



The Corporation of the
TOWNSHIP OF BALDWIN

9.2/7

11 Spooner Street
McKerrow, ON
P0P 1M0

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Email: admin@baldwin.ca

February 9th, 2026

Ministry of Natural Resources
Kealan Ryan
3767 Hwy 69 South, Suite 5
Greater Sudbury, ON
P3G 0A7

Dear Sir/Madam,

Re: Council Resolution – Proposal to Purchase Crown Land for Residential Development

Please be advised that at the meeting of Council for the Township of Baldwin held on February 9th, 2026 Council adopted the following resolution:

Moved by:
Seconded by:

WHEREAS Section 2 of the *Planning Act*, R.S.O. 1990, c. P.13, requires that land use planning in Ontario have regard to matters of provincial interest, including the adequate provision of a full range of housing, the orderly development of safe and healthy communities, and the promotion of economic development; and

AND WHEREAS the *Provincial Policy Statement (2020)*, issued under Section 3 of the *Planning Act*, directs municipalities to provide for an appropriate range and mix of housing options to meet current and future needs (Policy 1.4), while promoting efficient land use patterns and long-term economic prosperity (Policy 1.1); and

AND WHEREAS the Township of Baldwin is experiencing an ongoing demand for buildable housing lots, and Council is seeking opportunities to responsibly increase buildable lot availability within the municipality; and

AND WHEREAS the potential acquisition of suitable Crown land may enable the Township to create residential building lots to be purchased and developed by taxpayers, thereby supporting community growth, housing supply, and expansion of the



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municipal tax base in a manner consistent with provincial and municipal planning objectives;

NOW THEREFORE BE IT RESOLVED that Council for the Township of Baldwin hereby expresses its interest in exploring the potential purchase of a portion of Crown land from the Ministry of Natural Resources for the purpose of residential development;

AND FURTHER THAT Council directs staff to engage with the Ministry of Natural Resources to obtain information regarding the feasibility, process, and requirements for such a purchase, including any studies, approvals, or conditions required under applicable provincial legislation and policy;

AND FURTHER THAT any proposed acquisition and subsequent development be subject to compliance with the *Planning Act*, the *Provincial Policy Statement (2020)*, applicable municipal planning documents, environmental constraints, and all other regulatory requirements.

The Township is committed to working collaboratively with the Ministry to ensure that environmental protection, appropriate land use planning, and responsible growth are central to any proposed land acquisition and development initiative.

Council respectfully requests the Ministry's guidance on next steps and welcomes the opportunity to discuss this proposal further.

Thank you for your time and consideration.

Sincerely,

Holly Zahorodny
CAO / Clerk - Administrator / Treasurer
Township of Baldwin
(705) 869-0225
admin@baldwin.ca