

# Memo

TOWN OF FORT FRANCES  
PLANNING & DEVELOPMENT DIVISION

**To:** Mayor and Council  
**From:** Faye Flatt, Municipal Planner  
**Date:** 6 August 2015  
**Subject:** **Huffman Subdivision – Conditions of Sale**

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The Huffman subdivision was identified in the 2015 Strategic Plan and although the plan has not been finalized or approved, the Planning and Development Executive Committee took the initiative at it's meeting held on Wednesday August 5<sup>th</sup> to review the conditions imposed as approved in May of 2013 as well as potential marketing strategies (listing lots with real estate agent or posting on web-based property site).

Pending further discussions as part of the strategic planning process, PDEC confirms the following conditions as were approved in May of 2013 with no modifications:

1. A purchaser will be considered in default if he has not constructed within the 5 building seasons. If the property is sold, the new purchaser will assume the requirement and be required to construct within the remaining time.
2. 10% of the purchase price will be withheld as a penalty to cover costs associated with placing the property back into the Town's name.
3. The closing date shall be 45 days from the date the Town is in a position to issue a building permit, or November 1<sup>st</sup>, whichever comes first.
4. The purchaser required to construct within 5 building seasons, and
5. Purchasers are permitted to buy more than one lot; and Corporations are allowed to purchase a lot.

Respectfully submitted for information only.



F. Flatt, AMCT, ACST, CPT  
Municipal Planner

<b>COUNCIL APPROVAL OF THIS REPORT is not required.</b>
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