

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 414 to 427, and Lots 558 to 564, Registered Plan M-39 and shall include lands to the centre line of any lane and/or street abutting such lots, more particularly shown as Part 1 on EXHIBIT ONE to and forming part of this paragraph, from the "MIN" – Major Institutional Zone to the "RS" – Residential Suburban Zone.

- (2) NOTWITHSTANDING the zone designation thereof as shown on the Zoning Map 6-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, in the District of Thunder Bay and being composed of Lots 388 to 413, Lots 428 to 453, Lots 528 to 553, Lots 569 to 594, Lots 554 to 557 and Lots 565 to 568, Registered Plan M-39, and shall include lands to the centre line of any lane and/or street abutting such lots, more particularly shown as Part 2 on EXHIBIT ONE to and forming part of this paragraph, from the "MIN" - Major Institutional Zone to the "LIP" – Light Industrial Park Zone.

- (3) NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 6-M and 7-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, in the District of Thunder Bay and being composed of Lots 669 to 734, Lots 809 to 874, Lots 949 to 1012 and a portion of Lot 1013, a portion of Lot 1091 and Lots 1092 to 1151, and a portion of Lot 1152 and a portion of Lots 1232 to 1252, registered Plan M-39, and shall include lands to the centre line of any lane and/or street abutting such lots, more particularly shown as Part 3 on EXHIBIT ONE to and forming part of this paragraph, from the "SPC" – Special Purpose Commercial Zone to the "LIP" – Light Industrial Park Zone.

- (4) NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 6-L, 6-M, 7-L and 7-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, in the District of Thunder Bay and being composed of Lot 1337 to 1341 and Lots 1361 to 1392, Registered Plan M-40, and shall include lands to the centre line of any lane and/or street abutting such lots, more particularly shown as Part 4 on EXHIBIT ONE to and forming part of this paragraph, from the "SPC" – Special Purpose Commercial Zone to the "RS" – Residential Suburban Zone.

- (5) NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 6-L, 6-M, 7-L and 7-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, in the District of Thunder Bay and being composed of Lots 1393 to 1419, and Lots 1255 to 1319, and Lots 1343 to 1346, and a portion of Lots 1253 and 1254, Registered Plan M-40, and a portion of Unit 4, Department of Highways of Ontario Plan P-8070-18 and shall include lands to the centre line of any lane and/or street abutting such lots, more particularly shown as Part 5 on EXHIBIT ONE to and forming part of this paragraph, from the "SPC" – Special Purpose Commercial Zone to the "OS" – Open Space Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "100 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 3-L and 4-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 township of McIntyre, in the District of Thunder Bay and being composed of that portion of Mining Location "R-1" lying North of Parts One (1), Two (2) and Three (3), Reference Plan 55R-5809 and Parts One (1) and Two (2), Reference Plan 55R-4135 and South of the Southerly limit of Highway 102, being approximately 5.85 acres,

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

BY-LAW 118-1986

Effective Date: March 16, 1987

"101 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 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 a portion of Mining Location "R-3", more particularly shown as "Property Location" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R1" Residential One Unit Zone and the "US" – Utilities and Services Zone and designated as "HC" - Highway Commercial Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"102 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 3-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 Township of McIntyre, in the District of Thunder Bay and being composed of portion of Mining Location R-2, designated as Part Two (2), Description Reference Plan 55R-6159,

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

(2) NOTWITHSTANDING the provisions of Section 4.124(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 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 R-2, designated as Part Two (2), Description Reference Plan 55R-6159,

"Front Lot Line" in the case of a corner lot, shall mean the lot line measured along the northerly limit of Highway #102, with the principal access being from Hazelwood Drive."

BY-LAW 118-1986

Effective Date: March 16, 1987

"103 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 4-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 Part of Mining Location "Q", more particularly shown and described as "PORTION TO BE REZONED" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "US" – Utilities and Services Zone and are designated as part of the "RE" – Residential Estate Zone, as laid out on the said EXHIBIT ONE.

- (2) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 4-K of this By-law, the lands and premises being more particular 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 Part of Mining Location "Q", more particularly shown and described as "PORTION TO BE REZONED" on EXHIBIT ONE to and forming part of this paragraph,

- (i) THAT, for the lands remaining in the utilities and Services zone, section 42.1 shall be amended by
- a) deleting the following:
    - private industrial waste disposal site
    - private sewage lagoon facilities
    - public sanitary landfill site
    - public sanitary sewage treatment
  - b) and by including the following:
    - an administrative office, service, maintenance, and community programming service, all conducted as a simple operation in association with the TV receiving transmitting tower on site
- (ii) THAT parking for those lands in the "US" Zone shall be provided at a standard of one space for every 23 metres of gross floor area."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "104 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 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 Nine (9) to Fifteen (15) inclusive, Registered Plan 547,

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

BY-LAW 118-1986

Effective Date: March 16, 1987

- "105 (1) NOTWITHSTANDING the zone designation thereof as shown on zoning Maps 5-L and 5-M 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 Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of Portion of the North West Quarter of Section 40, in the said City containing 23.91 acres, more or less, more particularly described as follows:

PREMISING that the north-westerly limit of Highway Number 17 as shown on a plan prepared by the Department of Highways numbered P-8070-8 and registered in the Registry Office for the Registry Division of Thunder Bay as Number 118303 has a bearing of North 38 degrees 29 minutes east and relating all bearings herein thereto;

COMMENCING at a point in the northerly limit of the said Quarter Section where it is intersected by the easterly limit of the lands subdivided by a Plan of Subdivision registered in the Registry Office for the Registry Division of Thunder Bay as Number 850;

THENCE South 0 degrees 5 minutes east along the easterly limit of the said subdivided lands a distance of 334.97 feet, more or less;

THENCE South 60 degrees 5 minutes east along the north-easterly limit of the said subdivided land a distance of 841.89 feet;

THENCE Easterly along the northerly limit of the said subdivided lands, being on a curve to the left having a radius of 147 feet, an arc distance of 237.96 feet, being a cord equivalent of 212.82 feet, measured along a cord bearing of North 73 degrees, 32 minutes 30 seconds east;

THENCE North 27 degrees 10 minutes east continuing along the limit of the said subdivided land a distance of 160 feet;

THENCE South 62 degrees 50 minutes east along the northerly limit of the said subdivided lands a distance of 396.38 feet, more or less, to the north-westerly limit of the said Highway Number 17;

THENCE North 38 degrees 29 minutes east along the said north-westerly limit of the said Highway Number 17 a distance of 942 feet, more or less, to the northerly limit of the said Quarter Section;

THENCE Westerly along the northerly limit of the said Quarter Section a distance of 1,945 feet, more or less, to the point of commencement.

SECONDLY:

ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of a part of an unnamed road allowance according to a Plan registered in the Registry Office at Thunder Bay as Plan Number 547, more particularly described as follows:

That part of the unnamed road allowance adjacent to the South limit of Registered Plan 547 bounded on the West by the Southerly production of the Westerly limit of Lot Fifteen (15) according to the said Plan Number 547 and bounded on the East by the Westerly limit of King's Highway 17, designated as Part One (1) on M.T.C. Plan P-8070-19, registered as Instrument Number 129669 on October 16, 1968,

are hereby amended as follows:

- a) Lots 1 to 63 inclusive and Lots 66 to 121 inclusive, as shown on EXHIBIT ONE to and forming part of this Schedule, are deleted and removed from the "RF1" – Residential Future Zone 1 and designated as part of the "R1" – Residential One Unit Zone.
  - b) Lots 64 and 65, as shown on EXHIBIT ONE to and forming part of this Schedule, are deleted and removed from the "RF" – Residential Future Zone 1 and designated as part of the "OS" – Open Space Zone.
- (2) NOTWITHSTANDING the provisions of Section 12.2.2, of this By-law, in the case of 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 Bay, formerly in the Township of McIntyre, in the District of Thunder Bay and being composed of Portion of the North West Quarter of Section 40, in the City containing 23.91 acres, more or less, more particularly described as follows:

PREMISING that the north-westerly limit of Highway Number 17 as shown on a plan prepared by the Department of Highways numbered P-8070-8 and registered in the Registry Office for the Registry Division of Thunder Bay as Number 118303 has a bearing of North 38 degrees 29 minutes east and relating all bearings herein thereto;

COMMENCING at a point in the northerly limit of the said Quarter Section where it is intersected by the easterly limit of the lands subdivided by a Plan of Subdivision registered in the Registry Office for the Registry Division of Thunder Bay as Number 850;

THENCE South 0 degrees 5 minutes east along the easterly limit of the said subdivided lands a distance of 334.97 feet, more or less;

THENCE South 60 degrees 5 minutes east along the north-easterly limit of the said subdivided land a distance of 841.89 feet;

THENCE Easterly along the northerly limit of the said subdivided lands, being on a curve to the left having a radius of 147 feet, and arc distance of 237.96 feet, being a cord equivalent of 212.82 feet, measured along a cord bearing of North 73 degrees, 32 minutes 30 seconds east;

THENCE North 27 degrees 10 minutes east continuing along the limit of the said subdivided land a distance of 160 feet;

THENCE South 62 degrees 50 minutes east along the northerly limit of the said subdivided lands a distance of 396.38 feet, more or less, to the north-westerly limit of the said Highway Number 17;

THENCE North 38 degrees 29 minutes east along the said north-westerly limit of the said Highway Number 17 a distance of 942 feet, more or less, to the northerly limit of the said Quarter Section;

THENCE Westerly along the northerly limit of the said Quarter Section a distance of 1,945 feet, more or less, to the point of commencement.

SECONDLY:

ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the City of Thunder Bay, in the District of Thunder Bay and being composed of a part of an unnamed road allowance according to a Plan registered in the Registry Office at Thunder Bay as Plan Number 547, more particularly described as follows:

That part of the unnamed road allowance adjacent to the South limit of Registered Plan 547 bounded on the West by the Southerly production of the Westerly limit of Lot Fifteen (15) according to the said Plan Number 547 and bounded on the East by the Westerly limit of King's Highway 17, designated as Part One (1) on M.T.C. Plan P-8070-19, registered as Instrument Number 129669 on October 16, 1968,

the following shall apply:

- a) In the case of Lots 1 to 19 inclusive and Lot 38, as shown on EXHIBIT ONE to and forming part of this Schedule, the minimum lot frontage shall be 20.0 metres.
- b) In case of Lots 101 to 103 inclusive, as shown on EXHIBIT ONE to and forming part of this Schedule, the minimum lot frontage shall be 18.0 metres.
- (3) In the case of Lots 1 to 19 inclusive and Lot 38 and lot 39, as shown on EXHIBIT ONE to and forming part of this Schedule, the minimum gross floor area of the main use on said lots shall be 130.0 square metres."

BY-LAW 118-1986

Effective Date: March 16, 1987

"106 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 6-E 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 part of Lot Thirty-seven (37), according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 630, and being more particularly described as follows:

PREMISING that the Westerly limit of the said Lot Thirty-seven (37) has an assumed bearing of North Astronomic, and relating all bearings herein thereto;

BEGINNING at the South West angle of the said Lot Thirty-seven (37);

THENCE Easterly along the Southerly limit of the said Lot Thirty-seven (37), ninety-nine (99') feet to a survey pose planted, and the point of commencement for this description;

THENCE continuing Easterly along the Southerly limit of the said Lot thirty-seven (37), two hundred (200') feet to a survey post planted;

THENCE Northerly and parallel to the Westerly limit of the said Lot thirty-seven (37), three hundred and thirty (330') feet more or less, to a survey post planted in the Northerly limit of the said Lot Thirty-seven (37);

THENCE Westerly along the said Northerly limit of the said Lot Thirty-seven (37), two hundred (200') feet to survey post planted;

THENCE Southerly and parallel to the Westerly limit of the said Lot Thirty-seven (37), three hundred and thirty (330') feet more or less to the point of commencement,

are hereby removed from the "RE" – Residential Estate Zone and "RU" – Rural Area Zone and designated as part of the "RE" – Residential Estate Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"107 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 4-I and 5-I 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 "I", Scott's Survey, MR774 in the said township and which is more particularly described as follows:

COMMENCING at a point in the North boundary of the said Mining Location "I" situate exactly midway between the North-east and North-west angles of the said Mining Location;

THENCE Southerly and parallel to the Easterly boundary of said Location, One Thousand One Hundred and Fifty-eight (1,158) metres more or less;

THENCE West and parallel with the North boundary of said Location, Two Hundred and Twenty-seven (227) metres more or less;

THENCE Northerly and parallel to the Easterly boundary of said Location One Thousand One Hundred and Fifty-eight (1,158) metres, more or less;

THENCE Easterly along said Northerly boundary of said Location, Two Hundred and Twenty-seven (227) metres more or less;

are hereby removed from the "RE" – Residential Estate zone and the "RU" – Rural Zone and designated as an "RU" – Rural Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"108 NOTWITHSTANDING the provisions of Sections 31.1, 31.2.1 and 31.2.2 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 Township of McIntyre, in the District of Thunder Bay and being composed of a portion of Mining Location "R-1", more particularly shown as "Property Location" on EXHIBIT ONE to and forming part of this paragraph,

the following provisions shall apply:

(a) PERMITTED USES

- automotive gas bar
- automotive sales establishment
- automotive service station
- body repair shop
- building supply outlet
- bulk fuel distribution station
- bus depot
- car rental agency
- car wash
- dwelling unit for an essential workman or caretaker required to live on site for a use permitted in this Section
- equipment rental establishment
- home occupation
- industrial centre containing two or more uses permitted in this section
- light industrial uses including an accessory retail use provided such retail use is located in the same building as the main use and provided that the gross floor area of the retail use does not exceed 10 percent (10%) of the gross floor area of the industrial use or 185.0 square metres, which ever is the lesser
- office accessory to a permitted use in this Section
- open storage
- public recreation
- radio or television transmitting station
- service shop
- truck depot
- warehouse
- welding shop
- buildings, structures or uses accessory to a permitted use in this section

(b) Minimum Lot Area

8,000.0 square metres

(c) Minimum Lot Frontage

60.0 metres."

BY-LAW 118-1986

Effective Date: March 16, 1987

"109 NOTWITHSTANDING the provisions of Section 9.1 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 Township of McIntyre, in the District of Thunder Bay and being composed of Lots sixty-five (65) to Seventy two (72) inclusive, registered Plan Number 597,

the following provisions shall apply:

a) Definitions:

For the purpose of the lands described in this paragraph a)

BAIT SHOP

Means a building with a maximum gross floor area of 14.0 square metres wherein live bait such as minnows, dew worms and leeches, artificial lures and flies, and small accessories such as hooks, swivels and leaders are sold.

b) Permitted uses: In addition to the permitted uses listed in Section 9.1 the following shall be permitted:

- single detached dwelling unit which may include a bait shop which may be located in an accessory building."

BY-LAW 118-1986

Effective Date: March 16, 1987

"110 NOTWITHSTANDING the provisions of Section 12.1 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 township of McIntyre, in the District of Thunder Bay and being composed Lots Fifty-four (54) and fifty-five (55), Registered Plan Number 547,

a truck and/or trailer rental and storage use shall be permitted in addition to the uses permitted in the "R1" – Residential One Unit Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"111 NOTWITHSTANDING the provisions of Section 8.1 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 Township on McIntyre, in the District of Thunder Bay and being composed of Part of Lot Four (4) according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Number 708, and being more particularly described as follows:

COMMENCING at the Northwest angle of Lot Four (4);

THENCE South 0 degrees, 12 minutes West along the West boundary of Lot Four (4), Three Hundred and Five and Sixty-four One-hundredths (305.64) feet to a point in the Northerly boundary of Oliver Road as shown on the Department of Highways Plan No. P-2890-6 registered in the Registry Office for Thunder Bay as Plan No. 10400;

THENCE South 87 degrees 24 minutes 30 seconds East along the Northerly boundary of the said Oliver Road, Two Hundred (200) feet to a point;

THENCE Northerly and parallel with the West boundary of the said Lot, Three Hundred and Fifteen (315) feet more or less to a point in the Northerly limit of said Lot Four (4);

THENCE South 89 degrees, 53 minutes West along the Northerly boundary of Lot four (4), Two Hundred (200) feet more or less TO THE POINT OF COMMENCEMENT,

in addition to the permitted uses allowed in Section 8.1, buildings not exceeding a maximum gross floor area of 380 square metres will be allowed to be used as an office and warehouse operation for the distribution and storage of insulation materials."

BY-LAW 118-1986

Effective Date: March 16, 1987

"112 NOTWITHSTANDING the provisions of Section 8.1 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 Township of McIntyre, in the District of Thunder Bay and being composed of Lots Eleven (11) and Twelve (12), Registered Plan M-45,

the following provisions shall apply:

- a) additional permitted uses: bank, drug store, personal service shop, neighbourhood clinic;
- b) a combination of commercial uses shall not be permitted;
- c) 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

"113 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 9-1 and 9-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 Neebing, in the District of Thunder Bay and being composed of part of Lot Thirteen (13), Concession 1, North of the Kaministiquia River, and being more particularly shown as "Subject Property" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "SI" - Suburban Industrial Zone and designated as "RS" - Residential Suburban Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

Amended by By-law 20-1987

Effective Date: March 16, 1987

"114 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 8-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 Township of Neebing, in the District of Thunder Bay and being composed of Lots 13 to 15 inclusive, Lots 24 to 38 inclusive and portions of Lots 16 to 23 inclusive, block 21, Registered Plan W-180 and portions of the lanes adjoining and being more particularly shown as "Subject Property" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "R1" - Residential One Unit Zone and designated as part of the "HC" - Highway Commercial Zone."

"115 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 12-E and 12-F 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 Neebing, in the District of Thunder Bay and being composed of part of Lot Twenty-one (21), Concession IV, South of the Kaministiquia River, more particularly shown as "Property to be Rezoned" on EXHIBIT ONE to and forming part of this paragraph,

are hereby removed from the "RU - Rural Zone and designated as part of the "RS" - Residential Suburban Zone."

"116 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 7-F and 8-F 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 Neebing, in the District of Thunder Bay and Province of Ontario and being composed of a portion of Lot Nineteen (19), in Concession IV, of the Township of Neebing, North of the Kaministiquia River and which said parcel or tract of land may be more particularly described as follows:

PREMISING the bearing of the west limit of the said Lot Nineteen (19), to be North 0 degrees, 14 minutes, 30 seconds West as shown on department of Highways of Ontario Plan P-2118-10 registered as Number 37721 and relating all bearings herein thereto;

COMMENCING at a point in the said Lot Nineteen (19) which may be located as follows:

BEGINNING at the Northwest angle of the said Lot Nineteen (19);

THENCE South 89 degrees, 54 minutes East and along the North limit of the said Lot 33 feet to a point where an iron tube has been planted in the East limit of the Mapleward Road;

THENCE South 0 degrees, 14 minutes, 30 seconds East and along the said East limit of the Mapleward Road 396 feet to Department of Highways monument planted at the place of commencement,

THENCE South 89 degrees, 54 minutes East and parallel to the North limit of the said Lot Nineteen (19), 630.49 feet to Department of Highways monument planted in the limit between and East half and the West half of the said Lot Nineteen (19);

THENCE South 0 degrees, 14 minutes, 30 seconds East and along the last mentioned limit 2559.3 feet to a point where a Department of Highways monument has been planted in the North limit of the King's Highway Number 17 as shown on Department of Highways Plan P-2118-10;

THENCE Northwesterly on a curve to the left having a radius of 1507.7 feet an arc distance of 247.15 feet the chord equivalent of which is 246.87 feet measured on a bearing of North 79 degrees, 37 minutes, 15 seconds West to a point where a Department of Highways monument has been planted;

THENCE continuing along the said curve to the left an arc distance of 338.70 feet the chord equivalent of which is 337.99 feet measured on a bearing of South 89 degrees, 14 minutes 52 seconds West to a point where a Department of Highways monument has been planted;

THENCE North 49 degrees, 11 minutes West 65.67 feet to a point where a Department of Highways monument has been planted distance 33 feet measured perpendicularly Easterly from the West limit of the said Lot Nineteen (19);

THENCE North 0 degrees, 14 minutes 30 seconds West and along the East limit of the Mapleward Road 2477.44 feet to the PLACE OF COMMENCEMENT, the same containing 36.46 acres more or less and being more particularly shown outlined in red on a plan signed by Ontario Land Surveyor, J. C Kirkup, dated at Fort William the 30<sup>th</sup> day of May, A.D. 1968,

are hereby removed from the "RF1" - Residential future zone 1 and are designated as part of the "RS" - Residential Suburban Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"117 NOTWITHSTANDING the zone designation thereof as shown on Zoning Maps 11-E, 11-F, 12-E and 12-F 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 Neebing, in the District of Thunder Bay and being composed of part of Lot Twenty-one (21). Concession 4, South of the Kaministiquia River, more particularly described as follows, namely;

COMMENCING at the North-East angle of the said Lot twenty-one (21);

THENCE South 89 degrees, 54 minutes and 30 seconds West, along the North limit of the said Lot, 264 feet, more or less, to an iron bar;

THENCE South 12 degrees, 11 minutes and 30 seconds West, 342.31 feet, more or less, to an iron bar planted in the North limit of Highway Number 61 as shown on Plan P-2572-25 registered in the Registry Office for the Registry Division of Thunder bay West as Number 62129;

THENCE North 49 degrees, 40 minutes and 30 seconds East, 389.47 feet, more or less, along the Northwesterly limit of the highway, to an iron bar planted in the North limit of the said Highway Number 61;

THENCE Northeasterly 9.39 feet on a curve to the left having a radius of 2789.74 feet, the chord equivalent being 9.39 feet measured North 49 degrees, 54 minutes and 34 seconds East;

THENCE North 24 degrees, 49 minutes and 10 seconds East, 76.73 feet, more or less, to a point located on the East limit of the said Lot and distant 7.17 feet measured South 0 degrees, 06 minutes West along the said East limit from the point of commencement;

THENCE North 0 degrees, 06 minutes East along the said East limit a distance of 7.17 feet to the point of commencement,

are hereby removed from the "RS" - Residential Suburban Zone and designated as part of the "HC" - Highway Commercial Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"118 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 9-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 Neebing, North of the Kaministiquia River, in the District of Thunder Bay and Province of Ontario, and being composed of that portion of Lot Fifteen (15) in the First (1) Concession in the said Township, more particularly described as follows:

COMMENCING at the North-East angle of the said Lot Fifteen (15);

THENCE Westerly along the North limit of the said Lot Fifteen (15), thirteen hundred and four and four tenths (1304.4) feet, more or less, to the North-West angle of the said Lot;

THENCE Southerly along the Westerly limit of the said Lot Fifteen (15), nine hundred and thirty-four and three tenths (934.3) feet to the North limit of the Canadian National Railway Yards;

THENCE Easterly along the said limit of the said Canadian National Railway Yards, thirteen hundred and six and seven tenths (1306.7) feet, more or less, to the Easterly boundary of the said Lot Fifteen (15);

THENCE Northerly along the Easterly boundary aforesaid, nine hundred and four and seventy-five one-hundredths (904.75) feet, more or less, to the Northeast angle of the said Lot and the place of beginning,

SAVING AND EXCEPTING Parts One (1) and Two (2) on Description Reference Plan 55R-3264 and Part One (1), Plan RX-38,

are hereby removed from the "SI" - Suburban Industrial Zone and designated as part of the "OS" – Open space Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"119 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 9-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 Neebing, North of the Kaministiquia River, in the District of Thunder Bay and Province of Ontario, and being composed of a portion of a portion of Lot Fifteen (15) in the First (1) Concession in the said Township, lying North of the Canadian National Railway's property, designated as Parts One (1) and Two (2), Description Reference Plan 55R-3264,

are hereby removed from the "SI" - Suburban Industrial Zone and designated as part of the "RS" - Residential Suburban Zone."

BY-LAW 118-1986

Effective Date: March 16, 1987

"120 NOTWITHSTANDING the provisions of Sections 4.75, 4.227, 11.1 and 11.2.4 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 Thunder Bay, formerly in the Township of Neebing, in the District of Thunder Bay and being composed of Lot One (1), Registered Plan 578,

the following provisions shall apply:

- a) additional permitted uses: bank, drug store, personal service shop, neighbourhood clinic;
- b) a combination of commercial uses shall not be permitted;
- c) exterior side yard: the 10 metre requirement of Section 11.2.4 is hereafter deleted and replaced with a standard of 3 metres.
- d) 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

"121 (1) NOTWITHSTANDING the zone designation thereof as shown on Zoning Map Welcome Islands – 2 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 described as a portion of the Southeast corner of Island "A", Welcome Islands, situate in Lake Superior, East of the Township of Neebing,

is hereby removed from the "OS" - Open space Zone and designated as part of the "CR" - Cottage Residential Zone.

- (2) NOTWITHSTANDING the provisions of Section 21 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 described as a portion of the Southeast corner of Island "A", Welcome Islands, situate in Lake Superior, East of the Township of Neebing, and more particularly as shown on Exhibit One (1) to and forming part of this paragraph,

the following provisions shall apply:

- (a) Permitted Uses:

- (i) cottage dwellings
- (ii) park
- (iii) buildings, structures, or uses accessory to a permitted use."

BY-LAW 118-1986

Effective Date: March 16, 1987

- "122 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 the East half of even width through out from front to rear of Lot Four (4), South Pearl Street, according to Plan of Subdivision of park Lot four (4), South Pearl Street, according to a Plan registered in the Registry Office for the Registry Division of Thunder Bay as Plan Number 95 ½,

are hereby removed from the "R-2" – 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

Amended by By-law 20-1987

Effective Date: March 16, 1987

- "123 NOTWITHSTANDING the zone designation thereof as shown on Zoning Map 6-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 Lots Thirteen (13) and Fourteen (14), Block Six (6), Registered Plan Number 8,

are hereby removed from the "NC2" – Neighbourhood Commercial Zone 2 and designated as part of the "LI" – Light Industrial Zone."

BY-LAW 151-1986

Effective Date: June 24, 1986

- "124 Repealed by By-law 257-1987

Effective Date: October 26, 1987

"125 NOTWITHSTANDING the provisions of Section 5.13.9a) 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 Sixty-five (65) and Sixty-six (66), Registered Plan W-68,

for every dwelling unit constructed in the building situated on Lots Sixty-five (65) and Sixty-six (66), Registered Plan W-68, existing on the effective date of this By-law, there shall be at least one (1) permanently maintained parking space within 40 metres of the said lands and may take the tenure of a long term lease, being at the time of initiation for a period of twenty-one years or longer, and no other parking requirements shall be applied."

"126 NOTWITHSTANDING the provisions of Section 34.1 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 a portion of Lot Three (3) in Concession "B" in the Township of Neebing Additional, now in the City of Fort William and which said parcel or tract of land may be more particularly described as follows:

PREMISING the bearing of the East Limit of the said Lot Three (3) to the South No (0) degrees twelve (12) minutes thirty (30) seconds East and relating all bearings herein thereto;

COMMENCING at the North-East angle of the said Lot Three (3) in Concession "B";

THENCE South No (0) degrees twelve (12) minutes thirty (30) seconds East and along the said East Limit of Lot Three (3) one thousand one hundred and forty-three and twenty-seven one-hundredths (1143.27) feet, to the place of beginning;

THENCE continuing South No (0) degrees twelve (12) minutes thirty (30) seconds East along the said East Limit of Lot Three (3) five hundred and six and eighty-two one-hundredths (506.82) feet to an iron bar planted at the South-East angle of the said Lot Three (3) in Concession "B";

THENCE North eighty-nine (89) degrees fifty-four (54) minutes West along the South Limit of the said Lot Three (3) three hundred and sixty-five and four-tenths (365.4) feet to a point in the East Limit of the Expropriation Line;

THENCE North fourteen (14) degrees twenty-six (26) minutes ten (10) seconds West along the last mentioned Line, five hundred and twenty-three and fifty-eight one-hundredths (523.58) feet to a point in a line drawn on a bearing of North eighty-nine (89) degrees, fifty-four (54) minutes West from the place of beginning;

THENCE South eighty-nine (89) degrees fifty-four (54) minutes East and along the line drawn as aforesaid, four hundred and ninety-four and eight one-hundredths (494.08) feet, more or less, to the Place of Beginning; the same containing by admeasurement five (5.0) acres, more or less, and being more particularly shown outlined in red on Plan of Survey, signed by Ontario Land Surveyor, J.C. Kirkup, dated at Fort William the 3rd day of March, A.D., 1958, attached to Registered Deed No. 23349,