

October 14, 2025

File no. OZ-05-2025

Notice of Application and Notice of Public Meeting

The Public is invited to participate in a Public Meeting before City Council to consider a Zoning By-law Amendment application for lands at 869 Golf Links Road on:

Tuesday, November 4th 2025, at 6:30 p.m.

How to participate:

Submit written comments, by emailing decio.lobes@thunderbay.ca, no later than **October 29th, 2025**. Please quote the file number, **OZ-05-2025**, in your submission.

Participate online using Microsoft Teams. Online participants must register by the end of the day on **October 31st, 2025**. Please email decio.lobes@thunderbay.ca to register.

Attend in person, by visiting **Council Chambers** on the 3rd Floor of **City Hall** (500 Donald St. E.).

Watch live from home by visiting www.thunderbay.ca/watchcouncil or tuning in to Shaw Spotlight Channel 10, BlueCurve Channel 105 or TBayTel TV Channel 110.

Purpose and effect of the application

The purpose of this application is to re-designate the lands in the Official Plan to Community Commercial, rezone the lands to the Community Commercial Zone, increase maximum height to 23 metres from 17 metres, decrease front and rear setbacks to 3.0 metres from 6.0 metres, increase maximum driveway width to 13.0 metres from 9.0 metres, and amend the definition of "lot" to mean the entire development lands despite being in more than one ownership.

If approved, the effect of these amendments would be to allow for commercial development contain a wide range of retail and service commercial uses.

The applicant's site sketch and a key map of the subject lands are shown on pages 3 and 4 of this notice.

The subject lands are **not subject to any other application** under the Planning Act at this time.

Additional information

The report and proposed amendments that will be considered at the public meeting will be made available for viewing on **Wednesday, October 29th, 2025** online at:

www.thunderbay.ca/agendas

If you wish to be notified of the decision of the Thunder Bay City Council on the proposed Official Plan and Zoning By-law Amendment, 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 official plan and by-law amendment will apply and 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-laws are 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-laws are 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.

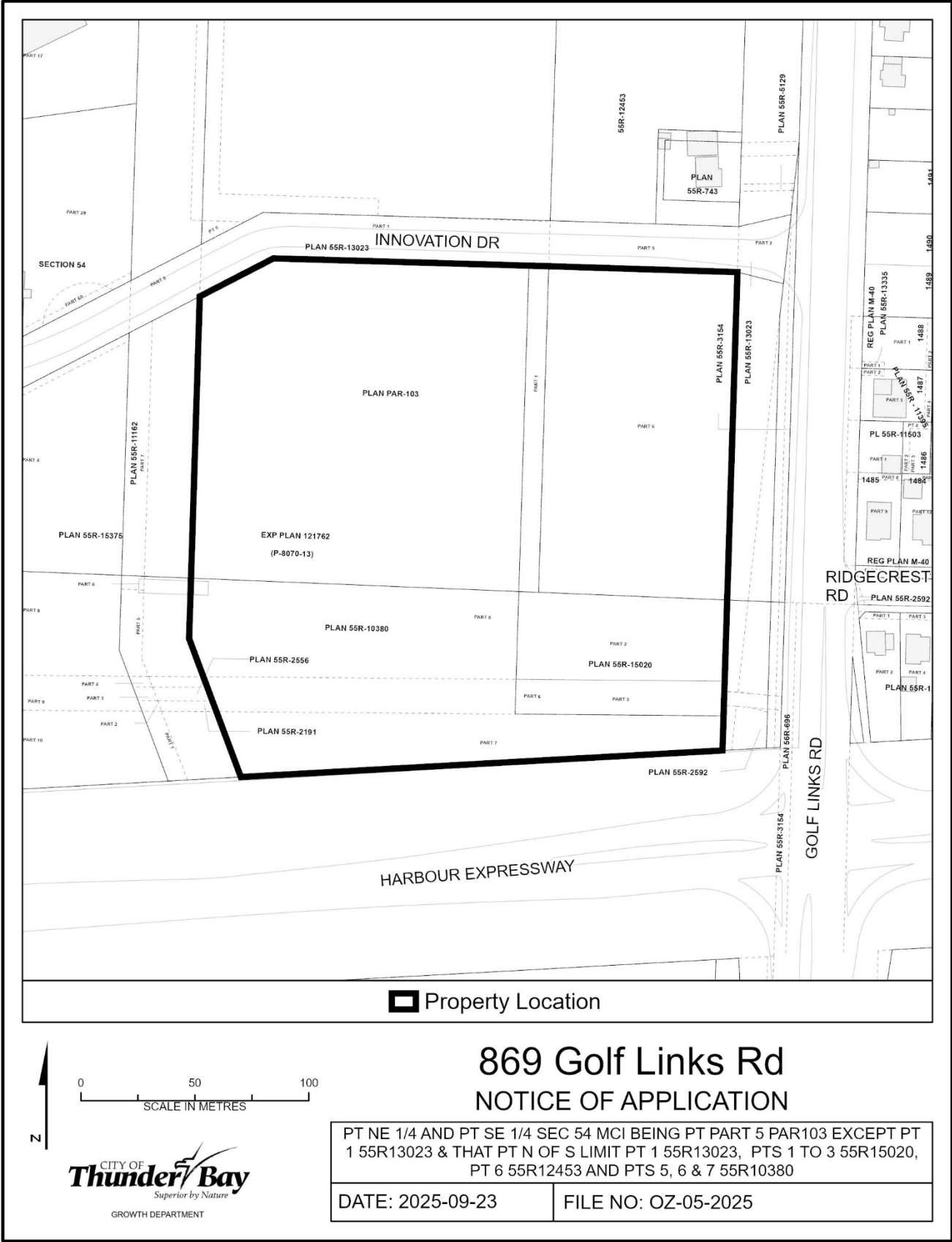
Questions?

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

Decio Lopes, RPP, Supervisor

decio.lopes@thunderbay.ca
(807) 625-2216

Key map of property location:



Applicant's site sketch:

