

Report

TOWN OF FORT FRANCES
PLANNING & DEVELOPMENT DIVISION

To: Mayor & Council
From: Elizabeth (Lisa) Slomke, Town Clerk
Date: June 21, 2016
Subject: 446 Third Street East – Deeming By-Law

BACKGROUND

The property known referenced above is comprised of lot 14 on subdivision plan SM-34 and lot 45 on subdivision plan SM-109. Since this lot is in the process of being split into two, with half being purchased from the Town by each respective owner to the East and West, it is in the best interest of the Town to deem the lots not to be lots on a plan of subdivision.

Council has the authority, by section 50(4) of the Planning Act, to enact a by-law to deem the lots not to be lots on a plan of subdivision where a plan has been registered at least 8 years. The by-law is then registered on title to the property and the lots become one lot of record for the purposes of the Planning Act. This process does not change the legal description of the properties, it simply changes the legal composition so as to enable the issuance of a building permit should the new owners wish one. Each newly created property will remain as one lot of record unless or until approval through the Committee of Adjustment is granted to re-establish the lots.

RECOMMENDATION

The matter was considered by the Planning & Development Executive Committee at the June 20, 2016 meeting and recommended that a by-law to deem said lots not to be lots on a plan of subdivision at the next Council meeting.

Council approval of this report will agree to the recommendation of the Planning & Development Executive Committee to deem said lots not to be lots on a plan of subdivision.
