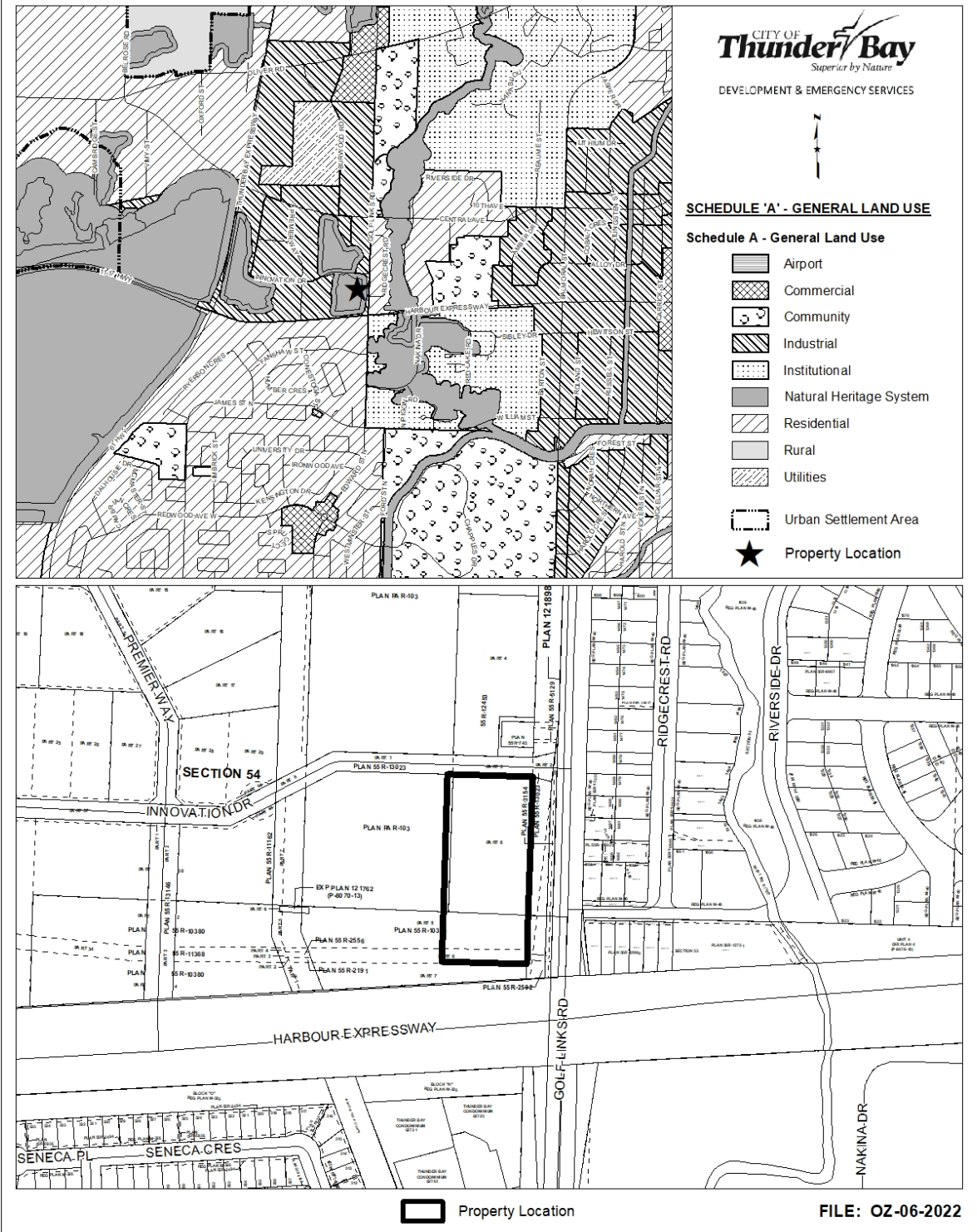
The OP lists a number of objectives with the intent of creating a positive climate for business to develop a diversified, growing economy. The City will promote a climate that supports entrepreneurship and business development. As such, business ventures within our City are to be supported, especially when they further other objectives of the OP. The proposed amendments will allow greater flexibility in attracting future businesses that are compatible with Innova Business Park. Additionally, new commercial uses will support the economic vitality of the mixed use corridor.

The designation of the lands to Business Area from Natural Heritage is appropriate, since it will not result in any negative impacts to the natural heritage features and would compliment the existing mixed-use corridor.

PART B - THE AMENDMENT

The City of Thunder Bay Official Plan, as amended, is further amended by removing the subject lands from the Natural Heritage designation and re-designating the lands as Business Area.

<p align="center">OFFICIAL PLAN AMENDMENT NO. 9 SCHEDULE 'A'</p>



Memorandum

Corporate By-law Number BL 83/2022

TO: Office of the City Clerk **FILE:** OZ-06-2022

FROM: Jamie Kirychuk
Development & Emergency Services - Planning Services

DATE: 08/05/2022

SUBJECT: BL 83/2022 - Zoning By-law Amendment – Corner of Golf Links Road & Harbour Expressway

MEETING DATE: City Council (Public Meeting) - 08/22/2022 (mm/dd/yyyy)

By-law Description: A By-law to amend By-law 100-2010 and By-law 1/2022 (The Zoning By-law) of The Corporation of the City of Thunder Bay (Corner of Golf Links Road & Harbour Expressway).

Authorization: Report R 129/2022 (Planning Services) - City Council (Public Meeting) - July 25, 2022

By-law Explanation: The purpose of this By-law is to amend By-law 100-2010, as amended and By-law 1/2022, as amended, the City of Thunder Bay Zoning By-laws, specifically:

By-law 100-2010

To rezone a portion of the lands from IN6 – Prestige Industrial Zone – Holding and FD – Future Development Zone to IN6 – Prestige Industrial Zone, permit “retail store” and “restaurant”, and reduce the minimum number of required parking spaces for a restaurant without drive-through service from 1 parking space for every 6.0 m² of GFA to 1 parking space for every 8.0 m² of GFA.

By-law 1/2022

To permit “retail commercial use” and set the minimum number of parking spaces for a dine-in restaurant to 1 per 8.0 m² of GFA.

Schedules and Attachments:

EXHIBIT ONE TO BY-LAW 83/2022

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 83/2022

A By-law to amend By-law 100-2010 and By-law 1/2022
(The Zoning By-laws) of The Corporation of the City of
Thunder Bay (Corner of Golf Links Road & Harbour
Expressway).

Recitals

1. The Corporation of the City of Thunder Bay Zoning By-law 100-2010 was approved on October 18, 2010.
2. A new Corporation of the City of Thunder Bay Zoning By-law 1/2022 was approved on April 11, 2022.
3. 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.
4. 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 1/2022 of The Corporation of the City of Thunder Bay.
5. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a Public Meeting was given on July 5, 2022, and a Public Meeting was held on July 25, 2022 at which Report R 129/2022 (Planning Services) was considered.
6. The intent of this By-law is to ensure development may proceed under either By-law 100-2010 or By-law 1/2022 and therefore it establishes site specific regulations that provide for the intended use under both By-law Number 100-2010 and By-law Number 1/2022.

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

1. Schedule "B" of By-law Number 100-2010 is amended by adding the following paragraph to it:

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

Part NE 1/4 Sec 54 MCINTYREP 6 55R-12453 CITY OF THUNDER BAY & PCL 25871 SEC TBF; PT SE 1/4 SEC 54 MCINTYRE SRO PT 5 TO 7 55R10380; THUNDER BAY and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is removed from the "FD" – Future Development Zone and "IN6-H" – Prestige Industrial ZONE – Holding, all as shown on Map 7L of Schedule "A", to the "IN6" – Prestige Industrial ZONE" and is also subject to the following provisions:

a) Permitted USES:

In addition to the USES permitted in Section 31.1 of this BY-LAW, "retail store" and "restaurant" are permitted USES under Section 31.1.

b) REGULATIONS

The provisions of Table 5.15.0 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:

- i. In the case of a restaurant without a drive service unit, the minimum number of parking spaces is one parking space for every 8.0 square metres of gross floor area

- 2. Schedule "A" of By-law Number 1/2022 is amended by adding the superscript "SP91" to the "BU" – Business Use Zone label on Map 7L that applies to the following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Part NE 1/4 Sec 54 MCINTYREP 6 55R-12453 CITY OF THUNDER BAY & PCL 25871 SEC TBF; PT SE 1/4 SEC 54 MCINTYRE SRO PT 5 TO 7 55R10380; THUNDER BAY and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law.

- 3. Schedule "C" of By-law Number 1/2022 is amended by adding the following paragraph to it:

SP91: Site-specific provision no. 91

The following provisions applies to lands zoned BU^{SP91}, as shown on Map 7L of Schedule "A":

- a) In addition to the uses permitted by Section 6.1.2 a), a retail commercial use is also a permitted use.
- b) Despite Table 6.3, in the case of a dine in restaurant, the minimum number of parking spaces is 1 per 8.0 m² of GFA.

- 4. This By-law is in accordance with the Official Plan, as amended.

5. 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 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk

Memorandum

Corporate By-law Number BL 84/2022

TO: Office of the City Clerk **FILE:** O-07-2022

FROM: Jamie Kirychuk
Development & Emergency Services - Planning Services

DATE: 08/05/2022

SUBJECT: BL 84/2022 - Official Plan Amendment – 2811 Oliver Road

MEETING DATE: City Council (Public Meeting) - 08/22/2022 (mm/dd/yyyy)

By-law Description: A By-law to adopt Amendment No. 10 to the City of Thunder Bay Official Plan (2811 Oliver Road)

Authorization: Report R 128/2022 (Planning Services) - City Council (Public Meeting) – July 25, 2022; Resolution - Committee of the Whole - August 22, 2022.

By-law Explanation: The purpose of this amendment is to adopt Official Plan Amendment No. 10, as it applies to the lot creation policies to allow for creation of a new lot on the subject lands.

The effect of this amendment would be to permit the creation of one new buildable lot for residential development.

Schedules and Attachments:

OFFICIAL PLAN AMENDMENT No.10

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 84/2022

A By-law to adopt Amendment No. 10 to the City of
Thunder Bay Official Plan (2811 Oliver Road)

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

1. Pursuant to the provisions of Subsection 21(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, Amendment No. 10 to the Official Plan for the City of Thunder Bay, attached as Schedule “A” to this By-law is adopted.
2. This By-law shall come into force and take effect on the date it is passed.

Enacted and passed this 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk

AMENDMENT NO. 10 TO THE OFFICIAL PLAN
FOR THE CITY OF THUNDER BAY

Prepared by: Jamie Kirychuk, Planner II

Development & Emergency Services Department
City of Thunder Bay
August 2022

OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

Amendment No. 10

Amendment No. 10 to the Official Plan for the City of Thunder Bay, was prepared by the City of Thunder Bay Development & Emergency Services Department and was presented to the Council of The Corporation of the City of Thunder Bay under the provisions of Section 21(1) of the Planning Act, R.S.O. 1990 on the 22nd day of August, 2022.

This amendment was adopted by the Corporation of the City of Thunder Bay by By-law No. 84/2022 in accordance with Section 21(1) of the Planning Act, 1990 on the 22nd day of August, 2022.

MAYOR

CITY CLERK

AMENDMENT NO. 10
TO
THE OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

INDEX

	<u>PAGE</u>
The Constitutional Statement	4
<u>Part A - The Preamble</u>	
Purpose of the Amendment	5
Location of the Amendment	5
Basis for the Amendment	5
<u>Part B - The Amendment</u>	
The Amendment	7
<u>Schedule A</u>	
Property Location Map	

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and exhibit constitutes Amendment No. 8 to the Official Plan for the City of Thunder Bay.

PART A - THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the Official Plan's lot creation policies to allow for the creation of a new lot.

The effect of this amendment would be to allow for the creation of one new buildable lot for residential development. Approval of this amendment would result in the fourth lot being created from a parcel held under unity of ownership on January 1st, 1978 in the Rural 1 land use designation.

LOCATION OF THE AMENDMENT

This Amendment applies to certain lands located at 2811 Oliver Road being PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 THUNDER BAY, as shown on Schedule "A" to this Amendment.

BASIS FOR THE AMENDMENT

Provincial Policy Statement

City Council concurs that the development is consistent with the Provincial Policy Statement because it builds upon the existing character of the rural neighborhood while leveraging existing services in the area. It also provides a mix of housing types by creating supply in the Thunder Bay market.

The development is consistent with the rural characteristics and scale of development within the area. The development would provide additional tax base to the area while leveraging the existing services in the area.

Official Plan

Further, City Council supports the amendment because it would occur in an efficient and cost-effective manner through infilling within the rural area. The City already provides services to the existing property. This development provides another housing option in Thunder Bay, while creating more supply in the market.

The proposal would see one new lot and one retained lot in the Rural designation. The proposed development is efficient and the only configuration that could be supported by the Official Plan with the removal of Part 11 Implementation, Required Lot Sizes, Rural 1: "No more than two lots may be created from a parcel that is held under unity of ownership on January 1st, 1978".

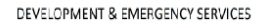
PART B - THE AMENDMENT

The City of Thunder Bay Official Plan, as amended, is further amended as follows:












The Lot Creation Policies of the Official Plan are amended by adding the following site-specific policy to the Site Specific Amendments policy section:

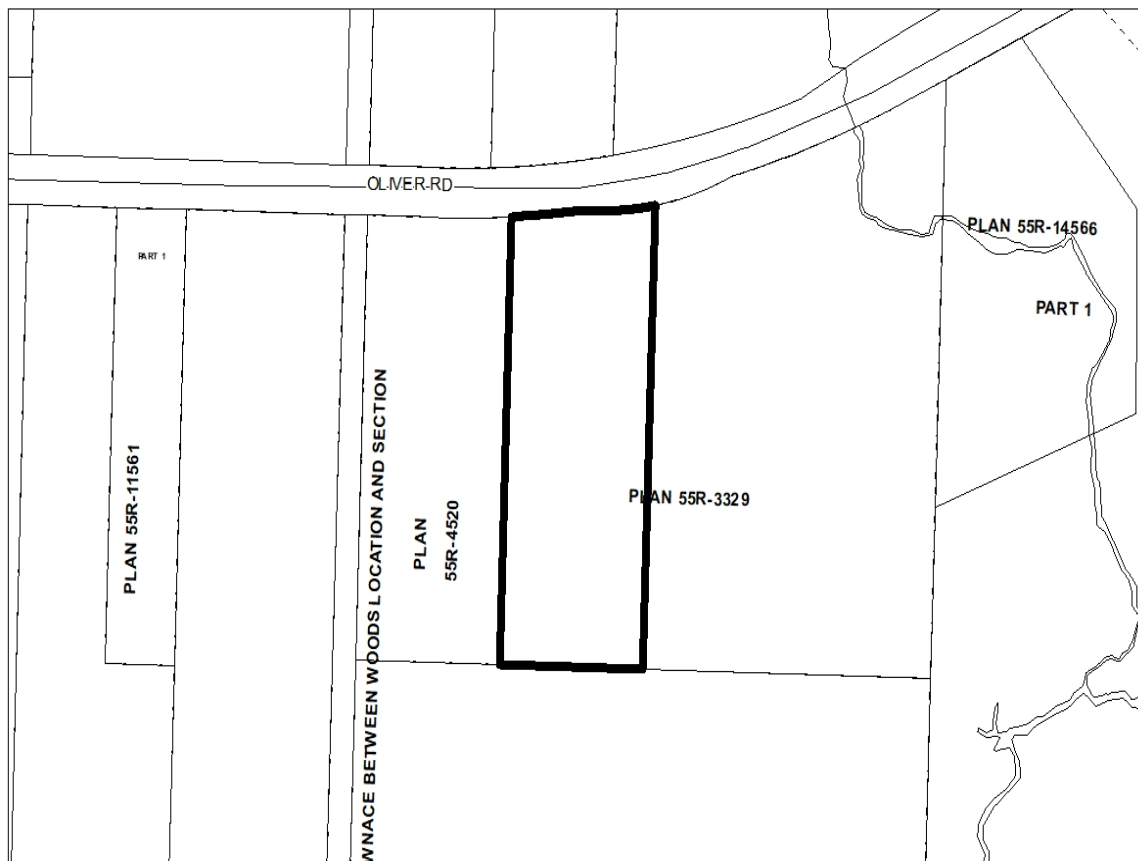
"South side of Oliver Road – Additional severance

Notwithstanding the Lot Creation Policies for the "Rural 1" designation, the creation of a new lot is permitted on lands described as "PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPORT 1. 55R3329 THUNDER BAY, municipally known as 2811 Oliver Road"



Schedule A - General Land Use

-  Airport
 Commercial
 Community
 Industrial
 Institutional
 Natural Heritage System
 Residential
 Rural
 Utilities
 Urban Settlement Area
 Property Location



Memorandum

Corporate By-law Number BL 85/2022

TO: Office of the City Clerk **FILE:** Z-08-2022

FROM: Jillian Fazio
Development & Emergency Services - Planning Services

DATE: 08/05/2022

SUBJECT: BL 85/2022 - Zoning By-law Amendment – 1151 Alpine Place

MEETING DATE: City Council (Public Meeting) - 08/22/2022 (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 (1151 Alpine Place).

Authorization: Report R 147/2022 (Planning Services) - City Council (Public Meeting) – August 22nd, 2022

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 add and define “backyard home” as a permitted use in the R1 – Residential One Zone and establish development regulations.

The effect of this amendment would be to allow the construction of a new garage with a backyard home on the subject property.

Schedules and Attachments:

EXHIBIT ONE TO BY-LAW 85/2022

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 85/2022

A By-law to amend By-law 100-2010 (The Zoning By-law) of The Corporation of the City of Thunder Bay (1151 Alpine Place).

Recitals

1. The Corporation of the City of Thunder Bay Zoning By-law 100-2010 was approved on October 18, 2010.
2. 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.
3. In accordance with Subsections 34 (12) and 34 (13) of the Act, notice of a Public Meeting was given on August 2nd, 2022, and a Public Meeting was held on August 22nd, 2022 at which Report R 147/2022 (Planning Services) was considered.

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

1. Schedule "B" of By-law Number 100-2010 is amended by adding the following paragraph to it:

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

PT Lot 79 PL W771 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 Sections 4.1, 5.1, 5.3, 8.1 and 8.2 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) DEFINITIONS

A "BACKYARD HOME" is a type of DWELLING UNIT contained within a BUILDING that is ACCESSORY to a SINGLE DETACHED DWELLING.

b) Permitted USES:

In addition to the USES permitted in Section 8.1 and despite Section 5.1.2, a BACKYARD HOME, as defined in Paragraph 201 (1) a), is a permitted USE.

c) Maximum GROSS FLOOR AREA (GFA):

In the case of a BACKYARD HOME, as defined in Paragraph 201 (1) a), the maximum GROSS FLOOR AREA (GFA) is 40% of the MAIN BUILDING'S GFA or 50.0 square metres, whichever is the greater.

d) Minimum REQUIRED YARDS

Despite Sections 5.3.4 c) and d) and Table 8.2.1, in the case of a BUILDING containing a BACKYARD HOME, as defined in Paragraph 201 (1) a), the following applies:

- (i) The minimum REQUIRED FRONT YARD is 1.5 metres greater than the FRONT YARD of the MAIN BUILDING.
- (ii) The minimum REQUIRED REAR YARD is 1.5 metres.
- (iii) The minimum REQUIRED INTERIOR SIDE YARD is 1.5 metres.

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 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

Dana Earle

Deputy City Clerk



Memorandum

Corporate By-law Number BL 86/2022

TO: Office of the City Clerk **FILE:** OZ-06-2022

FROM: Jamie Kirychuk
Development & Emergency Services - Planning Services

DATE: 08/05/2022

SUBJECT: BL 86/2022 - Site Plan Control Designation – Corner of Golf Links Road & Harbour Expressway

MEETING DATE: City Council - 08/22/2022 (mm/dd/yyyy)

By-law Description: A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Corner of Golf Links Road & Harbour Expressway)

Authorization: Report 129/2022 (Planning Services) – City Council (Public Meeting) – July 25th, 2022

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 Part NE 1/4 Sec 54 MCINTYREP 6 55R-12453 CITY OF THUNDER BAY & PCL 25871 SEC TBF; PT SE 1/4 SEC 54 MCINTYRE SRO PT 5 TO 7 55R10380; THUNDER BAY

Schedules and Attachments:

EXHIBIT TO BL 86/2022

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 86/2022

A By-law to designate an area of Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended. (Corner of Golf Links Road & Harbour Expressway)

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 25th, 2022

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 Part NE 1/4 Sec 54 MCINTYREP 6 55R-12453 CITY OF THUNDER BAY & PCL 25871 SEC TBF; PT SE 1/4 SEC 54 MCINTYRE SRO PT 5 TO 7 55R10380; THUNDER BAY and shown as "Property Location" on Exhibit One to and forming part of this 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.

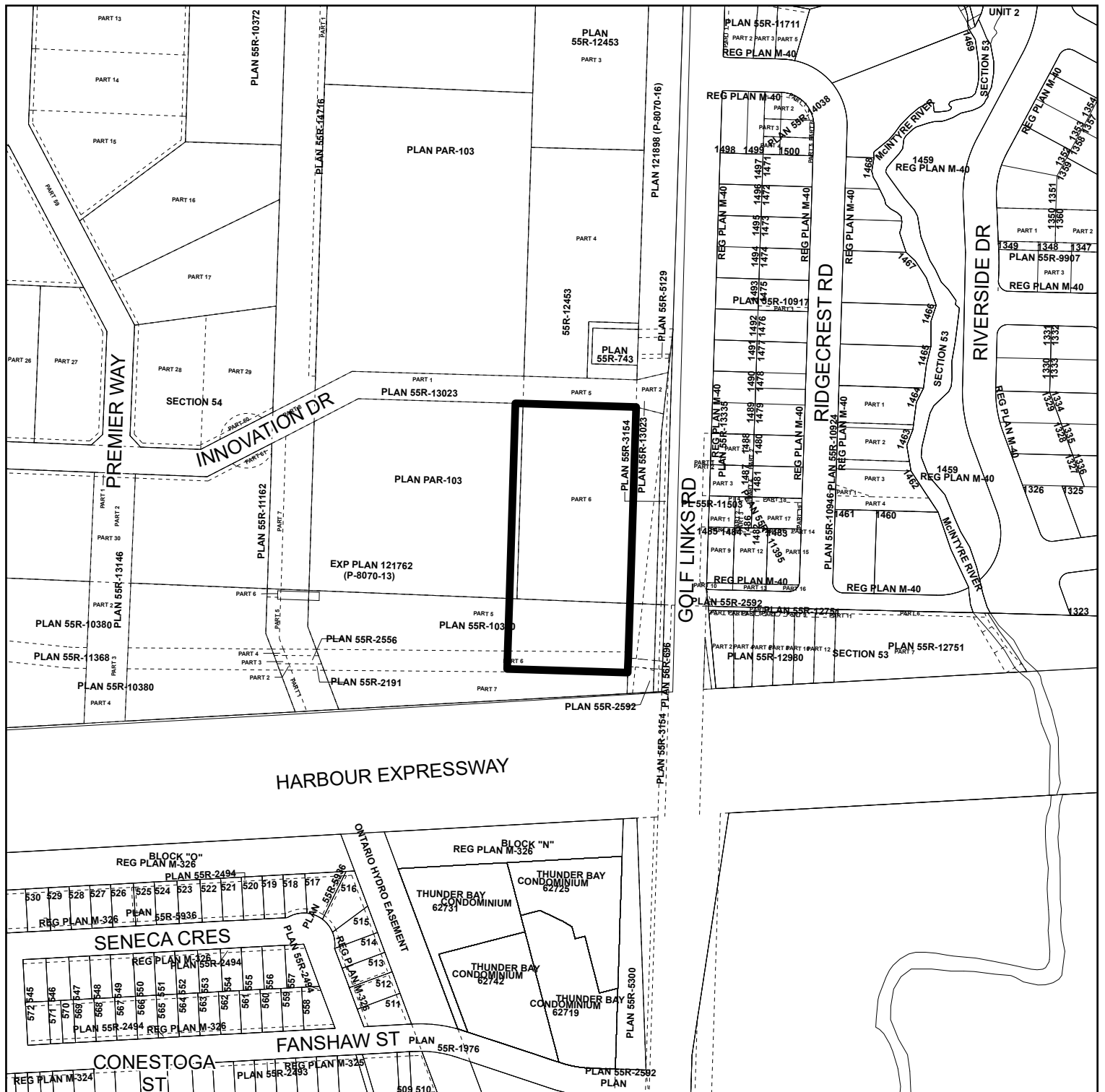
Enacted and passed this 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

