

## SIoux NARROWS-NESTOR FALLS

# COMMUNITY ECONOMIC DEVELOPMENT UPDATE

SUMMER 2024

It has been another busy summer in Sioux Narrows-Nestor Falls. This summer has been filled with many events, activities and projects that continue to support economic diversity and growth all throughout the community. At the Township we are often asked about the projects we undertake. It is important to understand that Council directs all of staff activities, and their direction is based on prioritization of items contained within studies and plans for the municipality, such as our strategic plan, asset management plan, our community economic development plan and highway corridor redevelopment plan. Plans such as the community economic development plan have been developed with community consultation, including surveys and in person meetings. The projects we undertake either aim to improve community infrastructure, community life, or provide us with more information about ways to sustain or grow our community.

To ensure that our community can maintain existing services, and keep up with inflation, the Township, like any other business, requires a stable and congruently increasing revenue stream. This does not factor in any additional services, programs, improvements to existing infrastructure, new development or investments for the future. The primary source of revenue for a municipality is its tax base. As costs rise, repairs are required and increased programs and services are requested by constituents. Municipalities have limited means to generate revenues. The primary source of revenue are taxes. One of the ways to generate additional taxes without universal tax rate increases, is by increasing assessment through new construction. Whether this is new market rate housing/homes, social housing or commercial infrastructure, the new assessment generated by this development provides new tax revenues that are not borne by the existing pool of properties/current assessment base.

Council struggles to avoid large tax rate increases and continually looks for alternative opportunities to grow and develop our community through, yes, potential housing and business development, as well as other potential revenue streams. We are limited by provincial legislation as to what ways in which we can generate revenues outside of property taxation. In addition to looking at multiple options for increasing housing and assessment, the municipality is gathering data on the potential of a municipal accommodation levy and business improvement area. The Township is committed to ensuring the future economic sustainability of our community. The following pages in this update share many of the exciting projects that we have underway in our community that will ensure that we remain a community where people choose to live, and vacation.

## Have You Heard?

Council, recognizing the economic importance of the Arts Festival to our community, has made a commitment for the continued use of the [former] Sioux Narrows Curling Club building for the festival for 2025 and 2026, while they continue to engage in discussions with the Sioux Narrows Arts Council to map out a permanent path forward for the future of the festival.

## What's New!

In September the Township launched a space for supportive healthcare services in our community. This space is being called the Health Hub. It is located next to the Sioux Narrows Ambulance Base and Nursing station. The space will have a rotating schedule of practitioners who have appointments available. Dr. Chris Brown, Naturopathic Doctor and Shannon Matheson, Footcare specialist currently operate out of the space. Their clinic dates and booking options can be found in the monthly community newsletter. Watch our social media for the additions of new practitioners to the space.

Current services remain in place at the Sioux Narrows Nursing Station. In addition to Dr. Anderson and Dr. Lass, we are pleased to announce that Dr. Carlisle will be joining our part-time, primary care team at the Nursing Station. Welcome Dr. Carlisle! Sue McLeod, Footcare specialist, and Lifelabs also remain providing services to our residents. A friendly reminder: we can only see patients who are not rostered with doctors elsewhere. And there are no walk-ins permitted or emergency care provided. The schedule will continue to be published in our monthly newsletters.

## The Community is invited to a Sioux Narrows-Nestor Falls Welcome Event

Hosted By Dr. Christopher Brown ND and The Township of Sioux Narrows  
Monday, October 21 from 4:00-5:30pm

This is a meet and greet session, where Dr. Brown will discuss and answer questions about his services and what naturopathic medicine has to offer you and your health. Shannon Matheson, Advanced Foot Care Nurse will also be in attendance as she is now offering her services in Sioux Narrows as well.

Light snacks and refreshments will be served.

# Capital Infrastructure Projects

The Township continues to have a number of Community Improvement Infrastructure projects wrapping up or underway.

## Nestor Falls Government Dock

Upgrades and enhancements to the Nestor Falls Government Dock were completed over this summer. The Township wishes to thank the Sioux Narrows Men's Breakfast Club for their donation of comfortable chairs at the site to enjoy the view.

**Cost: \$200,000**

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



## Nestor Falls Community Hall

The expansion and upgrades to the Community Hall are now complete. There are a number of community events coming up in the month of October at the hall. We encourage everyone to come and see the improvements. The Township is currently investigating options for future improvements to the space including updated kitchen facilities.

**Cost \$200,000**

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



## Nestor Falls Multi-Use Trail Expansion

Work will begin on the second phase of the Nestor Falls Bike Trail project at the end of September. Crews will complete as much as possible this fall and will return in the spring to complete any remaining items. This phase will include a new larger dedicated parking area, skills park and the addition of up to 10 km of riding trails. We are looking forward to the opportunity to bring mountain bikers into the community with potential new riding events next fall. It is also important to note that these trails, while designed to be rideable, also can be used as hiking trails.

**Cost: \$550,000**

Funding: NOHFC \$250,000 (45%), FedNor \$250,000 (45%)  
Municipal \$55,000 (10%)

## Special Projects & Initiatives

In addition to the Capital Infrastructure projects that we have underway, the Township also has a number of special projects and initiatives that will contribute to improvements in our community.

### Website Redevelopment

In order to improve communications, and user experience the Township is in the process of redeveloping its website. The new SNNF website will feature a number of improvements to help our residents and visitors easily find the information they are looking for. We expect that this new site will be launched later this year, or early next year. Watch our social media and community newsletters for the launch date.

### Tourism Strategy

The Township has just begun a project that will result in a Tourism Strategy to strategically look at how we can grow and expand visitors to our community. The purpose of this project is to identify new realistic (best bet) visitor markets for our community, with recommendations on how best to reach them.

While we have had a successful summer, we also recognize the need to attract new and diverse visitors to our community. This project will be looking at our existing visitor data, and existing business survey information, and visitor centre information as a starting point. If you have any comments or information that you would like to provide in regard to this strategy, please reach out via email to Heather Gropp, Community Development Officer at [hgropp@snnf.ca](mailto:hgropp@snnf.ca). The strategy will be completed over the next few months and is expected to be ready to implement in the spring.

### EV Charging Stations

The Township has partnered with Ivy Charging stations for a Natural Resources Canada Grant to install 2 level 2 charging stations in our community. These will be installed at the Northern Ontario Sport Fishing Centre and Nestor Falls Municipal Office/Library building. We expect that they will be in place by mid-November.

### Municipal Accommodation Levy & Business Improvement Area Research Project

We are continuing to conduct research into the opportunity/feasibility of implementing a Municipal Accommodation Levy or Business Improvement Area in our municipality. The purpose of this project is to investigate ways for the Township to grow and expand its revenue opportunities so that we can sustain service and improvement levels in the community, grow tourism and economic development, as outlined in our community economic development plan. We held well-attended community information sessions in July and will hold a further virtual session on October 28, 2024. The October sessions will share the potential models and impacts these initiatives may have in our community. Once the research is complete, it will be presented to Council for their consideration. It is important to highlight that this project is in the information gathering phase at this time.

**MONDAY**  
**October 28**  
**5:00-6:15pm**

**Virtual Community Information Session** on the Municipal Accommodation Levy/ Business Improvement Area research project. Please watch the Township Social media for information on how to join, or contact Heather Gropp, Community Development Officer at [hgropp@snnf.ca](mailto:hgropp@snnf.ca)

### Community Visitors

Over the past few months the Municipal Council and Township staff have hosted a number of neighbouring communities, and regional partners in Sioux Narrows. These meetings provide us with the opportunity to showcase the work we have been doing in the community and develop greater partnerships around the region. These meetings and community tours included:

- Mayor, members of Council and Staff of the community of Machin
- The Destination Northern Ontario Board
- The Development team from the City of Kenora

# October is Small Business Month

The Township, along with LOWBIC, the Northwest Business Centre and our other local business agencies and partners are holding 2 events in Sioux Narrows-Nestor Falls on October 8th to celebrate. These events are to celebrate our vibrant local small business community and connect them with resources that will help to support their business.

## **SIoux NARROWS:**

Northern Ontario Sports Fishing Centre from 10am – 11:30am, business appreciation/meet and greet. This will be a good opportunity to chat with many of the regional organizations who are able to support our businesses in a more casual setting.

## **NESTOR FALLS:**

Funder's Forum/Meet and Greet from 1:30pm to 3:30pm at the Nestor Falls Community Centre. Businesses are invited to come and meet with Business support organizations and funders to learn more about ways they can help support your business.



## Housing Update

Housing remains a top priority for the Township. We are diligently working on a multi-pronged approach to ensure that we address all needs in the community as the opportunities and funding permit. We also continue to look at new opportunities that will grow and develop housing in our community.

### Here are some updates on our housing related initiatives:

The Township recently submitted a \$1.2 million proposal to the Housing Accelerator Fund, as we were invited to apply for their second funding intake. This is a competitive national program with limited funding. Decisions will be made throughout the fall.

Municipal Council has authorized staff to submit a proposal for the acquisition of a significant portion of land from the Crown surrounding our existing property along Highway 71 near Father Moss Road. This process could take up to 3 years, but has started.

#### **MARKET HOUSING IN SIOUX NARROWS:**

The Township is currently awaiting receipt of the Environmental Impact Assessment for the property commonly known as Pioneer Park. Once this is received, Council will review the information, and make it public. The next steps for this project will then be Council making a decision to formally approve the project or not, but if so, re-zoning and subdivision of the property.

#### **SIoux NARROWS SENIORS HOUSING:**

This project is currently awaiting funding approval from the Kenora District Services Board.

#### **AFFORDABLE HOUSING IN NESTOR FALLS:**

The Municipality is currently awaiting the transfer of the Land Title for this property from the Province in order to proceed.

#### **LAND FOR DEVELOPMENT IN SIOUX NARROWS:**

The Township currently has a second RFP available for a piece of backshore land along highway 71 North of the Sioux Narrows Bridge and south of Father Moss Road. This RFP can be found on the Municipal RFP and Tenders Page at [www.snnf.ca](http://www.snnf.ca) To date there have been no proposals received for this land.

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](http://www.snnf.ca)

For questions or further inquiries specific to Community Development please contact: **Heather Gropp, Community Development Officer at [hgropp@snnf.ca](mailto:hgropp@snnf.ca)**



*Sioux Narrows  
Nestor Falls*