

July 4, 2025

File no. Z-10-2024 & 58T-24501

Notice of Application

Planning Services would like your comments on an application that is currently under review for a Zoning By-law Amendment and Plan of Subdivision at 2365 15th Side Road.

Submit written comments, by emailing Decio.Lopes@thunderbay.ca, preferably **no later than July 25, 2025**. Please quote the file number, Z-10-2024 and/or 58T-24501, in your submission. Copies of all correspondence will be forwarded to City Council and to the applicant. Your comments will be considered in the evaluation of the application and used to prepare a recommendation to City Council.

Lands subject to the application

The subject property is known as 2365 15th Side Road and is located on the west side of 15th Side Road and the north side of Mountain Road, as shown on the key map on page 3 of this notice.

The subject lands are currently vacant. The subject lands are surrounded by low density residential uses in all directions, with the addition of natural heritage features to the north and west. The lands are zoned “Rural Settlement (RS1) Zone” within the Zoning By-law 1-2022 and designated as “Rural Settlement Area, Natural Corridor and Evaluated Wetland” in the Official Plan.

This is the second circulation of the applications as the Applicant has refined their proposal from the previously circulated version in 2024.

Purpose and effect of the application

The purpose of this application is to rezone a portion of the subject lands from Rural Settlement (RS1) Zone to Rural Settlement (RS1) with site specific provision X (RS1^{SPX}) to permit a minimum frontage of 30m and a minimum lot area of 0.21ha, to facilitate a future Plan of Subdivision.

The purpose of the Plan of Subdivision is to establish a 56-lot residential subdivision on partial services (City water supply and private septic systems) a reduction from the originally circulated 61 lots.

If approved, the effect of this amendment would be to rezone a portion of the subject lands with a site specific permitting a minimum lot frontage of 30m and a minimum lot area of 0.21 hectares. As well as the establishment of a 56-lot residential subdivision.

The applicant's site sketches are shown on pages 4 & 5 of this notice.

Additional information

Additional information and material about this application is currently available upon request by contacting Decio.Lopes@thunderbay.ca

The recommendation report to City Council will be available for viewing at a later date. If you wish to be notified of the decision of the Thunder Bay City Council on the proposed Zoning By-law Amendment and Plan of Subdivision, you must submit a written request to Decio.Lopes@thunderbay.ca

Copies of all comments will be forwarded to City Council and to the Applicant. **The collection of personal information including names and contact information provided in written submissions is made under the authority of the Planning Act for the purpose of creating a Public Record. Personal information is collected in compliance with the Municipal Freedom of Information and Protection of Privacy Act.**

If this notice has been received by an owner of lands which contain seven or more residential units, please post this notice in a location which is visible to all residents living on the property to which this notice applies.

Right to appeal

Please note that the rights of third parties to appeal decisions to the Ontario Land Tribunal have been restricted under the Planning Act. Only the applicant, the Minister, specified persons, public bodies, and registered owners of lands to which the by-law will apply who make oral submissions at the public meeting or written submissions to the City before the by-law is passed, will be able to appeal the decision of the City of Thunder Bay to the Ontario Land Tribunal.

If a person or public body would otherwise have an ability to appeal the decision of the City of Thunder Bay to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Thunder Bay before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Thunder Bay before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

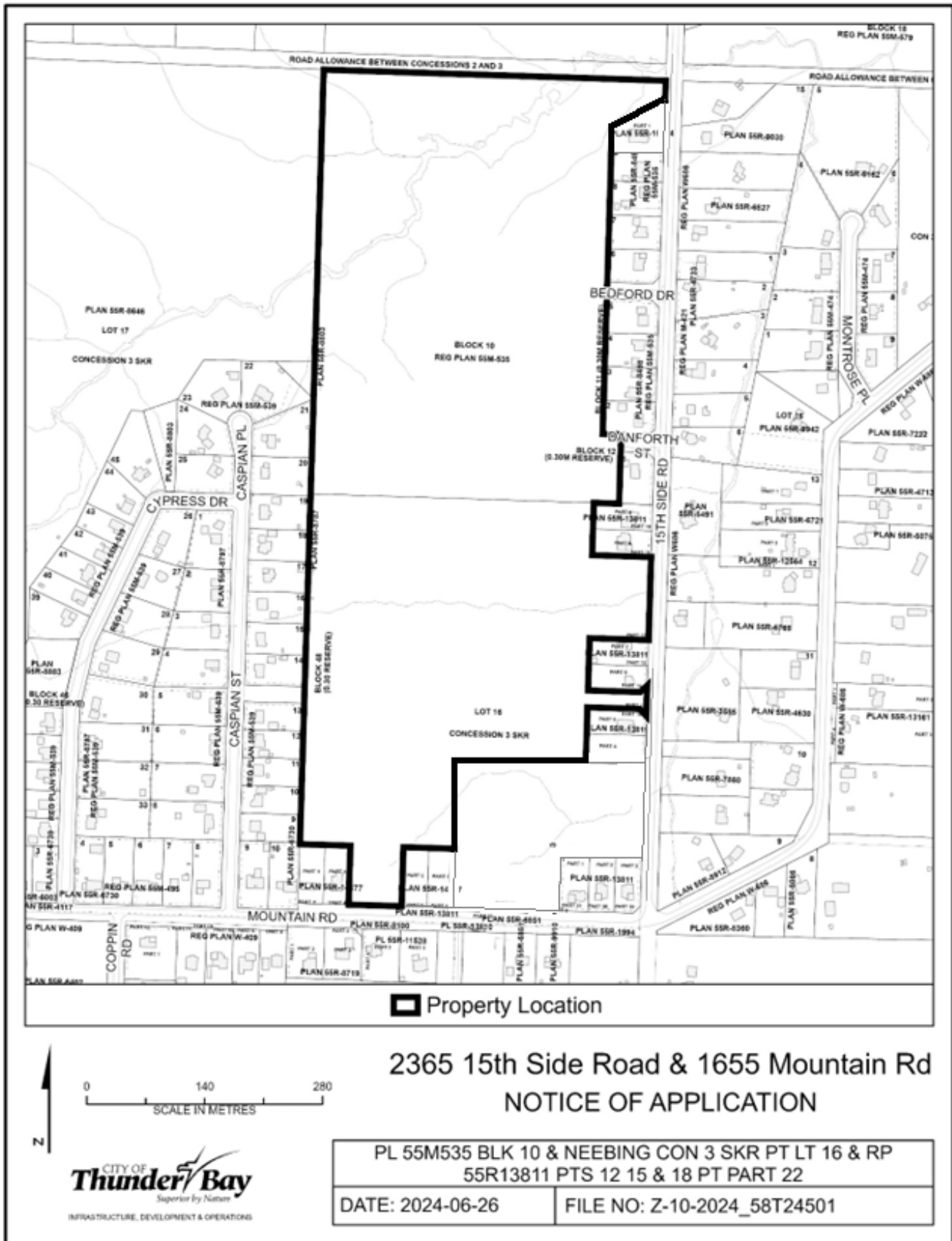
Questions?

If you have any questions about this notice or you require accessible accommodations or materials, please contact:

Decio Lopes, RPP, Supervisor – Planning Services

Decio.Lopes@thunderbay.ca
(807) 62BUILD

Key map of property location



Applicant's site sketch:



Applicant's Proposed Zoning By-law Amendment sketch:

