

Ministry of Natural Resources
Crown Land Use Policy Atlas
Policy Report
G2625: Rural Areas

ID: G2625

Area Name: Rural Areas

Designation: General Use Area

District(s): Nipigon , **Thunder Bay**

Area (hectares): 320498

Date Policy Report Last Updated: October 16, 2020

DESCRIPTION:

The townships surrounding the City of Thunder Bay are the basis of this area. They are Sibley, including the community at Silver Islet, McGregor, Dorion, McTavish, Gorham, Ware, Jacques, Conmee, O'Connor, Oliver, Paipoonge, Lybster, Gillies, Scoble, Blake, Crooks, Pardee, Pearson and portions of Fowler, Forbes, Marks, and the Dawson Road Lots. Not all of these townships have organized municipal status.

This area is primarily private land with development levels ranging from high to sparse. Land uses are mixed: rural residential, mining, aggregate extraction, agriculture, cottaging, public and commercial recreation such as lodges, campgrounds, parks and access points, forestry, secondary industry and commercial.

Utilities such as roads, hydro corridors, and pipelines cross the area.

A major issue in this area is the lack of Crown land and water to meet the urban and rural demands for recreation and natural resource products such as aggregate and fuelwood.

This area is partially located within the Great Lakes Heritage Coast Signature Site, one of 9 such areas featured in the Ontario's Living Legacy Land Use Strategy (1999). Signature Sites are identified for their range of natural and recreational values and their potential to contribute to future recreation and tourism.

This area contains lake(s) designated for lake trout management. For a current list of designated lakes associated with this area, refer to the Lake Trout Lake Search Index accessible via the 'Source of Direction' portion of this policy report.

LAND USE INTENT:

The intent of this area is to support from both Crown and private land the resource demands of the large population of Thunder Bay and its surrounding townships.

Ministry extension programs for woodlot improvement, stream rehabilitation or parks facilities will be focused in this area to bring private and municipal vacant land into production so it may contribute to the local economy and help meet local resources needs.

Through the one window planning process, MNR will also encourage local plans and private development proposals to consider resource concerns. This will ensure that the production of aggregate, fuelwood, wood fibre for the mills, minerals and agricultural produce is not inhibited by short termed plans. The significance of these products is not in their quantity but in their proximity to the demand centre of Thunder Bay.

Crown land will play a mixed land use role. Depending on the resource potential, location, adjacent land uses and demands, Crown land will supply public recreation needs, protect sensitive features or produce natural resource products.

Public recreation on Crown land will include the maintenance or rehabilitation of rivers and streams to support angling and viewing, the protection of deer yards, waterfowl habitat and moose wintering areas for wildlife viewing and hunting and the provision of both park and Crown land recreation facilities (ranging from campgrounds to ski trails). Aggregate extraction or forestry uses will be permitted on Crown land under operation guidelines which protect other resource and recreational values. Known nest sites, the Lakehead University Bog, the Red River Road Bog, the spectacular Nor'Wester Mountain Range, the Thunder Bay amethyst deposits, historic sites of Lappe and Pictured Lake, Silver Mountain, the historic waterway of the Kaministikwia River, and the trout waters of Loch Lomond, Oliver, Miner, Innes, MacIntosh and Silver Lakes will receive special management consideration and protection.

Recognizing the recreational, tourism and aesthetic values of the Lake Superior Shoreline, Crown land along the lake will be protected and activities within 300 metres (1000 feet) will require special Ministry approval under stringent operation guidelines.

The Municipal Plans for the rural townships, Ministry of Municipal Affairs and Housing zoning orders, and the Planning Act will guide private land uses in this area. Ministry of Natural Resources' policies for aggregate production, hazard land protection and other resource policies will be addressed through these documents.

This area presently has eight (8) Provincial Parks, one (1) Conservation Reserve interspersed within this General Use Area.

Management of this area is also governed by the general policies contained in Thunder Bay District Land Use Guideline (1983).

MANAGEMENT DIRECTION:

COMMERCIAL ACTIVITIES		
Activity	Permitted	Guidelines
Aggregate Extraction	Yes	Existing extraction will continue and additional activity on Crown land will conform to approved official plans and zoning by-laws.
Bait Fishing	Yes	
Commercial Fishing	Yes	
Commercial Fur Harvesting	Yes	
Commercial Power Generation Development	Yes	
Commercial Timber Harvest	Yes	Existing levels of harvesting and regeneration will continue on Crown land. Private land forestry will be encouraged. Forest management will be modified to consider recreational and aesthetic benefits needed in this area. Timber harvesting may occur within 300 metres of Lake Superior, however the area will be managed according to the Area of Concern and access roads policies.

Activity	Permitted	Guidelines
Commercial Tourism (services and/or facilities), Existing	Yes	Existing levels of activity will continue. New lodge development and expansion and ski development will be considered on Crown land.
Commercial Tourism (services and/or facilities), New	Yes	Existing levels of activity will continue. New lodge development and expansion and ski development will be considered on Crown land.
Mineral Exploration and Development	Yes	The 300 meters Area of Concern along Lake Superior may restrict some mineral development. Additional mining on Crown land should conform to approved official plans and zoning by-laws.
Peat Extraction	Yes	
Wild Rice Harvesting	Yes	Will be encouraged where the resource exists.

LAND AND RESOURCE MANAGEMENT ACTIVITIES

Activity	Permitted	Guidelines
Crown Land Disposition	Maybe	There are significant restrictions on land disposition on designated lake trout lakes. See specific direction in Crown land disposition policy (PL 4.02.01 Appendix A).
Crown Land Disposition, Agriculture	Yes	Existing activity will continue. MNRF will consider making Crown land available for agricultural purposes after consultation with the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA)
Crown Land Disposition, Cottaging	No	New cottage development will not be permitted on Crown land.
Crown Land Disposition, Rural Residential	No	Crown land will not be disposed of for rural residential use.
Crown Land Disposition, Urban Development	No	Crown land will not be disposed of for urban development.
Road Development and Maintenance, Existing	Yes	
Road Development and Maintenance, New	Yes	

RECREATION ACTIVITIES AND FACILITIES		
Activity	Permitted	Guidelines
Crown Land Recreation	Yes	The existing level of day-use recreation on Crown land will continue and may expand. This could include the development of skiing, hiking, snowmobile and equestrian trails, access to Lake Superior, as well as fishing, hunting or viewing opportunities. Unorganized Crown land camping will be discouraged because of limited resources, conflicts with adjacent land uses and the availability of commercial camping facilities.
Hunting	Yes	Some townships have by-laws which restrict the discharge of firearms.
Road Use (public), Existing	Yes	
Road Use (public), New	Yes	
Sport Fishing	Yes	

ADDITIONAL INFORMATION:

Note: MNRF will consider the Land Use Intent and Management Direction outlined in this policy report when reviewing applications for permitted activities that require licences, leases, permits, or other forms of approval. The review of individual applications involves the consideration of a variety of factors and requirements on a site-specific basis in addition to land use policy.

SOURCE OF DIRECTION:

[Amendment to Area-specific Crown Land Use Policy #2007-25 \(2009\)](#)

[Lake Trout Lake Search Index \(2009\)](#)

Thunder Bay District Fisheries Management Plan (1986)

[Crown Land Disposition Policy - Appendix A \(2008\) \(2008\)](#)

[Inland Ontario Lakes Designated for Lake Trout Management \(2006\)](#)

[Thunder Bay District Land Use Guidelines \(1983\)](#)

Amendment to Area-specific Crown Land Use Policy #2014-005 (2020)

[Cette Rapport d'orientation en français](#)

This policy report is available online at the following address:

<http://crownlanduseatlas.mnr.gov.on.ca>

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