

May 14, 2025

File no. OZ-12-2024

## Notice of Decision

City Council adopted Official Plan Amendment No. 20 and passed a Zoning By-law Amendment as it relates to 1151 John Street Road on the 12 day of May 2025.

The Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing and the decision of Council is final if a notice of appeal is not received before or on **the last day for filing a notice of appeal, June 5, 2025.**

### How to appeal a decision:

An appeal to the Ontario Land Tribunal in respect to all or part of this Official Plan Amendment may be made by filing a notice of appeal via the E-File Portal | Ontario Land Tribunal service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting City of Thunder Bay as the Approval Authority. no later than 4:30 p.m. on the **5<sup>th</sup> day of June 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [CityClerk@thunderbay.ca](mailto:CityClerk@thunderbay.ca).

### Purpose and effect of amendment

The purpose of the Official Plan Amendment No. 20 is to amend the City of Thunder Bay Official Plan, as amended, as it applies to 1151 John Street Road. Specifically, this amendment redesignates the subject lands from Commercial to Residential.

The purpose of the Zoning By-law Amendment is to amend the City of Thunder Bay Zoning By-law, as amended, as it applies to 1151 John Street Road. Specifically, this amendment rezones the subject lands from "SC" – Service Commercial Zone to "UM" – Urban Mid-rise Zone.

The effect of the Amendments are to facilitate the establishment of two 45-unit apartment buildings.

Official Plan Amendment No. 20 and the Zoning By-law Amendment applies only to the lands described in By-law Number 146/2025 and By-law Number 147-2025 and does not affect any other lands. A key map showing the location of the lands to which this By-law applies is shown on page 3 of this notice.

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

## **Additional information**

This Official Plan Amendment was approved under Section 17 of the Planning Act, R.S.O. 1990, as amended. This Zoning By-law Amendment was approved under Section 34 of the Planning Act, R.S.O. 1990, as amended.

All comments received were considered as part of Council's decision-making process. Council has determined that the application is consistent with all relevant planning legislation and represents good planning

The complete By-laws are available for inspection at the Office of the City Clerk in City Hall during regular office hours. Please call (807) 625-2230 for more information or to make an appointment.

## **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 zoning by-law amendment applies and who made oral submissions at the public meeting or written submissions to the City before the official plan amendment was adopted, and before the zoning by-law amendment passed, will be able to appeal the decision of the City of Thunder Bay to the Ontario Land Tribunal.

Only individuals, corporations or public bodies may appeal a decision of the municipality or planning board to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, and before the zoning by-law amendment was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land 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 require accessible accommodations or materials, please contact Shannon Labelle, Acting Senior Planner, at [\*\*Shannon.labelle@thunderbay.ca\*\*](mailto:Shannon.labelle@thunderbay.ca)

Sincerely,



Krista Power,  
Director of Legislative Services & City Clerk

## Key map of property location:

