

Date: November 20, 2019

Report To: Mayor & Council

From: Cody Vangel, Chief Building Official & Municipal Planner

Re: **Deeming Application – 214, 216, 218, 220 Fifth Street West**

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In the summer of 2018 construction began on a single detached dwelling which spanned across Lots 214, 216, 218, 220 Fifth Street West. For this to be compliant with the zoning specifications in the Town of Fort Frances Zoning By-law, these four lots require to be deemed as one through by-law.

On September 24, 2019 a letter accompanied by an “APPLICATION TO DEEM LOTS TO NOT BE ON A REGISTERED PLAN OF SUBDIVISION” was sent to the owners of the above-mentioned lots to begin the process of deeming the four lots as one.

On October 23, 2019 administration received the partially completed application along with a letter to council detailing refusal to pay the application fees due to not being informed of the deeming requirements in the summer of 2018.

On November 12, 2019 council considered the letter and waived the required fees for said application. All other documentation has been provided to move forward with processing the application.

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 that the application to deem lots 214, 216, 218 and 220 Fifth Street West as one through by-law be approved.

Respectfully submitted,

Original Signed By:

Cody Vangel, EIT  
Chief Building Official & Municipal Planner

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| <p><b>Council approval of this report will:</b> Agree to the recommendation of the Planning and Development Executive Committee to approve the application to deem lots 214, 216, 218 and 220 Fifth Street West as one through by-law, and that same by-law will be approved at a future meeting of council.</p> |
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