

City Council Report

REPORT NUMBER 005-2026-Growth-Development Services-Planning Services

DATE

PREPARED

December 22, 2025

FILE Z-06-2025

**CITY COUNCIL
MEETING DATE**

January 13, 2026

SUBJECT

Proposed Temporary Zoning By-law Amendment – 1755 John Street Road

RECOMMENDATION TO CITY COUCIL

WITH RESPECT to Report 005-2026 – Growth – Development Services – Planning Services, we recommend that the Zoning By-law be temporarily amended for a period of 20 years, on the subject lands, being Mining Location K EPT Registered Plan 55R-12151 PART 5, municipally addressed as 1755 John Street Road, by adding Site Specific Provision No. 113 to Schedule “B” as follows:

SP113: Site-specific provision 113

The following provisions apply to lands zoned RU^{SP113}:

- a) In addition to the **uses** permitted in Section 1.1.1.2b, a **Garden Suite** shall also be permitted, provided it is removed on or before January 13, 2046.

AND THAT any necessary by-laws be presented to City Council for ratification.

EXECUTIVE SUMMARY

Planning Services has received an application for a Temporary Zoning By-law Amendment at 1755 John Street Road to allow for the establishment of a 76 square metre Garden Suite for a period of up to 20 years, on private services. A Garden Suite is a temporary, self-contained home located on the same lot as a primary dwelling. The *Planning Act* permits temporary garden suites for a period of up to 20 years, subject to extension.

Administration is recommending approval of the amendment as it is consistent with the Provincial Planning Statement, conforms to the Growth Plan for Northern Ontario, and maintains the general intent and purpose of the Official Plan and Zoning By-law.

DISCUSSION

Description of the Subject Property and Surrounding Area

The subject property is addressed as 1755 John Street Road and located on the south side of John Street Road, approximately 450 metres west of the intersection of John Street Road and Belrose Road. The lands are rectangular with a lot frontage of 60 metres, a depth of 350 metres, and a lot area of 2.09 hectares. Existing development on the property includes a single detached dwelling and accessory buildings. The majority of the property is naturally forested with areas around the buildings cleared. Rural residential uses surround the subject location, in the form of low density single detached dwellings and associated accessory buildings, with the McIntyre River to the east.

The lands are primarily zoned “RU”- Rural Zone, with a small portion of the northeast of the property being “RU^{H15}” – Rural Zone with Development Holding Provision 15 (which requires an Environmental Impact Study demonstrating no negative impacts to natural heritage features prior to development), and another area of approximately 100 square metres that is zoned “EP” – Environmental Protection Zone. The subject lands are primarily designated “Rural”, while the areas zoned RU^{H15} and EP are designated as “Natural Heritage” in the Official Plan.

Description of Proposal

The Applicant is seeking a Temporary Zoning By-law amendment to permit a Garden Suite for a period up to 20 years, being January 13, 2046, the maximum permitted by the *Planning Act*, subject to extension. The preliminary site plan is shown as “Attachment B” to this report.

Neighbourhood Comments

A sign was posted, and a Notice of Application was mailed to surrounding property owners on November 7, 2025, outlining the nature of the application.

One member of the public commented with concerns related to the existing water and septic system’s ability to support a new Garden Suite and questioned whether the suite would be used for short-term rental accommodation.

Planning Services responded that the proposed Garden Suite is intended to provide long-term tenancy, and through the building permit process, the applicant must demonstrate that there is adequate well and septic capacity.

Agency Comments

City of Thunder Bay (COTB) Building Services:

The following requirements were listed:

- Obtain a building Permit
- Ensure adequate well water quantity and quality
- Ensure septic design and approval is provided
- Ensure adequate electrical services are available

COTB Infrastructure and Operations:

Advised that the applicant review the TBDHU clearance requirements from the septic field to the Garden Suite to ensure adequate separations are met.

The following had no objections:

COTB Fire
COTB Mobility Coordinator
Lakehead Region Conservation Authority (LRCA)
Tbaytel

Planning Analysis

Provincial Planning Statement (PPS), 2024

Planning Services is of the opinion the proposal is consistent with the Provincial Planning Statement as it provides a housing option that is expected to be sustained by the existing rural services on the lot.

Growth Plan for Northern Ontario, 2011

Planning Services is of the opinion the proposal conforms with the Growth Plan for Northern Ontario. The proposal contributes to an appropriate range of housing types in the rural area.

Official Plan, 2019

Planning Services is of the opinion that the proposal maintains the general intent and purpose of the Official Plan.

The lands are designated Rural and Natural Heritage in the Official Plan. No development is proposed within the natural heritage areas. Conformity with the below Official Plan policies that specify details regarding siting, size, and duration of the Garden Suite will be contained within the Garden Suite agreement.

A Garden Suite is regulated as a Temporary Use pursuant to the *Planning Act* and may be permitted on all lands designated as Rural. Applications for a Garden Suite must comply with the following Official Plan policies:

- the garden suite is a self-contained, portable, one-unit, detached residential structure containing bathroom and kitchen facilities that is accessory to an existing single detached dwelling;
- the garden suite is connected to the existing well or municipal water service and private sewage disposal system, and such services shall be adequate to service the additional use;
- the garden suite is subordinate in scale and function to the main dwelling on the lot;
- the installation of the garden suite will not interfere with, or affect, the existing surface water drainage pattern on adjacent properties, nor cause any ponding of storm water; and
- As a condition of approval of a garden suite, an agreement between the City and the owner and/or tenant may be required to address such matters as the siting, installation, maintenance, and removal of the suite; the period of occupancy of the suite; and the monetary or other form of security that the City may require for actual or potential costs to the municipality related to the removal of the suite. The submission of a hydrogeological report may also be required.

Part 9 of the Official Plan states that private sewage disposal systems shall meet Ontario Building Code, Ministry of Environment and Climate Change, and Thunder Bay District Health Unit Requirements. All of which would be confirmed through the building permit process.

Zoning By-law 1-2022

Planning Services is of the opinion that the proposed amendment maintains the general intent and purpose of the Zoning By-law.

The Zoning By-law defines a Garden Suite as: a free standing residential building that is designed to be temporary and portable and contains a maximum of one home. A Garden Suite is a secondary use to a detached house located on the same lot.

Garden Suites are permitted and only in accordance with the applicable regulations as a secondary use. As a Garden Suite is not listed as a permitted use in any zone, the establishment of a Garden Suite is permitted through temporary use zoning amendments and as regulated by the *Planning Act*.

The subsequent Garden Suite agreement will further ensure that the establishment of the Garden Suite meets the intent of the zoning by-law, and the definition of Garden Suite.

CONSULTATION

Through the *Planning Act* application process, public consultation has occurred with the Notice of Application provided on November 7, 2025, the Notice of Public Meeting on December 10, 2025, and the Public Meeting to be held on January 13, 2025, at 6:30 p.m.

FINANCIAL IMPLICATION

All development costs associated with the proposed Garden Suite are the applicant's responsibility.

CONCLUSION

Planning Services is supportive of the temporary zoning by-law amendment application as it is consistent with the Provincial Planning Statement, conforms with the Growth Plan for Northern Ontario, conforms to the City of Thunder Bay Official Plan and meets the intent of the City of Thunder Bay Zoning By-Law 1-2022, and therefore recommends approval of application Z-06-2025.

REFERENCE MATERIAL ATTACHED

Attachment A – Property Location with Zoning
Attachment B – Applicant's Site Development Plan

REPORT PREPARED BY

Adam Crago, Planner II – Planning Services

REPORT SIGNED AND VERIFIED BY

Kerri Marshall, Commissioner - Growth

Date (01/06/2026)