

BY-LAW 49-1986
Amended by BY-LAW 20-1987

Effective Date: March 16, 1987
Effective Date: March 16, 1987

"35 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 3-S of this By-law, the lands and premises being more particularly described as follows, namely:"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of a portion of Lots 297, 298 and 299, Registered Plan M-50, more particularly shown as "Subject Property" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "RM2A" - Residential Multiple Medium Density Zone A and designated as part of the "R2" - Residential One and Two Unit Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"36 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 7-0 of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of Lots Twenty-five (25) and Twenty-six (26), Block Twelve (12), Registered Plan 54,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as part of the "RM1" Residential Multiple Low Density Zone in order to conform to the zoning of the said lots as shown on zoning Map 8-0."

BY-LAW 49-1986

Effective Date: March 16, 1987

"37 NOTWITHSTANDING the zone designation thereof as shown on Zoning map 7-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of the North One Half (N. ½) in even width from front to back of Lot 1012, Registered Plan 357, Lots 1013 to 1030 inclusive, Registered Plan 357,

are hereby removed from the "MIN" – Major Institutional Zone and the "R2" – Residential One and Two Unit Zone and designated as part of the "HC" – Highway Commercial Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"38 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 4-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of Lots Six Hundred and Sixty-one (661) to Six Hundred and Sixty-three (663) inclusive and Lots Six Hundred and Thirty-four (634) to six Hundred and Thirty-six (636) inclusive, Registered Plan 274,

are hereby removed from the "OS" – Open Space Zone and designated as part of the "HC" - Highway Commercial Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"39 NOTWITHSTANDING the zone designation thereof as shown on zoning Map 4-0 of this by-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of Lots One (1) to Five (5), Block Twenty-one (21) Registered Plan M-25,

are hereby removed from the "OS" – Opens Space Zone and designated as part of the "R2" – Residential One and Two Unit Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"40 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 4-S of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of

FIRSTLY, part of Mining Location 7, Herrick's Survey designated as Parts ten (10) to Nineteen (19) inclusive of Description Reference Plan 55R-5900 and Part Two (2) and Part three (3) of Description Reference Plan 55R-5530 and

SECONDLY, part of the bed of the Current River opposite Mining Location 7, Herrick's survey, designated as Part One (1) of Description Reference Plan 55R-5557,

are hereby removed from the "OS" – Open Space Zone and designated as part of the "HR1" Harbour Industrial Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"41 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-M, 5-M and 5-N of this By-law, the lands and premises being more particularly described as follows, namely:

FIRSTLY:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder, in the District of Thunder Bay and being composed of Lots 341 to 355 inclusive, Lots 308 to 311 inclusive and Lots 126 to 129 inclusive, Registered Plan M-37 and Block "C", Registered Plan M-290,

are hereby removed from the "OS" and that part of Lot 4, Concession A, Township of McIntyre, being Part 7 of Description Reference Plan 55R-2985,

are hereby removed from the "OS" – Open Space Zone and designated as part of the "NC1" – Neighbourhood commercial Zone 1.

SECONDLY:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of part of Junot Avenue, now closed, Registered Plan M-37, being Part 5 of Description Reference Plan 55R-2984 and that part of Lot 4, Concession A, Township of McIntyre, being Part 7 of Description Reference Plan 55R-2985,

are hereby removed from the "OS" - Open Space Zone and designated as part of the "NC1" - Neighbourhood Commercial Zone 1,

THIRDLY:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder, in the District of Thunder Bay and being composed of that part of Picton Avenue, now closed, Registered Plan M-37, being Parts 1,2 and 9 Description Reference Plan 55R-2984 and that part of a lane allowance in Registered Plan M-37, being Parts 3 and 4 of Description Reference Plan 55R-2984, and that part of Junot Avenue, now closed, Registered Plan M-37, being Parts 6 and 12 of Description Reference Plan 55R-2984, and that part of Tokio Street, now closed, Registered plan M-37, being parts 14, 15 and 19 of Description Reference Plan 55R-2984 and Block "D", Registered Plan M-290, and Lots 97 to 125 inclusive, Registered Plan M-37 and that part of Lot 4, Concession "A", Township of McIntyre, being Parts 8 and 10 of Description reference Plan 55R-2985,

are hereby removed from the "OS" – Open Space Zone and designated as part of the "R1" – Residential One Unit Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"42 NOTWITHSTANDING in the zone designation thereof as shown on zoning Maps 5-M and 5-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of the North One Half (N. ½) of even width from front to rear of Block "E", Registered Plan 857 (2) are hereby removed from the "CIN" – Community Institutional zone and designated as part of the "R2" – Residential One and Two Unit zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

"43 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 5-Q and 5-R of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of that part of Block "A", Registered Plan M-90, being Parts 1, 2 and 3 of Description Reference Plan 55R-6065,

are hereby removed from the "HR1" – Harbour Industrial zone and designated as part of the "L1" – Light Industrial Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

Amended by BY-LAW 20-1987

Effective Date: March 16, 1987

"44 NOTWITHSTANDING the zone designation thereof as shown on zoning Map 7-P of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of that part of Lot One (1), Concession H, Township of Neebing Additional, bounded on the east by the easterly limit of the said Lot, bounded on the south by the easterly production of the centre line of McIntyre Street, now McNaughton Street, in Registered Plan W-54, bounded on the west by the east limit of Registered Plan W-54 and bounded on the north by the northerly limit of the said Lot, Concession H, shown as "Subject Property" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "OS" – Open space zone and designated as part of the "HI" Heavy Industrial Zone."

BY-LAW 49-1986

Effective Date: March 16, 1987

Amended by BY-LAW 20-1987

Effective Date: March 16, 1987

"45 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 6-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of a portion of the Southwest One Quarter (SW1/4) of Section 51 former township of McIntyre and a portion of the Southeast One Quarter (SE ¼) of Section 50 of the former township of McIntyre, more particularly shown as "Subject Property" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "RF1" - Residential Future Zone 1 and designated as part of the "NIN" - Neighbourhood Institutional Zone."

BY-LAW 109-1986

Effective Date: March 16, 1987

"46 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-M of this by-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay, more particularly shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R-2" – Residential One and Two Unit zone and designated as part of the "R-1" – Residential One Unit Zone."

BY-LAW 109-1986

Effective Date: March 16, 1987

"47 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 8-J and 8-K of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the district of Thunder Bay and being composed of Lots One (1) to Thirty-seven (37) inclusive and Lots Forty (40) to Fifty-seven (57) inclusive, Registered Plan Number M-112, and the abutting road allowances or portions thereof, more particularly shown as "SUBJECT PROPERTY" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R-2" – Residential One and Two Unit Zone and designated as part of the "R-1" – Residential One Unit zone."

BY-LAW 109-1986

Effective Date: March 16, 1987

"48 NOTWITHSTANDING the zone designation thereof as shown on zoning Map 7-L of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Six (6), Seven (7) and Nine (9), Registered Plan Number 782,

are hereby removed from the "R-1" – Residential One Unit Zone and designated as part of the "R-2" - Residential One and Two Unit Zone."

BY-LAW 109-1986

Effective Date: March 16, 1987

"49 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-L of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder and being composed of the Easterly five (E 5') feet of Lot Forty-eight (48), from front to rear thereof, the whole of Lot Forty-nine (49) and the Westerly three (3') feet from front to rear of Lot Fifty (50) according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Number W-764,

are hereby removed from the "R-1" - Residential One Unit Zone and designated as part of the "R-2" - Residential One and Two Unit Zone."

BY-LAW 109-1986

Effective Date: March 16, 1987

"50 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-L of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR the certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Thirty-four (34), Registered Plan Number 776

are hereby removed from the "R-1 – Residential One Unit zone and designated as part of the "R-2" – Residential One and Two Unit Zone.

- (2) NOTWITHSTANDING the provisions of Section 4.120 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Thirty-four (34), Registered Plan Number 776,

the following shall apply:

LOT FRONTAGE

Means the distance between the side lot lines measured perpendicular to a straight line joining the middle point of the front lot line with the middle point of the rear lot line through the point on the said straight line 12 metres from its intersection with the front lot line."

BY-LAW 109-1986

Effective Date: March 16, 1987

- "51 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-L of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the city of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Sixty-seven (67), Registered Plan Number 764,

are hereby removed from the "R-1" – Residential One Unit zone and designated as part of the "R-2" – Residential One and Two Unit Zone.

- (2) NOTWITHSTANDING the provisions of Section 4.120 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Sixty-seven (67), Registered Plan Number 764,

the following shall apply:

LOT FRONTAGE

Means the distance between the side lot lines measured perpendicular to a straight line joining the middle point of the front lot line with the middle point of the rear lot line through the point on the said straight line 9 metres from its intersection with the front lot line."

BY-LAW 116-1986

Effective Date: March 16, 1987

Amended by OMB

Effective Date: March 16, 1987

- "52 (1) NOTWITHSTANDING the zone designation thereof as shown on zoning Maps 9-K and 9-L of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed Lots 10, 13, 14 and 16, Block "Q", Registered Plan 61, Oliver Davidson Subdivision and Lots 32 to 38 all inclusive, Block "Q" , Registered Plan 70, and Lots 261 to 266 to all inclusive, and Lots 268 to 273 all inclusive, and Lot 275, Registered Plan 42, and the abutting road and lane allowances or portions thereof shown as PROPERTY LOCATION "A" on EXHIBIT ONE to and forming part of this Paragraph.

are hereby removed from the "GCI" – General Commercial Zone 1 and designated as "L1" – Light Industrial Zone.

