



Sioux Narrows-Nestor Falls **COMMUNITY ECONOMIC DEVELOPMENT UPDATE**

- SPRING 2023 -

HOUSING

The land transfer to the Kenora District Services Board for a Seniors Housing Development located next to the Sioux Narrows Community Centre in Sioux Narrows has been successfully completed. The KDSB is the lead on this development and they continue to work diligently on this project. This project is still in its early stages, but the transfer of the land is an exciting milestone. In addition to this, we are in the preliminary stages of investigating the possibility of a similar project in Nestor Falls, and look forward to providing the community with updates as this moves forward.

In response to their Expression of Interest and subsequent Request for the Proposals for the land formerly known as Pioneer Park, Municipal Council did receive one submission. They reviewed the submission and have decided not to proceed with the development at this time. However, the potential for housing on this property still exists, if and when the right proposal is made. Please note that before any final decisions are made or development starts we would undertake a fulsome community engagement process.

These activities help us to meet our economic goals of facilitating housing development to support community growth and employee retention, as outlined in our community economic development strategy.

Municipal Short-Term Rental Policy Change

Over the past 5 years, there has been a growing trend in the use of online booking services such as Air B&B and Vacation Rental by Owner (VRBO) for residential homeowners to rent out their homes on a short-term basis for the purpose of generating income. These are commonly known as Short Term Rentals, or STRS. The emergence of STRS as income properties is widespread, both internationally and in Canada and the United States.

However, while generating income for the owner, many of these rental properties have a negative impact on neighbourhoods and communities - they also generate land use conflicts in residential areas, and tend to create shortages in affordable housing as investors purchase modestly priced homes as commercial rental properties.

Additionally, STRs deplete the limited housing stock available in community as properties are being purchased for income making it challenging for new and existing residents to find housing in our community. The lack of available housing in the community can contribute to stagnation within our economy and is something we hope to mitigate in our community.

The Township of Sioux Narrows-Nestor Falls has not been immune to this trend, as many cottage owners have seen this as an opportunity to generate some additional income from their cottage when not in use. Further, many potential purchasers are now using this as a business model to assist in the financing of a new cottage purchase.

The Township has been attempting to manage STRS through the zoning by-law over the past several years. As a result, it has become clear that a more precise land use policy would be helpful to Council in making land use decisions on STRS. Planning staff have been directed to prepare a new policy in the Official Plan that will assist Council making decisions on the approval of future STRS, taking into consideration potential disruptions in residential neighbourhoods, the health and safety of the public and the impact on affordable housing in the community.

There will be two public meetings, in May and June, to review and comment on the proposed amendment to the Official Plan. The first will be in Nestor Falls on May 2nd, and the next on June 6th in Sioux Narrows. The Township looks forward to hearing from the public on this issue, and looks forward to hearing your comments.

If you wish to review a copy of the proposed amendment, please contact the Planning Department at the Township of Sioux Narrows - Nestor Falls at 807-226-5241.

COMMUNITY DEVELOPMENT PROJECTS

Making Trails

Work on our municipal trail systems is well underway. We are currently in the process of mapping all existing trails. We are compiling all of the information and have rated each trail's difficulty level. These will all be included in our new Trail Brochure expected in June 2023. In addition to the physical brochure, community members can expect to see new and improved directional signage on the trails and a stronger digital presence.

Throughout the summer of 2023 we will be developing a new trail that connects Sioux Narrows-Provincial Park with the Town Centre in Sioux Narrows.

Bike Trails Development

The designs are complete for the phase one of our bike trails project. We are currently working with our design and construction team on the project and hope to see construction start as early as possible in the summer of 2023.

Cost: \$200,000

Funding: NOHFC \$180,000 (90%) Municipal \$20,000 (10%)

Trail Promotion



We are currently exploring joint trail promotion opportunities with the City of Kenora and throughout the Whiteshell with Travel Manitoba. Trails have been identified as a key opportunity for transformational tourism development in our region and we are excited about the enhancements in our community and the potential that exists to be part of a larger regional trail network.

These activities help us to meet our economic goals of developing Sioux Narrows-Nestor Falls into a premier multi-use trail destination, as outlined in our community economic development strategy.

Nestor Falls Ambulance Base is Complete

At the time of writing, the Kenora District Services Board (KDSB) and Northwest Emergency Medical Services is moving into their new ambulance base at Nestor Falls. The Township of Sioux Narrows - Nestor Falls partnered with KDSB in 2021 on this much needed infrastructure improvement. The Township of Sioux Narrows - Nestor Falls undertook the construction of the building, situated on municipal property, which is being leased by the Kenora District Services Board, long-term, on a construction cost recovery basis, plus interest. Municipal Council, Senior Staff and Henry Wall, KDSB's Chief Administrative Officer, toured the facility March 4th, 2023. The new space will accommodate the present-day operational, health and safety needs of Paramedic services in Sioux Narrows - Nestor Falls.



Capital Projects

Nestor Falls Government Dock

The Township has received funding to repair and enhance the Government Docks in Nestor Falls. This work will include replacing the floats, new decking, and the inclusion of a shaded seating area.

Cost: \$200,000

Funding: NOHFC \$180,000 (90%) Municipal \$20,000 (10%)

Nestor Falls Community Centre Upgrades

This project has been slightly delayed in order to accommodate user groups and a number of events planned for the Centre. We anticipate construction to start sometime in 2023.

Cost: \$200,000

Funding: NOHFC \$180,000 (90%) Municipal \$20,000 (10%)

Northern Ontario Sport Fishing Centre Grounds

Construction began on this project in Fall 2022. During the initial phase of construction, we saw the creation of an accessible path way and the groundwork has been completed for the new playground installation in the spring. This project will continue and be completed by the Spring of 2023.

Cost \$645,000

Funding: NOHFC \$316,000 (49%), Fed Nor \$193,000 (30%) Municipality \$135,450 (21%)

Four Season Multi-Use Recreation Facility

Phase II will see the installation of a covering structure over the existing concrete pad. The existing pad has already been designed and engineered specifically to support this cover. We have been meeting with the project team, the covering structure has been ordered, and we expect that work to resume on the project in May 2023.

Phase II Cost: \$1,400,000

Funding: Fed Nor \$630,000 (45%), NOHFC \$630,000 (45%) Municipal \$140,000 (10%)



Did you know?

The housing stock in the Township of Sioux Narrows-Nestor Fall is:

96%

SINGLE
DETACHED
HOMES

2%

ROW
HOUSES

2%

MOVABLE
DWELLINGS

That the average household size in our community is 2.

2023 OPENING DATES



MAY 15TH

Nestor Falls
Information Centre

MAY 19TH

Sioux Narrows
Provincial Park

MAY 15TH

Northern Ontario
Sport Fishing Centre

MAY 19TH

Caliper Lake
Provincial Park

2023 Sioux Narrows-Nestor Falls Marketing

The Township continues to invest in our Lake of the Woods Marketing Partnership with the City Kenora and Provincial Partners. For the Summer of 2023 we will be participating in a targeting advertising Campaign into Minnesota and Wisconsin which positions Lake of the Woods as an ideal family destination for soft adventure/recreation opportunities including trails, fishing, and paddle sports. This campaign will be launching in May and June 2023.

We are also working on the development of a Summer Campaign into Manitoba with similar positioning. We expect this campaign to run in June, July and August.

March 3-5, 2023 we participated in a snowmobiling/ice fishing media familiarization trip. We look forward to sharing the results of these efforts with you in the fall of 2023 and winter 2024 as we plan promotional campaigns that showcase all of the wonderful winter time activities in our region.

These activities help us to meet our economic goals of strengthening four season tourism, arts and culture marketing events and amenities, as outlined in our community economic development strategy.



CORPORATION OF THE TOWNSHIP OF SIOUX NARROWS-NESTOR FALLS

NOTICE OF APPLICATION FOR AN AMENDMENT TO THE SIOUX NARROWS-NESTOR FALLS OFFICIAL PLAN SECTION 17 OF THE PLANNING ACT, RSO 1990

TAKE NOTICE that the Council of the Corporation of the Township of Sioux Narrows-Nestor Falls will hold the following Public Meetings:

- May 2nd, 2023 at 3:30 pm in the Community Hall in Nestor Falls
- June 6th at 3:30 pm in the Community Hall in Sioux Narrows

The purpose of the amendment is to add a policy to the Sioux Narrows-Nestor Falls Official Plan for the regulation of Short Term Rentals (STRs).

The complete amendment is available for inspection at the Township Office in Sioux Narrows during regular office hours. Please contact Jeffrey Port, MCIP, RPP at 807-226-5241 to receive further information.

This Amendment is subject to the approval of the Council of the Corporation of the Township of Sioux Narrows-Nestor Falls. Any person or public body will be entitled to receive notice of the decision of City Council if a written request to be notified is made to the Township of Sioux Narrows-Nestor Falls. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Township of Sioux Narrows-Nestor Falls before the amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Corporation of the Township of Sioux Narrows-Nestor Falls to the Ontario Land Tribunal (OLT).

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Council of the Corporation of the Township of Sioux Narrows-Nestor Falls before the amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Board, there are reasonable grounds to do so.

The decision of the Council of the Corporation of the Township of Sioux Narrows-Nestor Falls is final if a notice of appeal is not received before or on the last day for filing a notice of appeal. O. Reg. 545/06, s. 4.

DATED AT THE TOWNSHIP OF SIOUX NARROWS-NESTOR FALLS, THIS 21st DAY OF MARCH 2023

Signed, Jeffrey C. Port, MCIP, RPP, Director of Planning and Development, Sioux Narrows, ON P0X 1N0 807-226-5241.

The Township of Sioux Narrows-Nestor Falls has adopted a number of plans and strategies that help to move our community forward. All of these plans and strategies including the Community Economic Development Plan, Highway Corridor re-development plan and others can be found under the Town Hall (community profile) tab on our website: **www.snnf.ca**

For questions or further inquiries specific to Community Development please contact:
Heather Gropp, Community Development Officer at hgropp@snnf.ca



*Sioux Narrows
Nestor Falls*