

AMENDMENT 21 THE OFFICIAL PLAN
FOR THE CITY OF THUNDER BAY

Prepared by:

Growth – Planning Services
City of Thunder Bay
November 2025

OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

Amendment 21

Amendment 21 to the Official Plan for the City of Thunder Bay, was prepared by the City of Thunder Bay Growth Department and was presented to the Council of The Corporation of the City of Thunder Bay under the provisions of Section 21(1) of the Planning Act, R.S.O. 1990 on the 4th day of November, 2025.

This amendment was adopted by The Corporation of the City of Thunder Bay by By-law 339-2025 in accordance with Section 21(1) of the Planning Act, 1990 on the 4th day of November 2025.

SPEAKER

CITY CLERK

AMENDMENT 21
TO
THE OFFICIAL PLAN FOR THE CITY OF THUNDER BAY

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THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the following text and exhibit constitutes Amendment 21 to the Official Plan for the City of Thunder Bay.

PART A - THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to amend the Official Plan's Industrial (Business Use) and Natural Heritage System (Natural Corridor and Evaluated Wetland) designations to Community Commercial. This is to facilitate the future establishment of a shopping centre.

LOCATION OF THE AMENDMENT

This Amendment applies to lands located at 869 Golf Links Road being Part of the NW Quarter and Part of the SW Quarter of Section 54 described as part of Part 5 of PAR103, Parts 5, 6, and 7 of RP 55R-10380, Part 6 on RP 55R-12453, and Parts 1, 2, and 3 on RP 55R-15020, as shown on Schedule "A" to this Amendment.

BASIS FOR THE AMENDMENT

Provincial Planning Statement 2024 and Growth Plan for Northern Ontario:

The proposed development is consistent with the *Provincial Planning Statement (2024)* and *Growth Plan for Northern Ontario* as it supports compact, service-oriented development that enhances access to local stores and services. The site is within the urban settlement area, supports mixed use and transit, and provides an appropriate transition between employment and residential uses. The Employment Land Strategy (2020) concluded that the introduction of retail and service commercial uses adjacent to Innova Business Park would not limit its potential to develop as a premier office and prestige industrial hub within the city. Rather, convenient access to nearby retail and service amenities is expected to enhance the area's attractiveness to prospective businesses and employees. The study determined that the overall employment land supply is more than sufficient to accommodate anticipated employment growth through the Strategy's forecast horizon. As such, the removal of the lands from an Employment Land designation for commercial purposes is supported.

The proposed amendments implement a land-use transition between the Innova Business Park to the west and nearby residential neighbourhoods to the east and south. The proposal aligns with the PPS (2024) direction to optimize infrastructure, support a diverse mix of uses within settlement areas, and promote economic growth. The Employment Land Strategy (2020) determined that the conversion of certain Business Area lands for retail-commercial uses along Golf Links Road is appropriate.

Redesignating the lands to Community Commercial and rezoning them to CC - Community Commercial Zone is consistent with the Official Plan objective to concentrate commercial uses along arterial roads and to serve multiple neighbourhoods

with a balanced range of retail and service uses. The proposed floor area of 10,770 m² is within the 20,000 m² limit for this designation. Residential development may be permitted within the Community Commercial designation in areas where it does not detract from the function of the Community Commercial designation. Where it is appropriate, residential units will be encouraged on the upper floors of buildings to promote pedestrian and commercial activity at the ground level. An Environmental Impact Study (EIS) and Wetland Assessment determined that the existing evaluated wetland is not provincially significant and that its function can be replicated through the planned stormwater facility on adjacent lands. As such, the Evaluated Wetland and associated Natural Corridor designations on the lands may be removed and instead designated as Community Commercial. The Lakehead Region Conservation Authority does not oppose this change, however, notes the development may be subject to permitting. Further, the EIS provided mitigation recommendations that can be addressed through the Site Plan Control Agreement such as time of year restrictions for vegetation clearing and implementing erosion/sediment controls.

The Functional Service Report confirms adequate water and sewer capacity exists.

The Traffic Impact Study indicates manageable traffic impacts.

A Stage 1 Archaeological Assessment was completed and identified a relic shoreline feature (Sault/Algoma phase of Glacial Lake Minong) crossing over or near the property. This landform type is associated with elevated archaeological potential due to historic Indigenous settlement patterns along former lake beaches. The Stage 1 study recommended a Stage 2 study be conducted to confirm the presence or absence of archaeological resources before development proceeds. Development will not be permitted until the Archeological Studies are concluded and recommendations assessed by Administration. Any recommendation and or mitigation measures for can be incorporated into the Site Plan Control Agreement.

PART B - THE AMENDMENT

The City of Thunder Bay Official Plan, as amended, is further amended as follows:

1. Southwest Corner of Golf Links Road and Harbour Expressway to Community Commercial

The City of Thunder Bay Official Plan, as amended, is further amended by:

- Removing the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, from the Industrial and Natural Heritage System designations on Schedule “A”, and re-designating the lands as Commercial
- Removing the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, from the Business Area designation on Schedule “F”
- Removing the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, from the Natural Corridor and Evaluated Wetland designations on Schedule “B”
- Adding the subject lands, as shown on Schedule “A” to Official Plan Amendment 21, to the Community Commercial designation on Schedule “E”

**OFFICIAL PLAN AMENDMENT NO. 21
SCHEDULE 'A'**