- (2) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 9-K of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Two Hundred and Thirty-five (235) to Two Hundred and Thirty-nine (239) all inclusive, and Lots Two Hundred and Forty-four (244) to Two Hundred and Forty-six (246) all inclusive, Registered Plan 42, and the abutting road and lane allowances or portions thereof shown as PROPERTY LOCATION "B" on EXHIBIT ONE to and forming part of this Paragraph,

are hereby removed from the "GC1" – General Commercial Zone 1 and designated as "NC2" – Neighbourhood Commercial Zone 2."

BY-LAW 117-1986

Effective Date: March 16, 1987

- "53 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 9-J and 9-K of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots 73 to 93 and a portion of Lots 94 and 95, and Lots 97 to 113 and a portion of Lots 114, 115 and 116, and Lots 118 to 132 and a portion of Lots 133 and 134, and Lots 136 to 148 and a portion of Lots 149 and 150, and Lots 153 to 162 and a portion of Lots 164 and 165, Registered Plan 379, and shall include lands to the centre line of any lane and/or street abutting the aforementioned lots, described as "Property Location", as shown on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "HI" – Heavy Industrial zone and designated "R1" - Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "54 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 7-M and 7-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the a City of Thunder Bay, in the District of Thunder Bay and being comprised of the Westerly 8 ¼ feet of Lot Twenty-two (22), block Thirteen (13), Plan 179,

are hereby removed from the "R1" Residential One Unit Zone and are designated as "LIP" Light Industrial Park Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "55 NOTWITHSTANDING the zone designation thereof as shown on zoning Map 7-0 of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of the South half of Lot Sixteen, Block Twenty-three (23), Plan Number 57 and Lots Seventeen (17) to Twenty-two (22), Block Twenty-three (23), Plan Number 57,

are hereby removed from the "R2" – Residential One and Two Unit Zone and "NC1" Neighbourhood commercial zones and are designated as the "GC1" General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"56 NOTWITHSTANDING the zone designation thereof as shown on zoning Map 5-P of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lot One (1), Registered Plan Number 1720,

are hereby removed from the "R2" - Residential One and Two Unit Zone and designated "BCD" – Central Business District Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"57 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 5-P of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lot Eight (8) to Fourteen (14) inclusive, Registered Plan Number 107,

are hereby removed from the "R2" - Residential One and Two Unit Zone and designated as "GC1" - General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"58 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Fifty (50), East side of Vickers Street, Registered Plan W-178,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated "CBD" – Central Business District Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"59 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of the East 62.5 feet of Lots Three Hundred and Eighty-seven (387) and Three Hundred and Eighty-eight (388), Registered Plan WM.-10,

are hereby removed from the "R2" – Residential One and Two Zone and designated as part of the "RM1" - Residential Multiple Low Density Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"60 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 6-0 of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in City of Port Arthur, in the District of Thunder Bay and being composed of Lots Eight (8) to Ten (10), Block Twenty-three (23), Registered Plan Number 147,

are hereby removed from the "R2" Residential One and Two Family Zone and designated as "RM2A" Residential Multiple Medium Density Zone A"

BY-LAW 118-1986

Effective Date: March 16, 1987

"61 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 5-0 and 5-P of this by-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lot Fifty-four (54), Registered Plan 112,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated "GC1" – General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"62 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 5-P of this By-law, the lands and premises being more particularly described as follows, namely

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the district of Thunder Bay and being composed of portions of Lot Seven (7) and Lot Eight (8), North side of Pearl Street, Town Plot, and being more particularly shown as "Subject Property" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as "CBD" – Central Business District Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"63 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 6-0 of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lots Twenty-five (25) to Thirty (30), Block 23, Registered Plan M-147,

are hereby removed from the "RM2A" – Residential Medium Density Zone A and designated as "R2" – Residential One and Two Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"64 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 5-P of this By-law, the lands and premises being more particularly described as follows, namely:

a) ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the district of Thunder Bay and being composed of Lot Seven (7) and the Southeasterly 100 feet (30.48 metres) of Block "A", Registered Plan 1341, and Lot Seventeen (17), registered Plan 121,

are hereby removed from the "R2" – Residential One and Two Unit zone and designated as "GC1" – General Commercial Zone 1."

b) ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the district of thunder Bay and being composed of Lot Eight (8), Registered Plan 1341 and Lot eighteen (18), Registered Plan 121,

are hereby removed from the "NCI" – Neighbourhood Commercial Zone 1 and designated as "GC1" – General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"65 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Seventy-one (71) to Seventy-six (76), on the East side of McKellar Street (formerly John Street), Registered Plan W-145 and the North part of Lot Seventy-two (72), Lots Seventy-three (73) to Seventy-six (76), on the West side of Archibald Street, Registered Plan W-145,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as "CBD" – Central Business District Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"66 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 7-0 of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Twenty-eight (28) to Thirty-four (34) inclusive, Block Eighteen (18), Registered Plan Number 57,

are hereby removed from the "R2" Residential One and Two Unit Zone and designated as "RM2A" Residential Medium Density Zone A."

BY-LAW 118-1986

Effective Date: March 16, 1987

"67 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-M of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Three Hundred and Thirty-three (333) and Three Hundred and Thirty-four (334), Plan M-31,

are hereby removed from the "R2" – Residential One and Two Dwelling Unit Zone and designated as part of the "NC2" – Neighbourhood Commercial Zone 2.

NOTWITHSTANDING the provisions of Section 4.75 and 4.227 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Three Hundred and Thirty-three (333) and Three Hundred and Thirty-four (334), Registered Plan M-31,

the following provisions shall apply:

- a) definition of variety store and food store:
 - (i) the number "223" in section 4.75 is hereby deleted and the number "275" is substituted therefore;
 - (ii) the number "223" in Section 4.227 is hereby deleted and the number "275" is substituted therefore."

BY-LAW 118-1986

Effective Date: March 16, 1987

"68 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of thunder Bay and being composed of parts of Lots Three (3) and Four (4) on the Northwest corner of Lincoln Street and Vickers Street, Registered Plan M-26,

are hereby removed from the "R2" - Residential One and Two Unit Zone and designated as part of the "GC1" - General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"69 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 8-N and 8-O of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of the East ten (10') feet of Lot Thirty-seven (37) and the whole of Lot Thirty-eight (38) in Block Seventeen (17), according to a Plan registered in the registry Office for the District of Thunder Bay as Plan W-54,

are hereby removed from the "R2" - Residential One and Two Unit Zone and designated as part of the "GC1" - General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"70 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 7-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot 999, Registered Plan Number 357,

are hereby removed from the "R2" - Residential One and Two Unit Zone and designated as part of the "NC2" - Neighbourhood Commercial Zone 2."

BY-LAW 118-1986

Effective Date: March 16, 1987

"71 NOTWITHSTANDING the provisions of Sections 13.2.1(b) , 13.2.2(b) and 13.2.7(b) of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and promises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Seventy-three (73) and Seventy-four (74), Registered Plan WM-14,

the following provisions shall apply for each lot:

- a) Minimum Lot Area: 383.0 square metres
- b) Minimum Lot Frontage: 10.0 metres
- c) Minimum Interior side Yard: 10% of Lot Frontage."

BY-LAW 118-1986

Effective Date: March 16, 1987

"72 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-N of this By-law, the lands and premises being more particularly described as follows, namely

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots 32 to 35 and part of Lot 31, Registered Plan 93, West side of May Street, and the South ten (10') feet of Lot 36 from front to rear of Registered Plan 178, Registered Plan 178, West side May Street; Lot 32 and the South part of Lot 33, Registered Plan 93, East side Brodie Street; Lots 1 to 12, Registered Plan 84; Lots 37 to 40 and the North part of Lot 36, Registered Plan 178, West side of Brodie Street, as shown on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as "CBD" – Central Business District Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"73 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lots Nine (9) to Fourteen (14) all inclusive, Registered Plan W-56, West side of Syndicate Avenue,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as "RM2A" – Residential Multiple Medium density zone A."

BY-LAW 118-1986

Effective Date: March 16, 1987

"74 NOTWITHSTANDING the zone designation thereof as shown on zoning Maps 9-K and 9-L of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of lots Twelve (12) to Eighteen (18) inclusive, Block "Q", Registered Plan W-70,

are hereby removed from the "RM2A" – Residential Multiple Medium Density Zone A designated as "GC1" – General Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"75 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 8-M and 8-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Eighty-five (85), Registered Plan 144, is hereby removed from the "NC1" – Neighbourhood Commercial Zone 1 and designated as part of the "NC2" – Neighbourhood Commercial Zone 2.

(2) NOTWITHSTANDING the provisions of Sections 4.75 and 4.227 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Eighty-five (85), Registered Plan 144,

the following provisions shall apply:

a) definition of variety store and food store:

(i) the number "223" in Section 4.75 is hereby deleted and the number "275" is substituted therefore;

- (ii) the number "223" in Section 4.227 is hereby deleted and the number "275" is substituted therefore."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "76 (1) NOTWITHSTANDING the zone designation thereof as shown on zoning Map 9-K of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of the West Thirty-three (W. 33') feet in perpendicular width from front to rear of Lot Number Two Hundred and Twenty-two (222) on the North side of Frederica Street in the said City of Thunder Bay according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Number W-42,

is hereby removed from the "R2" – Residential One and Two Unit zone and designated as part of the "NC2" – Neighbourhood Commercial Zone 2.

