

June 2, 2025

File no. Z-03-2025

## Notice of Application

Planning Services would like your comments on an application that is currently under review for a Zoning By-law Amendment at 33 Court St S

**Submit written comments**, by emailing [adam.crago@thunderbay.ca](mailto:adam.crago@thunderbay.ca), **no later than June 23, 2025**. Please quote the file number, **Z-03-2025**, in your submission. Copies of all correspondence will eventually 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 33 Court Street South and is located at the southeast corner of the Court St South and Park Avenue intersection as shown on the key map on page 3 of this notice.

Currently existing on the property is a former post office building. To the north of the subject lands are commercial uses, to the south there are commercial, institutional and low-rise residential uses, to the east there are commercial uses, and a parking lot, and to the west there are commercial and low-rise residential uses. The lands are zoned “MS” – Main Street Zone and designated as “Commercial – Strategic Core” in the Official Plan.

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

### Purpose and effect of the application

The purpose of the application is to:

- Permit barrier free homes above the first storey
- Permit a minimum of 40% commercial floor area on the first storey
- Permit homes on the Park Avenue and Lincoln Street-facing portion of the building with a setback of 0.0 metres.

If approved, the effect of this amendment would be the establishment of a mixed-use residential development with 40% of the main floor being dedicated to commercial uses, and a total of 70 apartments.

The applicant's site sketch is shown on page 4 of this notice.

## **Additional information**

Additional information and material about this application is currently available upon request by contacting **adam.crago@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, you must submit a written request to **adam.crago@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 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-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.

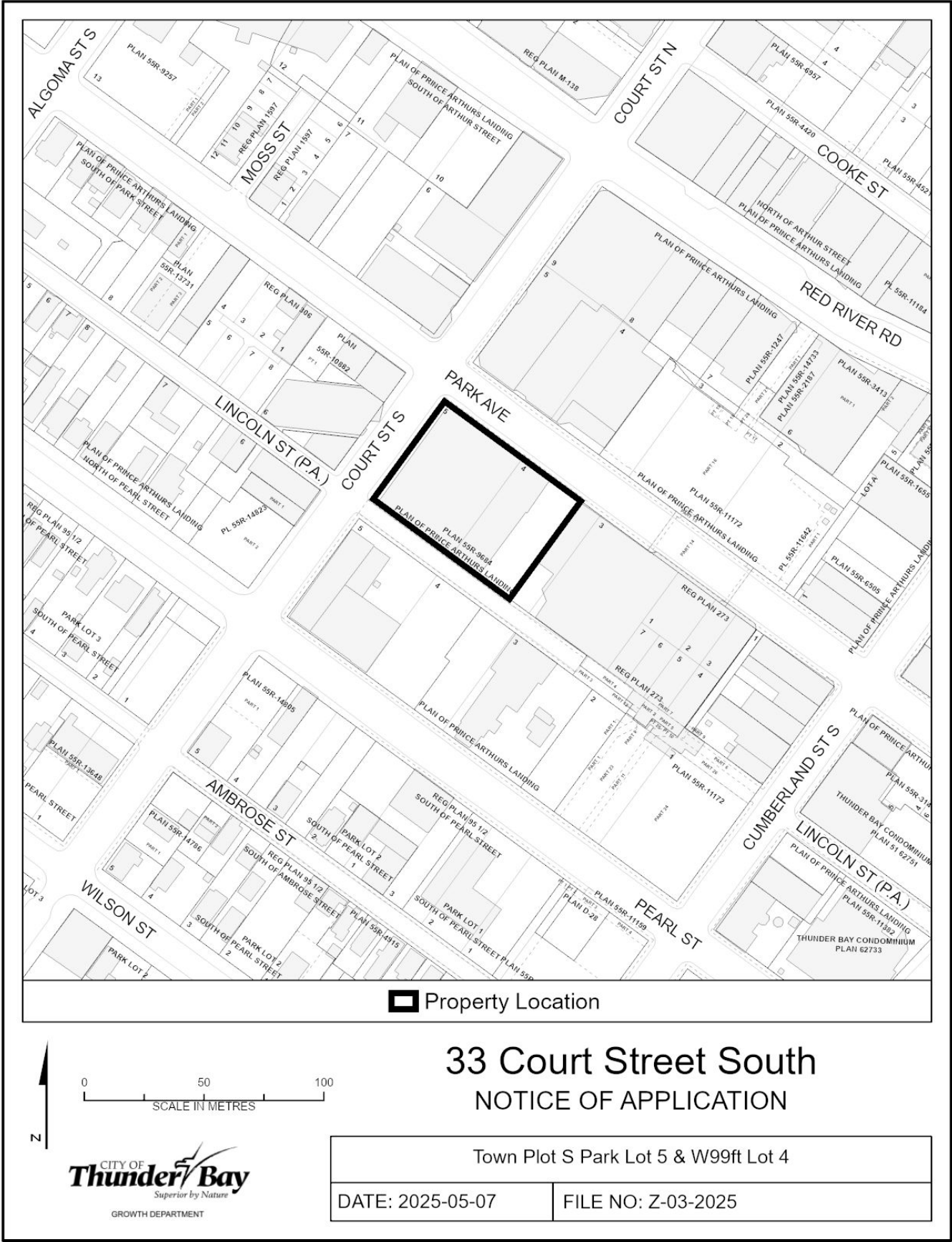
## **Questions?**

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

**Adam Crago, Planner II**

Adam.crago@thunderbay.ca  
(807) 625-2531

Key map of property location:



**Applicant's site sketch:**

