

"101 (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 579, Block S, Lot 25, 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 22.1 and 22.2.3 and Tables 5.19.9 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 BUILDINGS:

The BUILDINGS existing on the 18th day of January, 2016, 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 those 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 22.1 continue to apply, except in the case of the BUILDING existing on the 18th day of January, 2016, in which case an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is a permitted USE.

c) REGULATIONS:

In the case of an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS in the BUILDING existing on the 16th day of January, 2017, the following applies:

The Minimum REQUIRED LOT FRONTAGE is 17.0 metres.
The Minimum REQUIRED LOT AREA is 660.0 square metres.
The minimum REQUIRED LANDSCAPED OPEN SPACE is 30% of the LOT AREA which includes LANDSCAPED OPEN SPACE in the form of a 2.0 metre wide strip along the Cumberland Street STREET LINE and a 2.6 metre wide strip along the Egan Street STREET LINE.
The minimum number of REQUIRED PARKING SPACES is 1.25 PARKING SPACES per DWELLING UNIT.

"102 (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 466, part of Lot 17, described as Part 1 on Reference Plan 55R-10115, 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 7.2.1 of this BY-LAW continues 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) REGULATIONS:

- i. The Minimum REQUIRED LOT AREA is 8,000 m² for one lot created from the lands as they exist on December 14, 2015.

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

Portion, Section 52, Portion Plan M46, Portion, being Part 1 on 55R-5228, Parts 1-4, 6-7, . 14-17, 19 on 55R-4606, Parts 1-11, on 55R5500, 55R4671, 55R9807 and shown as "PROPERTY LOCATION 1" on EXHIBIT ONE to and forming part of this Amending By-

law, is subject to the following provision

a) Permitted USES:

The provisions of Section 24.1 and Table 24.2.4 continue to apply, except in the case of the BUILDING existing on the 18th day of January, 2016, in which case a COMMERCIAL SCHOOL is a permitted USE on the 2nd floor of the lands shown as PROPERTY LOCATION 1.

b) Maximum GROSS FLOOR AREA:

In the case of a COMMERCIAL SCHOOL in the BUILDING existing on the 18th day of January, 2016, the maximum GROSS FLOOR AREA is 200 square metres "

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

Lots 349 to 354 (inclusive), Part of Shanly Street, Part of Avenue, All of Lane, Registered Plan 447, being Parts 1 to 8 (inclusive) on Reference Plan 55R-13977, Parcel 23077, Thunder Bay Freehold, a Portion of the North Half of the North East Quarter of Section 52, McIntyre as in TBF 9455, and Lots 277 to 292 (inclusive), Portions of Burbidge Street (closed) and Diamond Street (closed), Registered Plan 447, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is removed from the "IN3" – Heavy Industrial ZONE, as shown on Map 70 of Schedule "A", and is instead designated as part of the "C2" – Urban Centre ZONE.

- (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) Existing BUILDING:

The BUILDING existing on the 18th day of January, 2016, 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:

- (i) An OFFICE is not a permitted USE under Section 20.1.
- (ii) In addition to the USES permitted in Section 20.1 of this BY-LAW, a SERVICE SHOP, LIGHT INDUSTRIAL USE, INDUSTRIAL CENTRE, TECHNICAL OFFICE, FINANCIAL OFFICE, and MEDICAL OFFICE are permitted USES under Section 20.1.

c) REGULATIONS:

- (i) The maximum GROSS FLOOR AREA of a FINANCIAL OFFICE is 200 square metres.
- (ii) The maximum GROSS FLOOR AREA of a MEDICAL OFFICE is 500 square metres."

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

Plan 572 Part Lots 209 and 211, Plan M88 Part Lot 661, Reference Plan 55R-9634, Parts 1 & 2, and Plan 572 Part Lots 209 and 211, Plan M88 Part Lots 660 and 661, Plan 147 Block 27, Part Lots 7 and 8, Portion of Lane, Reference Plan 55R-9634, Parts 3 to 5, Reference Plan 56R-758, Parts 1, 3 and 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 Section 22.1 and Table 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 14th day of March, 2016, 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 2-storey BUILDING existing on the 14th day March, 2016, in which case an OFFICE is a permitted USE on the lands shown as PROPERTY LOCATION.

c) REGULATIONS:

In the case of an OFFICE in the 2-storey BUILDING existing on the 14th day of March, 2016, the following applies:

The minimum number of REQUIRED PARKING SPACES is 29.”

BY-LAW 49-2016

Effective August 29, 2016

- "110
- (1) The following parcel of land (referred to in this subparagraph "110(1)" as the "affected land") within THUNDER BAY, in the District of Thunder Bay:

Registered Plan W54, Block 36, Lots 4-7, and shown as "Property Location 1" on Exhibit One, to and forming part of this Amending By-law and portions of the abutting STREET ALLOWANCES, is removed from the "NC3" – Neighbourhood Commercial Three ZONE, as shown on Maps 80 of Schedule "A" and is instead designated as part of the "R2" Residential Two – ZONE.
 - (2) The provisions of Section 9.1 a) and Table 9.2.1 of this BY-LAW continue to apply to the lands shown as "Property Location 1" on Exhibit One. In addition to all other provisions of this BY-LAW, the affected land is subject to the following provisions:
 - a) Existing BUILDING

The BUILDINGS existing on the 18th day of April, 2016 is permitted to remain in its present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration of that BUILDING, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

- i) In addition to the USES permitted in Section 9.1 a) of this BY-LAW, an "APARTMENT DWELLING with a maximum of three DWELLING UNITS", "PERSONAL SERVICES ESTABLISHMENT", "DAY CARE FACILITY", and "MIXED USE BUILDING with a maximum of three DWELLING UNITS" are permitted USES under Section 9.1 on the portion of lands described as Registered Plan W54, Block 36, Lots 5, 6 and 7.
- ii) Despite the USES permitted in Section 9.1 a) of this BY-LAW, a PARKING LOT in association with the USES established on lands described as Registered Plan W54, Block 36, Lots 6 and 7 is the only permitted USE on lands described as Registered Plan W54, Block 36, Lot 4.
- iii) Despite any provisions in this BY-LAW, the cultivation of plants intended for human consumption is not permitted on lands described as Registered Plan W54, Block 36, Lot 4.

- (3) The following parcel of land (referred to in this subparagraph "110(3)" as the "affected land" within THUNDER BAY, in the District of Thunder Bay:

Registered Plan W54, Block 36, Lots 7-8 and shown as "Property Location 2" on Exhibit One, to and forming part of this Amending By-law and portions of the abutting STREET ALLOWANCES, is removed from the "NC3" – Neighbourhood Commercial Three ZONE, as shown on Maps 80 of Schedule "A" and is instead designated as part of the "R2-H" Residential Two – ZONE, subject to a holding designation.

- (4) Until the "H" holding symbol ZONE label is removed from the lands shown as "Property Location 2", in accordance with Section 36 of the Act, the following provision shall apply:

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

1. Table 2.1.1 of By-law 100-2010, as amended, is amended by deleting the number "449" in its entirety.

2.

"112 (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-626, Block 44, 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 "MU2" – Mixed Use ZONE 2, as shown on Map 4M of Schedule "A", and is instead designated as part of the "R1" – Residential ZONE 1."

"113 (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 180, Block 23, Lots 17 to 19, PIN 620190152 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-N" – RESIDENTIAL ZONE ONE – NOISE, as shown on Map 9J of Schedule "A", and is instead designated as part of the "R2-N" RESIDENTIAL ZONE TWO – NOISE .

(2) The provisions of Section 9.1 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) REGULATIONS:

i) The minimum REQUIRED LOT DEPTH is 28.5 metres.

ii) A PRIVACY SCREEN in the form of a solid fence is required along the REAR LOT LINE. The fence must have a minimum HEIGHT of 1.8 metres."

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

i) A portion of Block 1, Registered Plan 55M-571 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 "C2-H" – URBAN CENTRE ZONE – Holding and "MI-H" – MAJOR INSTITUTIONAL ZONE - Holding, as shown on Maps 8I, 8J, 9I, and 9J of Schedule "A", and is instead designated as part of the "MU2" – MIXED USE ZONE TWO; and

- ii) A portion of Block 1, Registered Plan 55M-571 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 "C2-H" – URBAN CENTRE ZONE – Holding and "MI-H" – MAJOR INSTITUTIONAL ZONE - Holding, as shown on Maps 8I, 8J, 9I, and 9J of Schedule "A", and is instead designated as part of the "R1" – RESIDENTIAL ZONE ONE.

- (2) In addition to all other provisions of this BY-LAW, the "affected land" is subject to the following provision:

- a) Survival of Provisions Relating to Public Processes:
Table 2.1.1a) of this BY-LAW does not apply to Paragraph "406" of Schedule "B" of By-law Number 177-1983, as amended."

BY-LAW 80-2016

Effective August 29, 2016

- "115 (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, East Side of Pine Street, Lot 15, PIN 621570279 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 50 of Schedule "A", and is instead designated as part of the "NC3" – NEIGHBOURHOOD COMMERCIAL ZONE THREE.
- (2) The provisions of Section 18.1 and Table 18.1.2 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) In addition to the USES permitted in Section 18.1(a) of this BY-LAW, a DAY CARE FACILITY and APARTMENT DWELLING with a maximum of four (4) DWELLING UNITS are permitted USES under Section 18.1 (a).
 - (ii) Section 18.1 (b) of Zoning By-law 100-2010, as amended does not apply to the "affected land".
 - b) REGULATIONS:

- (i) Except in the case of SINGLE DETACHED DWELLING, SEMI-DETACHED DWELLING, DUPLEX DWELLING and EDUCATIONAL INSTITUTION USES, a PRIVACY SCREEN is required along the REAR and Northerly INTERIOR SIDE LOT LINES. The PRIVACY SCREEN must have a minimum HEIGHT of 1.8 metres.
- (ii) The required 3.0 metre wide LANDSCAPED OPEN SPACE strip along the FRONT LOT LINE shall be used predominantly for the growth and maintenance of a combination of plant material including trees and shrubs."

BY-LAW 96-2016

Effective July 25, 2016

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

Town Plot of Prince Arthur's Landing, north part of Lot 6 and part of Lot 7 North Water Street, being Part 1 on Reference Plan 55R-5025, Part 1 on Reference Plan 55R-1773, and Part 4 on Reference Plan 55R-1773 except Part 2 on Reference Plan 55R-5025 and Part 1 on Reference Plan 55R-1773, PIN 621500097, 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 5.7.4 and Table 23.2.1 of this By-law shall 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) REGULATIONS:

- i) The maximum HEIGHT is 24 metres; and
- ii) LANDSCAPED OPEN SPACE in the form of 1.5 metre wide continuous strips along Cumberland Street North and Villa Street is required.

BY-LAW 109-2016

Effective August 29, 2016

"117 (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 R3, 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 Table 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) DEFINITIONS:

A "SERVICE DEPOT" is a PLACE where off site repair, maintenance, and servicing is co-ordinated and dispatched for home and business articles, goods, equipment or facilities (such as furnaces, business machines, pools, saunas, hot tubs) and where service vehicles are parked overnight.

b) Permitted USES:

In addition to the USES permitted in Section 22.1 of this BY-LAW, a "SERVICE DEPOT" is a permitted USE under Section 22.1.

c) REGULATIONS:

In the case of a "SERVICE DEPOT", a parking ratio of 1 parking space per 45 square metres of gross floor area shall be provided and maintained."

BY-LAW 111-2016

Effective August 29, 2016

"118 (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 W295, part of Lots 127 – 131 and Lots 161 - 168 described as Parts 1, 2, 4, 5, 7, 8 on Reference Plan 55R-3824, 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 21.1a) and Table 21.2.1 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 29th of August, 2016, 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:

In addition to the USES permitted in Section 21.1a) of this BY-LAW, a "MEDICAL OFFICE that does not include services related to the administering of methadone, or involving primary or immediate addiction care, treatment or handling" is a permitted USE under Section 21.1a)."

"119 (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 196, Block Q, Lot 16 and east part of Lot 17, 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 5.15.2a) and 18.1a) and Tables 5.15.2, 5.15.9, and 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 BUILDING:

The BUILDING existing on the 18th day of January, 2016, 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 18.1a) continue to apply, except in the case of the BUILDING existing on the 18th day of January, 2016, in which case an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS is a permitted USE under Section 18.1a).

c) REGULATIONS:

In the case of an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS in the BUILDING existing on the 18th day of January, 2016, the following applies:

- i) The Minimum REQUIRED LOT FRONTAGE is 13.4 m;
- ii) The Minimum REQUIRED LOT AREA is 462m²;
- iii) The minimum number of REQUIRED PARKING SPACES is 1.0 PARKING SPACES per DWELLING UNIT;
- iv) The minimum PARKING AISLE width where the angle of the PARKING SPACE is over 80° and up to and including 90° is 6.0 metres for the PARKING SPACES located in the REAR YARD; and
- v) The maximum DRIVEWAY width along the rear LANE is 11.2 metres"

"120 (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 W179, Block 13, Lots 35 to 38 & Part of Lots 2 to 4, Registered Plan W179, Part Lane Stopped & Closed by By-law OFW53694, and Registered Plan W780, Lots 15 to 17, 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 5.3.4(a), 5.15.2(a), 27.1(a) and Table 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 subject to the following provisions:

a) Existing BUILDINGS:

The BUILDINGS existing on the 24th day of October, 2016, 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 those BUILDINGS, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) DEFINITIONS:

An "ATHLETIC EQUIPMENT SALES AND SERVICES ESTABLISHMENT" is a PLACE where athletic equipment (and related goods, wares, merchandise, substances, or articles) is sold directly to the public and where such equipment is serviced and repaired, and where social, instructional and training facilities are provided relating to the use of such athletic equipment.

c) Permitted USES:

In addition to the USES permitted in Section 27.1(a) of this BY-LAW, an "ATHLETIC EQUIPMENT SALES AND SERVICES ESTABLISHMENT" is a permitted USE under Section 27.1(a).

d) REGULATIONS:

(i) Minimum LANDSCAPED OPEN SPACE

In the case of the MAIN BUILDING existing on the 24th day of October, 2016, the LANDSCAPED OPEN SPACE shall be in the form of a 3.0 metre wide strip along all LOT LINES abutting a STREET LINE, except for the westernmost building face of

the MAIN BUILDING abutting a STREET LINE in which case the LANDSCAPED OPEN SPACE shall be in the form of a 2.0 metre wide strip.

(ii) PARKING SPACES Required

In the case of an "ATHLETIC EQUIPMENT SALES AND SERVICES ESTABLISHMENT", a parking ratio of 1 parking space per 40 square metres of gross floor area is required.

(iii) Access to PARKING LOTS and PARKING SPACES

The DRIVEWAY entrance located at the south west LOT LINE of the affected land shall not exceed 11.0 metres in width.

(iv) Required PRIVACY SCREEN

All OUTDOOR STORAGE on the affected land requires a PRIVACY SCREEN in the form of a fence or similar construction to screen from adjacent STREETS. All screening must be a minimum HEIGHT that is equivalent to the HEIGHT of the OUTDOOR STORAGE. The PRIVACY SCREEN may include a gate, constructed in a similar manner as the PRIVACY SCREEN, and located in front of an unobstructed access aisle."

"121 (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 Lot 3, Registered Plan 760, 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 5.3 and 18.1, 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 24th day of October, 2016, are permitted to remain in their present location. Nothing in this BY-LAW prevents the extension or the strengthening or restoration to a safe condition of those BUILDINGS, provided that the extension or strengthening or restoration does not further contravene any regulations of this BY-LAW.

b) Permitted USES:

- i) In addition to the USES permitted in Section 18.1 of this BY-LAW, a hotel and motel are permitted USES under Section 18.1.
 - ii) The provisions of Section 18.1 continue to apply, except that a SINGLE DETACHED DWELLING, DUPLEX DWELLING, and SEMI-DETACHED DWELLING are not permitted uses under Section 18.1.
 - iii) The provisions of Section 18.1 continue to apply, except in the case of the BUILDING existing on the 24th day of October, 2016, in which case a SINGLE DETACHED DWELLING is a permitted USE.
- c) REGULATIONS:
- In the case of a hotel, the Maximum HEIGHT is 20.0 metres.

BY-LAW 159-2016

Effective December 12, 2016

- "122 (1) Section 2.1.1 (b) of this BY-LAW does not apply to By-law 403-2005 of Schedule "B" of By-law Number 177-1983, as amended for the affected land.
- (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 Northeast Quarter of Section 54, described as Parts 1,2 and 3 on Reference 55R-12453 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:
- (a) Until the "H" holding symbol label is removed from the affected land, in accordance with Section 36 of the Act, the following provisions shall apply:
- i) Only USES, BUILDINGS, and structures lawfully existing on the 12th day of December, 2016 are permitted.
 - ii) 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.
 - iii) No new BUILDINGS or structures are permitted.
- (b) The provisions of Section 31.1 and Table 31.2.1 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:
- i) Permitted USES:

In addition to the USES permitted in Section 31.1 of this BY-LAW, a MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT is included as a permitted USE under Section 31.1a).

ii) REGULATIONS:

The following applies:

The Minimum REQUIRED FRONT YARD is 6.0 m
The Maximum REQUIRED FRONT YARD is 18.5 m
The Minimum REQUIRED east INTERIOR SIDE YARD is 6.0 m
The Maximum REQUIRED east INTERIOR SIDE YARD is 18.5 m
The Minimum HEIGHT is 8.0 m.
The minimum REQUIRED LANDSCAPED OPEN SPACE is 15% of the LOT AREA which includes LANDSCAPED OPEN SPACE in the form of a 4.5 m wide strip along the FRONT LOT LINE and a 3.0 m wide strip along the east INTERIOR SIDE LOT LINE.
OUTDOOR DISPLAY for a MOTOR VEHICLE SALES ESTABLISHMENT is not permitted in any REQUIRED YARD nor on any LANDSCAPED OPEN SPACE

BY-LAW 7/2017

Effective January 23, 2017

- "123 (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) Registered Plan M18 Lot 150, 152 & 154 Part of Hanley Street Closed by By-law 117-94 described as Part 2 on Registered Plan 55R9677 Parcel 25406 TBF, PINs 621970064 and 621970065, and shown as "Property Location One" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, is removed from the "NC3" - Neighbourhood Centre Three ZONE, as shown on Map 5P of Schedule "A", and is instead designated as part of the "NC3-H" - Neighbourhood Centre Three ZONE, subject to a holding designation.
 - b) Registered Plan M18, Part of Lot 150, PIN 621970066, and shown as "Property Location Two" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, is removed from the "R2" – Residential Two ZONE, and shown as "on Map 5P of Schedule "A", and is instead designated as part of the "NC3-H" - Neighbourhood Centre Three ZONE, subject to a holding designation.

- (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 23rd day of January, 2017 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 18.1, 18.2 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 BUILDING:
The BUILDING existing on the 23 day of January, 2017, 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:
In addition to the USES permitted in Section 18.1 (a) of this BY-LAW, a "MIXED USE BUILDING comprised of a RELIGIOUS INSTITUTION and up to two DWELLING UNITS" is a permitted USE under Section 18.1 (a).
 - c) Despite the USES prohibited in Section 5.1.2 (b) of this BY-LAW, up to two DWELLING UNITS are permitted in the BASEMENT of the building existing on the 23rd day of January, 2017, as part of a MIXED USE BUILDING permitted in sub paragraph "123(3) b)".

BY-LAW 28/2017

Effective March 20, 2017

- "124 (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) Registered Plan M25 Block 54 Part of Lots 19 to 21 on Reference Plan 55R3942 Part 4 To 6 Parcel 19404, PIN 621910400 and shown as "Property Location One" 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 40 of Schedule "A", and is instead designated as part of the "MU2" - MIXED USE ZONE TWO; and,

- b) Registered Plan M25 Block 54 Lots 22 to 34, PINs 621910402, 621910403, and 621910405, and shown as "Property Location Two" on Exhibit One and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, is removed from the "R5" – RESIDENTIAL FUTURE ZONE, and shown as "on Map 4O of Schedule "A", and is instead designated as part of the "MU2" - MIXED USE ZONE TWO.

(2) Permitted USES:

- a) Notwithstanding the USES permitted in Section 14, the USES permitted under Sections 14.1 b) and 14.1 c) of this By-law are not permitted on the affected land.

(3) REGULATIONS:

- a) DRIVEWAY access on the affected land is limited to:
 - i. One access point on County Boulevard; and
 - ii. One access point on Wardrope Avenue.
- b) The maximum HEIGHT for an APARTMENT DWELLING is 3 stories and 12.8 metres.

BY-LAW 37-2017

Effective April 24, 2017

- "125 (1) The following parcel of land within THUNDER BAY, in the District of Thunder Bay:
- a) Plan 704 Lot 4 & 5, 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 "OS-N" – OPEN SPACE ZONE, as shown on Map 10F of Schedule "A", and is instead designated as part of the "R1-N" – RESIDENTIAL ZONE ONE, subject to noise provisions
 - b) Plan 704 Lot 4 & 5, and shown as "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 "OS" – OPEN SPACE ZONE, as shown on Map 10F of Schedule "A", and is instead designated as part of the "R1-N" – RESIDENTIAL ZONE ONE, subject to noise provisions."

BY-LAW 40-2017

Effective April 24, 2017

- "126 (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 129, Part of Lots 7 and 8, PIN 620430033, 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 35.1 b) and Table 35.2.1 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:

The provisions of Section 35.1.b continue to apply, except in the case of the BUILDING existing on the 24th day of April, 2017 in which case a 26-unit APARTMENT DWELLING is a permitted USE.

b) REGULATIONS:

In the case of a 26-unit APARTMENT DWELLING in the BUILDING existing on the 24th day of April, 2017, the following applies:

- i. The minimum number of REQUIRED PARKING SPACES is 1 per dwelling unit.

BY-LAW 47-2017

Effective May 15, 2017

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

McIntyre Part Mining Location D shown as Parts 1 to 3 on Reference Plan 55R-2996, PIN 622670252, 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 4.1, Section 36.1, and Table 36.2.1 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. For the purpose of determining required YARDS, the North LOT LINE is deemed to be the FRONT LOT LINE.
- ii. For the purpose of determining the required STREET FRONTAGE, the City-Owned land abutting the North LOT LINE that contains a City maintained road, is deemed to be a STREET.

b) Permitted USES:

In addition to the USES permitted in Section 36.1 of this BY-LAW, a SINGLE DETACHED DWELLING is a permitted USE under Section 36.1.

c) Regulations:

The provisions of Table 36.2.1 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:

- i. No BUILDINGS or structures are permitted beyond 80 metres from the FRONT LOT LINE as defined in subparagraph “127 a i)” of this BY-LAW.
- ii. The Minimum REQUIRED INTERIOR SIDE YARD is 3.0 m

BY-LAW 49-2017

Effective: May 15, 2017

“128 (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 196 Block Q Lot 23, PIN 620240176, 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 18.1 a) 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:

In addition to the USES permitted in Section 18.1.a) of this BY-LAW, a PERSONAL SERVICES ESTABLISHMENT and a MIXED USE BUILDING in the BUILDING existing on the 15th day of May, 2017 are permitted USES under Section 18.1 a).

b) REGULATIONS:

In the case of a MIXED USE BUILDING with a PERSONAL SERVICES ESTABLISHMENT that provides professional photography, wedding planning, event planning services and a DWELLING UNIT in the BUILDING existing on the 15th day of May, 2017, the following applies:

- i) The maximum GFA for a PERSONAL SERVICES ESTABLISHMENT is 145 m².

- ii) The minimum number of REQUIRED PARKING SPACES is 2 spaces.

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

Registered Plan M57, Part of Lots 3075 and 3078, part of Lane and part of Field Street closed and Registered Plan 447, Lot 333, part of Shanley Street closed, and part of Mooney Avenue closed, including Parts 25, 26, 28-30, 32, 34, 36, 39-42, 45-56 on Reference Plan 55R-14119, 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 "IN3" – Heavy Industrial ZONE, as shown on Maps 8N, 8O, 7N, and 7O of Schedule "A", and is instead designated as part of the "C2" – Urban Centre ZONE.

- (2) 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 M57, Part of Lots 3075 and 3078, part of Lane, and part of Field Street closed and Registered Plan 447, Lot 333, part of Shanley Street closed, and part of Mooney Avenue closed, including Parts 25, 26, 28-30, 32, 34, 36, 39-42, 45-56 on Reference Plan 55R-14119, and Registered Plan M57, Lots 2682 to 2686, 2703 to 2707, 3071 to 3074, part of lane closed, part of 15th Avenue closed & part of Eira Street closed, including Parts 2, 3, and 4 on Reference Plan 55R-765 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 4.1, 5.15.2(c), and 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) Definitions:

The FRONT LOT LINE is defined as the LOT LINE abutting 16th Avenue

b) Permitted USES:

- i) In addition to the USES permitted in Section 20.1 of this BY-LAW, an OFFICE is included as a permitted USE under Section 20.1.
- ii) Despite the USES permitted in Section 20.1 of this BY-LAW, a MIXED USE BUILDING is not permitted on the affected land.

c) REGULATIONS:

The following apply:

- i) The maximum width of a DRIVEWAY along the FRONT LINE shall be 20.0 metres.
- ii) The maximum GROSS FLOOR AREA for all OFFICE USES is 4185m²
- iii) The maximum GROSS FLOOR AREA for all OFFICE USES specified in this subsection "129(2) (c) (ii)" does not apply to a TECHNICAL OFFICE, MEDICAL OFFICE, or FINANCIAL OFFICE."

BY-LAW 78-2017

Effective: July 31, 2017

“130 (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 1 Concession 3 NKR and Registered Plan WM 10 Part of Lot 432 and Part of Block C including Parts 2 and 3 on Reference Plan 55R12168, PIN 620870185, 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 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) Permitted USES:

In addition to the USES permitted in Section 9.1.a) of this BY-LAW, an "APARTMENT DWELLING" with a maximum of four dwelling units is a permitted USE.

b) REGULATIONS:

In the case of an APARTMENT DWELLING the following applies:

The Minimum REQUIRED LOT FRONTAGE is 15.0 m
The Minimum REQUIRED REAR YARD is 1.5 m
The minimum number of REQUIRED PARKING SPACES is 1 per DWELLING UNIT.
The maximum GROSS FLOOR AREA is 180 square metres.

“131 (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 M44 Lot 104, and Part of Lot 103, and Part 1 as shown on Reference Plan 55R12197, municipally known as 453 Hodder Avenue, PIN 622250361, 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 20 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:

In addition to the USES permitted in Section 20.1 of this BY-LAW, a "SINGLE DETACHED DWELLING" in the building existing on the 21st day of August, 2017, is a permitted USE.

b) Regulations:

For a SINGLE DETACHED DWELLING in the building existing on the 21st day of August, 2017, Table 9.2.1 of this BY-LAW applies.

Minimum REQUIRED INTERIOR SIDE YARD with ATTACHED garage or carport	11.5 m for the North INTERIOR SIDE YARD and 10% of the frontage or 1.5 m whichever is the lesser for every subsequent INTERIOR SIDE YARD.
Minimum REQUIRED INTERIOR SIDE YARD without ATTACHED garage or carport	3.0 m for one INTERIOR SIDE YARD and 1.15 m, for the North INTERIOR SIDE YARD

"132 (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 121, Block 41 Lots 6 to 24, Block 42 Lots 8 to 26, and a Portion of Lanes Nelson, McCulloch and Powley Street, Closed by By-law 3459(Port Arthur), 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:

i) In addition to the USES permitted in Section 35.1 of this BY-LAW, a LODGING HOUSE is a permitted USE under Section 35.1b) in the BUILDING existing on August 28, 2017.

i) In addition to the USES permitted in Section 35.1 of this BY-LAW, an APARTMENT DWELLING, a TOWNHOUSE DWELLING, AND a SEMI-DETACHED DUPLEX DWELLING are permitted USES under Section 35.1b).

b) REGULATIONS:

In the case of a LODGING HOUSE, APARTMENT DWELLING, TOWNHOUSE DWELLING, AND SEMI-DETACHED DUPLEX DWELLING, Table 14.2.1 of this BY-LAW applies.

1. Table 2.1.1 of By-law 100-2010, as amended, is amended by deleting the number "802" in its entirety.

2.

"133 (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 132, Lots 34 to 36, PIN 621380093, 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 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:

b) Survival of Provisions Relating to Public Processes:

Table 2.1.1a) of this BY-LAW is amended by deleting "802"

b) REGULATIONS:

In the case of an APARTMENT DWELLING the following applies:

- i. The Minimum REQUIRED FRONT YARD is 3.0 m;
- ii. The Minimum REQUIRED EXTERIOR SIDE YARD is 0.6 m on a portion of the EXTERIOR LOT LINE at a point between 10 metres from the FRONT LOT LINE and 10 metres from the REAR LOT LINE; and
- iii. A PRIVACY SCREEN in the form of a 1.6 metre privacy fence surrounding the parking lot along the INTERIOR LOT LINE, FRONT LOT LINE, and adjacent to the laneway is required."

“135 (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 755 Lots 89 and 90, PIN 620480094 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, 8, and Table 8.2.1 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 20th day of November, 2017, 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:

In addition to the USES permitted in Section 8.1 of this BY-LAW, a DUPLEX DWELLING is a permitted USE under Section 8.1.

c) REGULATIONS:

In the case of a DUPLEX DWELLING the following applies

The minimum REQUIRED LOT FRONTAGE is 18.0 m
The minimum REQUIRED LOT DEPTH is 30.0 m
The minimum REQUIRED LOT AREA is 540 m ²

BY-LAW 5-2018
Effective: January 22,
2018

“136 (1)

The minimum REQUIRED FRONT YARD is 6.0 m
The minimum REQUIRED REAR YARD is 7.0 m
The minimum REQUIRED EXTERIOR SIDE YARD is 3.0 m
The minimum REQUIRED WESTERN INTERIOR SIDE YARD is 5.0 m.
The minimum REQUIRED EASTERN INTERIOR SIDE YARD is 5.0 m.
The maximum LOT COVERAGE is 35%
The maximum HEIGHT of the second unit addition is 6.0 m.
The minimum REQUIRED LANDSCAPED OPEN SPACE is 50% of the REQUIRED FRONT YARD
The maximum GROSS FLOOR AREA of the second unit addition is 125 m ² .

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 579, Block O, Lot 8, PIN 6221400013, 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 10 and Table 10.2.1 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:

In addition to the USES permitted in Section 10.1.a) of this BY-LAW, an "APARTMENT DWELLING with a maximum of 4 DWELLING UNITS" is a permitted USE on the affected land.

b) REGULATIONS:

In the case of an APARTMENT DWELLING on the affected land, the following applies:

The minimum REQUIRED LOT FRONTAGE is 20.0 m
The minimum width of a DRIVEWAY for two way traffic leading to a PARKING AREA is 3.0 m.

"137 (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 643, Part Lot 149, 55R1181, Part 1, PIN 621850059, 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 10 and Table 10.2.1 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:

In addition to the USES permitted in Section 10.1.a) of this BY-LAW, an "APARTMENT DWELLING with a maximum of 4 DWELLING UNITS" is a permitted USE on the affected land.

b) REGULATIONS:

In the case of an APARTMENT DWELLING on the affected land, the following applies:

The minimum width of a DRIVEWAY for two way traffic leading to a PARKING AREA is 3.0 m.

"138 (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 1277, Lots 22 to 25, PIN 621500053, and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES and LANE to and forming part of this Amending By-law, is removed from the "R2" – RESIDENTIAL ZONE TWO ZONE, as shown on Map 6Q of Schedule "A", and is instead designated as part of the "MU2" – MIXED USE ZONE TWO ZONE.

(2) The provisions of Sections 5.7.4, 5.13.2, 5.15.2, 5.17, and Tables 5.14.4, 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 lands shown as "Property Location" on Exhibit One to and forming part of this amending By-law, are subject to the following provisions:

a) Permitted USES:

In addition to the USES permitted in Section 14.1 of this BY-LAW, a "stepped 6 STOREY APARTMENT DWELLING with 15 to 17 DWELLING UNITS" is included as a permitted USE under Section 14.1.

b) REGULATIONS:

In the case of a "stepped 6 STOREY APARTMENT DWELLING with 15 to 17 DWELLING UNITS" the following applies:

i) HEIGHT RESTRICTED AREA

The maximum HEIGHT is subject to the following provisions:

- a. For PROPERTY LOCATION 1 as shown on Exhibit Two to and forming part of this Amending By-law, the maximum HEIGHT is 9.5 metres and 2 STOREYS, and may include a rooftop patio;
- b. For PROPERTY LOCATION 2 as shown on Exhibit Two to and forming part of this Amending By-law, the maximum HEIGHT is 17 metres and 4 STOREYS, and may include a rooftop patio; and
- c. For PROPERTY LOCATION 3 as shown on Exhibit Two to and forming part of this Amending By-law, the maximum HEIGHT is 24.0 metres, 6 STOREYS, and 27 metres for enclosures to house mechanical equipment.

ii) EXEMPTIONS FROM HEIGHT REGULATIONS

In addition to the provisions of subparagraphs "138(2)(i)(a)", "138(2)(i)(b)", and "138(2)(i)(c)" of this BY-LAW, a transparent railing surrounding a rooftop patio, and furniture associated with outdoor amenity space are permitted to project.

iii) DRIVEWAY DISTANCE FROM INTERSECTIONS

The minimum distance for a DRIVEWAY from the intersection of McVicar Street and Nugent Street is 5.9 metres.

iv) ACCESS TO PARKING LOTS AND PARKING SPACES

For a PARKING LOT at grade, the PARKING SPACES may directly access the adjacent LANEWAY without the requirement for a PARKING AISLE.

v) NUMBER OF LOADING SPACES REQUIRED

Table 5.14.4 does not apply.

vi) Building envelope REGULATIONS

The following regulations shall apply:

The minimum REQUIRED FRONT YARD is 2.0 metres.
The minimum REQUIRED REAR YARD is 1.5 metres.
The minimum REQUIRED EXTERIOR SIDE YARD is 0 metres.
The minimum REQUIRED LOT AREA is 994m ² .
The maximum LOT COVERAGE is 55%.
The minimum REQUIRED LANDSCAPED OPEN SPACE is 25% of the LOT AREA which includes a 2.0 metre wide LANDSCAPED OPEN SPACE STRIP, exclusive of the PARKING area adjacent to the LANE along the FRONT LOT LINE.

BY-LAW 20-2018

Effective: February 26, 2018

- "139 (1) Table 2.1.1 of BY-LAW 100-2010, as amended, is amended by deleting the number "468" in its entirety.
- (2) 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 193, Lots 447 to 491, PIN 620770142, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,
- is subject to the following provisions:
- (a) Until the "H" – Holding symbol is removed from the affected land, in accordance with Section 36 of the Act, the following provisions shall apply:
- i) PERMITTED USES
- Despite Section 19.1 of this BY-LAW, only the following uses are permitted:

- ANIMAL CARE FACILITY;
- ARTISAN’S WORKSHOP;
- DRIVE SERVICE UNITS associated with permitted USES;
- FUNERAL ESTABLISHMENT;
- HOTEL;
- MEDIA STORE;
- MOTEL;
- NIGHT CLUB;
- OFFICE;
- OPEN MARKET;
- PARKING LOT;
- PERSONAL SERVICES ESTABLISHMENT;
- RESTAURANT;
- RETAIL STORE; and
- SHOPPING CENTRE

On a corner lot the following uses are permitted:

- FUEL BAR;
- MOTOR VEHICLE SALES OR RENTAL ESTABLISHMENT;
- MOTOR VEHICLE SERVICE STATION; or
- CAR WASH

ii) COMMUNITY GARDEN

Despite Section 5.5 of this BY-LAW, a COMMUNITY GARDEN is not a permitted USE.

- (b) The provisions of Tables 5.16 and 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:

REGULATIONS

In the case of the BUILDING existing on the 26th day of February, 2018, which may include extensions or additions, the following applies:

The eaves may not encroach onto abutting lands.

The minimum REQUIRED INTERIOR SIDE YARD is 0.0 metres.

The maximum HEIGHT is 10.0 metres.

BY-LAW 24-2018

Effective: February 26, 2018

"140 (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 770, Part of Lot 6, PIN 621730065, 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 5.15.2 and Table 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 26th day of February, 2018, 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) Access to PARKING LOTS and PARKING SPACES:

i) For an APARTMENT DWELLING, the maximum width of a DRIVEWAY is 11.5 metres.

ii) For a PARKING LOT for an APARTMENT DWELLING, the PARKING SPACES may directly access the adjacent STREET without the requirement for a PARKING AISLE.

c) PERMITTED USES:

In addition to the USES permitted in Section 22.1.a) of this BY-LAW, an "APARTMENT DWELLING with a maximum of 3 DWELLING UNITS" is a permitted USE on the affected land."

BY-LAW 36-2018

Effective: April 23, 2018

"141 (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 70, Block J, Lots 1, 2, 3 and part of Lot 4, PIN 620270119 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, 5.15.2, 5.15.9 and 18.1(a) 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) DEFINITIONS

That “WORKSPACE CONSULTING AND DESIGN OFFICE” be defined as an OFFICE where workspace design and consulting services are provided to clients primarily by appointment, and includes a showroom where office related furniture, materials, and partitioning are displayed.

b) Permitted USES:

In addition to the USES permitted in Section 18.1(a) of this BY-LAW, a “WORKSPACE CONSULTING AND DESIGN OFFICE” as defined in 141(1)(a) is a permitted USE in the building existing on April 23, 2018.

c) REGULATIONS

For an “INTERIOR DESIGN CONSULTING OFFICE” the following regulations shall apply:

i) ACCESS TO PARKING LOTS AND PARKING SPACES

For a PARKING LOT at grade, the PARKING SPACES may directly access the adjacent LANEWAY without the requirement for a PARKING AISLE.

ii) PARKING SPACES required

The number of parking spaces required is 9.

iii) Building envelope REGULATIONS:

The BUILDING existing on the 23rd day of April, 2018 is recognized in its current location on the lot.”

"142 (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 M25, Block 36, Lots 11, 12, 13, and 14, Parcel 22127 TBF Township of McIntyre, Pin #621910464, 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 "R5" – Residential Future ZONE, as shown on Map

40 of Schedule "A", and is instead designated as part of the "MU1" – Mixed Use ZONE One.

- (2) The provisions of Section 13 and Table 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) REGULATIONS:

In the case of an APARTMENT DWELLING or a SEMI-DETACHED DUPLEX DWELLING the following applies:

The maximum number of MAIN BUILDINGS on the affected land is two.

The maximum number of DWELLING UNITS per MAIN BUILDING is four
--

The minimum REQUIRED LOT FRONTAGE is 5.0 m for every DWELLING UNIT
--

The minimum REQUIRED LOT AREA is 173.0m ² for every DWELLING UNIT
--

BY-LAW 57-2018

Effective: June 18, 2018

- "144 (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 8, Block 11, Lots 36 to 38 and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES and LANES to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 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) Permitted USES:

In addition to the USES permitted in Section 9.1.a) of this BY-LAW, an "APARTMENT DWELLING with a maximum of 4 DWELLING UNITS" is a permitted USE on the affected land.

b) REGULATIONS:

In the case of an APARTMENT DWELLING on the affected land, the following applies:

The minimum REQUIRED FRONT YARD is 3.0 m

The minimum width of a DRIVEWAY for two way traffic leading to a PARKING AREA is 3.0 m.

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

to Registered Plan M18, Lot 150, 152 & 154, Part Hanley Street, Part Windsor Street and Reference Plan 55R9677 Part 2 Parcel 25406 Thunder Bay Freehold, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is removed from the "NC3-H" – NEIGHBOURHOOD CENTRE THREE ZONE - Holding, as shown on Map 5P of Schedule "A", and is instead designated as part of the "R2-H" – RESIDENTIAL ZONE TWO ZONE – Holding.

(2) The provisions of Sections 9.1, 5.15.2, 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 lands shown as "Property Location" on Exhibit Two to and forming part of this amending By-law are subject to the following provisions:

a) Permitted USES:

In addition to the USES permitted in Section 9.1(a) of this BY-LAW, an APARTMENT DWELLING with a maximum of 4 DWELLING UNITS is also a permitted USE under Section 9.1(a) in the BUILDING existing on JULY 30th, 2018 on the site.

b) REGULATIONS:

In the case of an APARTMENT DWELLING the following applies:

vii) Access to PARKING LOTS and PARKING SPACES

The minimum width of a DRIVEWAY for two way traffic leading to a PARKING AREA is 3.0 m.

viii) Building Envelope REGULATIONS

The following regulations shall apply:

The minimum REQUIRED LOT FRONTAGE is 19.4m

The minimum REQUIRED LOT AREA is 643m ²
The minimum REQUIRED FRONT YARD is 5.5m

BY-LAW 66-2018

Effective: July 30, 2018

"146 (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 121, Lots 13 to 15, and Part of the Lane, 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 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:

In addition to the USES permitted in Section 14.1(a) of this BY-LAW, a RESIDENTIAL CARE FACILITY THREE is also a permitted USE under Section 14.1(a) in the BUILDING existing on July 30th, 2018 on the site.

BY-LAW 71-2018

Effective: July 30, 2018

"147 (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 8, South Part Lot 9, Block 62 on Registered Plan 121 and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES and LANES to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 22 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:

In addition to the USES permitted in Section 22.1(a) of this BY-LAW, a "RESIDENTIAL CARE FACILITY TWO" is a permitted USE within the BUILDING existing on July 30, 2018.

"148 (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 55M629, Lot 42 and shown as "Property Location" on Exhibit One and portions of the abutting STREET ALLOWANCES and LANES to and forming part of this Amending By-law,

is hereby designated as part of the "R3" – Residential ZONE Three as shown on Map 8J of Schedule "A",

(2) Despite the provisions of Section 2.1.1(a), Table 2.1.1, and Table 10.2.1 and in addition to all other provisions of this By-law, the affected land is subject to the following provisions:

a) Survival of Certain Provisions

The provisions of Paragraph "406" of Schedule "B" to By-law 177-1983, as amended do not apply.

b) REGULATIONS:

In the case of a DUPLEX DWELLING the following applies:

The Minimum REQUIRED LOT FRONTAGE is 7.5 metres per DWELLING UNIT

"149 (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 3, Concession 3, Registered Plan M47, Part of Donald Street, PARTS 1-7 on Plan FWR 48, PART 1 on Plan FWR 180A, PART 1 on Plan 55R1225 and shown as "Property Location" on Exhibit One

is subject to the following provisions:

The provisions of Section 35 and Table 35.2.1 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:

In addition to the USES permitted in Section 35.1 (a) of this BY-LAW, an "OFFICE" is a permitted USE within the two existing MAIN BUILDINGS existing on August 27, 2018.

- "152
- (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 760, north part of Lot 19, 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 "FD" – Future Development ZONE, as shown on Map 7L of Schedule "A", and is instead designated as part of the "IN6" – Prestige Industrial ZONE.
- (2) The provisions of Section 31.1a) and Table 31.2.1 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) In addition to the USES permitted in Section 31.1a) of this BY-LAW, a hotel is a permitted USE under Section 31.1a) on "Property Location 2".
- ii) In addition to the USES permitted in Section 31.1a) of this BY-LAW, an OFFICE is a permitted USE within the BUILDING existing on September 17, 2018.
- iii) In addition to the USES permitted in Section 31.1a) of this BY-LAW, a RECREATION FACILITY is a permitted USE under Section 31.1a) on "Property Location 1" before a permitted USE is established on "Property Location 2".
- b) REGULATIONS:
- i) The maximum REQUIRED REAR YARD for a hotel is 17.6 metres on "Property Location 2".
- ii) The minimum REQUIRED LANDSCAPED OPEN SPACE is 15% of the LOT AREA which includes LANDSCAPED OPEN SPACE in the form of a 3.0 m wide strip along all LOT LINES except the south LOT LINE on "Property Location 1
- iv) The maximum HEIGHT for a RECREATION FACILITY intended to be used for indoor field based sports on "Property Location 1" is 20 metres.

- v) The maximum HEIGHT for a hotel on "Property Location 2" is 20 metres.
- c) The provisions of Tables 5.14.4 and 5.15.9 of this BY-LAW continue to apply to lands shown as "Property Location 1" and "Property Location 2" on Exhibit One. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location 1" and "Property Location 2" on Exhibit One are subject to the following provision:
1. There is no required number of LOADING SPACES for a RECREATION FACILITY intended to be used for indoor field based sports on "Property Location 1".
 2. The required number of PARKING SPACES for a RECREATION FACILITY intended to be used for indoor field based sports on "Property Location 1" is 42 for a dome facility no larger than 3350 square metres exclusive of an attached service building.
 3. The required number of PARKING SPACES for a hotel on "Property Location 2" is one PARKING SPACE for every guest room."

BY-LAW 94-2018

Effective: October 15, 2018

- "154 (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 Northwest Quarter of Section 50, being PART 2 on Plan 55R-12036 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 subject to the following provisions:
- a) Survival of Provisions Relating to Public Processes

Section 2.1.1(b) does not apply to paragraph "776" of Schedule "B" to By-law 177-1983, as amended.
 - (2) The affected land is removed from the "MI" – Major Institutional ZONE, as shown on Map 7L of Schedule "A", and is instead designated as part of the "C4" – Arterial Commercial ZONE.
 - (3) The provisions of Section 22.1(a), Section 22.2.4, and Table 22.2.4 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) Definitions:

A DRUGSTORE is retail outlet which among other things sells pharmaceutical supplies and associated sundry items.

A PHARMACY is a retail outlet which dispense drugs by prescription

b) Permitted Uses:

In additions to the USES permitted in Section 22.1 (a) of this BY-LAW, a DRUGSTORE and a PHARMACY, as defined in Subparagraph “154 (3) a), are permitted USES under Section 22.2 a)

c) Maximum GROSS FLOOR AREA:

In the case of a FINANCIAL OFFICE in the BUILDING existing on the 15th day of October, 2018, the following applies:

i) The Maximum GROSS FLOOR AREA is 160m²

BY-LAW 100-2018

Effective: October 15, 2018

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

Lots 2434 to 2431 on Registered Plan M42, portion streets and lanes being PARTS 6 and 7 on Plan 55R8202 and PARTS 2 and 3 on Plan 55R2219, Parcel 2529, Port Arthur Freehold, 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) does not apply to paragraph ‘724’ of Schedule “B” to By-law 177-1983

(2) The provisions of Section 22.1(a) 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:

In addition to the USES permitted in Section 22.1 (a) of this BY-LAW, an OFFICE is a permitted USE within the BUILDING existing on the affected land on the 15th day of October, 2018.

BY-LAW 101-2018

Effective: October 15, 2018

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

Mining Location R2, West Part, MR251 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 4.1 and Section 21.1 (a) 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:

TRANSITIONAL RECOVERY HOUSING AND EDUCATION FACILITY is a RESIDENTIAL CARE FACILITY for the 24 hour supervised accommodation, educational support, and counselling of up to 30 persons at any one time 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.

b) Permitted USES:

In addition to the USES permitted in Section 21.1 (a) of this BY-LAW, a TRANSITIONAL RECOVERY HOUSING AND EDUCATION FACILITY, as defined in Subparagraph "156 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 17th day of September, 2018.

BY-LAW 117/2018

Effective: November 19, 2018

- "157 (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 239, Lots 86 to 89, municipally known as 352 Adelaide Street 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 "R2" – RESIDENTIAL ZONE TWO ZONE, as shown on Map 5S of Schedule "A", and is instead designated as part of the "MU2" – MIXED USE ZONE TWO.
- (2) The provisions of Sections 5.15.9 and 14.2.1, 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) Number of DWELLING UNITS
- The maximum number of dwelling units on the site is 4.
- b) Tandem PARKING
- PARKING associated with a TOWNHOUSE DWELLING may be arranged in tandem. "

- "158 (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 29 on Registered Plan 816 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 subject to the following provisions:
- The affected land is removed from the "IN3" – Heavy Industrial ZONE, as shown on Map 7O of Schedule "A", and is instead designated as part of the "C6" – Regional Centre ZONE.
- (2) The provisions of Section 24.1 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:
- In addition to the USES permitted in Section 24.1 of this BY-LAW, a SERVICE SHOP and a LIGHT INDUSTRIAL USE are permitted USES under Section 24.1.

- "159 (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 261 Lot 40, 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 13.1b) and Tables 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 20th day of November, 2017, 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 13.1 b) continue to apply, except in the case of the BUILDING existing on the 20th day of November, 2017, in which case a RESTAURANT is a permitted USE.

c) REGULATIONS:

In the case of a RESTAURANT in the BUILDING existing on the 20th day of November, 2017 the following applies:

The maximum GROSS FLOOR AREA of a RESTAURANT is 120 square metres.
The maximum seating capacity of a RESTAURANT is 30.
The minimum number of REQUIRED PARKING SPACES is 8 located on the adjacent STREET ALLOWANCE.

BY-LAW 05/2019

Effective: January 21, 2019

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

PT LT 20 PL W211 NEEBING AS IN TBR147313; S/T INTEREST IN OFW60359; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 5.15.2 (d) and 8.1 and Tables 5.15.9 and 8.2.1 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 21st day of January, 2019 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:

In addition to the USES permitted in Section 8.1 of this BY-LAW, an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS is a permitted USE in the BUILDING existing on the 21st day of January, 2019 under Section 8.1.

c) REGULATIONS:

In the case of an APARTMENT DWELLING containing a maximum of 4 DWELLING UNITS in the BUILDING existing on the 21st day of January, 2019, the following applies:

- i) The minimum number of PARKING SPACES required is 1.0 PARKING SPACE per DWELLING UNIT.
- ii) A PARKING AISLE is not required, provided that the required PARKING SPACES remain separated into two parking areas by a 3.8 m by 6.0 m area of LANDSCAPED OPEN SPACE.

BY-LAW 21/2019

Effective: March 18, 2019

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

Town Plot S/S BROCK West Part Lot 25, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is removed from the "MU1" – MIXED USE ZONE ONE as shown on Map 10M of Schedule "A", and is instead designated as part of the "R2" – RESIDENTIAL ZONE TWO

(2) The provisions of Table 9.2.1 this BY-LAW continues 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) does not apply to paragraph "649" of Schedule "B" to By-law 177-1983.

b) Existing BUILDING:

The BUILDING existing on the 23rd day of January, 2017 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.

BY-LAW 25/2019

Effective: March 18, 2019

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

PCL 3955 SEC DFWF; PT LT 12 CON 2 NKR NEEBING PT 1, 55R4448; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, and portions of the abutting STREET ALLOWANCES,

is removed from the "R1-N" – Residential ZONE One subject to noise provisions, as shown on Map 10I of Schedule "A" and is instead designated as part of the "IN1-N" – Light Industrial ZONE, subject to noise provisions.

- (2) The provisions of Section 26.2 and Table 26.2.1 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) REGULATIONS:

In the case of a LIGHT INDUSTRIAL USE on the affected land, the following applies:

i) The Minimum LANDSCAPED OPEN SPACE is LANDSCAPED OPEN SPACE being 15% of the LOT AREA which includes:

A) LANDSCAPED OPEN SPACE in the form of a 10.0 m wide strip along the southern portion of the eastern INTERIOR SIDE LOT LINE from the FRONT LOT LINE to a point 55 metres north of the FRONT LOT LINE;

B) LANDSCAPED OPEN SPACE be in the form of a 1.8 m wide strip along the northern portion of the eastern INTERIOR SIDE LOT LINE from a point 55 metres north of the FRONT LOT LINE to the REAR LOT LINE; and

C) LANDSCAPED OPEN SPACE in the form of a 3.0 m wide strip along all LOT LINES abutting a STREET LINE.

BY-LAW 42/2019

Effective: April 15, 2019

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

Lots 61 and 62, Registered Plan 547 and Part of Lot 60, Registered Plan 547 described as Parts 18 and 19 on Reference Plan 55R-13613,

is subject to the following provision:

a) Survival of Certain Provisions:

The provisions of paragraph "368" and "369" of Schedule "B" to By-law 177-1983, as amended do not apply.

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

Part of Lots 61 and 62, Registered Plan 547 except Parts 1-16 on Reference Plan 55R-13613, and shown as "Property Location One" on Exhibit One and portions

of the abutting STREET ALLOWANCES to and forming part of this Amending By-law,

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

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

Lot 62, Registered Plan 547 and Part of Lot 61, Registered Plan 547, and

shown as "Property Location One" on Exhibit Two to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 4.1, 5.15.2, and 14.2.3 and Tables 5.15.2 and 14.2.1 of this By-law continue to apply to the lands shown as "Property Location One" on Exhibit Two. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location One" on Exhibit Two are subject to the following provisions:

a) Definitions

- i) A "LOT" means two contiguous parcels of land held under separate ownership developed together for mutual benefit for the purposes of the regulations as set out in Sections 5.15.2 and 14.2.3 and Table 5.15.2.
- ii) Despite the definition of TOWNHOUSE DWELLING, any 4 unit residential BUILDING shall be deemed to be an APARTMENT DWELLING for the purposes of the regulations as set out in Table 14.2.1.

b) REGULATIONS:

In the case of an APARTMENT DWELLING containing 4 DWELLING UNITS the following applies:

(4)

The

The Minimum REQUIRED LOT FRONTAGE is 18.0 m
The Maximum LOT COVERAGE is 45%
The Minimum INTERIOR SIDE YARD is 1.5 metres and 3.0 metres for a multi STOREY APARTMENT DWELLING
The Maximum number of DRIVEWAYS per "LOT", as defined in subparagraph "164(3)a)i)", is one.

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

Part of Lot 61, Registered Plan 547 and Part of Lot 60, Registered Plan 547 described as Parts 18 and 19 on Reference Plan 55R-13613,

and shown as "Property Location Two" on Exhibit Two to and forming part of this Amending By-law, and

is subject to the following provisions:

The provisions of Sections 4.1, 5.15.2, and 14.2.3 and Tables 5.15.2 and 14.2.1 of this By-law continue to apply to the lands shown as "Property Location Two" on Exhibit Two. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location Two" on Exhibit Two are subject to the following provisions:

a) Definitions

- i) A LOT means two contiguous parcels of land held under separate ownership developed together for mutual benefit for the purposes of the regulations as set out in Sections 5.15.2 and 14.2.3 and Table 5.15.2.
- ii) Despite the definition of TOWNHOUSE DWELLING, any 4 unit residential BUILDING shall be deemed to be an APARTMENT DWELLING for the purposes of the regulations as set out in Table 14.2.1.

b) REGULATIONS:

In the case of an APARTMENT DWELLING containing 4 DWELLING UNITS the following applies:

The Minimum REQUIRED LOT FRONTAGE is 18.0 m
The Maximum LOT COVERAGE is 45%
The Minimum INTERIOR SIDE YARD is 1.5 metres and 3.0 metres for a multi STOREY APARTMENT DWELLING
The Maximum number of DRIVEWAYS per "LOT", as defined in subparagraph "164(4)a)i)", is one.

BY-LAW 50/2019

Effective: May 27, 2019

Amended by By-law 101/2020

Effective: September 21, 2020

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

PCL 4556 SEC CFWF; PT LT 1 PL WM119 NEEBING; PT LT 2 PL WM119 NEEBING PT 3, 4 FWR442; S/T LEW52740; S/T LEW49346, LT94796,

LT94797; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, is subject to the following provisions:

a) Definitions

A MINI-WAREHOUSE is a building or part thereof, which is used primarily for the self storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage.

b) Permitted USES

In addition to the USES permitted in Section 20.1 of this BY-LAW, a MINI-WAREHOUSE, as defined in Subparagraph "165 (1) a), is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of September 2020 within the boundary shown as "Property Location" on Exhibit One.

c) Maximum GROSS FLOOR AREA

In the case of a MINI-WAREHOUSE within the MAIN BUILDING existing on the affected land on the 21st day of September, 2020, the maximum GROSS FLOOR AREA of a storage unit within a MINI-WAREHOUSE is 25 square metres

BY-LAW 66-2019

Effective: June 17, 2019

Amended by By-law 45/2021

Effective: June 28, 2021

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

MCINTYRE SECTION PT SW QUARTER 40 RP 55R14739 PARTS 1 AND 2, RP 55R14693 PARTS 1 TO 7; THUNDER BAY and shown as "Property Location 1", "Property Location 2", and "Property Location 3" on Exhibit One and forming part of this Amending By-law and portions of the abutting STREET ALLOWANCES to and forming part of this Amending By-law, land is removed from the "C2" – Urban Centre ZONE, as shown on Map 6L of Schedule "A", and is instead designated as part of the "NC3" – Neighbourhood Centre Three ZONE.

(2) The provisions of Section 4.1, Section 18.1, Section 18.2.1, Table 18.2.1, Section 18.2.3, and Section 18.2.4 and 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 "SHOPPING CENTRE" is a PLACE, other than a MIXED USE BUILDING, where 3 or more non-residential USES permitted in the applicable ZONE, are located together for their mutual benefit.

A DRUG STORE is retail outlet which among other things sells pharmaceutical supplies and associated sundry items.

b) Permitted USES

In addition to the USES permitted in Sections 18.1 (a), (b), and (c) of this BY-LAW, the following uses are also a permitted use:

- i) USES permitted in Section 18.1 (d)
- ii) DRUG STORE as defined in Subparagraph "166 (1) a)
- iii) OFFICE

c) Building Envelope REGULATIONS:

In the case of any permitted USE on the affected land, the following applies:

- i) The Minimum LANDSCAPED OPEN SPACE is 20% of LOT AREA, a 3.0m wide strip along all LOT LINES, and a 6.0m wide strip along all LOT LINES abutting a STREET LINE.
- ii) The maximum HEIGHT is 12 metres for a BUILDING located within 40 metres of the STREET LINE of Golf Links Road.
- iii) The maximum HEIGHT is 15 metres for a BUILDING located beyond 40 metres of the STREET LINE of Golf Links Road.

d) Maximum number of MAIN USES per LOT

Section 18.2.2 does not apply.

e) Maximum number of, and SEPARATION DISTANCES between, MAIN BUILDINGS

In the case of an APARTMENT DWELLING on the affected land, the following applies:

- i) The maximum number of MAIN BUILDINGS is 3
- ii) The maximum number of total DWELLING UNITS is 120

f) Maximum GROSS FLOOR AREA:

No person shall use any BUILDING on a LOT for an OFFICE with a GROSS FLOOR AREA greater than 500.0 m²

- (3) The provisions of Table 18.2.1, Section 18.2.4, and Section 18.2.5 of this BY-LAW continue to apply to lands shown as "Property Location 1" on Exhibit One. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location 1" on Exhibit One are subject to the following provisions:

a) Building Envelope REGULATIONS

In the case of any permitted USE, the minimum REQUIRED EXTERIOR SIDE YARD is 6.4 metres

b) PRIVACY SCREEN:

Regardless of Section 18.2.4, a PRIVACY SCREEN with a HEIGHT of 1.6m is required along the north REAR LOT LINE only.

c) Maximum GROSS FLOOR AREA:

Regardless of Table 18.2.5, there is no maximum GROSS FLOOR AREA for a permitted USE within a SHOPPING CENTRE, provided that the SHOPPING CENTRE has a total GROSS FLOOR AREA of no more than 800.0 m2

- (4) The provisions of Section 18.2.4 of this BY-LAW continue to apply to lands shown as "Property Location 2" on Exhibit One. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location 2" on Exhibit One are subject to the following provisions:

a) PRIVACY SCREEN

Regardless of Section 18.2.4, a PRIVACY SCREEN with a HEIGHT of 1.6m is required along the north REAR LOT LINE only.

- (5) The provisions of Section 4.1 and Section 18.2.4 of this BY-LAW continue to apply to lands shown as "Property Location 3" on Exhibit One. In addition to all other provisions of this BY-LAW, the lands shown as "Property Location 3" on Exhibit One are subject to the following provisions:

a) Definitions:

The FRONT LOT LINE is the LOT LINE abutting Street "A"

b) PRIVACY SCREEN:

Regardless of Section 18.2.4, a PRIVACY SCREEN is not required.

BY-LAW 78-2019

Effective: July 29, 2019

- "167 (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 121, Block 57, Lots 7 to 9, municipally known as 377 Cumberland Street North, 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 5.15.9 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) PERMITTED USES:

In addition to the USES permitted in Section 22.1(a) of this BY-LAW, a MIXED USE BUILDING is also a permitted USE under Section 22.1(a).

b) Parking REGULATIONS

In the case of a MIXED USE BUILDING, the minimum number of PARKING SPACES required is 1.0 PARKING SPACE for every 35.0m² of GFA for non-residential USES and 1.0 PARKING SPACE for each DWELLING UNIT

c) REGULATIONS

In the case of a MIXED USE BUILDING, the minimum REQUIRED INTERIOR SIDE YARD is 3.0m.

BY-LAW 81-2019

Effective: July 29, 2019

"169 (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 W-740 Lots 11 to 24 Part of Lot 9 and 10 and a 10 foot reserve, and shown as "Property Location" on Exhibit One to and forming part of this Amending By-law,

is subject to the following provision:

The provisions of Section 26.1 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:

The provisions of Section 26.1 a) continue to apply, except in the case of the BUILDING existing on the 31st day of July, 2017, in which case an ACCESSORY DWELLING UNIT for an essential worker is permitted for the existing MAIN USE being warehouse storage."

BY-LAW 94-2019

Effective: October 21, 2019

OMB Case No. PL190579 dismissed March 23, 2020

"171 (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 4, Concession A, Township of McIntyre, 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 subject to the following provisions:

The provisions of Section 4.1 and 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:

a) Definitions:

A "RESIDENCE AND COMMUNITY RESOURCE CENTRE" is a RESIDENTIAL CARE FACILITY that provides accommodation to up to 58 individuals at a time and where each private suite has a separate entrance from a common hall and may have a separate private bathroom, but where common areas for dining and leisure are provided, and where residents and members of the public are provided with health, welfare, or social support services and resources.

b) Permitted USES

In addition to the USES permitted in Section 18.1 a), b), and c) of this BY-LAW, a RESIDENCE AND COMMUNITY RESOURCE CENTRE, as defined in Subparagraph 171 (1) a), is deemed to be included as a permitted use under Section 18.1 c).

BY-LAW 98-2019

Effective: Sept. 23, 2019

- "172 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:
- PLAN 57 BLK 13 PT LOTS 1 TO 17 RP55R4681 PART 1; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, and portions of the abutting STREET ALLOWANCES, is removed from the "FD" – Future Development ZONE, as shown on Map 80 of Schedule "A" and is instead designated as part of the "IN1" – Light Industrial ZONE.
- (2) The provisions of Section 4.1 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
- The FRONT LOT LINE is the western LOT LINE adjacent to Athabasca Street.

BY-LAW 114-2019

Effective: Oct. 21, 2019

- "174 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:
- Plan M52 Lots 12 to 16, PT Lot 1,7 Rem PCL 1731 2076 1648 1252 1617; THUNDER BAY and shown as "Property Location" on Exhibit One 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 22.1 a) of this BY-LAW, a COMMERCIAL SCHOOL, is a permitted USE within the MAIN BUILDING existing on the affected land on the 21st day of October, 2019.

- “175 (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 1720 Lot 2, municipally known as 97 Court Street South 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 6P of Schedule “A”, and is instead designated as part of the “C5” – Central Business District Zone.
- (2) The provisions of Sections 5.15.5, and 23.2.2, and Table 23.2.1 of the BY-LAW continue to apply to the affected land, excepting out an Apartment Dwelling. In addition to all other provisions of this By-law, the affected land is subject to the following provisions:
- a) REGULATIONS:
- In the case of an APARTMENT DWELLING, the following applies:
- | |
|--|
| The Maximum number of DWELLING UNITS is 4 |
| The Minimum REQUIRED INTERIOR SIDE YARD is 1.0 m |

- “178 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:
- PCL 3465 SEC CFWF; LT 24-26 PL WM31 NEEBING; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, is subject to the following provisions:
- The provisions of Sections 14.1 a), b), and c) and Tables 5.15.2 and 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) Permitted USES
- In the case of the BUILDING existing on the 15th day of June, 2020, an OFFICE and a MOTOR VEHICLE SERVICE STATION are permitted USES.
- b) REGULATIONS:
- i) In the case of any USE permitted in the BUILDING existing on the 15th day of June, 2020, the minimum PARKING AISLE width, when the angle of PARKING SPACES is over 80° and up to and including 90°, is 6.5m

- ii) In the case of an OFFICE and/or a MOTOR VEHICLE SERVICE STATION within the BUILDING existing on the 15th day of June, 2020 the minimum number of PARKING SPACES is 9.

BY-LAW 65-2019

Effective: June 15, 2020

- “179 (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 19 PART NORTH EAST ¼ 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 4.1, 5.3.2(b)(i), and 6.1 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. A “CONTRACTOR’S YARD” is a PLACE for the purpose of providing an operational base for a small-scale contracting company and may include the repair and servicing of contractor’s equipment and the OUTDOOR STORAGE of four COMMERCIAL VEHICLES and fourteen pieces of HEAVY EQUIPMENT.

b) Permitted USES:

- a. In addition to the USES permitted in Section 6.1 of this BY-LAW, a “CONTRACTOR’S YARD” as defined in subparagraph 179 (1)a)i), on the lands shown as “Property Location 2” on Exhibit One, is permitted as an ACCESSORY USE to the SINGLE DETACHED DWELLING existing on June 15th, 2020 located on “Property Location 1” on Exhibit One.

c) REGULATIONS:

- a. In the case of a SINGLE DETACHED DWELLING existing on June 15th, 2020 located on “Property Location 1” on Exhibit One, the total GFA of all ACCESSORY BUILDINGS and STRUCTURES combined is 1,000.00 m².

- b. A five metre wide NATURAL VEGETATED BUFFER shall be maintained, exclusive of one 10 metre driveway, along the entire boundary of “Property Location 2” on Exhibit One.

BY-LAW 84-2020

Effective: July 27, 2020

- "180 (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 54, Block 46, Lots 37 to 40 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 "R2" – RESIDENTIAL ZONE TWO ZONE, as shown on Map 8S of Schedule "A", and is instead designated as part of the "MU2" – MIXED USE ZONE TWO.
- (2) The provisions of Section 9, Table 9.2.1, 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) REGULATIONS:
- In the case of an APARTMENT DWELLING on the affected land, the following applies:
- i.) The maximum number of DWELLING UNITS is six (6); and
- ii.) The minimum number of required PARKING SPACES is 1.0 PARKING SPACES per DWELLING UNIT.

BY-LAW 83-2020

Effective: Aug. 10, 2020

- “181 (1) The following parcel of land (referred to in this paragraph as the "affected land") within THUNDER BAY, in the District of Thunder Bay:
- Plan 390, Lots 26 to 33 inclusive, Lots 43 to 50 inclusive, Part of Lots 34 to 42 inclusive, Parts of lane (closed by By-law No. 95, Reg. No. 61193) and shown as "Property Location" on Exhibit One and forming part of this Amending By-law,
- is subject to the following provisions:
- The provisions of Sections 22.1 a) 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 provision:
- a) Permitted USES
- In the case of the SHOPPING CENTRE existing on the 27th day of July, 2020, a RETAIL STORE is a permitted USE.

- “184 (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 FIRSTLY: PCL 1051 SEC PAF; LT 2116-2120 PL M42 MCINTYRE; THUNDER BAY, SECONDLY: PCL 1389 SEC PAF; LT 2112-2115 PL M42 MCINTYRE; THUNDER BAY, THIRDLY: PCL 1124 SEC PAF; LT 2111 PL M42 MCINTYRE; THUNDER BAY, FOURTHLY: PCL 928 SEC PAF; LT 2110 PL M42 MCINTYRE; THUNDER BAY, FIFTHLY: PT 12TH AV PL M42 MCINTYRE CLOSED BY F129006 PT 1 55R-10923 EXCEPT PT 1 55R112041 AND PART 1 55R-12292; CITY OF THUNDER BAY, SIXTHLY: PT LANE PL M42 MCINTYRE CLOSED BY BYLAW F129006 ABUTTING LTS 2053-2065 & LTS 2110-2122 EXCEPT PT 4 55R10923; CITY OF THUNDER BAY and portions of the abutting STREET ALLOWANCES, shown as "Property Location" on Exhibit One, to and forming part of this Amending By-law, is removed from the "IN1" – Light Industrial ZONE, as shown on Map 7N of Schedule "A", and is instead designated as part of the "IN2" – Medium Industrial ZONE.

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

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

FIRSTLY: LTS 81,82 & PT BROADWAY AV CLOSED BY OF W68781 & PT LANE CLOSED BY TBR163615 ALL ON PL W390 NEEBING - PTS 7 & 8 55R12061 ; THUNDER BAY; S/T EASEMENT OVER PT 7, 55R12203 AS IN TY9200 (PARTIALLY RELEASED BY TY138035); TOGETHER WITH AN EASEMENT OVER PT LT 98 & 125, PT LN W390 PT 1 55R13203 AS IN TY118635

SECONDLY: LTS 53-57, PT LT 70, 71 & 72, LTS 73-80, PL W390; PT LANE CLOSED BY T BR163615 PL W390; PT BROADWAY AV CLOSED BY OFW68781 PL W390 - PTS 1-6, 9-12 55R12061; THUNDER BAY; S/T EASE TBR164686E ON PTS 9, 10 55R12061 PARTIALLY RELEASED BY TY9201; S/T EASE TBR176145E ON PTS 2, 3, 6 55R12061; S/T EASE F137296 ON PTS 3, 4 55R12061. (DESCRIPTION AMENDED RE: PT LTS 71, 71 & 72 ON 2005 06 22 BY ROBERT JOHNSON.); S/T EASEMENT OVER PTS 3, 4, 5, 8, 10 & 11, 55R12203 AS IN TY9200; TOGETHER WITH AN EASEMENT OVER PT LT 98 & 125, PT LN W390 PT 1 55R13203 AS IN TY118635

THIRDLY: LT 99-106 PL W390 NEEBING; PT LT 107-111 PL W390 NEEBING; PT BROADWAY AV PL W390 NEEBING CLOSED BY

OFW68781; PT LANE PL W390 NEEBING CLOSED BY OFW51040 & OFW68781; AS IN TBR388240 & PARTS 6-8, 11 & 12 55R10703; S/T OFW55099E PARTIALLY RELEASED BY TBR398085; S/T W69743E PARTIALLY RELEASED BY TBR398085 & TY9202; S/T TBR939409E PARTIALLY RELEASED BY TY9202; S/T EASEMENT OVER PT 1, 55R12203 AS IN TY9200; THUNDER BAY; TOGETHER WITH AN EASEMENT OVER PT LT 98 & 125, PT LN W390 PT 1 55R13203 AS IN TY118635

FOURTHLY: PART OF LOTS 97 & 98, PL W-390 AND PART OF BROADWAY AVENUE CLOSED BY OFW68781 DESIGNATED AS PARTS 1 AND 2 ON REFERENCE PLAN 55R-13049 SUBJECT TO AN EASEMENT IN GROSS OVER PT 2, 55R13049 AS IN TY108348 TOGETHER WITH AN EASEMENT OVER PT LT 98 & 125, PT LN W390 PT 1 55R13203 AS IN TY118635 CITY OF THUNDER BAY

and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, and portions of the abutting STREET ALLOWANCES, is removed from the "C4" – Arterial Commercial ZONE, as shown on Map 9K of Schedule "A" and is instead designated as part of the "C4-A" – Arterial Commercial ZONE with an "A" suffix.

- (2) The provisions of Section 4.1 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) REGULATIONS

- i) The minimum REQUIRED REAR YARD is 3.0 metres
- ii) The minimum REQUIRED INTERIOR SIDE YARD is 3.0 metres.

- 1. Table 2.1.1 of By-law 100-2010, as amended, is amended by deleting the number "306"
- 2.

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

LT 1-2 BLK 37 PL 147 MCINTYRE; LT 27, 26, 25, 23 PL 572 MCINTYRE; PT LT 24 PL 572 MCINTYRE AS IN TBR334563; THUNDER BAY and portions of the abutting STREET ALLOWANCES, shown as "Property Location" on Exhibit One, to and forming part of this

Amending By-law, is removed from the "IN2" – Medium Industrial ZONE, as shown on Map 6O of Schedule "A", and is instead designated as part of the "C4" – Arterial Commercial ZONE.

- (2) The provisions of Sections 4.1, 22.1, and 22.2.4 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) Definitions:

A "RETAIL WAREHOUSE" is a place which is used primarily for the housing, storage, adapting for sale, packaging or wholesale distribution of goods, wares, merchandise, food stuff, substances, articles, and the like but which includes an accessory retail store not exceeding 10 percent of the gross floor area or 185.0 square metres whichever is the lesser.

A "SHOPPING CENTRE" is a PLACE, other than a MIXED USE BUILDING, where 3 or more USES permitted in a COMMERCIAL ZONE, are located together for their mutual benefit.

A "TRADESPERSON'S WORKSHOP" is a place used for the storing of equipment and materials of a TRADESPERSON, including an associated shop and area for assembly work.

b) Permitted USES

In addition to the USES permitted in Section 22.1 of this BY-LAW, OFFICE and RETAIL WAREHOUSE as defined in Paragraph 184 (2) a) are permitted USES under Section 22.1.

c) Permitted USES within the existing BUILDING:

In addition to the USES permitted in Section 22.1 of this BY-LAW, in the BUILDING existing on the 14th day of December, 2020, RETAIL STORE and TRADESPERSON'S WORKSHOP as defined in Paragraph 184 (2) a) are permitted USES under Section 22.1.

d) Maximum GROSS FLOOR AREA (GFA)

Despite Section 22.2.4 of this BY-LAW, the maximum GFA for an individual RETAIL STORE unit existing within the BUILDING existing on the 14th day of December, 2020 may not exceed 637m².

- "187 (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 9, Lots 1 to 5 NEEBING ADDITIONAL; THUNDER BAY ; and shown as "Property Location" on Exhibit One and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Sections 14.1 a), b), c), and Tables 5.14.4 and 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) Permitted USES

In the case of the BUILDING existing on the 19th day of April, 2021, RETAIL STORE, HOME IMPROVEMENT STORE and COMMERCIAL SCHOOL are permitted USES.

b) REGULATIONS:

- i. In the case of any combination that includes a RETAIL STORE, HOME IMPROVEMENT STORE and/or COMMERCIAL SCHOOL within the BUILDING existing on the 19th day of April, 2021 the minimum number of PARKING SPACES is 9.
- ii. In the case of any USE within the BUILDING existing on the 19th day of April 2021, the minimum required number of LOADING SPACES is 0.

BY-LAW 66-2021

Effective: September 20, 2021

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

Lots 684-686, Part of Lots 678-683, part of Lane, part of Selkirk St, registered plan WM31 described as Parts 2 and # on Plan 55R-14665, 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 “MI” Major Institutional ZONE, as shown on Maps 8M and 9M of Schedule “A”, and is instead designated as part of the “MU2” – Mixed Use ZONE 2.

(2) The provisions of Section 5.12.2 and 14.1, 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) Permitted USES

In addition to the USES permitted in Section 14.1a) of this BY-LAW, the following are permitted USES under Section 14.1a):

- PERSONAL SERVICES ESTABLISHMENT,
- COMMUNITY CENTRE,
- MIXED USE BUILDING,
- CULTURAL FACILITY,
- MEDICAL OFFICE,
- RECREATION FACILITY,
- RESEARCH AND DEVELOPMENT CENTRE, and
- RESIDENTIAL CARE FACILITY 3

(b) REGULATIONS:

- i.) In the case of an APARTMENT DWELLING the following applies:

The Minimum REQUIRED LOT AREA is 660.0m ² for up to 4 dwelling units and 75.0m ² for each additional DWELLING UNIT.

The minimum number of REQUIRED PARKING SPACES is 1 space per DWELLING UNIT
--

- ii.) In the case of all permitted uses the following applies:

The minimum REQUIRED LANDSCAPED OPEN SPACE is 20% of the lot area and a 3.0 m wide strip along all street lines.
--

A maximum of 3 driveways on the lands with no street line containing more than 2.

“189 (1) Section 2.1.1 (b) of this BY-LAW does not apply to By-law 074-2007 of Schedule “B” of the By-law Number 177-1983, as amended for the affected land.

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

PCL 24140 SEC TBF, Part NE Quarter Section 54 TWP MCIN Part 9 PAR103 Except Part 3 56R734 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 31.1 and Table 31.2.1 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

In addition to the USES permitted in Section 31.1 of this BY-LAW, a MOTOR VEHICLES SALES OR RENTAL ESTABLISHMENT is included as a permitted USE under section 31.1a).

b) REGULATIONS

The following applies:

- i) OUTDOOR DISPLAY for a MOTOR VEHICLE SALES ESTABLISHMENT is not permitted in any REQUIRED FRONT YARD nor any LANDSCAPED OPEN SPACE.

BY-LAW 74-2021

Effective: November 15, 2021

- “190 (1) The following parcels of land (referred to in this paragraph as the "affected lands") within THUNDER BAY, in the District of Thunder Bay:
- PCL 5673 SEC PAF; LT 105-106 PL M44 MCINTYRE; THUNDER BAY and PCL 5970 SEC PAF; LT 107-108 PL M44 MCINTYRE; THUNDER BAY 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 removed from the "C2" – Urban Centre ZONE, as shown on Maps 4S of Schedule "A" and is instead designated as 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 a FOOD STORE is permitted.

(3) The provisions of Sections 4.1, 13.1, and Table 13.2.1 of this BY-LAW continue to apply to the affected lands. In addition to all other provisions of this BY-LAW, the affected lands are subject to the following provisions:

a) REGULATIONS:

In the case of an APARTMENT DWELLING the following applies:

- i) The Minimum REQUIRED LOT FRONTAGE is 20.0 m
- ii) The Minimum REQUIRED LOT AREA is 600 m²
- iii) The Minimum REQUIRED FRONT YARD is 4.5 m

b) Location of ACCESSORY BUILDINGS:

BUILDINGS or STRUCTURES that are ACCESSORY to an APARTMENT DWELLING may be located in a REQUIRED INTERIOR SIDE YARD, provided that a minimum distance of 15.0 m is maintained between any ACCESSORY BUILDING or STRUCTURE and the FRONT LOT LINE, and, in addition, a minimum distance of 0.6 m is maintained between any ACCESSORY BUILDING or STRUCTURE and the INTERIOR SIDE LOT LINE.

“191 (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 25, Registered Plan 816 and shown as "Property Location" on the Exhibit to and forming part of this Amending By-law,

is subject to the following provisions:

The provisions of Section 28 and Table 28.2.1 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

In the case of the BUILDING existing on the 26th day of February, 2018, a RECREATION FACILITY is a permitted USE.

BY-LAW 12-2022

Effective: February 14, 2022

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

TOWN PLOT LOT 4 LESS 10 FT FOR LANE MARY ST S/S; THUNDER BAY and shown as "Property Location" on Exhibit One and forming part of this Amending By-law, is subject to the following provisions:

The provisions of Sections 14.1, 14.2, Table 14.2.1, 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) Definitions:

“MINI-STORAGE” is a BUILDING or part thereof, which is used primarily for the self-storage of household goods, wares, merchandise, articles and the like, but does not include fuel storage.

“SELF-SERVE AUTO REPAIR SHOP” is a MOTOR VEHICLE SERVICE STATION which is available for use or rental by individuals.

b) Permitted USES

In addition to the USES permitted in Section 14.1 a) of this BY-LAW, MINI-STORAGE and SELF-SERVE AUTO REPAIR SHOP as defined in Paragraph 192 (1) a) are permitted USES under Section 14.1 a)

c) REGULATIONS

In the case of MINI-STORAGE and SELF-SERVE AUTO REPAIR SHOP, the following applies:

- i) The column labelled “USES permitted in Sections 14.1(b) and 14.1(c)” in Table 14.2.1 shall apply.
- ii) Despite Paragraph 192 (1) c) i), the minimum EXTERIOR SIDE YARD for a BUILDING used as a SELF-SERVE AUTO REPAIR SHOP is 20.0 metres.
- iii) Despite Paragraph 192 (1) c) i), the minimum LANDSCAPED OPEN SPACE is a 3.0 metre wide strip along all LOT LINES abutting a STREET.
- iv) Two (2) MAIN USES are permitted on a LOT.
- v) A PRIVACY SCREEN with a HEIGHT of 1.6m is required along all LOT LINES abutting a RESIDENTIAL ZONE
- vi) A PRIVACY SCREEN with a HEIGHT of 1.2m is required along the EXTERIOR SIDE LOT LINE between the REAR LOT LINE and the FRONT YARD south of the required LANDSCAPED OPEN SPACE strip.

vii) A DRIVEWAY is not permitted on Mary Street.

d) Number of PARKING SPACES Required for Various USES

In the case of MINI-STORAGE and SELF-SERVE AUTO REPAIR SHOP, four (4) PARKING SPACES are required.