



## **KENORA DISTRICT MUNICIPAL ASSOCIATION**

**SUBJECT: Crown Land Development**

**SUBMITTED BY: Executive members for Ear Falls, Red Lake and Dryden**

**YEAR: 2021**

### **BACKGROUND:**

Municipalities in Northwestern Ontario are interested in pursuing crown land development on lands within their municipal boundaries as a means of increasing own-source property tax revenues. This is a tool that would be useful for streamlining development, revenue generation and municipal economic development within the guidelines of the Provincial Policy Statement, Official Plans, and Zoning By-Laws.

### **RECOMMENDATION:**

WHEREAS municipalities in the Kenora District think that the development of crown land within their respective municipal boundaries is critical to the economic success in the region; and

WHEREAS existing tools, such as the Ministry of Natural Resources and Forestry's, A Guide to Cottage Lot Development on Crown Land and the Application Review and Land Disposition Process (MNR Policy PL 4.02.01), have acceptable goals in principle, however the implementation by individual MNR district offices have a number of subjective inequalities which negatively affect development projects; and

WHEREAS Ontario's Crown Land Use Policy Atlas (CLUPA) contains policies that disallow development completely within some municipalities, such as CLUPA Policy G2518 which disallows the disposition of crown land for cottage lot development, agricultural development, rural residential development and urban development (part of Dryden, Sioux Lookout and Red Lake districts); and

WHEREAS complex processes with limited visibility for Provincial land disposition as well as affordability barriers for smaller municipalities due to the Province's market value sale approach are resulting in commercial and housing development opportunities being missed; and

WHEREAS the Crown owns 77.34 % (48,390.94 hectares) of undeveloped land and Patent mining claims account for 19.17% (11,995.27 hectares) of undeveloped land within the Municipality of Red Lake boundary; and

WHEREAS the Municipality of Red Lake within its own Municipal borders only owns 3.42% (2,136.94 hectares) of the undeveloped land; and

WHEREAS the Municipality of Red Lake is inhibited in generating any meaningful organic growth due to the majority of undeveloped land owned by the Crown and Patent mining claims; and

WHEREAS Patent mining claims are difficult to obtain due to the "potential" subsurface values;



NOW THEREFORE BE IT RESOLVED THAT the Kenora District Municipal Association lobby the Government of Ontario to make meaningful changes to the land use development processes, policies and the Crown Land Use Policy Atlas to facilitate municipal development on Crown Land located within their municipal boundaries and request to have the Ministry of Infrastructure identify a clear approach for municipalities to inquire about undeveloped, underdeveloped or unused provincially owned properties within municipal boundaries, implement an efficient and transparent land disposition process designed to support municipal housing and commercial development, and recognize that selling land at market value is a development barrier for small northern municipalities and provide allowances in the land disposition process that allows for below market disposal of surplus lands; and

BE IT FURTHER RESOLVED that the Kenora District Municipal Association seek the written support of the Provincial government in Municipalities obtaining Patent mining claims.

**COMMITTEE ACTION**  
**CONVENTION ACTION**

**Concurrence Carried February 18<sup>th</sup>**  
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A handwritten signature in blue ink, appearing to read "Kevin Kahoot", is written over a solid black horizontal line.

**Kevin Kahoot**  
**President Executive Committee**  
**February 18<sup>th</sup> 2021**

**Resolution #2021-13**