

Oct. 18 2020



MAYOR AND COUNCIL

TOWN OF FORT FRANCES

In recent history, 2008-2012, the Town of Fort Frances reviewed and updated the official plan and amended the planning by-law to reflect the changes. The Town in its discretion, rezoned properties within the town. My property at 245 Fifth Street East was one such property. The changes to the zoning was completed without direct contact with the property owners. There were no fees directed at the property owners, and the public notice to the process was of little consequence. The property in question was the area along Fifth East from Portage Ave. to the C N yard to the west. The entire area was rezoned from Residential to Enterprise, with an employment designation attached. At first glance the change is a good fit as at the time the Town was looking into more commercial and industrial areas to develop, the industrial park area was being bought up, and other serviced areas were in short supply. Enterprise zones allow for a wide array of uses while allowing existing uses to be continued, as is. However the individual lots within the area are not conducive to Enterprise as they are all too small, unless the vacant area next to the alley is attached to the adjacent home. Lots smaller than a frontage width of 75' are not allowed to be Enterprise. The side yard limits are about 6 meters. Except for the above noted property, none of the other lots are large enough to be designated Enterprise.

Because of the allowed uses in an Enterprise zone, I have been approached by an individual to sell my property. Upon closer investigation, he and I have discovered that my property has been deemed almost useless, unless the existing structure is left as is and the Enterprise designation is not exercised. Additions to the "residence" are not allowed, as a residential addition is not an existing condition.

The entire area would be better served to be zoned General Commercial, as frontage and side yard requirements do not restrict the use of any individual lot. The employment designation could remain. Leaving the Enterprise Zoning is of no value to the homeowners nor the Town

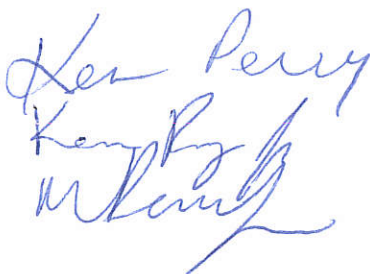
which is seeking useable serviced properties that can now and in the future become commercial property with an expanded employment and tax base.

SINCERELY,

KEN PERRY

KEN PERRY JR.

MEGAN PERRY

Three handwritten signatures in blue ink are stacked vertically. The top signature is 'Ken Perry', the middle is 'Ken Perry Jr.', and the bottom is 'Megan Perry'. Each signature is written in a cursive, flowing style.