

**The Corporation of the Township of Sioux Narrows-Nestor Falls Statutory Public Meeting
Minutes**

Zoning By-Law Amendment Z 01 26 (Alexander)

May 5, 2026 Nestor Falls Council Chambers

1. Mayor Black welcomed everyone for attending this meeting. She declared “This is a statutory meeting being held pursuant to Section 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?”
2. Clerk Maureen Hanson declared “This Notice of the Statutory Public Meeting was posted at the Township of Sioux Narrows notice boards, local public bulletin boards, was provided at the municipal office locations and was circulated to all property owners within 120 meters of the property.”
3. Mayor Black declared “I will now ask for the Township Planner’s report on the proposed zoning by-law amendment.”
4. Jeff Port gave a brief background. Cheryl Alexander made this application to the Planning Advisory Committee to sever off a new lot from her property and rezone from Rural Residential -RR to General Commercial – C1. One of the conditions of approval by the PAC was to have this rezoning done. The severed lot will have 134.70 m of frontage on Highway 71 and be 3 ha (7.4 acres) in size. The retained lot will have approximately 401 m of highway frontage and be 7.2 ha (18 acres) in size. Both lots would be in compliance with the Township of SNNF Official Plan and Zoning By-Law for lot area and frontage. The lot severed is vacant – proposed use of the severed lot will be an automotive/marine/small engine repair shop. Northwestern Health Unit approval is required for the severed lot. Comments from the public included from neighbours directly across the highway who voice concerns about oil spills, noise, lighting and traffic. Highway access is not relevant as access to the property will be via Steven’s Bay Landing Road which will also address access, traffic and noise concerns. Oil spillage is regulated by MCEP and TSSA. Mr. Port sent these reassurances to all concerned neighbours. His recommendation was to approve the amendment.
5. Mayor Black then declared “Is there anyone present wishes to speak in favor of the proposed Zoning By-Law, including an explanation and their reasons. I ask that any person who wishes to speak, state their name and address for the record.” Wes Alexander of 2375 Hwy 71 Nestor Falls commented that he was just trying to build a truck repair/heavy equipment business to enhance the community.
6. Mayor Black then declared “I will now ask whether anyone present wishes to speak against the proposed Zoning By-Law, 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.” There was no one present to speak against the proposed change.

7. Mayor Black then declared “Does anyone have any questions regarding the proposed Zoning By-Law.” All council members present voiced their favour to see the new business.
8. Mayor Black then declared “Council will consider this temporary Zoning By-Law amendment application, 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.”

Members Present

G.Black

S.Salvador

D. Brothwell

M.Rydberg

H.Chant

Gale Black

Mayor

Maura Sde

Clerk



PLANNING REPORT
FOR
SIoux NARROWS-NESTOR FALLS COUNCIL

May 5th, 2026

Application for Rezoning Z01/26 (Alexander)

Introduction

Cheryl Alexander has made an application to rezone a new lot that was created from Rural Residential – RR to General Commercial – C1.

The Sioux Narrows-Nestor Falls Planning Advisory Committee approved the new lot on April 2, 2026.

One of the conditions of approval was that the subject property be rezoned from Rural Residential – RR to Commercial.

The subject property is located at 2385 Highway 71, in the Township of Sioux Narrows-Nestor Falls. The subject property is legally described as Reference Plan 23R – 5096. Part 2.

Description of Proposed Development

- This application is to rezone the property from Rural Residential - RR to General Commercial – C1.
- The subject property is presently owned by Cheryl Alexander, a new lot was given provisional approval by the Planning Advisory Committee.
- The subject property will be accessed by Stephen's Bay Landing Road, which is a private road.
- The severed lot will have 134.70 m of frontage on Highway 71 and be 3.00 ha (7.4 acres) in size,
- The retained lot will have approximately 401 m of highway frontage and be 7.2 ha (18 acres) in area.
- Both lots would be in compliance with the Township of Sioux Narrows Official Plan and Zoning By-Law for lot area and frontage.
- The lot to be severed is vacant.

- The proposed use of the severed lot will be an automotive/marine/small engine repair shop..
- Northwestern Health Unit approval is required for the severed lot.

Adjacent Land Uses

The adjacent land uses are rural residential to the north, rural residential to the south, waterfront residential to the east and vacant Crown land to the west.

Official Plan and Zoning By-Law

The Official Plan designation is Rural and the zoning is Rural Residential.

Provincial Policy Statements: The application is in conformity with the PPS 2024.

Comments from the Public:

The neighbours directly across the highway contacted the Township to ask questions about the application. The planner answered questions regarding the future use of the property, and access from Stephen's Bay Landing Road. The concerns from the neighbours are oil spills, noise, lighting and traffic.

Planning Issues:

1. A clearance letter is required from the Northwestern Health Unit for the severed lot. This is a condition of approval.
2. Access to the severed lot will be via the Stephens Bay Landing Road, which is a private road. Limited new lot creation is permitted on private roads, provided they are in compliance with Section 7.4 of the Official Plan which states:
 - 7.4.1 A consent abutting a private road may be approved under the following circumstances:
 - (a) the private road was in existence at the time of the adoption of this Plan;
 - (b) that a private road is maintained to standards generally suitable for access by emergency services vehicles;

The proposed new lot was in compliance with the policy for development on a private road.

3. Both lots would be in compliance with the Township of Sioux Narrows Official Plan and Zoning By-Law for lot area and frontage.
4. The neighbours have expressed concerns over the new business disrupting the areas as a commercial enterprise. However, discussions with the new

business owner have addressed the issue of access, fuel/oil spills, and noise.

Response to local concerns: The proposed business will be located well back on the lot, providing ample visual buffering. The business must be in compliance with the MCEP and TSSA regulations for fuel storage and handling of petroleum products. Access will be from Stephen's Bay Landing Road so there will be no access from Highway 71. As a repair shop, traffic will be minimal.

Interdepartmental/Agency comments:

None to date.

Recommendation:

That application for rezoning file No. Z 01/26 (Alexander) be approved.

