

Subject Property 906-908 Portage Avenue North	Zoning Code R1	Property Roll No. 59-12-020-006-012-00 59-12-020-006-014-00
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IN THE MATTER OF an Application under Section 53 of the Planning Act for Consent.

This is an application for consent:
Application for consent for the creation of a new lot. The application proposes to sever a parcel of land consisting of PIN 56018-0975 and 56018-0976 from the abutting property being PIN 56018-9074 to create a new legal property for sale. The reason for requiring a severance is due to the property owner owning abutting parcels (not full lots on plan of subdivision) of land under the same legal ownership on title.



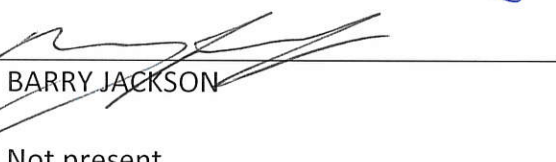
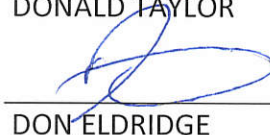
DECISION: The Application is ☐ Denied or ☒ **Approved**

- Subject to the following Conditions:**
1. That the owner deposits a Reference Plan of Survey in the Land Registry Office clearly delineating the parcels of land if approved by The Town of Fort Frances Committee of Adjustment. A listing of the parts and their respective areas is required. A digital and hard copy of the deposited Reference Plan are to be submitted to the Municipal Planner of the Town of Fort Frances.
 2. That the severed parcels be consolidated on title.
 3. That the Municipal Planner be provided with the revised legal descriptions of the severed and retained properties.
 4. That prior to final approval by the Town of Fort Frances Committee of Adjustment, the owner provides confirmation of payment of all outstanding taxes and interest on taxes.
 5. That prior to final approval by the Town of Fort Frances Committee of Adjustment, the owner provides confirmation of payment of all outstanding accounts payable.

Reasons for Committee's Decision:

1. Creates a new legal property which can promote future development.

CONCURRING MEMBERS:

 CHARLEEN MALLORY	 DONALD TAYLOR
 BARRY JACKSON	 DON ELDRIDGE
Not present GARY ROGOZINSKI	

Date: October 20, 2020


 Cody Vangel, Secretary-Treasurer
 Committee of Adjustment