

Municipality of North Norfolk Development Plan

Prepared for:
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MacGregor, MB

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TABLE OF CONTENTS

PART 1. Introduction	1
1.1. Purpose of the Plan	1
1.2. Organization of the Plan	2
1.3. Area Covered by Development Plan	2
1.4. Legal Authority	2
1.5. How to Use the Plan	3
1.6. Reading the Plan	3
1.7. Development Plan Policies	4
PART 2. Community Profile	6
2.1. Planning History	6
2.2. Municipality Overview	6
2.3. Community Engagement	6
PART 3. Vision and Goals	8
3.1. Vision Statement	8
3.2. Goals and Objectives	8
PART 4. Land Use Area Policies	10
4.1. Principal Centre	10
4.2. Rural Centre	15
4.3. Rural Residential	17
4.4. Rural/Agricultural	20
4.5. Rural Commercial	25
PART 5. GENERAL POLICIES	27
5.1. Introduction	27
5.2. Hazardous Uses	27
5.3. Natural Areas & Environmental Conservation	28
5.4. Sensitive Lands, Flooding & Erosion	29
5.5. Water & Shoreland	30
5.6. Mineral Resources	32
5.7. Heritage Resources	32
5.8. Outdoor Recreation	33
5.9. Animal Keeping	34

PART 6. Infrastructure Policies	35
6.1. Utilities and Municipal Services	35
6.2. Water and Wastewater	35
6.3. Transportation.....	36
PART 7. IMPLEMENTATION.....	40
7.1. Development Plan Adoption and Amendments	40
7.2. Zoning By-laws	40
7.3. Conditional Use Approvals.....	40
7.4. Variation Orders.....	41
7.5. Development Officer	41
7.6. Development Permits.....	41
7.7. Secondary Plans.....	41
7.8. Concept Plans	41
7.9. Subdivision Approvals.....	42
7.10. Development Agreements	42
7.11. Acquisition & Disposal of Land	42
7.12. Other By-laws	42
7.13. Special Studies	42
7.14. Capital Expenditure Program.....	43
7.15. Strategic Plans for Economic Development.....	43
7.16. Integrated Watershed Management Plans.....	43
PART 8. Definitions	44
PART 9. Land Use Maps and Interpretation	48

APPENDICES

Part 9 – Land Use Maps

Appendix A – Community Profile

Appendix B – Summary of Engagement

PART 1. INTRODUCTION

The MUNICIPALITY OF NORTH NORFOLK Development Plan ('the Plan') is a summary of the Municipality's vision, goals, and policies, prepared in accordance with the provisions of *The Planning Act* (C.C.S.M. c. P80) and the *Provincial Planning Regulation* (MR 81/2011). Its purpose is to guide future decision-making and to ensure that development takes place in an efficient and sustainable manner. As a guiding document to the municipal Zoning By-law and other municipal documents, the Plan will assist in prioritizing actions and decisions that impact both land use and the Municipality's social and economic objectives.

1.1. PURPOSE OF THE PLAN

Subsection 42 (1) of *The Planning Act* states that a development plan must:

- Set out the plans and policies of the planning district or municipality respecting its purposes and its physical, social, environmental, and economic objectives;
- Through maps and statements of objectives, direct sustainable land use and development in the planning district or municipality;
- Set out measures for implementing the plan; and
- Include such other matters as the minister or Council considers advisable.

The *Provincial Planning Regulation* states that a planning authority must develop a long-term vision that supports the health and well-being of residents, the economy, and environment of the planning area, and set goals, policies, and timelines for achieving the vision. It further requires that the Development Plan must:

- Identify and compare the location of resources and environmental features with the location of existing development, to identify the opportunities for growth and the limits to growth in the planning area.
- Identify a road hierarchy for local roads and determine the functions and significance of those roads and their place within the regional and provincial transportation system.
- Ensure that the plan provides for an appropriate mix of land uses, within the planning area's regional context, to meet the anticipated needs of the planning area.

The Municipality of North Norfolk will undergo a periodic comprehensive review every five to ten years from the date of adoption. However, new circumstances, needs or developments may warrant periodical amendments to the Plan during the interim. Proposed amendments should be reviewed by Council within the context of the community vision and other goals and objectives found throughout the Development Plan document.

1.2. ORGANIZATION OF THE PLAN

PART 1 – INTRODUCTION	The regulatory framework for the Development Plan, an overview of its structure, and a guide for how it should be used
PART 2 – COMMUNITY PROFILE	Key policies to encourage community, social and economic development in the Municipality
PART 3 – VISION & GOALS	Vision, goals, and objectives to guide the Municipality for the next 20 years
PART 4 – LAND USE AREA POLICIES	Objectives and policies to guide land use and development within designated areas of the Municipality
PART 5 – GENERAL POLICIES	General policies applicable to all land use designations throughout the Municipality
PART 6 – INFRASTRUCTURE POLICIES	Infrastructure policies applicable throughout the Municipality
PART 7 - IMPLEMENTATION	Overview of tools available to implement the goals, objectives, and policies of the Development Plan
PART 8 - DEFINITIONS	Definitions of key terms used in the Development Plan
PART 9 – LAND USE MAPS AND INTERPRETATION	Land use designation maps for the Municipality
APPENDIX A – COMMUNITY PROFILE	key background information that provides context for land use planning within the Municipality
APPENDIX B – SUMMARY OF ENGAGEMENT	Overview of what was discussed during engagement events for the preparation for the Development Plan.

1.3. AREA COVERED BY DEVELOPMENT PLAN

This Development Plan applies to the Municipality of North Norfolk as illustrated in PART 9 of this By-law.

1.4. LEGAL AUTHORITY

Section 14 of *The Planning Act* provides a Council with responsibility for adoption, administration, and enforcement of the Development Plan By-law for the entire municipality.

Subsection 40 (1) of *The Planning Act* provides that a council must prepare a Development Plan.

Section 45 of *The Planning Act* provides that a council must by by-law adopt a Development Plan.

Section 47 of *The Planning Act* provides that, following second reading of the By-law to adopt a Development Plan, ministerial approval of the By-law is required prior to proceeding to third reading.

The Development Plan shall take effect on the date of third reading of the By-law.

1.5. HOW TO USE THE PLAN

Successful implementation of this plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 20 years. Planning decisions must be sensitive to local conditions in specific areas of the Municipality, while at the same time advancing the plan's goals and objectives.

- Municipal by-laws and infrastructure investments will be guided by this Plan.
- Decisions and actions of Council and staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan.
- Implementation plans and guidelines consistent with this Plan may be adopted, identifying priorities, guidelines, and actions to advance the vision and objectives of this Plan.

The following should be considered when using this Plan in relation to a proposed development, a proposal, or issue:

- Review the Land Use Maps in PART 9 to determine the land use designation of the subject land.
- Review the applicable policies to the subject lands current and proposed designation in PART 4 and the general policies in PART 5.
- Evaluate the development proposal and make an assessment as to whether the proposal conforms to the intent, objectives, and policies in the Plan.

1.6. READING THE PLAN

The general land use designations indicated on the Development Plan Maps illustrate the long-term land use and land development strategy and define the ultimate extent of the various uses. The achievement of the land objectives will take place over a period of years as the land use patterns evolve. During this period, the Zoning By-law adopted by the municipality will provide one of the principal means to effect the transition.

Situations may necessitate a degree of flexibility in the application of boundaries between different land use designations as illustrated on the land use maps, provided that they comply with the general intent of the Development Plan. Zoning By-law boundaries may differ slightly from the Development Plan; however, in no case should the difference be contrary to the intent of the Development Plan.

Where there is development that does not currently comply with the long-range policies reflected in the land use concepts, these areas may still be zoned in the municipal Zoning By-law according to their present use in order to avoid the creation of non-conforming uses, provided that the overall intent of the plan is maintained. Zoning applied to a property may conflict with the Development Plan designation to accommodate existing uses until such time as the property is redeveloped in alignment with the objectives and policies of the Plan. In these cases, subdivision and development proposals must be consistent with development plan policies.

Treaty Land Entitlement sites and Crown Land areas, including provincial forests, wildlife management areas, ecological reserves, and provincial parks, are under the administration and control of the Province of Manitoba and Government of Canada, and as such have been exempted from the land use policies in the Municipality of North Norfolk Development Plan.

Closed public reserve lands and public roads will take on the same designation as adjacent lands to avoid unnecessary amendments.

Interpretation of the land use maps and policy intent of this Development Plan is at the discretion of Council.

Individual policies of this Development Plan should not be viewed or interpreted in isolation. Rather, they should be interpreted within the overall spirit and intent of all other objectives and policies of this Development Plan.

1.7. DEVELOPMENT PLAN POLICIES

- (1) The Provincial Planning Regulation under The Planning Act serves as a guide for the Municipality in undertaking Plan amendments or statutory reviews of the Municipality of North Norfolk Development Plan.
- (2) All new development in the Municipality shall be consistent with this Development Plan. The implementation of the municipal Zoning By-law, subdivision and development approval and public works shall be consistent with the provisions and intent of this document.
- (3) No subdivision of land shall be approved unless it conforms with the general intent and provisions of this Development Plan and *The Planning Act*.
- (4) Developments that create hazardous situations or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate mitigative measures have been taken that will protect life and property. Where differing land uses abut each other and the potential for conflict exists, appropriate mitigative measures may be required as a means of minimizing the impact on adjacent lands.

- (5) In approving new developments for residential, commercial, or industrial purposes, consideration shall be given to the current and projected demand for that particular type of use. To avoid premature fragmentation of land, the supply of lots should bear a reasonable relationship to the demand or consumption of lots. Council may require that a supply and demand study be undertaken to obtain an overall picture with respect to the availability of suitable undeveloped lots of that particular use.
- (6) In viewing development applications, the Municipality will encourage the most appropriate use and development of land and other resources by:
 - (i) protecting and enhancing the agricultural industry and promoting best management practices for agricultural activities.
 - (ii) maintaining a harmonious relationship between agriculture and recreation, the two main economic activities of the Municipality.
 - (iii) protecting and strengthening the viability of the existing settlement centres.
 - (iv) discouraging scattered and haphazard farm and non-farm developments or urban forms of development in the agriculture/rural area.
 - (v) minimizing the natural hazards such as flooding, erosion or bank instability that may be associated with future development.
 - (vi) protecting the environment through a sustainable development strategy which reflects applicable Provincial regulations and guidelines.
 - (vii) promoting sound management practices for all resource development.
- (7) No new or expanded development, including proposed subdivisions, shall be approved unless there are facilities and the capacity in place to adequately manage the waste (i.e., solid, liquid, septage. etc.) that will be generated.

PART 2. COMMUNITY PROFILE

2.1. PLANNING HISTORY

The Municipality of North Norfolk was established after municipal amalgamation of the Town of MacGregor and the Rural Municipality of North Norfolk in January of 2015. Prior to amalgamation, land use planning was administered by the Nor-Mac Planning District.

2.2. MUNICIPALITY OVERVIEW

This Development Plan is based on the findings, conclusions and recommendations derived from the background planning and engineering analysis together with input from Municipality of North Norfolk Council and staff, governmental and other agencies, and the public through the community consultation process.

Key characteristics of the Municipality of North Norfolk are further summarized in Appendix A – Community Profile.

2.3. COMMUNITY ENGAGEMENT

The Municipality of North Norfolk Council, administration, and public were actively involved in the review of the Municipality of North Norfolk Development Plan. Key activities included:

- March 13, 2024: Council workshop and visioning session
- March 13, 2024: Visioning Open House
- September 19, 2024: Development Plan Open House

Throughout this process, participants have been asked to share their perceptions, thoughts, ideas, and vision for their communities. Questions included:

- What are you community's strengths?
- What are the challenges in your community?
- Where do you see your community in twenty years?

The following key themes were presented at the engagement:

Strong Agricultural Industry

The Municipality of North Norfolk has a strong agricultural community with good access to local amenities. It is important that the agricultural lands in the Municipality are protected so they can thrive and provide economic support to the region.

Increasing Amenities, Recreation, and Tourism

The community has many existing amenities and recreational facilities that should be celebrated (such as Jackson Lake and the MacGregor Golf Course.) There is opportunity to encourage more seasonal recreational development, opportunities for trails and paths, and more small businesses. It is important that the Development Plan and Zoning By-Law protect recreational amenities, and support the development and retention of new and existing facilities.

More Housing Options

North Norfolk has good access to Highway 1, and is close to larger urban centres like Portage la Prairie and Brandon. It has many local services and amenities, and a small town feel. There is opportunity to support future growth and development with more housing and housing variety, to welcome new residents and give everyone options for different places to live.

Following preparation of a draft Development Plan, an open house was held on September 19, 2024, to collect feedback on a proposed vision and objectives, including objectives for the proposed land use designations. A survey was available at the open house and online.

A complete summary of the engagement feedback can be found in Appendix B – Summary of Engagement.

PART 3. VISION AND GOALS

This section outlines the vision and goals which will guide land use planning and development in the Municipality of North Norfolk.

3.1. VISION STATEMENT

North Norfolk is a thriving and affordable agricultural community for people of all ages to live with access to ample local services, recreational opportunities, and rich natural amenities for residents and visitors alike to enjoy. We are driven by innovation and entrepreneurship, and leverage our strong regional connections to be a prosperous community for all.

3.2. GOALS AND OBJECTIVES

Goal 1 – Promote development that supports attracts and supports residents of all ages.

- Prioritize development in existing settlement centres.
- Develop land in a manner that contributes positively to the physical, mental, social, and economic health and well being of the Municipality.
- Provide well planned areas for living, working, shopping, and recreation that are visually attractive, make efficient use of land, and offer public services.
- Promote immigration from other provinces and countries into the Municipality.

Goal 2 - Protect agricultural and natural lands and resources.

- Recognize the importance of the rural land base and encourage development and growth of the agricultural industry.
- Protect natural areas and habitats from incompatible or potentially incompatible land use activity/development.
- Recognize, protect, and consider the sustainability of provincial parks, wildlife management areas, protected areas, riparian areas, and other ecologically sensitive areas.
- Maintain the integrity of groundwater features and surface water features such as lakes, rivers, and wetlands to ensure surface water and groundwater quality protection.
- Protect the mineral, sand, and gravel resources from conflicting land uses and promote environmentally sound exploration, and extraction, and rehabilitation.

Goal 3 – Provide infrastructure that promotes health, safety, and wellness.






- Recognize that development will increase demand and impact on water supply quality and waste generation.
- Ensure that new development is compatible with existing and anticipated land uses, utility, and transportation networks, and minimizes the risks to quality of life, public health, and safety.
- Minimize risks to people and property that are associated with natural hazards or human-made features.
- To continue to coordinate with surrounding communities to provide local access to medical services that support all residents.

Goal 4 – Celebrate and support outdoor and recreational living.

- Encourage the identification, development, and appropriate use of recreational resources and to ensure that recreational areas are protected by designation from inappropriate development on or adjacent to them in the future.
- Preserve and enhance areas which have natural beauty, natural value/significance, scenic value, recreational potential, or historic/cultural significance.
- Ensure continued public access to public water resources such as streams, rivers, and lakes.

PART 4. LAND USE AREA POLICIES

The Municipality is categorized into the following land use designations:

	Principal Centre
	Rural Centre
	Rural Residential
	Rural/Agricultural
	Rural Commercial

In addition to the policies for each designation in this Part, the General Policies in PART 4 and Infrastructure Policies in PART 6 also apply to all development in the Municipality.

4.1. PRINCIPAL CENTRE

The largest communities in the Municipality – MacGregor, and Austin. These communities function as service centres and offer a range of commercial and public services, facilities, and amenities to support residents, businesses, employers, industry, community services, and recreation and education facilities. Principal Centres may offer a greater variety of housing types than rural areas and are serviced by municipal water and sewer.

4.1.1. Objectives

- To sustain and strengthen existing communities by encouraging growth, revitalization, and renewal.
- To encourage development and growth which efficiently uses land, infrastructure, and public services.
- To provide a range of residential, commercial, industrial, recreation, and institutional facilities and public services for all residents.
- To promote development that is compatible with adjacent land use

4.1.2. General Policies

- (a) In general, urban uses such as commercial, industrial, indoor recreational, intensive outdoor recreational, institutional, public, and serviced residential uses should be directed to Principal Centres.
- (b) Proposed development should consider the health, safety and general welfare of the residents, and the viability and character of the Principal Centre.
- (c) Infill or revitalization of developed areas should be encouraged as well as re-subdividing over-sized lots.

- (d) Expansion and/or development of underdeveloped areas surrounding existing Principal Centres should be directed away from prime agricultural land, livestock operations, and other resource-related uses to avoid incompatibilities so that land is not prematurely taken out of production, or its use prematurely inhibited. Re-designation of land is required prior to development.
- (e) Where suitable vacant land is not available within a Principal Centre, future development should be encouraged to locate adjacent to developed areas where public services including roads, water and sewer, power lines, and other services can be efficiently and economically expanded.
- (f) Where municipal water or sewer services are not available:
 - (i) Lot sizes should be sufficiently large to minimize the risk of contamination of private wells, and to allow for the installation of suitable types of sustainable private onsite wastewater management systems in accordance with provincial regulations.
 - (ii) Development should be planned to be able to accommodate the use of onsite water and sewer systems at present and efficient and economical piped water and sewer services in the future.
- (g) Where municipal water or sewer services are available:
 - (i) Lot sizes may be smaller to provide for a higher density of development, and thus more efficient use of piped services.
 - (ii) Lot sizes and densities should be governed by the limitations of existing sewer and water services within each community.
 - (iii) New developments shall connect to these services at the time of development or as determined by Council.
- (h) Where new water or sewer systems are provided within existing developed areas, existing development shall connect to these systems within time frames established by Council.
- (i) An overall concept plan should be prepared for any large future developments to provide for an efficient, well-planned development. Concept plans should illustrate the arrangement of roadways, building lots, open spaces, piped services, area drainage, and other major features, and how they integrate with existing roadways and services, following engineering and planning standards.
- (j) Council shall specify the standards for new infrastructure (such as roadways, drainage, or piped services) for new developments, and may, in its discretion, require the proponent to contribute towards the cost of establishing said new infrastructure.

- (k) Separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to Principal Centres shall be established in the municipal Zoning By-law.

4.1.3. Residential Policies

- (a) A variety of housing types should be encouraged in the Principal Centre to provide housing choices for all stages of life. Housing types can include single-unit, two-unit, and multi-unit development including townhouses, apartments, and seniors housing.
- (b) Residential development should be located to avoid potential conflicts with other incompatible uses and is encouraged to locate in proximity to complementary public, institutional, and commercial uses.
- (c) New residential development areas should include centrally located parks and playgrounds and should be identified on conceptual plans of subdivision and dedicated to the community as public reserve through the subdivision process.
- (d) Home-based businesses should generally be supported. The scale and size of the business should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses.
- (e) Secondary suites should generally be supported within Principal Centres, subject to compliance with the municipal Zoning By-Law.
- (f) Mobile/manufactured homes shall be directed to mobile/manufactured home parks or mobile/manufactured home subdivisions, subject to compliance with the municipal Zoning By-law.

4.1.4. Commercial Policies

- (a) A mix of commercial uses should be encouraged in Principal Centres.
- (b) Commercial uses should generally be compatible with adjacent non-commercial uses.
- (c) The established central commercial areas of Principal Centres should be promoted as the primary location for specialised retail, professional offices, financial institutions, government offices, cultural and indoor recreational amenities, and multi-family dwellings with or without associated commercial uses.
- (d) Lot sizes of commercial developments should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, service, and buffer areas, onsite water, and sewer service requirements, without being wasteful of land.

- (e) Public amenities such as off-street parking, pedestrian sidewalks, ornamental lighting, street furniture and landscaping of commercial properties will be encouraged in central commercial areas or corridors.
- (f) New commercial developments may require overall concept plans addressing servicing, site access, and other planning considerations.
- (g) The development and servicing of new commercial areas within existing Principal Centres should only be undertaken on the periphery of the Principal Centre if there are no existing serviced lands available that can accommodate projected demand.
- (h) The servicing of new commercial areas should attempt to minimize the costs of extending municipal infrastructure, while at the same time ensuring that proposed development is compatible with existing adjacent land uses.

4.1.5. Industrial Policies

- (a) Industrial development should generally be located in proximity to regional transportation system corridors and railway areas.
- (b) Lot sizes of industrial developments should be large enough to provide adequate space for the needs of the development, particularly with respect to exterior display, storage, service, and buffer areas, onsite water, and sewer service requirements, without being wasteful of land.
- (c) Industrial uses which are incompatible or potentially incompatible with other Principal Centre uses and/or pose a significant risk to public health and safety, due to the storage or processing of hazardous materials or requirements for heavy truck traffic, should be developed at suitable locations where they will be compatible with other uses and will not endanger public health and safety.
- (d) Industrial uses which are likely to be unsightly due to the nature of the operations, exterior storage, building, or structures, should generally be discouraged from locating along highway approaches and entrance roadways to the Principal Centre. If such uses are proposed in these areas, special landscape buffering or other mitigative measures should be taken.

4.1.6. Institutional Development

- (a) Institutional uses including governmental, educational, medical, religious, cultural functions should be encouraged in Principal Centres, particularly those requiring municipal services.
- (b) All public institutional developments should be evaluated with respect to their potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

- (c) Community and neighbourhood amenities should be developed in partnership with private developers, school divisions and community organizations to:
 - (i) Provide lands for new schools, associated sports fields, and childcare facilities, as required, to serve the community.
 - (ii) Support programs and facilities provided by community centres to meet changes in social, health and recreational needs.
 - (iii) Improve and connect parks and recreation facilities with schools and other community services.
 - (iv) Provide pedestrian, cycle, and recreational vehicle access points to parks and open space areas.
- (d) Shared use of municipal and school facilities and lands for community service purposes and the development of complementary sport facilities should be encouraged.

4.1.7. Open Space and Recreation Policies

- (a) A network of parks and open spaces that allow for passive and active recreation opportunities should be encouraged in Principal Community areas.
- (b) Parks and open space areas should be maintained at an acceptable level to ensure clean and hazard-free recreational space.
- (c) Wherever possible, land should be acquired through the subdivision process for parks, and recreational and open spaces use according to the provisions of *The Planning Act*.
- (d) Indoor recreational uses should be encouraged in Principal Centres, particularly those requiring piped services.
- (e) The use of landscaped buffers, sports fields, and open spaces should be considered as a means of protecting the physical environment and of separating non-compatible types of land uses.
- (f) All recreational developments should be evaluated with respect to their potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.
- (g) Areas which may be susceptible to flooding and erosion and which cannot be readily serviced with sewer and water should be given consideration whenever there is a need for outdoor recreational facilities.

4.2. RURAL CENTRE

The smaller communities throughout the Municipality including Bagot, Sidney, and Rossendale. These communities provide opportunities for residential development of residential and other community amenities while minimizing impacts to established agricultural and livestock operations. Non-agricultural residential uses supported by onsite water and wastewater systems should be located in Rural Centres.

4.2.1. Objectives

- To sustain and strengthen existing Rural Centre communities by encouraging revitalization and renewal through efficient and compatible use of land, infrastructure, and public services.
- To preserve the rural character of Rural Centre areas.
- To provide a range of housing options, commercial and industrial development, institutional and recreational facilities, and public services for all residents.
- To promote development, which is compatible with adjacent land uses, both existing and anticipated.
- To encourage development, diversification, and growth which is sustainable, and which efficiently uses land and existing road networks and existing and future planned wastewater and water supply efficiently (if applicable).

4.2.2. General Policies

- (a) Rural Centres are predominantly residential but may also provide for an appropriate mix of commercial, institutional, recreational, industrial, and public uses in quantities reasonably related to demand.
- (b) Expansion or development of underdeveloped areas of existing Rural Centres should be directed away from prime agricultural land, livestock operations, and other resource-related uses to avoid incompatibilities and so that land is not prematurely taken out of production or inhibited.
- (c) Lot sizes should be sufficiently large to minimize risk of contamination of private wells and to allow for the installation of suitable times of sustainable private sewage disposal systems in accordance with provincial regulations.

4.2.3. Residential Policies

- (a) Infilling and clustering of residential development will be encouraged where practical.
- (b) Residential development should be located to avoid potential conflicts with other incompatible uses and is encouraged to locate in proximity to complementary uses.

- (c) Home-based businesses should generally be supported. The scale and size of the business should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses.
- (d) Secondary suites should generally be supported within Rural Centres, subject to compliance with the municipal Zoning By-Law.

4.2.4. Commercial & Industrial Policies

- (a) Commercial and industrial developments should be located within or as close to a residential area as is safe, nuisance-free, and practical in order to strengthen existing communities. However, such developments should be planned in such a manner that they do not impede the orderly expansion of communities with piped water and sewer services.
- (b) Where lands of a suitable size are not available, commercial, and industrial developments with extensive site requirements, such as outdoor storage, display, and parking requirements, will be encouraged to locate at appropriate locations, provided that compatibility with residential uses is maintained.
- (c) Proposed development should mitigate the effects of noise, vibration, dust, odours, or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas. Mitigative measures may include landscaping, fencing, or other measures to minimize nuisance and visual impacts.
- (d) Outside storage areas should generally be confined to lots within the internal areas, located within the rear yard and be well screened by fencing or landscaping.

4.2.5. Community and Institutional Policies

- (a) Community and institutional uses such as government, educational, residential, medical, religious, cultural, and emergency services can be established in Rural Centres. Locations should be selected which can be adequately serviced and which will be reasonably compatible with other nearby developments.
- (b) Community and institutional uses should be evaluated with respect to potential impacts on residential areas, particularly with respect to vehicle traffic and parking issues.

