

**STATUTORY PUBLIC MEETING MINUTES  
THE CORPORATION OF THE TOWNSHIP OF SIOUX NARROWS – NESTOR FALLS  
OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS**

**SIOUX NARROWS MUNICIPAL OFFICE**

**December 3<sup>rd</sup>, 2024 – 1:00 p.m.**

Mayor            This is a statutory meeting being held pursuant to Sections 17 and 34 of the Planning Act, R.S.O. 1990, Chapter P.13.

Can the Clerk please advise as to how the notice of this public meeting was published?

Clerk            The Notice of Statutory Public Meeting was posted at Township notice boards, mailed out via flyer mail through Canada Post to Sioux Narrows and Nestor Falls post office boxes, sent out via email to the municipal e-news subscribers, posted on the municipal website and mailed to property owners within 120 metres of the subject property.

Mayor            I will now ask for the Township Planner's report on the proposed Official Plan and Zoning by-law amendments. The planner, J. Port, was on speaker phone. The attendees were asked if they could hear. The only indications given were positive confirmations.

The planner, J. Port, provided a summary of the planning report (see attached).

Councillor Brothwell asked the planner for clarification on three matters; the noted parking area appears, on the map provided in the report, to be within the buffer zone, at the public meeting in October, it was discussed that the developer's original plan could be revised according to the concerns expressed in the Environmental Assessment and if there is a hold on the proposed official plan and zoning amendments, how would that work.

J. Port answered that parking area is not within the buffer. At the end of the day, if the project proceeds, he does not envision there to be 26 total units as the original proposal suggests. If the project proceeds, after the first phase, if the mitigating measures are successful, the additional phases would go back to council for authorization. The hold cannot be removed without approval of council.

J. Port gave a summary of the written comments received. Copies of all received written comments are provided to council as well as will form part of the permanent record.

Written letters, emails and correspondence opposed to the proposed amendments have been received from Jonathon & Stacey Trenchard, Roger & Karen Gripp, Jesse Leahy, Edward & Dianne Anderson, Brad & Doreen Tolen and Rosemary & Craig Poleshuk.

Written correspondence in favour of the proposed amendments have been received from William McFarlane & Nina Booy-McFarlane and Brian Kraynyk.

Mayor            Is there anyone present who wishes to speak in favor of the proposed Official Plan and Zoning By-Law amendments, including an explanation and their reasons. I ask that any person who wishes to speak, state their name and address for the record.

J. Woods – is in favour of the proposal. She indicated that she feels that municipal council and staff have done their due diligence. She attended the spring meeting. There was a lot of emotion. Council and staff did a good job of listening to concerns and amending the planned project to address the concerns.

Mayor I will now ask whether anyone present wishes to speak against the proposed Official Plan and Zoning By-Law amendments, including an explanation and their reasons. I also again ask that any person who wishes to speak, state their name and address for the record.

D. Anderson – asked if there would be compensation for any possible water contamination caused by the development. Similarly, if there is a sewage spill in the lake, who will be responsible. Will there be a decision today. The report indicates six units and a hold on the rest. Don't all the environmental issues have to be addressed whether speaking of six units or the rest. One last point she wishes to make, is about the 100m buffer zone. In one of the documents she read, the contractor stated that there is not enough room there to get materials in. How will he get them in.

P. Hankey-Schindele – her family has had property at Trillium Trail for over 100 years. She has concerns about boat slips. She doesn't feel that there is enough room in that bay for additional boat traffic and the wakes. She feels it would be harsh on the environment. She mentioned the eagles she has always observed and feels that they are already disrupted. She feels that there is a need for growth and development but doesn't think it should be there.

B. Madden – her question is, developers in her mind are people who are looking to make money. Is the municipality giving the land? She doesn't feel that we should be giving the land to a developer to turn around and make money. Indicated that there was a discussion of the tax revenues that could be realized by the proposed project but doesn't feel it compares to the value of the land that the municipality is looking to give away.

D. Brothwell – clarified that it is the intent of the municipality to give the land. But this process hasn't happened yet.

Mayor Council will consider the Official Plan and Zoning By-Law amendments, and all comments received in writing or at today's meeting, before making a decision.

If anyone wishes to receive the Notice of Passing or Refusal for this application, please leave your name and address with the Clerk.

The statutory meeting is now concluded.



## **PRELIMINARY PLANNING REPORT**

**FOR**

**TOWNSHIP OF SIOUX NARROWS – NESTOR FALLS**

**November 18th, 2024**

**Official Plan & Zoning By-Law Amendments (OPA 01-24 and ZBLA Z 03-24)**

### **1.0 Introduction & Background**

The Township of Sioux Narrows – Nestor Falls is considering the development of Pioneer Park, a former roadside rest stop, for residential and commercial development. The Township issued an RFP, and Ayrie Development submitted a proposal for the future development of the subject property. The proposal consisted of 26 multiple residences (attached units, duplexes, triplexes, quadplexes) and an area designated for commercial development. The proposed residential project will be four (4) vacant land condominiums, and also include access roads, parking, water supply systems, septic fields and a boat docking facility.

As part of its due diligence, the Township subsequently issued an RFP for the preparation of an environmental assessment of the subject property before any development can proceed. The environmental assessment was undertaken by a qualified Biologist (Barry Corbett) to determine the environmental impacts the proposed development may have on water quality, fish and wildlife habitats on the property and adjacent Reedy Bay.

Within the general context of these objectives, several potential concerns have been identified including: negative impacts on water quality for fish and wildlife, wild rice and drinking water in Reedy Bay; loss of fish and wildlife habitats in Reedy Bay; and loss of Bald Eagle nesting, perching, and foraging in Pioneer Park and Reedy Bay. These specific concerns were addressed, and where possible mitigation measures to alleviate these concerns are included in the report.

