

July 3, 2026

File no. OZ-03-2026

Notice of Application and Notice of Applicant's Information Session

Planning Services would like your comments on an application that is currently under review for a Zoning By-law and Official Plan Amendment at 791 Arundel St.

Submit written comments, by emailing planning@thunderbay.ca **no later than July 24, 2026**. Please quote the file number, OZ-03-2026, 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.

Attend the Applicant's Information Session:

The applicant is hosting an Information Session at the North End Community Centre, 954 Huron Avenue on **Monday July 20, 2026 from 5:00 to 8:00 p.m.**

Lands subject to the application

The subject property is known as 791 Arundel St and is located on the south side of Arundel Street, east of Toledo Street, as shown on the key map on page 3 of this notice. The property is vacant, partially treed, while the majority is cleared. Surrounding uses include low-density residential uses to the west, medium-density residential uses to the north, while properties to the east and south are undeveloped and forested.

The lands are zoned "CM" – Community Zone and designated as "Community" in the Official Plan. The subject lands are not subject to any other application under the Planning Act at this time.

Purpose of Applicant's Information Session

The applicant is holding an Information Session to provide information and informally receive comments from the public regarding the proposed Official Plan and Zoning By-law Amendment at 791 Arundel Street. There will be no formal presentation or meeting of City Council at the Information Session.

Purpose and effect of the application

The purpose of these applications are to designate the subject lands to Residential and to rezone the subject lands to "UM" – Urban Mid-rise Zone.

If approved, the effect of these amendments would be the development of two 180-unit apartment buildings in accordance with Urban Mid-rise Zone regulations.

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 planning@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 Official Plan and Zoning By-law Amendment, you must submit a written request to planning@thunderbay.ca. Copies of all comments will be forwarded to City Council and to the Applicant. **The City of Thunder Bay collects personal information for the purpose of administering consultation process for planning applications. This collection is authorized under the *Planning Act*, 1990, s. 17(15), 34, 45, 51 and 53. The information provided will be used to evaluate for planning applications. Information collected, including your submission will form part of the public record. For more information about this collection of personal information, including access and collection, please contact Development Services at 111 Syndicate Ave S., 2nd Floor Civic Centre, Thunder Bay, Ontario, P7C 5K4, Telephone: 807-62-BUILD (28453).**

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 and proposed official plan amendment will apply and who make oral submissions at the public meeting or written submissions to the City before the by-law is passed and the proposed official plan amendment is adopted, 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 and the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

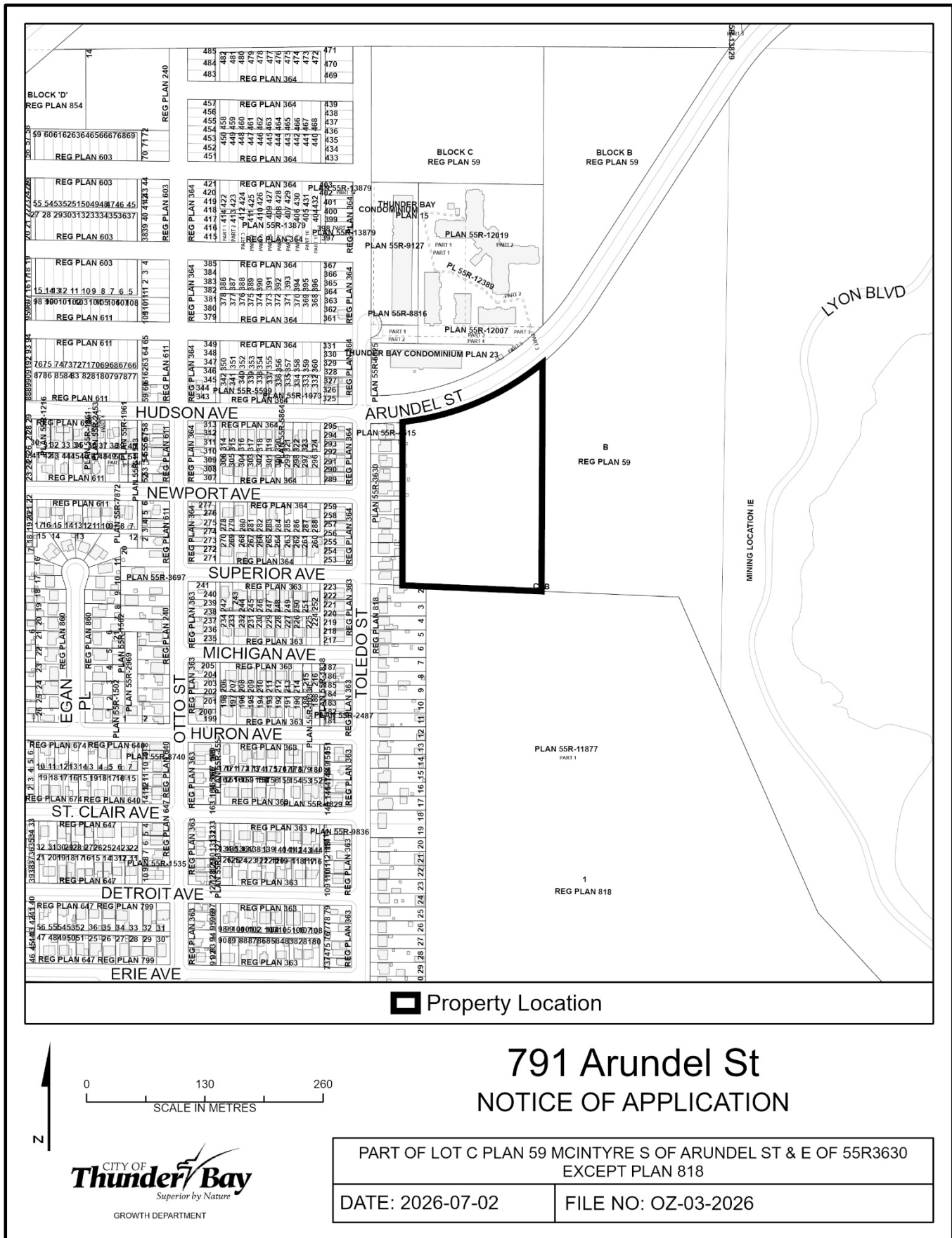
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Thunder Bay before the by-law is passed, and the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before 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:

Planning Services
Planning@thunderbay.ca (807) 625-2216

Key map of property location:



Applicant's site sketch:

