

Date: November 12, 2019

Report To: Planning & Development Executive Committee

From: Cody Vangel, CBO Trainee/Municipal Planner

Re: **Deeming By-Law Application – 655 First Street East**

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The municipally known property of 655 First Street East is currently comprised of two separately conveyable lots. The two separate lots that form this municipal address are:

1. **PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES**
  - Containing a single-detached dwelling
2. **PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES**
  - Containing an accessory building (garage)

The property owner has applied to deem the two separate lots as one, through an **APPLICATION TO DEEM LOTS NOT TO BE ON A REGISTERED PLAN OF SUBDIVISION**.

Historically these two lots have been treated as one, however, this application will act as a measure of “housekeeping” that is necessary to fulfill compliance with the *Planning Act* and the Town of Fort Frances Zoning By-Law. Upon enacting a by-law to deem the lots not to be on a registered plan of subdivision, it will then be registered on title as one lot of record known as 655 First Street East.

It is the recommendation of administration to pass a by-law to **PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES** and **PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES** as one lot of record known as 655 First Street East.

Respectfully submitted,

Original Signed By:

Cody Vangel, EIT  
CBO Trainee/Municipal Planner