### **2.0 Background and Description of Proposed Development**

Pioneer Park is located between Provincial Highway 71 and Regina Bay, Lake of the Woods just north of the Sioux Narrows townsite. The property is legally

described as Registered Plan 23R - 3293 is approximately 2.3 ha. in size and is accessible by road and water (Figure 1).

## **2.1 Present Use of Property and Surrounding Area**

In the past, the subject property was used as a day use roadside rest area, while the remainder of the property was undeveloped except for a hydro corridor. The property is no longer signed or used as a day use area, but it is still maintained by the Town.

The area southwest of Pioneer Park abutting Regina Bay has four residences and there are eight residences located on the opposite side of Reedy Bay (Figure 2).

Reedy Bay is bisected by Provincial Highway 71 and is used by anglers for fishing and by the surrounding Indigenous Communities for wild rice harvesting.



Figure 1. Location of former Pioneer park

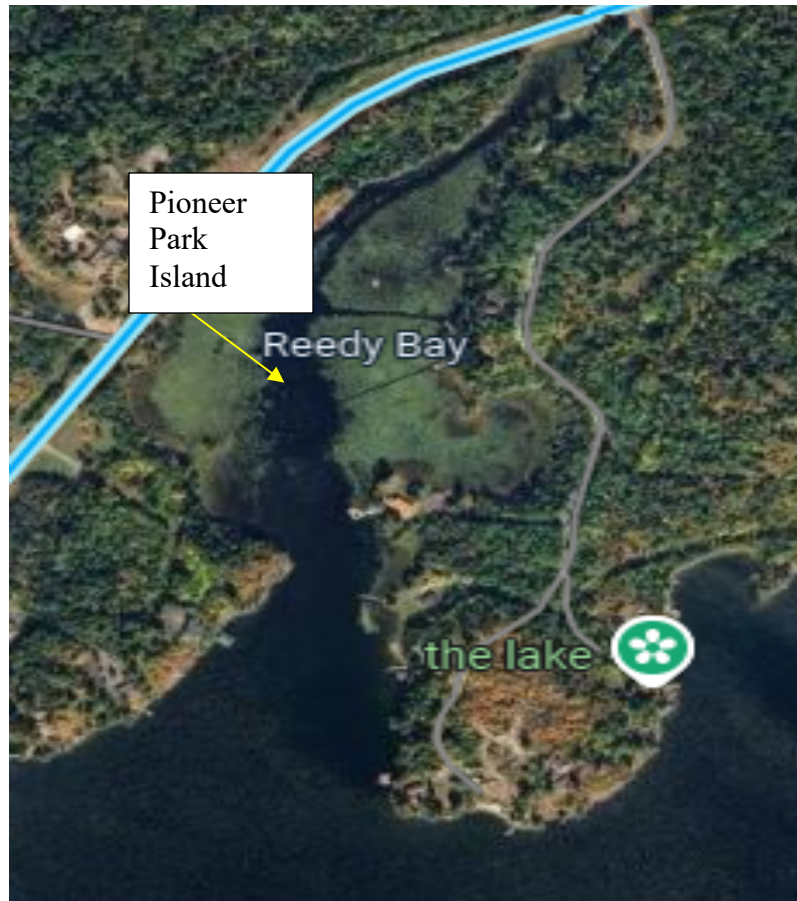


Figure 2. Developments in and adjacent to Pioneer Park (Provincial Highway 71 in blue).

## **2.2 Proposed Residential Development**

The developer, Ayrie Developments Inc., proposes a mixed-use development, subdividing the land into four vacant land condominiums and one highway commercial lot. In total, 26 housing units would be built including: six single story attached units, three duplexes, two triplexes and two quadplexes and an area designated for commercial development.

The proposed development will also include access roads, parking lots, septic systems and a multi-boat docking facility with a capacity for 26 boats (Figure 3). The development would occur over a ten-year period.



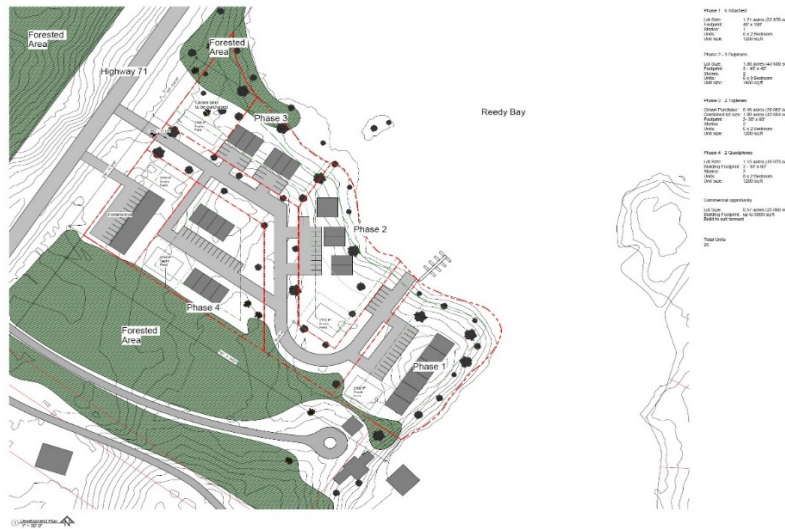


Figure 3. Initial Proposed Pioneer Park Development

However, the Environmental Assessment has identified several areas of concern. They consist of a Bald Eagle Nest (inactive), fishery spawning and nursery habitat, Wild Rice, and water quality.

As a result of the finding of the Environmental Assessment, the developer has prepared a revised concept plan for Phase I. It consists of 6 residential vacant land condominium units, and 6 – 8 docking slips. The revised development is depicted in Figure 4.

