

April 2, 2026



## City Council Committee Report

**To: Mayor and Council**

**Fr: Janis Pochailo, Director of Planning and Building Services**

**Re: D25-26-01  
Deeming By-law  
Lots 185, 186 and 187 Block 2 Plan M1  
Woods N Goods, 612 Ninth Street N**

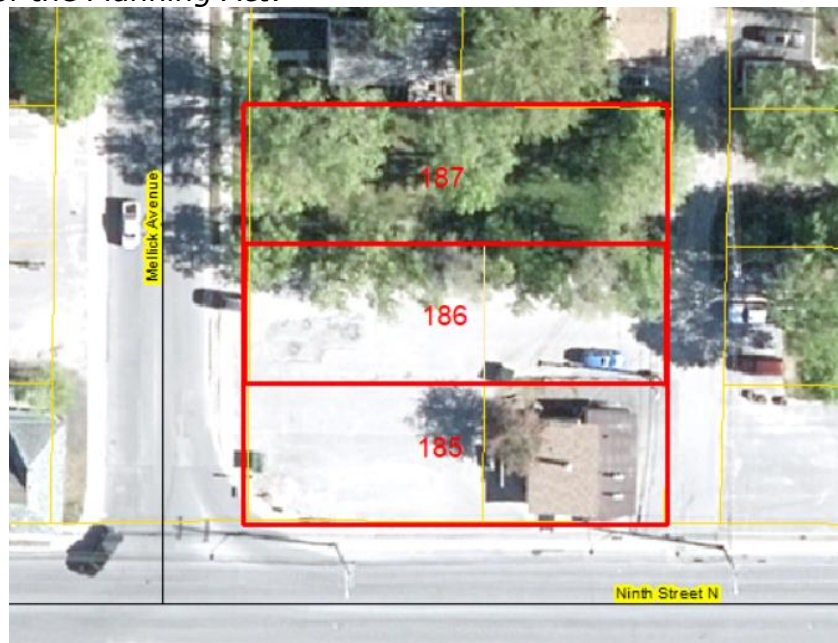
### **Recommendation:**

That Council hereby approves the passing of a Deeming By-law pursuant to Section 50(4) of the *Planning Act* for Lots 185, 186 and 187 Block 2 on Plan M1, City of Kenora; and further

That three readings be given to a by-law for this purpose.

### **Background:**

The City has received an application requesting approval of a deeming by-law under Section 50(4) of the *Planning Act*.



The proponent is the owner of three lots legally described as Lots 185, 186 and 187 Block 2 Plan M1, City of Kenora. The intention is to develop a convenience store, automobile gas bar and car wash on the subject property. A Zoning Bylaw Amendment to permit this use will be presented for Council's consideration under File D14-26-01.

The proposed development will span all three lots. For planning and development purposes, the three adjoining lots must be deemed to no longer be lots on a registered plan of subdivision to ensure they function as a single parcel of land.

**Policy Considerations:**

- The *Planning Act* (Section 50(4)) permits municipalities to pass deeming by-laws for lands within a registered plan of subdivision.
- The consolidation supports the City's goals for intensification, efficient land use, and economic development opportunities.

**Budget:** There are no direct financial impacts to the City arising from this by-law. The applicant will be required to pay all legal, surveying, and other related costs to support this application.

**Risk Analysis:** Without this deeming by-law, Lots 185, 186 and 187 would remain separately conveyable, creating the risk that one lot could be sold or transferred independently in the future, which would conflict with the intended integrated development and the ability to obtain a building permit. The deeming by-law ensures that the lands function as a single parcel for planning purposes. Any future land division, other than through condominium registration under the Condominium Act, would require the appropriate approvals under Section 53 of the Planning Act.

**Communication Plan/Notice By-law Requirements:** Notice of the passing of the by-law will be provided in accordance with Section 50(30) of the *Planning Act*.