Mayor

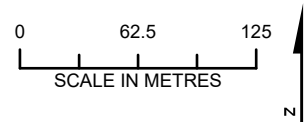
Dana Earle

Deputy City Clerk



Property Location 

Corner of Golf Links Road and Innovation Drive



THIS IS EXHIBIT ONE TO BY-LAW NUMBER BL 86/2022

MAYOR _____

CITY CLERK _____

Memorandum

Corporate By-law Number BL 87/2022

TO: Office of the City Clerk **FILE:** O-07-2022

FROM: Jamie Kirychuk
Development & Emergency Services - Planning Services

DATE: 08/05/2022

SUBJECT: BL 87/2022 - Withdraw Delegated Authority - Committee of Adjustment - 2811 Oliver Road

MEETING DATE: City Council (Public Meeting) - 08/22/2022 (mm/dd/yyyy)

By-law Description: A By-law to withdraw delegated authority to the Committee of Adjustment for an application for consent (2811 Oliver Road)

Authorization: Report R 128/2022 (Planning Services) - City Council (Public Meeting) – July 25, 2022; Resolution – Committee of the Whole – August 22, 2022.

By-law Explanation: The purpose of this By-law is to withdraw delegated authority to the Committee of Adjustment, with respect to By-law 150-1983, for an application for consent on PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPORT 1. 55R3329 THUNDER BAY (2811 Oliver Road).

The effect of this by-law would be to allow for the creation of one new rural lot.

Schedules and Attachments:

Exhibit to BL 87/2022

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 87/2022

A By-law to withdraw delegated authority to the
Committee of Adjustment for an application for consent
(2811 Oliver Road)

Recitals

1. The Planning Act R.S.O. 1990, Section 44 delegates powers to The Committee of Adjustment upon application of the owner of any land, building or structure.
2. On July 12, 1983 City Council approved By-law 150-1983, being a by-law delegating The Committee of Adjustment, the authority to grant applications for consent under the Planning Act.
3. On August 22, 2022, City Council approved a resolution to withdraw delegated authority to the Committee of Adjustment with respect to consent to sever the subject lands as contained within the memo from Planning Services dated August 10, 2022.

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

1. That By-law 150-1983, a by-law to delegate authority for consent approval under section 53 of the *Planning Act*, R.S.O. 1990, c.P.13 to the Committee of Adjustment does not apply to the lands described in section 3 of this By-law (the "affected land").
2. And that City Council withdraws delegated authority under Section 54 (7) of the *Planning Act* from the Committee of Adjustment with respect to consent to sever the affected land, municipally known as 2811 Oliver Road.
3. The affected land 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 PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 as shown on Exhibit One to and forming this by-law.

