

Date: June 22, 2017
Report To: Mayor and Council
From: Tyson Dennis Chief Building Official and Municipal Planner
RE: **Deeming of Lots SM29 W ½ LOT 62 and SM29 E ½ LOT 62, not to be lots on a subdivision plan**

The property known as 335 (SM29 W ½ Lot 62) and 333 (SM29 E ½ LOT 62) Third Street West was recently purchased. The owner has applied for a demolition permit and completed the demolishment of two homes on the properties. These lots are now vacant.

At the Planning and Development Executive Committee meeting on June 19, 2017, a report was brought forward for review and recommendation from the Planning and Development to allow these two lots to be deemed to allow future development of the vacant lots.

The two properties have frontages of 25 feet and depths of 150 +/- feet as they are irregular shaped. The owner plans to develop the properties in the future and having the properties deemed allows more options for development to satisfy the Town of Fort Frances Zoning requirements.

The Office of the Chief Building Official/Municipal Planner have reviewed the property and are recommending that the lots be deemed, the Planning and Development Executive Committee supported this recommendation.

Tyson Dennis,
Chief Building Official / Municipal Planner

<p>Council Approval of this report will: authorize the properties knows as Lots SM29 W ½ LOT 62 and SM29 E ½ LOT 62, to be deemed by authorizing the attached By-Law, registering the By-Law in the Land Registry and send notice to the Minister.</p>
