

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

A regular open meeting of Council was held Tuesday, August 6<sup>th</sup>, 2024, at the Sioux Narrows 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. 85-24

Moved by Doug Brothwell

Seconded by Steve Salvador

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

Carried

Resolution No. 86-24

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 August 6<sup>th</sup>, 2024, Council meeting.

Carried

**Disclosure of Interest** – None.

**Adoption of Minutes**

Resolution No. 87-24

Moved by Doug Brothwell

Seconded by Steve Salvador

That the minutes of the July 2<sup>nd</sup>, 2024, regular meeting, and July 12<sup>th</sup>, 2024, closed session be adopted as read and published.

Carried

**Correspondence** – None.

**Disbursements**

Resolution No. 88-24

Moved by Steve Salvador

Seconded by Doug Brothwell

That the July 2024 Disbursements, having been checked and found that all accounts are in order, passes same for payment in the amount of \$877,226.99.

Carried

**By-Laws** – None.

**Staff Reports**

H. Gropp – Community Development Officer – report attached. S. Salvador - asked for clarification of the municipal portion of grants. H. Gropp provided the clarification. D. Brothwell – asked about changing the trail type difficulty in the Phase II bike trails project. Discussion ensued regarding the project components.

H. Gropp - Pioneer Park Update – report attached. Council is agreeable to meeting with the developer regarding the currently advertised backshore lot development RFP and another meeting with the First Nation community Chiefs. They authorize the additional expenses related

**Staff Reports** (cont.)

to the Environment assessment work and will wait for the report before deciding to move forward, or not, with any proposed OP and Zoning changes.

**Reports from Committees**

G. Black – attended the Men's Breakfast Club fish fry at which our long-serving Fire Fighters were honored. Stated that we really appreciate the time, effort and dedication of these residents. Stated that she has been asking Ontario Parks for Sioux Narrows and Caliper Lake Provincial Parks to be added to the directional sign along with Rushing River Provincial Park, at the Highway 71/71 junction, for many years, and we were finally successful in getting the change. Reported that she attended an All Nations Health Partners virtual meeting. Read the Sioux Narrows Recreation Committee's event report for March-a-palooza. We really appreciate the hard work of our volunteers and extends heartfelt thanks to all.

**Old Business** – None.

**New Business**

Resolution No. 89-24

Moved by Doug Brothwell

Seconded by Steve Salvador

That the 2023 Audited Statements as prepared and presented by MNP be hereby accepted.

Carried

Resolution No. 90-24

Moved by Steve Salvador

Seconded by Doug Brothwell

That the quotation of The Miller Group in the amount of \$146,034, plus HST, be accepted for the 2024 Surface Treatment project.

Carried

The RFP was advertised on the municipal website, shared to all known surface treaters in the NW and greater region, as well as on our social media feed. Two quotations were received, Miller Group and Con=Trac. Miller was the low bidder.

Resolution No. 91-24

Moved by Doug Brothwell

Seconded by Steve Salvador

That municipal staff is hereby authorized to coordinate any/all necessary activities with Copperfin Credit Union regarding their offer to transfer (donate) the former branch building to the municipality for use as library and other municipal public service space.

Carried

Resolution No. 92-24

Moved by Steve Salvador

Seconded by Doug Brothwell

That the quotation of Highline Trailworks Ltd. in the amount of \$452,500, plus HST, be accepted for Phase II of the Bike Trails Project.

Carried

**New Business** (cont.)

Resolution No. 93-24

Moved by Doug Brothwell

Seconded by Steve Salvador

That the Council of the Township of Sioux Narrows - Nestor Falls hereby supports an application to the Northern Ontario Heritage Fund Corporation for the Sioux Narrows Senior Centre expansion in the amount of \$180,000; and,

That Council recognizes that the Township's applicant contribution is \$20,000 and that they will be responsible for any cost overruns associated with this project.

Carried

Resolution No. 94-24

Moved by Steve Salvador

Seconded by Doug Brothwell

That the Council of the Township of Sioux Narrows-Nestor Falls hereby supports an application to the Canadian Mortgage and Housing Fund Corporation's Housing Accelerator Fund in the total amount of \$1,070,000 to complete the following initiatives:

- \$100,000 Landfill study
- \$150,000 CIP review and update
- \$100,000 Septic/well studies and servicing for up to 4 multi-residential housing developments
- \$200,000 Active Transportation corridor planning and development to connect developments to the town centres
- \$20,000 Web-site enhancements to enable e-permitting and real time permit data
- \$500,000 Land Acquisition

Carried

**Delegations**

R. Gripp – letter regarding Pioneer Park (attached) – stated that he is representing the residents of Reedy Bay. He is a seasonal resident. He is thoroughly disappointed and disheartened to learn of the proposed development at Pioneer Park. He and his wife came to Sioux Narrows in 2018 to get away from the hustle and bustle of the city. They chose Sioux Narrows for its pristine nature and small town feel. The property that they found was adjacent to what they believed was crown land. They were shocked in October of 2022 to learn that there was an RFP out to develop housing on the property. A new proposal was brought forward in early 2024. Meetings were held in the winter months when council said that they would not have meetings in winter, but only in summer. Council then closed the RFP to work with the developer who submitted the proposal. Feels that things occurred without sufficient or any notice. And that municipal information is difficult to find. Discussed environmental concerns. Heard that the developer hired a biologist. And, that this biologist was recommended by township personnel. Then found out that the township issued an RFP to retain the services of a qualified biologist. Hard to believe that the Township hired the same biologist that was hired by the developer. Feels that it is a conflict. Why?

J. Port – to address the allegation of conflict of interest. The first step of municipalities are high level assessments. These involve the review of our municipal Official Plan maps. It is true, this high level assessment didn't turn anything up. The Township knew that a more detailed assessment would have to be done. The biologist retained by the municipality was never retained by the developer. The developer discussed assessments and biologists with the municipality. It was indicated that the municipally retained biologist is in the area and qualified.

**Delegations** (cont.)

The developer did have a conversation with, but did not hire, the biologist. He did not do work for the developer. In conversations after that, as the municipality owns the property, and there was much concern expressed at the public meeting, we determined that it would be best as land owner to conduct the assessment. D. Brothwell - the original plan was to let the developer conduct the work and pay for it. After the public meeting, we could see that people were not happy, so we determined it might be better for us to do this to alleviate suspicion. It was advertised publicly, and it was reviewed publicly. The biologist is qualified, and he is undertaking a full assessment. J. Port - another allegation, is that comments and concerns are not being forwarded to council by staff. Everything received here, is forwarded to council. Staff do not sit on or hide things. It is all forwarded.

R. Gripp – for the township to suggest that the biologist was never hired by the developer, when the developer told him that he was, is unbelievable. And, he didn't say all comments weren't forwarded, he said some were not. Discussion ensued regarding meetings, additional work done on the property and the environmental assessment.

D. Anderson – her comments were not circulated. She was upset that hers didn't get in at the same time as some of her neighbours. G. Black confirmed that her comments were indeed received, that it was not intentional, profuse apologies were given and that her comments will be published with today's report.

A. Irwin – she specifically indicated that her comments were to be circulated to council. Feels comments are being withheld by staff and sanitized. G. Black – make no mistake, staff do not withhold or sanitize information from council. Council are residents here too. We are acting in the best interest of the community. It is not a conspiracy.

K. Leahy – commented about the RFP. He did see the public advertisement, so it was out there. He did feel that it was a short turnaround time. Discussed that expedited environmental assessments can't be done here. As a First Nations person, the assessment must include culturally significant considerations.

C. Polishuk – asked about the phase II bike trails project. H. Gropp gave a summary of the municipality's council adopted economic development strategy. That the trails are public and open to everyone. These are grant funded at 90% from higher levels of government. C. Polishuk stated that it is great news about the provincial park signage on the highway. Also, many people don't think that turning green space into housing is acceptable. Discussion ensued regarding the Township's Official Plan, including Mr. Polishuk reciting sections of the Official Plan. G. Black – stated that this is why we are doing due diligence, assessments, and meeting with Treaty #3. Mr. Polishuk read additional sections of the Official Plan, citing the township's mission of healthy rural community development, creative solutions to tourism and development, healthy water quality and maintaining greenspaces.

J. Port – indicated that all those points would be addressed in a planning report, if there even is a report, if we get to that stage. Development may or may not proceed, or it may proceed in a very different way than originally proposed.

C. Poleshuk – brought up a project unrelated to Sioux Narrows – Nestor Falls, but involving J. Port, outside of his role with Sioux Narrows – Nestor Falls, where housing development was stopped in an area involving a city park in Kenora. Further, he knows that we have a seniors housing development in progress. There are affordable housing needs here. There are housing units on the open market. G. Black – yes, we are working on several solutions to our housing needs. Further, she reiterated that no final decision has been made regarding Pioneer Park. We are working through a process. For due diligence. It is open and no one is hiding anything.

**Delegations** (cont.)

C. Sawatsky – no decision has been made, waiting for studies. Why are there roads going in. H. Gropp – there was unrelated hydro pole work required at the site, and the developer wished to do ground stability testing. MNR was consulted and the work was authorized.

B. Bennett – stated that he is longtime resident. Worry not so much the process, but the result. We may end up with condo units there and maybe no one will buy them. And at that stage, the property would already be disturbed. It would be sad if that happened. Council should take this into consideration. General discussion ensued regarding real estate and market research. Discussed the headwater development in Kenora. They did not complete their plan.

P. Corkey – thanked council for his recognition as a fire fighter. He is passionate about this place, fishing and the lake. He lives here because no one is here. That's why he moved here. The aesthetic of changing that bay with a marina and shallow water. It is damaging. The reason he is here, is that doesn't happen. He worked at a resort for many years with a large marina and it was unfortunate to see the pollution that results from boat motors. He is a marine mechanic and even new motors leak. If the water level drops again, will the environmental assessment take the shallow water into consideration. G. Black – we will find out more when we get the report.

J. Trenchard – echoes what he has heard from everyone here today. We like to be here, even though it's a further drive to get to here than areas around Kenora. It is quieter. He does think that we are getting things right with our various infrastructure and programming enhancements. So far. It's more private. More pristine. What is the reason that council is looking at this.

G. Black – our community is changing and growing, and many people here have a boat and their own docks. The proposal is reflective of this type of use. The community has been polled. People want housing. And, they want a variety of housing, including spaces for boats, like most of the people that live on the waterfront here enjoy.

H. Gropp – the census data also reflects that we are one of the fastest growing communities in Northwestern Ontario. We have done studies. Within the next 10-15 years, to meet demand, we need a significant increase in housing stock, of all types, or we will fall behind. Sioux Narrows – Nestor Falls also has the least amount of available municipal land for housing development. There are not a lot of available options.

R. Gripp – thanks for the opportunity to speak and he appreciates all the comments. He also wishes to speak to the massive number of trees taken down recently for the hydro and ground testing work. That damage is done. He also wishes to correct the notion that the eagle nest is dormant. He is tired of hearing that. It is not a dormant nest. Test holes were deep, but thankfully filled in, as they were dangerous. He feels that council has already made up their minds and the decision has been made to proceed.

G. Black – indicated that she totally disagrees with this last statement. We are working through due diligence and a decision has not been made.

D. Tolen – has never received any information. Feels that we are not being transparent.

C. Sawatsky – commented about municipal staff who don't live in the community. Would they support something like this beside their house.

G. Black – asked that everyone please remain respectful, staff are hired for their professional skills and where people live is their choice. We will not tolerate questioning like this.

R. Gripp – discussed that he understands that the developer would be leveraging their funds and taking all the financial risk. But he feels that there are no guarantees that the ten year plan would be carried out to the end, and we could end up with one phase, and an entire lot cleared. Why would we look to amend our own official plan?

J. Port – Official Plan and Zoning by-law are not static documents. Things do change over time. Properties evolved and amendments are part of regular municipal business. Clarified status of eagle nests. Suggests that residents talk to MNR and the biologist about their observations.

**Delegations** (cont.)

K. Leahy – stated that it appears that our communication strategy is broken and there is a need for increased communications. Optics are suggesting that we are going full throttle forward. Mind should be on the environment. He fully supports housing. Thank you for answering all the questions.

H. Gropp – thanks for the comments. It is appreciated. Communications are part of our ongoing strategy.

B. Madden – she read a statement. She has lived here for nearly 40 years. Very concerned by the community atmosphere. Thanked council for their service. She understands it is a difficult position. A few items that are of current concern to her are, the discussed moving of the arts festival, the potential accommodation tax and the proposed building of condos at Pioneer Park. When were residents consulted? Does not believe in consultants. They don't know anything about our community. Asks for consultation. We have amazing residents. They spend time volunteering and run businesses. Our new facility is amazing. She hears how lucky we are to have this in our community.

D. Anderson – stated that she has observed the eagles at Pioneer Park all her life. Add an insert to the tax bill. Are we giving the land to the developer.

D. Tolen – the Township has no right to give away municipal land.

K. Andrews – stated that municipal staff seemed surprised about the stability test work going on at Pioneer Park.

D. Brothwell – we were criticized for not doing an assessment. So, we are now doing the study.

K. Gripp – commented that the risk for this development is not just by the developer. It is risk if we decide to give this land. We have a petition in opposition with over 100 signatures. Thanked council for this conversation. This is supposed to be how it is done. Understands politics due to her career and experience. Today is a good example of transparency. Thanks for the conversation. Discussed leadership and the intentions-impact gap theory.

R. Gripp – stated that we have done a survey. As of today, we have gathered 135 signatures in opposition to the project. They will continue to gather signatures and keep council updated.

**Adjournment**

Resolution No. 95-24

Moved by Doug Brothwell

Seconded by Steve Salvador

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

Carried

**Members Present**

G. Black

D. Brothwell

S. Salvador

# Township of Sioux Narrows - Nestor Falls

P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0

Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)

## Report to Council

<b>Council Meeting Date:</b>	August 6, 2024
<b>Prepared By:</b>	Heather Gropp, Community Development Officer
<b>Visitor Statistics and Community Participation numbers:</b>	
Visitor numbers that we are able to track into the community remain stable.	
At the NOSFC up until July 17 we have had a total of 1,437 which is on track compared to previous years (2023 total July number was 2,652). The totals visitors for 2024 are 3,251 compared to 4,166 in 2023, with the note that the 2023 numbers include the entire month of July. At the Nestor Falls Info centre the total visitor count is 1,337 in 2024, which is up 191 over 2023 season.	
The Township does track trail usage numbers at the Boreal Trail Head in Nestor Falls:	
2019 - 442 '21 and '22 we were closed due to Covid 2022 - 479 (after Covid) 2023 - 637 (after Covid) Our count to date this year is 222. (July 20th)	
These numbers only account for the time that the info centre is open. It should be noted that a variety of conditions contribute to a persons decision to hike, including weather, and bug conditions.	
In terms of community events (including speakers series) we are happy to report up until July 25 <sup>th</sup> we have had a total participation of 314 people over 16 events.	
In terms of parks, we have seen camp nights improve at Sioux Narrows, and Caliper visitation continues to grow:	
<b><u>Caliper Lake</u></b>	
<u>June 1-30 2024</u>	<u>June 1-30 2023</u>
Seasonal Sites - 2	Seasonal Sites - 7
Campsite Nights - 305	Campsite Nights - 164
People in Campsites total: 408	People in Campsites - 238
Vehicle Permits (Daily) 102	Vehicle Permits - 25
Gatehouse Sales no HST/incl HST - 2991.31 / 3380.77	Gatehouse Sales no HST/incl HST - 562.16 / 635.16



**Live the Lake Life**

# Township of Sioux Narrows - Nestor Falls

P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0

Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)

## July 1-15 2024

Seasonal Sites - 2  
Campsite Nights - 342  
People in Campsites - 195  
Vehicle Passes (Daily) – 89  
Gatehouse Sales no HST/incl HST - 2162.53 / 2403.50

## July 1-15 2023

Seasonal Sites - 7  
Campsite Nights - 228  
People in Campsites - 278  
Vehicle Permits - 53  
Gatehouse Sales no HST/incl HST - 1055.60 / 1192.70

## Sioux Narrows

## June 1-30 2024

Seasonal Sites - 17  
Campsite Nights - 255  
People in Campsites - 312  
Vehicle Passes – 79  
Gatehouse Sales no HST/incl HST - 2743.35 / 3100.45

## June 1-30 2023

Seasonal Sites - 20  
Campsite Nights - 259  
People in Campsites - 345  
Vehicle Permits - 41  
Gatehouse Sales no HST/incl HST - 990.56 / 1119.59

## July 1-15 2024

Seasonal Sites - 17  
Campsite Nights - 288  
People In Campsites - 148  
Vehicle Passes - 47  
Gatehouse Sales no HST/incl HST - 3290.86 / 3719.20

## July 1-15 2023

Seasonal Sites - 20  
Campsite Nights - 259  
People in Campsites - 345  
Vehicle Permits - 93  
Gatehouse Sale no HST/incl HST- 2303.13 / 2603.27

## **Tourism and Economic Growth Research Project:**

Initial community information sessions were held on Wednesday July 17, 2024. There were meetings held in both Nestor Falls and Sioux Narrows. There were 20 people who signed in for the Nestor Falls Meeting, and 11 who signed in for the Sioux Narrows Meeting. An overview of the project and benefits of Municipal Accommodation Levies and Business Improvement Areas were provided. There were on-line and paper copy surveys available to provide feedback. The next steps for this project include compiling all of the feedback for the report and a second community information session in each community to provide more of the research.

## **Nestor Falls Bike Trails:**

The tender for the Nestor Falls Bike Trails closed on Friday August 2, 2024 at 3 p.m. This bid was open to invited bidders who have demonstrated trail building experience and capability, given the technical requirements of the project. The design team from Scatliff+Miller+Murray met on-site with interested bidders and walked through the project to answer any questions and



**Live the Lake Life**



# ***Township of Sioux Narrows - Nestor Falls***

**P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0**

**Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)**

clear up any concerns. As all bidders are well qualified and experienced, price will be the determining factor for this project award. Huge discrepancies in pricing will be considered as well lowest price. The bid was for a unit price contract, meaning that the team from Scatliff+Miller+Murray and the Township will work with the lowest price contractor to scale the project to our maximum award budget of \$484,342.72 plus HST.

There will be a resolution on the agenda to award this contract.

## **Phase II- Housing Accelerator Fund Application:**

On July 8, 2024 the Township of Sioux Narrows-Nestor Falls was invited by Canadian Mortgage and Housing Corporation to apply for a second round of the Housing Accelerator Fund. This round \$400 million in funds may be available to local authorities to incentivize the implementation of local actions that remove barriers to housing supply and accelerate the growth of supply. The program opened on July 15<sup>th</sup> and is set to close on September 13<sup>th</sup>, 2024. We are working on putting together an application that includes these specific initiatives:

Landfill study: \$100,000

CIP review and update \$150,000

Septic/well studies and servicing for up to 4 multi-residential housing developments \$100,000

Active Transportation corridor planning and development to connect developments to the town centres \$200,000

Web-site enhancements to enable e-permitting and real time permit data \$20,000

Land Acquisition- \$500,000

This increases our application amount to \$1,070,000.

To support this application, the KDSB will be providing us with a letter of support. Our application would be strengthened by Council commitment to the initiatives outlined above. A resolution in this regard is part of today's agenda for your consideration.

## **Regional Economic Development Updates:**

I have been participating in a number of regional initiatives that have the potential to benefit economic development in Sioux Narrows-Nestor Falls. Specifically, I have been participating in transportation conversations and have been asked to sit on the Destination Northern Ontario Board of Directors Adhoc Committee to look into transportation issues affecting Northern Ontario.

I have also been working with regional partners on applications and strategies to bring increased immigration to our Northern Communities to strengthen the labour resources available. We worked with LOWBIC and other Northwestern Ontario municipalities to support their application the Rural Community Immigration Program. This program is designed to: It's designed to spread the benefits of economic immigration to smaller communities by creating a



***Live the Lake Life***

# ***Township of Sioux Narrows - Nestor Falls***

**P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0**

**Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)**

path to permanent residence for skilled foreign workers who want to work and live in one of the successful participating communities.

In addition to this, The Township has been requested to sign the attached letter of support to increase the Northern Ontario portion of the Ontario Immigration Nominee program, and I am seeking Councils support to do so. The Ontario Provincial Nominee Program is the province's economic immigration program. It works in collaboration with the Government of Canada through Immigration, Refugees and Citizenship Canada (IRCC). Foreign workers, international students and others with the right skills, experience and education apply to the OINP for a nomination. The OINP recognizes and nominates people for permanent residence who have the skills and experience the Ontario economy needs, and the Government of Canada makes the final decision to approve applications for permanent residence.

## **Seniors Centre Expansion Project:**

We expect to submit the phase II NOHFC application for the Seniors Centre Expansion project in the month of August. The grant will cover \$180,000 of our \$200,000 project. The conversations had between Jeff Port and the Seniors Centre is that the Township will cover 50% of the required contribution (\$10,000) as the owners of the building and that the seniors centre will cover the remaining \$10,000 as the users of the building.

There is a resolution on the Agenda today authorize the application.



***Live the Lake Life***

# ***Township of Sioux Narrows - Nestor Falls***

P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0

Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)

Honourable David Piccini  
Minister of Labour, Immigration, Training & Skills Development  
14<sup>th</sup> Floor, 400 University Avenue  
Toronto, Ontario M7A 1T7  
Via email: [minister.mlitsd@ontario.ca](mailto:minister.mlitsd@ontario.ca)

Dear Minister Piccini :

## **ADDRESSING NORTHERN ONTARIO LABOUR MARKET NEEDS THROUGH THE ONTARIO IMMIGRANT NOMINEE PROGRAM**

On behalf of The Municipal Council of the Township of Sioux Narrows-Nestor Falls, I am pleased to provide this letter of support for **the allocation of 3,000 nominations annually within the Ontario Immigrant Nominee Program for immigrants coming to Northern Ontario to fill labour shortages.**

OINP has 21,500 total spots to allocate in 2024, up from 9,000 spots just three years ago. That means there is plenty of room to make a set-aside for Northern Ontario without detracting from the GTA and other Ontario communities. The allocation of these 3,000 spots would be spread among communities, ensuring that the benefits of immigration are extended beyond the largest cities in Northern Ontario.