- (2) NOTWITHSTANDING THE PROVISIONS OF Section 23.1 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of the West Thirty-three (W. 33') feet in perpendicular width from front to rear of Lot Number Two Hundred and Twenty-two (222) on the North side of Frederica Street in the said City of Thunder Bay according to a Plan registered in the registry Office for the Registry Division of Thunder Bay as Number W-42,

In addition to the uses permitted within the "NC2" – Neighbourhood Commercial Zone 2 the following uses shall also be permitted:

- (i) retail store
- (ii) office
- (iii) day nursery"

BY-LAW 118-1986

Effective Date: March 16, 1987

- "77 NOTWITHSTANDING the provisions of Sections 5.23 and 13.2.8 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Six Hundred and Eighteen (618), Registered Plan M-41,

the following shall apply:

- a) where Section 5.23 applies, in addition to the requirements thereof, there shall be a minimum exterior side yard of 1.5 metres;
- b) the maximum height shall be 7 metres."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "78 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 9-J of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder bay, formerly in the City of Fort William, in the District of Thunder Bay and being composed of Lot Three (3) and Part of Lot Four (4), Block Ten (10), Registered Plan 219,

are hereby removed from the "R2" Residential One and Two Unit Zone and designated as "NC2" – Neighbourhood Commercial Zone 2."

BY-LAW 118-1986

Effective Date: March 16, 1987

"79 Repealed by By-law 20-1987

Effective Date: March 16, 1987

BY-LAW 118-1986

Effective Date: March 16, 1987

"80 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 4-Q of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of a portion of Lot Four (4), Registered Plan 671, more particularly described as follows:

COMMENCING at the North Easterly angle of the said Lot;

THENCE Southerly and along the Easterly limit of the said Lot 50 feet to a point;

THENCE Westerly and in a straight line to a point on the Westerly limit of the said Lot Distant 50 feet measured Southerly thereon from the North Westerly angle of the said Lot;

THENCE Northerly along the Westerly limit of the said Lot 50 feet to the North Westerly angle of the said Lot;

THENCE Easterly and along the Northerly limit of the said Lot to the point of commencement,

are hereby removed from the "NC1" – Neighbourhood Commercial Zone 1 and designated as "NC2" – Neighbourhood Commercial Zone 2."

BY-LAW 118-1986

Effective Date: March 16, 1987

"81 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-S and 4-T of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of part of Mining Location 6, Herrick's Survey, more particularly described as Lots One (1) to Eight (8) inclusive, as shown on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R-2" – Residential One and Two Unit Zone and designated as part of the "R-1" – Residential One Unit Zone.

(2) NOTWITHSTANDING the provisions of Sections 12.1, 12.2.4 and 12.2.6 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of part of Mining Location 6, Herrick's Survey, more particularly described as Lots One (1) to Eight (8) inclusive, as shown on EXHIBIT ONE to and forming part of this paragraph, the following provisions shall apply:

- a) Permitted Uses
- home occupation
 - park
 - single detached dwelling
 - buildings, structures and uses accessory to a permitted use in this section

b) Minimum Front Yard

9.0 metres

c) Minimum Rear Yard

6.0 metres

d) Maximum Height

217.32 metres above mean sea level

- (3) NOTWITHSTANDING the provisions of Section 17.2.1., 17.2.4, 17.2.8, 17.2.9(b) and 17.2.10 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being more particularly described as Blocks A, B and C, as shown on EXHIBIT ONE to and forming part of this paragraph, the following provisions shall apply:

a) Minimum Lot Area

There shall be no minimum lot requirement, but rather there shall be a maximum number of seventy-one (71) dwelling units in each main building.

b) Minimum Front Yard

- (i) In the case of Block "A"
12.0 metres
- (ii) In the case of Block "B"
18.0 metres
- (iii) In the case of Block "C"
10.5 metres

c) Maximum Height

- (i) In the case of Block "A"
236.22 metres above mean sea level
- (ii) In the case of Block "B"
234.7 metres above mean sea level
- (iii) In the case of Block "C"
237.74 metres above mean sea level

d) Maximum Number of Main Buildings

three (3) only, provided that a minimum distance of 9.0 metres separates each main building.

e) Maximum Lot Coverage

25%

f) Additional Regulations

A buffer zone of 9.0 metres shall be provided adjacent to any street or other Residential Zone. No buildings or structures shall be constructed within this buffer zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

Amended by BY-LAW 263-1986

Effective Date: March 16, 1987

"82 NOTWITHSTANDING the provisions of Section 5.7 of By-law 177-1983, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of Lots Fifty-three (53) to Fifty-five (55), Registered Plan M-750

the following provisions shall apply, and in the case of conflict with other provisions, shall prevail:

- a) so long as Lots Fifty-three (53) to Fifty-five (55), Registered Plan M-750 are owned by Mr. James Boyd, and the said Mr. Boyd resides in a residence upon the said lands and notwithstanding Section 4.95 a home occupation may include a small business use, not including a variety or confectionery store, video movie rental or sales shop, or other retail activity that involves use, storage, inventory, or stock in trade of any flammable, poisonous or otherwise hazardous substance, or other activity that generates noise, odour, or vibration. Such use shall be conducted within the residential main building, and shall not exceed twenty-five percent (25%) of the gross floor area thereof, except that there shall be permitted a sign, not to exceed 1.22 metres by 1.83 metres, as part of the activity, and the lands may be used for associated storage of goods, wares, merchandise or other inventory."

BY-LAW 118-1986

Effective Date: March 16, 1987

"83 NOTWITHSTANDING the provisions of Sections 19.1, 19.2 and 5.2 of By-law 177-1983, in the case of the lands and premises being more particularly described as follows namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of Lots Forty-one (41) to Forty-five (45) inclusive, Registered Plan M-750,

the following shall apply, and where any conflict exists with other parts of the By-law, shall prevail:

- a) there shall be permitted on the said lands, as an accessory use to a main residential use, a building which shall be used as an accessory use to the residence and/or for the storage of one tractor trailer unit owned by the resident of the residence, and for the normal maintenance and repair of such unit, within the confines of the building.
- b) for the said building, the provisions of Section 5.2 shall not apply, and the following shall be required instead:
- (i) the building shall not exceed 9.15 metres by 12.2 metres, and 6.1 metres in height;
- (ii) the building shall be clad and trimmed with exterior materials that compliment the existing residence
- (iii) the building shall not be closer than:
- 1.5 metres from the rear or side lot lines
 - 9 metres from the front lot line
 - 3 metres from the main building."

BY-LAW 118-1986

Effective Date: March 16, 1987

"84 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-0 and 4-P of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lots Five (5) to Nine (9), Block 19, Registered Plan M-25 and Lots One Hundred and Twenty-nine (129) to One Hundred and Thirty-eight (138), Registered Plan M-184,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as "R1" - Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 1987

"85 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 5-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lot Thirty-eight (38) and the Northerly 5.03 metres (16.5 feet) of Lot Thirty-nine (39), Block Eighteen (18), Registered Plan Number 171,

are hereby removed from the "R2" – Residential One and Two Unit Zone and designated as "NC1" – Neighbourhood Commercial Zone 1."

BY-LAW 118-1986

Effective Date: March 16, 1987

"86 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 3-N, 3-0, 4-N and 4-0 of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of Blocks "A" to "P" both inclusive, Registered Plan M-359 and those portions of Welland Street, Welland Place, Glengary Drive and Glengary Place which form a part of Registered Plan M-359, and Halton Street,

are hereby removed from the "RM2A" - Residential Multiple Medium Density Zone A and designated as part of the "R1" – Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"87 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 5-N and 5-O of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of :

FIRSTLY:

Lots Six (6) to Ten (10) inclusive, Block Ten (10), Registered Plan Number 171.

SECONDLY:

A portion of Lot Five (5), Block Ten (10), Registered Plan Number 171, more particularly described as follows:

COMMENCING at a point in the Northerly limit of the said Lot Five (5) which is also the Southerly limit of the Dawson Road distant Two (2') feet Easterly from the Northwesterly angle of the said Lot Five (5) being the point of commencement.

THENCE Westerly and along the said Northerly limit of the said Lot Five (5) a distance of Two (2') feet to the Northwesterly angle thereof;

THENCE Southerly and along the Westerly limit of the said Lot to the Southwesterly angle thereof;

THENCE Easterly and along the Southerly limit of the said Lot a distance of Two (2') feet to a point;

THENCE Northerly in a straight line to the point of commencement,

are hereby removed from the "R-2" – Residential One and Two Unit Zone and designated as part of the "NC2" – Neighbourhood Commercial Zone 2.

- (2) NOTWITHSTANDING the provisions of Section 23.1 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of:

FIRSTLY:

Lots Six (6) to Ten (10) inclusive, Block Ten (10), Registered Plan Number 171.

SECONDLY:

A portion of Lot Five (5), Block Ten (10), Registered Plan Number 171, more particularly described as follows:

COMMENCING at a point in the Northerly limit of the said Lot Five (5) which is also the Southerly limit of the Dawson Road distant Two (2') feet Easterly from the Northwesterly angle of the said Lot Five (5) being the point of commencement.

THENCE Westerly and along the said Northerly limit of the said Lot Five (5) a distance of Two (2') feet to the Northwesterly angle thereof;

THENCE Southerly and along the Westerly limit of the said Lot to the Southwesterly angle thereof;

THENCE Easterly and along the Southerly limit of the said Lot a distance of Two (2') feet to a point;

THENCE Northerly in a straight line to the point of commencement,

In addition to the uses permitted in the "NC2" – Neighbourhood Commercial Zone 2, the following uses will also be permitted:

- a) office
- b) restaurant
- c) retail store."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "88 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-M and 4-N of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of the West half of Lots Five (5), Six (6) and Seven (7), Registered Plan Number 428,

are hereby removed from the "RF2" – Residential Future Zone 2 and designated as part of the "R1" - Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"89 NOTWITHSTANDING the zone designation thereof as shown on zoning Maps 4-M and 4-N of this by-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of the West half of Lot Eight (8) Registered Plan Number 428,

are hereby removed from the "RF2" - Residential Future Zone 2 and designated as part of the "R1" - Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"90 NOTWITHSTANDING the provisions of Section 13.1 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being comprised of Lot Five Hundred and Four (504), Plan M-34,

the following provisions shall apply:

a) PERMITTED USES

In addition to the uses listed in Section 13.1, the following use shall also be permitted:

a single detached dwelling which may include a barber shop or a beauty shop or a tailor or seamstress shop, or a photographic studio located in the 6.096 metre by 9.144 metre one storey rear addition, to the single detached dwelling, existing on January 1, 1985.

b) REGULATIONS

For the purpose of Section 13.2, the additional use described in Section a) of this paragraph, shall be deemed to be a single detached dwelling."

BY-LAW 118-1986

Effective Date: March 16, 1987

"91 NOTWITHSTANDING the provisions of Section 40.1 of By-law 177-1983, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lot Thirty-five (35), Block Six (6), Registered Plan M-25 and Block "C", Registered Plan M-313,

the following provisions shall apply:

(a) Permitted Uses:

In addition to the uses listed in Section 40.1, a single detached dwelling shall also be permitted."

BY-LAW 118-1986

Effective Date: March 16, 1987

"92 NOTWITHSTANDING the provisions of Section 23.1 of By-law 177-1983, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of:

FIRSTLY:

Lot Forty-one (41), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575.

SECONDLY:

A part of Lot Forty-two (42), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575, more particularly described as follows:

COMMENCING at the North-east angle of the said Lot Forty-two (42);

THENCE Westerly along the Northerly limit of the said Lot Forty-two (42), 90 feet;

THENCE Southerly and parallel to the Easterly limit of the said Lot Forty-two (42), 17 feet, more or less, to the dividing line between the North and South Halves of the said Lot Forty-two (42);

THENCE Westerly along the said dividing line between the North and South Halves of the said Lot Forty-two (42), 9.1 feet, more or less, to the Westerly limit of the said Lot Forty-two (42);

THENCE Southerly along the Westerly limit of the said Lot Forty-two (42) to the South-west angle of the said Lot Forty-two (42);

THENCE Easterly along the Southerly limit of the said Lot Forty-two (42), 99.1 feet, more or less, to the Southeast angle of the said Lot Forty-two (42);

THENCE Northerly along the Easterly limit of the said Lot Forty-two (42), 33.96 feet, more or less, to the point of commencement.

THIRDLY:

A part of Lot Forty-three (43), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575, more particularly described as follows:

COMMENCING at the North-east angle of the said Lot Forty-three (43);

THENCE Westerly along the Northerly limit of the said Lot Forty-three (43), being the Southerly limit of Tupper Street, 90 feet;

THENCE Southerly and parallel to the Easterly limit of the said Lot Forty-three (43), 33 feet, more or less, to the Southerly limit of the said Lot Forty-three (43);

THENCE Easterly along the Southerly limit of the said Lot Forty-three (43), 90 feet, more or less, to the Southeast angle of the said Lot Forty-three (43);

THENCE Northerly along the Easterly limit of the said Lot Forty-three (43), being the Westerly limit of Algoma Street, 33 feet, more or less, to the point of commencement.

FOURTHLY:

The South Half of Lot Forty-four (44), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575.

FIFTHLY

The South Half of Lot Forty-five (45), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575,

- (i) in addition to the permitted uses allowed in Section 23.1 an office shall also be a permitted use."

BY-LAW 118-1986

Effective Date: March 16, 1987

"93 NOTWITHSTANDING the provisions of Section 23.1 of By-law 177-1983, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of:

FIRSTLY:

Lot Forty-one (41), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575.

SECONDLY:

A part of lot Forty-two (42), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575, more particularly described as follows:

COMMENCING at the North-east angle of the said Lot Forty-two (42);

THENCE Westerly along the Northerly limit of the said Lot Forty-two (42), 90 feet;

THENCE Southerly and parallel to the Easterly limit of the said Lot Forty-two (42), 17 feet, more or less, to the dividing line between the North and South Halves of the said Lot Forty-two (42);

THENCE Westerly along the said dividing line between the North and South Halves of the said Lot Forty-two (42), 9.1 feet, more or less, to the Westerly limit of the said Lot Forty-two (42);

THENCE Southerly along the Westerly limit of the said Lot Forty-two (42) to the south-west angle of the said Lot Forty-two (42);

THENCE Easterly along the Southerly limit of the said Lot Forty-two (42), 99.1 feet, more or less, to the South-east angle of the said Lot Forty-two (42);

THENCE Northerly along the Easterly limit of the said Lot Forty-two (42), 33.96 feet, more or less, to the point of commencement.

THIRDLY:

A part of Lot Forty-three (43), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575, more particularly described as follows:

COMMENCING at the North-east angle of the said Lot Forty-three (43);

THENCE Westerly along the Northerly limit of the said Lot Forty-three (43), being the Southerly limit of Tupper Street, 90 feet;

THENCE Southerly and parallel to the Easterly limit of the said Lot Forty-three (43), 33 feet, more or less, to the Southerly limit of the said Lot Forty-three (43);

THENCE Easterly along the Southerly limit of the said Lot Forty-three (43), 90 feet, more or less, to the Southeast angle of the said Lot Forty-three (43);

THENCE Northerly along the Easterly limit of the said Lot Forty-three (43), being the Westerly limit of Algoma Street, 33 feet, more or less, to the point of commencement.

FOURTHLY:

The South Half of Lot forty-four (44), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575.

FIFTHLY

The South Half of Lot Forty-five (45), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 1575,

- (i) no parking spaces shall be required for any building or structure in the case of an office use."

BY-LAW 118-1986

Effective Date: March 16, 1987

"94 NOTWITHSTANDING the provisions of Sections 5.10 and 13.1 of this By-law, in the case of the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the City of Port Arthur, in the District of Thunder Bay and being composed of Lot Thirty-one (31) and the north half of even width throughout from front to rear of Lot Thirty (30), subdivision of Park Lots 7 and 8, North Van Norman, according to a Plan registered in the Registry Office at Port Arthur as Plan No. 1689,

a) NON-COMPLYING USE

Nothing in this By-law shall prevent the strengthening or restoration to a safe condition of all or part of the buildings existing on the effective date of this By-law, providing that such repair or restoration does not increase the height, size or volume of the said building.

b) PERMITTED USES

In addition to the permitted uses listed in Section 13.1, a plumbing, heating and sheet metal business shall be a permitted use.

Only those buildings and structures existing on the effective date of this By-law shall be used in connection with the plumbing, heating and sheet metal business. No new buildings or structures shall be permitted in connection with the said use."

BY-LAW 118-1986

Effective Date: March 16, 1987

"95 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 3-K of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of a portion of Mining Location 21, White's Survey and more particularly shown as Part A on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "RE" Residential Estate Zone and designated as "HC" Highway Commercial Zone.

(2) NOTWITHSTANDING the provisions of Sections 27.2.1(a) and 9.2.1 of By-law Number 177-1983, for the lands and premises being more particularly described as Part A and Part B on EXHIBIT ONE

the following provisions shall apply:

Part A

- a) Minimum Lot Area for "HC" – Highway Commercial Zone:
4,050 square metres

Part B

- a) Minimum Lot Area for "RE" – Residential Estate Zone:
lots without municipal piped water and without municipal sewage disposal:
3,640.0 square metres."

BY-LAW 118-1986

Effective Date: March 16, 1987

"96 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 6-G and 6-H of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of a portion of Mining Location "D", Lindsay's Survey, as shown on a Plan designated as EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "F1" Future Industrial zone and designated as part of the "RE" Residential Estate."

BY-LAW 118-1986

Effective Date: March 16, 1987

"97 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-L, 4-M, 5-L and 5-M of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of Lots 38 to 44 all inclusive and Lots 70 to 76 all inclusive, Registered Plan 547,

are hereby removed from the "RF1" – Residential Future Zone 1 and designated as "R1" – Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"98 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-L and 4-M of this By-law, the lands and premises being more particularly described as follows, namely:

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Thunder Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of Lots 130 to 143 all inclusive and Lots 154 to 167 all inclusive, Registered Plan 547,

are hereby removed from the "RF1" – Residential Future Zone 1 and designated as "R1" – Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"99 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 6-M of this By-law, the lands and premises being more particularly described as follows, namely: