

## **SCHEDULE B**

BY-LAW 015-2011

Effective Date: March 21, 2011

- "1 (1) NOTWITHSTANDING the zone designation as shown on Zoning Map 11E of this By-law, the lands and premises being more particularly described as:
- 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 Lot 22, Concession 1, Township of Neebing SKR, South of West Riverdale Road, and a portion of the abutting street allowance,
- all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,
- are removed from the "OS" – Open Space Zone and designated as part of the "RU1" – Rural Area Zone."

BY-LAW 042-2011

Effective Date: May 16, 2011

- "2 (1) NOTWITHSTANDING the zone designation as shown on Zoning Maps 9-H and 9-I of this By-law, the lands and premises being more particularly described as:
- 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 Lot 12, Concession 3, N.K.R., and part of the abutting street allowance,
- all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,
- are removed from the "C3-H-N" – Highway Commercial Zone Holding - Noise and designated as part of the "C3-N" – Highway Commercial Zone - Noise.
- (2) NOTWITHSTANDING the provisions of Section 21.1 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described in subparagraph 2(1), excluding the abutting street allowance,
- the following provision shall apply:
- a) Permitted Uses:
- In addition to the uses permitted in Section 21.1 of this By-law, a nursery is deemed to be included as a permitted use under Section 21.1."

BY-LAW 043-2011

Effective Date: May 16, 2011

"3 (1) NOTWITHSTANDING the zone designation as shown on Zoning Maps 9-H and 9-I of this By-law, the lands and premises being more particularly described as:

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 Lot 12, Concession 3, N.K.R., and part of the abutting street allowance,

all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

shall remain in the "C3-H-N" – Highway Commercial Zone Holding - Noise.

(2) NOTWITHSTANDING any other provision of this By-law to the contrary, until the "H" symbol is removed from the lands described in subparagraph 3(1) of this paragraph in accordance with Section 36 of the Act, the following provisions shall apply:

a) Permitted Uses:

Buildings, structures and uses legally existing on the 16<sup>th</sup> day of May, 2011.

(3) NOTWITHSTANDING the provisions of Section 21.1 and Table 21.2.1 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described in subparagraph 3(1), excluding the abutting street allowance, the following provisions shall apply:

a) Permitted Uses:

The provisions of Section 21.1 shall continue to apply except that a "fuel bar" and "motor vehicle service station" shall not be permitted uses.

b) Maximum Height:

The maximum height for a hotel shall be 18.0 metres."

BY-LAW 044-2011

Effective Date: May 16, 2011

"4 (1) NOTWITHSTANDING the zone designation as shown on Zoning Maps 9-H and 9-I of this By-law, the lands and premises being more particularly described as:

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 Lots 12 to 14, Concession 3, N.K.R., and part of the abutting street allowance,

all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

are removed from the "C3-H-N" – Highway Commercial Zone Holding - Noise and designated as part of the "FD-N" – Future Development Zone - Noise."

BY-LAW 045-2011

Effective Date: July 25, 2011

"5 (1) NOTWITHSTANDING the provisions of Sections 33.1, 4.1 and 5.1.1 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described as Part of Lots 16-19, Concession 6, SKR, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law:

the following provisions shall apply:

a) DEFINITIONS:

SKI GROOMING EQUIPMENT SERVICE SHOP

Means a place where repairs or services for snow grooming equipment are provided and may include the sale of goods resulting from such operations. The term excludes places for the repair or servicing of motor vehicles

b) PERMITTED USES:

In addition to the uses permitted in Section 33.1 of this By-law, SKI GROOMING EQUIPMENT SERVICE SHOP is deemed to be included as a permitted use.

c) MAXIMUM GROSS FLOOR AREA OF A SKI GROOMING EQUIPMENT SERVICE SHOP:

500 square metres.

d) OFF-STREET PARKING REQUIREMENTS:

Parking Spaces Required

In the case of a SKI GROOMING EQUIPMENT SERVICE SHOP, a minimum of 14 on-site parking spaces shall be provided and maintained.

e) NATURAL VEGETATED BUFFER:

A NATURAL VEGETATED BUFFER shall be maintained within the area shown as "NATURAL VEGETATED BUFFER" on EXHIBIT ONE to and forming part of this By-law."

BY-LAW 059-2011

Amended by By-law 089-2013

Effective Date: June 20, 2011

Effective Date: September 23, 2013

"6

- (1) In addition to all other provisions of this By-law the following parcel of land (referred to in this paragraph as the "Affected Land") within the City of Thunder Bay, in the District of Thunder Bay:

A portion of Part of the Northwest Quarter of Section 50, Lot 1503, Registered Plan M40, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

is subject to the following provisions:

The provisions of Sections 5.15.8a), 33.1, Table 5.16, and Table 33.2.1 of this By-law continue to apply to the Affected Land. In addition to all other provisions of this By-law, the Affected Land is subjected to the following provisions:

a) Permitted USES:

The following are the only permitted uses:

One MIXED USE BUILDING containing a maximum of 109 DWELLING UNITS and Golf Club facilities, including RESTAURANT, pro-shop, and banquet rooms associated with the adjacent golf course

b) Minimum REQUIRED LOT AREA:

15,350 square metres

c) Maximum HEIGHT:

32.0 metres

d) Underground Parking:

An underground parking structure may project above grade into a required yard.

e) REQUIRED REAR YARD:

5.0 metres.

f) REQUIRED INTERIOR SIDE YARD:

5.0 metres.

g) Permitted Projections:

Balconies and Patios may project into a required yard

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

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 ALL AND SINGULAR that portion of land commonly known as Prince Arthur's Landing at Marina Park, identified on the schedule attached hereto, which is bounded by the railway right-of-way and the proposed location of Marina Park Drive and bounded by the base of Pearl Street and the CN Station,

all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

are removed from the "OS" – Open Space Zone and designated as part of the "WD" – Waterfront Development Zone.

- (2) NOTWITHSTANDING the provisions of Section(s) Section 5.15.6 and Table 25.2.1 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described in subparagraph 7(1), :

the following provision(s) shall apply:

a) Location of PARKING LOTS

The provisions of Section 5.15.6 shall continue to apply, except that an additional PARKING LOT used to assemble the required number of PARKING SPACES for a Hotel may be located further than 50.0 metres from the LOT where the hotel is located.

- b) Table 25.2.1 is amended by changing the Maximum HEIGHT for a Hotel from "7 Storeys not exceeding 25.0 metres" to "27.0 metres".
- c) Table 25.2.1 is amended by changing the word "Maximum" number of DWELLING UNITS to "Minimum" number of DWELLING UNITS.
- d) Table 25.2.1 is amended by changing the word "Maximum" number of guest rooms to "Minimum" number of guest rooms."

BY-LAW 038-2012

Effective Date: April 23, 2012

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

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 40-45 and laneway, Plan 121, municipally known as 309, 313, 315 Dufferin Street and 67, 69 Secord Street

all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

are removed from the "R2" – Residential Zone Two and designated as part of the "C1" – Urban Village Zone.

- (2) NOTWITHSTANDING the provisions of Section 19.2 1 and 5.10.1 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described as Lots 40-45 and laneway Plan 121:

the following provision(s) shall apply:

a) **LANDSCAPED OPEN SPACE**

15% of the LOT AREA is LANDSCAPED OPEN SPACE and includes 3.0 metre wide strip along all LOT LINES abutting a STREET LINE."

BY-LAW 096-2011

Effective Date: October 17, 2011

AMENDED BY BY-LAW 006-2012

Effective Date: July 30, 2012

- "9 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Block 35, Registered Plan 55M-582 and a portion of the abutting road allowance, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "R5" – Residential Future Zone, as shown on Zoning Map 4M, and is instead designated as part of the "R1-H" – Residential One Zone – Holding."

- (2) NOTWITHSTANDING any other provisions of this By-law to the contrary, until the "H" symbol is removed from the lands described in subparagraph 9(1) in accordance with Section 36 of the Planning Act,:

the following provision shall apply:

a) Permitted Uses:

Buildings, structures and uses legally existing on the 17th day of October, 2011.

- (3) Despite any provision of this BY-LAW to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises more particularly described in subparagraph 9(1) of this By-law, the following shall apply:

a) Temporary Turning Circle:

Where a lot abuts a block of land which is held by the CORPORATION for the purpose of providing a temporary turning circle, and which is to be conveyed to

the owner of the abutting lot when the street is extended, in accordance with the terms of the subdivision agreement, such block shall be deemed to form part of the abutting lot for the purpose of calculating the area, frontage, depth and coverage of such lot. The block shall also be deemed to form part of such lot for the purpose of establishing any required yards."

**NOTE: BY-LAW 035-2013 AMENDS PARAGRAPH "9" – REMOVES H- SYMBOL**

BY-LAW 071-2011

Effective Date: July 25, 2011

- "10 (1) The following parcel of land (referred to in this paragraph as the "Affected Land") within the City of Thunder Bay, in the District of Thunder Bay:
- A portion of Part of the Northwest Quarter of Section 50, Lot 1503, Registered Plan M40, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,
- is removed from the "OS" – Open Space Zone, as shown on Zoning Map 7L, and is instead designated as part of the "OS -H" – Open Space Zone – Holding.
- (2) Until the "H" holding symbol is removed from the Affected Land, in accordance with Section 36 of the Act, only the following provisions shall apply:
- a) Only uses lawfully existing on the 20<sup>th</sup> day of June, 2011 are permitted. "

**NOTE: BY-LAW 075-2012 AMENDS PARAGRAPH "10" – REMOVES H- SYMBOL**

BY-LAW 078-2011

Effective Date: August 29, 2011

- "11 (1) The following parcels of land within the City of Thunder Bay, in the District of Thunder Bay:
- Registered Plan 852, Part of Block B described as Parts 1,2,3, and 4 on Reference Plan 55R-4345, Part 1 on Reference Plan 55R-5822, Parts 1 and 2 on 55R-10417, Parts 1 & 2 on Reference Plan 55R-5901, Part 3 on Reference Plan 55R-3089, and Parts 1&2 on Reference Plan 55R-10417; Registered Plan 852, part of Block C described as Parts 1&2 on Reference Plan 55R-2782; Portions on Registered Plan M42; Registered Plan M336 Lots 1 and 3; Registered Plan M-336, Lot 2 being Parts 1, 2, 3, & 4 on Reference Plan 55R-4076; Registered Plan M336, part of Lot 4 & part of Block C being Parts 9-11 on Reference Plan 55R-10723 and Part 1 on Reference Plan 55R-12428; Registered Plan M336 Portions of Blocks B and D; and portions of the abutting road allowances; and all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,
- is removed from the "IN1-A" Light Industrial Zone - A, as shown on Zoning Maps 7M, 7N, 8M, & 8N, and is instead designated as part of the "IN1-B" Light Industrial Zone – B."

BY-LAW 078-2011

Effective Date: August 29, 2011

"12 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Portion of Lot 21, Concession 2, SKR and portion of the abutting road allowance and shown as "PROPERTY LOCATION" on EXHIBIT TWO to and forming part of this By-law, is removed from the "OS" - Open Space Zone, as shown on Zoning Maps 11E and 11F, and is instead designated as part of the "RU1" – Rural Area Zone."

BY-LAW 078-2011

Effective Date: August 29, 2011

"13 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Lots 27 to 36, Block 20 and Lots 6 to 11, Block 21, on Registered Plan M-25 and portions of the abutting lane and road allowances and all shown as "PROPERTY LOCATION" on EXHIBIT THREE to and forming part of this By-law

is removed from the "OS" - Open Space Zone, as shown on Zoning Maps 5O and 5P, and is instead designated as part of the "R2" – Residential Zone 2."

BY-LAW 078-2011

Effective Date: August 29, 2011

"14 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Portion of Lot 32, Registered Plan M-177 and portions of the abutting road allowances and all shown as "PROPERTY LOCATION ONE" on EXHIBIT FOUR to and forming part of this By-law

is removed from the "C4-A" – Arterial Commercial Zone A, as shown on Zoning Map 7N, and is instead designated as part of the "C4" – Arterial Commercial Zone."

(2) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Portion of Lot 32, Registered Plan M-177 and portions of the abutting road allowances and all shown as "PROPERTY LOCATION TWO" on EXHIBIT FOUR to and forming part of this By-law

is removed from the "C4-A" – Arterial Commercial Zone A, as shown on Zoning Map 7N, and is instead designated as part of the "IN1" – Light Industrial Zone."

BY-LAW 078-2011

Effective Date: August 29, 2011

"15 (1) The following parcels of land within the City of Thunder Bay, in the District of Thunder Bay:



Lots 168 and 169 and portions of Lots 166 and 167, on Registered Plan M-547 and portions of the road allowances and all shown as "PROPERTY LOCATION" on EXHIBIT FIVE to and forming part of this By-law

is removed from the "R2-H" - Residential Zone 2 - Holding, as shown on Zoning Map 5L, and is instead designated as part of the "R3-H" – Residential Zone 3 - Holding."

BY-LAW 078-2011

Effective Date: August 29, 2011

"16 (1) The following parcels of land within the City of Thunder Bay, in the District of Thunder Bay:

Lots 2 to 6, on Registered Plan 55M-584 and portions of the road allowances and all shown as "PROPERTY LOCATION" on EXHIBIT SIX to and forming part of this By-law

is removed from the "R1" - Residential Zone 1, as shown on Zoning Maps 5L and 5M, and is instead designated as part of the "R3" – Residential Zone 3."

BY-LAW 078-2011

Effective Date: August 29, 2011

"17 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Portion of Mining Location 25 (White's Survey) and portion of the road allowance and all shown as "PROPERTY LOCATION" on EXHIBIT SEVEN to and forming part of this By-law

is removed from the "RU1" – Rural Area Zone, as shown on Zoning Maps 3G, 3H, 4G, and 4H, and is instead designated as part of the "NC1" – Neighbourhood Centre Zone 1."

BY-LAW 078-2011

Effective Date: August 29, 2011

"18 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Portion west Part of Lot 19, Concession IV, N.K.R and portion of the road allowance and all shown as "PROPERTY LOCATION" on EXHIBIT EIGHT to and forming part of this By-law

is removed from the "R1-H" – Residential Zone 1 - Holding, as shown on Zoning Map 8F, and is instead designated as part of the "FD" – Future Development Zone."

BY-LAW 078-2011

Effective Date: August 29, 2011

"19 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Portion of Lot 47, Registered Plan 547 being Part 2 on Reference Plan 55R-13120 and portion of the road allowance and all shown as "PROPERTY LOCATION" on EXHIBIT NINE to and forming part of this By-law

is removed from the "MU2-H" – Mixed Use Zone 2 – Holding, as shown on Zoning Map 8F, and is instead designated as part of the "R1" – Residential Zone 1."

BY-LAW 078-2011

Effective Date: August 29, 2011

"20 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Lots 4, 5, 6, 12, 13, and 14, Block 63, Registered Plan 121 and portions of the lane and road allowances and all shown as "PROPERTY LOCATION" on EXHIBIT TEN to and forming part of this By-law

is removed from the "IN2" – Medium Industrial Zone, as shown on Zoning Map 5R, and is instead designated as part of the "C4" – Arterial Commercial Zone."

BY-LAW 078-2011

Effective Date: August 29, 2011

"21 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Lots 1, 2, 3, 4, 27, 28, 29, and 30, Registered Plan 516 and portions road allowance and all shown as "PROPERTY LOCATION" on EXHIBIT ELEVEN to and forming part of this By-law

is removed from the "NC3" – Neighbourhood Centre Zone 3, as shown on Zoning Map 6O, and is instead designated as part of the "MU2" – Mixed Use Zone 2."

BY-LAW 078-2011

Effective Date: August 29, 2011

"22 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Lot 475, Registered Plan WM-13 and portion of the lane and road allowances and all shown as "PROPERTY LOCATION" on EXHIBIT TWELVE to and forming part of this By-law is removed from the "C1" – Urban Village Zone, as shown on Zoning Map 9N, and is instead designated as part of the "C1-H" – Urban Village Zone - Holding."

BY-LAW 078-2011

Effective Date: August 29, 2011

"23 (1) The following parcels of land within the City of Thunder Bay, in the District of Thunder Bay:

Part of Lot 1, Registered Plan 254, being Parts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18,19, and 20 on Reference Plan 55R-13052 portion of the road allowance and all shown as "PROPERTY LOCATION" on EXHIBIT THIRTEEN to and forming part of this By-law

is removed from the "NC2-N" – Neighbourhood Centre Zone 2 - Noise, as shown on Zoning Map 10F, and is instead designated as part of the "R1-N" – Residential Zone 1 - Noise."

BY-LAW 082-2011

Effective Date: August 29, 2011

"24 (1) The following parcel of land (referred to in this paragraph as the "Affected Land") within the City of Thunder Bay, in the District of Thunder Bay:

Lots 16-19, Registered Plan 547 and a portion of the abutting street allowances, all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "R2" – Residential Zone 2, as shown on Zoning Map 60, and is instead designated as part of the "MU1" – Mixed Use Zone One.

(2) Despite the provisions of Sections 4 and 13.2.3 of this By-law or any other provisions of this By-law to the contrary and in addition to all other provisions of this By-law, the Affected Land excluding the abutting street allowances is subject to the following provisions:

a) FRONT LOT LINE

The LOT LINE abutting High Street is deemed to be the FRONT LOT LINE.

b) Maximum Number of MAIN BUILDINGS per LOT

Two MAIN BUILDINGS is permitted.

c) Minimum SEPARATION DISTANCE between MAIN BUILDINGS

6.0 metres."

BY-LAW 086-2011

Effective Date: September 19, 2011

"25 (1) NOTWITHSTANDING the provisions of Sections 5.8.3.2 (j) and 5.8.3.6 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described as:

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 Lot 37, Lots 45 & 46, Registered Plan 630, municipally known as 211 Kline Road,

the following provisions shall apply:

(a) Mechanical Repair

A HOME OCCUPATION may involve mechanical repair.

(b) GROSS FLOOR AREA

The area devoted to the HOME OCCUPATION involving mechanical repair, whether located in the DWELLING and/or any ACCESSORY BUILDINGS or STRUCTURES shall not exceed a total GROSS FLOOR AREA of 200 square metres.”

BY-LAW 097-2011

Effective Date: November 17, 2011

"26 (1)

The following parcel of land (referred to in this paragraph as the "Affected Land") within the City of Thunder Bay, in the District of Thunder Bay:

a portion of Mining Location 23A being Part 2 on Reference Plan 55R-1611,

is subject to the following provisions:

The provisions of Sections 5.3.2b)i), 5.3.3a)i), 5.3.4g), and 6.1 of this By-law, read and applied in conjunction with the provisions of this paragraph, continue to apply to the Affected Land, in addition to all other provisions of this By-law the following provisions shall apply:

a) PERMITTED USES:

In addition to the uses listed in Section 6.1 of this By-law, a maximum of one garden suite ancillary to a single detached dwelling is permitted as a temporary use for a twenty year period ending on the 16<sup>st</sup> day of October 2032. At the end of the twenty year time period, the garden suite shall be removed unless a request is submitted for a time extension and approved by the Corporation of the City of Thunder Bay pursuant to Section 39 of the Planning Act, R.S.O. 1990.

b) Maximum GROSS FLOOR AREA of a GARDEN SUITE:

The maximum GROSS FLOOR AREA of a GARDEN SUITE is 110.0m<sup>2</sup>.

c) Minimum and Maximum SEPARATION DISTANCE

The minimum SEPARATION DISTANCE between and GARDEN SUITE and a SINGLE DETACHED DWELLING located on the same LOT is 6.0 metres and the maximum SEPARATION DISTANCE between and GARDEN SUITE and a SINGLE DETACHED DWELLING located on the same LOT is 15.0 metres.

d) Maximum HEIGHT

The maximum HEIGHT of a GARDEN SUITE is 4.6 metres and one storey.

e) Maximum GROSS FLOOR AREA of ACCESSORY BUILDINGS or STRUCTURES

The GROSS FLOOR AREA of a GARDEN SUITE shall not be included in the maximum GROSS FLOOR AREA of ACCESSORY BUILDINGS or STRUCTURES.

BY-LAW 101-2011

Effective Date: December 12, 2011

"27 (1)

NOTWITHSTANDING the provisions of Section 9.1 and Table 9.2.1 of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described as:

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 Plan 54, Block 11, Lot 25, municipally described as 139 Heron Street

the following provision(s) shall apply:

(a) PERMITTED USES:

In addition to the uses permitted in Section 9.1 of this By-law, a COMMUNITY HEALTH AND RESOURCE CENTRE is deemed to be included as a permitted use.

(b) Existing BUILDINGS:

The BUILDINGS existing on the 21<sup>st</sup> day of November 2011 shall be permitted to remain in their present location. Nothing in this BY-LAW prevents an ALTERATION from being made to the said existing BUILDINGS provided the ALTERATION does not further contravene any of the REGULATIONS of this BY-LAW."

BY-LAW 028-2011

Effective Date: December 12, 2011

"28 (1) In addition to all other provisions of this By-law the following parcel of land (referred to in this paragraph as the "Affected Land") within the City of Thunder Bay, in the District of Thunder Bay:

Part of Lot 77, Registered Plan 782 being Parts 1, 2, 3, and 4, on Fort William Registered Plan 435

is subject to the following provisions:

The provisions of Section 8.1, Table 8.2.1, and Table 5.15.9 of this By-law continue to apply to the Affected Land. In addition to all other provisions of this By-law, the Affected Land is subject to the following provisions:

a) Existing BUILDINGS:

The BUILDING existing on the 16<sup>th</sup> of May, 2011 is permitted to remain in its present location. Nothing in this By-law shall prevent the extension or the strengthening or restoration to a safe condition of all or part of the said BUILDING, provided that such extension or strengthening or restoration does not further contravene any regulations of this By-law.

b) Permitted USES

In the case of the BUILDING existing on the 16<sup>th</sup> day of May, 2011, an "APARTMENT DWELLING containing a maximum of three DWELLING UNITS" is deemed to be included as a permitted USE.

c) REQUIRED LOT AREA

In the case of a three-unit APARTMENT DWELLING in the BUILDING existing on the 16<sup>th</sup> day of May, 2011, the minimum LOT AREA is 510 square metres.

d) PARKING SPACES REQUIRED:

A minimum of three PARKING SPACES is required for an "APARTMENT DWELLING containing a maximum of three dwelling units."

BY-LAW 003-2012

Effective Date: February 27, 2012

"29 (1) The following parcel of land (referred to in this paragraph as the "Affected Land") within THUNDER BAY, in the District of Thunder Bay:

Part of Lots 13 and 14, Registered Plan 371, and Part of Mining Location R-1, and a portion of the abutting STREET ALLOWANCE, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "OS" – Open Space Zone, as shown on Zoning Maps 5K and 5L of Schedule "A", and is instead designated as part of the "NC3" – Neighbourhood Centre Three ZONE.

- (2) The provisions of Table 18.2.1 of this By-law continue to apply to the Affected Land. In addition to all other provisions of this By-law, the Affected Land is subjected to the following provision:

a) Minimum LANDSCAPED OPEN SPACE:

A 2.0 metre wide strip along the STREET LINE is required

BY-LAW 009-2012

Effective Date: January 23, 2012

"30 (1)

The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 290, Lots 170-173 and a portion of the abutting lane being Part 5 on Reference Plan 55R-8332 being all of PIN 620800070;

is subject to the following provisions:

The provisions of Sections 4 and 27.1(a) and Tables 5.15.9 and 27.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the Affected Land is subjected to the following provisions:

(a) DEFINITION

A "HAIR SALON" is a PLACE where personal service from a barber, beautician, hair stylist, or aesthetician, or the like is provided.

(b) PERMITTED USES

Despite Section 27.1(a) of this BY-LAW, a "HAIR SALON", as defined in paragraph 30 (1)(a) of this By-law, is deemed to be included as permitted USE under Section 27.1(a).

(c) REGULATIONS:

- (i) Table 27.2.1 of this BY-LAW applies to require a LANDSCAPED OPEN SPACE in the form of a 6.0 m wide strip along all LOT LINES abutting a Residential Zone and LANDSCAPED OPEN SPACE in the form of a 3.0 m wide strip along all LOT LINES abutting a STREET LINE.

- (ii) TABLE 5.15.9 of this BY-LAW applies to require a minimum of one PARKING SPACE for every 65.0m<sup>2</sup> of GFA dedicated to INDUSTRIAL USE, and a minimum of one PARKING SPACE for every 20.0 m<sup>2</sup> of GFA dedicated to the use of a HAIR SALON."

BY-LAW 013-2012

Effective Date: February 27, 2012

- "31 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:
- A Portion of Registered Plan M-42, being all of Parts 2 to 8 (inclusive), and a Portion of Parts 1 and 9 on Reference Plan 55R-13267, and shown as "PROPERTY LOCATION A" on EXHIBIT TWO to and forming part of this By-law,
- is removed from the "C6" – Regional Centre Zone, as shown on Zoning Maps 7-N and 8-N, and is instead designated as part of the "C6-H" – Regional Centre Zone – Holding.
- (2) Until the "H" symbol is removed from the lands described in subparagraph 31(1), in accordance with Section 36 of the Planning Act,
- the following provisions shall apply:
- a) Permitted USES:
- BUILDINGS, STRUCTURES and USES legally existing on the 27<sup>th</sup> day of February, 2012.
- (3) The provisions of Sections 5.15.9,24.1 and Tables 5.15.9 and 24.2.1 of this By-law continue to apply to "PROPERTY LOCATION A" on EXHIBIT TWO. In addition to all other provisions of this BY-LAW, "PROPERTY LOCATION A" is subject to the following provisions:
- a) PARKING SPACES Required:
- A minimum of one (1) PARKING SPACE is required for every suite for a hotel USE.
- b) Permitted USES:
- All permitted USES within the "C6" - Zone may be used independently from each other and not as part of a SHOPPING CENTRE.
- c) Maximum HEIGHT:
- The maximum HEIGHT for a hotel shall be 18.0 metres, which includes all related roof projections that are used only as ARCHITECTURAL FEATURES, enclosures to house mechanical equipment, water storage tanks and parapet walls.



d) Maximum FLOOR SPACE INDEX:

The maximum FLOOR SPACE INDEX for a hotel is 0.90.

- (4) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

A Portion of Registered Plan M-42, being a Portion of Parts 1 and 9 on Reference Plan 55R-13267, and shown as "PROPERTY LOCATION B" on EXHIBIT TWO to and forming part of this By-law,

is removed from the "C6" – Regional Centre Zone, as shown on Zoning Maps 7N and 8N, and is instead designated as part of the "C6-H" – Regional Centre Zone – Holding.

- (5) Until the "H" symbol is removed from the lands described in subparagraph 31(4), in accordance with Section 36 of the Planning Act,

the following provisions shall apply:

a) Permitted USES:

BUILDINGS, STRUCTURES and USES legally existing on the 27<sup>th</sup> day of February, 2012.

- (6) The provisions of Sections 24.1, 24.2.1 and Table 24.2.1 of this By-law continue to apply to "PROPERTY LOCATION B" on EXHIBIT TWO. In addition to all other provisions of this By-law, "PROPERTY LOCATION B" is subject to the following provisions:

a) Permitted USES:

All permitted USES within the "C6" - Zone may be used independently from each other and not as part of a SHOPPING CENTRE.

b) Minimum REQUIRED LOT FRONTAGE

53 metres

c) Minimum REQUIRED LOT AREA

7,150 square metres

d) Minimum REQUIRED INTERIOR SIDE YARD

5.0 metres

e) Minimum REQUIRED FRONT YARD

5.0 metres

f) Minimum REQUIRED REAR YARD

5.0 metres."

**NOTE: BY-LAW 093-2012 AMENDS PARAGRAPH "31" – REMOVES H- SYMBOL**

BY-LAW 026-2012

Effective Date: March 19, 2012

"32 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Portion of part of Lot 4 on Registered Plan 267, being Part 5 on Reference Plan 55R-9446 being PIN 621800034, and shown as "PROPERTY LOCATION 1" on EXHIBIT ONE to and forming part of this Amending By-law,

is removed from the "EP" – Environmental Protection ZONE, as shown on Map 5I of Schedule "A", and is instead designated as part of the "RU2" – Rural Residential ZONE.

(2) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Portion of part of Lot 4 on Registered Plan 267, being Part 5 on Reference Plan 55R-9446 being PIN 621800034, and shown as "PROPERTY LOCATION 2" on EXHIBIT ONE to and forming part of this Amending By-law,

is removed from the "RU2" – Rural Residential ZONE, as shown on Map 5I of Schedule "A", and is instead designated as part of the "EP" – Environmental Protection ZONE."

BY-LAW 040-2012

Effective Date: May 28, 2012

"33 (1) In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this subparagraph as the "affected land" within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 132, being Lot 29 and the South 6 feet of Lot 28, more particularly described as 272 Algoma Street South and shown as "PROPERTY LOCATION ONE" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

a) Existing BUILDING:

The BUILDINGS existing on the 23<sup>rd</sup> day of April, 2012, on the affected land are permitted to remain in their present locations. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of these BUILDINGS, provided that the extension or

strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 19.1 a) continue to apply, except in the case of a single detached residential dwelling existing on the 23<sup>rd</sup> day of April, 2012, on the affected land which is a permitted USE.

- (2) In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this subparagraph as the "affected land" within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 132, being the South 12 feet of Lot 27 and the North 19 feet of Lot 28, more particularly described as 270 Algoma Street South and shown as "PROPERTY LOCATION TWO" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

a) Existing BUILDING:

The BUILDINGS existing on the 23<sup>rd</sup> day of April, 2012, on the affected land are permitted to remain in their present locations. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of these BUILDINGS, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 19.1 a) continue to apply, except in the case of a single detached residential dwelling existing on the 23<sup>rd</sup> day of April, 2012, on the affected land which is a permitted USE.

c) Location of Certain ACCESSORY BUILDINGS, STRUCTURES or USES:

The provisions of Section 5.3.4(c) shall continue to apply, except that a minimum distance of 0.3 metres is maintained between any ACCESSORY BUILDING or STRUCTURE and the INTERIOR SIDE LOT LINE.

BY-LAW 047-2012

Effective Date: November 19, 2012

- "34 (1) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Part of Mining Location R3 described as Parts 1, 2, 3, and 4 on RP 55R-10449, Part 2 on RP 55R-8139, and Part 1 on RP 55R-8139 except Part 1 on RP 55R-9814, and shown as "PROPERTY LOCATION ONE" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "R5" – Residential Future Zone, as shown on Zoning Maps 4M and 5M, and is instead designated as part of the "R1-H" – Residential One Zone – Holding.

- (2) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Part of Mining Location R3 described as Parts 1, 2, 3, and 4 on RP 55R-10449, Part 2 on RP 55R-8139, and Part 1 on RP 55R-8139 except Part 1 on RP 55R-9814, and shown as "PROPERTY LOCATION TWO" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "R5" – Residential Future Zone, as shown on Zoning Maps 4M and 5M and is instead designated as part of the "MU2-H" – Mixed Use ZONE Two – Holding.

- (3) The following parcel of land within the City of Thunder Bay, in the District of Thunder Bay:

Part of Mining Location R3 described as Parts 1, 2, 3, and 4 on RP 55R-10449, Part 2 on RP 55R-8139, and Part 1 on RP 55R-8139 except Part 1 on RP 55R-9814, and shown as "PROPERTY LOCATION THREE" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "R5" – Residential Future Zone, as shown on Zoning Maps 4M and 5M, and is instead designated as part of the "OS-H" – Open Space ZONE – Holding.

- (4) NOTWITHSTANDING any other provisions of this By-law to the contrary, until the "H" symbol is removed from the lands described in subparagraph 34(1), 34(2), and 34(3), in accordance with Section 36 of the Planning Act,:

the following provision shall apply:

- a) Permitted Uses:

Buildings, structures and uses legally existing on the 23rd day of April, 2012."

BY-LAW 052-2012

Effective Date: May 28, 2012

- "35 (1) The following parcel of land, within THUNDER BAY, in the District of Thunder Bay:

Portion of Lot 29, Concession B, Saving and Excepting Parts 1-3 on Reference Plan 55R-11524, being PIN 62238-0037, as well as a portion of the West Half

Lot 28, Concession B, being Part 2 on Reference Plan 55R-4116, and a portion of the abutting road allowance, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law,

is removed from the "EP" – Environmental Protection ZONE, as shown on Map 2C of Schedule "A", and instead designated as part of the "RU1" – Rural Area ZONE.

BY-LAW 057-2012

Effective Date: August 27, 2012

"36" (1)

In addition to all other provisions of the BY-LAW the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Lot 25, Registered Plan M-45, more particularly described as 305 Beaver Avenue, and shown as "Property Location" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

a) DEFINITIONS:

i) GAZEBO

Means an open or latticework STRUCTURE, not larger than 10 square metres in size.

ii) PERSONAL RECREATION GARDEN

Means the use of land for horticulture, where the yield is for personal use and where there is no sale of the yield, and shall not include any other AGRICULTURAL USE specifically defined in this BY-LAW.

b) Permitted USES:

In addition to the USES permitted in Section 34.1 of this BY-LAW, a PERSONAL RECREATION GARDEN and a GAZEBO, as defined in subparagraph 36 (1)(a) are deemed to be included as permitted USES, under Section 34.1.

c) REGULATIONS:

The provisions of Section 34 continue to apply, except in the case of a GAZEBO, in which case the following applies:

Minimum REQUIRED FRONT YARD	10 m
Minimum REQUIRED REAR YARD	20 m
Minimum REQUIRED EXTERIOR SIDE YARD	6 m

Minimum REQUIRE INTERIOR SIDE YARD	3 m
Maximum HEIGHT	4.6 m

- d) NATURAL VEGETATED BUFFER:  
A 20 metre NATURAL VEGETATED BUFFER shall be maintained from the rear lot line.

BY-LAW 071-2012

Effective Date July 30<sup>th</sup> 2012

1. Schedule "B" is amended by adding the following paragraph to it:

"37 The following parcel of land within the City of Thunder Bay in the District of Thunder Bay:  
Part of Lot 20, Registered Plan 106, being Part 2 on the Registered Plan 55R-1483, and a portion of the abutting road allowance, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "NC3" – Neighbourhood Centre Three Zone, as shown on Zoning Map 7N of Schedule "A", and is instead designated as part of the "MU1" – Mixed Use Zone One."

2. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

BY-LAW 088-2012

Effective Date: Sept. 17, 2012

- "38" (1) The following parcel of land within Thunder Bay, in the District of Thunder Bay:

Registered Plan FW-13, Lot 456 and portions of the abutting street and lane allowance, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law,

is removed from the "R2" - Residential Zone Two, as shown on Map 9N of Schedule "A", and is instead designated as part of the "C1" - Urban Village Zone.

BY-LAW 087-2012

Effective Date: August 27, 2012

“39” (1)

In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 677, part of Lot 4 and Registered Plan 766, Lots 1 to 6 described as Parts 1 and 2 on Reference Plan 55R-3449 and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

a) Permitted USES:

Despite the provisions of Section 22.1 in the case of the 1528m<sup>2</sup> building in the shopping centre existing on the 27<sup>th</sup> day of August, 2012, on the affected land, the following are the only permitted USES:

- ANIMAL CARE FACILITY;
- Car Wash;
- Commercial School;
- Community Health and Resource Centre;
- Day Nursery;
- DRIVE SERVICE UNITS associated with permitted USES;
- FUEL BAR;
- Hotel;
- Motel;
- MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT;
- MOTOR VEHICLE SERVICE STATION;
- OFFICE;
- PARKING LOT;
- PERSONAL SERVICES ESTABLISHMENT;
- RECREATIONAL FACILITY;
- RETAIL STORE;
- RESTAURANT; or
- SHOPPING CENTRE.

b) Permitted USES:

Despite Section 22.2.4 of this BY-LAW, the maximum GROSS FLOOR AREA for an individual OFFICE or RETAIL STORE unit may not exceed a GROSS FLOOR AREA of 930.0m<sup>2</sup> within the 1528m<sup>2</sup> building in the shopping centre existing on the 27<sup>th</sup> day of August, 2012.

BY-LAW 092-2012

Effective Date: September 24, 2012

“40” (1)

In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the “affected land”) within THUNDER BAY, in the District of Thunder Bay:

Lot 33, Registered Plan 55M-534,

is subject to the following provisions:

(a) DEFINITIONS

PHOTOGRAPHIC STORE

Means a RETAIL STORE where photographic media and/or equipment to view such media is processed, rented, serviced or sold.

(b) Permitted USES

In addition to the uses permitted in Section 27.1(a) of this By-law, a MEDICAL OFFICE and a PHOTOGRAPHIC STORE, as defined in 40(1)(a) of this paragraph, are deemed to be included as permitted USES on the affected land under Section 27.1(a).

(c) Maximum GROSS FLOOR AREA of a PHOTOGRAPHIC STORE

The maximum GROSS FLOOR AREA of a PHOTOGRAPHIC STORE is 250 square metres.

(d) Table 27.2.1 of this BY-LAW applies to require a LANDSCAPED OPEN SPACE in the form of a 6.0 m wide strip along all LOT LINES abutting a RESIDENTIAL ZONE and LANDSCAPED OPEN SPACE in the form of a 3.0 m wide strip along all LOT LINES abutting a STREET LINE.”

BY-LAW 094-2012

Effective Date: Sept 17, 2012

"41 (1)

In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "AFFECTED LAND") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 157, South Part of Lot 61, North Part of Lot 62, West Side of High Street, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

a) Permitted USES:

In addition to the USES permitted in Section 10.1 of this BY-LAW, a 4 unit APARTMENT DWELLING is deemed to be included as a permitted USE under Section 10.1.



"41 (1)

The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 157, South Part of Lot 61, North Part of Lot 62, West Side of High Street, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law, is subject to the following provisions:

a) Permitted USES:

In addition to the USES permitted in Section 10.1 of this BY-LAW, an APARTMENT DWELLING containing maximum of 6 DWELLING UNITS is deemed to be included as a permitted USE under Section 10.1 a).

b) REGULATIONS:

In the case of an APARTMENT DWELLING containing maximum of 6 DWELLING UNITS the following applies:

The Minimum REQUIRED LOT AREA is 980 m<sup>2</sup>

A PRIVACY SCREEN in the form of a fence is required along the north INTERIOR SIDE LOT LINE. The fence must have a minimum HEIGHT of 1.6 metres.

c) Location of PARKING LOTS

In the case of an APARTMENT DWELLING containing maximum of 6 DWELLING UNITS a PARKING LOT is not permitted in the FRONT YARD.

2. This By-law is in accordance with the City of Thunder Bay Official Plan, as amended.

3. This By-law shall come into force and take effect upon the date it is passed subject to

the provisions of Section 34 of the Act.

Enacted and passed this 22nd day of April, A.D. 2013

"42 (1)

The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Lot 6 and Block 11, Registered Plan 55M-540, and Part of Lyon Street (unopened road allowance) and a portion of the abutting STREET ALLOWANCE, as shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

is removed from the "FD" – Future Development ZONE, as shown on Zoning Map 7N of Schedule "A", and is instead designated as part of the "IN1" – Light Industrial ZONE."

BY-LAW 105-2012

Repealed and Replaced by By-law 020-2013

Effective Date: November 19, 2012

Effective Date: February 21, 2013

“43 (1) NOTWITHSTANDING the zone designation as shown on Zoning Map 5M of this By-law, the lands and premises being more particularly described as:

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 Mining Location R3, McIntyre Township, 1226 Dawson Road.

all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law,

are removed from the “C4” – Arterial Commercial Zone and the “R5” – Residential Future Zone and designated as part of the “MU2-H” – Mixed Use Zone Two-Holding.

(2) NOTWITHSTANDING the provisions of Section(s) 4.1, 14.1(b), 14.2.2, of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described in subparagraph 43(1), :

the following provision(s) shall apply:

a) LOT

Means the lands and premises identified as a Portion of Mining Location R3, McIntyre Township, notwithstanding that the lands may be in more than one ownership.

b) Additional Permitted USES

There shall be no Additional Permitted USES. Section 14.1 b) is deleted in its entirety.

c) Maximum number of MAIN USES per LOT:

No person shall, within any MU2 Zone, use any land, or erect or use any BUILDING or STRUCTURE such that there is more than two permitted USES on a LOT.

d) Maximum number of DWELLING UNITS:

A maximum of 50 DWELLING UNITS shall be permitted.

- (3) Until the "H" holding symbol is removed from the Affected Land, in accordance with Section 36 of the Act, the following provisions shall apply:
- (a) Only uses, buildings and structures existing on the 22<sup>nd</sup> day of October, 2012 are permitted.
  - (b) Nothing in this by-law shall prevent the strengthening or restoration to a safe condition of all or part of the said buildings and structures, provided that such strengthening or restoration does not increase the height, size, or volume of the said buildings and structures.
  - (c) No new buildings and structures are permitted."

BY-LAW 114-2012

Effective Date: October 29, 2012

"44 (1) In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Section 54, part NE ¼, Reference Plan 55R-11368, Part 18, Parcel 26632, Thunder Bay Freehold, known as 1120 Premier Way, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Section 27.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

Permitted USES:

A TECHNICAL OFFICE in the BUILDING existing on the 30th day of July, 2012 is a permitted USE.

BY-LAW 139-2012

Effective Date: December 17, 2012

"46 (1) In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

A portion of Lots 16 and 17, Registered Plan 106 in 55R13098 3&5, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 4.1, 18.1d), and 18.2.5 and Table 18.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Survival of Provisions Relating to Public Processes:

Section 2.1.1(b) of this BY-LAW does not apply to Paragraph "788" of Schedule "B" of By-law Number 177-1983, as amended.

b) Existing BUILDING:

The BUILDING existing on the 19th day of November, 2012 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

c) Definitions:

A TRANSITIONAL RECOVERY HOUSING AND EDUCATION FACILITY means a RESIDENTIAL CARE FACILITY for the 24 hour supervised accommodation, educational support, and counseling of up to 40 persons at any one time who have successfully completed short term, immediate addiction remedial care, therapy, and/or care; and where such on-site support programming is targeted to the acquisition of life skills, problem resolution, stress management, relapse prevention, and recreation; typically for a six to nine month duration; and not being a clinic that administers methadone, or involving primary or immediate addiction care, treatment or handling.

d) Permitted USES:

i) A COMMERCIAL SCHOOL, ANIMAL CARE FACILITY, and a TRANSITIONAL RECOVERY HOUSING AND EDUCATION FACILITY as defined in paragraph "46(1)c)" of this BY-LAW are permitted USES under Section 18.1d).

ii) A FUEL BAR is not a permitted USE under Section 18.1d)

BY-LAW 131-2012

Effective Date: December 17, 2012

"47 (1)

In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan M314, Block G and part of Block F, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 18.1a) and Tables 18.2.1 and 18.2.5 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Permitted USES:

A TECHNICAL OFFICE in the BUILDING existing on the 22nd day of October, 2012 a permitted USE.

b) Existing BUILDING:

The BUILDING existing on the 22nd day of October, 2012 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

c) Minimum LANDSCAPED OPEN SPACE:

A minimum of 70% of LOT AREA and a 3.0 m wide strip along all LOT LINES is required.

d) Minimum REQUIRED LOT AREA:

The minimum REQUIRED LOT AREA is 42530 m<sup>2</sup>.

e) Maximum GROSS FLOOR AREA:

The maximum GROSS FLOOR AREA for a TECHNICAL OFFICE is 4500m<sup>2</sup>.

BY-LAW 056-2013

Effective Date: June 17, 2013

“48 (1)

The following parcel of land (referred to in this paragraph as the "affected land" within THUNDER BAY, in the District of Thunder Bay:

North Part of Lot 329, Registered Plan M-50, PIN 622270021,

is subject to the following provisions:

The provisions of Sections 13.1(a) and Tables 5.15.2, 5.15.9, 13.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING

The BUILDING existing on the 19<sup>th</sup> day of March, 2012 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that such extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES

The provisions of Section 13.1(a) continue to apply, except that in the case of the BUILDING existing on the 19<sup>th</sup> day of March, 2012, an APARTMENT DWELLING with a maximum of 5 units is a permitted USE.

c) Regulations

The provisions of TABLE 13.2.1 continue to apply, except in the case of a 5-unit APARTMENT BUILDING in the BUILDING existing on the 19<sup>th</sup> day of March, 2012, in which case the following applies:

- i) The minimum REQUIRED LOT AREA is 312 square metres,
- ii) The minimum REQUIRED LOT FRONTAGE is 10.0 metres, and
- iii) The maximum LOT COVERAGE IS 40%.

d) Required Parking Spaces

The provisions of Section 5.15.9 continue to apply, except that a minimum of 4 PARKING SPACES is required for an APARTMENT DWELLING containing a maximum of 5 units in the BUILDING existing on the 19<sup>th</sup> day of March, 2012.

e) PARKING SPACE Aisles

The provisions of TABLE 5.15.2 continue to apply, except a minimum width of 4.0 metres is required for a PARKING AISLE for an APARTMENT DWELLING containing a maximum of 5 units in the BUILDING existing on the 19<sup>th</sup> day of March, 2012.

BY-LAW 003-2013

Effective Date: January 21, 2013

"49 (1)

In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "Affect Land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 219, Block 10, Lot 3 and the West Part of Lot 4, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 14.1 and Table 14.2.1 of this BY-LAW continue to apply to the Affect Land. In addition to all other provisions of this BY-LAW, the Affected Land is subject to the following provisions.

a) Existing BUILDING:

The BUILDING existing on the 30<sup>th</sup> day of July, 2012, on the Affected Land is permitted to remain in its present location. Nothing in this BY-LAW shall prevent the extension or the strengthening or restoration to a safe condition of the BUILDING, provided that such extension or strengthening or restoration is in accordance with the regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 14.1 a) continue to apply, except in the case of the BUILDING existing on the 30<sup>th</sup> day of July, 2012, in which case a SINGLE DETACHED DWELLING is a permitted USE."

BY-LAW 006-2013

Effective Date: January 21, 2013

"50 (1) In addition to all other provisions of this BY-LAW, the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan W689, Part of Lot 1, Concession 2, S.K.R., Part of Lot 17, PIN 622550194, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law;

is subject to the following provisions:

a) Survival of Provisions Relating to Public Processes:

Section 2.1.1 (b) of this BY-LAW does not apply to Paragraph "682" of Schedule "B" of By-law Number 177-1983, as amended.

The provisions of Section 8.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

b) Permitted USES:

i) A maximum of five (5) DWELLING UNITS in the building existing on the 21<sup>st</sup> day of January, 2013 is a permitted USE under section 8.1.

ii) A RESIDENTIAL CARE FACILITY ONE is not a permitted USE under Section 8.1."

BY-LAW 018-2013

Effective Date: March 11, 2013

"51 (1) NOTWITHSTANDING the zone designation as shown on Zoning Map 10K of this By-law, the lands and premises being more particularly described as:

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 10-12 and Block N in Registered Plan W 196, more particularly described as 1513 and 1517 Woodward Avenue

all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law, are removed from the "R1" – Residential Zone One and designated as part of the "MU1" – Mixed Use Zone One.

"52 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part Lots 6-10, Block H, Registered Plan W-219, and shown as "Property Location 1" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 18.1 and Table 5.15.9 of this By-law continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

PERMITTED USES

In addition to the uses listed in Section 18.1 of this By-law, a PET STORE and a RECREATIONAL FACILITY in the church hall BUILDING existing on the 22<sup>nd</sup> day of April 2013, located on the northerly portion of the site, are deemed to be included as permitted uses under Section 18.1.

In addition to the uses listed in Section 18.1 of this By-law, an APARTMENT DWELLING containing a maximum of three (3) dwelling units in the former church BUILDING existing on the 22<sup>nd</sup> day of April, 2013, located on the southerly portion of the site, is deemed to be included as a permitted use under Section 18.1.

REGULATIONS

In the case of a RECREATIONAL FACILITY in the former church hall BUILDING existing on the 22<sup>nd</sup> day of April, 2013, the following applies:

The minimum REQUIRED PARKING SPACES is 8.

In the case of an APARTMENT DWELLING containing up to 3 dwelling units in the former church BUILDING existing on the 22<sup>nd</sup> day of April, 2013, the following applies:

The minimum REQUIRED PARKING SPACES is 3.

(2) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Lots 14-15, Block 25, Registered Plan W-219, and shown as "Property Location 2" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Section 18.1 of this By-law continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

PERMITTED USES



In addition to the uses listed in Section 18.1 of this By-law, a PARKING LOT is deemed to be included as a permitted use under Section 18.1.

BY-LAW 46-2013

Effective Date: May 27, 2013

"53 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Lot 5, Block 49, Registered Plan 121, and portions of the abutting STREET ALLOWANCES, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 22.1 and Tables 5.15.2, 5.15.9 and 22.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 27<sup>th</sup> day of May, 2013, is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 22.1 continue to apply, except in the case of the BUILDING existing on the 27<sup>th</sup> day of May, 2013, in which case a MIXED USE BUILDING with a PERSONAL SERVICES ESTABLISHMENT with up to 7 DWELLING UNITS and an APARTMENT DWELLING with up to 8 DWELLING UNITS are permitted USES.

c) REGULATIONS:

In the case of a MIXED USE BUILDING with a PERSONAL SERVICES ESTABLISHMENT and up to 7 DWELLING UNITS or an APARTMENT DWELLING with up to 8 DWELLING UNITS in the BUILDING existing on the 27<sup>th</sup> day of May, 2013, the following applies:

The minimum number of REQUIRED PARKING SPACES is 8.
The minimum PARKING AISLE width for access to a PARKING SPACE is 6.0 metres where the angle of the PARKING SPACE is over 80° and up to and including 90°.

There is no REQUIRED INTERIOR SIDE YARD.
The maximum LOT COVERAGE is 41%.

BY-LAW 017-2013

Effective Date: October 22, 2012

“54 (1) NOTWITHSTANDING the zone designation as shown on Zoning Map 5M of this By-law, the lands and premises being more particularly described as:

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 Mining Location R3, McIntyre Township, more particularly described as 1226 Dawson Road all shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this By-law, are removed from the “C4” – Arterial Commercial Zone and the “R5” – Residential Future Zone and designated as part of the “MU2-H” – Mixed Use Zone Two Zone-Holding.

(2) NOTWITHSTANDING the provisions of Section(s) 4.1, 14.1(b), Table 14.2.1, of this By-law, or any other provisions of this By-law to the contrary, and in addition to all other provisions of this By-law, in the case of the lands and premises being more particularly described in subparagraph (1),

the following provision(s) shall apply:

a) Model Display Unit and Sales Office

Model Display Unit and Sales Office be defined as a building containing a sales office for, and model of, the residential dwellings being constructed and offered for sale on the adjacent lot, which is permitted in the building existing on the 22<sup>nd</sup> day of October 2012 until the 31<sup>st</sup> day of December, 2019

b) The following Additional Permitted USE is added to Section 14.1 b)

A Model Display Unit and Sales Office

c) The following Additional Permitted Use is deleted from Section 14.1 b)

Fuel Bar

d) Minimum Required Interior Side Yard for the building existing on the 22<sup>nd</sup> day of October, 2012

2.7 metres

e) Minimum Required Rear Yard for the building existing on the 22<sup>nd</sup> day of October, 2012

3.1 metres

f) Maximum Number of Dwelling Units:

A maximum of 15 dwelling units shall be permitted.

- (3) Until the “H” holding symbol is removed from the Affected Land, in accordance with Section 36 of the Act, the following provision shall apply:
- a) A Model Display Unit and Sales Office shall be the only permitted use.
  - b) Nothing in this by-law shall prevent the strengthening or restoration to a safe condition of all or part of the said buildings and structures, provided that such strengthening or restoration does not increase the height, size, or volume of the said buildings and structures.
  - c) No new buildings and structures are permitted.

BY-LAW 040-2013

Effective Date: May 27, 2013

"55 (1) In addition to all other provisions of this BY-LAW the following parcel of land (referred to in this paragraph as the "Affected Land") within THUNDER BAY, in the District of Thunder Bay:

South part of Mining Location 19, White's Survey, McIntyre, being Part 2 on Reference Plan 55R-8090, and shown as "PROPERTY LOCATION" on EXHIBIT ONE to and forming part of this Amending By-law,

is subject to the following provisions:

a) LOT COVERAGE by ACCESSORY BUILDINGS or STRUCTURES

Despite the provisions of Section 5.3.2 (b)(ii), the total GROSS FLOOR AREA of all ACCESSORY BUILDINGS or STRUCTURES shall not exceed 220 square metres in the RU2 ZONE on the affected land.

b) HOME OCCUPATIONS – Where Permitted

Despite the provisions of Section 5.8.3.1, a dog training service shall be allowed as a HOME OCCUPATION, but shall not include any type of KENNEL or ANIMAL BOARDING FACILITY or ANIMAL CARE FACILITY, and shall not allow for the overnight boarding of dogs associated with the HOME OCCUPATION. The HOME OCCUPATION associated with the dog training service shall allow a maximum of eight (8) clients/pupils at any one given time on the affected land.

c) REGULATIONS for HOME OCCUPATIONS

i) Despite the provisions of Section 5.8.3.2 (a), the HOME OCCUPATION may be lawfully conducted inside and/or outside the DWELLING UNIT and/or one or more BUILDINGS or STRUCTURES that are ACCESSORY to the DWELLING UNIT.

ii) Despite the provisions of Section 5.8.3.2 (j), the area devoted to all HOME OCCUPATIONS, whether located in the DWELLING and/or an

ACCESSORY BUILDING or STRUCTURE, must not exceed a GFA of 208 square metres in the RU2 ZONE on the affected land."

BY-LAW 052-2013

Effective Date: June 17, 2013

"56 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Mining Location "H" Scotts Survey being Part 3 on Reference Plan 55R-12351.

is subject to the following provisions:

a) HOME OCCUPATIONS – Where Permitted:

Despite Section 5.8.3.1 of this BY-LAW, a cabinet maker is a permitted HOME OCCUPATION on the affected land.

b) REGULATIONS:

Despite Section 5.8.3.2 (j) of this BY-LAW, the maximum GFA devoted to a HOME OCCUPATION is 165 m<sup>2</sup>.

BY-LAW 055-2013

Effective Date: June 17, 2013

"57 (1) The following parcel of land (referred to in this Paragraph as the "Affected Land") within the City of THUNDER BAY in the District of Thunder Bay:

Lots 37 to 38, Block 11, Registered Plan 54, and a portion of the abutting road and lane allowance, and shown as "PROPERTY LOCATION" on Exhibit One to and forming part of this By-law,

is removed from the "R2" – Residential Zone Two, as shown on the Zoning Map 80 of Schedule "A", and are instead designated as part of the "C1" – Urban Village Zone.

(2) The provisions of Table 19.2.1 of this By-law continue to apply to the Affected Land. In addition to all other provisions of this By-law, the Affected Land is subject to the following provisions:

a) LANDSCAPED OPEN SPACE

LANDSCAPED OPEN SPACE in the form of a 3.0 metre wide strip along the lot line abutting a STREET LINE is required."

BY-LAW 84-2013

Effective Date: August 26, 2013

"58 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Lot 6, Registered Plan 770, City of Thunder Bay, PIN 621730064, known as 39 and 41 Junot Avenue, South and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "C4" – Arterial Commercial ZONE, as shown on Map 5N of Schedule "A", and is instead designated as part of the "MU2" Mixed Use Zone 2 ZONE.

(2) The provisions of Section 14 and Table 14.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING

The BUILDING existing on the 26<sup>th</sup> day of August, 2013, is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 14.1 continue to apply, except in the case of the BUILDING existing on the 26<sup>th</sup> day of August, 2013, in which case an APARTMENT BUILDING with up to 3 DWELLING UNITS is a permitted USE.

c) REGULATIONS

In the case of an APARTMENT DWELLING with a maximum of 3 DWELLING UNITS in the BUILDING existing on the 26<sup>th</sup> day of August, 2013, the following applies:

The Minimum REQUIRED LOT FRONTAGE is 21.0 m
The Minimum REQUIRED LOT DEPTH is 28.0 m
The Minimum REQUIRED LOT AREA is 588.0 m <sup>2</sup>
The Minimum REQUIRED REAR YARD 5.0 m
The Minimum REQUIRED INTERIOR SIDE YARD without ATTACHED garage or carport is 0.0 m
The Maximum LOT COVERAGE is 35.5%
The minimum REQUIRED LANDSCAPED OPEN SPACE is 17% of LOT AREA and a 3.0 wide strip along all STREET LINES

"59 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of the Southeast Subdivision of Section 52 being Remainder of Parcel 6243 Port Arthur freehold and Part of the Southeast Subdivision of Section 52, designated as Part 1 on Reference Plan 55R-6900 being Parcel 23669, Thunder Bay Freehold, PIN 620630006, and shown as "Property Location 1" and "Property Location 2" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "IN3" – Heavy Industrial ZONE, as shown on Map 80 of Schedule "A", and Property Location 1 is instead designated as part of the "C2" Urban Centre ZONE and Property Location 2 is instead designated as part of the "C2-H" Urban Centre ZONE, subject to a holding designation.

(2) The provisions of Section 20.1 and Table 20.2.1 of this By-law continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Permitted USES:

i) A FINANCIAL OFFICE and a MEDICAL OFFICE are permitted USES under Section 20.1 in addition to the USES permitted in Section 20.1.

ii) A MIXED USE BUILDING is not a permitted USE under Section 20.1.

b) REGULATIONS:

i) The Maximum GROSS FLOOR AREA for a FINANCIAL OFFICE is 1,000 m<sup>2</sup>;

ii) The Maximum GROSS FLOOR AREA for an OFFICE is 2,186.4 m<sup>2</sup>;

iii) The Maximum GROSS FLOOR AREA for a MEDICAL OFFICE is 600 m<sup>2</sup>.

(3) Until the "H" holding symbol ZONE label is removed from the affected land, in accordance with Section 36 of the Act, the following provisions shall apply:

a) Only USES, BUILDINGS, and structures lawfully existing on the September 17, 2012 are permitted.

b) Nothing in this BY-LAW prevents the strengthening or restoration to a safe condition of those BUILDINGS and structures, provided that such strengthening or restoration does not increase the height, size, or volume of them.

- c) No new BUILDINGS or structures are permitted."

BY-LAW 87-2013

Effective Date: September 23, 2013

- "60 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 55M-621, Lot 10 and shown as "Property Location 1" and "Property Location 2" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provision:

Despite Table 8.2.1 of this BY-LAW, The Minimum REQUIRED LOT AREA for LOTS with MUNICIPAL WATER SERVICE and without MUNICIPAL SEWAGE SERVICE is 1559m<sup>2</sup> for "Property Location 1"; and 1868m<sup>2</sup> for "Property Location 2"

BY-LAW 09-2013

Effective Date: Oct. 30/13

- "61 (1) In addition to all other provisions of this By-Law the following parcel of land (referred to in this Paragraph as the "Affected Land" within Thunder Bay in the District of Thunder Bay):

North Parts of Lots 14 and 15, Registered Plan 770 less Part 1 on Reference Plan 55R-2616, and shown as "Property Location 1" and "Property Location 2" on Exhibit One to and forming part of this Amending By-Law,

is subject to the following provisions:

The provisions of Sections 4 and 14.2.2 and Tables 5.15.9 and 14.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

- a) Survival of Provisions Relating to Public Processes:

Table 2.1.1 of the Zoning By-Law 100-2010 is amended by deleting the number "139" in its entirety.

DEFINITIONS

- i) LOT

Means the Affected Lands even though those lands may be in up to three ownerships;

- ii) FRONT LOT LINE

Means the LOT LINE of the Affected Land common to the STREET ALLOWANCE that forms Melon Street.

b) REGULATIONS:

i) Despite Tables 5.15.9 and 14.2.1, in the case of an APARTMENT DWELLING or TOWNHOUSE DWELLING the following applies:

<p>The minimum number of PARKING SPACES for APARTMENT DWELLINGS or TOWNHOUSE DWELLINGS is 1.25 PARKING SPACES per DWELLING UNIT.</p>
<p>The Minimum REQUIRED LOT FRONTAGE for the Affected Land is 30.45 metres for the USES permitted by Section 14.1 of this BY-LAW</p>
<p>The Maximum number of DWELLING UNITS on the LOT is 21 for "Property Location 1", 12 for "Property Location 2"</p>
<p>The Minimum REQUIRED INTERIOR SIDE YARD, REAR YARD, AND FRONT YARD are as shown on Exhibit One to and forming part of this Amending By-Law</p>
<p>The Maximum HEIGHT for APARTMENT DWELLINGS is 7.6 metres on "Property Location 1" and 12 metres on "Property Location 2"</p>
<p>For "Property Location 2", a LANDSCAPED OPEN SPACE in the form of a continuous strip as shown on Exhibit One to and forming part of this Amending By-Law is required.</p>

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ii) continues to apply except that there may be a combination of APARTMENT DWELLINGS and TOWNHOUSE DWELLINGS on the Affected Land."



BY-LAW 093-2013

Effective Date:Oct.24/13

"63 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Registered Plan No. 211, E Half of W Half Lot 50 and E Half Lot 50, PIN 621110139 and PIN 621110140, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "R3" – Residential Zone Three ZONE, as shown on Map 9K of Schedule "A", and is instead designated as part of the "MU2" – Mixed Use Zone Two ZONE."

BY-LAW 102-2013

Effective Date:Oct.30/13

"64 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Town Plot, part of Lot 1 N/S Empire Street and Part 1 on Reference Plan 55R-2200, and portions of the abutting STREET ALLOWANCES, and shown as " PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law,

is removed from the "IN3" – Heavy Industrial ZONE, as shown on Map 9N of Schedule "A", and is instead designated as part of the "IN1-A" – Light Industrial ZONE – 'A'.

(2) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Town Plot, part of Lot 1 N/S Empire Street, and shown as "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provision:

Permitted USES:

Despite the provisions of Section 28.1 of this By-law, a PARKING LOT for USES permitted on the lands described in subparagraph 64(1) of this by-law is the only permitted USE on lands shown as "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law."

BY-LAW 122-2013

Effective Date: Jan.16/14

"65 (1) The following parcel of land (referred to in this paragraph as the "Affected Land") within the City of Thunder Bay, in the District of Thunder Bay:

Plan M52 Lot 12 to Lot 16 Pt Lot 17 Rem Pcl 1731 2076 1658 1252 1617, municipally known as 1080 to 1092 Memorial Avenue, and shown as "Property Location" on Exhibit One,

Is subject to the following provisions:

a) PERMITTED USES:

In addition to the USES permitted in Section 22.1 of this By-Law, a maximum number of one COMMERCIAL SCHOOL is permitted as a temporary use for a maximum of three (3) years at this location. At the end of the three (3) year time period, the COMMERCIAL SCHOOL shall be removed unless a request is submitted for a time extension and approved by The Corporation of the City of Thunder Bay pursuant to Section 39 of the Planning Act, R.S.O. 1990 or a new Zoning By-Law has been introduced permitting the use.

b) Maximum GROSS FLOOR AREA:

Maximum GROSS FLOOR AREA of a COMMERCIAL SCHOOL is 90.0 sq-metres.

(2) All other provisions of Zoning By-law 100-2010, as amended, continue to apply.

- "66 (1) The following parcel of land (referenced to in this paragraph as the "affected land" within THUNDER BAY, in the District of Thunder Bay:
- Part of Lot 150, Registered Plan 547 being part 5 on Reference Plan 55R-12825, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,
- is removed from the "R1" – Residential One ZONE, as shown on Map 5M of Schedule "A", and is instead designated as part of the "MU1" – Mixed Use ZONE One.
- (2) Despite the provisions of Sections Section 2.1.1(a) and 2.1.1(b), the affected land is subject to the following provisions:
- i) Survival of Certain Provisions:  
Table 2.1.1(a) does not apply for paragraph "369".
  - ii) Survival of Provision Relating to Public Processes:  
Section 2.1.1(b) does not apply for paragraph "775".

1. Table 2.1.1 of By-law 100-2010, as amended, is amended by deleting the number "76" in its entirety.
2. Schedule "B" is amended by adding the following paragraph to it:

"67 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 42, Part of Lot 222, PIN 62028-0086, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Table 9.2.1 of this By-law continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 24<sup>th</sup> day of February, 2014 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) REGULATIONS:

In the case of a DUPLEX DWELLING in the BUILDING existing on the 24<sup>th</sup> day of February, 2014, the minimum REQUIRED LOT FRONTAGE is 10.0 metres."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date of its final passing, subject to the provisions of Section 34 of the Act.

BY-LAW 104/2015

September 14, 2015

1. Schedule "B" of By-law 100-2010 is amended by adding the following paragraph to it:

"68 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Part of Lot 19, Concession 4, N.K.R., Township of Neebing, and portions of the abutting STREET ALLOWANCES, and shown as "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law,

is removed from the "R5" – Residential Future ZONE, as shown on Maps 8F, 8G, 9F, and 9G of Schedule A, and is instead designated as part of the "R1" - Residential Zone One.

- (2) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Part of Lot 18, Concession 4, N.K.R., Township of Neebing, and portions of the abutting STREET ALLOWANCES, and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law,

is removed from the "R1" – Residential Zone One and "R5" – Residential Future ZONE, as shown on Maps 8F, 8G, 9F, and 9G of Schedule A, and is instead designated as part of the "R1 - H" - Residential Zone One - Holding."

2. In accordance with the policies established in the OFFICIAL PLAN, as amended, the holding symbol may be removed from the affected land, when the following conditions have been met:

For Development on the basis of partial services:

- a) The owner submit a revised comprehensive hydrogeological report for the entire subject lands, shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law, by a qualified consultant (and a peer review) to the satisfaction of the City of Thunder Bay and thereafter amend the Zoning By-law plan, if required, to address the need for an increase in lot size, in accordance with the recommendations of the approved hydrogeological report.
- b) The owner submit the entire subdivision plan for the entire subject lands, shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law.
- c) The owner enters into a Subdivision Agreement satisfactory to the City of Thunder Bay to satisfy all the requirements, financial and otherwise, concerning the provision of roads, parkland or cash in lieu, hydrogeological recommendations if required, installation of services and stormwater management for the proposed stage of development;

For Development on the basis of full urban services:

- a) The owner submit the entire subdivision plan for the entire subject lands, shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law.

- b) The owner enters into a Development Agreement satisfactory to the City of Thunder Bay to establish the extension of the trunk sewer, after obtaining the necessary lands. If appropriate, this requirement may be satisfied through the Subdivision Agreement.
- c) The owner enters into a Subdivision Agreement satisfactory to the City of Thunder Bay to satisfy all the requirements, financial and otherwise, concerning the provision of roads, parkland or cash in lieu, installation of full urban services and stormwater management for the development;

3. This By-law is in accordance with the OFFICIAL PLAN.

4. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 14<sup>th</sup> day of September, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 029-2014

Effective Date May 16,2014

"69 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

A portion of the north west Quarter of Section 50, McIntyre, designated as Parts 3 and 4 on Reference Plan 55R-8627, subject to an easement over Part 1 on Reference Plan 55R-11072, and designated as Part 1 on Reference Plan 55R-11922, and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

a) Permitted USES:

The provisions of Section 35.1 continue to apply, except in the case of the BUILDING existing on the 26<sup>th</sup> day of May, 2014, in which case a non-medical OFFICE is a permitted USE.

b) Maximum GROSS FLOOR AREA:

The maximum GROSS FLOOR AREA for all non-medical OFFICE USES within the BUILDING existing on the 26<sup>th</sup> day of May, 2014, is limited to a maximum of 3,000 square meters."

"70 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay: Registered Plan M-192, Lot 7, Registered Plan 827, Lot 5, and Registered Plan 572, part of closed Ontario Street, and, leased City-owned lands described as Parts 1, 2, and 3, Reference Plan 55R-9857, and shown as "Subject Property" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

Despite the provisions of Sections 2.1.1 (b), 4.1, 5.13.1, 5.14.3, 5.14.4, 5.15.2, 5.15.3, 5.15.4, 5.15.9, 5.15.10, 5.15.10.1, 22.1, 22.2.1, and 22.2.2 and Tables 5.14.4, 5.15.2, 5.15.9, and 22.2.1 of this BY-LAW and in addition to all other provisions of the BY-LAW, the affected land is subject to the following provisions:

a) Survival of Provisions Relating to Public Processes:

Section 2.1.1 (b) of the BY-LAW, does not apply to Paragraphs "647" and "739" of Schedule "B" of By-law Number 177-1983, as amended.

b) DEFINITIONS

i) LOT

Means the Subject Property even though these lands may be in more than one ownership.

ii) FRONT LOT LINE

Means the lot line abutting Memorial Avenue.

iii) RECREATION FACILITY

A RECREATION FACILITY may include a bingo hall.

iv) NIGHT CLUB

A NIGHT CLUB may include a gaming area.

c) PERMITTED USES:

In addition to the uses permitted in Section 22.1 of this BY-LAW, a NIGHT CLUB with a maximum GROSS FLOOR AREA of 230

square metres is deemed to be included as a permitted USE under Section 22.1.

d) Location of Existing BUILDINGS

The BUILDINGS existing on the 22<sup>nd</sup> day of January, 2007 are permitted to remain in their present locations. Nothing in this BY-LAW shall prevent the extension or the strengthening or restoration to a safe condition of all or part of the said BUILDINGS provided that such extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

e) Minimum LANDSCAPED OPEN SPACE:

None

f) Number of LOADING SPACES Required:

One

g) PARKING SPACES:

- i) The size, number and location of PARKING SPACES and barrier free PARKING SPACES shall be provided as shown on the "Site Plan" on Exhibit Two to and forming part of this Amending By-law.
- ii) The minimum number of PARKING SPACES required for a NIGHT CLUB and RECREATION FACILITY located within the same BUILDING is 67.

h) Access to PARKING LOTS and PARKING SPACES:

DRIVEWAYS and PARKING AISLES shall be provided as shown on the "Site Plan" on Exhibit Two to and forming part of this Amending By-law.

- "71 (1) The Zone labels shown on Map 4P of Schedule "A" as they apply to the following parcels of land (referred to in this paragraph as the "affected lands") within THUNDER BAY, in the District of Thunder Bay:



Lots 25, 26, 39 & 40, Registered Plan 762; Portion of Mining Location 15, Savigny's Survey, McIntyre Township also known as Hydroelectric Pole Line as shown on Registered Plan 762; Portion of Mining Location 10, Savigny's Survey, being a 100 Hydroelectric Pole Line Corridor; Portion of Mining Location 13, Savigny's Survey, McIntyre Township; all of Registered Plan 522 except that Portion West of the East limits of Brook Street; all of Registered Plan 186, except Block A, Registered Plan 854; all of Registered Plan 233 except Block A, Registered Plan 853 & Block A, Registered Plan 854; all of Registered Plan 597 except Brook Street; Portion of Lots 16-30, Block 9, Registered Plan M-25; Lane South of and East of Lots 16-30, Block 9, Registered Plan M-25; Portion of Block A, Registered Plan M-313; Block A, Registered Plan 853; Portion of Block A, Registered Plan 854; Portion of Block B, Registered Plan 853, and portions of the abutting STREET ALLOWANCES,

and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law, as shown on Map 4P of Schedule "A" are amended, with the exception of lands in the "EP" – Environmental Protection Zone, by adding an "H" – Holding Symbol suffix to the "RU2" – Rural Residential Zone, the "NC2" – Neighbourhood Centre Two Zone and the "OS" – Open Space Zone.

- (2) Until the "H" holding symbol ZONE label is removed from the affected land, in accordance with Section 36 of the Act, the following provisions shall apply:
- a) Only USES, BUILDINGS, and structures lawfully existing on the 26<sup>th</sup> day of May, 2014 are permitted.
  - b) Nothing in this BY-LAW prevents the expansion, strengthening or restoration to a safe condition of those BUILDINGS and structures.
  - c) No new main BUILDINGS or dwelling units are permitted."

BY-LAW 098-2014

Effective Date October 20,2014

1. Schedule "B" is amended by adding the following paragraph to it:

"72 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 267, Part of Lot 3, PIN 621800047 and shown as "PROPERTY LOCATION 1" on EXHIBIT ONE to and forming part of this Amending By-law, is removed from the "EP" – "Environmental Protection ZONE", as shown on Map 5J of Schedule "A", and is instead designated as part of the "RU2" – "Rural Residential ZONE".

- (2) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 267, Part of Lot 3, PIN 621800047 and shown as "PROPERTY LOCATION 2" on EXHIBIT ONE to and forming part of this Amending By-law, is removed from the "RU2" – "Rural Residential ZONE", as shown on Map 5J of Schedule "A", and is instead designated as part of the "EP" – "Environmental Protection ZONE".

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.
3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 20<sup>th</sup> day of October, A.D. 2014 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 051-2014

Effective Date June 18,2014

- "73 (1) The following parcel of land (referred to in this subparagraph 73(1) as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 546, Lots 59-60, and shown as "Location 1" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

Despite the provisions of Sections 13.1 and 5.15.2(d), and Table 13.2.1 of this BY-LAW and in addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Permitted USES:

In addition to the uses permitted in Section 13.1 of this BY-LAW, an OFFICE in the BUILDING existing on the 19<sup>th</sup> day of November, 2012, which may be expanded to a maximum GROSS FLOOR AREA of 332 square metres, is deemed to be included as a permitted USE under Section 13.1.

b) REGULATIONS:

In the case of an OFFICE the following applies:

Maximum GROSS FLOOR AREA	332 square metres
Maximum LOT COVERAGE	55%
Minimum LANDSCAPED OPEN SPACE	None

c) Access to PARKING LOTS and PARKING SPACES:

There is no required PARKING AISLE to provide unobstructed access from PARKING SPACES to a DRIVEWAY.

(2) The following parcel of land (referred to in this subparagraph 73(2) as the “affected land”) within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 546, Lots 55-56, and shown as “Location 2” on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

Despite the provisions of Sections 9.1, 5.10, 5.15.2(c) and Table 5.15.2 of this BY-LAW and in addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Permitted USES:

In addition to the USES permitted in Section 9.1, a PARKING LOT for the OFFICE use permitted on the lands described in subparagraph 73(1) of this BY-LAW is a permitted USE under Section 9.1.

b) Access to PARKING LOTS and PARKING SPACES:

<u>PARKING SPACE aisles:</u>	
<u>Angle of PARKING SPACE</u>	<u>Minimum PARKING AISLE width</u>
over 80° up to and including 90°	6.0 metres

c) PRIVACY SCREENS

A PRIVACY SCREEN in the form of a fence is required along the easterly LOT LINE. The fence must have a minimum HEIGHT of 1.6 metres to within 1.5 metres of the REAR LOT LINE.

BY-LAW 10-2015

Effective Date February 9<sup>th</sup> 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"75 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 196, Block P, Part Lot 16, Lot 17 and East Part of Lot 18, described on Part 1 of Reference Plan 55R-13629 and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, is removed from the "R1" – Residential Zone One, as shown on Map 10K of Schedule "A", and is instead designated as part of the "NC3" – Neighbourhood Centre Zone Three."

BY-LAW 065-2014

Effective Date Aug.12 ,2014

1. Schedule "B" is amended by adding the following paragraph to it:

"76 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Part of Mining Location R-1, South of Dawson Road, PIN 622340180, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, is removed from the "C3" – Highway Commercial Zone, as shown on Map 4L of Schedule "A", and is instead designated as part of the "RU2" – Rural Residential Zone."

BY-LAW 094-2014

Effective Date October 20, 2014

1. Schedule "B" is amended by adding the following paragraph to it:

"77 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 61, Block R, Lot 10, PIN 62028-0216 and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 4, Section 19, Table 5.15.2, Table 5.15.9 and Table 19.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) DEFINITIONS:

A "MINI-STORAGE WAREHOUSE" is defined as "a BUILDING or part thereof which is used primarily for the housing and storage of household goods, wares, merchandise, articles, and the like, but does not include hazardous materials storage".

b) Existing BUILDING:

The BUILDING existing on 17<sup>th</sup> day of November, 2014, is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

c) Permitted USES:

In the case of the BUILDING existing on 17<sup>th</sup> day of November, 2014, a "MINI-STORAGE WAREHOUSE" is a permitted USE.

d) REGULATIONS:

In the case of the BUILDING existing on the 17<sup>th</sup> day of November 2014, the following applies:

The Maximum GROSS FLOOR AREA devoted to MINI-STORAGE WAREHOUSE USE is 350 square metres.
The Minimum setback from the front lot line for MINI-STORAGE WAREHOUSE USE in the existing BUILDING is 12 metres.
The Maximum GROSS FLOOR AREA of an individual storage unit is 10 square metres.
The Minimum number of REQUIRED PARKING SPACES for permitted non-residential USES or up to 4 dwelling units in the existing

BUILDING is 6.
The Minimum PARKING AISLE Width leading to a DRIVEWAY is 0 metres.”

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 17<sup>th</sup> day of November, A.D. 2014 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 091-2014

1. Schedule "B" is amended by adding the following paragraph to it:

"78 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 728, west part of Lot 5, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "OS-N" – Open Space ZONE - Noise, as shown on Map 10F of Schedule "A", and is instead designated as part of the "R1-N" – Residential One ZONE - Noise."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended by Official Plan Amendment No. 50.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 20<sup>th</sup> day of October, A.D. 2014 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 104-2014

Effective Date December 8, 2014

1. Table 2.1.1 of By-law 100-2010, as amended, is amended by deleting the number "563" in its entirety.

2. Schedule "B" is amended by adding the following paragraph to it:

“80 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Parcel 685-1, Section WM-41, being Part of Lot 685, Registered Plan WM-41, designated as Part 1 on Reference Plan 55R-10929; Parcel 15321, Thunder Bay Freehold, Part of Lot 685, Registered Plan WM-41, being Part 1 on Reference Plan 55R-830; Parcel 3486, City of Fort William Freehold, Parts of Lots 566 to 582 inclusive on Registered Plan WM-41 Parcel 3130, City of Fort William Freehold, Parts of Lots 566 to 582 inclusive on Registered Plan WM-41; and, Lots 262 to 266 inclusive on Registered Plan W-559, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 5.3, Table 5.15.9, Section 14 and Table 14.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDINGS

The BUILDINGS existing on the 17<sup>th</sup> day of November 2014, are permitted to remain in their present locations. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of the BUILDINGS, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Definitions

A "miniature golf course" means an area of land operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of the game on a small scale, without a public address system or a public music system, but does not include a golf ball driving range.

c) Permitted USES:

The provisions of Section 14.1 continue to apply, except in the case of the MAIN BUILDING existing on the 17th day of November, 2014, in which case a motel with a maximum of 29 suites is a permitted USE together with a DWELLING UNIT, office, and laundromat as ACCESSORY USES to the motel.

A miniature golf course with a maximum of 18 holes and a maximum of one ACCESSORY BUILDING is permitted.

A FUEL BAR and DRIVE SERVICE UNITS are not permitted USES under Section 14.1.

d) REGULATIONS:

- (i) The Minimum REQUIRED LOT AREA is 6,573 square metres;
- (ii) A chain link fence having a minimum height of 1.8 metres shall be provided and maintained along the most westerly lot line abutting the C.N.R. right-of-way.
- (iii) A Minimum of 41 PARKING SPACES shall be required for a motel and a Minimum 18 PARKING SPACES shall be required for a miniature golf course.

e) ACCESSORY USES in General:

In the case of a BUILDING ACCESSORY to a motel or a miniature golf course, the following applies:

1. Minimum REQUIRED FRONT YARD is 6.0 metres
2. Minimum REQUIRED INTERIOR SIDE YARD is 6.0 metres
3. Minimum REQUIRED EXTERIOR SIDE YARD is 6.0 metres
4. Minimum REQUIRED REAR YARD is 0.4 metres
5. Maximum HEIGHT is 6.5 metres
6. Maximum GROSS FLOOR AREA of 150.0 square metres."

BY-LAW 130/2016

Effective October 24, 2016

1. Schedule "B" is amended by adding the following paragraph to it:

"81 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

(a) Portion of Concession 1 SKR, Part of Lot 19, being a portion of Parts 7 and 8 on Reference Plan 55R 2059 and shown as "Property Location 1" on Exhibit One and portions of the abutting STREET ALLOWANCES, to and forming part of this Amending By-law,

is removed from the "RU1" – Rural Area Zone, as shown on Map 11F of Schedule "A", and is instead designated as part of the "R1-H" Residential



Zone One, subject to a holding designation and with a portion subject to an Environmental Overlay, and;

(b) Portion of Concession 1 SKR, Part of Lot 19, being a portion of Parts 7 and 8 on Reference Plan 55R 2059, known municipally as 1955 West Riverdale Road and shown as "Property Location 2" on Exhibit One, to and forming part of this Amending By-law,

is removed from the "RU1" – Rural Area Zone, as shown on Map 11F of Schedule "A", and is instead designated as part of the "EP" – Environmental Protection Zone, and;

(2) a) Permitted USES:

Despite the USES permitted in Section 8.1 of this BY-LAW, only a SINGLE DETACHED DWELLING is a permitted use on Property Location 1.

b) REGULATIONS:

All other provisions of Zoning By-law 100-2010, as amended, apply.

(3) Until the "H" holding symbol is removed from the affected land, in accordance with Section 36 of the Act, the following provisions shall apply:

a) Only USES lawfully existing on the 24<sup>th</sup> day of October, 2016 are permitted.

b) No new BUILDINGS or structures are permitted.

4. This By-law is in accordance with the OFFICIAL PLAN, as amended by Official Plan Amendment No. 51.

5. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 24th day of October, A.D. 2016 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 88/2014

Effective November 17, 2014

1. Schedule "B" of Zoning By-law 100-2010, as amended is further amended by adding the following paragraph to it:

"82 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 220 Lots 1-12, 17-30, 34-49, 52-68 part of Lots 13, 31, 50, 69 and a portion of Streets and Lanes in Plan 830, Part of Block B more specifically described as Parts 1-14 and Parts 25-27 on Reference Plan 55R-13460, and shown as "PROPERTY LOCATION" on Exhibit One to and forming part of this Amending By-law,

is removed from the "NC3" – Neighbourhood Centre ZONE 3, as shown on Map 7N off Schedule "A", and is instead designated as part of the "MU3" – Mixed Use ZONE 3.

(2) Despite the provisions of Sections 2.1.1b), 4.1 and 15.1 and Table 15.2.1 of BY-LAW 100-2010, the affected land is subject to the following provisions:

c) Survival of Provisions Relating to Public Processes:

Section 2.1.1 (b) of this BY-LAW does not apply to Paragraph "792" of Schedule "B" of By-law Number 177-1983, as amended.

b) DEFINITIONS:

A "STREET ALLOWANCE" is a strip of land identified as a public road under the jurisdiction of a PUBLIC AUTHORITY, which may or may not be maintained and/or open to the public on a year-round basis or a PRIVATE STREET.

c) Permitted USES:

Section 15.1c) does not apply to the affected land.

d) Regulations:

i. The Maximum number of DWELLING UNITS permitted on the affected land is 220."

2. This BY-LAW is in accordance with the OFFICIAL PLAN, as amended.

3. This BY-LAW shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Planning Act.

Enacted and passed this 17th day of November, A.D. 2014 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

1. Schedule "B" is amended by adding the following paragraph to it:

"83 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay: Registered Plan WM-31, Lots 591 to 628, PIN 620850181, is subject to the following provisions:

The provisions of Sections 26.1a) and Tables 5.15.9, 26.2.1, 26.2.4 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Permitted USES:

A FOOD STORE, MEDIA STORE, MEDICAL OFFICE, PERSONAL SERVICES ESTABLISHMENT, COMMUNITY HEALTH AND RESOURCE CENTRE, PET STORE, and pharmacy are permitted USES under Section 26.1.

b) REGULATIONS:

The Maximum GROSS FLOOR AREA for uses listed in Section 83(1)a) is 930 m <sup>2</sup>
The minimum number of REQUIRED PARKING SPACES is one space for every 20.0 square metres of GROSS FLOOR AREA
The Maximum GROSS FLOOR AREA for a FOOD STORE is 300m <sup>2</sup>
The Maximum GROSS FLOOR AREA for a MEDIA STORE is 150m <sup>2</sup>
The Maximum GROSS FLOOR AREA for a PERSONAL SERVICES ESTABLISHMENT is 150m <sup>2</sup>
The Maximum GROSS FLOOR AREA for a PHARMACY is 300m <sup>2</sup>
The Maximum GROSS FLOOR AREA for a PET STORE is 300m <sup>2</sup>

2. This By-law is in accordance with the OFFICIAL PLAN, as amended by Official Plan Amendment No. 52.

BY-LAW 06/2015

Effective Date January 19, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"84 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 111, Lot 1, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "MU1" – Mixed Use Zone One, as shown on Map 6-O of Schedule "A", and is instead designated as part of the "C1" – Urban Village Zone.

(2) The provisions of Sections 5.10 and 19 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 19th day of January, 2015 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) REGULATIONS:

In the case of an office in the BUILDING existing on the 19th day of January, 2015, the following applies:

The minimum number of REQUIRED PARKING SPACES is 3.
A PRIVACY SCREEN in the form of a fence is required along the northwesterly LOT LINE. The fence must have a minimum HEIGHT of 1.6 metres."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

BY LAW 08 -2015

Effective Date February 23,2015

1. Schedule "B" is amended by adding the following paragraph to it:

- (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Section 48, being Parts 1 and 3 on Reference Plan 55R-2176, Part of Mining Location 2, being Parts 2, 4 and 5 on Reference Plan 55R-2176, Part of Mining Location 3, being Part 6 on Reference Plan 55R-2176, and Part of the North West Quarter of Section 49, being Part 3 on Reference Plan 55R-1486, and portions of the abutting STREET ALLOWANCES, and shown as "Property Location 1" on Exhibit One to and forming part of this Amending By-law,

is removed from the "RU2" – Rural Residential ZONE, as shown on Maps 7J and 7K of Schedule "A", and is instead designated as part of the "RU1-H" – Rural Area ZONE, subject to a holding designation.

- (2) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Section 48, being Parts 1 and 3 on Reference Plan 55R-2176, Part of Mining Location 2, being Parts 2, 4 and 5 on Reference Plan 55R-2176, Part of Mining Location 3, being Part 6 on Reference Plan 55R-2176, and Part of the North West Quarter of Section 49, being Part 3 on Reference Plan 55R-1486, and shown as "Property Location 2" on Exhibit One to and forming part of this Amending By-law,

is removed from the "IN4" – Extractive Industrial ZONE, as shown on Maps 6J, 6K, 7J and 7K of Schedule "A", and is instead designated as part of the "RU1-H" – Rural Area ZONE, subject to a holding designation.

- (3) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part of Section 48, being Parts 1 and 3 on Reference Plan 55R-2176, Part of Mining Location 2, being Parts 2, 4 and 5 on Reference Plan 55R-2176, Part of Mining Location 3, being Part 6 on Reference Plan 55R-2176, and Part of the North West Quarter of Section 49, being Part 3 on Reference Plan 55R-1486, and portions of the abutting STREET ALLOWANCES and shown as "Property Location 3" on Exhibit One to and forming part of this Amending By-law,

is removed from the "IN5" – Utilities and Services ZONE, as shown on Maps 6J, 6K, 7J and 7K of Schedule "A", and is instead designated as part of the "RU1-H" – Rural Area ZONE, subject to a holding designation.

- (4) Until the "H" holding symbol ZONE label is removed from the affected lands as listed above as "Property Location 1", "Property Location 2" and "Property Location 3", in accordance with Section 36 of the Act, the following provisions shall apply:

- a) The lands shall only be used as vacant rural land.
- b) No new BUILDINGS or structures are permitted.

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

BY-LAW 3-2015

Effective Date January 19, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"86 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Section 54, Part of NE Quarter being Parts 28, 29, and 60 on Reference Plan 11368, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "IN6" – Prestige Industrial ZONE, as shown on Map(s) 7L of Schedule "A", and is instead designated as part of the "IN6-C" – Prestige Industrial ZONE – subject to additional permitted USE.

(2) The provisions of Section 321.2.4 and Table 31.2.4 of this By-law continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Minimum GROSS FLOOR AREA(GFA):

There is no Minimum GFA for a Technical Office provided that one Technical Office with a Gross Floor Area of 500m<sup>2</sup> exists.

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 19th day of January, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 22-2015

April 13, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"87 (1)

The following parcel of land (referred to in this Subparagraph "87(1)" as the "affected lands") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 8, Block 9, Lots 13 to 19 and Registered Plan 8, Block 9, Lots 28 to 34 and abutting lanes; and shown as "PROPERTY LOCATION 1" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Section 5.14.3(a), Section 5.15.9 and Table 5.15.9, Section 18.1a), Section 18.2.1 and Table 18.2.1, and Section 18.2.5 and Table 18.2.5 of this BY-LAW continue to apply to the affected lands. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

d) Survival of Provisions Relating to Public Processes:

Section 2.1.1 (b) of this BY-LAW does not apply to Paragraph "767" of Schedule "B" of the Zoning By-law 177-1983, as amended.

e) Permitted USES:

In addition to the USES listed in Section 18.1a) of this BY-LAW, a RESTAURANT is deemed to be a permitted USE under Section 18.1a) in the BUILDING existing on the 16<sup>th</sup> day of March, 2015.

f) REGULATIONS:

i) Existing BUILDING:

The BUILDING existing on the 16<sup>th</sup> day of March, 2015, is permitted to remain in its present location. Nothing in this By-law shall prevent the extension or strengthening or restoration to a safe condition of all or part of the said BUILDING provided that such extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

ii) Minimum LOT AREA:

The minimum REQUIRED LOT AREA is 4486 square metres.

iii) Maximum GROSS FLOOR AREA (GFA):

The maximum GFA for a RESTAURANT is 1,560 square-metres, of which a maximum of 490 square-metres may be dedicated to the main dining area and a maximum of 475 square-metres may be dedicated to an accessory games room.

iv) REQUIRED PARKING SPACES:

The minimum number of REQUIRED PARKING SPACES for a RESTAURANT in the BUILDING existing on the 16<sup>th</sup> day of March, 2015, is 106 PARKING SPACES.

v) Access to LOADING SPACE:

The minimum REQUIRED unobstructed Ingress and Egress to a LOADING SPACE from a STREET is 5.5 metres in width.

vi) REQUIRED LANDSCAPED OPEN SPACE:

No LANDSCAPED OPEN SPACE is required.

(2) The following parcel of land (referred to in this Subparagraph "87(2)" as the "affected lands") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 8, Block 10, Lots 21 to 24 & Part Lane described as Part 2 on Reference Plan 55R-8818; and shown as "PROPERTY LOCATION 2" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Section 5.13.2, Section 18.1a), and Section 18.2.1 and Table 18.2.1 of this BY-LAW continue to apply to the affected lands. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

Permitted USES:

Despite the USES listed in Section 18.1a) of this BY-LAW, a PARKING LOT in association with the RESTAURANT permitted by "87 (1) b)" of this BY-LAW is the only permitted USE under Section 18.1 on the affected lands.

a) DRIVEWAY distance from intersections:

The minimum REQUIRED DRIVEWAY distance from an intersection is 7.5 metres.

b) REQUIRED LANDSCAPED OPEN SPACE:

A minimum 1.5-metre wide Landscaped Open Space is required along all lot lines abutting a STREET LINE.



2. This BY-LAW is in accordance with the OFFICIAL PLAN, as amended.

3. This BY-LAW shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Planning Act.

Enacted and passed this 13th day of April, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 34-2015

Effective Date April 20, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"88 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

South Part Lot 33, Lot 34, Block 14, Registered Plan 147, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 9.1(b) and Tables 5.15.9 and 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 20<sup>th</sup> day of April, 2015, is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 9.1(b) continue to apply, except in the case of the BUILDING existing on the 20<sup>th</sup> day of April, 2015, in which case a 3-unit APARTMENT DWELLING is a permitted USE.

c) REGULATIONS:

In the case of a 3-unit APARTMENT DWELLING in the BUILDING existing on the 20<sup>th</sup> day of April, 2015, the following applies:

The Minimum REQUIRED LOT FRONTAGE is 13.4 m.

The Minimum REQUIRED LOT AREA is 573 m <sup>2</sup> .
The minimum REQUIRED LANDSCAPED OPEN SPACE is 20% of the LOT AREA and a 3.0 m wide strip along the westerly STREET LINE and a 2.57 m wide strip along the southerly STREET LINE.
The minimum number of REQUIRED PARKING SPACES is 3.”

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 20<sup>th</sup> day of April, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 33-2015

Effective Date April 20, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

“89 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Part Lots 139-140, Registered Plan W764, PIN 620930018, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 4, Section 14.1(b) and Table 5.15.9 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

DEFINITIONS:

NEIGHBOURHOOD PROPERTY MANAGEMENT OFFICE

Means a property management office, with a maximum gross floor area of 95 square metres and up to

two staff, serving the rental apartments associated with the property management office and located in the surrounding neighbourhood.

a) Existing BUILDING:

The BUILDING existing on the 20<sup>th</sup> day of April, 2015 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

c) Permitted USES:

In addition to the USES permitted in Section 14.1(b) of this BY-LAW, a "neighbourhood property management office" as defined in paragraph 1(a) of this BY-LAW is a permitted USE under Section 14.1(b).

d) REGULATIONS:

The provisions of Table 14.2.1 of this By-law continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

The maximum number of dwelling units is 2.
The maximum GFA for a neighbourhood property management office in the existing building is 95 m <sup>2</sup> .

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 20<sup>th</sup> day of April, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 51/2015

May 25, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"90 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan W57, Block 23, Lots 47 to 50 (inclusive), and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Section 18 and Table 18.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDINGS:

The BUILDINGS existing on the 25<sup>th</sup> day of May, 2015 are permitted to remain in their present locations. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of the BUILDINGS, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 18.1(b) continue to apply, except in the case of the MAIN BUILDING existing on the 25<sup>th</sup> day of May, 2015, in which case an APARTMENT DWELLING with a maximum of 8 DWELLING UNITS is a permitted USE.

c) REGULATIONS:

In the case of an APARTMENT DWELLING with a maximum of 8 DWELLING UNITS in the BUILDING existing on the 25<sup>th</sup> day of May, 2015, the minimum REQUIRED LOT AREA is 1020.0 square metres."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 25<sup>th</sup> day of May, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 152-2016

Effective Date: Nov. 14/16

1. Schedule "B" is amended by adding the following paragraph to it:

"91 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 771, Lot 25, Park Lot 3 S. Bay, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Sections 5.15.2, 5.15.9 and 9 and Tables 5.15.2, 5.15.9 and 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all

other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDINGS:

The BUILDINGS existing on the 27<sup>th</sup> day of July, 2015 are permitted to remain in their present locations. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of the BUILDINGS, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 9.1(a) continue to apply, except in the case of the BUILDING existing on the 27<sup>th</sup> day of July, 2015, in which case an APARTMENT DWELLING with a maximum of 6 DWELLING UNITS is a permitted USE.

c) REGULATIONS:

In the case of an APARTMENT DWELLING with a maximum of 6 DWELLING UNITS in the BUILDING existing on the 27<sup>th</sup> day of July, 2015, the following applies:

- (i) The PARKING AISLE and access to the PARKING LOT may lead directly to a LANE.
- (ii) The minimum required LANDSCAPED OPEN SPACE is the existing LANDSCAPED OPEN SPACE existing on the 27<sup>th</sup> day of July, 2015.
- (iii) A minimum of one (1) PARKING SPACE per DWELLING UNIT is required.
- (iv) A minimum REQUIRED LOT FRONTAGE of 12.0 metres.
- (v) A minimum REQUIRED LOT AREA of 454.0 square metres."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

BY-LAW 085-2015

Effective Date: July 27, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"92

- (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 634, Lot 36 & part of Lot 37 described as Part 2 on Reference Plan 55R-5543, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "R3" – Residential ZONE Three, as shown on Map 5N of Schedule "A", and is instead designated as part of the "MU2" – Mixed Use ZONE Two.

- (2) The provisions of Section 5.14.4, Section 14.1, Section 14.2.5, and Table 14.2.1 of this By-law continue to apply to the affected land. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Permitted USES:

Section 14.1b) does not apply to the affected lands.

b) REGULATIONS:

In the case of an APARTMENT DWELLING the following applies:

No LOADING SPACE is required.
The Minimum REQUIRED FRONT YARD is 4.0 metres
The Minimum REQUIRED REAR YARD is 19 metres
The Maximum HEIGHT is 2 stories and 10.0 metres on the portion of the lands described as Registered Plan 634, part of Lot 37 described as Part 2 on Reference Plan 55R-5543 and the maximum height on the remainder of the lands is 12.0 metres and 3 stories
Subject to Section 5.10 of this BY-LAW, a PRIVACY SCREEN in the form of a fence is required along the INTERIOR SIDE LOT LINE and REAR LOT LINE. The fence must have a minimum HEIGHT of 1.6 metres."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 27th day of July, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

1. Schedule "B" is amended by adding the following paragraph to it:

"93 (1) In addition to all other provisions of this BY-LAW, the following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

A portion of Lots 43 to 48, Registered Plan W144, East Side of Marks Street, and a portion of Lots 43 to 48, Registered Plan W144, West Side of Catherine Street, and portions of the abutting STREET ALLOWANCES and shown as "Portions to be Rezoned" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

a) Survival of Provisions Relating to Public Processes:

Section 2.1.1(b) of this BY-LAW does not apply to Paragraph "755" of Schedule "B" of By-law Number 177-1983, as amended, for the affected land.

b) The affected land is removed from the "NC3" – NEIGHBOURHOOD CENTRE THREE ZONE, as shown on Map 9N of Schedule "A", and is instead designated as part of the "R2" – RESIDENTIAL ZONE TWO.

(2) The provisions of Sections 4.1 and 9 and Table 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) DEFINITIONS

i) "LIVABLE BUILDING FACE" means that portion of the ground floor building façade which faces the street, and which is occupied by habitable living space area.

ii) "GARAGE BUILDING FACE" means that portion of the building façade which faces the street, and which is occupied by an attached garage.

b) Permitted USES:

Despite the USES listed in Section 9.1(a) of this BY-LAW, the following are the only permitted USES under Section 9.1(a) on the affected lands:

- RESIDENTIAL CARE FACILITY ONE;
- SINGE DETACHED DWELLING; or
- TOWNHOUSE DWELLING containing a maximum of 4 DWELLING UNITS.

c) REGULATIONS:

- (i) In the case of a SINGLE DETACHED DWELLING the following applies:

The Minimum REQUIRED LOT FRONTAGE is 13.0 metres
The Minimum REQUIRED LOT AREA is 390 m <sup>2</sup>
The Minimum REQUIRED FRONT YARD and Minimum REQUIRED EXTERIOR SIDE YARD on lots with or without an ATTACHED garage is 3.0 metres to the LIVABLE BUILDING FACE, and the Maximum REQUIRED FRONT YARD and Maximum REQUIRED EXTERIOR SIDE YARD on lots with or without an ATTACHED garage is 4.5 metres to the LIVABLE BUIILDING FACE.
The Minimum REQUIRED FRONT YARD and Minimum REQUIRED EXTERIOR SIDE YARD on lots with an ATTACHED garage is 6.0 metres to the GARAGE BUILDING FACE
The Maximum width of a GARAGE BUILDING FACE for INTERIOR LOTS is 4.2 metres
The Maximum width of a GARAGE BUILDING FACE for CORNER LOTS is 4.5 metres

- ii) In the case of a TOWNHOUSE DWELLING the following applies:

The FRONT LOT LINE is defined as the LOT LINE that abuts the STREET LINES of Marks Street and Catherine Street
The Minimum REQUIRED LOT FRONTAGE is 9.0 metres for each DWELLING UNIT
The Minimum REQUIRED LOT DEPTH is 30.0 metres
The Minimum REQUIRED LOT AREA is 270.0 m <sup>2</sup> for each DWELLING UNIT
The Minimum REQUIRED FRONT YARD to the LIVABLE BUILDING FACE is 3.0 metres
The Minimum REQUIRED FRONT YARD to the GARGE BUILDING FACE is 6.0 metres
The Minimum REQUIRED REAR YARD 6.0 metres
The Minimum REQUIRED EXTERIOR SIDE YARD is 3.0 metres
The Minimum REQUIRED INTERIOR SIDE YARD with ATTACHED garage is 1.5 metres and 0.0 metres along the common LOT LINE
The Maximum LOT COVERAGE is 35% for an exterior DWELLING UNIT and 45% for an interior DWELLING UNIT
The Maximum HEIGHT is 10.0 metres
The Minimum LANDSCAPED OPEN SPACE is 50% of REQUIRED FRONT YARD
The Maximum width of a GARAGE BUILDING FACE is 3.6 metres



2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act

Enacted and passed this 18<sup>th</sup> day of April, A.D. 2016 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 102/2015

Effective August 31, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"94 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 55M446, Part Lot 7, Reference Plan 55R9817, Parts 8 & 9, subject to an Easement, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 27 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Permitted USES:

The provisions of Section 27.1 continue to apply, except in the case of the BUILDING existing on the 31<sup>st</sup> day of August, 2015 in which case an OFFICE is a permitted USE as a temporary USE for a maximum of three (3) years, ending on the 31<sup>st</sup> day of August, 2018, in the existing BUILDING on the subject property. At the end of the three (3) year time period, the OFFICE use shall be removed unless a request is submitted for a time extension and approved by The Corporation of The City of Thunder Bay, pursuant to Section 39 of the Planning Act, R.S.O. 1990."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 31<sup>st</sup> day of August, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 112/2015

Effective Date : October 19, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

- "96 (1) The following parcels of land (referred to in this paragraph as the "affected lands") within THUNDER BAY, in the District of Thunder Bay:
- i) A portion Mining Location R3 and portions of the abutting STREET ALLOWANCES, and shown as "Property Location One" on Exhibit One to and forming part of this Amending By-law,  
  
is removed from the "R5" – Residential Future ZONE and "NC3" - Neighbourhood Centre ZONE 3, as shown on Maps 4M, 4N, 5M, and 5N of Schedule "A" and is instead designated as part of the MU1-H" – Mixed Use ZONE One – Holding, subject to a holding designation;
  - ii) A portion Mining Location R3 and portions of the abutting STREET ALLOWANCES, and shown as "Property Location Two" on Exhibit One to and forming part of this Amending By-law,  
  
is removed from the "R5" – Residential Future ZONE and "NC3" - Neighbourhood Centre ZONE 3, as shown on Maps 4M, 4N, 5M, and 5N of Schedule "A" and is instead designated as part of the MU2-H" – Mixed Use ZONE Two – Holding, subject to a holding designation.
  - iii) A portion Mining Location R3 and portions of the abutting STREET ALLOWANCES, and shown as "Property Location Three" on Exhibit One to and forming part of this Amending By-law,  
  
is removed from the "R5" – Residential Future ZONE, as shown on Maps 4M, 4N, 5M, and 5N of Schedule "A" and is instead designated as part of the MU1-H" – Mixed Use ZONE One – Holding, subject to a holding designation;

- (2) Until the "H" holding symbol ZONE label is removed from the affected lands, in accordance with Section 36 of the Act, the following provisions shall apply:
- a) Only USES, BUILDINGS, and structures lawfully existing on the 21<sup>st</sup> day of September, 2015 are permitted.
  - b) Nothing in this BY-LAW prevents the strengthening or restoration to a safe condition of those BUILDINGS and structures, provided that such strengthening or restoration does not increase the height, size, or volume of them.
  - c) No new BUILDINGS or structures are permitted.
- (3) The provisions of Sections 4.1, 13.1, and Table 13.2.1 of this BY-LAW continue to apply to lands shown as "Property Location One" on Exhibit One. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location One" on Exhibit One are subject to the following provisions:
- a) Permitted USES:
    - i) In addition to the USES permitted in Section 13.1 of this BY-LAW, an APARTMENT DWELLING containing 5 or more DWELLING UNITS is included as a permitted USE under Section 13.1.
    - ii) In addition to the USES permitted in Section 13.1 of this BY-LAW, a TOWNHOUSE DWELLING containing 5 or more DWELLING UNITS is included as a permitted USE under Section 13.1.
  - b) DEFINITIONS:
    - i) "LIVEABLE BUILDING FACE" means the portion of the ground floor building façade which faces the street, and which is occupied by habitable living space area.
    - ii) "GARAGE BUILDING FACE" means the portion of the ground floor building façade which faces the street, and which is occupied by an attached garage.
  - c) REGULATIONS:
    - i) In the case of a SINGLE DETACHED DWELLING the following applies:

The Minimum REQUIRED LOT FRONTAGE is 10.5 m
---

The Minimum REQUIRED LOT AREA is 315m <sup>2</sup>
--

The Minimum REQUIRED INTERIOR SIDE YARD with or without an ATTACHED garage or carport for LOTS between 10.5 metres and 13 metres of LOT FRONTAGE is 10% of the frontage, for each INTERIOR SIDE YARD
--

The Minimum REQUIRED FRONT YARD on lots with an ATTACHED garage is 4.5 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

The Minimum REQUIRED EXTERIOR SIDE YARD on lots with an ATTACHED garage is 3.0 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

- ii) In the case of a SEMI-DETACHED DWELLING or DUPLEX DWELLING the following applies:

The Minimum REQUIRED FRONT YARD on lots with an ATTACHED garage is 4.5 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

The Minimum REQUIRED EXTERIOR SIDE YARD on lots with an ATTACHED garage is 3.0 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

- iii) In the case of an APARTMENT DWELLING containing 5 or more DWELLING UNITS the following applies:

The Minimum REQUIRED LOT FRONTAGE is 22.0 m
---

The Minimum REQUIRED LOT AREA is 660.0m <sup>2</sup> for up to 4 DWELLING UNITS and 90.0m <sup>2</sup> for each additional DWELLING UNIT
--

The Maximum HEIGHT is 20.0 metres on "Property Location One"
--

The Minimum REQUIRED FRONT YARD on lots with an ATTACHED garage is 4.5 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

The Minimum REQUIRED EXTERIOR SIDE YARD on lots with an ATTACHED garage is 3.0 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

- iv) In the case of a TOWNHOUSE DWELLING the following applies:

The Minimum REQUIRED FRONT YARD on lots with an ATTACHED garage is 4.5 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

The Minimum REQUIRED EXTERIOR SIDE YARD on lots with an ATTACHED garage is 3.0 metres to the LIVABLE BUILDING FACE and 6.0 metres to the GARAGE BUILDING FACE
---

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. By-law Number BL 107/2015 of The Corporation of the City of Thunder Bay is hereby repealed.

4. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 19th day of October, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 114-2014

Effective November 16, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"97 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:

Parts of Blocks J and K, Registered Plan M321 described as Parts 1 and 2 on Reference Plan 55R-13801, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

is removed from the "OS" – Open Space ZONE, as shown on Map 7N of Schedule "A", and is instead designated as part of the "MU2" – Mixed Use ZONE 2."

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 16th day of November, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

1. Schedule "B" is amended by adding the following paragraph to it:

"98 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 122, Block A, Lot 17,

is subject to the following provisions:

The provisions of Sections 9.1 and Tables 5.15.9 and 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 16<sup>th</sup> of November, 2015, is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

Permitted USES:

The provisions of Section 9.1 continue to apply, except in the case of the BUILDING existing on the 16<sup>th</sup> of November, 2015, in which case an APARTMENT DWELLING containing a maximum of three DWELLING UNITS is a permitted USE.

b) REGULATIONS:

In the case of an APARTMENT DWELLING containing a maximum of three DWELLING UNITS in the BUILDING existing on the 16<sup>th</sup> of November, 2015 the following applies:

- (i) The Minimum REQUIRED LOT FRONTAGE is 10.0 metres;
- (ii) The Minimum REQUIRED LOT AREA is 379 metres<sup>2</sup>;

- (iii) The minimum number of REQUIRED PARKING SPACES is 3; and
- (iv) Where all or part of either side of a PARKING SPACE abuts a wall or fence, the minimum width of the PARKING SPACE is 2.7 metres.

“99 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 516, Lot 15, PIN 621280029, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 5.10.2 and 9.1(a) and Table 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 14<sup>th</sup> day of December, 2015 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 9.1 continue to apply, except in the case of the BUILDING existing on the 14<sup>th</sup> day of December, 2015 in which case a PET STORE is a permitted USE.

c) REGULATIONS:

In the case of a PET STORE in the BUILDING existing on the 14<sup>th</sup> day of December, 2015, the following applies:

The Minimum REQUIRED LOT FRONTAGE is 10 m.
The Minimum REQUIRED LOT DEPTH is 50 m.
The minimum number of REQUIRED PARKING SPACES is 6.
A PRIVACY SCREEN in the form of a fence is required along the southerly and easterly LOT LINES. The fence must have a minimum HEIGHT of 1.6 metres."



2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 14th day of December, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.

BY-LAW 140/2015

Effective December 14, 2015

1. Schedule "B" is amended by adding the following paragraph to it:

"100 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan 782, Lot 34, and Reference Plan 55R13647, Parts 3 & 4, and shown as "Property Location" on Exhibit One to this paragraph,

is subject to the following provisions:

The provisions of Section 9.1(a) and Table 9.2.1 of this BY-LAW continue to apply to the affected land. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:

a) Existing BUILDING:

The BUILDING existing on the 14<sup>th</sup> day of December, 2015, is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

The provisions of Section 9.1(a) continue to apply except in the case of the BUILDING existing on the 14<sup>th</sup> day of December, 2015, in which case a SEMI-DETACHED DUPLEX DWELLING is a permitted USE.

c) REGULATIONS:

In the case of a SEMI-DETACHED DUPLEX DWELLING in the BUILDING existing on the 14<sup>th</sup> day of December, 2015, the following applies:

The minimum REQUIRED LOT FRONTAGE is 4.5 m per DWELLING UNIT.
The minimum REQUIRED LOT DEPTH is 40.0 m.
The minimum REQUIRED LOT AREA with 4 DWELLING UNITS is 720.0 m <sup>2</sup>
The minimum REQUIRED FRONT YARD is 6.0 m.
The minimum REQUIRED REAR YARD is 6.0 m.
The minimum REQUIRED INTERIOR SIDE YARD with ATTACHED garage is 1.5 m and 0.0 m along the common LOT LINE
The maximum LOT COVERAGE is 35%
The minimum LANDSCAPED OPEN SPACE is 40% of REQUIRED FRONT YARD.
The maximum HEIGHT is 10.4 m.”

2. This By-law is in accordance with the OFFICIAL PLAN, as amended.

3. This By-law shall come into force and take effect upon the date it is passed, subject to the provisions of Section 34 of the Act.

Enacted and passed this 14th day of December, A.D. 2015 as witnessed by the Seal of the Corporation and the hands of its proper Officers.