

July 9, 2026

File no. OZ-03-2026

Updated Notice of Application, Notice of Applicant's Information Session, and Notice of Public Meeting at City Council

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.

The applicant has provided an updated site sketch which is shown on page 5 for your review.

How to participate:

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.**

Attend the Public Meeting:

Participate online using Microsoft Teams. Online participants must register by the end of the day on August 10, 2026. Please email planning@thunderbay.ca to register.

Attend in person, Council Chambers on the 3rd Floor of City Hall (500 Donald St. E.).
Tuesday, August 11, 2026, 6:30 p.m.

Submit written comments:

For consideration into the corporate report please email ***planning@thunderbay.ca*** no later than July 24, 2026.

Comments can also be submitted by end of day on August 10, 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.

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.

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, and partially 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.

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. In addition, to permit the lands to be divided into two parcels for each building, an amendment to the “lot” definition is proposed.

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 has provided an updated site sketch which is shown on page 5 of this notice.**

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

Additional information

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

The report and proposed amendments that will be considered at the public meeting will be made available for viewing on **Wednesday, August 5, 2026** 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 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.

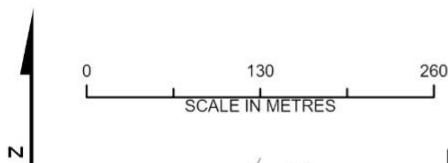
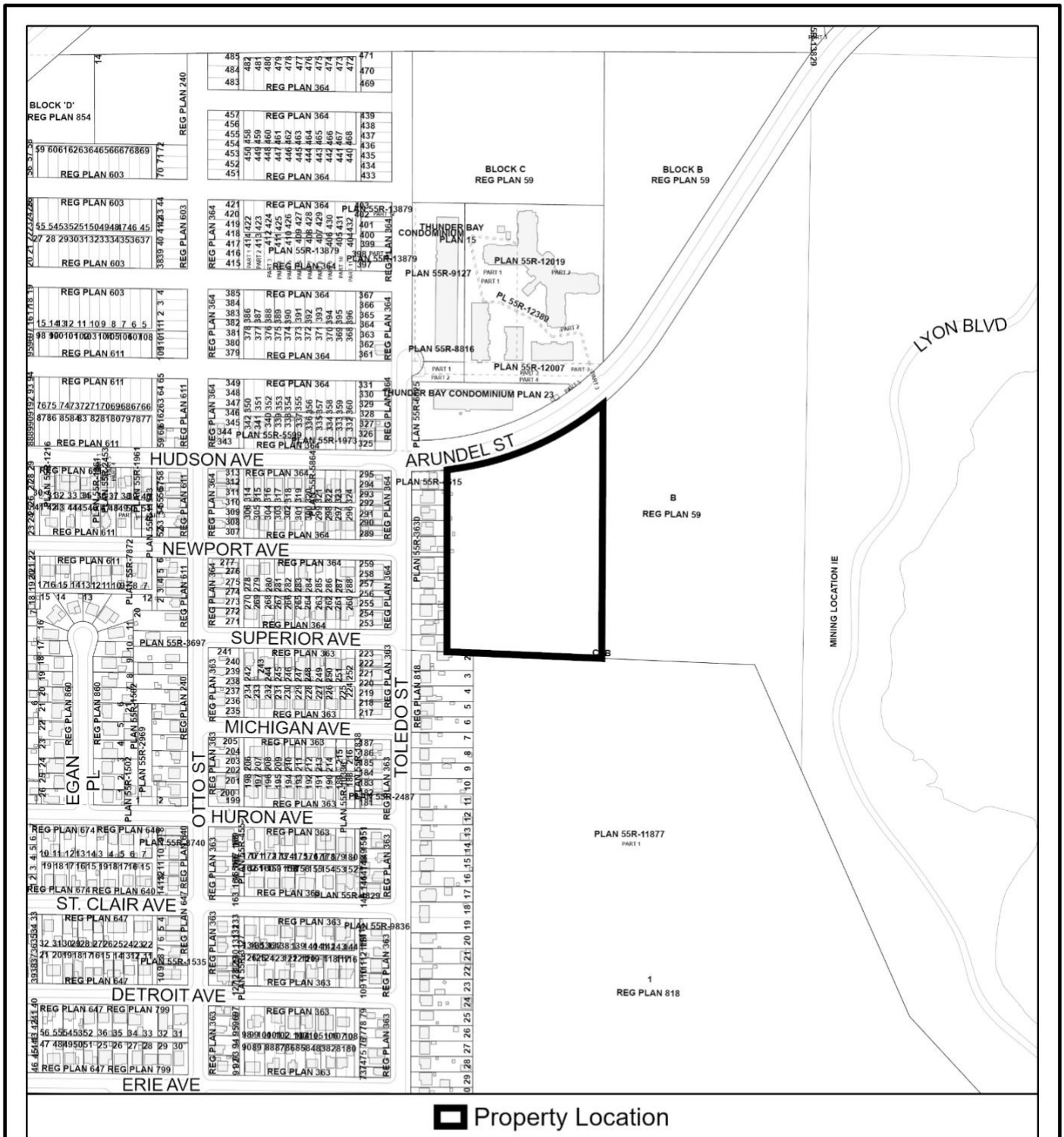
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the City of Thunder Bay before the by-law is passed, and the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before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



CITY OF
Thunder Bay
Superior by Nature
GROWTH DEPARTMENT

791 Arundel St NOTICE OF APPLICATION

PART OF LOT C PLAN 59 MCINTYRE S OF ARUNDEL ST & E OF 55R3630
EXCEPT PLAN 818

DATE: 2026-07-02

FILE NO: OZ-03-2026

Applicant's site sketch:

