

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

A regular open meeting of Council was held Tuesday, February 6th, 2024, at 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.

Resolution No. 1-24

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. 2-24

Moved by Matt Rydberg

Seconded by Holly Chant

That the Council of the Township of Sioux Narrows - Nestor Falls hereby approve and adopt the agenda for the February 6th, 2024, Council meeting.

Carried

Disclosure of Interest – None.

Adoption of Minutes

Resolution No. 3-24

Moved by Steve Salvador

Seconded by Matt Rydberg

That the minutes of the December 5th, 2023, regular open council meeting, Closed Meeting and Closed Session be adopted as read and published.

Carried

Correspondence – None.

Disbursements

Resolution No. 4-24

Moved by Holly Chant

Seconded by Matt Rydberg

That the December 2023 Disbursements, having been checked and found that all accounts are in order, passes same for payment in the amount of \$856,462.45; and,

That the January 2024 Disbursements, having been checked and found that all accounts are in order, passes same for payment in the amount of \$373,794.98.

Carried

By-Laws – None.

Staff Reports

H. Gropp – Community Development Officer - report attached – also, Bridge Park project will soon be underway. We were waiting on the survey, which was delayed. Reported that Phase II of the 4-season recreation complex is roughly \$200,000 under budget. H. Wall – Kenora District Services Board (KDSB) – spoke to the housing update in the CDO's report as it relates to KDSB – reported that he has attended meetings recently in Ottawa/Queens Park. Discussed funding and

Staff Reports (cont.)

financing opportunities for housing in the district and their lobby efforts for funding for same. Discussion ensued regarding CMHC and a seed funding stream to reopen through CMHC. KDSB will be looking for letters of support from municipalities. Discussed how the cost to build is more than the market value of the end product. That there needs to be ways to compensate for the high costs. Regarding the KDSB Senior Housing project at Sioux Narrows, they are hoping for a building to be completed in the next two years here. This is their next project. H. Gropp asked for direction on two of the items in her report, for Council authorization to go ahead with advertising two RFP for potential projects, a potential pop up shop located in the Sioux Narrows Government Dock area using the existing Moving Gallery and an Economic Development Strategy Community Consultation initiative. Council agreed to advertising RFPs. General discussion ensued regarding different housing models, concepts and solutions.

Reports from Committees

H. Chant – Fire Rescue Service – reported that she met with the Fire Chief last week. The department is looking at hosting a recruitment open house in April. They are looking at upgrading some gear and equipment, as well as getting another sea can for training, and the Chief will submit a wish list for budget consideration. Reported on the joint Nestor Falls and Sioux Narrows Recreation Committee's pancake breakfast event held in December. It was a success and nice to see the committees work together. The Nestor Falls Recreation Committee is currenting work on Winter Carnival event planning, as well as assisting the Nestor Falls Curling Club with their upcoming Bonspiel event. The Nursing Station's recent operating changes have mostly gone forward without incident. We are working with Lifelabs to arrange some mobile services for patients of the clinic at the clinic. Reported that she attended the Rainy River District Municipal Association's Annual General Meeting. There was great discussion, networking and numerous presentations from district agencies and ministries. She asked if council would consider going through the process of changing the time of the council meeting. Asked if it could possibly be changed to 4:00 p.m. Council does not wish to change the time.

S. Salvador – reported that the Library Board made a \$1,200.00 donation to the Alzheimer's Society with money collected through used book sales. The Library Board's next open house event is scheduled for June 23rd, 2024.

G. Black – reported that she attended a number of events since the last council meeting, including the OPP's Stuff a Cruiser event, the Fire Department's volunteer appreciation dinner, the Recreation Committees' joint Pancake Breakfast event, the Ice Bike free event at the 4-season recreation complex. All events were well attended. She thanked the volunteers and organizers. Reported that she also attended the Rainy River District Municipal Association's Annual General Meeting along with Councillor Chant. Reported that she has an upcoming Kenora District Municipal Association executive meeting, as well as the Kenora District Municipal Association Annual General Meeting. Asked council if they would be agreeable to advertising a municipal grass cutting RFP. General discussion ensued regarding staff shortages and looking at all options as possible solutions to summer grounds maintenance. Council agreed to advertising and considering any/all submissions/applications. Reported that staff will soon be reaching out to council to select dates for a budget meeting and strategic planning session.

Old Business – None.

New Business

Resolution No. 5-24

Moved by Steve Salvador

Seconded by Matt Rydberg

That Holly Chant be hereby appointed as representative of the Township of Sioux Narrows – Nestor Falls to the Riverside Health Care Facilities Municipal Central District Committee.

Carried

Municipal Website and Online Strategy - D. Brothwell – asked why we are not looking at Wake Marketing. The amount is less. H. Gropp indicated that the proposals are not the same and do not contain the same deliverables. D. Brothwell – asked about ongoing maintenance and changes in the backend. Would they be equally accessible by us to make changes. H. Gropp – indicated that she does not feel we would be limited in this way. D. Brothwell – indicated that Wake is local to the region. H. Gropp – indicated that both firms are regionally represented. Councillor Brothwell disagreed with the selection. Councillors Brothwell and Salvador did not vote in favour.

Resolution No. 6-24

Moved by Steve Salvador

Seconded by Holly Chant

That Council hereby select the proposal of The New Business in the amount of \$65,000.00 for the redesign of the municipality's websites and overall online strategy.

Carried

Childcare in the Community – Update – KDSB – report attached - S. Stevens – KDSB – pleased to advise that childcare has been prioritized in Sioux Narrows and Nestor Falls for 2024. Discussed the number of spaces (noted in the attached report). Spaces are being considered for centered based care. They are in the process of negotiations with third parties. KDSB expects to be posting for staffing soon. Working towards full time programs. In the meantime, they are looking at some alternative operations. It will be application based for children's spaces. Discussion ensued regarding fees, rates and placement procedures. The Township thanked KDSB for their efforts and hard work in bringing childcare opportunities to our community.

Pioneer Park RFP – report attached – H. Gropp gave a summary of the municipality's RFP advertisement for the property known as Pioneer Park, as well as the need for housing in our community. Indicated that a former incomplete submission was received in 2023 but no follow up arose from that. That a new proposal has been received from Aryie Developments for the property known as Pioneer Park. A copy was circulated to council for their preliminary review. Discussed the phases contained in the proposal and that there is a possibility within this proposal for mixed use, not just market rate. Housing, as well as possible commercial space. Discussion ensued regarding wastewater and that this ultimately would determine density. Discussed unit costing. The developer was present, B. Kraynyk. M. Rydberg – asked Mr. Kraynyk about the site and layout. Mr. Kraynyk indicated that they have been onsite and understand the challenges and that the initial phases involve the shore area and the site in this area is buildable. D. Brothwell – he agrees that housing is important and that not all solutions have to involve low cost units. He is fully in favour of moving onto formal proposal review. B. Kraynyk – indicated that he has spent considerable time with H. Gropp and J. Port discussing the community needs and feels like they have put something together that is viable for the property and suitable for the community. He

New Business (cont.)

understands that the eagle's nest and the hydro line are intricate matters, and they would be carefully managed. He feels up to the challenge.

Resolution No. 7-24

Moved by Matt Rydberg

Seconded by Steve Salvador

That given the need for varied housing in our community to support growth and economic development, Council agrees to close the current open RFP for the Pioneer Park property; and, That Council agrees in principle to begin a formal review of the proposal submitted by Ayrie Developments Inc., including community consultation and any necessary Official Plan and Zoning By-Law amendments required.

Carried

Delegations – None.

Adjourn to Closed Session

Resolution No. 8-24

Moved by Matt Rydberg

Seconded by Holly Chant

That Council hereby adjourns the meeting to Closed Session under Section 239 of the Municipal Act, 2001, as amended, which authorizes Council to move to a closed session to discuss items pertaining to (e) matters before tribunal that affect the municipality.

Carried

Resolution No. 9-24

Moved by Steve Salvador

Seconded by Holly Chant

That Council hereby moves out of the closed session.

Carried

Adjournment

Resolution No. 10-24

Moved by Matt Rydberg

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

M. Rydberg

H. Chant

D. Brothwell (virtual)

S. Salvador

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Report to Council

Council Meeting Date:	February 6 th , 2024
Prepared By:	Heather Gropp, Community Development Officer

Report:

Capital Projects update:

Attached to this report is the Capital Grants as at December 31, 2024 spreadsheet. This shows all of our grants (including unapproved) applications, and includes progress on all of our projects that are underway. We have now wrapped up the Trail Coordinator Internship project and Phase II of the 4 Season Recreation Facility project. The Tender for the Sioux Narrows Government Dock, secondary boat launch was issued last week, with bid expected by mid-February. The work schedule contractors are being requested to bid on will see completion of this portion of the project by April 15th, but this is subject to change based on the bids that we receive.

Web-site Redevelopment Project:

The existing Township website is out of date and its limited functionality is becoming increasingly difficult for staff to navigate. In December 2023 we issued an RFP for the redevelopment of the existing SNNF.ca website, and the creation of a new visitor focused website. The intention was that this will allow us to really highlight those experiences being sought by visitors on a destination focused website, and then enhance and maintain municipal information on a website designed specifically for that purpose. The RFP process was publicly advertised, and conducted in accordance with our Municipal Procurement Policy. The RFP and bids are attached with this report. Both received proposals were compliant with the requirements outlined within the RFP. As this was a request for proposal with an expressed degree of creativity required, the Municipality is not necessarily obligated to proceed with the lowest bid. Both proposals were reviewed in detail, including approach to the project,



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qualifications and experience, and previous work as well as cost, as outlined in the RFP. It is believed that the proposal by the New Business better aligns with the goals and objectives of the direction of the Municipality in regards to web-presence.

This proposal provided a few options to choose from in terms of budget. After reviewing all these options it is believed that the following budget would best fit the project:

Core Tourism Website- next.JS: \$30,000

Rebuild Municipal Website: next.JS \$10,000

Inclusion of 5 tripper itineraries: \$5,000

Content Review updating and copywriting: \$10,000

Digital Media Campaign-Strategy Development: \$10,000

Total project cost: \$65,000 (plus HST)

Staff have confirmed that the Municipality has sufficient funds to cover this project cost in our Covid Resiliency fund reserves and is recommending that the funds from this project come from these reserves.

To support this project, staff is requesting an additional \$10,000 from these reserves be used to obtain visitor traveler data in 2024 to help inform the information included in the new visitor web-site and to determine the possible effect this new digital presence (and marketing strategy) has had on our visitor numbers.



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Community Consultations:

In the Townships Economic Development Strategy (adopted in May 2023) Goal 2.2 is to “Develop tools, resources, and communications that strengthen the Township as a place for Growth and Investment.” Specifically tactic number three call for us to “research options to fund economic and tourism development activities.” Staff are requesting that the Township issue an RFP for a consulting firm to assist us in achieving this objective in 2024. The consulting firm will be asked to research comparative Municipal Accommodation Tax programs, Business Improvement Areas programs and the impacts the implementation of these programs will have on economic and tourism development within our municipality. In their report they will be asked to make recommendations for Council consideration at a later date.

Pop-up summer shop on Municipal Property

The Township currently owns the Moving Gallery which is sitting vacant. Staff believe that there are opportunities to use this resource to support community and economic development. Support is being sought from Council to issue a Request for Proposal for a potential pop-up shop located in the vicinity of the Sioux Narrows Government Dock. It is anticipated that operations will be daylight hours in June, July, and August.

Housing:

In January, the KDSB Board agreed to acquire land in Nestor Falls (located near the new Ambulance Base) once the transfer of said land is obtained by the Municipality from the Province, for the purpose of building low-income housing. The Township has a meeting scheduled with MNRF in March to discuss this land transfer, and other existing municipal land requests with the ministry. Once the land title is in the



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Municipal name we will begin the process to sell (transfer) the land to the KDSB.

We continue to work with the KDSB on the seniors Housing Development in Sioux Narrows. We have received a site plan that shows a 10 unit build. The planner is currently investigating zoning requirements as well as water and septic requirements for this build, in collaboration with the KDSB.



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SNNF Capitial Projects and Grants as at Dec 31, 2023

Project total	Funding Amount	Municipal Contribution	Project Status/Additional Notes
36,225	36,225	0	Complete
1,003,000.00	Federal 401,280 (40%) Provincial 334,366.58 (33.33%)	267,553.44 (26.67%)	Working with ICIP on Final Claim- Have repeatedly called and sent in requested info with no response.
62,192	35000 (56%)	27198 (44%)	Final Report and claim for payment have been submitted
200,000	180,000 (90%)	20,000 (10%)	Ongoing- construction has started and is expected to be wrapped up early 2024. Majorirty of expenses will be complete by December 31,2023.
200,000	180,000 (90%)	20,000 (10%)	Construction Complete- Final Claim will be submitted by November 30
200,000	180,000 (90%)	20,000 (10%)	Awaiting Paving- Extension obtained until June 2024. Approved- Design phase in progress. Wrap up expected fall 2024.
200,000	180,000 (90%)	20,000 (10%)	
645,000	316, 050 (49%) 193,500 (30%)	135,450 (21%)	Complete- Final NOHFC Claim in progress Complete- including final claim
500,000	375,000 (75%)	125,000 (25%)	Approved- Design phase in progress. Wrap up expected fall 2024.
1,400,000	630,000 (45%)	140,000 (10%)	Will be completed by November 17- Final claims delayed to January 31 due to deficiencies
	630,000 (45%)		Will be completed by November 17- Final claims delayed to January 31 due to deficiencies
	177,700		Complete
216,000	154,800 (72%)	61,200 (28%)	Approved- Claims submitted on an ongoing basis.
488,758.35	488758.35 (100%)	0.00	5 year program-currently in year 3
219,000	175,200 (80%)	43,800 (20%)	Application submitted waiting to hear
680,000	680000 (100%)	0	Waiting on approval

SNNF Captial Projects and Grants as at Dec 31, 2023

200,000	180,000 (90%)	20,000 (10%)	Phase II Application Submitted October 27
555,000	249,750 (45%)	55,000 (10%)	Phase II Application Submitted November 2023
	249750 (45%)		Application submitted December 2023 waiting to hear



CONSULTANT TERMS OF REFERENCE

Professional Marketing Services

TOWNSHIP OF SIOUX NARROWS-NESTOR FALLS

Website Development and Digital Marketing Strategy

1.0 INTRODUCTION

The Township of Sioux Narrows-Nestor Falls is seeking to retain the services of a professional firm to enhance our existing municipal website, separating visitor experience from municipal information through the completion of a new website for our existing and potential visitors to Sioux Narrows-Nestor Falls. We are also looking for this firm to work collaboratively with us to develop and execute a high performing digital media advertising strategy/campaign into domestic and US markets.

The Township of Sioux Narrows-Nestor Falls has developed additional tourism products and opportunities over the past 4 years. We have also added new video and photographic assets to our digital collection. We are seeing increased interest and opportunities to attract new visitors to our community, and therefore feel that now is the time to separate the visiting pieces of our existing website from the Municipal functions of the Township Website. With the addition of new video assets, we also feel that increased opportunity exists to develop and execute a high performing digital media strategy. and a plan to move us forward.

2.0 BACKGROUND

The Township of Sioux Narrows –Nestor Falls is a rural township located on the eastern shore of Lake of the Woods. It has a permanent year-round population of roughly 1,000 and is 156,358 hectares in size. The local economy is based primarily on cottaging and tourism, with an emphasis on lake based recreational activities.

The municipality has over 1200 households, and has over 60 customer service facilities. Kenora and Fort Frances are the two nearest regional services centres. The median age is 46.3 years, and many of the residents are seasonal, choosing to reside at their lakefront residences from May through to mid-October. Tourism is the mainstay of the local economy.

3.0 SCOPE OF WORK and DELIVERABLES

The purpose of the RFP is to seek a professional marketing firm to develop an attractive visit Sioux Narrows-Nestor Falls website and subsequent digital media strategy that utilizes our existing media assets that we have recently had produced. We expect that the website and digital media plan will highlight:

- The hiking, biking and paddling trail opportunities that exist within our community. Over the past 5 years we have developed a trail concept plan and are working on implementing it, with phase I being complete in October 2023. Further to this, we have recently developed, in partnership with the City of Kenora, some regional Canoe Routes and are working on having more available in 2024.
- The outdoor life opportunities in Sioux Narrows-Nestor Falls including the 2 municipally run Provincial Parks (Sioux Narrows provincial park and Caliper Lake provincial park).
- The “Lake Life” opportunities that are presented by Lake of the Woods and other smaller area lakes including boating, swimming, paddling and Fishing.
- Municipal Attractions including the Northern Ontario Sport Fishing Centre
- The Arts & Culture initiatives of the community and the wide variety of local events that take place each year.

We also expect that our existing municipal website will be enhanced to remove duplication of content from the new visit Sioux Narrows-Nestor Falls website and strengthen the resident/municipal services data/information content, making it easy for regular updating and for residents to find necessary municipal information and services.

4.0 PROJECT TEAM

The consultant shall report to the Township of Sioux Narrows Nestor Falls Project Team, and work with other municipal representatives and officials as required.

5.0 PROJECT REQUIREMENTS

5.1 GENERAL

All information, electronic data, reports, mapping, literature or software/hardware developed or acquired by the consultants in the course of this study and having application to this project shall become the property of the Township. This property shall be delivered to Township with the final billing unless the Township provides the consultant with explicit written direction to the

contrary.

A contingency allowance should not be used in making cost estimates for the completion of the work. All proposals should clearly indicate that the work to be provided will be for an “upset limit”. Cost overruns will not be considered by the Municipality.

Regular progress payments will be conditional upon the receipt of work completed, submission of an invoice for the work and approval by the Township.

5.2 MEETINGS

The minimum number of meetings required to be held at the following stages of the work program are as follows:

1. An introductory meeting between the Township and the consultant to conduct a community visit (if necessary), discuss the scope of work, identify the key planning issues & areas of concern, and confirmation of timelines and project completion;
2. Meetings between the consultant and the Township as needed to review findings and discuss plan development as needed. These meetings will most likely be conducted virtually.
3. Draft documents need not be in bound form and, may be accompanied by full sized sites/drawings and schedules in order to keep costs down.

6.0 CONSULTANT PROPOSAL

The consultant selected by the Project Team shall prepare a proposal which clearly indicates how the consultant will carry out the work set out in the terms of reference. The consultant’s proposal must contain at least, but not be limited to:

- The methodological approach that will be used in the Project;
- Names, qualifications and experience of staff/sub-consultants assigned to this project;
- Examples of previous work and letter of reference
- Per diem rates for key personnel involved in the assignment.
- Disbursement costs for the proposed work.
- A detailed budget for the work

The consultant shall submit **one electronic copy** of the above noted proposal.

7.0 REFERENCE MATERIAL

The consultant will have access to the following in the preparation of proposals:

1. The Township of Sioux Narrows-Nestor Falls Community Economic

Development Plan

2. The Bike and Trails study and plan.

8.0 CONTRACT

The consultant shall enter into a contract with the Township of Sioux Narrows-Nestor Falls for an agreed upon scope of work, determined by the project budget. The contract shall indicate that the work undertaken shall be completed to the satisfaction of the Township, according to the terms of reference, and for the amounts as set out in the consultant's proposal. The contract shall also indicate that no additional money shall be paid to the consultant for any additional work for which prior authorization has not been given in writing.

8.1 CHANGING THE CONTRACT

The contract may be revised during the project provided a complete analysis of the effect of any proposed change is submitted and agreed upon in writing by both parties. This analysis would include an assessment of the impact on target dates and costs.

Questions on this proposal call may be referred to:

Heather Gropp, MBA
Community Development Officer

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P.O. Box 417
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Email: hgropp@snnf.ca

February 6, 2024

Sioux Narrows Nestor Falls Council Meeting

Presentation Summary

Determination of Need and Allocating Spaces

- Northwestern Health Unit Birth Data is used to determine the estimated number of children born each year. Five years of data are collated to establish a trend or estimate per year.
- On average 10 babies each year are born and upon exit from hospital return to a residence with the Sioux Narrows/Nestor Falls Boundaries

The Kenora District Services Board (KDSB) has committed to moving forward with the following Child Care Programs for Sioux Narrows/Nestor Falls as part of the Canada Wide Early Learning and Child Care

Sioux Narrows

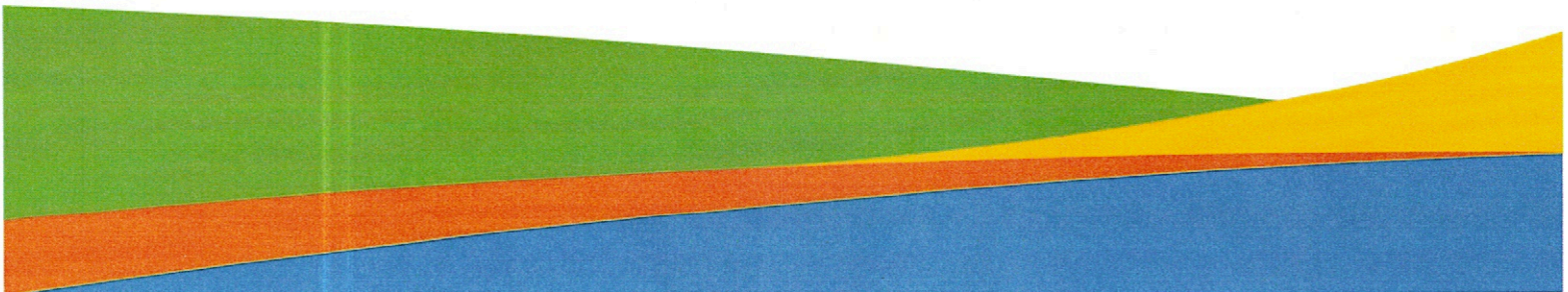
5 Toddler Age Group
8 Preschoolers Age Group
13 Kindergarten/School-age Age Group

Nestor Falls

15 Family Age Group
13 Kindergarten/School-age Age Group

Program Development

- Spaces being considered for centered based care are in processes of negotiation with third parties. Ministry of Education is authorized to provide final approval.
- KDSB will be the operator of the centre-based programs being planned.
- The Kenora District Board's, Board of Directors has approved KDSB to include Private Licensed Home Child Care as an option. KDSB is in the process of applying to become a Licensed Home Child Care Agency.
- 2 Licensed Home Child Care programs have been allocated to Sioux Narrows/Nestor Falls. Application process and locations have not been determined. KDSB has the flexibility to adjust the number of home licenses allocated based on need.



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Council Meeting Date:	February, 6, 2024
Prepared By:	Heather Gropp- Community Development Officer Jeff Port- Director of Planning & Development
Topic: Proposed housing development for Pioneer Park Property	

Background:

Pioneer Park ceased operations as municipal park in 2015. Since that time, the municipally owned land has remained vacant, and is currently zoned open space. As with most Northwestern Ontario Communities, the current availability of housing in the Township is of great concern to the Municipality. The municipality has experienced the lack of services due to employees being unable to find adequate housing in the community. The lack of local housing options presents a barrier for community growth and business recruitment and retention efforts. In 2022-2023 the Kenora District Services Board undertook a regional housing study to determine the needs for housing across the district. As a result of the study we learned that the Township will require between 24 and 133 new housing units in the community between 2022 and 2041. This data is supported by the fact that many of our local businesses have indicated in our bi-annual business surveys that they intend to grow and expand their staffing levels over the next 5-10 years. Our surveys indicate that 48% of businesses are looking to expand staff size with 37% of businesses having existing unfilled positions (30% of whom have with unfilled positions exceeding 10% of the workforce). Businesses have cited lack of housing being one of the main challenges to recruiting and retaining staff. This signals that there will be an increased need for all types of housing in the community in the immediate and long term. Furthermore, the KDSB strategy indicated that only 30 new dwellings have been built in our community since 2001. They highlighted increasing affordability and increasing housing availability and quality as key challenges and opportunities for the Township of Sioux Narrows-Nestor Falls.

In May 2022, the Township adopted a new community Economic Development Plan. This plan prioritized facilitating housing development to support community growth and employee recruitment and retention. The lack of available housing was identified in this plan as a weakness in our community. The plan identified that general diversity of the current housing stock is limited and does not account for local needs. Consequently, priority action number 1.2 calls for the Township to facilitate housing development to support community growth and employee retention. The plan goes further and call for the Township to make concerted efforts to support and facilitate the development of new housing including promoting housing diversity, affordability, and accessibility. Pioneer



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park was identified as a potential opportunity to increase housing stock in the plan. The plan recommends that we explore opportunities to subdivide and develop the site.

In April 2022 with Council support, the Township of Sioux Narrows-Nestor Falls issued an expression of interest and subsequent RFP for the Pioneer Park lands. While there was interest in the development opportunity, there was no viable proposal brought forward for Council consideration. The Township re-issued the development opportunity in December 2023 and indicated that it would remain open until a suitable development was brought forward, or until Council wishes to close the opportunity. In January 2024, a proposal was received by the Township of Sioux Narrows-Nestor Falls from Ayrie Developments.

The Proposal:

The full proposal has been attached to this report.

The development proposed by Ayrie Development envisions a mixed-use approach, subdividing the land into 4 residential lots. The housing would target community members who are not accommodated in the current Sioux Narrows housing market. The development of higher density Multiple attached style houses allows housing to be within reach for many people including new Canadians, service workers, young families and seniors. Additional housing capacity in this market will allow the community to grow.

This project is intended to develop a range of housing including higher density and more economical building methods. Multiple attached residential units and economical construction methods not only make housing more affordable but also align with the Township's commitment to sustainable development. The inclusion of waterfront views for three residential lots enhances the overall attractiveness of the development, providing residents with a unique and desirable living experience.

The total number of units targeted for this project is 26 dwelling units through different forms of semi-detached and multiple attached dwelling units. Units would vary between 1200 sq ft units with 2 bedrooms and 1600 sq ft units with 3 bedrooms. This targets young families, average households and older demographics. Phase one offers single floor living to increase accessibility. Construction would be phased over 10 years and broken down as below:

Phase 1: 6 attached single-storey, 2-bedroom units

Phase 2: 6 semi-detached two-storey, 3-bedroom units

Phase 3: 2 triplexes with two-storey, 2-bedroom units

Phase 4: 2 quadplexes with affordable two-bedroom units Phasing the development



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ensures that housing options are increased as the community grows, gradually increasing housing options to meet evolving community needs.

All residential units are intended to be more affordable than the current stock of single family detached homes in the SNNF area. Pricing is expected to Range from \$400 000 to \$600 000 per unit with an average price of \$520 000. Lower unit prices are able to be achieved through economically sized attached dwelling unit construction on shared lots, shared services and municipal streamlining processes and incentives.

This project has been reviewed by the Director of Planning & Development who supports this project.

The subject property will require both an Official Plan Amendment (OPA), and Zoning by-law Amendment (ZBLA) from Open Space to Residential. The zoning amendment will need to reduce the minimum lot size for Residential Second Density – R2, in order to accommodate the number of units proposed by the developer. The developer will also need to demonstrate that adequate water and sewer services are available to support the development. Preliminary discussions indicate this will not be a problem.

Recommendation: Given the need for varied housing in our community in order to support growth and economic opportunity, it is recommended that Council agree in principle to the proposal submitted by Ayrie Developments, and provide direction to municipal staff to begin the community consultation process and necessary Official Plan Amendment and re-zoning of the property to move this development forward.



Live the Lake Life

Pioneer Park Property Development Opportunity

December 22, 2023



Submitted By:

Ayrie Developments Inc.
661 Ninth Street North, Kenora, ON
807.464.1663

Submitted To:

The Township of Sioux Narrows/Nestor Falls
5521 Highway 71, Box 417
Sioux Narrows, ON
POX 1N0

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 - 4.2 Proposed Uses: Residential
 - 4.3 Overview of Residential Component
 - 4.4 Proposed Uses: Commercial opportunity
 - 4.5 Servicing
 - 4.6 Energy Efficiency Goals
 - 4.7 Proposed Ownership Model
 - 4.8 Financial Plan and Viability
 - 4.9 Other Project Details
 - 4.10 Tools for RFP Success
5. Schedule
6. Property Operations Plan
7. Closing Statement

Attachments

- I. Ayrie Certificate of Liability Insurance
- II. Ayrie Record of Insurance Claims
- III. Kenon Certificate of Liability Insurance
- IV. Waterloo Biofilter Waste Water Treatment Proposal

1. Introduction

I am writing on behalf of Ayrie Developments Inc. to express our keen interest in the Pioneer Park redevelopment opportunity. Our proposal is centered on addressing the critical community need for a range of housing options, aiming to diversify the local housing market. With a phased approach over 10 years, we plan to subdivide the identified land into 4 residential lots and one commercial lot, strategically offering affordable options while contributing to the economic growth of Sioux Narrows. We look forward to the possibility of partnering with the Township to meet the housing needs of our community.

Ayrie Developments is a team composed of members local to Northwestern Ontario and familiar with the “Lake Life” lifestyle and brand of the area. We understand and appreciate what it means to live, work and play in Ontario’s North. Our objective is to establish a neighborhood ambiance that seamlessly combines style, culture, and wellness for the benefit of all residents. Our commitment is driven by a set of core company values that we not only advocate but also embody in our actions. Adopting a phased approach to the redevelopment of Pioneer Park, we are dedicated to engaging with stakeholders, respecting the region’s history and heritage, and thereby contributing to the creation of a more dynamic and vibrant community.

In this proposal, we will outline our qualifications, approach, and the value we bring to this project. We understand the importance of creating high quality and inclusive living environments, and we are eager to collaborate with you to make this vision a reality.

Thank you for considering our proposal, and we look forward to the opportunity to discuss this project further.

Brian Krynyk
CEO
Ayrie Developments Inc.



The primary Contact for this project will be :

Brian Kraynyk

CEO, Ayrie Developments Inc..
Address: 661-9th Street North, Unit C, Kenora Ontario
Email: brian.kraynyk@Kenon.ca
Phone: 807-467-1663

2. Experience and Qualifications

2.1. Development Firm Profile

Ayrie Developments Inc. Ownership and Management Overview

Ayrie Developments Inc. is a private development company based in Kenora, Ontario with a long term vision of developing modern, efficient and affordable buildings with a high caliber of design and construction quality. Ayrie Developments leverages capital financing to purchase land and invest in development planning. Our mission is to collaborate with clients, consultants, and contractors to design, construct, and manage residential and commercial projects that stand out for their quality and innovation.

The company consists of an experienced team including CEO Brian Kraynyk, CFO Fred Wright, and project managers Paul Hanbury and Ashley Massey. This team collaborates to ensure a well-rounded approach to project development, financial management, and operational efficiency. All team members have a stake in the company ensuring shared responsibility and dedication among our team, aligning everyone's interests with the success and growth of the company. Decision-making is transparent, and all stakeholders are encouraged to participate in shaping the company's future. Our ownership model allows for agility in responding to market trends, client needs, and unforeseen challenges. This adaptability ensures that the company remains resilient in a dynamic business environment.

Situated in Kenora, Ayrie leverages an understanding of life in Northwestern Ontario which is applicable to each project. Ayrie brings knowledge of local conditions, capacities, and character to our projects. This ensures an appropriate fit of projects into our community and environment. Our community-centric approach is evident in our dedication to providing diverse housing options that align with the needs of our region. Further, our region inspires awe with its natural beauty and Ayrie is dedicated to sustainable design practices that prioritize environmental responsibility. We believe in constructing buildings that fit into the character of our region and foster a harmonious coexistence with the natural beauty of the region.

Ayrie thrives on efficiency and innovation. Our team's expertise in the field of construction and project management enables us to identify opportunities and risks early in development planning in order to streamline processes. Employee expertise in the field of construction ensures fluid communication and reduced complication of construction processes. We pride ourselves on developing projects that stand as testaments to quality and functionality. As Ayrie Developments celebrates five years of growth, our commitment to Northwestern Ontario remains unwavering. With a focus on efficiency, affordability, and community integration, we look forward to contributing to the growth and vibrant future of our region.

Notable Achievements:

In 2021 Ayrie completed the 8 unit River Ridge Condominiums in collaboration with, Kenon Builders, LBE Engineering Group and Hristov Architecture.

In 2022 Ayrie was successful in its proposal for a 9 unit 14 000 sq ft second stage housing development for the Kenora District Services Board. This project will be complete in early 2024.

In 2023 Ayrie completed the construction of a side by side attached house on a vacant infill lot in Kenora

Ayrie Developments Key Personnel

<p>Brian Kraynyk CEO, Senior Project Manager, Kenora</p> <p>Brian is a certified Project Manager (CMP) with over 2 decades of experience in development and construction of residential, commercial and industrial projects. As a seasoned project manager, Brian's ability to plan, budget, allocate resources, and manage risks ensures successful project delivery. Brian has demonstrated dedication to quality and efficiency in both design and execution.</p> <p>Brian's strong leadership fosters a positive work culture, guiding the team with clear strategic direction. Brian's Strong communication aids vision clarity, contract negotiation, and effective challenge resolution.</p>	<p>Designations and Certifications</p> <p>Red Seal Carpenter HCRA Licenced Home Builder Construction Project Management (CMP)Certificate Rotary member City of Kenora Technical Advisory Committee 2020 - present</p>
<p>Fred Wright CFO, Kenora</p> <p>Fred has 45 years experience in the construction industry including 9 years as a tradesman and 36 years of project management. Fred excels in financial analysis, financial statement analysis, and the creation of internal controls for costing.</p> <p>Fred has been a member of a number of boards over the years including: Construction Specifications Canada, The Winnipeg Construction Association, The Labour Relations Association of Manitoba, Rotary Clubs of Winnipeg and Kenora, St. Mary's Academy, Kenora Economic Development Commission and Lake of the Woods Business Investment Corporation. Fred was Rotary District 5550 District Governor in 2019 and 2022</p>	<p>Designations and Certifications</p> <p>Bachelor of Arts, University of Calgary (1971) Post Graduate Studies in Commerce, University of Calgary (1973) Past Governor Elect for Rotary District 5660 Past Governor for Rotary District 5550 Past Assistant Governor Rotary District 5550 Past President Rotary Club of Kenora Past Chair of Lake of the Woods Business Incentive Corporation</p>
<p>Ashley Massey Project Manager, Kenora</p> <p>Ashley demonstrates professional management skills monitoring all aspects of project progress. This includes coordinating communications, summarizing and allocating purchases, monthly billings, as well as preparing, submitting and tracking change orders.</p> <p>Ashley has also provided expertise in promoting development through marketing initiatives, coordinating project closeout and followup customer service as well as completing and submitting various applications to the City related to projects.</p>	<p>Designations and Certifications</p> <p>Small Buildings Course, George Brown College Project Management, Western University, 2016 Master of Public policy, administration and law, York University, 2010 Bachelor or Arts, Criminology, Justice and Policy Studies, UOIT, 2007</p>
<p>Paul Hanbury Project Manager, Kenora</p> <p>Paul is a project manager and designer with experience in the construction industry as a carpenter, site supervisor and health and safety manager. Paul has gained expertise in project management through the coordination of work and supply of materials for a wide range of residential and commercial projects. Paul has pursued a deeper understanding of building design though an undergraduate degree in environmental design and a Masters of Architecture at the University of Manitoba. Paul is a qualified building practitioner with MMAH qualifications for the design of houses and small buildings. His diverse background brings a well-rounded and professional approach to his work.</p>	<p>Designations and Certifications</p> <p>Masters of Architecture, University of Manitoba, 2022 Bachelor of Environmental Design, University of Manitoba, 2020 MMAH qualifications in houses, small buildings and general legal categories Carpentry Apprenticeship Levels 1 and 2, Red River College 2018 B.A.(Hons.) Political Science, University of Guelph, 2014</p>

2.2. Design-Builder Firm Profile

Kenon Builders Inc. Ownership and Management Overview

Kenon Builders Inc. is a well-established and reputable construction firm dedicated to delivering excellence in construction and project management. Based in Kenora, Kenon Builders has been involved in a wide range of commercial, residential and industrial projects since the company's formation in 2000. With an integrated team approach, a reputation based on values, extensive experience, and access to resources Kenon Builders will be the best choice to take on your project.

Brian Kraynyk leads the company as Owner and President while various divisions including electrical, mechanical, civil and design are each led by accomplished Division managers. These managers not only oversee their respective scopes of work but also actively participate in cross-divisional collaboration, constant communication between team managers increases efficiency and enables quick response to various challenges

Kenon's reputation within the industry is built on core values of accountability, professionalism, reliability, integrity and connection to the community. We strive to demonstrate our values in every job we do. As a general contractor, we have a proven track record of successfully delivering projects that prioritize accessibility, affordability, and sustainability. Kenon Builders possesses the capacity and resources to handle multiple medium to large projects simultaneously. We maintain an extensive fleet of construction equipment, have established relationships with skilled subcontractors, and maintain strong supplier partnerships to ensure the timely and efficient completion of projects.

Our goal is to provide our clients with the best possible value at competitive prices. While relying on past experience, we understand that each project is unique and requires an individual approach. We are prepared to put in the effort to work with clients to come up with solutions to each unique challenge. One key advantage we bring to such initiatives is our in-house design team, whose extensive knowledge of building codes and regulations supports compliance with the particular standards for each project. This allows us to seamlessly integrate these critical considerations into our project planning and execution, ensuring that all projects meet the requirements of our clients and the communities we serve.

In summary, our integrated teams, values, resources, and experience position us as a leading choice for clients seeking high-quality construction and project management services. We look forward to the opportunity to collaborate on your project and contribute to its success.

Quality Assurance

At Kenon Builders, we take pride in our commitment to excellence and quality workmanship. Our team of experienced professionals are dedicated to delivering projects on time and within budget while meeting high standards of safety and customer satisfaction. Kenon Builders assures quality of construction through the use of qualified supervision, communication strategies and an internal scope of work inspection system.

Kenon Builders employs highly qualified supervisors in construction, HVAC, plumbing, and electrical services. With deep expertise in construction processes and standards, they oversee work, provide guidance, ensure design adherence, and promptly address issues. This leadership fosters a culture of excellence, promoting attention to detail and a commitment to delivering exceptional results.

Effective communication is a cornerstone of quality assurance in construction management at Kenon Builders. Our construction managers maintain clear and open channels among all stakeholders, ensuring architects, subcontractors, suppliers, and clients are on the same page. Regular meetings, progress reports, and transparent documentation swiftly identify and resolve issues, preventing them from impacting project quality.

To ensure rigorous quality control, construction managers employ an internal inspection system with standardized checks at different project stages, ensuring compliance with regulations and design specifications. Comprehensive documentation identifies, tracks, and addresses any deviations or deficiencies, preventing costly rework and delay.

Health and Safety

As a general contractor, Kenon Builders is responsible for maintaining and following a robust health and safety program as well as conforming to all provincial health and safety regulations and industry best practices. Kenon Builders has not had any lost time or other workplace injuries since 2017.

Kenon Builders' safety program, available at all our worksites, includes hazard assessment procedures, safe work practices and procedures, health and safety rules, personal protective equipment policies, preventative maintenance policies and other various administrative policies which govern our day to day activities and keep workers safe. The health and safety program is supported by the Sitedocs online platform which is accessible through an app on employee devices. The use of the Sitedocs platform ensures that health and safety policies, regulations, and forms are available at all times, as well as facilitating the documentation of daily hazard assessments, weekly safety meetings, site safety inspections, and other incidents and inspections.

Kenon Builders' start up procedures ensure all responsibilities are met at the beginning of each new project. This includes such information as service locates, site signage, and documentation. As a general contractor, Kenon Builders is responsible for ensuring all workers are qualified and trained for the applicable work. All Kenon employees undergo an extensive pre-work orientation and ongoing on-the-job safety training.

In 2022 Kenon Builders adopted the Samsara platform for digital logging devices for equipment operation and maintenance logging on all vehicles and equipment. This ensures our vehicles and equipment are inspected and maintained as required.

Environmental Sensitivity

Kenon Builders is committed to sustaining the beautiful and unique ecosystems of Northwest Ontario as well as recognizing the wider global environmental challenges. Kenon Builders acts on this environmental commitment in many ways including:

- Reducing waste through efficient design, supply and use of materials
- Sourcing local products
- Care in construction of systems that enhance the energy efficiency of buildings.
- Ensuring construction sites remain clean and organized and waste products are disposed of properly
- Quality of construction to ensure lasting and durable buildings

Kenon's integrated construction, mechanical and electrical operation allows for better coordination and increased efficiency in designing and constructing efficient systems.

Community Responsibility

Kenon Builders recognizes that businesses play an important role in the growth of the communities we live and work in. At Kenon builders we strive to support our employees, clients and all members of the community to work towards a better future for everyone. Kenon has demonstrated commitment to our community in many ways including;

- Working with local schools to provide cooperative educational opportunities to encourage students to pursue careers in trades and construction
- Working with employees to develop skills and qualifications through trade certification programs and additional educational opportunities
- Working with non-profit organizations such as the Lake of The Woods Employment Action Project (LEAP) to provide job opportunities and training to individuals in need of employment
- Working with First Nations communities to provide work experience opportunities to local community members
- Involvement with various Rotary club projects
- Financial commitments to Triple P.L.A.Y in support of youth arts culture and sports activities

Kenon Builders Key Personnel



Brian Kraynyk
President Kenon Builders, Senior Project Manager, Kenora

Brian has over 25 years direct carpentry and construction business management experience including expertise in estimating, bidding and obtaining residential, commercial and industrial projects. Brian has a proven ability of managing subcontractors, labor, equipment and materials necessary for the job. Brian is well versed in contract administration, building codes and understanding of construction technologies

Designations and Certifications

Red Seal Carpenter
HCRA Licenced Home Builder
Construction Project Management (CMP) Certificate
Rotary member
City of Kenora Technical Advisory Committee 2020 - present



Paul Hanbury
Designer and Project Manager, Kenora

Paul is a project manager and designer with experience in the construction industry as a carpenter, site supervisor and health and safety manager. Paul has gained expertise in project management through the coordination of work and supply of materials for a wide range of residential and commercial projects. With experience in the construction industry, Paul pursued a deeper understanding of building design through an undergraduate degree in environmental design and a Masters of Architecture at the University of Manitoba. Paul is a qualified building practitioner with MMAH qualifications for the design of houses and small buildings. His diverse background brings a well-rounded and professional approach to his work.

Designations and Certifications

- Masters of Architecture, University of Manitoba, 2022
- Bachelor of Environmental Design, University of Manitoba, 2020
- BCIN qualifications in houses, small buildings and general legal categories
- Carpentry Apprenticeship Levels 1 and 2, Red River College 2018
- B.A.(Hons.) Political Science, University of Guelph, 2014
- Standard First Aid
- IHSA Basics of Supervision
- IHSA COR Essentials
- IHSA Hazard Identification
- Asbestos Abatement I and II
- Working at Heights (2023)



Chantelle Nault
Accounting and Administrative Manager, Kenora

Chantelle is an accounting and administrative professional with over 10 years experience in construction accounting and administration. Chantelle is focused on providing high quality results with demonstrated ability to meet deadlines in high pressure environments. She provides a high level of service through proficient use of various accounting programs and procedures. Chantelle's relevant skills include applied knowledge of accounting principles, meticulous attention to detail, excellent communication and interpersonal skills, time management and organization skills. Chantelle has demonstrated excellent ability as a strategic problem solver across all areas of construction.

Designations and Certifications

- Construction Management Diploma, Algonquin College, Ongoing
- Business Accounting Diploma, Confederation College, 2013
- Aboriginal Canadian Relations Certificate, Confederation College, 2013
- Scotia Bank Accounting Achievement Award 2012



Tony Chacon

Electrical Superintendent and Project Manager,
Kenora

Tony has been in the electrical industry for over 12 years with experience in residential, commercial, industrial installations, and troubleshooting maintenance. His experience has enabled him to direct and manage complex projects within the electrical scope leading to a high level of attention to detail, and technical customer service. Tony brings expertise in electrical construction management with proven skills to meet objectives and deadlines using specialized software for takeoffs and estimating. Tony specializes in various electrical installations including automation, fire and safety, high voltage splicing and transformers, industrial pipe bending, mineral insulated cable splicing and glanding, custom tray fabrication, and mining installations. This experience has provided Tony with a strong understanding of current electrical codes and industry practices.

Designations and Certifications

- Master Electrician 2023
- Electrical/mining common core 2019
- Red seal construction electrician 2014
- Diploma – Construction Electrician, Red River College Polytechnic 2014
- Manitoba electrical license HC
- 309A electrician – Construction and Maintenance
- Worksafe BC supervisory training 2017
- IHSA Fall Protection
- IHSA Basics of Supervising
- First Aid



Andrew Adams

Mechanical Superintendent and Project
Manager, Kenora

Andrew has excelled in the leadership of the mechanical team at Kenon Builders. Andrew relies on 12 years of experience in plumbing and mechanical fields including installation, testing and maintenance of water systems, fixtures, gas lines and HVAC systems. Andrew is known for providing a high level of Customer service, resolving issues in a courteous, professional and timely manner.

Designations and Certifications

- Red Seal Plumber, 2014
- G2 Gas license, 2017
- First aid
- W.H.I.M.I.S
- Working at Heights
- Ipex 636 systems
- IHSA Basics of Supervising



Myles Hando

Civil Works Superintendent,
Kenora

Myles has been involved in the heavy equipment industry for over 10 years, with industry experience ranging from heavy industrial to light commercial and environmental. Myles brings a high level of knowledge which he combines with today's digitized equipment technology to manage an extensive fleet of construction vehicles and equipment. Myles brings valued experience related to on-site operations and equipment safety protocols.

Designations and Certifications

- IHSA Basics of Supervising

2.3 Comparable Projects

Kenora Emergency Shelter

Location:	Kenora, Ontario
Project Owner:	Kenora District Services Board
Completed:	2019
Project Value:	\$1.9 million
Description:	Kenora Emergency Shelter, Retrofit of church gymnasium to emergency shelter, including preliminary demolition work, asbestos abatement, separation from existing building into self contained unit with new electrical service, plumbing and mechanical services and institutional finishes.
Key Team Members:	Brian Kraynyk, Chantelle Nault, Andrew Adams

Wabaseemoong First Nation Housing Projects:

Location	Whitedog, Ontario	
Project Owner:	Wabaseemoong Independent Nation	
Completed:	2020	2023
Project Value:	1.5 million	\$624 000
Description:	New Construction of 3 New Duplex Residential Housing Units, including installation of site services, foundation, framing, exterior and interior finishes, electrical and mechanical rough in and finishes.	New Construction of a 3 unit Teacherage including installation of site services, foundation, framing, exterior and interior finishes, electrical and mechanical rough in and finishes.
Key Team Members:	Brian Kraynyk, Chantelle Nault, Paul Hanbury, Andrew Adams	

Washagamis Bay First Nation Housing Projects:

Location:	Washagamis Bay First Nation, Ontario
Project Owner:	Washagamis Bay First Nation
Completed:	2021
Project Value:	\$1.4 million
Description:	New Construction of 5 Single Residential Housing Units, including installation of site services, foundation, framing, exterior and interior finishes, electrical and mechanical rough in and finishes.
Key Team Members:	Brian Kraynyk, Chantelle Nault, Paul Hanbury, Andrew Adams

River Ridge Condominiums

Location:	Kenora, Ontario
Project Owner:	Ayrie Developments
Completed:	2021
Project Value:	2.5 million
Description:	New Construction of 8 condominiums including installation of site services, foundation, framing, exterior and interior finishes, electrical and mechanical rough in and finishes.
Key Team Members:	Brian Kraynyk, Paul Hanbury, Chantelle Nault, Andrew Adams

Nelson Street Duplex

Location:	Kenora, Ontario
Project Owner:	Ayrie Developments
Completed:	In Progress
Project Value:	\$700 000
Description:	Design and construction of a 2 Storey 2200 sq ft infill duplex. High efficiency construction systems and equipment. Including all in house installation of site services, foundation framing, exterior and interior finishes, electrical and mechanical rough in and finishes
Key Team Members:	Brian Kraynyk, Paul Hanbury, Chantelle Nault, Tony Chacon, Andrew Adams

100 Transmitter Second Stage Transitional Housing

Location:	Kenora, Ontario
Project Owner:	Kenora District Services Board
Completed:	In Progress
Project Value:	\$3.8 million
Description:	Design and Construction of a 3 Storey 14000 sq ft multifamily housing building to be run by Saakaate House Women's shelter. Includes five 3 bedroom suites and four 4 bedroom suites as well as common space and storage. High efficiency construction systems and equipment to meet energy targets, 2 fully accessible units meeting the requirements of CSA B651. General universal accessibility to all common areas.
Key Team Members:	Brian Kraynyk, Paul Hanbury, Chantelle Nault, Tony Chacon, Andrew Adams

3. References

1.

Reference:	Ben Reynolds
Position:	Director of Infrastructure, Kenora District services Board
Email:	breynolds@kdsb.on.ca
Phone:	807-466-1669
Project:	100 Transmitter Second Stage Transitional Housing
Services:	Design and Construction of a 3 Storey 14000 sq ft multifamily housing building to be run by Saakaate House Women's shelter. Includes five 3 bedroom suites and four 4 bedroom suites as well as common space and storage. High efficiency construction systems and equipment to meet energy targets, 2 fully accessible units meeting the requirements of CSA B651. General universal accessibility to all common areas.
Value:	\$3.8 million
Completed	To be completed Early 2024

2.

Reference:	Marcel Chartier
Position:	Owner, Capital Commercial
Email:	Marcel.Chartier@capitalgrp.ca
Phone:	(204) 985-1355
Project:	Former Mill Site Development and Retrofit of Existing Buildings
Services:	Phase 1 converted existing cold-storage building into commercial office and compound. Phase 2 separated and converted existing recycle-plant into 3 separate and self contained units for industrial use. All phases included preliminary design work and site planning and control with the City of Kenora; mechanical, structural engineering, and design services.
Value:	\$6 million
Completed	2022

3.

Reference:	Gerry Wiebe	Tom Hallas
Position:	Capital Projects Supervisor	Knox Church Liason
Email:	gwiebe@kdsb.on.ca	telhallas@gmail.com
Phone:	(807) 468-5372	(204) 227-9402
Project:	Kenora Emergency Shelter	
Services:	Retrofit of historic church gymnasium into emergency shelter including interior demolition and abatement, framing, finishing and millwork; installation of plumbing, mechanical and electrical services	
Value:	\$1.8 million	
Completed	2019	

4. Technical Information

4.1. General Information

The site proposed for development is located at 5866 Highway 71, Sioux Narrows. This location known as Pioneer Park is located just north of the central core of Sioux narrows. The property as described by Registered Plan 23R3293 includes 5.74 acres of Total Area. Benefits to development at this location include easy access from the highway and walking distance to the amenities of Sioux Narrows The property boasts stunning waterfront views of Regina Bay to the South and East. Challenges to development of this site include the shallow rock, variable topography and the lack of municipal sewer and water services.

4.2. Proposed Uses: Residential

The proposed development envisions a mixed-use approach, subdividing the land into 4 residential lots and one commercial lot. Overall, this proposal increases density and offers new opportunities for community living and working in the Sioux Narrows central area. The mixed-use approach not only enhances residential options but also fosters a vibrant community.

The housing would target community members who are not accommodated in the current Sioux Narrows housing market. The 2022 SNNF Economic Development Strategy notes “The Township’s housing stock is predominantly single-family and owner-occupied. Lack of local housing stock and tenure diversity presents a barrier for community growth and business recruitment and retention efforts.”¹ As reported in 2022, 96% of dwelling units in Sioux Narrows and Nestor Falls are single detached houses.² The development of higher density Multiple attached style houses allows housing to be within reach for many people including new Canadians, service workers, young families and seniors. Additional housing capacity in this market will allow the community to grow. We note that 48% of businesses are looking to expand staff size with 37% of businesses having existing unfilled positions (30% of whom have with unfilled positions exceeding 10% of the workforce). Businesses have cited lack of housing being one of the main challenges to recruiting and retaining staff.³ Diverse housing options can attract year round residents to support business. Additionally aging demographic that exceeds regional, provincial, and national averages. Over 35% of the population of Sioux Narrows and Nestor Falls is over 65 with a median age of 60.⁴ As the population ages there is a need for housing options which are closer to the community center, more affordable, and require less maintenance. These are the current gaps in the market where Ayrie sees potential for large growth.

Acknowledging wider community responsibility, Ayrie Developments intends to go beyond the built environment to cater to the practical needs and lifestyles of Pioneer Park’s community. While landscaping has yet to be planned in detail, our proposal encompasses both indoor and outdoor spaces, focusing on how people interact with the natural wonders unique to this region, particularly the eastern shores of Lake of the Woods. Our vision includes the implementation of common areas featuring benches, an outdoor shelter area and a managed dock. We plan to provide families with outdoor play areas and establish eco-friendly natural flora and fauna to attract pollinators like butterflies and honeybees. We envision a new “book trading post” on-site, contributing to community interaction. Our design prioritizes creating leisurely spaces for people to sit and reflect, gather in small groups, or take leisurely strolls during the evening or early morning.



