

EXPERIENCE THE CANADIAN EXPERIENCE



**FORTFRANCES**  
BOUNDLESS

**Community Profile**

VISIT [WWW.FORT-FRANCES.COM](http://WWW.FORT-FRANCES.COM)





EXPERIENCE THE CANADIAN EXPERIENCE



## BOUNDLESS OPPORTUNITY



We are a border town; we are at the beginning of everything. We have always been the industrial capital of Northwest Ontario, and we will strengthen that role. We always were more than a mill town and we will be so much more than a mining town – aided by **the lowest cost power and the most affordable industrial land in Ontario**. We are the diversified industrial heartbeat of forestry, mining, agriculture, and tourism.

We live in a time of revived spirit of entrepreneurialism. We are hands on...we make things forged from the land, and from determination of spirit. We are Do It Yourself. We are also more...We are the Great Canadian Experience. When nature calls, we answer – inspired by blue lakes, rocky shores and the outdoors in all four seasons. We are resilient, tough and proud. We are Fort Frances Strong. We are BOUNDLESS

FORT FRANCES - YOUR NEXT HOMETOWN



## AT A GLANCE



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### POPULATION DATA

Fort Frances	7,775
Organized Townships	13,312
First Nation Communities	6,735
International Falls	6,352

### AVERAGE INCOME

Average family income \$90,539

### PROPERTY (2014)

Average Residential lot price \$40,000

### HOUSING VALUES

Average home value \$153,500

### CLIMATE FACTS

Average Temperatures					
Month	Daily High	Daily Low	Rainfall	Snowfall	Total Precipitation
January	-15.7 °C	-25.9 °C	0.0 cm	26.2 cm	26.2 cm
February	-8.3 °C	-20.0 °C	trace	9.0 cm	9.0 cm
March	4.0 °C	-6.3 °C	trace	13.4 cm	13.4 cm
April	10.2 °C	-2.4 °C	19.6 cm	8.6 cm	28.2 cm
May	19.4 °C	6.6 °C	47.4 cm	trace	47.4 cm
June	24.2 °C	12.6 °C	99.4 cm	0.0 cm	99.4 cm
July	24.1 °C	13.5 °C	96.5 cm	0.0 cm	96.5 cm
August	22.5 °C	11.7 °C	67.8 cm	0.0 cm	67.8 cm
September	19.9 °C	9.5 °C	100.4 cm	0.0 cm	100.4 cm
October	13.3 °C	4.9 °C	55.6 cm	2.8 cm	58.4 cm
November	4.0 °C	-4.2 °C	51.4 cm	19.0 cm	70.4 cm
December	-1.4 °C	-10.3 °C	3.4 cm	17.5 cm	20.9 cm

Source: [www.climate.weatheroffice.gc.ca](http://www.climate.weatheroffice.gc.ca)



WHAT'S MINED IS YOURS



## AT A GLANCE



### BUSINESS LICENSE

Basic \$42.50

\*Unless otherwise listed in the User Fee Schedule

### UNEMPLOYMENT RATE

Stats Canada 9.0%

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### MAJOR EMPLOYERS

	# of Employees
Rainy River District School Board	450
Riverside Healthcare Facilities	240
Town of Fort Frances	160
Canada Safeway	140
Ainsworth (Barwick)	300
Rainy River Resources (2016)	400

### 2015 TAX RATES

Property Class	Municipal	School
<b>Industrial</b>	.04632266%	.01220000%
<b>Commercial</b>	.03341874%	.01220000%

### PROXIMITY MAP



Emo	30 kms	Winnipeg	375 kms
Kenora	210 kms	Minneapolis	475 kms
Dryden	180 kms	Toronto	1710 kms
Thunder Bay	347 kms	New Gold Mine	60 kms



A BETTER LIFE EXPOSED



# INFRASTRUCTURE

## ACCESSIBILITY



### Airport

Fort Frances Municipal Airport has a paved runway of 4500ft and offers daily commercial flights through Bearskin Airlines.

Fort Frances is also accessible by air from International Falls, MN. Falls International Airport is a short 5.3km drive North to the Canadian border.

### Rail

The Canadian National Railway runs a line through Fort Frances. Industrial property is available on the rail line at \$3,500 an acre.

### Highways

Fort Frances is located across the Rainy River from International Falls, MN at US Hwy 52 on a No Wait border. Highway 11-17 connects Fort Frances to Thunder Bay to the West and Rainy River in the East.

## TELECOMMUNICATIONS

- Bell Canada • TbayTel (Cellular)
- Shaw Cable • Vianet Internet Solutions

## EDUCATIONAL INSTITUTIONS

### Rainy River District School Board

- Fort Frances High School
- Robert Moore School
- JW Walker School

### Northwest Catholic School Board

- St. Michael's School
- St. Francis School


### Post Secondary

- Confederation College
- Seven Generations Education Institute





NATURE IN THE RAW



## UTILITIES



### ELECTRICAL COSTS

Local Supplier: **Fort Frances Power Corporation**

#### Residential & General under 50 kw

Off Peak	7.7¢ per kwh
Mid Peak	11.4¢ per kwh
Peak	14¢ per kwh

Fort Frances Power Agreement Credit (\$0.0175) kwh

### FORT FRANCES WATER & SEWER TREATMENT

The Town of Fort Frances Water Treatment Plant is classed as a Sub-System Class 3.

Daily average is 5,550.99 cu. metres or 1.22 million gallons. The maximum design flow is 17,000 cu. metres per day thus plant operating at approximately 33%.

The Waste Water Treatment Plant and Six Sewage Pumping Stations are operated and maintained by Ontario Clean Water Agency.

#### Water/Sewer Rates

Residential Water	\$35.82 per month
Residential Sewer	\$31.61 per month
Commercial/Industrial Water	\$1.18 Cubic Metre
Commercial/Industrial Sewer	\$1.04 Cubic Metre
Institutional Water	\$1.25 Cubic Metre
Institutional Sewer	\$1.10 Cubic Metre

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### Fort Frances has the lowest cost power in Ontario

#### General Over 50 KW

Hourly Ontario Energy Price plus Global Adjustment  
Fort Frances Power Agreement Credit (\$0.0175) kwh

### NATURAL GAS PRICES (price adj. Included)

<b>Residential</b>	16.824¢ per Cubic Metre
<b>Transportation</b>	4.9225¢ per Cubic Metre
<b>Storage</b>	3.4144¢ per Cubic Metre

<b>Delivery</b>	First 100 cu. M	8.6194¢ per Cubic Metre
	Next 200 cu. M	8.3913¢ per Cubic Metre
	Next 200 cu. M	8.0786¢ per Cubic Metre
	Next 500 cu. M	7.7503¢ per Cubic Metre
	All over 1000 cu. M	7.4792¢ per Cubic Metre

LIVE LIKE A CANUC-KING



## QUALITY OF LIFE

### COMMUNITY ATTRACTIONS

- Memorial Sports Centre
- The Fort Frances Museum
- Fort Frances Library and Technology Centre
- Fort Frances Tourist Information Centre
- Point Park
- Sorting Gap Marina
- Logging Tug Hallet & the Tower
- Royal Canadian Legion Park
- Clover Valley Farmer's Market
- The Noden Causeway



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### COMMUNITY EVENTS

- Tour de Fort Concerts
- Fort Frances Little Theatre
- Harmony of Nations Music Festival
- Canada Day Parade & Fireworks
- Fort Frances Canadian Bass Championship
- International Boundary Waters Dragon Boat Festival
- Scott Street Show-n-Shine
- Business and Home Expo
- Festival of Frost & Parade



### COMMUNITY RECREATION

- Minor/Junior/Adult Hockey Leagues
- High School Basketball/Volleyball/Hockey/Soccer
- Fort Frances Curling Club
- Baseball
- Rendez-Vous Yacht Club
- Cross Country Skiing
- Bowling
- Kitchen Creek Golf Club
- Heron Landing Golf Course
- 8th Street Walking & Ski Trails
- Immediate access to Rainy River and Rainy River
- Boating & Fishing



### HEALTHCARE

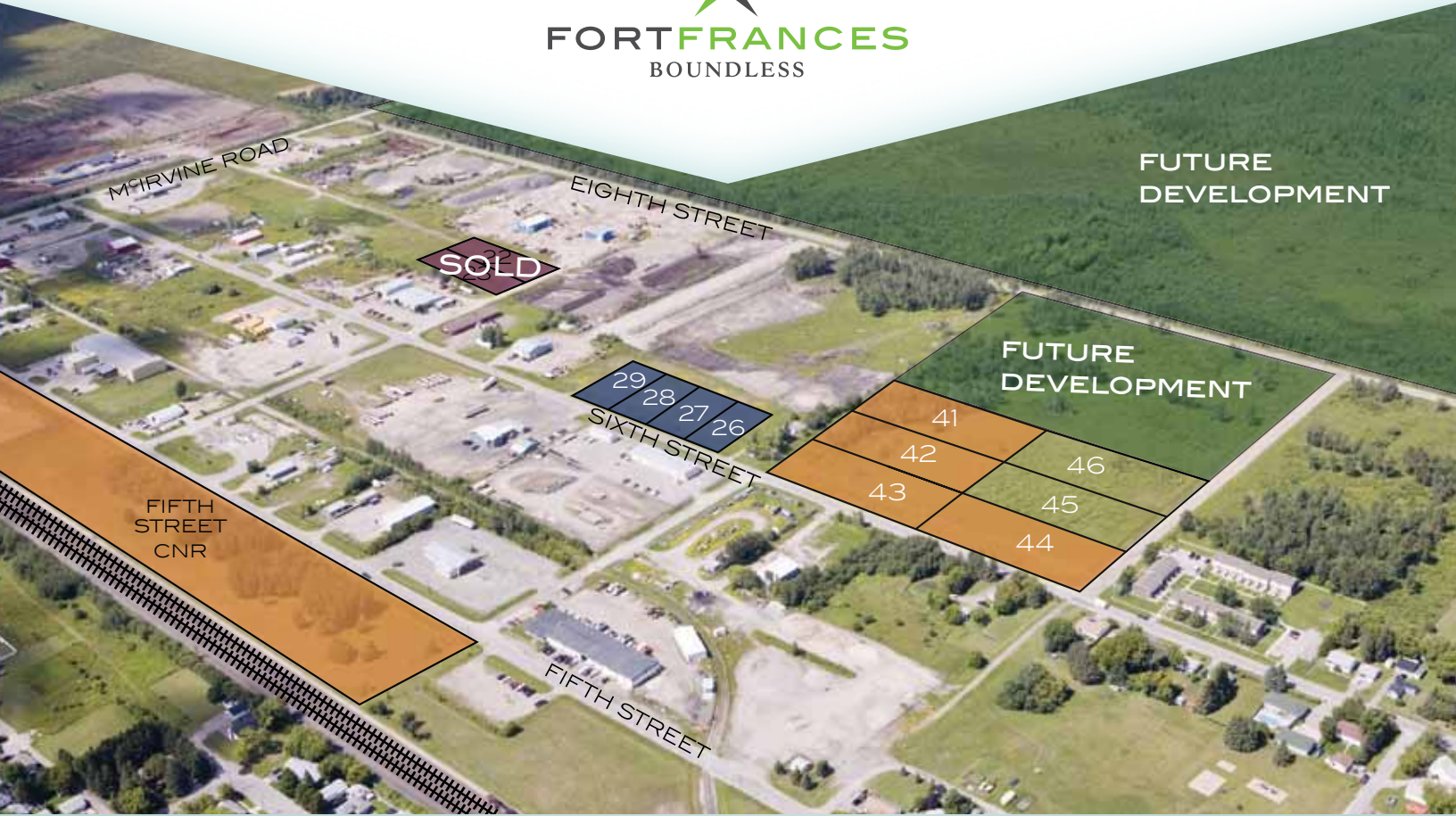
La Verendrye General Hospital is a 60 bed hospital. Services include an emergency unit, occupational therapy, rehabilitation services, surgery, labour and delivery, chemotherapy, CT scanner and renal dialysis. [www.riversidehealthcare.ca](http://www.riversidehealthcare.ca)

Fort Frances Community Clinic offers Monday- Friday healthcare services operated as a family health team with both Physicians and Nurse Practitioners.





**FORTFRANCES**  
BOUNDLESS



# INDUSTRIAL PARK

## PROPERTY DETAILS



PROPERTY	FRONTAGE (metres +/-)	DEPTH (metres +/-)	AREA* (acres)	PRICE /ACRE	
Lots 26-29	32.49	60.96	0.5	\$3,500.00	
Lots 41-44	94.92	45.45	1.10	\$3,500.00	
Lots 45-46	94.92	45.45	1.10	\$3,500.00	
Fifth Street	810.88	50.87	10.19	\$3,500.00	

\* Lot sizes are approximate

Fully Serviceable  
Excavated & backfilled

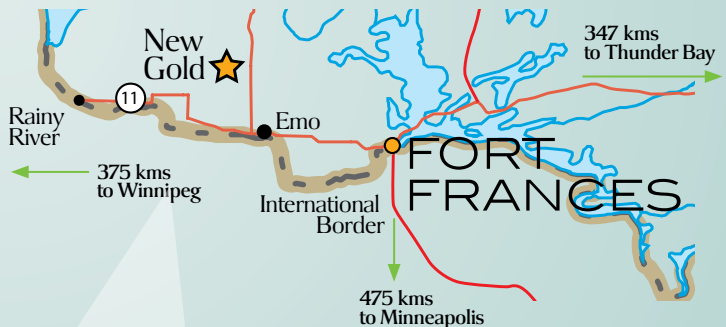
Fully Serviceable  
Not Excavated

Servicing Contingent  
upon development

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## TERMS OF SALE

- Price is \$3,500 per acre - applies to some
- In addition to the \$3,500 per acre at the time of sale a development guarantee of \$10,000 per acre will be added to the purchase price
- The purchaser will pay all costs associated with the sale of the property
- All lots are sold as is



ecdev@fort-frances.com | Contact: Tannis Drysdale 1.877.887.9621





MAKE YOUR WAY 

## BUSINESS RESOURCES



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### TOWN OF FORT FRANCES

**Bylaws • Licensing • Permits • Planning & Development • Taxes**

320 Portage Avenue, Fort Frances, Ontario P9A 3P9

Phone: 807.274.5323

Fax: 807.274.8479

Email: [town@fort-frances.com](mailto:town@fort-frances.com)

[www.fort-frances.com](http://www.fort-frances.com)

### RAINY RIVER FUTURE DEVELOPMENT CORPORATION (RRFDC)

The Rainy River Future Development Corporation through a partnership agreement act as the Town of Fort Frances Economic Development office. The Corporation offers business loans, small business training, sponsors the Go Local program and markets the community. Call us today to discuss the Boundless investment opportunities available in Fort Frances.

601 Mowat Avenue, Fort Frances, Ontario P9A 1Z2

Phone: 807.274.3276

Fax: 807.274.6989

Email: [info@rrfdc.on.ca](mailto:info@rrfdc.on.ca)

[www.rrfdc.on.ca](http://www.rrfdc.on.ca)

### HELPFUL WEB LINKS

**Fort Frances Chamber of Commerce**

Email: [thefort@fortfranceschamber.com](mailto:thefort@fortfranceschamber.com)  
[www.fortfranceschamber.com](http://www.fortfranceschamber.com)

**Business Link**

[www.canadabusiness.ca](http://www.canadabusiness.ca)

**Statistics Canada**

[www.statcan.gc.ca](http://www.statcan.gc.ca)