

APPENDIX 3 – AMENDMENTS

AMENDMENT 1 | 1001 Athabasca St. | BL 97/2019 - September 23, 2019

LOCATION OF THE AMENDMENT

1001 Athabasca Street being Part Lots 1-17, Block 13 on Registered Plan 57 and PART 1 on Plan RP55R4681, as shown on Schedule “A” to this Amendment.

THE AMENDMENT

The subject lands are removed from the Residential designation and re-designated as Light Industrial.

AMENDMENT 2 | 307/319 Euclid Ave. & 540 Arthur St. W. | BL 92/2020 - August 10, 2020

LOCATION OF THE AMENDMENT

Southwest corner of West Arthur Street and Euclid Avenue being Registered Plan 390 Lots 43 To 45, Part of Lots 38 to 42 & Lane Adjacent all described as Parts 2 & 3 on RP 55R-2655, Part 7 on RP 55R-2657, and Parts 1 & 2 RP 55R-4146 as shown on Schedule “A” to this Amendment.

THE AMENDMENT

Retail stores are permitted on the subject lands.

AMENDMENT 3 | 1315 Masters St. | BL 102/2020 - September 28, 2020

LOCATION OF THE AMENDMENT

1315 Masters Street being Part Lot 180 on Registered Plan 547 and PART 2 on Plan 55R8828, as shown on Schedule “A” to this Amendment.

THE AMENDMENT

A lot addition is permitted in the backlot area of these lands in the form an approximate 17.5 metre by 51.4 metre portion of land from 1315 to 1319 Masters Street.

AMENDMENT 4 | 572-588 Arthur St. W. | BL 120/2020 - November 16, 2020

LOCATION OF THE AMENDMENT

572-588 Arthur Street West as shown on Schedule “A” to this Amendment.

THE AMENDMENT

Retail stores are permitted on the subject lands.

AMENDMENT 5 | 1900 108th Ave. | BL 14/2022 - February 14, 2022

LOCATION OF THE AMENDMENT

1900 108th Avenue being CON A PT LT 1 2 3 & CON K PT LTS 1 & 2 & WATER LT R/A IN CON K & R/A CON A & K HYDRO PL 203-6999 7021, all being described as parts 1 to 20 on RP 55R-11043, as shown on Schedule “A” to this Amendment.

THE AMENDMENT

The subject lands are removed from the Utilities and Services designation and re-designated as Heavy Industrial.

AMENDMENT 6 | City wide | BL 35/2022 - March 22, 2022

LOCATION OF THE AMENDMENT

This is a General Amendment and applies to all major facilities and sensitive uses, all residential lands designated within the Urban Settlement Area, and all commercial lands.

THE AMENDMENT

This amendment modifies the Separation of Uses policies, the Railway Facilities policies, the Second Units (Additional Residential Units) policies, and the Commercial Areas policies.

AMENDMENT 7 | 2129 Arthur St. E. | BL 33/2022 - March 28, 2022

LOCATION OF THE AMENDMENT

2129 Arthur Street East being PCL 2-1 SEC WM63; LT 1-2 PL WM63 NEEBING; THUNDER BAY, as shown on Schedule "A" to this Amendment.

THE AMENDMENT

A dental office is permitted in the existing detached house at 2129 Arthur Street East.

AMENDMENT 8 | 380 Belton St. | BL 68/2022 - July 25, 2022

LOCATION OF THE AMENDMENT

380 Belton Street being Registered Plan 762, part of Lots 31 & 32, as shown on Schedule "A" to this Amendment.

THE AMENDMENT

Notwithstanding the Lot Creation Policies for the "Rural 1" designation, the creation of a new lot comprised of two parcels separated by a Hydro One Utility Corridor and comprise lands zoned "EP" – Environmental Protection Zone is permitted on lands described as Registered Plan 762, part of Lots 31 & 32.

AMENDMENT 9 | Corner of Golf Links Rd. & Harbour Exp. | BL 82/2022 - August 22, 2022

LOCATION OF THE AMENDMENT

Part NE 1/4 Sec 54 MCINTYRE 6 55R-12453 CITY OF THUNDER BAY & PCL 25871 SEC TBF; PT SE 1/4 SEC 54 MCINTYRE SRO PT 5 TO 7 55R10380; THUNDER BAY as shown on Schedule "A" to this Amendment.