4.2.6. Open Space and Recreation Policies

- (a) A network of parks and open spaces that allow for passive and active recreation opportunities should be encouraged.
- (b) The use of landscaped buffers, sports fields, and open spaces shall be considered as a means of protecting the physical environment and of separating non-compatible types of land uses.

4.3. RURAL RESIDENTIAL

Opportunities for residential uses that minimize impacts to established agricultural and livestock operations. Non-agricultural residential uses supported by onsite water and wastewater systems should be located in Rural Residential areas.

4.3.1. Objectives

- To ensure that development does not interfere with the operations and expansions of agriculture and livestock activity.
- To ensure that residential development does not interfere with the operations and expansion of Principal and Rural Centres.
- To preserve the rural character of Rural Residential areas.
- To minimize the unnecessary fragmentation of large land parcels as a means of protecting the long-term agricultural viability and rural character of the Municipality.

4.3.2. General Policies

- (a) Higher density development should be directed to Principal and Rural Centres.
- (b) Property owners and developers should be aware that the normal ongoing operations of surrounding agricultural enterprises include noise, odour, and dust as part of the acceptable characteristics of rural life.
- (c) Establishment of new livestock operations will not be considered in Rural Residential Areas. All livestock operations within Rural Community areas existing prior to the adoption of this Development Plan will be recognized as legal non-conforming uses and may be maintained at the current level of activity as measured by Animal Units.
- (d) New development should be directed away from existing livestock operations.
- (e) The municipal Zoning By-law may allow for animal keeping in areas designated Rural Residential, at a maximum of 10 Animal Units, subject to compliance with use-specific standards.
- (f) All sewage, waste disposal, and water supply and quality shall comply with provincial rules, regulation, and legislation.
- (g) New non-farm development should be directed away from prime agricultural lands and viable lower class agricultural lands.

4.3.3. Residential Policies

- (a) Infilling and clustering of rural residential development will be encouraged where practical.

- (b) Residential development should be located to avoid potential conflicts with other incompatible uses and is encouraged to locate in proximity to complementary uses.
- (c) Lots in Rural Residential areas are to be a minimum of two acres and a site width of 200 feet to support on site water and wastewater systems in a sustainable and safe manner following provincial regulations, unless served by a holding tank as the means of onsite wastewater management.
- (d) Where it can be demonstrated that lot sizes as set by the municipal Zoning By-law are deficient (e.g., where riparian setbacks, wetlands, and/or flood hazard areas impact the buildable area of a site) or excessive (e.g., served by a holding tank as the means of onsite wastewater management, access to Municipal services) in fulfilling their purpose, they may be altered at the discretion of Council.
- (e) Subdivision design standards, access, and servicing standards will be specified, as appropriate, in municipal by-laws and in development agreements.
- (f) Approval of subdivisions for rural residential development will be based upon the following criteria:
 - (i) The subject lands can be adequately protected from hazards associated with flooding, land erosion, bank instability, and other natural hazards.
 - (ii) The proposed lots can be provided with municipal services (i.e. snow removal, fire protection, school busing, etc.) with reasonable efficiency and cost to the municipality.
 - (iii) The proposed lots have access to potable water.
 - (iv) The proposed lots will have direct and legal access to an all-weather road. Joint access may be permitted in some instances, and encouraged with respect to provincial highways, subject to registration of a right-of-way agreement or declaration of right-of-way on the resulting titles.
- (g) Development shall not cause groundwater pollution, and shall not adversely affect the water supply for existing users with respect to quality and quantity.
- (h) Services such as, but not necessarily limited to, drainage, hydro and telephone and legal access to all weather roads can be provided at the municipal standard for the area with any costs to be borne by the developer.
- (i) Council may require the developer to provide additional information and justification that demonstrates the suitability of a site for a rural residential use and its compatibility with existing and proposed uses in the vicinity.

4.3.4. Seasonal Residential and Recreational Policies

- (a) The Rural Residential area outlined in the land use maps near Jackson Lake is the only area that shall provide lots for seasonal residential and recreational development.
- (b) The municipal Zoning By-law may provide for year-round or seasonal recreational development with varying degrees of municipal services generally not dependent on municipal piped utility services as well as other open space and recreational uses compatible with existing development and the natural environment.
- (c) Seasonal residential development will follow the relevant Rural Residential Area policies set forth in Section 4.3.
- (d) In instances where proposed seasonal residential and recreational developments incorporate shoreline, the proponent should ensure adequate and continuing public access to the waterbody.
- (e) Residential development such as single-family dwellings should be encouraged to locate in close proximity to community services, commercial developments, and recreational amenities.

4.4. RURAL/AGRICULTURAL

Agriculture is central to the history of the Municipality and continues to help shape the culture and economy of its communities. The intent of the Rural/Agriculture Area is to protect the viability of the agriculture sector and to ensure a healthy environment.

4.4.1. Objectives

- To protect the dominant role of agriculture and resource-related activities within the economy of the municipality.
- To prevent pollution of water, soil, and air, and protect the natural environment from harm.
- To promote development that is compatible with adjacent land uses, both existing and anticipated.
- To support agriculture-related residential, commercial, industrial, and recreational activities through efficient and compatible use of land and existing road networks.
- To support a diversity livestock operations, mixed farms, and specialized agricultural operations to make provision for their continued viability.
- To encourage growth and development in a manner which is compatible with adjacent land uses, and the objectives and policies for Principal Centres, Rural Centres, and Rural Residential areas.

4.4.2. General Policies

- (a) Land uses within the Rural/Agricultural Area will be characterized by large parcels of land generally no less than 80 acres in area.
- (b) Land uses such as agriculture, extensive outdoor recreation, agro-commercial, agro-industrial, and other commercial and industrial uses may be appropriate in Rural/Agricultural Areas
- (c) In general, the establishment of uses that would compete with Principal or Rural Centres will be discouraged.
- (d) Small land holdings of less than 80 acres for small-scale or specialised agricultural operations may be considered, provided that such proposals are compatible with other existing agricultural operations and the size of the proposed parcel is appropriate for the intended use.
- (e) Agricultural practices, resource development and new development within the Rural/Agricultural Area will be undertaken in harmony with the environment where natural areas such as wood lots and riparian vegetation are preserved as integral components of a quality rural environment.

- (f) Accessory on-farm business enterprises including accessory manufacturing and fabrication operations will be subject to terms and performance standards established in the municipal Zoning By-law and administered as conditional uses.

4.4.3. Livestock Operation Policies

- (a) Livestock operations (expansion of existing, and development of new) shall be located in the Rural/Agricultural Area.
- (b) Livestock operations will be required to be developed and operated in a manner which minimizes the production of offensive odours and the potential for pollution of soils, groundwater, and surface water.
- (c) Livestock operations will be required to locate where they will be compatible with surrounding land use.
- (d) New or expanding livestock operations of ten (10) or more animal units, should generally not be permitted in Canada Land Inventory (CLI) soil classes 6-7 and unimproved organic soils as identified by the Province.

Size Criteria

- (e) Livestock operation development within a one-mile buffer of the Principal and Rural Centres shall generally be guided by the following policies:
 - (i) Existing livestock operations will be allowed to expand up to a maximum size of 200 animal units.
 - (ii) New small-scale livestock operations may be allowed but are restricted to a maximum size of 200 animal units or less, subject to conditional use approval of Council.
 - (iii) No new or expanded livestock operations above 200 animal units will be permitted.
- (f) Livestock operation development outside of the one-mile buffer of the Principal and Rural Centres that are of 300 animal units or greater are conditional uses subject to the procedures and requirements specified in the *Planning Act* and the Zoning By-law.

Siting Criteria

- (g) New and expanding livestock operations will be required to meet mutual separation distances from a single residence and designated areas as established in the municipal Zoning By-law, consistent with separation distances identified in the Provincial Planning Regulation, including with neighbouring municipalities.
- (h) Mutual separation distances will be the same as Provincial regulations for livestock operations locating close to settlement areas.

- (i) Proposed and residual lots resulting from subdivisions of parcels containing livestock operations shall be of such size and configuration so as to maintain minimum property boundary setbacks as required by provincial regulation.
- (j) Council, property owners, and developers will be encouraged to have regard to the advice of provincial technical advisors regarding the proposed siting and development of major livestock operations. New and expanding livestock operations will be evaluated on the basis of criteria such as but not necessarily limited to:
 - (i) type of operation
 - (ii) size of operation (e.g. animal units)
 - (iii) water supply
 - (iv) measures to reduce odours – covers and shelterbelts
 - (v) measures to ensure conformity with the municipal Zoning By-law
 - (vi) adjacent land uses
 - (vii) provincial regulations governing livestock operations
 - (viii) reports from appropriate provincial reviewing agencies
 - (ix) amount of truck traffic generated
 - (x) nature of land base (e.g. soils, crop practice, proximity to surface water)
- (k) Additional buffering is considered appropriate for Jackson Lake as waterbody with significant recreational potential, and a potable water source.
 - (i) A minimum separation distance of 1,000 feet shall be maintained between the ordinary high-water mark of Jackson Lake and any proposed livestock operation.
 - (ii) Existing facilities which are located within this distance may be expanded, subject to the provisions of the municipal Zoning By-Law, provided that no portion of the expanded facility will be located within 330 feet of the ordinary high-water mark.

4.4.4. Farm Related Residential Policies

- (a) Subdivision of land for non-agricultural purposes will be limited to minimize potential for land use conflict and should be limited to generally one subdivision per 80-acre parcel. Subdivision may be considered under the following conditions:
 - (i) The subdivision of an existing farmstead for a retiring farmer who wishes to retain their farm residence for retirement purposes.

- (ii) Subdivision of an existing farmstead which may have a defined shelterbelt which is no longer required as part of the farm operation or has become surplus due to farm amalgamation.
 - (iii) The subdivision may be permitted where a parcel of land is isolated by way of a creek, drain, road or natural land feature and is of size or shape that it is no longer feasible to farm.
- (b) The farmstead site severance permitted in the policies above shall:
- (i) Consist of the area confined by the shelterbelt, where one exists, or otherwise not be wasteful of agricultural land.
 - (ii) Include an existing habitable dwelling.
 - (iii) Have legal and direct access to an all-weather municipal road or provincial highway.
 - (iv) Be capable of accommodating an on-site wastewater management system and have an adequate supply of potable water.
- (c) Smaller lot sizes may be considered in the case of lot boundary adjustments and title consolidations if there are no additional lots being created and the end result is consistent with the overall intent of the Development Plan.

4.4.5. Commercial and Industrial Policies

- (a) Some land uses such as outdoor recreation uses and facilities, protected natural areas and conservation areas, agro-commercial, agro-industrial, and other commercial and industrial uses that require large tracts of land and need to be separated from urban land uses may be appropriate in the Rural/Agriculture Area.
- (b) Agri-commercial and industrial developments which support the agricultural sector, require larger land parcels, do not require piped municipal services, or may be better suited to a rural environment, may be established in Agricultural Areas. Other commercial and industrial developments should be directed to Principal or Rural Centres, or Rural Commercial Areas, where municipal services can be extended.
- (c) Commercial and industrial developments in Rural/Agricultural areas should locate at appropriate locations in a manner that is consistent with the transportation policies of this document.
- (d) Commercial and industrial developments should be located as close to a Principal or Rural Centre area as is safe, nuisance-free, and practical in order to strengthen existing communities. However, such developments should be planned in such a manner that they do not impede the orderly expansion of communities with piped water and sewer services.

- (e) Home-based businesses may generally occur in Rural/Agricultural Areas. The scale and size of the business should not generate significant levels of traffic or otherwise have adverse effects on neighbouring land uses.

4.4.6. Outdoor Recreational Policies

- (a) The municipal Zoning By-law may provide for outdoor recreational development with varying degrees of municipal services generally not dependent on municipal piped utility services as well as other open space and recreational uses compatible with existing development and the natural environment.
- (b) Outdoor recreational development should be directed away from prime agricultural lands and viable lower-class lands, existing livestock operations, aggregate extraction areas, and sensitive environmental areas, and are encouraged to maintain the natural character of the landscape.

4.5. RURAL COMMERCIAL

Rural Commercial areas support unique economic development opportunities and are characterized by requiring larger land area and major capital investment.

4.5.1. Objectives

- To provide opportunities for economic growth and diversification.
- To ensure development in rural areas occurs in such a manner that adjoining land uses and transportation networks are compatible, and potential conflict between uses is minimized.
- To ensure that development in rural areas does not interfere with the operations and expansion of agricultural and livestock activities.
- To minimize and mitigate the potential negative impacts that developments in rural areas may have on the operations and growth of Principal, Rural and Rural Residential areas.