As a small community, whose economy is predominantly tourism based, labour shortages are one of the greatest challenges we currently face. The allocation of 3,000 nominations annually from the Ontario Immigrant Nominee Program for immigrants to come to Northern Ontario will go a long way to increasing the labour force in communities such as ours, therefore ensuring our local businesses continue to grow and thrive.

Newcomers represent potential growth and innovation for Northern and Rural communities, however, the vast majority of newcomers to Ontario settle in the Greater Toronto Area. The federal Rural and Northern Immigration Pilot Program (RNIP) has proven highly successful in attracting over 4,000 immigrants to Northern Ontario to date. The federal government is moving to make it a permanent program and an integral part of Canada's overall immigration strategy. Ontario should learn from and mirror this success through the allocation of Ontario Immigrant Nominee Program (OINP) spots for Northern Ontario communities.

Thank you for your consideration of this request.

Sincerely,

Mayor Gale Black  
Township of Sioux Narrows-Nestor Falls

Cc: MPP Greg Rickford



***Live the Lake Life***

# ***Township of Sioux Narrows - Nestor Falls***

P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0

Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)

## **Report to Council**

<b>Council Meeting Date:</b>	August 6 <sup>th</sup> , 2024
<b>Prepared By:</b>	Jeff Port Director of Planning Heather Gropp, Community Development Officer

### **Pioneer Park Housing:**

We have retained Barry Corbett to conduct an environmental assessment of the site. Barry and Municipal Staff have been meeting with MNRF to discuss this file. We anticipate that the draft environmental assessment will be available in early to mid-August. Barry has reached out, and indicated that given the complexities of the site there have been more time and resources required for the completion of the report. He is expecting that this additional work will amount up to an overall total cost of approximately \$11,000 plus HST. We are seeking Council to authorize the additional fees.

Ayrie Development was on-site conducting their geotechnical analysis of the site, to confirm its suitability for potential development. This work was permitted by the municipality after discussions with both Barry Corbett and MNRF.

Brian Kraynyk from Aryie Development is hoping to meet with Council in the near future to discuss our second RFP for housing development that currently remains open on the backshore lot near Father Moss Road. Given that the content of this meeting would contain proprietary information, and that it is about property disposition, this meeting would be by closed session. Staff are looking to confirm that this meeting is of interest to Council, and if interest exists, to the timing of this meeting.

On July 12, 2024, Mayor and Council met with representatives from Grand Council



***Live the Lake Life***

# ***Township of Sioux Narrows - Nestor Falls***

P.O. BOX 417  
SIOUX NARROWS, ONTARIO  
P0X 1N0

Phone (807) 226 - 5241  
FAX (807) 226 - 5712  
[www.livethelakelife.ca](http://www.livethelakelife.ca)

Treaty #3, including Ogichidaa Francis Kavanaugh, Chief Linda McVicar, and Chief Gary Tom, regarding the housing development at Pioneer Park. The gathering was an information sharing session, it was productive and a follow up gathering with the four Chiefs of our neighbouring First Nations Communities was suggested. Staff are looking to Council to confirm timing for this follow up session.

Once we have received the environmental assessment report, and these meetings have occurred, the next step in the Pioneer Park Development would be to move to the Official Plan Amendment and Zoning By-Law changes. The Planning Act requires a statutory meeting for this process. This step would be followed by the process of declaring the property surplus. Staff are seeking direction from Council on proceeding with these next steps.

*Attached herewith are the additional comments received from residents that were inadvertently missed from being appended to the Pioneer Report dated June 4<sup>th</sup>, 2024.*



***Live the Lake Life***

**Subject:** FW: Pioneer Park Property Development Opportunity  
**Date:** Friday, August 2, 2024 at 12:17:12 PM Central Daylight Saving Time  
**From:** Heather Gropp  
**To:** Wanda Kabel

---

**From:** William McFarlane  
**Sent:** Wednesday, June 5, 2024 9:09 PM  
**To:** Heather Gropp <[hgropp@snnf.ca](mailto:hgropp@snnf.ca)>  
**Cc:** Jeff Port <[jport@snnf.ca](mailto:jport@snnf.ca)>  
**Subject:** Pioneer Park Property Development Opportunity

**CAUTION:** This email originated outside of the Sioux Narrows and Nestor Falls organization. Do not click links or open attachments unless you trust the sender.

Hi Heather & Jeff,

We had the opportunity to attend the information session in Sioux Narrows regarding the proposed Pioneer Park Property Development. It is with hopeful hearts that this project will move forward and that the development will occur.

We were saddened to hear and feel so much negativity from people who live in the area about the proposed development. We believe that forward thinking and working together to promote greater opportunities for the community and the area is what will strengthen us.

We wish everyone much success with this proposed endeavour.

Kind regards,

Nina & Bill McFarlane

---

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

**Township of Sioux Narrows-Nestor Falls  
Pioneer Park Community Open House Comments  
May 23, 2024 4 p.m.- 6 p.m.**



Name:

Comments:

**Dianne & Ed Anderson**

We are very concerned about environmental impact relating to this development

Also overpopulation of docking planned 26 slips in a very small bay

Disruption to eagle habitat that has been active for many many years

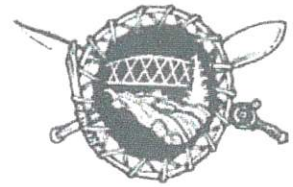
Fish spawn will also be disrupted

Concerns about water quality with so many more docks, boat activity in a small bay with shallow water

Nesting geese, swans and pelicans will all be disturbed



**Township of Sioux Narrows-Nestor Falls**  
**Pioneer Park Community Open House Comments**  
**May 23, 2024 4 p.m.- 6 p.m.**



Name:

Comments:

**Dianne & Ed Anderson**

Tourists come to our beautiful little community to enjoy the peace and tranquillity of the lake and the first thing they will see when coming into town is a huge modern development!!!

Housing could well be needed but we feel that a better location should be investigated. A location not on lakefront so as not to disrupt wildlife or water quality. Pioneer park could be appraised and sold at market value with proceeds then being used to purchase a more suitable property not so environmentally disruptive.

Gifting this property to a private developer for his profit makes no sense



**Township of Sioux Narrows-Nestor Falls  
Pioneer Park Community Open House Comments  
May 23, 2024 4 p.m.- 6 p.m.**



Name:

Comments:

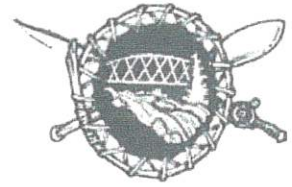
**Dianne & Ed Anderson**

Putting in 5 separate septic fields in such a small area is also concerning. As are installing water lines to accommodate well over 100 people from such a small bay with low water levels at best.

Sioux Narrows has always been a beautiful tranquil lake community with our bridge as a focal point. Tourists come to visit our little oasis. Adding 10 years of construction noise,dust and disruption to the center of our community (bridge) is a good way to discourage visitors to Sioux Narrows.

We feel as long time residents-tax payers-disrespected on hearing this project is being pushed through with no consideration on the impact of said development on residents of reedy bay.

**Township of Sioux Narrows-Nestor Falls**  
**Pioneer Park Community Open House Comments**  
**May 23, 2024 4 p.m.- 6 p.m.**



Name:

Comments:

**Dianne & Ed Anderson**

An environmental impact assessment should be a priority moving forward. As Mr. Port stated nothing in regards to fish spawn or an eagles nest showed up on his preliminary high level overview. They are there! In fact baby eagles are currently in their nest.

In closing we'd like to say we put our faith and trust in our elected council to do what's best for ALL residents, our community and most importantly protect and preserve our environment. We are all blessed to live in a beautiful forested lake area filled with wildlife. We appreciate it if we wanted to live in a concrete 'city' we wouldn't be here.



July 11, 2024

**VIA EMAIL AND MAIL**

**Township of Sioux Narrows - Nestor Falls**

5521 Highway 71

P.O. Box 417

Sioux Narrows, Ontario POX 1N0

**Attention:**       **Mayor Gale Black**  
                      **Councillor Matt Rydberg**  
                      **Councillor Steve Salvador**  
                      **Councillor Doug Brothwell**  
                      **Councillor Holly Chant**

Dear Council Members:

**Re:               Conflict of Interest and Request for Independent Environmental Assessment of  
Pioneer Park Property**

**And Re:       Request for Delegation Status on Agenda for August 6, 2024 Council Meeting**

My name is Roger Gripp, and my wife, Dr. Karen Gripp, and I are the owners of the seasonal residence located at 5860 Highway 71, Sioux Narrows, Ontario, which property is immediately adjacent to the Pioneer Park Property.

I had attended the Open House on May 23, 2024 concerning a proposed housing development on the Pioneer Park Property. When I arrived at the Open House, I was advised that it was an informal "come and go" event where interested community members could chat with Council members and the developer about the proposed housing development. I immediately indicated that I was attending on behalf of a number of residents in Reedy Bay who were unable to attend the Open House and that I had a list of questions for both Council and the developer. Several other attendees also expressed a concern that there was no planned group presentation or question and answer session. Eventually, a decision was made to have a brief presentation from Jeff Port, SNNF Director of Planning and Development, and from the developer, Brian Kraynyk of Ayrie Developments (the "Developer"), followed by a group question and answer period ("Q&A").

During the Q&A, I asked several questions and raised specific concerns, including specifically whether the Township had conducted an environmental assessment of the Pioneer Park property. Jeff Port initially indicated that a "high level" review had been undertaken by the Township and that no environmental issues had shown up. On further questioning about the well-known eagle's nest on the Pioneer Park Property (which was actually referenced in Council meeting Minutes of February 25, 2024), Jeff Port finally admitted that no environmental impact assessment had been undertaken by Council. Jeff Port went on to say that the Developer had already retained the services of a retired biologist to conduct their own assessment of the Pioneer Park Property and the environmental impact of the Developer's proposed housing development. The name of the retired biologist was not provided during the Q&A, but



immediately after the Q&A, I spoke with Brian Kraynyk who confirmed that the Developer had retained the services of Barry Corbett, a retired biologist from the Ontario Ministry of Natural Resources ("MNR"), upon the recommendation of Jeff Port.

Following the Open House, I noted that the Township had posted a Request for Proposals seeking "to retain the services of a qualified biologist, consultant, or firm to conduct an environmental assessment to determine all of the environmental impacts potential development will have on a geographic area of our community, including (but not limited to) water quality, fisheries, and wildlife habitats" (the "Environmental Assessment RFP"). I can no longer find the posting on the SNNF web site, but it was posted on or about June 4 or 5, 2024, with a deadline for proposals to be submitted by June 18, 2024 with the assessment and accompanying report complete by no later than July 15, 2024.

We were unable to attend the June 25, 2024 Special Meeting of Council, during which meeting, according to the Agenda, Council was to award a contract for Pioneer Park Environmental Assessment. No one from our Reedy Bay Homeowners Group was aware of this unexpected Special Meeting, and as such, no one was able to attend. Subsequently, full time Sioux Narrows residents, Dianne and Ed Anderson (75 Trillium Trail) of our Reedy Bay Homeowners Group, were able to attend the scheduled Council Meeting in Nestor Falls on July 2, 2024, and at that point found out that Barry Corbett had been hired by the Township to conduct the environmental assessment of the Pioneer Park Property following his response to the Environmental Assessment RFP. Dianne Anderson reported back to our Reedy Bay Homeowners Group that she had asked if there were any other applicants and was advised that there had been three enquiries but no one else submitted an application. I was able to subsequently confirm this information from the recently published Special Meeting Minutes of June 25, 2024.

**I am formally requesting that a conflict of interest immediately be acknowledged and declared by Council concerning the hiring of Barry Corbett by the Township to conduct an Environmental Assessment of the Pioneer Park Property in light of his prior retention by the Developer on this same property.** I respectfully submit that Barry Corbett cannot provide an independent assessment as he has already been provided with the Developer's plans and goals and was already retained by the Developer to assist specifically with the advancement of their proposal. At the very least, there will be the appearance of bias on the part of Barry Corbett in these circumstances. It is very disconcerting that Jeff Port was involved in recommending Barry Corbett to the Developer in the first place, particularly knowing that the Township had not conducted its own environmental impact assessment, and then to compound that further by the Township subsequently hiring the same retired biologist to conduct an independent environmental impact assessment of the Pioneer Park Property.

**In addition to the foregoing, I am formally requesting delegation status personally and on behalf of all of the members of the Reedy Bay Homeowners Group to be noted on the Agenda for the Council Meeting scheduled for August 6, 2024 in Sioux Narrows.** Individual members of the Reedy Bay Homeowners Group have already expressed serious concerns and/or opposition to: (i) the proposed rezoning of the Pioneer Park Property from an Open Space Zone; (ii) the proposed disposition of the Pioneer Park Property by the Township in any manner and most certainly before the Township even obtaining an assessment of value based upon proposed use; and, (iii) the current proposed "private sector market driven" development by the Developer of the Pioneer Park Property; and we collectively and respectfully request the opportunity to make statements and ask questions concerning the Pioneer Park Property.



Please acknowledge receipt of this letter by Council and confirm the requested delegation status of the Reedy Bay Homeowners Group on the August 6, 2024 Council Meeting Agenda as soon as possible.

Respectfully,



**Roger D. Gripp**

Cc: Reedy Bay Homeowners Group (Roger & Karen Gripp, Dianne & Ed Anderson, Ray & Rita Hogue/Kemp, Ron & Ann Irwin, Dave & Kathy Mattson, Connie Butler, Jonathan & Stacey Trenchard, Rhyl & Liz Doyle, Melony & Bob Ogilvie, Jim & Karen Andrews, Tom & Anne Kozel)