

410 EVERTON AVENUE

PROPERTY DETAILS:

Roll Number:	02.103.51200.0000
Legal Description:	Lot 203, Registered Plan M45
Area:	3,309.64 square metres (35,624.66 square feet)
Pin Number:	62250-0082

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$ 4,088.66
Current Assessment:	\$ 6,500.00
Crown Lien:	None
Present Official Plan Designation:	Natural Corridor
Present Zoning:	Rural Zone (RU1)
Present Use:	Vacant - Landlocked

RECOMMENDATIONS:

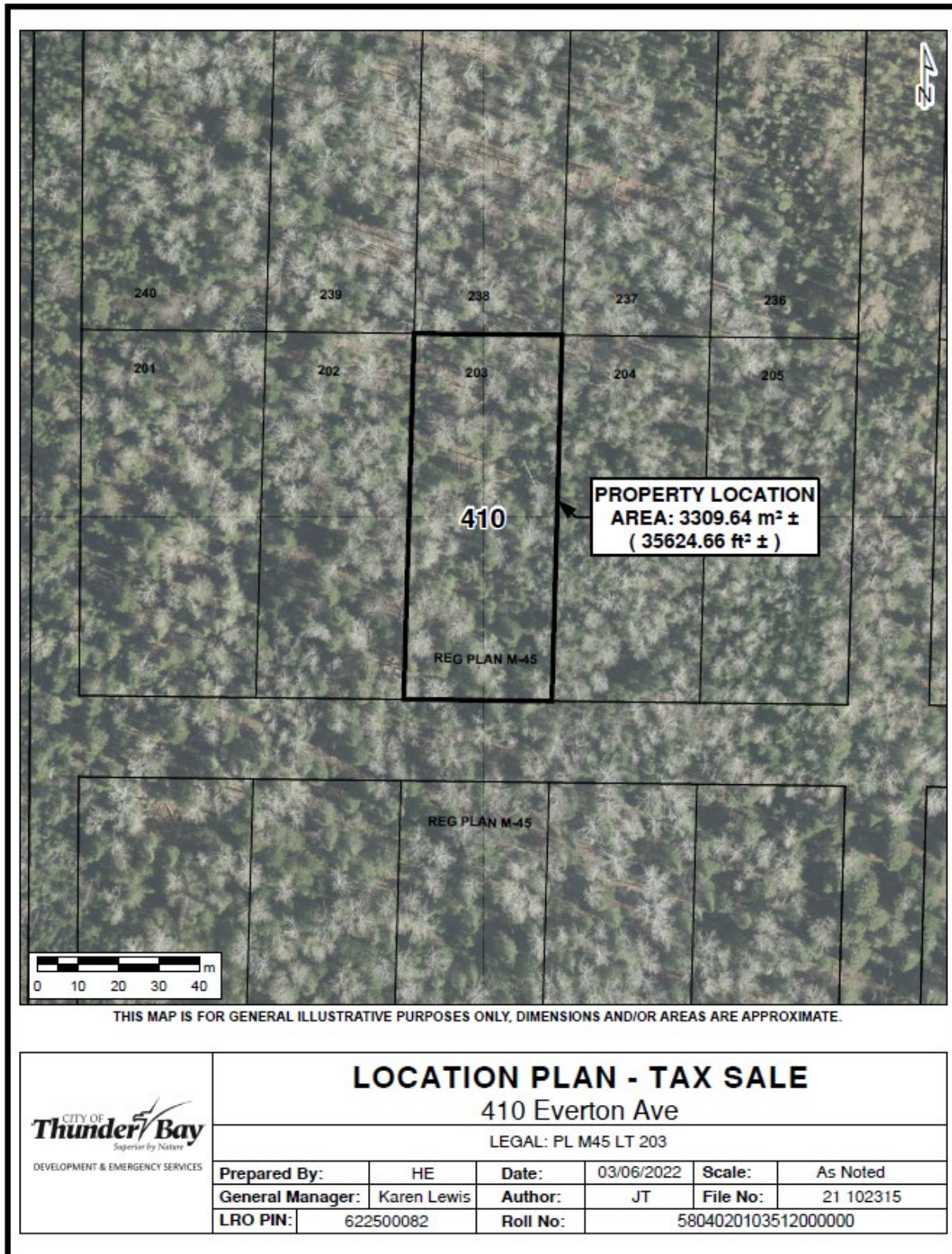
Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



394 EVERTON AVENUE

PROPERTY DETAILS:

Roll Number:	02.103.51400.0000
Legal Description:	Lot 205, Registered Plan M45
Area:	3,309.67 square metres (35,624.98 square feet)
Pin Number:	62250-0080

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$ 4,228.75
Current Assessment:	\$ 6,500.00
Crown Lien:	None
Present Official	
Plan Designation:	Natural Corridor
Present Zoning:	Rural Zone (RU1)
Present Use:	Vacant – Landlocked

RECOMMENDATIONS:

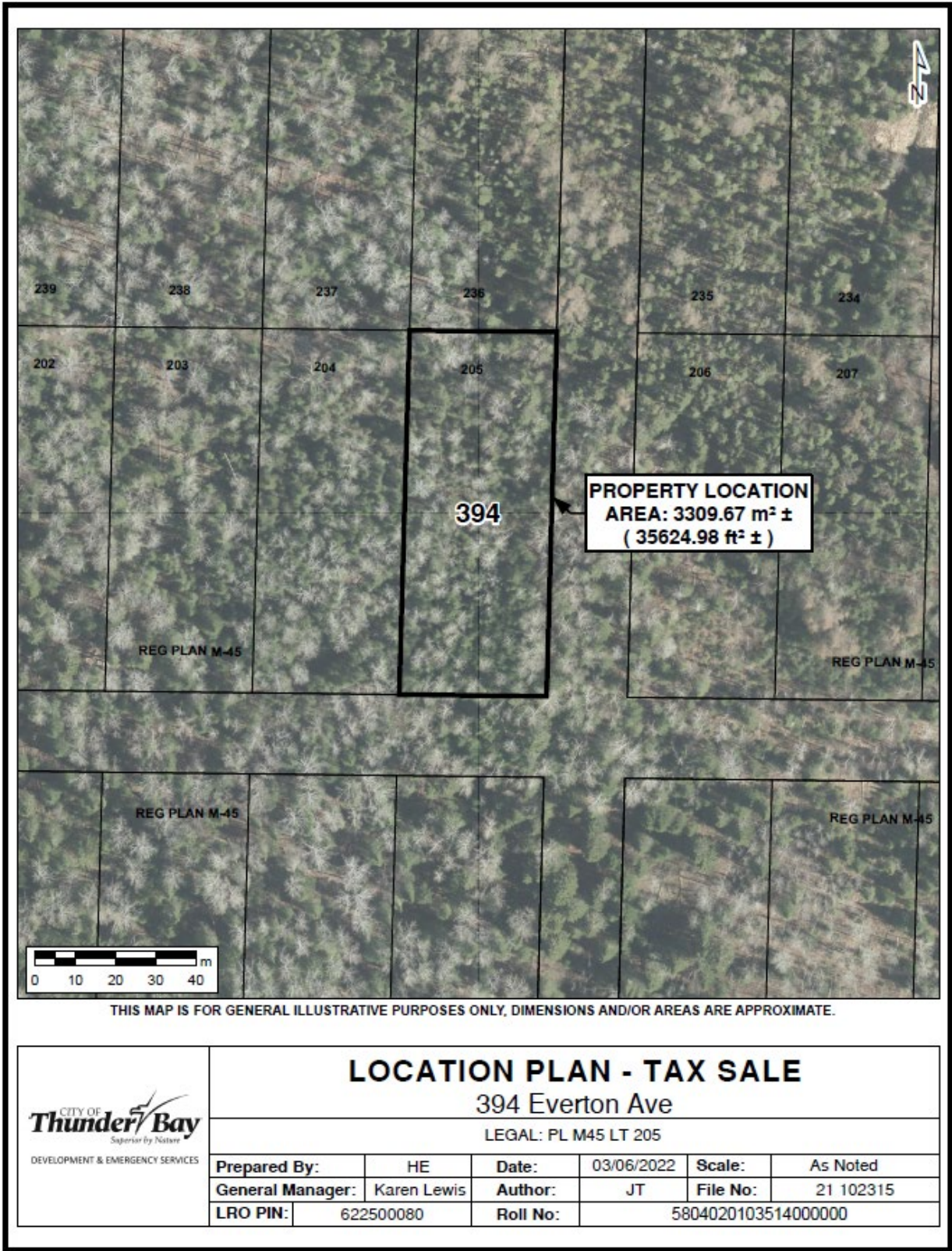
Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



395 MORECOMBE AVENUE

PROPERTY DETAILS:

Roll Number:	02.103.54500.0000
Legal Description:	Lot 236, Registered Plan M45
Area:	3,309.67 square metres (35,624.98 square feet)
Pin Number:	62250-0077

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$ 3,316.16
Current Assessment:	\$ 4,900.00
Crown Lien:	None
Present Official	
Plan Designation:	Natural Corridor
Present Zoning:	Rural Zone (RU1)
Present Use:	Vacant - Landlocked

RECOMMENDATIONS:

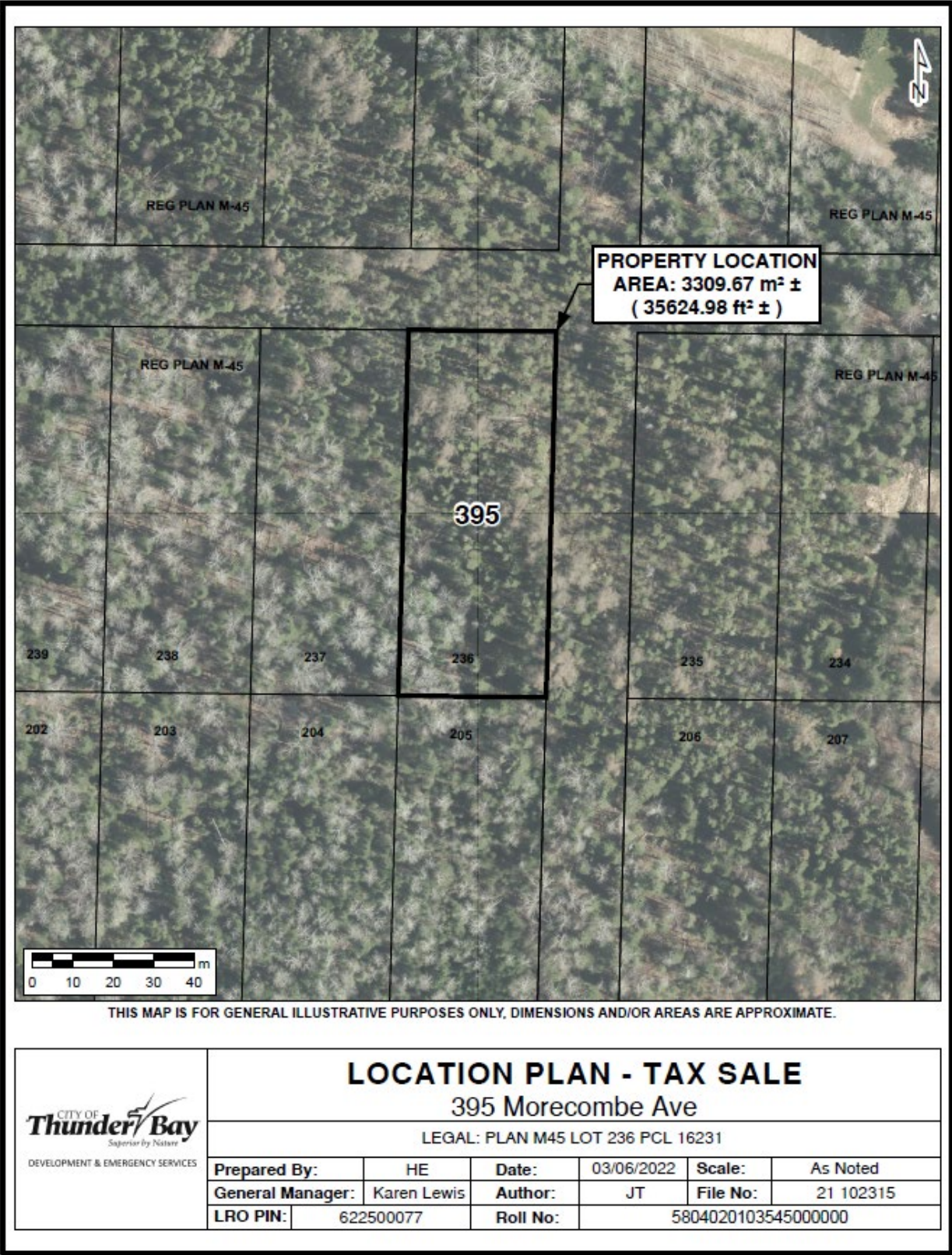
Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



417 LANCASTER AVENUE

PROPERTY DETAILS:

Roll Number: 02.103.58100.0000
Legal Description: Lot 279, Registered Plan M45
Area: 3,309.71 square metres (35,625.38 square feet)
Pin Number: 62250-0064

EXISTING STATUS:

Structures: None
Taxes Outstanding: \$ 3,341.08
Current Assessment: \$ 4,900.00
Crown Lien: None
Present Official
Plan Designation: Natural Corridor/ Provincially Significant Wetland
Present Zoning: Rural Zone (RU1) Environmental Protection Zone (EP)
Present Use: Vacant - Landlocked

RECOMMENDATIONS:

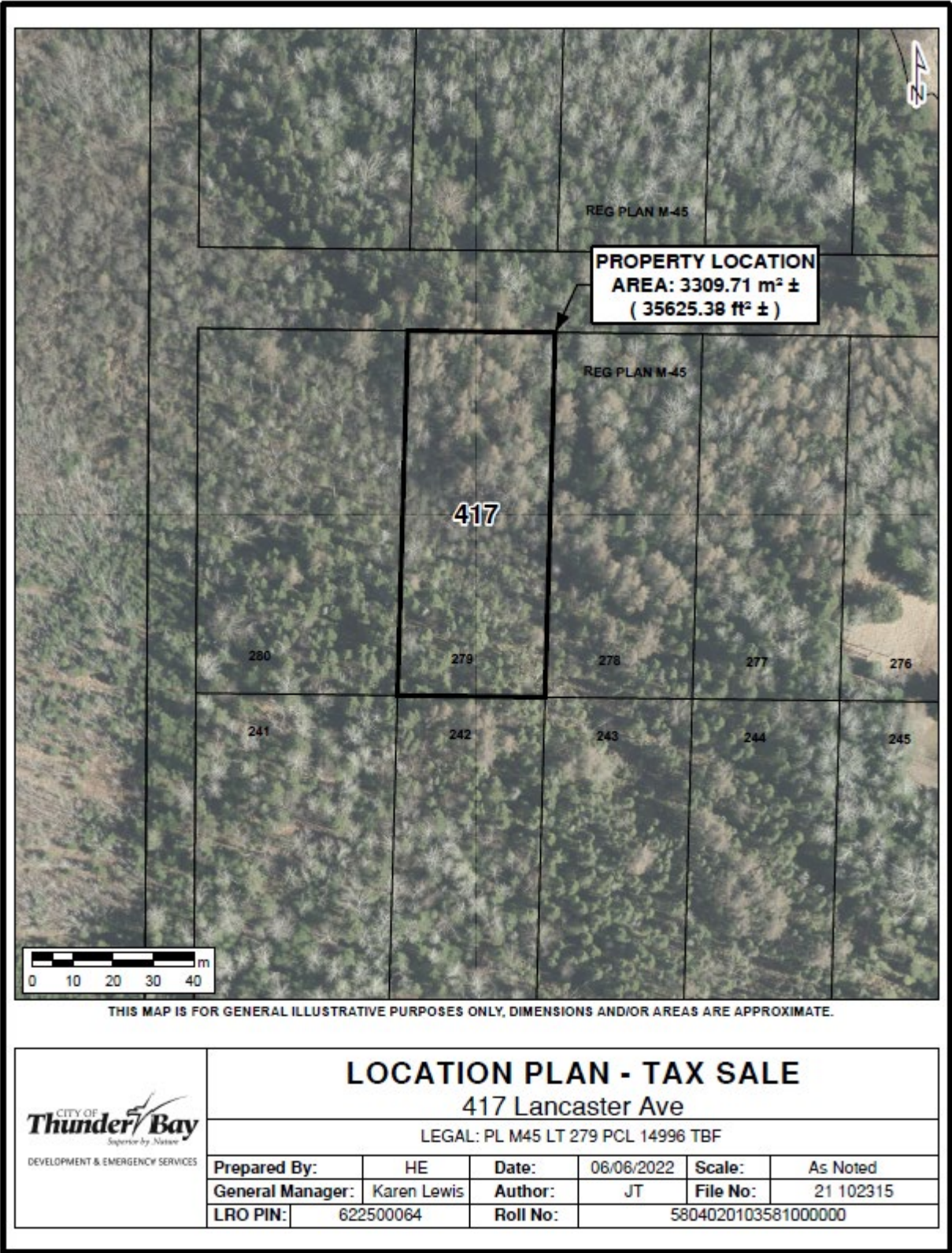
Disposal Method: To be retained by the City
Appraisal Req'd: No
Appraisal Value: Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



425 LANCASTER AVENUE

PROPERTY DETAILS:

Roll Number:	02.103.58200.0000
Legal Description:	Lot 280, Registered Plan M45
Area:	4,617.52 square metres (49,702.53 square feet)
Pin Number:	62250-0063

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$ 3,169.55
Current Assessment:	\$ 5,000.00
Crown Lien:	None
Present Official	
Plan Designation:	Provincially Significant Wetland
Present Zoning:	Rural Zone (RU1) and Environmental Protection (EP)
Present Use:	Vacant - Landlocked

RECOMMENDATIONS:

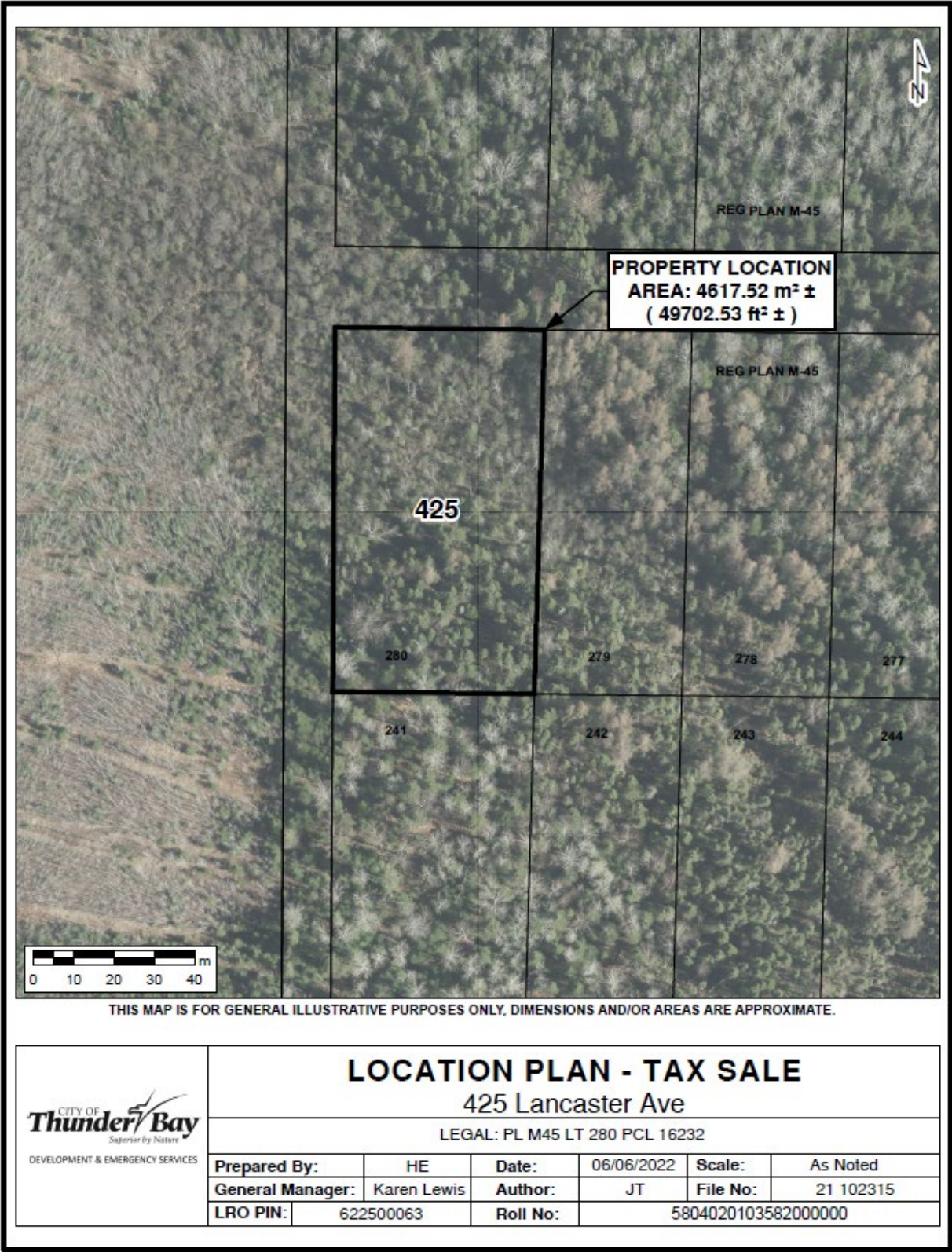
Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



2008 PENNINGTON AVENUE

PROPERTY DETAILS:

Roll Number: 03.108.22600.0000
Legal Description: Lots 3 & 4, Block 10, Registered Plan 185
Area: 580.78 square metres (6,251.50 square feet)
Pin Number: 62020-0091

EXISTING STATUS:

Structures: None
Taxes Outstanding: \$ 5,535.00
Current Assessment: \$ 8,200.00
Crown Lien: None
Present Official
Plan Designation: Heavy Industrial
Present Zoning: Heavy Industrial Zone (IN3)
Present Use: Vacant - Landlocked

RECOMMENDATIONS:

Disposal Method: To be retained by the City
Appraisal Req'd: No
Appraisal Value: Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



4330 CHILTON AVENUE

PROPERTY DETAILS:

Roll Number:	03.109.15800.0000
Legal Description:	Lots 1 & 2, Block 2, Registered Plan 215
Area:	533.49 square metres (5,742 square feet)
Pin Number:	62268-0029

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$ 3,045.78
Current Assessment:	\$ 500.00
Crown Lien:	None
Present Official	
Plan Designation:	Provincially Significant Wetland
Present Zoning:	Environmental Protection (EP)
Present Use:	Vacant - Landlocked

RECOMMENDATIONS:

Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



4412 WILLARD AVENUE

PROPERTY DETAILS:

Roll Number:	03.109.17513.0000
Legal Description:	Lots 13 to 14, Block 10, Registered Plan W215
Area:	442.62 square metres (4,764.28 square feet)
Pin Number:	62268-0119

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$3,032.96
Current Assessment:	\$500.00
Crown Lien:	None
Present Official	
Plan Designation:	Provincially Significant Wetland
Present Zoning:	Environmental Protection Zone (EP)
Present Use:	Vacant - Landlocked

RECOMMENDATIONS:

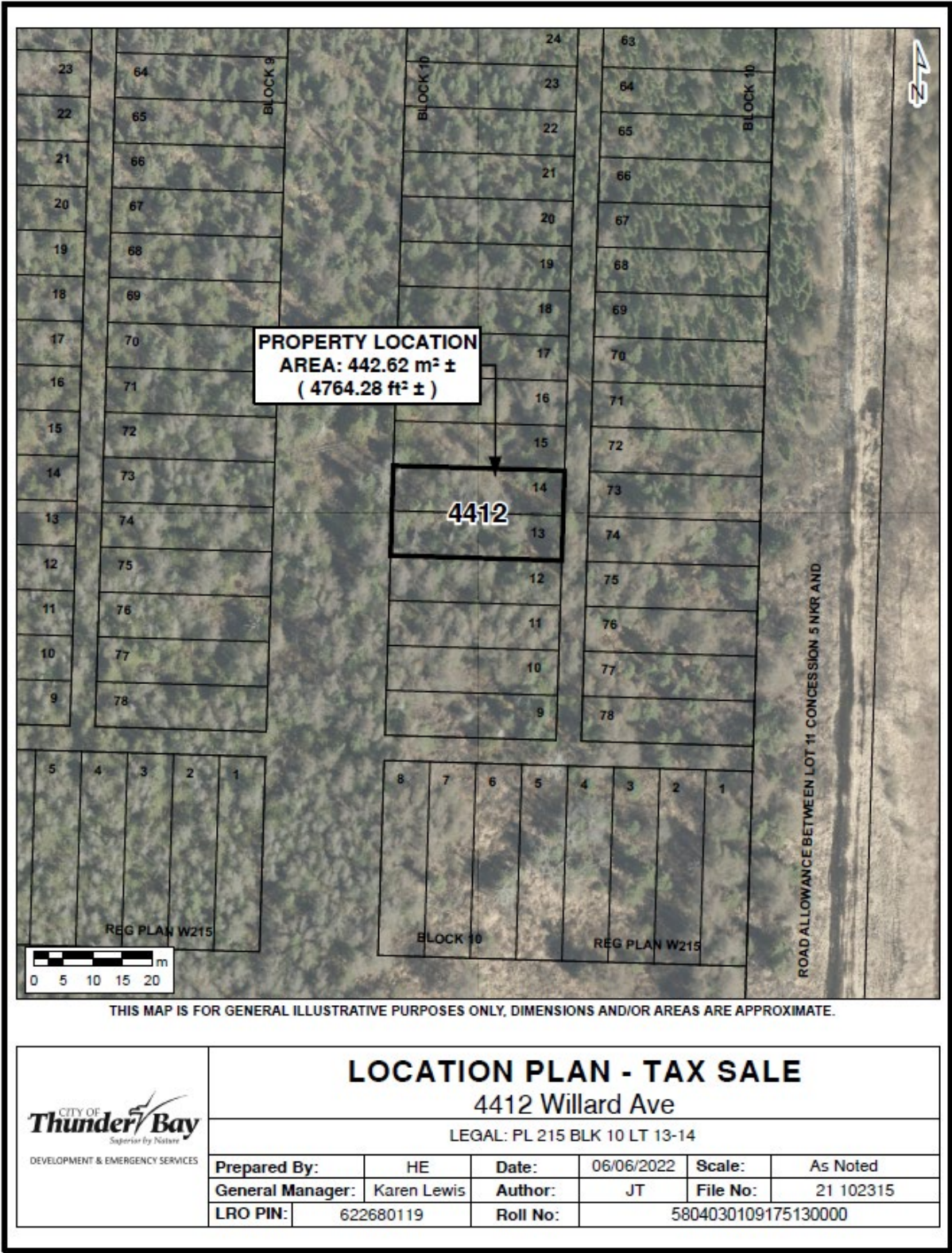
Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



4480 WILLARD AVENUE

PROPERTY DETAILS:

Roll Number:	03.109.17540.0000
Legal Description:	Lots 40 to 43, Block 10, Registered Plan W215
Area:	1,031.24 square metres (11,100.21 square feet)
Pin Number:	62268-0126

EXISTING STATUS:

Structures:	None
Taxes Outstanding:	\$3,309.69
Current Assessment:	\$500.00
Crown Lien:	None
Present Official	
Plan Designation:	Provincially Significant Wetland
Present Zoning:	Environmental Protection Zone (EP)
Present Use:	Vacant - Landlocked

RECOMMENDATIONS:

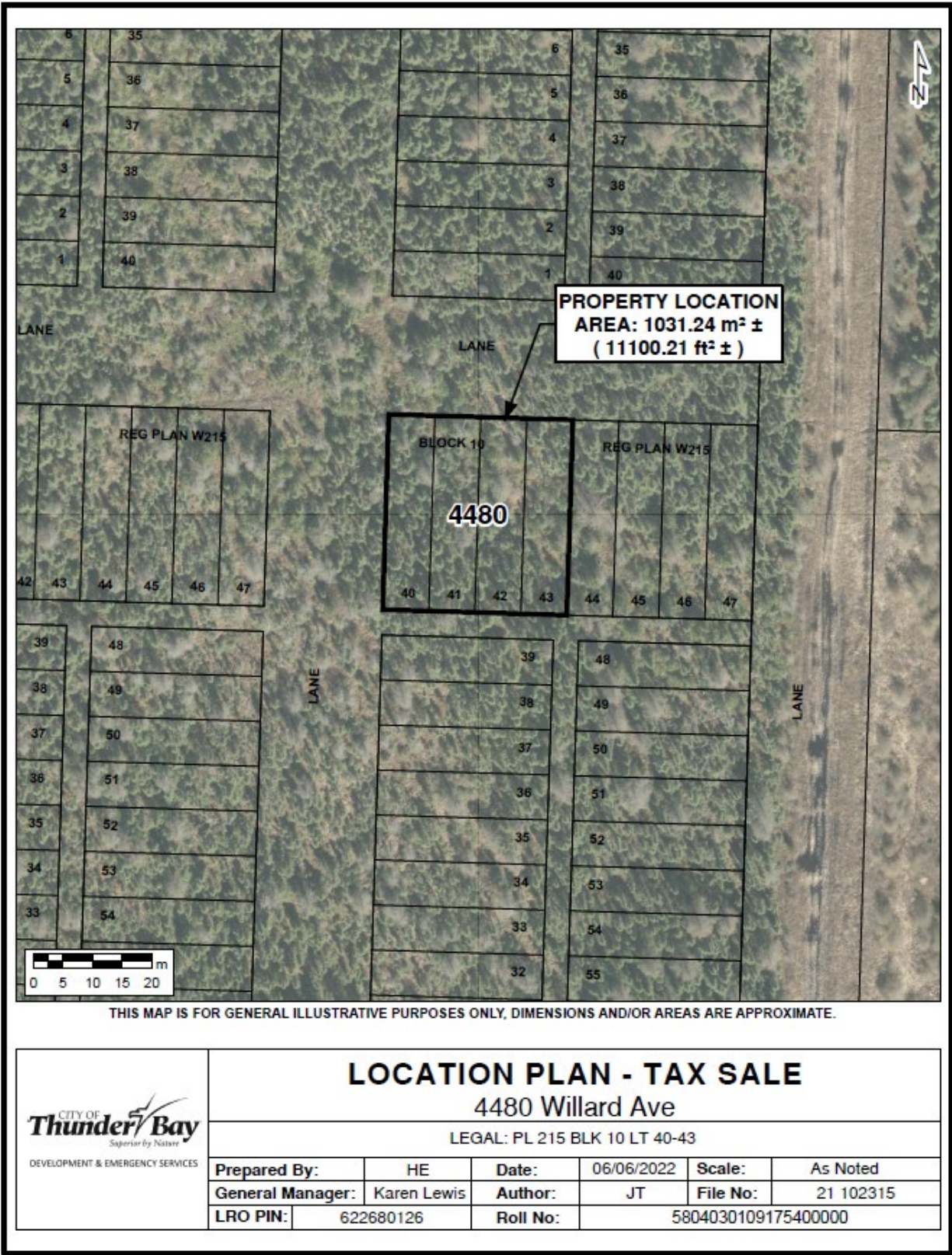
Disposal Method:	To be retained by the City
Appraisal Req'd:	No
Appraisal Value:	Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



4411 NEEBING AVENUE

PROPERTY DETAILS:

Roll Number: 03.109.17573.0000
Legal Description: Lots 73 & 74, Block 10, Registered Plan 215
Area: 444.69 square metres (4,786.56 square feet)
Pin Number: 62268-0130

EXISTING STATUS:

Structures: None
Taxes Outstanding: \$3,072.73
Current Assessment: \$ 500.00
Crown Lien: None
Present Official
Plan Designation: Provincially Significant Wetland
Present Zoning: Environmental Protection Zone (EP)
Present Use: Vacant - Landlocked

RECOMMENDATIONS:

Disposal Method: To be retained by the City
Appraisal Req'd: No
Appraisal Value: Not required

ENVIRONMENTAL ISSUES:


No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 DEVELOPMENT & EMERGENCY SERVICES	LOCATION PLAN - TAX SALE					
	4411 Neebing Ave					
	LEGAL: PLAN 215 BLK 10 LOT 73 TO 74					
	Prepared By:	HE	Date:	06/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
LRO PIN:		622680130	Roll No:	5804030109175730000		

4610 CHILTON AVENUE

PROPERTY DETAILS:

Roll Number: 03.109.19700.0000
Legal Description: Lot 1, Block 22, Registered Plan W215
Area: 221.32 square metres (2,382.32 square feet)
Pin Number: 62268-0222

EXISTING STATUS:

Structures: None
Taxes Outstanding: \$3,184.80
Current Assessment: \$500.00
Crown Lien: None
Present Official
Plan Designation: Provincially Significant Wetland
Present Zoning: Environmental Protection Zone (EP)
Present Use: Vacant - Landlocked

RECOMMENDATIONS:

Disposal Method: To be retained by the City
Appraisal Req'd: No
Appraisal Value: Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



4643 CHILTON AVENUE

PROPERTY DETAILS:

Roll Number: 03.109.20424.0000
Legal Description: Lots 24 to 26, Block 23, Registered Plan W215
Area: 663.92 square metres (7,146.43 square feet)
Pin Number: 62268-0225

EXISTING STATUS:

Structures: None
Taxes Outstanding: \$2,443.73
Current Assessment: \$500.00
Crown Lien: None
Present Official
Plan Designation: Provincially Significant Wetland
Present Zoning: Environmental Protection Zone (EP)
Present Use: Vacant - Landlocked

