

Date: November 20, 2019

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: **Deeming By-Law Application – 655 First Street East**

The municipally known property of 655 First Street East is currently comprised of two separately conveyable lots. The two separate lots that form this municipal address are:

1. **PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES**
 - Containing a single-detached dwelling
2. **PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES**
 - Containing an accessory building (garage)

The property owner 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**.

Historically these two lots have been treated as one, however, this application will act as a measure of “housekeeping” that is necessary to fulfill compliance with the *Planning Act* and the Town of Fort Frances Zoning By-Law. Upon enacting a by-law to deem the lots not to be on a registered plan of subdivision, it will then be registered on title as one lot of record known as 655 First Street East.

The Planning and Development Executive Committee considered this application at their November 18, 2019 session with recommendation to approve said application. With this stated, it is the recommendation of the Planning and Development Executive Committee to pass a by-law to **PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES** and **PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES** as one lot of record known as 655 First Street East.

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 to **PCL 116-1 SEC M94; LT 116 PL M94 MCIRVINE; FORT FRANCES** and **PCL 117-1 SEC M94; LT 117 PL M94 MCIRVINE; FORT FRANCES** as one lot of record known as 655 First Street East through by-law, and that same by-law will be approved at a future meeting of council.