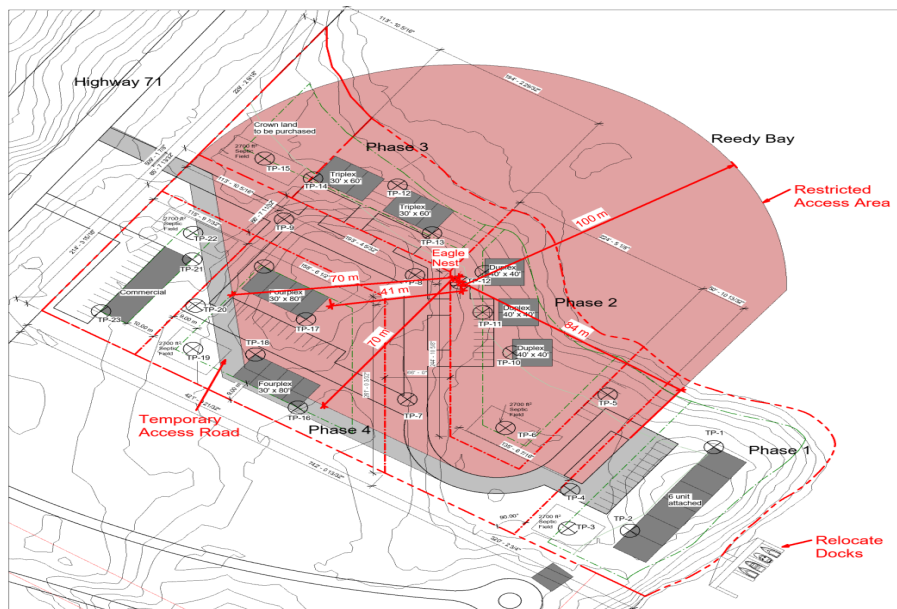


Figure 4. Revised Phase I Development with 6 Residential Units

### **3.0 Description of Proposed Amendments**

#### **3.1 Official Plan Amendment #01 24**

The Official Plan Amendment will change the land use designation of the subject property from Open Space to Rural.

The new Rural land use designation will permit the subject land to be rezoned from Open Space to Rural Residential – R2, and allow for the development of six (6) residential units.

#### **3.2 Zoning By-Law Amendment #03 24**

The zoning by-law amendment will change the land use from Open Space to Rural Residential – R2, Second Density. The new zoning will permit the development of a 6 unit housing development on the easterly portion of the subject land, while the remainder of the property will be rezoned to Rural Residential – R2 (H).

The hold symbol (H), will not permit the balance of the proposed residential development at this time, and the land use will remain open space until the (H) symbol is removed. The Hold can only be removed when it is demonstrated that all of the environmental issues outlined in the Environmental Assessment report have been adequately addressed.

### **4.0 Identification of Land Use Planning Issues**

The major land use planning issue is triggered by Section 4.12 of the Official Plan. It states that:

#### **4.12 Natural Resources and Environmental Impact**

4.12.1 The objectives of this Plan indicate the Township's intent to protect the municipality's resources and aesthetics. Council will act to protect identified significant and sensitive resources and areas through the use of appropriate development controls as set out in Section 6.0 of this Plan. In addition, Council and/or the Province may require investigations as to the effects of developments which are proposed.

4.12.2 The above-mentioned investigations shall take the form of an assessment of the impact on the environment and shall generally be required for all major or significant development projects including new roads, utilities and transmission lines, dams, and commercial, industrial, recreational, and residential developments which may be expected to have a significant or cumulative impact. In determining what is a major or significant development, consideration shall be given to the relationship to the surrounding area, traffic generation and impacts, possible effects on water quality, air quality, flora and fauna sensitive areas, the scale of the change that may be caused, the need to preserve the general amenities, and possible impacts on human health and safety.

In addressing this provision of the Official Plan, an Environmental Assessment was completed on the proposed development. The key issues cited in the Environmental Assessment are as follows:

#### **4.1 Environmental Issues and Mitigating Measures**

The key findings and recommendations in Draft Environmental Assessment Report (Draft Environmental Assessment Report – Barry Corbett, B.S., M.Sc., September 2024) are outlined as follows.

The environmental assessment examined possible impacts the proposed Pioneer Park development might have on water quality and fish and wildlife habitats in Pioneer Park and Reedy Bay. A number of specific concerns were identified including; potential negative impacts on water quality for fish and wildlife, wild rice and drinking water in Reedy Bay; loss of fish and wildlife and wild rice in Reedy Bay; and abandonment of Bald Eagle nesting, perching and foraging in Pioneer Park and Reedy Bay.

Reedy Bay is an important wetland (marsh) providing habitat for a diversity of fish and wildlife species; wild rice harvesting opportunities for Indigenous peoples; and drinking water for local residents. Recommended mitigation measures to maintain water quality at predevelopment levels and protect fish and wildlife habitats and wild rice include:

- Sediment control plan during and after construction.
- Approved and inspected septic systems.
- No discharge of surface or storm sewer water into Reedy and Regina Bays.
- Maintain a minimum 30 m. vegetation buffer between the development and adjacent water bodies.
- No developments (docks, boathouses, boat launch etc.) or alterations (dredging, aquatic vegetation removal) in Reedy Bay.
- Proposed docking facility should be located in Regina Bay.
- Implement a pre and post development water quality monitoring program.

Pioneer Park has a relatively intact forest cover with mature white pine and distinct stands of oak/iron wood, black ash, and northern white cedar. The forest provides habitat to a variety of birds and small mammals. A Bald Eagle nest is the most important wildlife feature in Pioneer Park.

On May 19, 2024 while undertaking a preliminary shoreline assessment, the Pioneer Park Bald Eagle nest was observed. The nest appeared small, partially falling apart on one side, with nest material on the ground adjacent to the white pine. No Bald Eagles were observed or heard on the nest or in the general area. It was concluded this nest is not active, and was not used this year for breeding.



Protecting some of the natural forest will preserve habitats that birds and small mammals depend on. It is recommended:

- Preserve all mature white pines (living and dead).
- Protect existing oak/iron wood, black ash and northern white cedar stands and incorporate them into future landscaping plans.
- Maintain a 30 m. minimum vegetation buffer between the development and Reedy and Regina Bays.

A precautionary approach is recommended:

- No site alteration or development should occur within the 100 m. primary zone surrounding the Pioneer Park nest tree until the status of the nest is determined – active or inactive.
- The Bald Eagles must be given time to adjust to the significant clearing and disturbances that occurred adjacent to the nest tree and within the 100 m. primary zone this summer. These areas should be allowed to revegetate naturally. No development (e.g., Phase 1) or site alterations should occur outside the primary zone this fall (2024) or winter (2025).
- The above recommendation could be reconsidered if Bald Eagles do not nest in Pioneer Park in 2025. If so, construction should be restricted to the non-critical period September 1, 2025 to February 28, 2026. No access roads should be built within the 100 m. primary zone until the nest is classified as inactive (e.g., after the 2026 breeding season).

The environmental assessment makes recommendations for best practices in terms of mitigating measures for any potential negative impacts to the environment. They follow established procedures, which are not hard and fast rules, but guidelines for future development on the site. Slight deviations for the guidelines can be tolerated as standard practice, so long as the objectives in protecting the environment is maintained.

## **4.2 Water and Sewer Servicing**

It is proposed that the development be serviced by a Class #4 septic field and treated surface water.

All water and sewer services must be approved by the respective Provincial approval authorities.

### **4.3 Access**

Vehicular access will be via Highway 71. The internal road network will be a common element in the vacant land condominium, and be constructed and maintained by the developer.

### **4.4 Docking**

At present, Phase I of the development will be for 6 – 8 docking slips, located on Regina Bay. The docking system, and its location, is subject to approval by the Township of Sioux Narrows – Nestor Falls.

### **4.5 Density and Unit Size**

In the Township of Sioux Narrows – Nestor Falls, the density of any new residential development is limited by the number of units that can be supported by private water and sewer serving. This is a natural limiting factor, as there are no municipal water and sewer services in the Township.

### **4.6 Shoreline Protection**

The Township of Sioux Narrows – Nestor Falls Official Plan and Zoning By-Law have provisions for the conservation and protection of shoreline areas. The protection of shorelines is important for the aquatic ecosystem of the Lake of the Woods.

Development should be limited to no more than 25% of the foreshore area within a minimum of 10 metres of the water's edge. Best practice is a 20 metre buffer with no more than 25% disturbance within the buffer. Development within the buffer should be limited to marine accessory structure such as docks, decks, saunas, walkways and accessory storage structures.

The developer will be required to submit a site plan, that in the opinion of Township officials, provides adequate conservation measures in protecting the water quality of Lake of the Woods.

### **4.7 Stormwater Management**

The proposed development will not increase the flow of stormwater into Reedy Bay to a level that exceeds the existing stormwater flow. The developer shall provide the Township with a Stormwater Management Plan that maintains the flow of stormwater off the subject property to existing levels.

#### **4.8 Land Use Compatibility**

The surrounding land use is residential to the south, a highway corridor and vacant Crown Land to the west, Reedy Bay to the north and Regina Bay to the east.

As the proposed development is classified as low density residential, it is considered to be compatible with the surrounding land uses. For example, high density residential such as multi-story apartments (over 3 stories), industrial, extractive industrial and multi-story commercial development would be considered to be non-compatible land uses.

#### **4.9 Highway Viewshed**

The Township of Sioux Narrows – Nestor Falls Official Plan and Zoning By-Law have provisions that protect the viewshed along Highway 71. They prohibit timber harvesting within 300 metres of the highway corridor in order to preserve the aesthetic views along the highway. Limited disturbance such as highway maintenance and fuelwood harvesting are permitted.

These provisions apply to the areas outside the two townsites of Sioux Narrows and Nestor Falls. Development along Highway 71 within the townsites of Sioux Narrows and Nestor Falls is permitted.

### **5.0 Public and Agency Consultation**

There were public meetings in May and throughout the summer and fall, 2024, to review and comment on the proposed development. The meetings were well attended, with the participants expressing concern with respect to environmental issues such as an eagle nesting site, fisheries, wild rice and water quality.

#### **Addressing Public Comments and Concerns**

There have been a considerable number of concerns raised by the residents of Reedy Bay and Regina Bay. The following is a summary of the concerns raised, and initial findings of the environmental assessment in addressing those concerns.

##### **1. Impact of proposed development on aquatic wetlands**

There will be no impact on the aquatic environment in Reedy Bay as docking and boat traffic will be limited to Regina Bay.

## 2. Drinking water quality

Drinking water quality will be protected for residents drawing drinking water from Reedy Bay, as there will be no docking or boating in Reedy Bay as a result of the proposed development.

## 3. Sewage disposal

All sewage disposal systems will be approved by either the Northwestern Health Unit or the Ministry of Culture, Environment and Parks.

## 4. Active Bald Eagle Nest

The Bald Eagle nest on the subject property is not active as confirmed by Barry Corbett, a qualified biologist, and MNRF staff.

## 5. Deforestation

The environmental assessment recommends conserving as much of the natural tree cover as possible.

There were also two meetings with representatives from local area First Nations and Treaty #3. Similar concerns were expressed about potential environmental issues, and there was a discussion regarding Treaty #3 Resource Law. At the end of the consultations, there were no objections to the proposed development.

The Statutory Public Meeting for the proposed amendments is scheduled for December 3<sup>rd</sup>, 2024.

## **4.0 Circulation to the Ministry of Municipal Affairs and Housing**

The Official Plan Amendment has been circulated to the Ministry of Municipal Affairs and Housing for review and comment. The deadline for comments from MMAH is December 31<sup>st</sup>, 2024.

To date, there have been no comments received from the Ministry.

## **6.0 Planning Analysis:**

A complete planning analysis will be included in the final planning report, once the public consultation process is complete.

## **7.0 Summary and Preliminary Recommendation:**

The preliminary recommendation is that only Phase 1 of the proposed development should proceed, and be limited to 6 housing units, subject to the adequate mitigating measures for environmental issues as set out in the environmental assessment. This is consistent with the proposed first phase of the project as outlined in the developer's proposal.

It is further recommended that the remaining phases be put on hold until such time as it can be determined that the Bald Eagle nesting site is in continual use. The hold can only be removed if it is determined that the subject property is no longer a Bald Eagle nesting site, and all other environmental concerns have been adequately mitigated.

A final recommendation will be forthcoming subsequent to the Statutory Public Meeting scheduled for December 3rd, 2024.

Respectfully Submitted;

**Jeffrey Port, MCIP, RPP**

**Director of Planning & Development**

**Tuesday, December 3, 2024 at 11:21:39 Central Standard Time**

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**Subject:** Fwd: Letter of Opposition - rezoning of Pioneer Park  
**Date:** Sunday, December 1, 2024 at 9:09:09 AM Central Standard Time  
**From:** Jeff Port  
**To:** Gale Black, Steve Salvador, Doug Brothwell, Matthew Rydberg, Holly Chant  
**CC:** Wanda Kabel, Heather Gropp, Jonathon Trenchard

Please see that attached letter of opposition.

Thank you;

Jeff

Sent from my iPhone

Begin forwarded message:

**From:** Jeff Port <jport@snnf.ca>  
**Date:** November 30, 2024 at 8:41:11 AM CST  
**To:** Jonathon Trenchard [REDACTED]  
**Subject:** Re: Letter of Opposition - rezoning of Pioneer Park

Received.

Sent from my iPhone

On Nov 29, 2024, at 3:52 PM, Trenchard, Jonathon  
[REDACTED] > wrote:

**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.

To Whom It May Concern,

This is a written submission to express our opposition to the proposed Official Plan and By-Law Amendments submitted Nov 8, 2024. The township of Sioux Narrows Nestor Falls (SNNF) has requested to re-zone the specified property from open space to Residential 2.

The amendments are being sought in order to allow for a proposed 20+ unit condominium complex development. This is not appropriate for several reasons:

1. An environmental assessment on the project raised several concerns. I



won't repeat them here, but will note that most environmental concerns could only be mitigated to varying extents rather than avoided. The bottom line is that the township is proposing the highest density housing in the municipality on land that already was and has been confirmed to be the most environmentally sensitive (wetlands/marsh).

2. Conflict of Interest questions were never answered by council – a letter speaking to the appearance of a conflict of interest was sent to SNNF municipal staff by Roger Gripp on July 11, 2024. It referenced the township hiring the same biologist (B.W. Corbett) to complete an environmental assessment as had been previously engaged by Ayrie Development Inc (the developer). Jeff Port (SNNF Director of Planning) later stated that B.W. Corbett had never been hired by the developer. As recorded in the minutes for the SNNF special meeting on October 9, 2024, the environmental assessment notes the first field inspection was performed on May 19, 2024 which is **before** SNNF had even tendered their RFP for an environmental assessment. This appears to indicate that the developer had indeed been working with B.W. Corbett before SNNF hired him for the environmental assessment. SNNF council and staff did not address this question.
3. Vote passed by a narrow 3-2 decision, with the majority of council members (aside from mayor) expressing a desire for the environmental assessment recommendations to be enforced. However, there was no discussion or due diligence of how recommendations could be enforced. For example, the environmental assessment noted that docks should not be built in Reedy Bay, only in Regina Bay. However, docks are approved by Transport Canada and may not even require a permit application. The township of SNNF cannot dictate where docks are built during the condo development or subsequently once a condominium association takes over. This is only one example of the potential enforcement issues.
4. If actually enforced, environmental assessment recommendations would lead to safety concerns. The environmental assessment recommends “a minimum 30m vegetation buffer from the seasonal high water mark should be maintained on all shorelines, with no alternation to the vegetative cover or existing soil mantle”. In order to do this, building a safe, accessible pathway to a docking area suitable for upwards of 100 residents would be extremely challenging.
5. No discussion occurred about whether the land would be gifted or sold to the developer. Extremely limited time was given to presenters and speakers were cut off arbitrarily before their 5 minutes of time was up. SNNF municipal staff gave permission to the developer to do soil testing before the environmental assessment was complete, and large roadways were cut into the area that directly break the legal requirements to protect a known Bald Eagles nest. This is all further evidence of the lack of due diligence by both the township and the developer and further increases the public perception of a potential conflict of interest.
6. The density of the proposed development is not aligned with the character of the existing nearby properties. All properties immediately surrounding the proposed development are single family dwellings. Further, the proposed docking location is directly next door to an existing boat house. This proximity would be reasonable and common if it was for 1-3 boat slips, but the proposal is for over 20 boat slips which would be akin to approving a large marina immediately beside a single family residence.
7. The proposed development does not align with the SNNF Official Plan.

The Official plan has several objectives, such as:

- a. To maintain or enhance the visual and aesthetic quality of the township
- b. To preserve much of highway 71 as a natural corridor
- c. To protect and preserve sensitive areas including wetlands
- d. To protect the lake of the woods ecosystem and shoreline from development that would adversely affect it.

These objectives are directly contradicted by the proposed development.

On top of widespread opposition by local property owners to this proposed development, I believe the above points objectively show why this requested zoning change is not appropriate. I would be happy to expand on these thoughts, and trust that the written summary will be presented at the statutory public meeting on Dec 3<sup>rd</sup>, 2024 since it was scheduled at a time when many seasonal residents will not be able to attend.

**Please confirm receipt of this letter of opposition.**

Thank you,

Jonathon & Stacey Trenchard  


**Tuesday, December 3, 2024 at 11:22:34 Central Standard Time**

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**Subject:** Fwd: Statement of Opposition to Applications for Zoning Amendment and Official Plan Amendment re Pioneer Park Property  
**Date:** Monday, December 2, 2024 at 3:32:40 PM Central Standard Time  
**From:** Jeff Port

Begin forwarded message:

**From:** Jeff Port <jport@snnf.ca>  
**Date:** December 2, 2024 at 2:57:20 PM CST  
**To:** "Roger D. Gripp" [REDACTED]  
**Cc:** Gale Black <gblack@snnf.ca>, Doug Brothwell <dbrothwell@snnf.ca>, Matthew Rydberg <mrydberg@snnf.ca>, Steve Salvador <ssalvador@snnf.ca>, Holly Chant <hchant@snnf.ca> [REDACTED]  
**Subject:** Re: Statement of Opposition to Applications for Zoning Amendment and Official Plan Amendment re Pioneer Park Property

Mr. Gripp;

The Notice says that Council will hold a Public Meeting to consider the amendments, not that Council will make a decision on the amendments.

This is standard planning practice. Council will consider comments from the public before making a decision. I am unaware of any changes you are referring to.

You will be notified, as you have been all along, when Council will make a decision on the amendments.

Jeffrey Port, MCIP, RPP  
Director of Planning and Development

Sent from my iPhone

On Dec 2, 2024, at 1:26 PM, Roger D. Gripp  
[REDACTED] wrote:

**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.

Good afternoon, Mr. Port and Mayor Black. The notice on the Township website clearly indicates as follows:

TAKE NOTICE that the Council of The Corporation of the Township of Sioux Narrows – Nestor Falls will hold a Statutory Public Meeting to consider amendments to the Official Plan and Zoning By-Law under Sections 17 and 34 of the Planning Act as follows:

THE PURPOSE of the amendments is to permit residential housing on the property formerly known as “Pioneer Park”, located in the Sioux Narrows townsite.

The website also has downloads of the two applications.

When and by whom was it decided that there are “no amendments to the planning documents on the agenda for tomorrow”? Where is the notice of this change?

The Zoning By-law amendment is directly impacted and governed by the Official Plan. When will the amendments to the Official Plan be the subject of a public hearing and will the application for a zoning amendment be subject to the Official Plan?

These last minute changes are prejudicial to the public and all those in opposition to the two applications, which are clearly inter-related.

Respectfully, Roger Gripp

Roger & Karen Gripp

Sioux Narrows, ON

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**From:** Jeff Port <jport@snnf.ca>  
**Sent:** December 2, 2024 12:57 PM  
**To:** Gale Black <gblack@snnf.ca>  
**Cc:** Roger D. Gripp <[REDACTED]>; Doug Brothwell <dbrothwell@snnf.ca>; Matthew Rydberg <mrydberg@snnf.ca>; Steve Salvador <ssalvador@snnf.ca>; Holly Chant <hchant@snnf.ca>  
**Subject:** Re: Statement of Opposition to Applications for Zoning Amendment

and Official Plan Amendment re Pioneer Park Property

There are no amendments to the planning documents on the agenda for tomorrow.

Jeff

Sent from my iPhone

On Dec 2, 2024, at 12:28 PM, Gale Black <[gblack@snnf.ca](mailto:gblack@snnf.ca)> wrote:

Acknowledged -Mayor Black

Sent from my iPhone

On Dec 2, 2024, at 12:24 PM, Roger D. Gripp  
[REDACTED] wrote:

**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.

Good afternoon, Mr. Port. Further to our email below, we hereby request to be notified of the recommendation and/or the decision in respect of the above referenced matters.

Please acknowledge receipt of this submission.

Respectfully,

Roger & Karen Gripp  
[REDACTED]

Sioux Narrows, ON  
[REDACTED]  
[REDACTED]

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**From:** Roger D. Gripp  
**Sent:** December 2, 2024 12:23 PM  
**To:** Gale Black <[gblack@snnf.ca](mailto:gblack@snnf.ca)>; Doug Brothwell <[dbrothwell@snnf.ca](mailto:dbrothwell@snnf.ca)>; Matthew Rydberg

<mrydberg@snnf.ca>; Steve Salvador  
<ssalvador@snnf.ca>; Holly Chant  
<hchant@snnf.ca>

**Cc:** [REDACTED]

**Subject:** Statement of Opposition to Applications  
for Zoning Amendment and Official Plan  
Amendment re Pioneer Park Property

**Importance:** High

Good afternoon, Mayor Black and Council members. Attached please find our Statement of Opposition to the Application for Zoning Amendment and the Application for Official Plan Amendment for the public hearings scheduled for December 3, 2024.

Please acknowledge receipt of this submission.

On a related note, we would like to be notified of the recommendation and/or the decision in respect of these matters, and we will be sending an email to Jeffrey Port, Director of Planning and Development, as instructed to do on the Township website.

Respectfully,

Roger & Karen Gripp

[REDACTED]

Sioux Narrows, ON

[REDACTED]

[REDACTED]



**Tuesday, December 3, 2024 at 11:23:41 Central Standard Time**

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**Subject:** Fwd: Reedy Bay  
**Date:** Tuesday, December 3, 2024 at 8:23:36 AM Central Standard Time  
**From:** Jeff Port  
**To:** Gale Black, Doug Brothwell, Holly Chant, Matthew Rydberg, Steve Salvador  
**CC:** Wanda Kabel, Heather Gropp

Another comment for today's public meeting.

Jeff

Sent from my iPhone

Begin forwarded message:

**From:** Jesse Leahy <[REDACTED]>  
**Date:** December 2, 2024 at 7:39:00 PM CST  
**To:** Jeff Port <[jport@snnf.ca](mailto:jport@snnf.ca)>  
**Subject:** Reedy Bay  
**Reply-To:** Jesse Leahy <[REDACTED]>

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.

Just letting you know that I don't want the Reedy Bay development to occur

Jesse Leahy

[Yahoo Mail: Search, Organize, Conquer](#)

## **We are voicing our opposition to the rezoning of pioneer park and amendments to the official plan which will permit a proposed condominium development on the property**

1- our main concern is the preservation of the water quality in reedy bay which is our source of drinking water. What compensation does the township plan to provide for nearby residents if possible water contamination occurs from and during the development?

As Mr. Port stated at one of the meetings this development is a collaboration between the municipality and the developer I would like to know if in the future there is a sewage spill into the lake will the municipality be on the hook to pay for the cleanup and any fines they might receive from the ministry of environment? If so this could substantially increase taxes.

2-many seasonal residents are unaware of the amendment and rezoning changes. Council should consider delaying such an important decision until all taxpayers are informed ,perhaps an insert with the next tax bills, all taxpayers have a right to know and have a say in how their tax dollars are spent.

3-environmental study came back with many of the concerns we had brought forward in regards to the eagles nest, marshland and many wildlife and fish species that live in reedy bay. Will council stress to the developer that he adhere to the study? It states nothing should be done until after the nesting period for the eagles has passed for a 2 year period if so why the rush to re-zone today? It is concerning that the environmental study was said to be not a legal requirement and only a guideline. Was the hiring of the biologist another waste of tax money if his report won't be followed? The amendment changes are said to allow for a 6 unit residential development to proceed on a portion of the property and a HOLD on the balance of the property until such time as all environmental issues have been addressed. Don't all environmental issues have to be addressed on phase one as well? Why is it excluded from having to follow the environmental concerns brought forth by the biologist hired by the township?

4- Information sheet on today's meeting came out November 10 and after today dec 3 any changes cannot be appealed. Barely 15 business days for seasonal residents to get their concerns heard if they are even aware of this and if they are in the US even less time with the Thanksgiving/Black Friday holiday. Seems unfair that they don't have a chance to comment. And now a postal interruption has occurred which could also delay any mailed in concerns.

4- why does the council want to gift property to a for profit developer? If he wants to proceed with it he should purchase the property like anyone else.

5-why was it not until the October 9 meeting that council said the development plan could be modified we were led to believe from the beginning that it was a 26 condo build with 28 dock slips in 5 phases. We all thought it was a set plan. We were not offered the opportunity to put forward any ideas we might have towards any modifications of the original project.

6-tourists come to our beautiful little community to enjoy the peace and tranquility of lake life. Years of construction noise,dust and disruption to the central part of our town is a good way to discourage visitors.

7-in closing we'd like to say we've naively put our trust in our elected council to represent ALL residents in our community including the 230 plus people who signed the petition in opposition to this development which included several business owners, permanent and seasonal residents.

I am personally handing a written copy of our concerns to council as I wouldn't want them to be "inadvertently misplaced "

Edward & Dianne Anderson

December 2,2024

November 15 2024

As per the notice on the Township website we are voicing our opposition to the proposed build on the property known as Pioneer Park.

#### Reasons for opposition

- 1- Not all the residents are aware of the project, If the township was being transparent as the council claims. A notice would have been included in the tax bills that are sent out 3 times a year. This project has been in the works for the minimum of 4-5 tax bill mail outs.
- 2- There is a petition signed by over 230 residents that are aware of it. That appears to have been totally ignored.
- 3- In the environmental assessment that was completed at the end of October 2024 the biologist stated that there shouldn't be anything done till after the nesting period of the eagles has passed for a 2 year period. To see if the nest is being used but yet from what council says the build will start in 2025.
- 4- Why was the biologist on the property doing an assessment in March 2024 when he wasn't hired by the township till late June or early July 2024.
- 5- How and why was the developer allowed to push in roads destroying trees and dig test holes before the environmental study was even started.
- 6- How can the council vote to go ahead with the build on only a draft of the environmental study.
- 7- What about the possible contamination of the water quality in Reedy Bay that is used by the residents of that bay for drinking and household use.
- 8- There has been no discussion of compensation if the water does become contaminated.
- 9- When questioned about the biologist and why the residents can't find any information about the name of his business or who employs him, it was dismissed.
- 10- Why does the township feel they need to gift the waterfront land to the for profit developer.
- 11- Was never stated that the taxpayers had any input in this project until decision meeting, Taxpayers were led to believe this was a set plan.
- 12- What appears to be a lack of knowledge by council, as all answers to questions were answered by planning director even when questions were specifically directed to council.
- 13- In the notice it states if a person doesn't attend the meeting or state opposition in writing before December 3 2024 meeting said person has no voice in future opposition. Does that mean all opposition at previous meetings are going to be disregarded.
- 14- Also very concerned that the planning director stated in a public forum that the Environmental Assessment was not legal requirements but just guidance in decision making. Then why did the township waste money to have one done if it doesn't have to be followed.
- 15- Why are most monumental decisions in this township made when the majority of the taxpayers are away for the season, as most are seasonal residents. Are they not entitled to

a say in how the tax dollars are spent.

Brad and Doreen Tolen

Attention: SNNF Mayor, Council & Jeff Port,

Please accept this as my letter of opposition for the proposed Official Plan & By-Law Amendment submitted November 8, 2024.

Township of Sioux Narrows has put forward the re-zoning of Pioneer Park.

- The number one concern is preserving the environment. Council approved an environmental study with a price tag of \$15,000. Council is now dismissing the recommendations that came back from the study, (eagles nest, spawning area, low body of water, etc.) Why was the exercise and investment of the study done?
- Having generations of family in Sioux Narrows and spending a great deal of time in the area, Sioux Narrows has always been a quaint little oasis town. Many tourists have become cottage owners as this small fishing town is an escape from the city life. Condos being the first sight when entering Sioux Narrows will definitely change the dynamic and detour visitors. Can council please advise how they will help local businesses when they suffer from the effects?
- Elected council is there to give recommendations and use tax payers dollars for community services. Majority of those tax payers are against this type of development and its location. If over 200 signatures of area residents do not strike council to reconsider this development.....then how many signatures would it take? Would they like to see a protest?
- Is the land being gifted to a for profit developer?  
Would the sale of the land to a single owner be a better way to make income for the town? (It has been noted that council is pursuing this project solely to make taxes from the condo owners.)  
Is there a guarantee that all condos will be sold? What if these units sit vacant?
- There are currently properties available for purchase including a new development of 5 sites on Miller road. Has council or Ayrie development Inc looked into this space? (This property does not seem to be selling.)

- Council did advise no major decisions (ie. bylaw amendments) would be discussed during the off season....when many residents/cottagers were not there to be informed or have a voice.... yet this is happening in December. Please advise why?
- Council passed to proceed with the proposed development - 3 votes to 2 votes. A major development of this nature, which affects the Sioux Narrows bylaws and zoning.... should be unanimous amongst council. Will council have further discussion on all being for/against major changes to the town?

Regards,

Rosemary & Craig Poleshuk

\*Please confirm receipt of this letter to:

[REDACTED]  
[REDACTED]



**Tuesday, December 3, 2024 at 12:44:35 Central Standard Time**

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**Subject:** Fwd: Dec 3 municipal meeting

**Date:** Tuesday, December 3, 2024 at 12:15:51 PM Central Standard Time

**From:** Jeff Port

**To:** Wanda Kabel, Gale Black, Doug Brothwell, Holly Chant, Steve Salvador, Matthew Rydberg, Heather Gropp

Wanda and Council:

Please find attached an email from the developer, Brian Kraynyk.

Wanda: Please read the comments into the record under comments in support of the application. It is better coming from you than me.

Jeff

Sent from my iPhone

Begin forwarded message:

**From:** [REDACTED]  
**Date:** December 3, 2024 at 11:38:49 AM CST  
**To:** Jeff Port <jport@snnf.ca>  
**Cc:** Heather Gropp <hgropp@snnf.ca>  
**Subject:** Dec 3 municipal meeting

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Good morning Jeff

I apologize for not attending today's meeting. I had fully anticipated joining however the weather has changed that plan.

Regarding the development plan proposed for the Pioneer Park Property, I wanted to present the following supporting points:

- The RFP for the development of this property was supported by your community's need for new housing. This related to all types of housing including market value, which is what the design incorporates. The proposed development very much compliments the atmosphere of Sioux Narrows and surrounding areas of Lake of the Woods, while at the same time provides much needed new housing.
- The construction for phase one and all consecutive phases of the project equate to a significant direct monetary investment into the community that will support

your local economy for the duration of the next decade. In fact, there are commitments already in place involving local Sioux Narrows/ Nestor Falls businesses as supply chain partners. These commitments will only increase as the project starts and continues.

- As presented in ongoing planning reports, the development once completed adds a significant tax base for the municipality. This additional tax revenue eases the burden of local homeowners and businesses, while at the same time provides flexibility to the municipality to make other much needed improvements to the community.
- The proposed development includes a highway commercial lot. The development of this lot will make a significant impact on the community. Not only will it provide support to the several of the above noted items, it will also create employment opportunities inside your community. The current development plan in discussion will generate 5 jobs in years 1-3 and up to 10 jobs by year 8 of operation. This is significant for a small community.
- The approval and commencement of this project will lead to future opportunities within your community, both in additional housing construction and commercial development. The Pioneer Park development is the starting point for what the municipality has advertised as critical needs to prosper. The discussion surrounding residential rentals and lower price point housing has already been identified and discussed, and this project lends a hand to that moving forward.

It is for these reasons I see the importance of this project, and why I fully support it.

Thank you for taking the time to review this email. Please feel free to reach out at any time to further discuss.

Brian Kraynyk

Kenora Ontario

**Tuesday, December 3, 2024 at 11:20:16 Central Standard Time**

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**Subject:** FW: Proposed Official Plan and Zoning By-Law Amendments

**Date:** Friday, November 15, 2024 at 10:16:30 AM Central Standard Time

**From:** Jeff Port

**To:** Wanda Kabel, Heather Gropp, Gale Black

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**From:** William McFarlane <[REDACTED]>  
**Sent:** November 15, 2024 10:15 AM  
**To:** Jeff Port <jport@snnf.ca>  
**Subject:** Proposed Official Plan and Zoning By-Law Amendments

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Good morning Jeff,

Bill and I are unable to attend the December 3rd meeting regarding the proposed Official Plan and Zoning By-Law Amendments to allow for a 6 unit residential development on the property formerly known as "Pioneer Park".

We are voting in favor of the amendments.

Kind regards,

William (Bill) McFarlane

Nina Booy-McFarlane  
[REDACTED]

Nestor Falls, ON

P0X 1K0  
[REDACTED]  
[REDACTED]

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