

Date: January 6, 2020

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: **Deeming By-Law Application – 604 Church St. & 406 Crowe Ave.**

The property owner of 604 Church Street and 406 Crowe Avenue (abutting lots) 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**.

The two lots stated in the application are:

- **604 Church Street: PCL 3-1 SEC SM93; LT 3 PL SM93 MCIRVINE; FORT FRANCES**
 - Contains existing dwelling and accessory building
- **406 Crowe Avenue: PCL A-1 SEC SM93; PRIVATE LANE MARKED A PL SM93 MCIRVINE; FORT FRANCES**
 - Previously closed laneway sold to property owner by Town of Fort Frances

Once a by-law to deem the lots not to be on a registered plan of subdivision has been passed, it will then be registered on title as one lot of record known as 604 Church Street.

This matter was considered at the January 6, 2020 session of the Planning and Development Executive Committee with recommendation to approve the application to deem **PCL 3-1 SEC SM93; LT 3 PL SM93 MCIRVINE; FORT FRANCES** and **PCL A-1 SEC SM93; PRIVATE LANE MARKED A PL SM93 MCIRVINE; FORT FRANCES** as one lot of record known as 604 Church Street.

Respectfully submitted,

Original Signed By:

Cody Vangel, EIT
Chief Building Official & Municipal Planner

Council approval of this report will: Agree to the recommendation of the Planning and Development Executive Committee to approve the application to deem lots **PCL 3-1 SEC SM93; LT 3 PL SM93 MCIRVINE; FORT FRANCES** and **PCL A-1 SEC SM93; PRIVATE LANE MARKED A PL SM93 MCIRVINE; FORT FRANCES** as one lot of record known as 604 Church Street through by-law, and that same by-law will be approved at a future meeting of council.

APPLICATION TO DEEM LOTS NOT TO BE
ON A REGISTERED PLAN OF SUBDIVISION
SECTION 50(4), ONTARIO PLANNING ACT, R.S.O. 1990, C.P. 13

Subject Property: Municipal Address(es):

Lots: 604 Church Street and 406 Crowe Avenue

Registered Plan:

604 Church St : PCL 3-1 SEC SM93 ; LT 3 PL SM93 McIRVINE ; FORT FRANCES

406 Crowe Ave: PCL A-1 SEC SM93 ; PRIVATE LANE MARKED A PL SM93
McIRVINE ; FORT FRANCES

I, the undersigned Owner(s) of the above-noted property, hereby apply to the Corporation of the Town of Fort Frances for the enactment of a By-Law to deem the above-noted lots deemed not to be on a registered plan of subdivision for the purposes of Section 50 (3) of the Planning Act.

I acknowledge that full lots on a registered plan of subdivision are separately conveyable from one another; that the enactment and registration of the deeming by-law will merge them to be one lot of record; that conveyance of part of the lot of record will require approval of the Town of Fort Frances through the Consent process; and that this process does not consolidate the properties under the Land Titles Act.

Purpose of Application:

To DEEM 604 Church St AND 406 Crowe Ave AS ONE
LOT THROUGH BY-LAW.

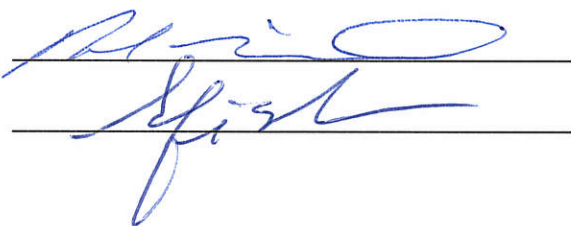
I/We submit with this application the following:

- ☒ Evidence of ownership (original deed/s or copy of parcel register/s)
- ☒ Site Plan of property
- ☒ Required Fees as per User Fee By-Law

Owner's Name(s):

PAUL RALPH FISCHER
FLAWE MARIE FISCHER

Owner's Signature:



Mailing Address:

604 Church St. Fort
Frances Ont. P9A 1E6

Phone: 807-274-1326.

Dated: DEC 19. 19.

| FOR OFFICE USE ONLY | | |
|--|---|---|
| Application Received: Dec 23, 2019 | Receipt No.: 42994 | RECOMMENDED BY PLANNER <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - reasons below |
| Registration Date of Plan No: > 8 yrs | | |
| Ownership Confirmed: | Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | |
| By-Law No. | Enacted: | |
| Date Registered: | Document No. | |



Crowe Avenue

Church Street