4.5.2. General Policies

- (a) Major commercial and industrial development that are not easily accommodated within established Principal and Rural Centres due to their requirement for larger parcels of land, incompatibility with residential uses, or need to provide essential service to highway users shall be located in Rural Commercial Policy areas.
- (b) Uses within Rural Commercial areas should be limited to highway commercial, agri-commercial, agri-industrial, and heavy industrial. All other development should generally be directed to Principal and Rural Centres.
- (c) Rural Commercial areas should be located in areas of lower-class agricultural capability, and away from prime agricultural land and existing operations.
- (d) Rural Commercial areas should be located adjacent to major transportation facilities so as to serve the travelling public, and in accordance with transportation policies in 6.3.
- (e) Where areas are designated as Rural Commercial, the municipal Zoning By-law may establish special limitations, separation distances, and conditions for potentially incompatible uses, within a specified distance of the designated area.
- (f) Proposed development should mitigate the effects of noise, vibration, dust, odours, or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas. Mitigative measures may include landscaping, fencing, or other measures to minimize nuisance and visual impacts.

- (g) Outside storage areas should generally be confined to lots within the internal areas, located within the rear yard and be well screened by fencing or landscaping.
- (h) Residential uses shall not be allowed.

PART 5. GENERAL POLICIES

5.1. INTRODUCTION

This section of The Municipality of North Norfolk Development Plan outlines the general policies which guide the overall use, planning and development of land in the Municipality unless otherwise provided herein.

5.2. HAZARDOUS USES

- (a) Developments that create hazardous situations, or are subject to environmental hazards, shall not be permitted unless the hazard has been removed or appropriate remedial measures have been taken that will protect life and property, and are within the regulations and guidelines of the appropriate provincial and federal departments.
- (b) Where development of a potentially hazardous use is proposed, information shall be required from the proponent relating to the nature of any potential discharges, the nature of outside storage requirements, the compatibility of surrounding land uses, and plans for buffering such activities from adjacent land uses.
- (c) Facilities or developments, exclusive of railways and highways, which manufacture, handle, store or distribute hazardous materials will be governed by the following:
 - (i) Wherever possible, new facilities shall be separated from urban areas and buildings used for human occupation.
 - (ii) Hazardous facilities should not be located closer to dwellings than permitted or recommended by the Province of Manitoba.
 - (iii) Where new development of a potentially hazardous use is proposed, information may be required relating to the nature of any potential discharges into the air, soil or water, the nature of outside storage requirements; the compatibility of surrounding land uses; and plans for buffering and containment of such activities from adjacent uses.
 - (iv) Large propane or gasoline storage facilities should be established in areas of the Municipality where risks to the health and well-being of residents can be minimized.
 - (v) Anhydrous ammonia facilities shall be located at least 100 metres from the edge of the right-of-way of any provincial highway.

5.3. NATURAL AREAS & ENVIRONMENTAL CONSERVATION

- (a) Natural areas and habitats on public and private lands should be protected from incompatible or potentially incompatible uses where:
 - (i) Rare or endangered flora and fauna have received provincial or federal designation and protection under any applicable act or regulation.
 - (ii) Lands have received provincial designation and protection.
 - (iii) Lands have been identified as a wildlife management area, provincial park, provincial forest, national park, ecological reserve, and/or wildlife refuge, where applicable.
 - (iv) Private lands have been voluntarily protected by landowners under any applicable act or regulation.
 - (v) Sensitive wildlife, aquatic habitat including quality wetland habitat and riparian areas, and other ecologically significant areas have been identified.
- (b) The identification and protection of natural areas, wildlife, and fisheries habitats will be encouraged.
- (c) Public access to natural areas and wildlife and fisheries habitat will be encouraged, but such access should not lead to levels of activity which will exceed the capability of the area to sustain the environment and ecosystem integrity.
- (d) Coordination of development activities between the Municipality and the Whitemud Watershed District will be encouraged.
- (e) The remaining wooded lands be protected or preserved in their natural state as much as possible, particularly those that have high wildlife value and extreme topographic relief.
- (f) Council may consult with the Province regarding management of wildlife resources which cause problems in the Municipality.
- (g) Proposed developments located near/adjacent to waterways/bodies that have the potential to alter, disrupt or destroy aquatic habitat; including the riparian area, will be referred to appropriate provincial authorities for review.
- (h) Proposed developments adjacent to wildlife management or other protected areas will be forwarded to provincial authorities for review to ensure that future development or changes in land use will not adversely affect the sustainability of the area or the resident flora and fauna.
- (i) Where privately initiated habitat conservation land leases or land transfers are proposed, provincial authorities will be encouraged to consult with Municipality prior to approving the designation of a private habitat conservation area.

- (j) Inter-municipal co-operation is encouraged in the application and implementation measures to protect natural environmental resources.
- (k) Development proposals which require significant volumes of surface and/or groundwater may be require a Water Rights License. Development approval may be withheld until such time as a license is issued.
- (l) Proposed natural and recreational development shall not unduly restrict the access to and the use of natural resources such as rivers, lakes, and streams.
- (m) Proposed natural and recreational developments will be encouraged to balance the scale and intensity of an intended use with the capability of the land base to support the proposed use in a sustainable manner.

5.4. SENSITIVE LANDS, FLOODING & EROSION

- (a) Development will generally be directed away from environmentally sensitive areas. Sensitive lands include the following:
 - (i) Lands subject to flooding – lands which would be flooded by the 200-year flood, or by a recorded flood exceeding the 200-year flood level.
 - (ii) Lands subject to water erosion – lands which would, within a 50-year period, be eroded or become unstable due to the action of water contained in an adjacent waterway or water body.
 - (iii) Lands subject to other hazards such as landslides or subsidence – lands where actual effects of hazards have occurred or been predicted. Lands subject to bank instability are lands on or above a slope adjacent to a waterway or waterbody that is subject to subsidence due to down slope soil movement.
- (b) Lands adjacent to surface water bodies which have the potential to be flood prone should not be subject to development unless detailed assessments indicate flood risk is minimal.
- (c) Land subject to significant flooding, erosion, or bank instability should be left in its natural state or only developed for low intensity uses such as cropping, grazing, forestry, or open space recreational activities which are generally acceptable within hazard areas.
- (d) New development should be carefully controlled and planned to ensure that it is compatible with any risks, or that any hazard has been eliminated or protected against. In these instances, the following criteria should be applied:
 - (i) Proposed developments should not obstruct, increase, or otherwise adversely alter water and flood flows and velocities.

