

**THE CORPORATION OF THE TOWN OF FORT FRANCES**  
**(the “Municipality”)**

**BY-LAW No. 03/14 – XXXXX**

(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 PCL 12043 SEC RAINY RIVER; PT LT 19 RIVER RANGE MCIRVINE PARTS 1 & 2, RR138; FORT FRANCES (PIN 56017-0006).

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

- 1) Subject to and provided that:
  - a) Permission be granted to service one single detached dwelling plus potential associated second dwelling unit; and
  - b) prior to any development in, on, or with respect to, the Property, the registered owner(s) of 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 that said agreement be registered on title to the Property; and
  - c) that the above stated agreement include verbiage relating to:
    - i) mandatory connection to municipal water and sewer in the event they are ever extended to the property
    - ii) noise and vibration due to proximity to the railway
    - iii) fire rescue general limitations
  - d) 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), 1 (b) and 1 (c) 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 28th day of September 2020.

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J. Caul, Mayor

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E. Slomke, Clerk