



Corporation of the Municipality of Temagami

Memo No.
2021-M-032

Memorandum to Council

Subject: Former MNR Property

Agenda Date: March 4, 2021

Attachments:

RECOMMENDATION

BE IT RESOLVED THAT Council receive report 2021-M-032, former MNR Property, for information.

INFORMATION

Over this term of Council, we have had different discussions with Infrastructure Ontario regarding the former MNR Property on Lakeshore Drive. Infrastructure Ontario is guided by the legislation and policies of the Province. Part of these is that should the use of provincial land meet a presently unmet need of the Community, they can negotiate directly with the local municipal government. This is a key concept in that it does not provide any exclusive negotiation right to the municipality if the potential use is not to fulfill an unmet need.

While the Municipality of Temagami is able to facilitate the process should a different land use zone be required, we are not the agency that facilitates changes to the environmental classification of property. This property, in particular, has a commercial environmental classification. This restricts some potential uses and, in fact, works opposite to land use planning classifications. For example, in land use planning, Commercial zoning is a much more robust zone and comes with more restrictions than does a Residential zoning. When considering environmental classification, Residential is the more robust classification.

While we did not commence any studies or reviews associated with this property, our information was that the application fees and required studies to attempt to change the environmental classification to Residential would be about 1.5 times more than the estimated market value of the property. This made using this property for residential uses not feasible.

While we could consider commercial uses, these may not be able to meet the test of meeting an unmet need. There are also community uses that could be considered although most of these would create additional future costs.

It is our understanding that the types of uses, and the corresponding environmental classifications, would apply regardless of who the owner of the land was. If the property is listed and sold through the normal Infrastructure Ontario methods, it would be the proposed use of any future owner that would dictate what, if any, applications and/or studies may be required prior to having a use hosted on the property.

Respectfully Submitted:
Craig Davidson
Treasurer/Administrator