

**THE CORPORATION OF THE TOWN OF FORT FRANCES  
(the "Municipality")**

**BY-LAW \_\_\_\_\_**

(Being a By-law to amend By-Law No. 03/14 as amended)

**WHEREAS** Council ("Council") of the Municipality has been requested to amend By-Law 03/14, as amended, by removing the "H" symbol (the "Holding Symbol") used in conjunction with the "R1" zone symbol on or with regard to the lands and premises (the "Property") legally described as Pt Lt 21 River Range McIrvine Parts 1, 2, 3, 4, 5 & 6, 48R4004; Fort Frances (PIN 56016-0743).

**NOW THEREFORE** the Council of the Municipality **HEREBY ENACTS** as follows:

1. Subject to and provided that:
  - (a) prior to any development in, on, or with respect to, the Property the registered owner(s) of the Property (the "Owners") shall have entered into a site plan control agreement with the Municipality in form and substance satisfactory to the Municipality; and
  - (b) prior to any development in, on, or with respect to, the Property, the Owners shall have executed an agreement in form and substance satisfactory to the Municipality as to or in respect of existing and future water and septic services (collectively, the "Services") in, on, and to the Property including, without limitation, provisions confirming responsibility and liability of the Owner(s) for and in respect of the Services whether past, current, or future; and
  - (c) no person shall use or cause to permit the Property to be used, and no person shall erect or use, or cause or permit to be erected or used any building or structure thereon, except in accordance with the provisions paragraphs 1 (a) and 1 (b) of this By-Law

the zoning of the Property shall be and is hereby deemed amended to remove the Holding Symbol.

2. This By-Law shall be registered against title to the Property.
3. The Mayor and the Clerk of the Municipality shall and are hereby authorized and directed to sign any and all documents and take all action necessary or desirable to carry out the intent of this By-law.

ENACTED and passed this       day of       , 2017.

per: \_\_\_\_\_  
R. Avis, Mayor

per: \_\_\_\_\_  
E. Slomke, Clerk