

EXPERIENCE THE CANADIAN EXPERIENCE



Community Profile

VISIT WWW.FORTFRANCES.CA



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.

AT A GLANCE

POPULATION DATA

Fort Frances	7,446
Organized Townships	13,312
First Nation Communities	8,025
International Falls	5,797

AVERAGE INCOME

Average family income \$93,400

PROPERTY

Average residential lot price \$50,000

HOUSING VALUES

Average home value \$179,450

BUSINESS LICENSE

Basic \$52.85
* Unless otherwise listed in the User Fee Schedule

UNEMPLOYMENT RATE

Stats Canada 7.1%

MAJOR EMPLOYERS

	# of Employees
Rainy River District School Board	450
Riverside Healthcare Facilities	240
Town of Fort Frances	160
Canada Safeway	140
Norbord Inc. (Barwick)	160
NewGold	600

2022 TAX RATES

Property Class	Municipal	Education
Industrial	.04665550%	.01030000%
Commercial	Municipal high band	Education high band
	.05812205%	.01414061%
	Municipal low band	Education low band
	.03487323%	.008488436%
Large Industrial	.08509868%	.00880000%

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

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

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 east and Rainy River in the west.

Bus Service

Bus service is provided by Ontario Northland.

Airport

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

Fort Frances is also accessible by air from International Falls, MN. Falls International Airport is a short 5.3 km 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.*

*Subject to conditions.

TELECOMMUNICATIONS

- Bell Canada
- TbayTel (Fibre Optics)
- 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. Mary 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	8.2¢ per kwh
Mid Peak	11.3¢ per kwh
Peak	17.0¢ per kwh

Fort Frances Power Agreement Credit (\$0.0175) kwh

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

FORT FRANCES WATER & SEWER TREATMENT

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

The 2022 daily average flow at the plan is 4710 cu. metres or 1,244,250 gallons. The maximum design flow is 17,000 cu. metres per day.

Water/Sewer Rates

Residential Water	\$46.10 per month
Residential Sewer	\$43.00 per month
Commercial/Industrial Water	\$1.74 Cubic Metre
Commercial/Industrial Sewer	\$1.73 Cubic Metre
Institutional Water	\$1.87 Cubic Metre
Institutional Sewer	\$2.02 Cubic Metre

NATURAL GAS PRICES (price adj. Included)

Residential	9.10¢ per Cubic Metre
Transportation to Centra	4.19¢ per Cubic Metre
Supplemental Gas	13.84¢ per Cubic Metre
Distribution	6.28¢ per Cubic Metre

Delivery	First 100 cu. M	12.4718¢ per Cubic Metre
	Next 200 cu. M	12.2388¢ per Cubic Metre
	Next 200 cu. M	11.8711¢ per Cubic Metre
	Next 500 cu. M	11.5336¢ per Cubic Metre
	All over 1000 cu. M	11.2548¢ 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
- Rainy Lake Square
- Logging Tug Hallett & the Tower
- Royal Canadian Legion Park
- The Noden Causeway

COMMUNITY EVENTS

- Tour de Fort Concerts
- Fort Frances Little Theatre
- Canada Day Parade & Fireworks
- Fort Frances Canadian Bass Championship
- Border Pride
- International Boundary Waters Dragon Boat Festival
- Scott Street Show-n-Shine
- RL Square Summer Series
- 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 Lake and Rainy River
- Boating & Fishing



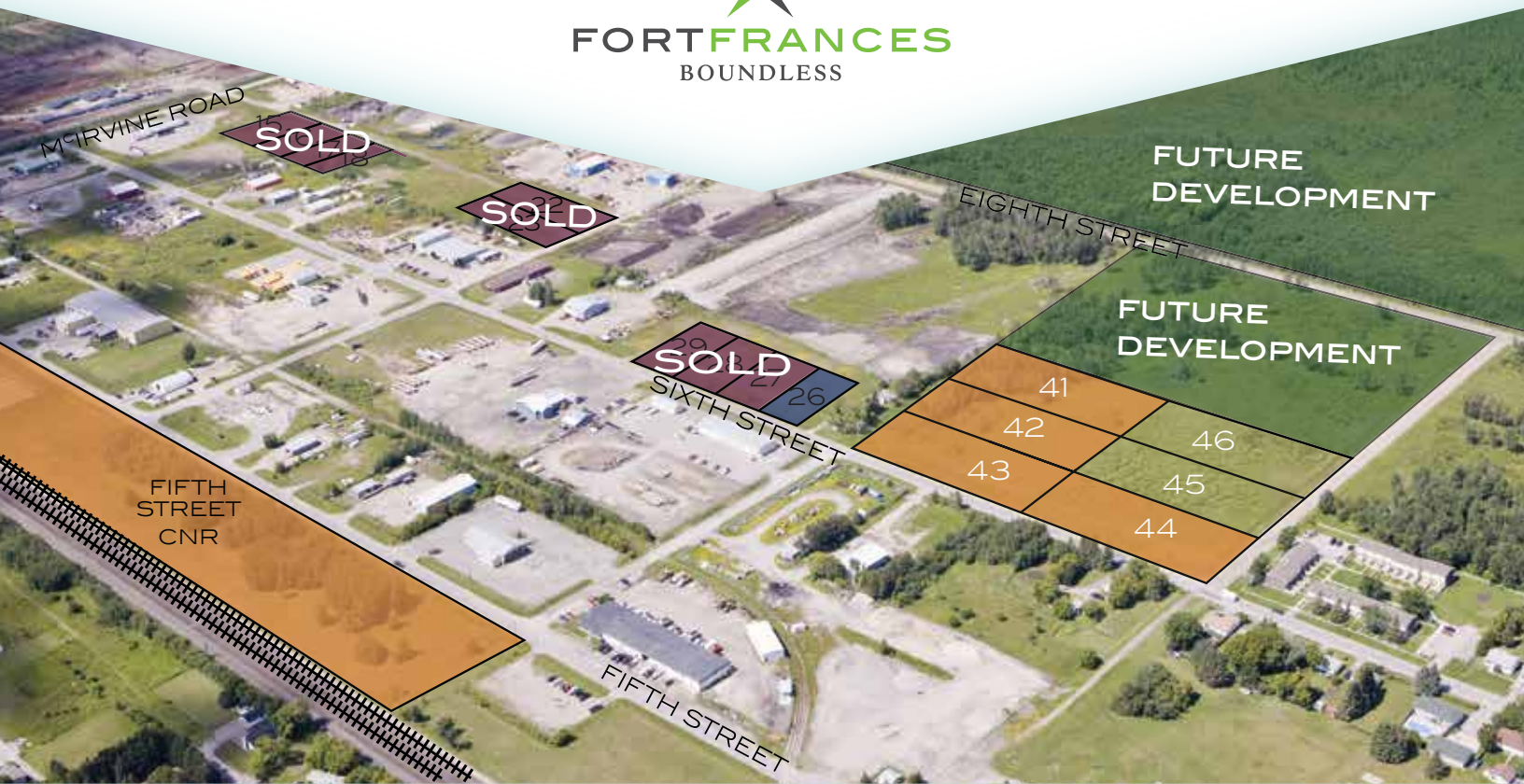
HEALTHCARE

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

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



FORTFRANCES
BOUNDLESS



PROPERTY DETAILS

PROPERTY	FRONTAGE (metres +/-)	DEPTH (metres +/-)	AREA* (acres)	PRICE /ACRE	
Lot 26	32.49	60.96	0.5	\$3,500.00	
Lots 27-29	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

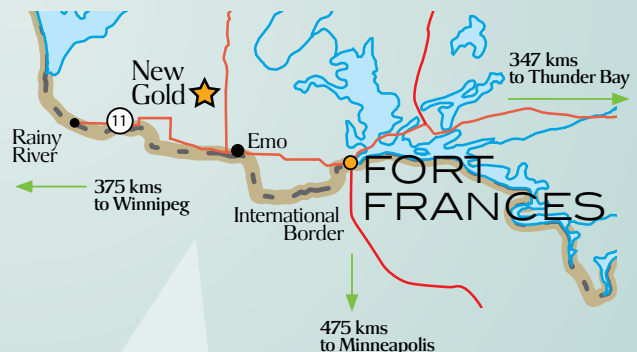
Fully Serviceable
Excavated & backfilled

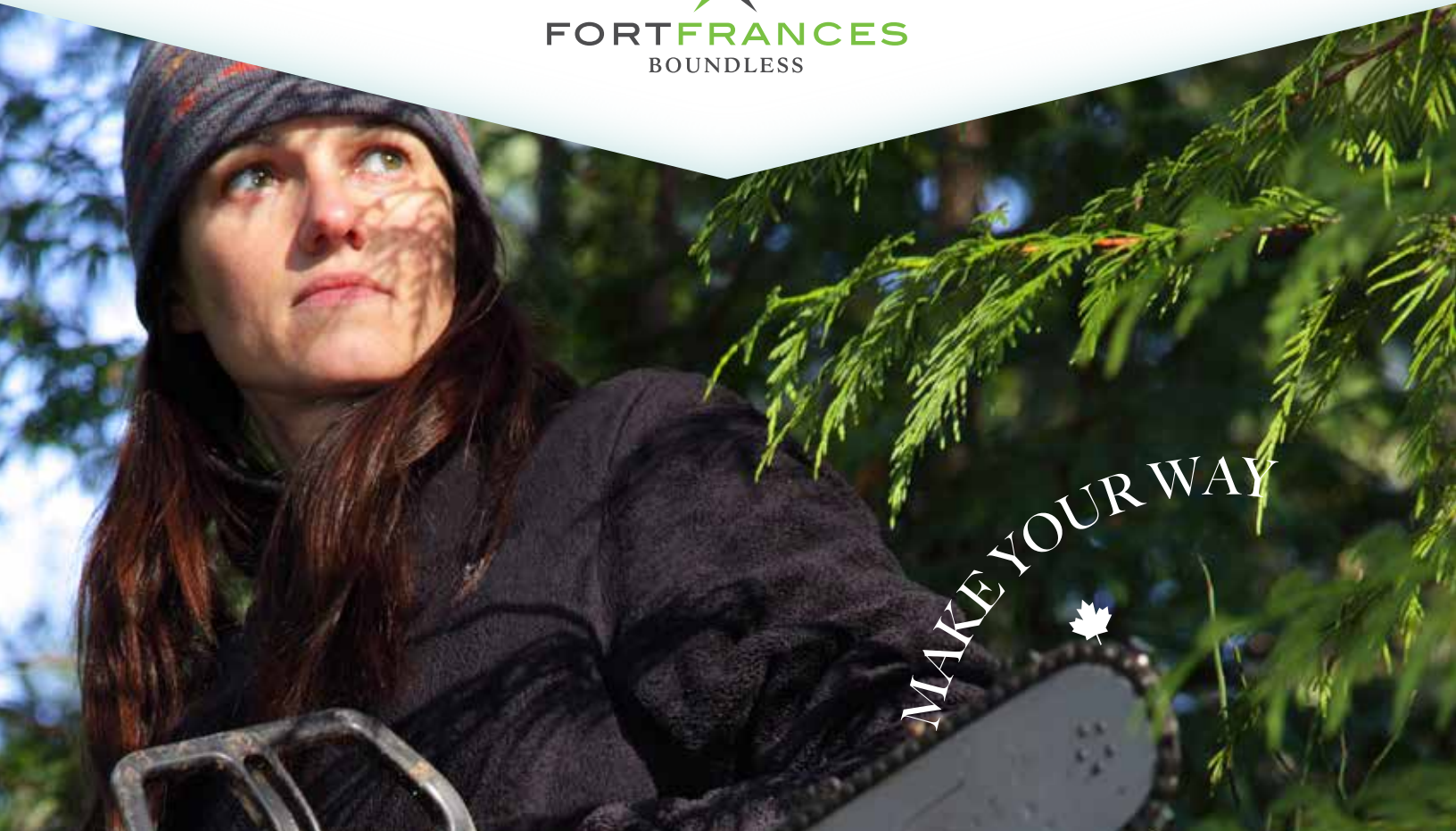
Fully Serviceable
Not Excavated

Services Pending
Excavated and backfilled

TERMS OF SALE

- Price is \$3,500 per acre
- In addition to the \$3,500 price, a development guarantee of \$10,000 per acre or lot, whichever is lesser, 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"





MAKE YOUR WAY

BUSINESS RESOURCES

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@fortfrances.ca
www.fortfrances.ca

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
www.rrfdc.on.ca

HELPFUL WEB LINKS

Fort Frances Chamber of Commerce
Email: thefort@fortfranceschamber.com
www.fortfranceschamber.com

Business Link
www.canadabusiness.ca

Statistics Canada
www.statcan.gc.ca

