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FORTFRANCES

BOUNDLESS

The Town of Fort Frances is proud to offer the lots in the Huffman Court/Williams Avenue subdivision for sale and thanks you for your interest.

In this package you will find information that will assist you in determining which lot best suits your needs and to answer some questions you may have while planning the construction of your new home. In the following pages you will find:

- a detailed site plan showing the price, location, dimensions and address of each lot as well as the approximate location of infrastructure and other issues of interest and a conversion chart for metric measurements;
- Excerpts from Zoning By-Law 3/14 of applicable zoning regulations such as the minimum distance your house or garage must be from the property lines and the maximum lot coverage allowed;
- A Building Permit and Associated Fees ~ shows fees and how they are calculated;
- Contact information for Staff and others
- A copy of the Agreement of Purchase and Sale that you can take to your lawyer when you are ready to buy the lot.

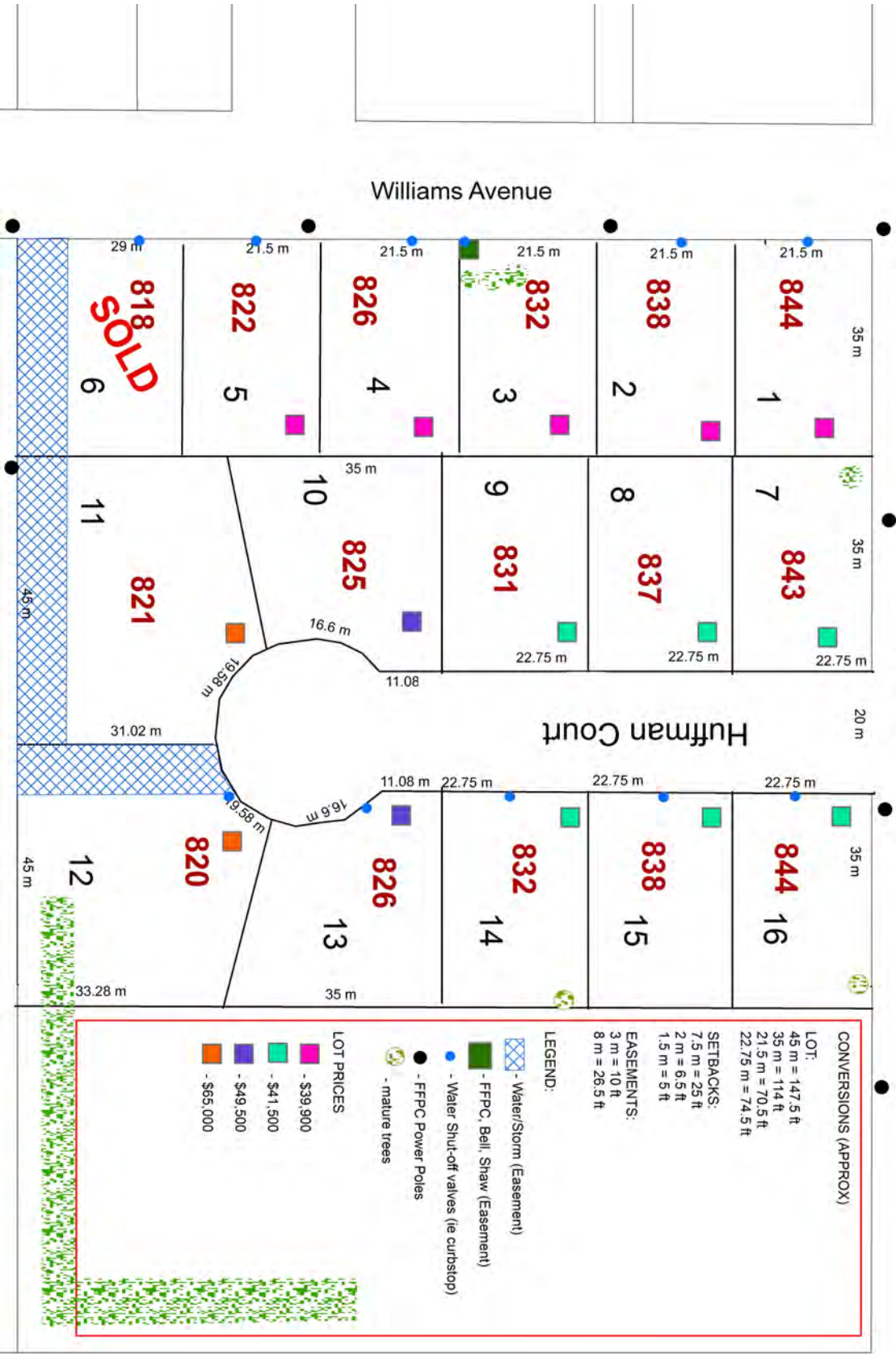
As the lead marketing contact for the subdivision, I invite you to contact either the CAO or myself if you have any questions or if you want to move forward with a lot purchase. Our contact information is shown above.

Sincerely,

Faye Flatt, AMCT, ACST, CPT
Municipal Planner

TOWN OF FORT FRANCES HUFFMAN COURT/WILLIAMS AVENUE SUBDIVISION

Fifth Street East



ZONING BY-LAW 3/14

4.4 RESIDENTIAL TYPE ONE (R1) ZONE

No **person** shall within a Residential Type One (R1) **Zone**, **use** any land or **erect**, alter or **use** any **building** or **structure** except in accordance with the following:

4.4.1 Permitted Uses

- a) single detached dwelling
- b) home occupation
- c) group home
- d) community garden

4.4.2 Regulations for Permitted Uses

- a) Minimum **Lot Area** 460 m²
- b) Minimum **Lot Frontage** 15 m
- c) Minimum Yard Requirements
 - Front Yard 7.5 m
 - Interior Side Yard 1.5 m
 - Exterior Side Yard 3.0 m
 - Rear Yard 7.5 m
- d) Maximum **Lot Coverage** 40%
- e) Minimum **Landscaped Open Space** 20%
- f) Maximum Height of Building 12 m
- g) Minimum Floor Area 79 m²
- h) Minimum Ground Floor Area - as per amendment 8/98-W
 - one storey dwelling 139.35 m²
 - two storey dwelling 116.13 m²

Building Permit & Associated Fees

There are other components associated with the construction of a new residential dwelling and in addition to the cost of the building permit itself, there is a cost to each of those components. Each component is set out below with a brief summary of how the fees are calculated for each. The following are the 2014 fees inclusive of applicable taxes.

1. Construction – per square foot

Main Floor	\$0.80 per ft ²
Each Additional Floor	\$0.40 per ft ²
Basement/Crawlspace	\$0.64 per ft ²
Uncovered Decks	\$0.25 per ft ²
Covered Decks Detached Garages	\$0.40 per ft ²

2. Plumbing Inspection\$10.90 per fixture

The fee for plumbing inspection is calculated on each fixture. A fixture is defined as any water-using appliance that is connected to a drain. Examples of fixtures are faucets, showers, dishwasher, etc.

3. Grading Set\$122.62 per structure

Setting of finished grade by the Operations & Facilities Division is a requirement of construction of a new structure.

4. Services Connection Inspection \$42.50 per inspection

5. Services Activation Fee\$42.50 per activation

Contact Information

TOWN STAFF

Issues of Interest / Questions relating to:	Name	Position / Department	Phone (274-5323)	Email
- Lot sales	Mark McCaig	Administrator	ext. 234	mmccaig@fort-frances.com
- Lot sales and promotion	Faye Flatt	Municipal Planner	ext. 275	fflatt@fort-frances.com
- Zoning (setbacks, lot coverage, etc.)				
- building	Travis Rob	Chief Building Official	ext 252	trob@fort-frances.com
- servicing (on lot)				
- general taxation	Tara Rajala	Tax Administrator	Ext241	trajala@fort-frances.com
- assessments				
- servicing (to lot)	Doug Herr	Public Works Environmental & Facilities Superintendent	Ext 303 or 274-9893	dherr@fort-frances.com
- municipal services	Doug Brown	Public Works Manager	Ext 306 or 274-9893	dbrown@fort-frances.com
- driveway crossings	Milt Strachan	Transportation Superintendent	Ext 302 or 274-9893	mstrachan@fort-frances.com
- fences (height, type, location, etc)	Arlene Byrnes Patrick Briere	By-Law Enforcement	Ext 253 Ext 255	abyrnes@fort-frances.com pbriere@fort-frances.com
- utilities (connections, etc.)	Heather Hatch	Utilities Department	Ext 249	hhatch@fort-frances.com

OTHERS:

Area of Interest	Companies	Phone	Website
Assessment and taxation	Municipal Property Assessment Corporation	1 866 296-6722 (Thunder Bay) 274-3284 (local)	www.mpac.ca
	Fort Frances Power Corporation	274-9291	http://ffpc.fort-frances.com/
Utility Companies	Electrical Safety Authority	1-877-372-7233	http://www.esasafe.com
	Union Gas	1-800-571-8446 (general) 807-345-1735 (Thunder Bay)	www.uniongas.com
	Saulteaux Engineering Consultants	274-7114	http://www.sceinc.ca/
Design Consultants	George Glowasky Country Classic Home Designs	274-6264	http://www.countryclassichomedesigns.com/
	Frank Berg	275-8411	