



Date: December 27, 2017

Report To: Planning and Development Executive Committee

From: Tyson Dennis, Chief Building Official/Municipal Planner

Re: Tom Veert Deeming of Properties.

In 1998 Tom Veert Contracting began purchasing properties on Eighth Street in Fort Frances. Since then, Tom Veert Contracting has purchased multiple lots as well as one section of "road right away". As part of an agreement of purchase in 2015 of property and the road right away of Seventh Street, the abutting properties must be deemed as one. A deeming application has been submitted by Tom Veert Contracting to complete the process. Lots 2,4,5,6,7,8,9,10,11,12 part 18, 19,20,21,22,23 and part of the road allowance of Seventh Street, are part of the application to deem as one property. The properties are part of Plan 48M357 and 48R4436. As per Section 50(4) of the Planning Act, the properties have been part of a registered plan of subdivision for more than eight years. The properties maybe deemed to allow for merging of the abutting lots into one parcel, as they are held in a common ownership.

As part of the agreement of purchase in 2015, the deeming application is now complete and upon approval of the Planning and Development Executive Committee, a recommendation to Council will follow to finalize the deeming of all listed properties. Attached to this report is a map and listing of all affected properties.

Deeming these properties as one, will allow for future development and completion of the purchase agreement of the properties from 2015.

Respectfully submitted,

Originally Signed By,

Tyson Dennis

Chief Building Official / Municipal Planner.