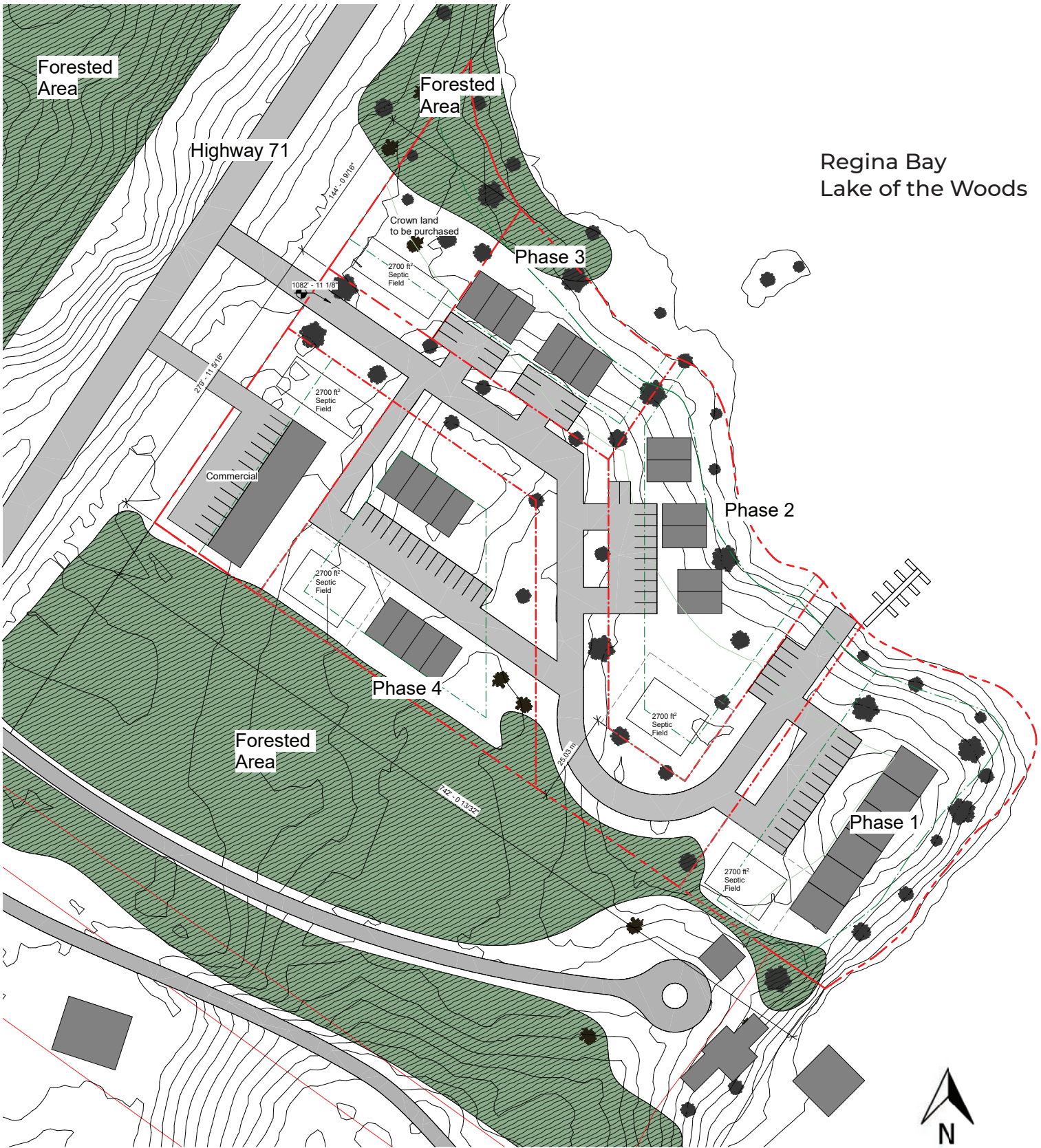
Proposed Site location 5866 Highway 71 and surrounding area

1 Sioux Narrows-Nestor Falls. “2022 Community Economic Development Strategy”. Township of Sioux Narrows - Nestor Falls. May 20, 2022. <https://www.snnf.ca/wp-content/uploads/2022-05-20-SNNF-Ec-Dev-Strategy-2.pdf>. p. 11

2 “2022 Community Economic Development Strategy.” p. 9

3 “2022 Community Economic Development Strategy.” p. 5

4 “2022 Community Economic Development Strategy” p. 7



Proposed Site Plan

Total Units: 26

Phase 1 - Six Attached units	
Lot Size:	1.21 acres (52 870 sq ft)
Footprint:	40' x 180'
Stories:	1
Units	6 x 2 Bedroom
Unit size:	1200 sq ft

Phase 2 - Three Duplexes	
Lot Size:	1.00 acres (43 600 sq ft)
Footprint:	3 - 40' x 40'
Stories:	2
Units	6 x 3 Bedroom
Unit size:	1600 sq ft

Phase 3 - Two Triplexes	
Crown Purchase:	0.46 acres (20 062 sq ft)
Combined lot size:	1.00 acres (43 604 sq ft)
Footprint:	2- 30' x 60'
Stories:	2
Units	6 x 2 Bedroom
Unit size:	1200 sq ft

Phase 4 - Two Quadplexes	
Lot Size:	1.15 acres (49 973 sq ft)
Footprint:	2 - 30' x 80'
Stories:	2
Units	8 x 1 and 2 Bedroom
Unit size:	1000-1200 sq ft

Commercial Opportunity - Built to Suit Tenant	
Lot Size:	0.57 acres (25 000 sq ft)
Footprint:	up to 5000 sq ft

SNNF Zoning Regulations (R2 Zoning)	
Lot frontage	Min. 150m
Front yard	Min. 10m
Side yard	Min. 3 m
Rear yard	Min. 9m
Lot coverage	Max. 20%
Building height	Max. 10.5m
Septic field	Min 3m to Property Line Min 5m to Building or Road
Shoreline Setback	Min 10m

4.3. Overview of Residential Component:

a) Targeted Number of Units Created:

The total number of units targeted for this lot is **26 dwelling units** through different forms of semi-detached and multiple attached dwelling units. Units would vary between 1000 sq ft units with 2 bedrooms and 1600 sq ft units with 3 bedrooms. This targets young families, average households and older demographics. Phase one offers single floor living to increase accessibility.

Construction would be phased over 10 years and broken down as below:

Phase 1: 6 attached single-storey, 2-bedroom units
 Phase 2: 6 semi-detached two-storey, 3-bedroom units
 Phase 3: 2 triplexes with two-storey, 2-bedroom units
 Phase 4: 2 quadplexes with affordable two-bedroom units
 Commercial Phase: Built-to-suit tenants

Phasing the development ensures that housing options are increased as the community grows, gradually increasing housing options to meet evolving community needs.

b) Target Number of Affordable Units and Depth of Affordability:

All residential units are intended to be more affordable than the current stock of single family detached homes in the SNNF area. Pricing is expected to Range from \$400 000 to \$600 000 per unit with an average price of \$520 000. Lower unit prices are able to be achieved through economically sized attached dwelling unit construction on shared lots, shared services and municipal streamlining processes and incentives. Recognizing that the current world of high construction costs and costly site servicing will still leave condominium units out of reach for some residents, phase 4 focuses on affordability, with 2 quadplexes offering affordable two-bedroom units. A proposed partnership with the local housing services provider (KDSB) would allow tenants to rent these units at affordable rates while accessing district services offered by KDSB.

The commitment to affordability in Phase 4, coupled with a partnership with a local housing services provider, aligns with the Township's focus on sustainable and inclusive growth. This ensures a well-rounded housing portfolio catering to diverse income levels. We are aware that there is a second RFP for an alternate lot located 0.5 km to the South on the West Side of Highway 71. We are also currently exploring options for development of this second RFP. If there are concerns about how the affordable component affects the neighbourhood character of the Pioneer Park development we would leave open the option to develop that site for KDSB, keeping phase 4 similar in quality and character to the first 3 phases of residential development.



1. Concept rendering view from West (generic buildings of similar size located as per site plan on the site)

Proposed Site plan rendering

4.4. Proposed Uses: Commercial Opportunity

For the remaining commercial lot with highway frontage there is an opportunity for a new build-to-suit space which can support the growth of a local business contributing to the economic growth of Sioux Narrows. This increases diversity in the tax base which is currently heavily reliant on Residential taxes

The development intends to take advantage of the remaining property along the highway for a build-to-suit commercial building. The highway frontage ensures high visibility and easy accessibility for customers and clients. This space could be adapted to different business types, light manufacturing, offices, retail establishments, or restaurants. With its strategic location and adaptable design, the development aims to contribute to the economic growth of the community by creating jobs, fostering a dynamic business environment. This newly built space customized to the client offers a unique prospect for entrepreneurs and investors to positively impact both the local business landscape and the community as a whole.





2. Concept rendering view from East Entrance (generic buildings of similar size located as per site plan on the site)

4.5. Servicing

In order to achieve the efficiencies of higher density, innovative systems are proposed to manage waste water. A proposal from Waterloo Biofilter Systems is appended. Waterloo Biofilter is an Ontario based wastewater treatment system technology company that designs advanced on-site wastewater treatment systems that uses tertiary treatment systems ideal for reducing field sizes and use in areas with high water tables or shallow bedrock.

After thorough analysis of water sources drinking water would be supplied through small private treatment systems from surface water or wells. A fragmented water supply system allow small treatment systems to supply up to 5 residential units with smaller, easy to maintain treatment and monitoring systems.

4.6. Energy Efficiency Goals:

Energy efficiency for this project would be driven by high performance building envelope construction and high efficiency equipment. These goals increase occupant comfort while helping to reduce energy use. This dual approach aligns with our commitment to providing a living experience that is both environmentally responsible and tailored to the evolving expectations of our community.

4.7. Proposed Ownership Model:

The vacant land condominium ownership model allows ownership of the units while all lands and common elements are taken care of by the condominium group. This model ensures that residents retain equity in property ownership with reduced maintenance requirements. The Condominium boards consisting of residents manages the common elements and sets out rules and regulations to avoid and settle any disputes. This way, residents have a stake in their community. This model encourages a sense of responsibility, community engagement, and pride, fostering a strong neighborhood identity. The housing manager's ownership of the proposed affordable housing units adds an extra layer of community investment and support.

4.8. Financial Plan and Viability:

Preliminary Outline:

Through pre-sales of units and leveraging private sector funds, the project becomes financially viable as a phased development. A phased development strategy manages risk and ensures sustained financial health, bolstered by revenue from unit sales. While the land costs are mitigated through partnership with the municipality, the servicing costs for development with all private waste water management and water supply are high. The project is open to public incentives and grants which could reduce the end cost to potential occupants.

4.9. Other Project Details:

This project is intended to develop a range of housing including higher density and more economical building methods. Multiple attached residential units and economical construction methods not only make housing more affordable but also align with the Township's commitment to sustainable development. The inclusion of waterfront views for three residential lots enhances the overall attractiveness of the development, providing residents with a unique and desirable living experience.

Recognizing that community growth benefits the wellbeing of all businesses and all residents in the region and that longstanding special events and a strong arts and cultural community are part of what makes SNNF a great place to live, Ayrie is eager to work with the municipality and local organizations to develop a plan of action where our vision of the Pioneer Park development can contribute to community events and amenities within the Township of Sioux Narrows-Nestor Falls. We are committed to working with the Township to develop a funding formula that looks at the overall scope of the project and how this can be of benefit to community life. We will look at charitable donations and sponsorships related to:

- a) Book Trading Posts in Sioux Narrows and Nestor Falls.
- b) Arts Festival in Sioux Narrows
- c) Bassin' For Bucks (Sioux Narrows)
- d) Crow Lake Classic (Nestor Falls)
- e) Canada Day celebrations & Winter Carnival festivities in both communities
- f) Moose n' Fiddle Music Festival

4.10. Incentives or Tools for RFP Success:

We feel that this development makes the best long term use of the proposed lot and will contribute to the township in many ways. The tools below are included in current financial models to make the project feasible;

- Assistance in acquisition of adjacent lot to be combined with phase 3
- Municipal support in streamlining rezoning, subdivision and permitting processes to expedite the development and reduce administrative burden.
- Waved site control application
- Waved site agreement securities as well as any development and permit fees.
- Due to the phased long term development plan the developer would like to see property taxes to be deferred until buildings are completed and transferred to occupant Condominium boards.
- Flexible zoning considerations that align with the comprehensive vision for Pioneer Park including support for the proposed housing density.
- Providing information to the community about the development and the benefits of additional housing options available through higher density development.

Additional incentives that could allow for reducing the final price of the proposed housing units could include:

- Exploring grant opportunities for innovative, sustainable and affordable housing solutions.
- Community development grants that could help offset servicing costs and ensure streetscaping or access in alignment with municipal development plans

These enhancements not only make the proposal more appealing to the municipality but also demonstrate a genuine commitment to community welfare and engagement, ensuring a successful and harmonious development in Sioux Narrows.

5. Schedule

The first year would be dedicated to planning, pre-development, design, and approvals. Construction on the first phase would begin at the start of year 2. This would begin a 2.5 to 3 year design and construction cycle with re-evaluation, design, approvals and sales beginning 6 months before substantial completion of each phase.

The phased development plan over 10 years provides stability and allows for community integration at each stage. This process also allows for later phases of development to be in design stages while earlier stages are being constructed. This approach minimizes disruption, ensuring that residents and local businesses can adapt to and benefit from the evolving landscape of Pioneer Park. The extended time-frame provides the necessary flexibility for all stakeholders to align with and actively participate in the progressive transformation, fostering a sense of shared ownership and mutual growth.

Phase 1										
Project Initiation										
Project Financing										
Initial site assessment										
Design Development										
Construction Drawings										
Regulatory Approvals										
Marketing										
Presales										
Construction										
Phase 2										
Design Development										
Construction Drawings										
Regulatory Approvals										
Presales										
Construction										
Phase 3										
Design Development										
Construction Drawings										
Regulatory Approvals										
Presales										
Construction										
Phase 4										
Design Development										
Construction Drawings										
Regulatory Approvals										
Presales										
Construction										
Timeline	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10

6. Property Operations

Operation Plan

1. Sales Strategy:

- Host open houses, informational sessions, and collaborate with local real estate agents.
- Develop a comprehensive marketing plan with a mix of digital and traditional channels.
- Emphasize the phased nature of the development, affordability, location and community benefits in all marketing materials.
- Launch marketing campaigns emphasizing continuum living as an affordable alternative lifestyle. Highlight benefits including maintenance free living, shared amenities, community interaction and security.
- Examine incentives such as down payment assistance or flexible financing.
- Ongoing discussions are exploring the opportunity to sell one or two of the phase 4 buildings to Kenora District Services Provider (KDSB). This would allow local tenants in need of affordable housing to make use of district programs to rent housing at affordable rates.

2. Pricing

- Determine pricing based on construction costs, including design, servicing
- Analyze the impact of partnerships with government programs or nonprofits to offer additional subsidies.

3. Legal and Regulatory Transfers

- Define and designate common elements
- Negotiate fees and transfer control to third party property manager
- Establish reserves for capital expenditures
- Establishing the condominium association retaining control until a percentage of units are occupied
- Secure appropriate insurance for the condominium. Inform owners of insurance requirements.
- Facilitate title transfer from the developer to individual unit owners
- Establish property maintenance schedules including landscaping, snow removal, road maintenance, waste water and water treatment servicing

4. Maintenance

- As phases are completed maintenance would be transferred to Peak Management Group. Peak would take over property management of the condominium lots until they are fully occupied as well as the ownership and maintenance of common roads and the commercial property. Peak would be well positioned to manage the buildings, and grounds for each condominium on an ongoing basis. Peak management will also have qualified staff to maintain the waste water and water treatment systems.
- Peak management is an experienced property management company with a portfolio that includes over 140 units including clients such as First Student, Ironclad Storage, Fedex Ground, Capital Commercial Real Estate, and Ayrie Developments.
- This maintenance plan also allows for a property manager to oversee amenity management, maintaining shared facilities for all residents' enjoyment. By planning and managing reserve funds, property managers contribute to the long-term financial health of the condominium, sparing owners from the day-to-day burdens of individual management and promoting a positive and well-maintained community atmosphere.

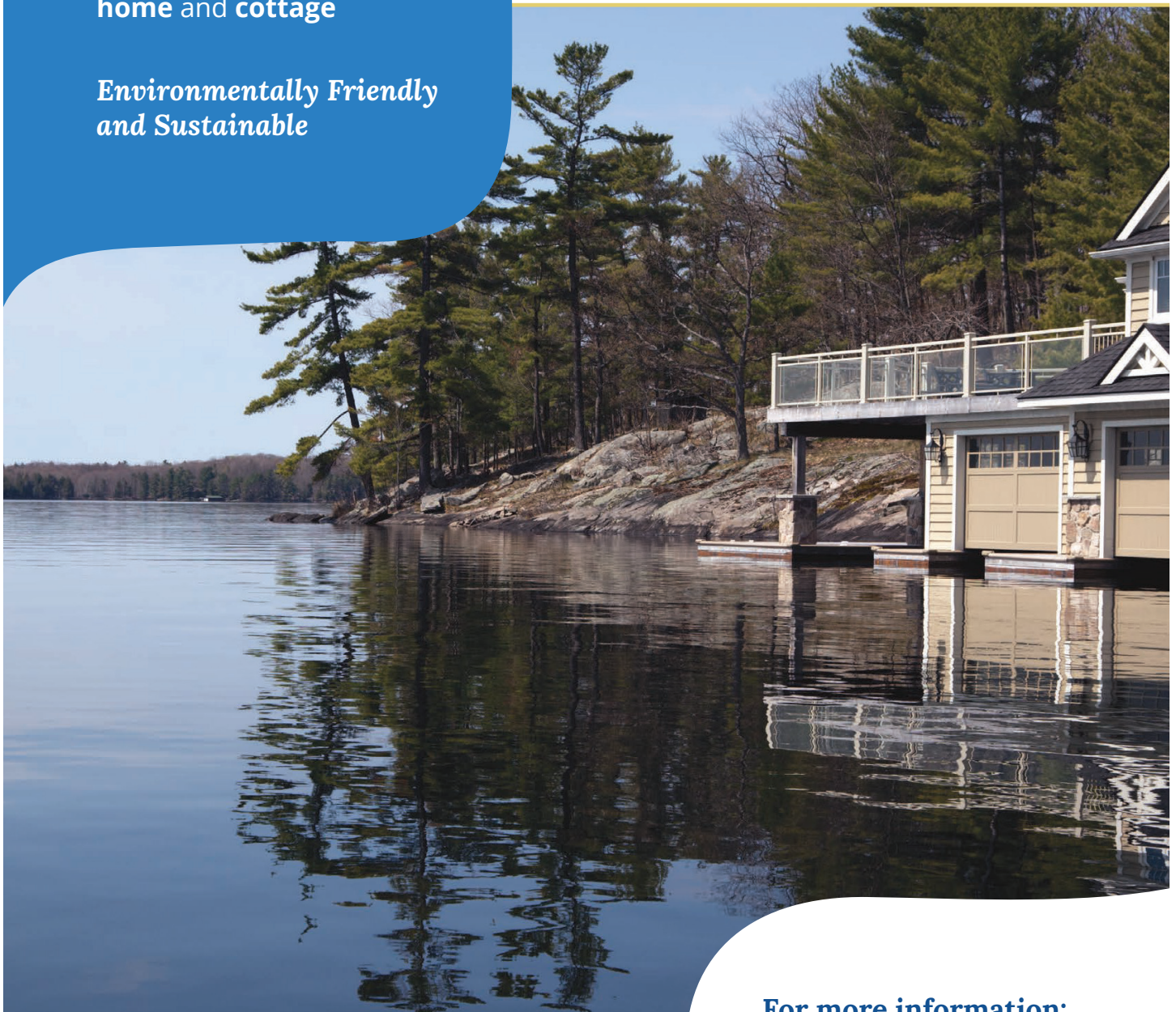
7. Closing Statement

In conclusion, Ayrie Developments is eager to embark on the transformative journey outlined in this proposal for the redevelopment of Pioneer Park. With a commitment to community responsibility, innovative design, and a phased development approach, we aim to create a vibrant, sustainable, and inclusive space that aligns with the unique needs and aspirations of Sioux Narrows-Nestor Falls. We look forward to the opportunity to collaborate closely with the Township, local stakeholders, and the community to bring this vision to life, fostering lasting positive impacts and a thriving legacy for generations to come.

Advanced Septic Systems

The ideal solution for your
home and **cottage**

*Environmentally Friendly
and Sustainable*



For more information:

www.waterloo-biofilter.com

1-866-366-4329

info@waterloo-biofilter.com



The Waterloo Advantage

Waterloo Biofilter Systems Inc. is a Canadian-owned and operated company that has for over 20 years developed, designed, manufactured, and maintained advanced onsite wastewater treatment systems.

We are committed to helping protect the environment with technology focused on high quality treatment, low energy usage, and system robustness.



UNIVERSITY OF
WATERLOO

The patented Waterloo Biofilter system was developed at the University of Waterloo's Centre for Groundwater Research.



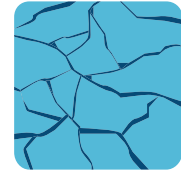
Permanent Filter Medium

The key to the Waterloo Biofilter system is the absorbent foam filter medium that has been optimized to physically filter and biologically treat sewage. This filter medium is warranted for 20 years and will likely last generations.

A Waterloo is designed to perform on difficult sites



Small or Remote Lots



Bedrock or Clay Soils



High Watertable



Environmentally Sensitive Areas

The environmentally friendly choice



Step 1

Wastewater is collected and distributed over the Waterloo foam filter medium.



Step 2

Wastewater slowly trickles down through the foam pieces where natural occurring bacteria remove contaminants.



Step 3

After passing through the foam, the treated water is put back into the environment.





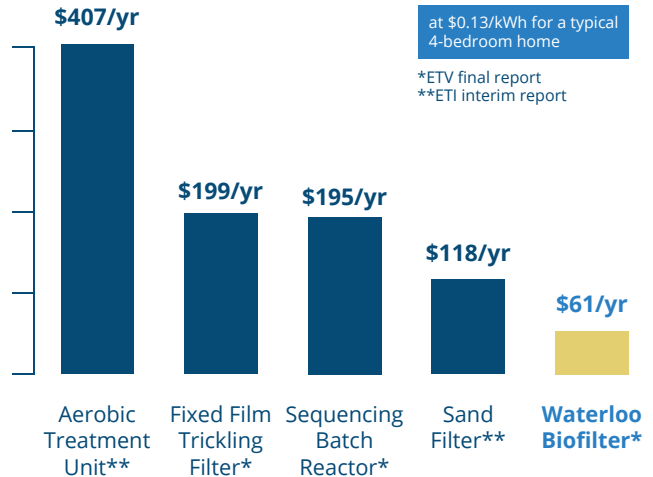
Low Energy, Low Operating Cost

Waterloo Biofilters use very little energy; up to **85% less** power than aeration technologies using air compressors. In the long-term we have the lowest operating costs.

Few moving parts

Less energy use

No noisy air compressor



Nitrogen Removal

Standard Waterloo systems remove up to **50-65% total nitrogen**, helping to reduce nitrate levels in groundwater and protect surface waters. With the **WaterNOx-LS™** system add-on, up to **95% TN removal** can be achieved passively and cost-effectively.



Phosphorous Removal

With the **Waterloo EC-P™** system add-on, greater than **95% total phosphorus** can be removed – helping protect surface waters from blue-green algae and lake eutrophication. Compact and low energy, the Waterloo EC-P™ permanently removes phosphorus without chemicals or additional sludge production.



Small Footprint

A Waterloo is discrete and minimizes raised mounding and tree removal. A variety of product configurations are available to suit your unique site conditions and personal tastes.



Seasonal Performance

Whether for seasonal or year-round use, the Waterloo is designed to withstand extreme cold temperatures and can easily handle variable flow rates.



Made in Canada
Tough Enough for Canada

Residential Products



Waterloo Shed Biofilters are spray foam insulated for winter operation, clad in attractive composite siding, and roofed with 50-year shingles. Shed Biofilters are compact and require only a single pump to operate.



Waterloo Flat Bed Biofilters are constructed of strong yet lightweight fibreglass shells. Flat Bed Biofilters easily blend in with landscaping and require only a single pump to operate.



Waterloo Basket Biofilters are constructed of a rigid steel mesh coated for corrosion protection. Basket Biofilters are placed in a below-ground concrete tank and are ideal for larger homes or increased nitrogen removal.



Waterloo HDPE Tank Biofilters are constructed using very durable below-ground high-density polyethylene tanks. HDPE Tank Biofilters are ideal for difficult access sites and increased nitrogen removal.

Proved and Approved

The Waterloo Biofilter has been thoroughly tested and proven effective by numerous 3rd party verification programs. We pride ourselves on the high treatment levels our technology consistently demonstrates.

Is yours a Waterloo?

CAN/BNQ Certification

	Median Concentration	Percent Removal
cBOD ₅	4 mg/L	98%
TSS	4 mg/L	> 98%
Fecal Coliforms	17,900 cfu/100mL	> 99%

ETV Verification

	Median Concentration	Percent Removal
cBOD ₅	7 mg/L	96%
TSS	5 mg/L	97%
Total Nitrogen	13 mg/L	65%

Waterloo Biofilter Waste Water Treatment Proposal

Phase 1 – 6,600 L/day

- 13,700 L anaerobic digester tank
 - Innertube
 - Effluent filter
- 6,820 L Pump Tank
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- 18,200 L basket biofilter tank
 - Dosing manifold w/ spray nozzles
 - Two (2) 4.9 m3 baskets filled w/ Biofilter medium
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- Waterloo Smart Panel control panel
- System supervision

Phase 2 – 9,600 L/day

- 22,750 L anaerobic digester tank
 - Innertube
 - Effluent filter
- 9,100 L Pump Tank
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- 22,750 L basket biofilter tank
 - Dosing manifold w/ spray nozzles
 - Two (2) 7.0 m3 baskets filled w/ Biofilter medium
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- Waterloo Smart Panel control panel

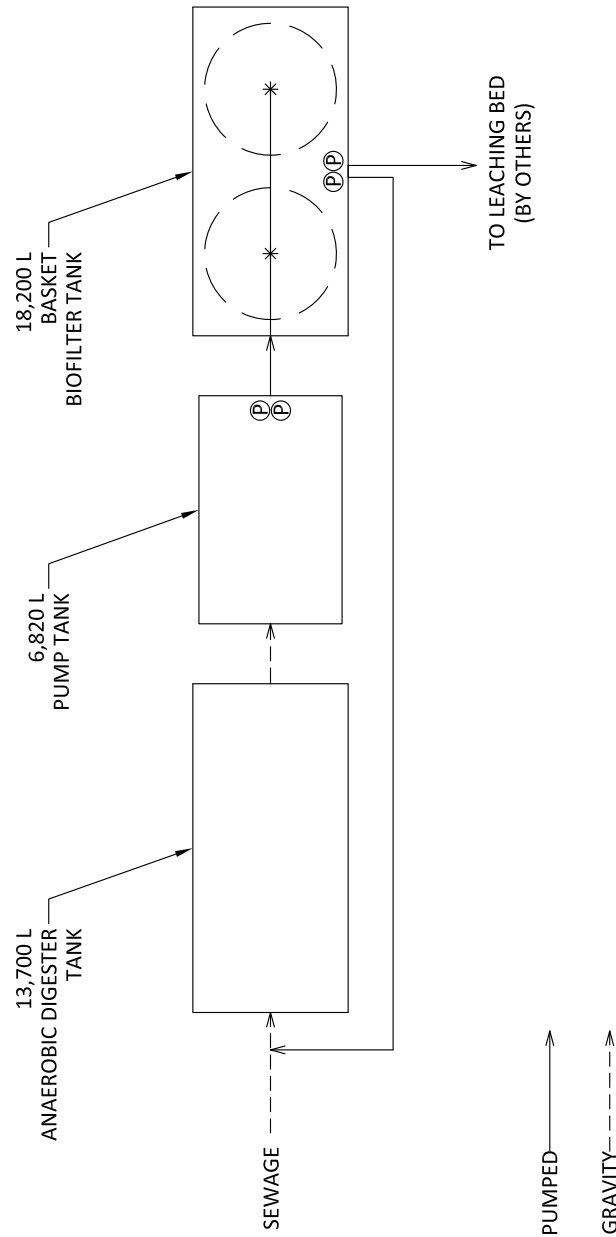
Phase 3 – 6,600 L/day

- 13,700 L anaerobic digester tank
 - Innertube
 - Effluent filter
- 6,820 L Pump Tank
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- 18,200 L basket biofilter tank
 - Dosing manifold w/ spray nozzles
 - Two (2) 4.9 m3 baskets filled w/ Biofilter medium
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- Waterloo Smart Panel control panel

Phase 4 – 8,800 L/day

- 18,200 L anaerobic digester tank
 - Innertube
 - Effluent filter
- 9,100 L Pump Tank
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- 22,750 L basket biofilter tank
 - Dosing manifold w/ spray nozzles
 - Two (2) 6.3 m3 baskets filled w/ Biofilter medium
 - Two (2) submersible effluent pumps w/ miscellaneous plumbing
 - Float tree
 - External electrical splice box
- Waterloo Smart Panel control panel

PRELIMINARY
SCHEMATIC ONLY



NOTES:

1. THIS IS A PRELIMINARY SCHEMATIC FOR A WATERLOO BIOFILTER SEWAGE TREATMENT SYSTEM. THIS IS FOR PLANNING PURPOSES ONLY AND IS NOT AN ENGINEERED DESIGN.
2. THE PEAK DAILY DESIGN SANITARY SEWAGE FLOW FOR PHASE 1 OF THIS PROPOSED RESIDENTIAL DEVELOPMENT (CONSISTING OF SIX (6) TWO-BEDROOM RESIDENCES) IS 6,820 L/DAY (16,400 GPD/DAY). PEAK FLOWS ARE EXPECTED TO OCCUR INFREQUENTLY, WITH AVERAGE FLOWS BEING AROUND HALF OF THE PEAK.
3. THE SEWAGE IS EXPECTED TO HAVE THE FOLLOWING TYPICAL CONCENTRATIONS:
BOD = 190 mg/L
TSS = 210 mg/L
4. SEWAGE FROM THE RESIDENCES FLOWS BY GRAVITY (OR IS PUMPED, COLLECTION SYSTEM BY OTHERS) INTO A 13,700 L ANAEROBIC DIGESTER TANK. THE INLET OF THE TANK IS EQUIPPED WITH AN INVERTED U-TUBE. THE OUTLET IS EQUIPPED WITH AN EFFLUENT FILTER.
5. THE ANAEROBIC DIGESTER TANK EFFLUENT FLOWS BY GRAVITY INTO A 6,820 L PUMP TANK. THE TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON AN ALTERNATING TIMER.
6. THE PUMP TANK EFFLUENT IS DOSED TO A 18,200 L BASKET BIOFILTER TANK, WHICH HOUSES TWO (2) BASKETS EACH FILLED WITH 4.9 m³ BIOFILTER MEDIUM (9.8 m³ TOTAL). THE PUMP TANK EFFLUENT IS EVENLY DISTRIBUTED OVER THE SURFACE OF THE MEDIUM AND TREATED AS IT TRICKLES THROUGH THE MEDIUM. THE BASKET BIOFILTER TANK IS DESIGNED TO PROMOTE AEROBIC CONDITIONS. THE BASKET BIOFILTER TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON AN ALTERNATING DEMAND (OR TIMER).
7. EACH DOSE, A PORTION OF THE TREATED EFFLUENT IS RE-CIRCULATED TO THE INLET OF THE ANAEROBIC DIGESTER TANK.
8. EACH DOSE, THE REMAINING TREATED EFFLUENT IS PUMPED TO A LEACHING BED (BY OTHERS).
9. ALL PUMPS ARE RUN BY A WATERLOO SMART PANEL(S). THE WATERLOO SMART PANEL PROVIDES REMOTE MONITORING, CONTROL, AND DATA LOGGING OVER A STABLE WIRELESS CELLULAR NETWORK. THIS FUNCTIONALITY ALLOWS FOR REAL TIME OPERATIONAL ADJUSTMENTS TO OPTIMIZE SYSTEM PERFORMANCE. THE WATERLOO SMART PANEL ALSO MONITORS WATERLOO SMART PANEL OPERATION AND WILL SEND FAILURE OR HIGH LEVEL ALARMS, PROVIDING THEM WITH VITAL INFORMATION TO LIMIT SITE VISITS WHILE KEEPING THE SYSTEM OPERATING PROPERLY.
10. ADHERENCE TO BEST MANAGEMENT PRACTICES (BMPs) AND THE APPROPRIATE SEWAGE TREATMENT SYSTEM, PERFORMING ROUTINE MAINTENANCE, MONITORING, AND TROUBLESHOOTING, ETC.) IS NECESSARY FOR OPTIMAL PERFORMANCE OF THE WATERLOO BIOFILTER TREATMENT SYSTEM OUTLINED IN THIS SCHEMATIC, WHICH IS DESIGNED FOR THE FOLLOWING EFFLUENT OBJECTIVES:
CBOD = 10 mg/L
TSS = 10 mg/L



65 MASSER ROAD SUITE C QUEBEC QN 1M1 7M6
CANADA
TEL: 514-351-1111
EMAIL: INFO@WATERLOO-BIOFILTER.COM

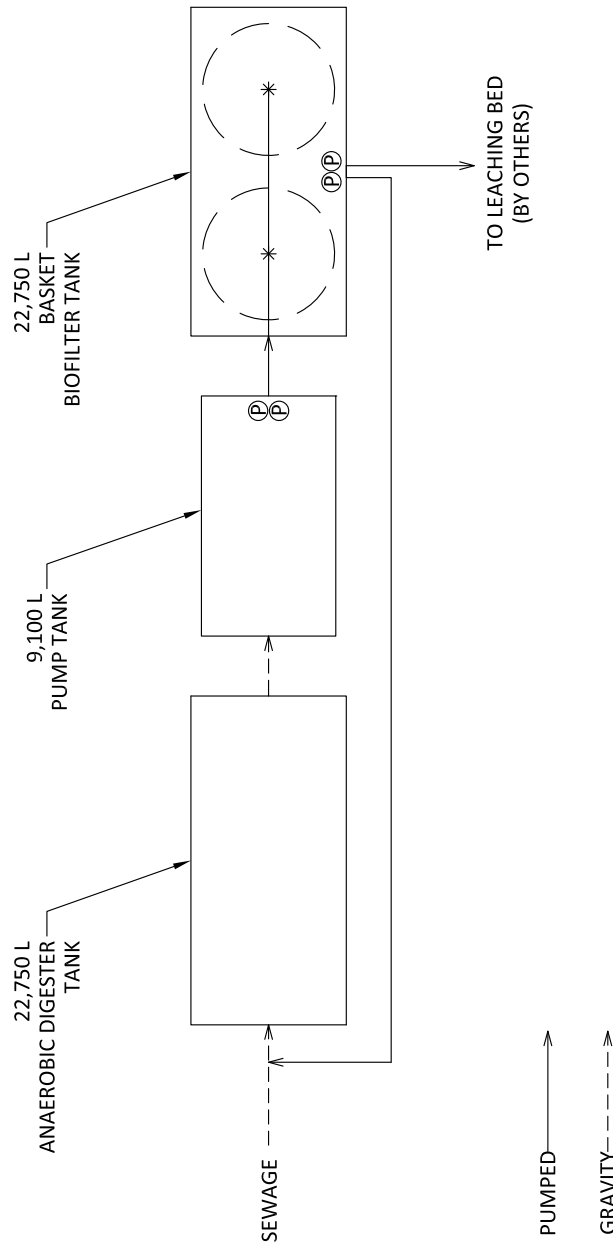
TITLE: PROCESS SCHEMATIC

PROJECT: PHASE 1, PIONEER PARK DEVELOPMENT - KENORA

FOR: KENON BUILDERS

PROJECT NUMBER:	PEAK SEWAGE FLOW:	CONFIGURATION:	DATE:
01K-C-2023-2025	6,820 L/day	BASKETS	DECEMBER 14, 2023
DRAWN BY:	PERCUTATION RATE:	DISCHARGE:	
K. WETHERILL	N/A	LEACHING BED	1 OF 1

PRELIMINARY
SCHEMATIC ONLY



- NOTES:**

 1. THIS IS A PRELIMINARY SCHEMATIC FOR A WATERLOO BIOFILTER SERVICE TREATMENT SYSTEM. THIS IS FOR PLANNING PURPOSES ONLY AND IS NOT AN ENGINEERED DESIGN.
 2. THE PEAK DAILY DESIGN SANITARY SEWAGE FLOW FOR PHASE 2 OF THIS PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF SIX (6) THREE-BEDROOM RESIDENCES IS 9,600 L/day (6 x 1,600 L/day). PEAK FLOWS ARE EXPECTED TO OCCUR "HALF-DAY," WITH AVERAGE FLOWS BEING AROUND HALF OF THE PEAK.
 3. THE SEWAGE IS EXPECTED TO HAVE THE FOLLOWING TYPICAL CONCENTRATIONS:
BOD = 190 mg/L
TSS = 210 mg/L
 4. SEWAGE FROM THE RESIDENCES FLOWS BY GRAVITY (OR IS AMEROCOLLECTED SYSTEM BY OTHERS) INTO A 22,750 L ANAEROBIC DIGESTION TANK. THE INLET OF THE TANK IS EQUIPPED WITH AN INVERTED U-TUBE. THE OUTLET IS EQUIPPED WITH AN EFFLUENT FILTER.
 5. THE ANAEROBIC DIGESTION TANK EFFLUENT FLOWS BY GRAVITY INTO A 9,000 L PUMP TANK. THE TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON AN ALTERNATING TIMER.
 6. THE PUMP TANK EFFLUENT IS DOSED TO A 22,750 L BASKET BIOFILTER TANK, WHICH HOUSES TWO (2) BASKETS EACH CONTAINING 100 L OF BIOLOGICAL MEDIA. THE BIOFILTER PUMP TANK EFFLUENT IS EVENLY DISTRIBUTED OVER THE SURFACE OF THE MEDIUM AND TREATED AS IT TRICKLES THROUGH THE INTERIOR OF THE MEDIUM. PASSIVELY VENTED LIDS PROMOTE AEROBIC CONDITIONS. THE BASKET BIOFILTER TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON ALTERNATING DEMAND (OR TIMER).
 7. EACH DOSE, A PORTION OF THE TREATED EFFLUENT IS RE-CIRCULATED TO THE INLET OF THE ANAEROBIC DIGESTER TANK.
 8. EACH DOSE, THE REMAINING TREATED EFFLUENT IS PUMPED TO A LEACHING BED (BT OTHERS).
 9. ALL PUMPS ARE RUN BY A WATERLOO SMART PANEL(S). THE WATERLOO SMART PANEL PROVIDES REMOTE MONITORING, CONTROL, AND DATA LOGGING OVER A STABLE WIRELESS CELLULAR NETWORK. THIS FUNCTIONALITY ALLOWS FOR SYSTEM PERFORMANCE, THE WATERLOO SMART PANEL(S) IMMEDIATELY NOTIFIES THE SERVICE PROVIDER OF A PUMP FAILURE OR HIGH LEVEL ALARM, PROVIDING THEM WITH VITAL INFORMATION TO LIMIT SITE VISITS WHILE KEEPING THE SYSTEM OPERATING PROPERLY.
 10. ADHERENCE TO BEST MANAGEMENT PRACTICES (PROVIDING THE APPROPRIATE STRENGTH SEWAGE PERFORMING ROUTINE MAINTENANCE, LIMITING TOWNSHIP OPERATIONS, ETC.) IS NECESSARY FOR OPTIMAL PERFORMANCE OF THE WATERLOO BIOFILTER TREATMENT SYSTEM OUTLINED IN THIS SCHEMATIC, WHICH IS DESIGNED FOR THE FOLLOWING EFFLUENT OBJECTIVES:
 $\text{BOD} = 10 \text{ mg/L}$
 $\text{TSS} = 10 \text{ mg/L}$



65 MASSEY ROAD SUITE C, GUELPH ON N1H 7M6
TEL: 519-856-0757 FAX: 519-856-0759
EMAIL: INFO@WATERCO-BIOFILTER.COM

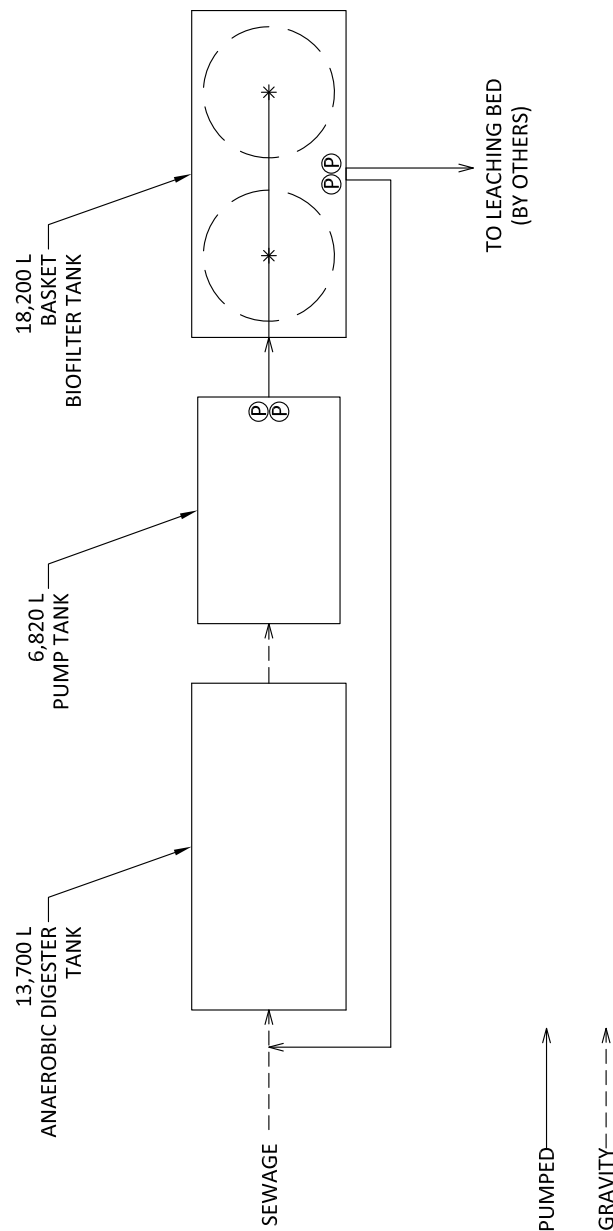
TITLE: PROCESS SCHEMATIC

PROJECT: PHASE 2, PIONEER PARK DEVELOPMENT - KENORA

FOR: KENON BUILDERS

PROJECT NUMBER: ON-C-2023-0155	PEAK SEWAGE FLOW: 9,600 l/day	CONFIGURATION: BASKETS	DATE: DECEMBER 14, 2023
DRAWN BY: K. WETHERALL	PERCOLATION RATE: N/A	DISCHARGE: LEACHING BED	1 OF 1

PRELIMINARY
SCHEMATIC ONLY



NOTES:

1. THIS IS A PRELIMINARY SCHEMATIC FOR A WATERLOO BIOFILTER SEWAGE TREATMENT SYSTEM. THIS IS FOR PLANNING PURPOSES ONLY AND IS NOT AN ENGINEERED DESIGN.
2. THE PEAK DAILY DESIGN SANITARY SEWAGE FLOW FOR PHASE 3 OF THIS PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF SIX (6) TWO-BEDROOM RESIDENCES IS 6,600 l/day (6 x 1100 l/day). PEAK FLOWS ARE EXPECTED TO OCCUR INFREQUENTLY, WITH AVERAGE FLOWS BEING AROUND HALF OF THE PEAK.

3. THE SEWAGE IS EXPECTED TO HAVE THE FOLLOWING TYPICAL CONCENTRATIONS:

BOD = 190 mg/L
TSS = 210 mg/L

4. SEWAGE FROM THE RESIDENCES FLOWS BY GRAVITY (OR IS PUMPED, COLLECTION SYSTEM BY OTHERS) INTO A 13,700 L ANAEROBIC DIGESTER TANK. THE INLET OF THE TANK IS EQUIPPED WITH AN INNETTUBE. THE OUTLET IS EQUIPPED WITH AN EFFLUENT FILTER.

5. THE ANAEROBIC DIGESTER TANK EFFLUENT FLOWS BY GRAVITY INTO A 6,820 L PUMP TANK. THE TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON AN ALTERNATING TIMER.

6. THE PUMP TANK EFFLUENT IS DOSED TO A 18,200 L BASKET BIOPHILTER TANK, WHICH HOUSES TWO (2) BASKETS, EACH FILLED WITH 4.9 m³ BIOPHILTER MEDIUM (9.8 m³ TOTAL). THE PUMP TANK EFFLUENT IS EVENLY DISTRIBUTED OVER THE SURFACE OF THE MEDIUM AND TREATED AS IT TRICKLES THROUGH THE INTERIOR OF THE MEDIUM. PASSIVELY-VENTED LIDS PROMOTE AEROBIC CONDITIONS. THE BASKET BIOPHILTER TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON ALTERNATING DEMAND (OR TIMERS).

7. EACH DOSE, A PORTION OF THE TREATED EFFLUENT IS RECIRCULATED TO THE INLET OF THE ANAEROBIC DIGESTER TANK.

8. EACH DOSE, THE REMAINING TREATED EFFLUENT IS PUMPED TO A LEACHING BED (BY OTHERS).

9. ALL PUMPS ARE RUN BY A WATERLOO SMART PANEL(S). THE WATERLOO SMART PANEL PROVIDES REMOTE MONITORING, CONTROL, AND DATA LOGGING OVER A STABLE WIRELESS CELLULAR NETWORK. THIS FUNCTIONALITY ALLOWS FOR REAL TIME OPERATIONAL ADJUSTMENTS TO OPTIMIZE SYSTEM PERFORMANCE. THE WATERLOO SMART PANEL ALSO IMMEDIATELY NOTIFIES THE SERVICE PROVIDER OF A PUMP FAILURE OR HIGH LEVEL ALARM, PROVIDING THEM WITH VITAL INFORMATION TO LIMIT SITE VISITS WHILE KEEPING THE SYSTEM OPERATING PROPERLY.

10. ADHERENCE TO BEST MANAGEMENT PRACTICES (PROVIDING THE APPROPRIATE STRENGTH SEWAGE, PERFORMING ROUTINE MAINTENANCE, LIMITING TOXINS ENTERING THE SYSTEM, ETC.) IS NECESSARY FOR OPTIMAL PERFORMANCE OF THE WATERLOO BIOFILTER TREATMENT SYSTEM OUTLINED IN THIS SCHEMATIC, WHICH IS DESIGNED FOR THE FOLLOWING EFFLUENT OBJECTIVES:

cBOD = 10 mg/L
TSS = 10 mg/L



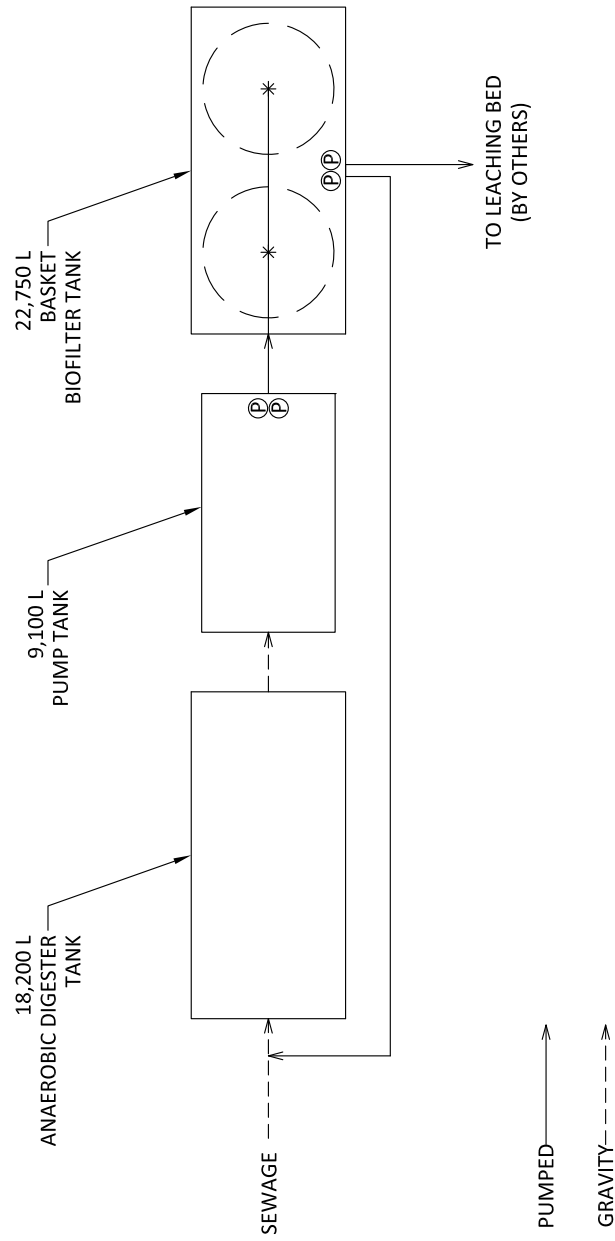
65 MASSEY ROAD SUITE C, GUELPH ON N1H 7M6
TEL: 519-856-0757 FAX: 519-856-0759
EMAIL: INFO@WATERCO-FILTER.COM

TITLE: PROCESS SCHEMATIC

PROJECT: PHASE 3, PIONEER PARK DEVELOPMENT - KENORA
EOP: KENON B III DECS

PROJECT NUMBER: OH-C-2022-0155	PEAK SEWAGE FLOW: 6,600 l/day	CONFIGURATION: BASKETS	DATE: DECEMBER 14, 2023
DRAWN BY: K. WETHERALL	PERCOLATION RATE: N/A	DISCHARGE: LEACHING BED	1 OF 1

PRELIMINARY
SCHEMATIC ONLY



NOTES:

1. THIS IS A PRELIMINARY SCHEMATIC FOR A WATERLOO BIOFILTER SEWAGE TREATMENT SYSTEM. THIS IS FOR PLANNING PURPOSES ONLY AND IS NOT AN ENGINEERED DESIGN.
2. THE PEAK DAILY DESIGN SANITARY SEWAGE FLOW FOR PHASE 4 OF THIS PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF EIGHT (8) TWO-BEDROOM RESIDENCES IS 8,800 L/Day (8 x 1,100 l/day). PEAK FLOWS ARE EXPECTED TO OCCUR INFREQUENTLY, WITH AVERAGE FLOWS BEING AROUND HALF OF THE PEAK.
3. THE SEWAGE IS EXPECTED TO HAVE THE FOLLOWING TYPICAL CONCENTRATIONS:
BOD = 190 mg/L
TSS = 520 mg/L
4. SEWAGE FROM THE RESIDENCES FLOWS BY GRAVITY OR IS PUMPED, COLLECTION SYSTEM BY INLET INTO A 38,200 L ANAEROBIC DIGESTER TANK. THE INLET OF THE TANK IS EQUIPPED WITH AN INNERBUET. THE OUTLET IS EQUIPPED WITH AN EFFLUENT FLITER.
5. THE ANAEROBIC DIGESTER TANK EFFLUENT FLOWS BY GRAVITY INTO A 9,100 L PUMP TANK. THE TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON AN ALTERNATING TIMER.
6. THE PUMP TANK EFFLUENT IS DOSED TO A 22,750 L BASKET BIOFILTER TANK, WHICH HOUSES TWO (2) BASKETS EACH FILLED WITH 6.3 m³ BIOFILTER MEDIUM (12.6 m³ TOTAL). THE PUMP TANK EFFLUENT IS EVENLY DISTRIBUTED OVER THE SURFACE OF THE MEDIUM AND TREATED AS IT TRICKLES DOWN THE MEDIUM. THE BIOFILTER MEDIUM IS DESIGNED TO PROMOTE AEROBIC CONDITIONS. THE BASKET BIOFILTER TANK IS EQUIPPED WITH TWO (2) SUBMERSIBLE EFFLUENT PUMPS (P) OPERATING ON ALTERNATING DEMAND (OR TIMER).
7. EACH DOSE, A PORTION OF THE TREATED EFFLUENT IS RECYCLED TO THE INLET OF THE ANAEROBIC DIGESTER TANK.
8. EACH DOSE, THE REMAINING TREATED EFFLUENT IS PUMPED TO A LEACHING BED (BT OTHERS).
9. ALL PUMPS ARE RUN BY A WATERLOO SMART PANEL(S). THE WATERLOO SMART PANEL PROVIDES REMOTE MONITORING, CONTROL, AND DATA LOGGING OVER A STABLE WIRELESS CELLULAR NETWORK. THIS FUNCTIONALITY ALLOWS FOR REMOTE OPERATION AND ADJUSTMENTS TO OPTIMIZE PERFORMANCE. THE SMART PANEL ALSO PROVIDES A REMOTE IMMEDIATELY NOTIFIES THE SERVICE PROVIDER OF A PUMP FAILURE OR HIGH LEVEL ALARM, PROVIDING THEM WITH VITAL INFORMATION TO LIMIT SITE VISITS WHILE KEEPING THE SYSTEM OPERATING PROPERLY.
10. ADHERENCE TO BEST MANAGEMENT PRACTICES (PROVIDING THE APPROPRIATE STRENGTH SEWAGE, PERFORMING ROUTINE MAINTENANCE, LIMITING TOXINS ENTERING THE SYSTEM, ETC.) IS NECESSARY FOR OPTIMAL PERFORMANCE OF THE WATERLOO BIOFILTER TREATMENT SYSTEM. THE BIOFILTER TREATMENT SYSTEM IS DESIGNED FOR THE FOLLOWING EFFLUENT OBJECTIVES:

cBOD = 10 mg/L
TSS = 10 mg/L



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TITLE: PROCESS SCHEMATIC

PROJECT: PHASE 4, PIONEER PARK DEVELOPMENT - KENORA
FOR: KENON BUILDERS

PROJECT NUMBER: OH-C-2022-0155	PEAK SEWAGE FLOW: 8,800 l/day	CONFIGURATION: BASKETS	DATE: DECEMBER 14, 2023
DRAWN BY: K. WETHERALL	PERCOLATION RATE: N/A	DISCHARGE: LEACHING BED	1 OF 1