4. This By-law shall come into force and take effect on the date it is passed.

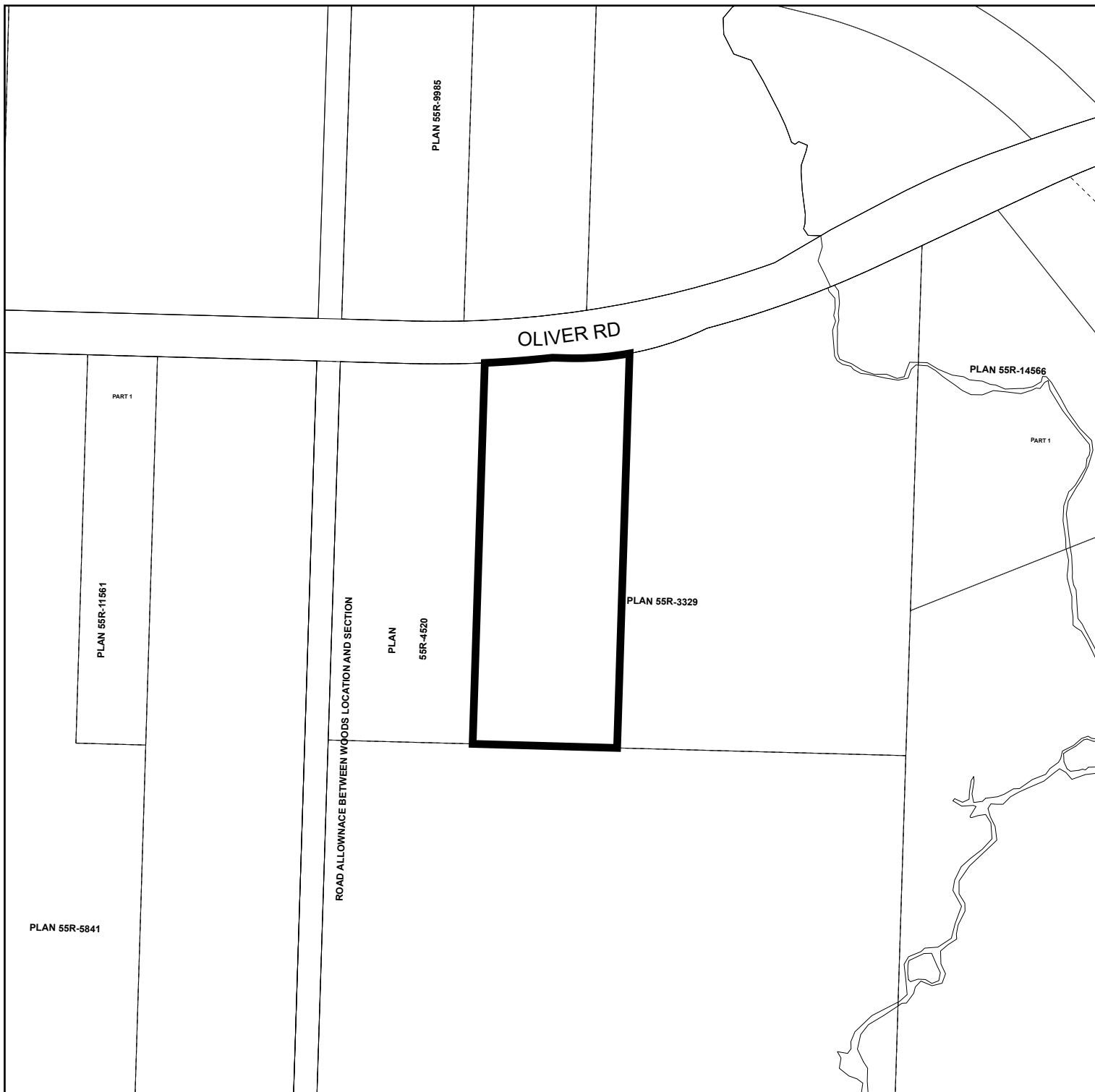
Enacted and passed this 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro

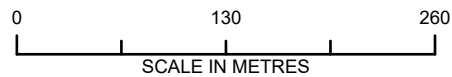
Mayor

Dana Earle

Deputy City Clerk



Property Location 
 2811 Oliver Road



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 87/2022

MAYOR _____

CITY CLERK _____



Memorandum

Corporate By-law Number BL 88/2022

TO: Office of the City Clerk **FILE:** Z-02-2022

FROM: Decio Lopes
Development & Emergency Services - Planning Services

DATE: 08/10/2022

SUBJECT: BL 88/2022 - Site Plan Control Designation - 250 Elgin Street

MEETING DATE: City Council (Public Meeting) - 08/22/2022 (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 (250 Elgin Street).

Authorization: Report R 87/2022 (Planning Services) - City Council (Public Meeting) – May 16, 2022

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 1, Block B, Registered Plan 579, municipally known as 250 Elgin Street.