RECOMMENDATIONS:

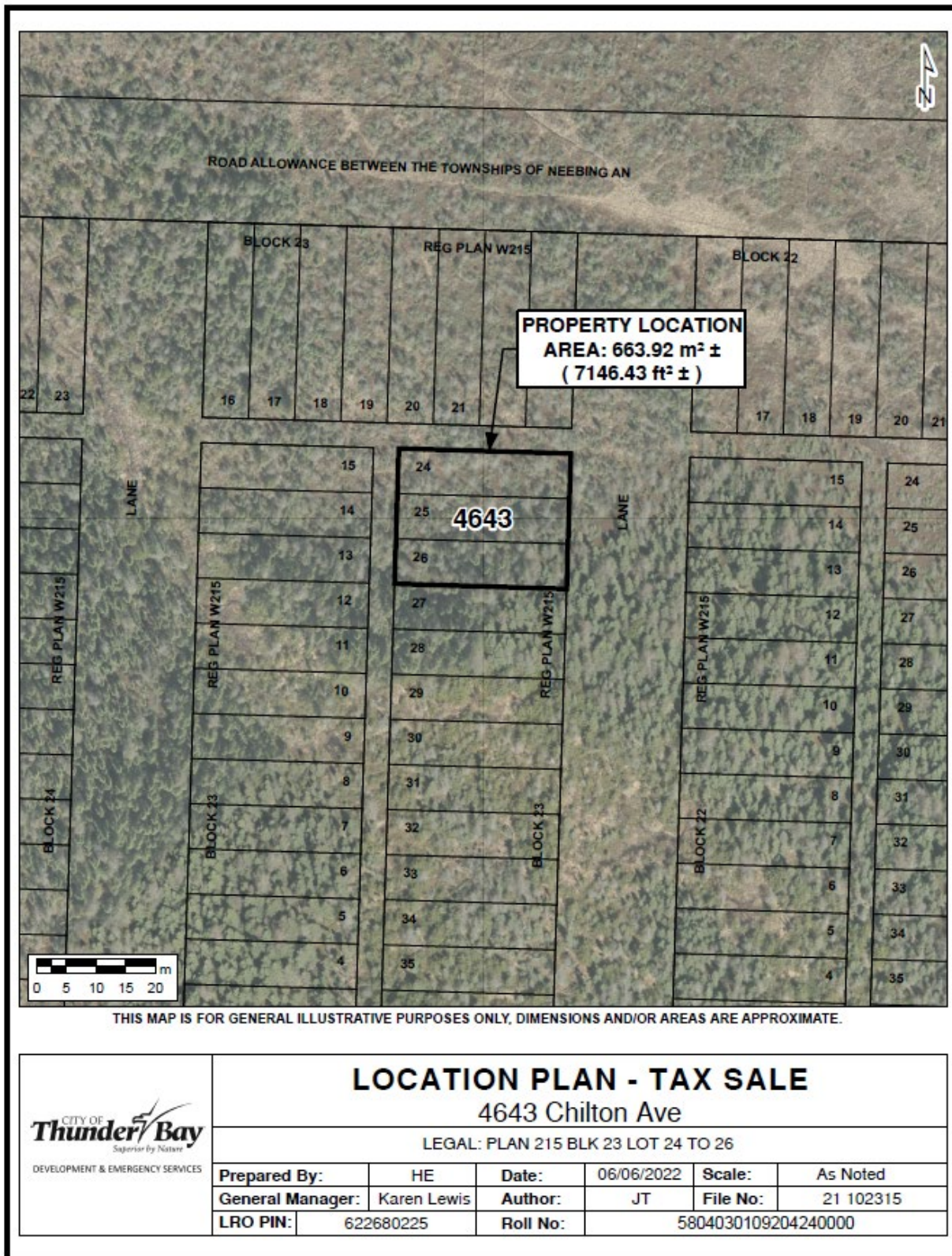
Disposal Method: To be retained by the City
Appraisal Req'd: No
Appraisal Value: Not required

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for immediate municipal purposes. However, because this property lacks frontage on an open and maintained municipal street/highway, Administration recommends that this landlocked property be held for consolidation with the City's other land holdings in the area.



626 MCBAIN STREET

PROPERTY DETAILS:

Roll Number: 04.113.11100.0000
Legal Description: South Part Lot 2, Registered Plan W-54 Block 41
Area: 267.05 square metres (2,874.51 square feet)
Pin Number: 62061-0213

EXISTING STATUS:

Structures: Residential – Single Family Detached
Taxes Outstanding: \$80,504.13
Current Assessment: \$89,000.00
Crown Lien: None
Present Official
Plan Designation: Residential
Present Zoning: Residential Two Zone (R2)
Present Use: Residential

RECOMMENDATIONS:

Disposal Method: Open market sale
Appraisal Req'd: Yes
Appraisal Value: To be determined

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.



640-642 SIMPSON STREET

PROPERTY DETAILS:

Roll Number: 04.120.0490.00000
Legal Description: Part of Lots 21 & 22, Block 6, Registered Plan 54
Area: 372.8 square metres (4,012.82 square feet)
Pin Number: 62068-0120

EXISTING STATUS:

Structures: 1 Storey Commercial Duplex
Taxes Outstanding: \$34,481.04
Current Assessment: \$47,000.00
Crown Lien: None
Present Official
Plan Designation: Service Commercial
Present Zoning: Urban Village (C1)
Present Use: Commercial

RECOMMENDATIONS:

Disposal Method: Open market sale
Appraisal Req'd: Yes
Appraisal Value: To be determined

ENVIRONMENTAL ISSUES:

No known issues
Low / medium risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.

636 1/2 SIMPSON STREET

PROPERTY DETAILS:

Roll Number:	04.120.05100.0000
Legal Description:	Lot 19, Block 6, Registered Plan 54
Area:	288.8 square metres (3,108.57 square feet)
Pin Number:	62068-0118

EXISTING STATUS:

Structures:	1 Storey Commercial Building
Taxes Outstanding:	\$13,050.73
Current Assessment:	\$36,500.00
Crown Lien:	None
Present Official	
Plan Designation:	Service Commercial
Present Zoning:	Urban Village (C1)
Present Use:	Commercial

RECOMMENDATIONS:

Disposal Method:	Open market sale
Appraisal Req'd:	Yes
Appraisal Value:	To be determined

ENVIRONMENTAL ISSUES:

No known issues
Low / medium risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.



LOCATION PLAN - TAX SALE

636 1/2 Simpson St

LEGAL: PLAN 54 BLK 6 LOT 19

Prepared By:	HE	Date:	27/06/2022	Scale:	As Noted
General Manager:	Karen Lewis	Author:	LB	File No:	RS 22 201335
LRO PIN:	620680118	Roll No:	5804040120051000000		

113 CUMMING STREET

PROPERTY DETAILS:

Roll Number: 04.140.04300.0000
Legal Description: Lot 38 and Part of Lot 37, Block 17, Registered Plan W54
Area: 375.23 square metres (4,038.94 square feet)
Pin Number: 62072-0037

EXISTING STATUS:

Structures: None – Building recently demolished
Taxes Outstanding: \$34,302.79
Current Assessment: \$69,000.00
Crown Lien: None
Present Official
Plan Designation: Service Commercial
Present Zoning: Central Business District (C5)
Present Use: Vacant

RECOMMENDATIONS:

Disposal Method: Open market sale
Appraisal Req'd: Yes
Appraisal Value: To be determined

ENVIRONMENTAL ISSUES:


No known issues
Low / medium risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 <p>CITY OF Thunder Bay <i>Superior by Nature</i></p> <p>DEVELOPMENT & EMERGENCY SERVICES</p>	<h2>LOCATION PLAN - TAX SALE</h2> <h3>113 Cumming St</h3> <p>LEGAL: PL 54 BLK 17 LT 38 E PT LT 37</p>											
	Prepared By:		BB		Date:		24/06/2022		Scale:		As Noted	
	General Manager:		Karen Lewis		Author:		JT		File No:		21 102315	
	LRO PIN:		620720037		Roll No:		5804040140043000000					

129 MAY STREET SOUTH

PROPERTY DETAILS:

Roll Number: 04.148.04700.0000
Legal Description: PL 123 N PT LT 53 S PT LT 54
Area: 272.46 square metres (2,932.73 square feet)
Pin Number: 62074-0081

EXISTING STATUS:

Structures: 2 Storey Commercial Building
Taxes Outstanding: \$89,757.89
Current Assessment: \$166,000.00
Crown Lien: None
Present Official
Plan Designation: Strategic Core
Present Zoning: Central Business District Zone (C5)
Present Use: Former mixed commercial / residential

RECOMMENDATIONS:

Disposal Method: Open Market Sale
Appraisal Req'd: Yes
Appraisal Value: To be determined

ENVIRONMENTAL ISSUES:


No known issues
Low risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and sold in an "as is" "where is" condition on the open market.



THIS MAP IS FOR GENERAL ILLUSTRATIVE PURPOSES ONLY, DIMENSIONS AND/OR AREAS ARE APPROXIMATE.

 CITY OF Thunder Bay <i>Superior by Nature</i> DEVELOPMENT & EMERGENCY SERVICES	LOCATION PLAN - TAX SALE					
	129 May St S					
	LEGAL: PL 123 N PT LT 53 S PT LT 54					
	Prepared By:	BB	Date:	24/06/2022	Scale:	As Noted
	General Manager:	Karen Lewis	Author:	JT	File No:	21 102315
LRO PIN:	620740081	Roll No:	5804040148047000000			

135 FREDERICA STREET WEST

PROPERTY DETAILS:

Roll Number: 04.218.03400.0000
Legal Description: East Part of Lot 14, Block P, Registered Plan 61
Area: 486.26 square metres (5,234.03 square feet)
Pin Number: 62028-0201

EXISTING STATUS:

Structures: None
Taxes Outstanding: \$20,783.44
Current Assessment: \$56,000.00.00
Crown Lien: Canada Revenue Agency \$339,126.00 plus interest
Present Official
Plan Designation: Community Commercial
Present Zoning: Urban Village Zone (C1)
Present Use: Vacant lot

RECOMMENDATIONS:

Disposal Method: Open market sale
Appraisal Req'd: Yes
Appraisal Value: To be determined

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and sold in an "as is" "where is" condition on the open market.



137 FREDERICA STREET WEST

PROPERTY DETAILS:

Roll Number: 04.218.03500.0000
Legal Description: West Part of Lot 14, Block P, Registered Plan 61
Area: 464.05 square metres (4995 square feet)
Pin Number: 62028-0202

EXISTING STATUS:

Structures: 1 storey commercial building
Taxes Outstanding: \$94,526.80
Current Assessment: \$147,000.00
Crown Lien: Canada Revenue Agency \$339,126.00 plus interest
Present Official
Plan Designation: Community Commercial
Present Zoning: Urban Village Zone (C1)
Present Use: Commercial – former restaurant

RECOMMENDATIONS:

Disposal Method: Open market sale
Appraisal Req'd: Yes
Appraisal Value: To be determined

ENVIRONMENTAL ISSUES:

No known issues
Low risk

COMMENTS:

The property is not required for municipal purposes. Administration recommends that this property be vested and either demolished and sold or sold in an "as is" "where is" condition on the open market.

