

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

A Special open meeting of Council was held Tuesday, April 28th , 2026, in the Sioux Narrows Council Chambers. A quorum of Council was present and this was a duly authorized meeting of the Corporation of the Township of Sioux Narrows - Nestor Falls. This meeting was made available virtually, and all participants were notified that they were being recorded.

Resolution No. 53-26

Moved by Holly Chant

Seconded by Steve Salvador

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

Carried

Resolution No. 54-26

Moved by Steve Salvador

Seconded by Holly Chant

That the Council of the Township of Sioux Narrows - Nestor Falls hereby approve and adopt the agenda for the April 28th , 2026, Council meeting.

Carried

Disclosure of Interest – None.

2026 Budget Discussion - Draft 2026 Budget discussion was held to set Revenues and Expenses and set 2026 Municipal Tax Rate. H.Chant asked if the \$50,000.00 allocation for renovations to the kitchen at the Nestor Falls Community Hall would cover re-doing the ceiling that did not get finished in the first renovation, the wall relocation, new equipment and flooring requested, and if coat hooks could be installed in the small nook to the northeast side of the building. Assurances were given on all the items. H.Chant also requested the Council donation to both schools could be increased. After general discussion, it was agreed to increase these amounts from \$800.00 to \$1,500.00 this year. The donation will be sent out in August to allow the schools some room to plan field trips in addition to purchasing Christmas gifts. H.Gropp reported that the Nestor Falls School had accepted the invitation to attend the Trans Canada Trail program being planned. G.Black requested that a new flag pole be purchased and installed at the Sioux Narrows Municipal Office. This would add approximately \$5,000.00 to the Budget. Agreement from majority. General discussion was held and a decision was made to increase the Municipal Tax Rate by 2.5% (in line with the inflation rate). All in favour.

Adoption of Minutes – None.

Correspondence – None.

Disbursements -None.

Staff Reports - H.Gropp – Housing Report (attached). D.Brothwell reported he attended the open house held in regard to the proposed Granite Ridge Housing development. He was very impressed with the presentation, and thought the price point for the sale of units was very favorable. The KDSB housing project in Nestor Falls would be for up to 10 units geared to families.

M.Salvador – Requested that Council add another fee to the Landfill Policy for the disposal of mattresses and couches containing bed frames/mattresses. The reasoning is the problem that dumping these items causes the equipment when they get buried in the trash pile, and the fact that they never decompose. H.Gropp advised that we are working with Stantec for several landfill mitigation items. General discussion ensued, and the consensus of Council was to add an additional fee of \$20.00 + HST to these items, and to begin charging around June 1st, 2026 to enable the Township to advertise these extra fees, and to erect signage.

By-Laws –

Resolution No. 55-26

Moved by Holly Chant

Seconded by Steve Salvador

That the by-law to delegate certain authority to the Chief Administrative Officer (CAO) pursuant to the Municipal Act, S.O. 2001, c25, Section 275, having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried.

Resolution No. 56-26

Moved by Holly Chant

Seconded by Steve Salvador

That the by-law to establish a Joint Compliance Audit Committee and approve the Terms of Reference for the Joint Compliance Audit Committee for the Corporation of the Township of Sioux Narrows-Nestor Falls, under Section 88.37 of the Municipal Act, S. O. 1996, as amended and Sec. 20(1) of the Municipal Act, S.O. 2001, c25, having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried

Resolution 57-26

Moved by Steve Salvador

Seconded by Holly Chant

That the by-law to adopt a Municipal Election Recount Policy for the Township of Sioux Narrows-Nestor Falls under Section 56 (3) of the Municipal Act, S. O. 2001, c.25, having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried

Resolution 58-26

Moved by Holly Chant

Seconded by Steve Salvador

That the by-law to authorize the Corporation of the Township of Sioux Narrows-Nestor Falls, Sale of Land described as K5960 Remainder (PIN#42117-0800), 5.12 acres (Granite Ridge) to Ayrie Developments (Kenora) Inc. for twenty (20) unit housing development for the sale price of \$2.00 + HST, having been read a first time, and deemed read a second and third time, passes the by-law as read.

Carried.

Resolution 59-26

Moved by Holly Chant

Seconded by Steve Salvador

That the by-law to authorize The Corporation of the Township of Sioux Narrows-Nestor Falls, declares that municipal land shall be made available for bequest to the Kenora District Services Board for the development of Affordable Housing in Sioux Narrows-Nestor Falls; and the By-Law authorizing the disbursement of Certain Lands to the KDSB, having been read a first time, and deemed read a second and third time, passes by by-law as read.

Carried

Old Business - none

New Business

Resolution No. 60-26

Moved by Holly Chant

Seconded by Steve Salvador

That the Council of the Township of Sioux Narrows-Nestor Falls hereby approve Policy F-3 - Guideline for Corporate Resources During an Election.

Carried.

Resolution No. 61-26

Moved by Steve Salvador

Seconded by Holly Chant

That the Use of Corporate Resources Policy (2026 Election) be hereby adopted.

Carried

Resolution No. 62-26

Moved by Holly Chant

Seconded by Steve Salvador

That the Council of the Township of Sioux Narrows-Nestor Falls hereby appoints Ryan Stelter to the position of Community Development Officer.

Carried

Adjournment

Resolution No. 63-26

Moved by Steve Salvador

Seconded by Holly Chant

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

Carried

Members Present

G. Black

H. Chant

S. Salvador

D. Brothwell



Mayor



Clerk

Township of Sioux Narrows - Nestor Falls

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Report to Council

Council Meeting Date:	April 28 th , 2026
Prepared By:	Heather Gropp, Chief Administrative Officer

Granite Ridge Housing Proposal:

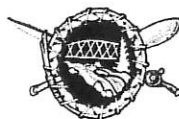
In 2024 the Township of Sioux Narrows-Nestor Falls put out a request for proposals for a housing development located at: K5960 Remainder (Pin number 42117-0800)

The proposal outlined:

The Municipal Council of the Township of Sioux Narrows-Nestor Falls have approved to offer the lands as a Housing/ Development Opportunity. The intent is to invite innovative responses from proponents who can leverage private sector funds to deliver housing development on the property. The Municipal Council prefers that a portion of created units remain affordable and it is preferred that some units be developed to meet the affordable housing guidelines outlined by the Kenora District Services Board. Private Partnerships with the KDSB are encouraged. To enable this development and to help ensure affordability for developers, the Municipality is willing to conditionally "gift" the land to the successful proponent, as well as provide additional resources and tools.

In January 2025 we received a proposal from Ayrie Development for this parcel of land. The proposal is attached to this report. Upon review of the proposal, Council provided staff with direction to proceed with further investigation of this opportunity.

As a result of this investigation, a preliminary consultation with the Ministry of Natural Resources showed no values of note or concern on this property. This was consistent with our internal municipal mapping tools.



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A community open house and information session on this property was held on April 14, 2026. Twenty-six people attended the event to hear from Jeff Port, the Director of Planning and Brian Kraynyk the developer. There was a very good discussion with excellent questions by the public. At the conclusion of the event, there appeared to be community support for the project, and there were no strong objections.

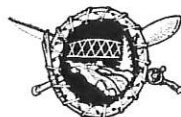
For information, a conservative estimate of taxation revenue for this property based on the proposal is as follows:

Phase 1: \$15,916/ annually

Phase 2&3: \$23,874/annually

Full Development: \$39,790/ annually

Based on our investigations and the community feedback, we believe the best course of action at this time is to recommend proceeding with the development. The property will need to be rezoned before a land transfer can be enacted.



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