Schedules and Attachments:

EXHIBIT TO BL 88/2022

Amended/Repealed By-law Number(s):



THE CORPORATION OF THE CITY OF THUNDER BAY
BY-LAW NUMBER BL 88/2022

A By-law to designate areas of Site Plan Control
pursuant to Section 41 of the Planning Act, R.S.O. 1990,
as amended (250 Elgin 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 May 16, 2022.

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:

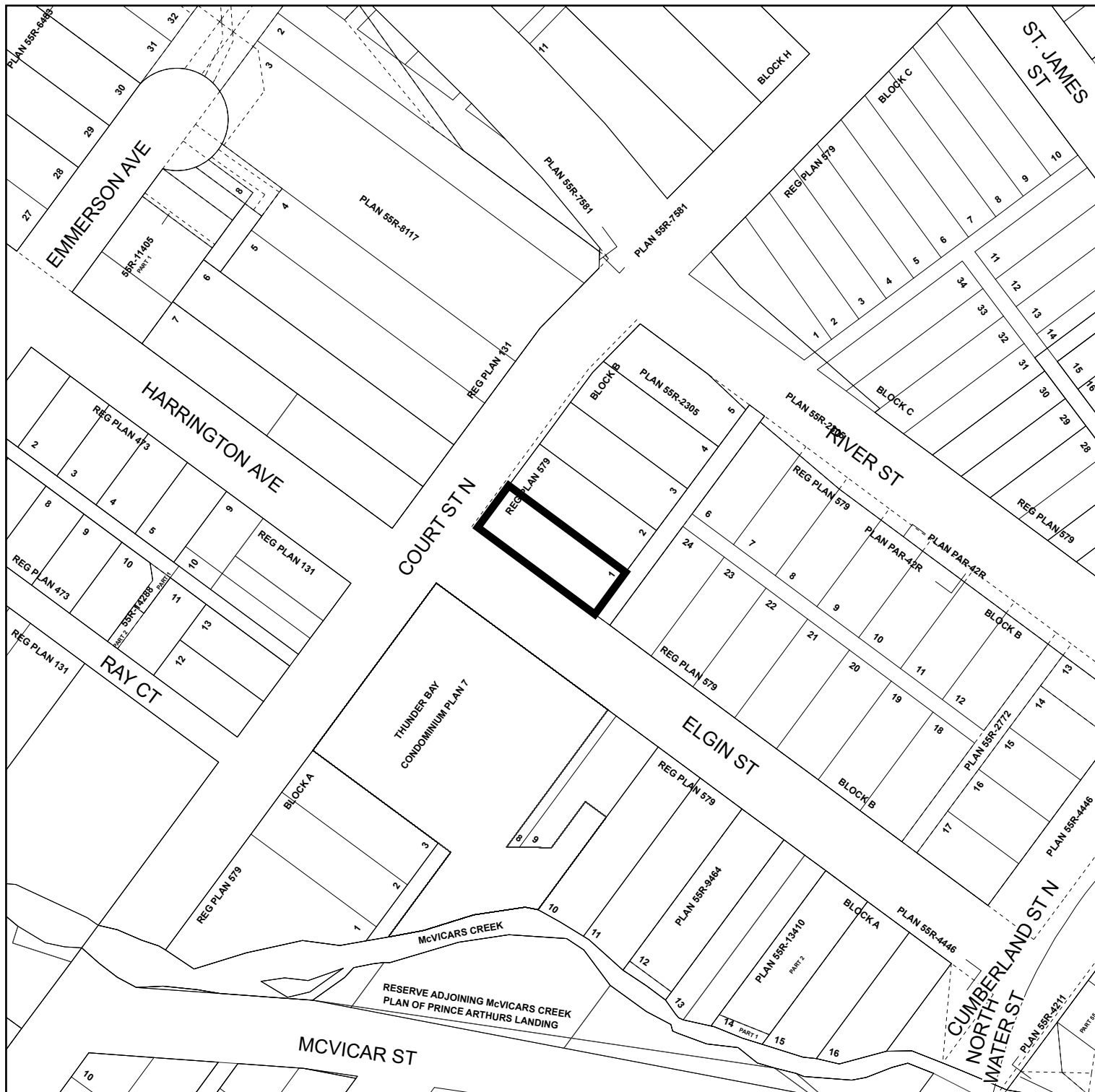
ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay, and being composed of Lot 1, Block B, Registered Plan 579 and shown as "Property Location" on Exhibit One to and forming part of this By-law.

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 22nd day of August, A.D. 2022 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

Bill Mauro
Mayor

Dana Earle
Deputy City Clerk



Property Location 
250 Elgin Street

0 40 80
 SCALE IN METRES



THIS IS EXHIBIT ONE TO BY-LAW NUMBER 88/2022

MAYOR _____

CITY CLERK _____