THE AMENDMENT

The subject lands are removed from the Natural Heritage designation and re-designated as Business Area.

AMENDMENT 10 | 2811 Oliver Rd. | BL 84/2022 - August 22, 2022

LOCATION OF THE AMENDMENT

2811 Oliver Road being PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 THUNDER BAY, as shown on Schedule "A" to this Amendment.

THE AMENDMENT

Notwithstanding the Lot Creation Policies for the "Rural 1" designation, the creation of a new lot is permitted on lands described as "PT LT MARKED GEORGE A.L. WOOD N OF NEEBING MCINTYRE SPO RT 1. 55R3329 THUNDER BAY, municipally known as 2811 Oliver Road

AMENDMENT 11 | Gore St. & Syndicate Ave. | BL 138-2023 - April 17, 2023

LOCATION OF THE AMENDMENT

This is a General Amendment and applies to two areas within the Urban Settlement Area: lands at the southeast corner of Gore Street west and James Street south and the east side of Syndicate Avenue south between Walsh Street east and Duncan Street.

THE AMENDMENT

The subject lands are removed from the Residential designation and re-designated as Light Industrial.

AMENDMENT 12 | 160 & 202 Waterloo St. N. | BL 43-2024 - February 26, 2024

LOCATION OF THE AMENDMENT

East side of Waterloo Street North, south of the Cumming Street and Waterloo Street North intersection, Plan WM31 Lots 591 to 628, municipally known as 160 and 202 Waterloo Street North, as shown on Schedule "A" to this Amendment.

THE AMENDMENT

The subject lands are re-designated as Service Commercial.

AMENDMENT 13 | 1191 Balsam St. | BL 204-2024 - June 17, 2024

LOCATION OF THE AMENDMENT

1191 Balsam St being East Part of Section 20, Part of Mining Location 22A, McIntyre being PART 1 on Plan 55R9143, as shown on Schedule "A" to this Amendment.

THE AMENDMENT

Notwithstanding the Additional Dwelling Unit Policies, up to two detached houses each containing no more than one dwelling unit is permitted for the "Rural 1" designation on the lands.

AMENDMENT 14 | 1000 Fort William Rd. | BL 175-2024 - June 17, 2024

LOCATION OF THE AMENDMENT

1000 Fort William Road being Part Section 52 Part of Plan M46 55R3714 Part 1 55R5228 Part 1 to 4, 6 to 7, 14 to 17 Part 19 55R4606 Part 1 to 11 Part 55R5500 55R4671 55R9807, as shown on Schedule "A" to this Amendment.

THE AMENDMENT

A Library use is permitted within the Regional Centre designation on a portion of the subject lands

AMENDMENT 15 | 2121 Mahogany Way | BL 225-2024 - July 22, 2024

LOCATION OF THE AMENDMENT

2121 Mahogany Way, being Lot 7 on Registered Plan 55M621 as shown on Schedule "A" to this Amendment.

THE AMENDMENT

Notwithstanding the Evaluation Criteria for Lot Creation, a lot maybe created with a lot area of no less than 1050 m² despite not having access to municipal sanitary services within the Residential designation of the Urban Settlement Area.

AMENDMENT 16 | City-wide | BL 275-2024 - July 22, 2024

LOCATION OF THE AMENDMENT

This is a General Amendment and applies to the municipality of Thunder Bay.

THE AMENDMENT

This amendment modifies the Community Improvement policies and adds additional objectives and selection criteria for Community Improvement Project Areas.

AMENDMENT 17 | City-wide | BL 285-2024 - August 26, 2024

LOCATION OF THE AMENDMENT

This is a General Amendment and applies to lands designated as Institutional, Service Commercial, Community Commercial, and Business Area as well as to certain lands shown on Schedule “A” to this Amendment.

THE AMENDMENT

This amendment modifies the Residential policies within the Institutional, Service Commercial, Community Commercial, and Business Area designations. It also redesignates Institutional land to Residential and Heavy Industrial land to Light Industrial in key areas.