

Jan 28,2020

From: Greg Hynde. [ghynde@me.com](mailto:ghynde@me.com)

Subject: Town of Fort Francis Zoning By-law 03/14  
Enterprise Zone

To: Cody Vangel [cvangel@fortfrances.ca](mailto:cvangel@fortfrances.ca)  
C.B.O. & Municipal Planner

Hi Cody

Further to your enquire of Jan15/20 and our discussions of Jan 28/20  
the following clarification is provided.

The Enterprise Zone was used in this section of Town to address the  
CNR position of no residential development within a certain distance  
of the ROW through Town.

Instead of creating legal non conforming uses in proximity to ROW which would have  
prevented the home owners from rebuilding, adding additions to their dwellings and  
impacting the refinancing of their properties - the Town decided to include existing  
uses as a permitted use in the Enterprise Zone.

A set of regulations (Section 4.10.2) for new builds and additions was included to  
regulate new development.

I trust the above provides the clarification you require.

Regards

Greg Hynde RPP