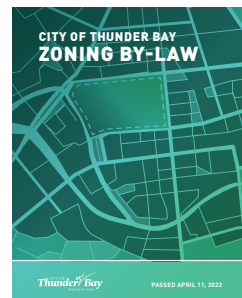


Development Process Map

BUILD THUNDER BAY

YOUR ONE STOP DEVELOPMENT SHOP

Visit us at BUILDTHUNDERBAY.CA
or call at 807 -62BUILD



1 Check before you Build or Buy

Following are some helpful resources:

- [Before you Build webpage](#)
- [Before you Build Guide](#)
- [Before you Build Video Series](#)
- [Zoning and Property Information](#)
- [Zoning By-Law](#)
- [Grants and Incentives](#)
- [Community Economic Development Commission](#)



2 Acquire Land

To acquire the right land for your project, we encourage you to contact a licenced realtor.

If your project requires a Planning Approval (see next column) you may wish to make your purchase conditional.

The City may have lands or lease space available to support your housing or employment project:

- [City Owned Available Lands - City of Thunder Bay](#)
- [Opportunity Sites - Call for Proposals - City of Thunder Bay](#)

The City monitors land supply to ensure that current and future needs are met:

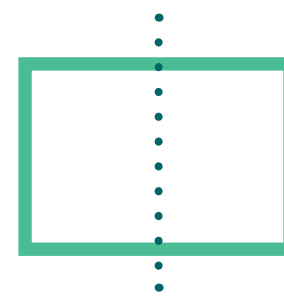
- [Employment Land Study](#)
- [Housing Study](#)



3 Planning Applications

If your project does not meet the current zoning requirements, you may be able to request changes or an amendment through a Zoning By-law Amendment or a Variance.

We encourage you to first apply for Preconsultation or an amendment.



4 Subdivision of Lands

Creating lots on existing street frontage is usually done by Consent and less frequently by Plan of Subdivision.

Subdivision of land in Ontario is the legal process of dividing a parcel of land into two or more lots, requiring municipal approval under the Planning Act. This can include creation of new lots, road allowances and easements.



5 Building Permit Application

[Building permit applications](#), building designs and supporting documentation are reviewed for compliance with the Ontario Building Code, municipal zoning bylaws and other applicable law. Building Permits are required for new construction, demolition, alternations, changes of use and some types of building repairs. Construction may begin once a building permit has been issued.



6 Inspections

Building inspections are required for any construction project that a building permit has been issued for and range from new building construction to decks and plumbing repairs.

Applicants, Owners or contractors are responsible to [book inspections](#) at the various stages of construction.

The number of inspections required may vary depending on the type and complexity of the project.



7 Occupancy

An Occupancy permit confirms that a building or part of a building meets the general health and life safety requirements of the Ontario Building Code, allowing it to be legally occupied.