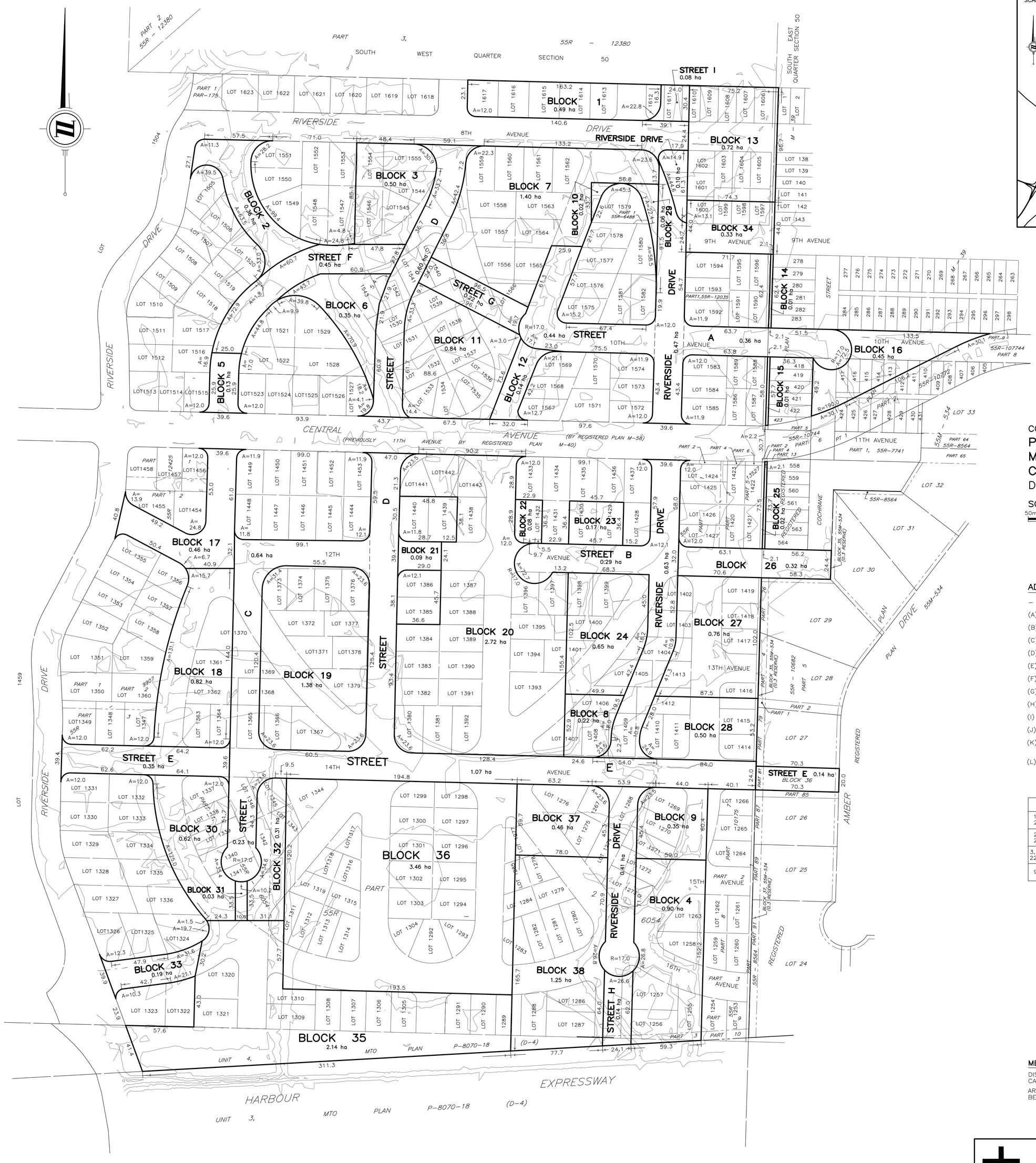

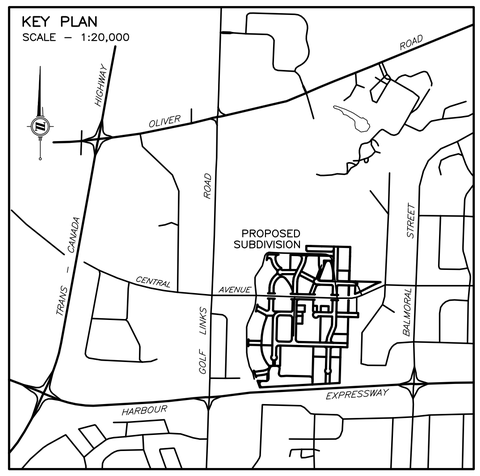

CONCEPT PLAN OF

PARTS OF REGISTERED PLANS M–39, M–40 AND M–58

CITY OF THUNDER BAY

DISTRICT OF THUNDER BAY

SCALE – 1:1500

50m 0 50 100m

ADDITIONAL INFORMATION

– UNDER SECTION 51(17) OF THE PLANNING ACT

(A) BOUNDARIES – AS SHOWN ON PLAN

(B) ROADS – AS SHOWN ON PLAN

(C) AS SHOWN ON KEY PLAN

(D) USAGE – AS SHOWN ON PLAN

(E) ADJOINING LAND USE–AS SHOWN ON PLAN

(F) LOT DIMENSIONS–AS SHOWN ON PLAN

(G) NATURAL FEATURES – AS SHOWN ON PLAN

(H) MUNICIPAL WATER SUPPLY

(I) SOILS – SANDY SILT & CLAY LAYER WITH IMPORTED FILL

(J) CONTOURS – AS SHOWN ON PLAN

(K) MUNICIPAL SERVICES – HYDRO, TELEPHONE, CABLE T.V., SCHOOL BUS, GARBAGE PICK–UP, FIRE PROTECTION

(L) EXISTING RESTRICTIONS OR EASEMENTS – NONE

BLOCK	USAGE
1, 4, 7, 8, 11, 13, 19, 24, 27, 38,	UM – URBAN MID–RISE
2, 5, 12, 16, 17, 20, 26, 33, 35, 36	CM – COMMUNITY ZONE
3, 6, 10, 14, 15, 18, 21, 22, 23, 29, 30, 31, 32, 34	UL – URBAN LOW–RISE
9, 25, 28, 37	NC – NEGHBOURHOOD COMMERCIAL

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

AREAS SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.471

TBT ENGINEERING
CONSULTING GROUP
TBT SURVEYORS INC. - A WHOLLY OWNED SUBSIDIARY OF TBT ENGINEERING LIMITED

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DRAWN BY: B.F.	CHECKED BY: PdeH	DATED: 2026/08/18

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