

**THE CORPORATION OF
THE TOWNSHIP OF SIOUX NARROWS - NESTOR FALLS**

A regular open meeting of Council was held Tuesday, May 6th, 2025, at the Nestor Falls Municipal Office. A quorum of Council was present, and this was a duly authorized meeting of the Corporation of the Township of Sioux Narrows - Nestor Falls.

Resolution No. 49-25

Moved by Holly Chant

Seconded by Steve Salvador

That the Mayor now calls this meeting to order to deal with matters pertaining to general.

Carried

Resolution No. 50-25

Moved by Steve Salvador

Seconded by Doug Brothwell

That the Council of the Township of Sioux Narrows - Nestor Falls hereby approve and adopt the agenda for the May 6th, 2025, Council meeting, as amended.

Carried as amended

As amended; immediately prior to the meeting, a resident in attendance requested council to move delegations to start of meeting, before the by-laws. Council agreed.

Delegations

R. Gripp – thanked Mayor and Council for the opportunity to speak. Introduced himself and stated that he is an adjacent neighbour to the Pioneer Park property. He wanted to make council aware that he independently found a law firm to search the history to the title of the property. He has a historical search result, a copy of the pin and found an underlying letters patent. The underlying letters patent include the gifting or sale of the land to municipality in 1975, and it is critical to note, there is a condition to this patent. It is to be used only for municipal purposes. He stated that a sale of the land to developer wouldn't fall within this use. It was transferred under the Public Lands Act to the municipality and, he read from the Public Lands Act, where it states that the land is to be used in a particular manner or a condition that the land is not to be used in a particular manner. The letters patent indicate that the land shall be used only for municipal purposes. He feels that the municipality would be forfeiting the land by selling it to a developer. It would be in violation to the condition. Stated that he wished he had found this sooner. The 1975 letters patent from the crown clearly has a condition to the property's use. If the municipality does transfer it, he stated that they would be in forfeit. Strongly encourages the municipality to look at it with our legal counsel. He stated that the municipality may already be in breach because it was declared surplus; if council does not accept what he is stating and proceeds. The two council members and the Mayor who voted in favour of proceeding did indicate such under the condition that the environmental assessment's noted concerns and recommendations be followed. If there is a development agreement, the environmental assessment must be followed. He repeated, council who supported proceeding, it was on the condition that these recommendations be followed. These should be contractually imposed in any agreement if it proceeds. He visited the site, and the sign posted indicates 1.3 acres, but the sketch looks like it is the whole property. Discussion ensued regarding the sign. He thanked council for the opportunity to speak and he left a copy of his search paperwork on the council table. The Mayor thanked Mr. Gripp for his comments.

Delegations (cont.)

D. Anderson - their continuing concern is the impact to their drinking water. Stated that there will be many more boats, in addition to more fishing. Stated there will be health risks due to muddying of their drinking water. Asked about the sale amount. Council answered that the sale amount would be \$2.00, plus HST. They are also concerned about the environmental impact assessment recommendations being followed, which indicate limitations for two full cycles of the eagle nest monitoring. The eagles are there right now, though it's hard to get a picture. They have been there steady for the past few weeks.

C. Buttler – stated that she saw the eagle yesterday and it was carrying something in its claws and took it to the nest.

J. Port – concerns regarding the recommendations of the environmental assessment can be addressed through site plan control, which is a contractual agreement. The eagles will continue to be monitored.

General discussion ensued, including that the by-law on tonight's agenda authorizes the process to move to sale, yes, but that process includes due diligence steps, reviewing title and discovery of any conditions, involving our legal counsel and any other pertinent agencies, including an ultimate transfer if we are found able to do so. The by-law isn't the transfer itself, but it does allow us to take the necessary steps forward and authorizes us to transfer it.

Disclosure of Interest – None.

Adoption of Minutes

Resolution No. 51-25

Moved by Doug Brothwell

Seconded by Holly Chant

That the minutes of the April 1st, 2025, regular meeting, April 22nd, 2025, special meeting and closed session, and May 1st, 2025, closed session, be adopted as read and published.

Carried

Correspondence – None.

Disbursements

Resolution No. 52-25

Moved by Steve Salvador

Seconded by Matt Rydberg

That the April 2025 Disbursements, having been checked and found that all accounts are in order, passes same for payment in the amount of \$323,470.86.

Carried

By-Laws

Resolution No. 53-25

Moved by Holly Chant

Seconded by Steve Salvador

That the by-law to authorize the sale of certain lands (Pioneer Park), having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried

D. Brothwell – started out by saying that he is absolutely in favour of expanded housing in the township. The specifics about Pioneer Park, however, proposing 26 units there, is too many. He could support up to, maybe 12 units. He feels that would be reasonable. Right now, in this phase,

By-Laws (cont.)

we are looking at 6 units. He does wonder if the township is getting the value it needs for the loss of the asset of this land. We would be giving it away with a guarantee of only 6 units. He is not in favour of 26. He did ask if the developer would provide us with a revised plan, taking into consideration the expressed concern that 26 units are too many, as well as the expressed neighbour concerns and environmental assessment report recommendations. The developer is reluctant to provide a major revision at this early stage and doesn't want to commit to significantly less. He doesn't want to vote when he doesn't know what the long range goal is. The eagles are back. He has friends on Reedy Bay. They think that there are babies at present. Now we hear that there is a possibility that we can't even sell it. He doesn't think that this is the time to vote to gift the land. He invites council to do the same. Don't vote for it. The housing units along the water are the most expensive ones. Not the ones to fill the needs of a teacher or a nurse.

S. Salvador – stated that he is against it.

H. Chant – as she understands it, passing the by-law allows the process, including the steps necessary for, but doesn't finalize, the transfer. The environmental piece is very important to her as well.

M. Ryberg – stated that he agrees with Councillor Chant.

G. Black – indicated that she does as well.

H. Gropp – due diligence will be carried out as part of the process.

Resolution No. 54-25

Moved by Holly Chant

Seconded by Steve Salvador

That the by-law to adopt the estimates of all sums required during the year and to set and levy the rates of taxation and to further provide for penalty and interest in default of payment thereof for 2025, having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried

Resolution No. 55-25

Moved by Matt Rydberg

Seconded by Doug Brothwell

That the by-law to set tax ratios for municipal purposes for the year 2025, having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried

Staff Reports

H. Gropp – Community Development Officer – report attached. Further commented about our trail work. It is a definite bright spot in our community and the work that T. Warner, Trails Coordinator, is doing is exceptional. Noted that our annual listing of events and workshops publication will soon be ready and distributed prior to the May long weekend. Discussed the increased bookings at our Health Hub, especially after the exposure it is getting from the various classes being held there. The recruitment of health care practitioners for that space is ongoing. In follow up to a previous conversation with council, she asked if they are agreeable to our applying to the NOHFC for Bass Lake Park, for new washrooms, repairs to the picnic shelter, landscaping, etc. The total project ask to NOHFC would be \$500,000, with 75% from NOHFC and 25% the municipal contribution. D. Brothwell stated that he and S. Salvador went to the park to look. \$500,000 sounds like a lot and he feels some of the work could be done inhouse. The picnic shelter needs repair or replacement. Would rather apply for more and do what we can if we get

Staff Reports (cont.)

it. Discussed possible improvements. H. Chant – is more than happy to move forward with an application. It's a great and well utilized asset. It definitely could use updating and it would be great to see improvements to the park. M. Rydberg – it is a great asset and it would be great to see improvements done to this important infrastructure for Nestor Falls. Council agreed to our applying to NOHFC.

J. Port – Director of Planning – report attached. Mayor Black and J. Port have received letters for signature from Mr. Kelso. It seems that there was a misunderstanding. J. Port will get back to Mr. Kelso and clarify matters. The Township will contact our MPP, G. Rickford. D. Brothwell – might have lent to their misunderstanding due to his closing remarks. J. Port remarked that overall it was a good meeting. It was respectful. They understand our position and challenges. They are doing their best. We do provide a road assistance stipend. They thank the municipality and appreciate it.

Reports from Committees

D. Brothwell – Planning Advisory Committee – they recently met to consider an application from Bowerbird Holdings. It was for a consent, a minor variance and easement. The committee approved their application.

S. Salvador – reported that there will be a library board meeting coming up, but he doesn't have the date.

H. Chant – Fire Rescue Service – there have been 5 calls to date in 2025, 3 motor vehicle incidents and 2 alarm calls. With the busy summer season approaching, regular training is now every other week, but there is an option for in between weeks for members to attend the station for remedial or refresher training. A few upcoming department events include a Lithium Ion Battery Awareness presentation on May 20th, an Information Session/Recruitment event on May 26th, and a Firefighter Awards Ceremony on May 27th. The Personal Floatation Devices they ordered have arrived. They are for use when firefighting/training near open water, shoreline or docks. Nestor Falls Recreation Committee – they will be submitting monthly event reports from now on. Their Easter event had a good turnout with 50 people. They had a petting zoo, family activities, food and prizes. They are planning a Spring Tea for June 7th, as well as a Wine and Cheese with a local author event, date to be determined. Rainy River District Municipal Association – held their executive meeting on April 30th, unfortunately she was unable to attend. They are holding their general meeting on May 21st, and the next hospital communication meeting with Riverside is on May 21st.

G. Black – reported that she attended an All Nations Health Partners meeting on April 16th. She brought up the idea of having a medical van for Sioux Narrows resident patients. ANHP referred the request to the Patient Advisory Committee to look into. She attended a Budget and Strategic Plan meeting on April 22nd. There was a Sioux Narrows Recreation Committee meeting on April 24th, but she couldn't attend. On April 28th, she met with representatives from the Kenora Family Health Team, C. Neill, B. Kyle and S. Weibe, as well as K. Anderson, Sioux Narrows Clinic Physician, and W. Kabel, CAO, to discuss a Primary Care Funding and opportunities to partner with Kenora for enhanced local services. On April 30th she attended a Patient, Family and Elder Advisory Committee virtual meeting. She attended a Bridge Park History meeting on May 1st. Reported that the Sioux Narrows Recreation Committee's annual Spring Barbeque will be May 10th. There will be a Truth and Reconciliation Special Event planning meeting May 13th. The next Police Services Board meeting is May 20th. On May 27th the Fire Department Fire Awards Ceremony will be held. There will be a collaborative meeting with the ANHP and Patient, Family and Elders Advisory Committee. We received some discouraging news recently. H. Wall has resigned from

Reports from Committees (cont.)

the Kenora District Services Board. This will be a big loss to our region. He is moving on to another job. It is sad news, but we thank him for all he has done and wish him all the best.

Old Business – None.

New Business

Resolution No. 56-25

Moved by Doug Brothwell

Seconded by Holly Chant

That the Council of the Township of Sioux Narrows - Nestor Falls hereby adopts the 2024-2027 Strategic Plan and Vision Statement.

Carried

Adjournment

Resolution No. 57-25

Moved by Matt Rydberg

Seconded by Doug Brothwell

That the business of the meeting having been dealt with, a motion for adjournment is so made.

Carried

Members Present

G. Black

M. Rydberg

H. Chant

S. Salvador

D. Brothwell

Mayor

Clerk

Township of Sioux Narrows - Nestor Falls

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Report to Council

Council Meeting Date:	May 6 th , 2025
Prepared By:	Heather Gropp- Community Development Officer

Sioux Narrows and Caliper Lake Provincial Parks:

Ontario Parks has assumed the operations of both Sioux Narrows and Caliper Lake Provincial Parks for the 2025 operating season.

Trail Open House:

On Friday April 4th, 2025 we held a trails open house in Sioux Narrows. The purpose of this event was to provide community information regarding the expansion of our trail network for this season, as well as to share information regarding the programming and activities we have planned for this upcoming season. The event was well attended by 6 residents from Sioux Narrows and Nestor Falls. The comments were all very positive and there is a lot of excitement about all of the work on the trails and the potential impact they will have on our community. We did receive some feedback about an additional session and it was requested that this happen in June. We are planning a community information session in Nestor Falls in June.

We are continuing to work on planning workshops on all of our trails for this upcoming season and are really excited to have the community involved and coming out to enjoy this great community resource.

Nourish and Flourish at the Health Hub:

As an update to Council we have now completed 2 of the Nourish and Flourish community workshops at the Health Hub. Both have been well attended with 6-10 participants. As a result of these sessions there are increased bookings at the Health Hub. It is really great to see the community benefitting from these additional services to the community.



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Report to Council

Council Meeting Date:	May 6th, 2025
Prepared By:	Jeffrey Port, Director of Planning & Development

Meeting Summary with Gibi Lake Residents

The representatives of the Gibi Lake Cottagers Association had requested a meeting with the Mayor to discuss the status of the Witch Bay Road. This is a private road which provides access to their properties on Gibi Lake.

The meeting occurred on April 25th in the Council Chambers. In attendance were Lyle Degelman and Jim Kelso representing Gibi Lake, and Mayor Gale Black, Counsellor Doug Brothwell and Township Planner Jeff Port representing Sioux Narrows-Nestor Falls.

Mayor Gale Black stated that she met with Minister Rickford last July, and he indicated there may be funding for municipal infrastructure, and the Township should look into it. Jeff said he was unaware of any such funding being available for road upgrades.

General discussion ensued regarding assessment and MPAC. Doug reminded everyone that the taxes one pays for their property are based on assessment. As the Gibi lake properties are not on a municipally maintained road, the assessment would be lower as would the taxes paid by the residents.

There was a general discussion about the Township lowering their road standards for the assumption of a road, however, it was made clear that this was not something the Township was prepared to do. There was also a general discussion on "resource access roads", which is what the Witch Bay Road would be classified as now.

Counsellor Brothwell suggested the idea of requesting a meeting with Minister Rickford, and placing the Witch Bay Road issue on the agenda. There was a consensus that this would be the next step in addressing the road issue. The meeting adjourned at 12:05 pm.

Recommendation:

That the Township contact Minister Rickford's office to set up a meeting. The Witch Bay Road issue will be placed on the agenda. Mr. Degelman and Kelso will be invited to attend this portion of the meeting with the Minister.



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