- (ii) The construction of new structures and/or buildings shall not be permitted within flood hazard areas unless the hazard can be protected against. Measures must protect to flood elevation levels plus appropriate freeboard in accordance with the standards established by provincial authorities and services should be protected against damage and be fully functional during hazard conditions.
- (iii) Activities or construction of new structures and/or buildings shall not be permitted in areas subject to erosion or bank instability unless adequate erosion control or bank stabilization measures are implemented.
- (iv) Activities which alter existing slopes and may accelerate or promote erosion or bank instability should be prohibited, unless appropriate mitigative measures are taken to minimize the potential of such erosion or bank instability.
- (v) Existing tree and vegetative cover should be preserved where appropriate to reduce erosion and assist in maintaining bank stability.
- (e) Erosion control or bank stabilization measures, hydro-geological investigation or study, or geo-technical reports designed by a qualified professional engineer licensed in Province may be required.
- (f) Development proposals in flood plain hazard areas should be referred to the appropriate provincial department, prior to approval by the Municipality.
- (g) For lands adjacent to waterways or waterbodies and in areas where a specific hazard has not been determined, structures shall be set back a minimum distance of ten times the height of the bank above the channel grade or shoreline, unless an engineering investigation indicates that this limit may be reduced.

5.5. WATER & SHORELAND

- (a) Development will be encouraged in a manner which ensures that waterways, waterbodies, shoreland areas, aquifers, and groundwater resources are sustained and protected from development or activities that may have a detrimental effect on water quality, or fish and riparian habitats.
- (b) The preservation and reintroduction of native vegetation will be encouraged in sensitive environmental areas, such as along the shorelines of lakes, rivers, creeks, and streams to stabilize the banks, to filter run-off and to maintain the quality of water in these waterways.

- (c) Developments that create minor disturbances to the natural vegetative cover in riparian areas, such as docks, pathways, and boathouses, may be permitted in those areas, provided that not more than 25% of the length of the lot's shoreline is affected. No alteration to near shore aquatic habitats will be allowed unless the activity adheres to or is reviewed by appropriate federal departments.
- (d) Waterways, waterbodies, and shorelands in the Municipality may require protection to limit impacts of development through land use planning and cooperation with provincial programs. The extent of protection required will be directly related to the characteristics of the local situation. The size and configuration of the waterway, waterbody, or shoreland; the need for public access; environmental characteristics; and economic potential will all have a bearing on the method of protection adopted. In order to provide protection, shoreland reserves may be created.
- (e) For project proposals requiring self-supplied water, the proponent is directed to contact appropriate provincial departments to determine if their water use needs requires licensing under legislation. If a license is required, development approval may be withheld until such time as either a groundwater exploration permit or surface water development authorization is issued.
- (f) The provision of on-site drainage and water retention or detention systems acceptable to the authority having jurisdiction may be required.
- (g) Development or activities that may cause pollution under normal operating conditions or by accident will be directed away from groundwater sensitivity areas. Where this is not feasible or practical, development or activities which could cause pollution may be considered in groundwater sensitivity areas provided:
 - (i) It can be proven by adequate engineering or hydro-geological investigation that the proposed activity will not cause pollution of the groundwater supply.
 - (ii) Appropriate precautionary measures have been or will be taken to sufficiently mitigate the risk of endangering the quality of the water supply.
- (h) Livestock operations, waste management, and industrial/commercial development which may impact water quality will have adequate separation distances from community and natural water resources.
- (i) Council may prohibit activities in the area upstream of major waterways which may pollute the water, and will require the developer to manage potential contaminants to the greatest extent possible by:
 - (i) Providing suitable separation distances and/or containment systems between developments and waterways.
 - (ii) Implementing management plans to address runoff of sediments and/or contaminants into storm water drains and other drainage infrastructure.

5.6. MINERAL RESOURCES

- (a) Areas designated by the Province as being of high aggregate, mineral, oil, or gas potential should be protected from incompatible and potentially incompatible land uses that would restrict exploration and development. Surface uses may be restricted to non-intensive agriculture (e.g., livestock grazing, cropping, forestry), temporary uses, or other uses that will permit access to the resources.
- (b) Areas designated by the Province as being of medium aggregate, mineral, oil, or gas potential may accommodate incompatible and potentially incompatible land uses following a review and approval by the Province.
- (c) Existing aggregate, mineral, oil, or gas operations shall be protected from incompatible and potentially incompatible land uses.
- (d) The exploration, development, production, and termination of all aggregate, mineral, oil, or gas resources shall be undertaken in a manner that is environmentally safe, stable, and compatible with adjoining lands. These activities shall also be in keeping with provincial regulation and guidelines, including rehabilitation.
- (e) Rehabilitation of depleted aggregate pits and quarries shall be the responsibility of the owner/operator of the site. Direction for rehabilitation of lands disturbed by aggregate extraction activities must be completed to a condition that is consistent with the surrounding agricultural soil quality when activities cease.

5.7. HERITAGE RESOURCES

- (a) The identification of historical assets and heritage resources should be encouraged through research, heritage resource impact assessments, collaboration with other agencies or descendant communities, and/or official designation processes.
- (b) Historical assets and heritage resources should be protected where:
 - (i) Buildings or landscapes have received, or are officially being considered for, a municipal and/or provincial heritage designation.
 - (ii) Buildings or landscapes have been developed and operate as heritage sites or other historical assets.
 - (iii) Concern for impact has been identified and mitigation has not been addressed.
- (c) Heritage resources should be protected from incompatible land use activities and/or developments by ensuring the applicable identification and assessment processes, and any requirements or agreements, are keeping with provincial heritage designation.

- (d) The development of historical assets and the designation and conservation of heritage sites should be coordinated with other heritage and recreational programs in the region, existing and proposed, to maximize interpretive and tourism potential.
- (e) Sites and groupings of sites with heritage potential will be considered for designation as municipal heritage sites under provincial legislation.
- (f) Burials and cemeteries must be protected and preserved by ensuring that procedures and mechanisms are in place to inform land use and infrastructure planning, and that decisions are aligned with provincial legislation and policy. Collaboration with Indigenous Nations or other descendant communities should be undertaken where appropriate.

5.8. OUTDOOR RECREATION

- (a) Areas with high recreational capability and or/ interesting or rare natural features should be protected for outdoor recreation and related uses.
- (b) Development in areas adjacent to recreational areas should not negatively impact the use of the recreational area.
- (c) Areas with lower recreational capability should be protected where high recreation capability resources are not sufficient to satisfy local and regional needs. Some lands may only sustain low intensity activities or simply provide open space.
- (d) Proposed recreational development should not unduly restrict the access to and the use of natural resources such as rivers, lakes, and streams. Public access to natural areas will be encouraged where feasible.
- (e) Recreational uses shall be located at sufficient distance from livestock operations, industrial areas, aggregate resources, and waste disposal areas.
- (f) Recreational trail systems should not conflict with agricultural operations or private properties.

5.9. ANIMAL KEEPING

- (a) Animal keeping outside the Agricultural Area will be listed as a conditional use within the zoning by-law and shall be subject to the following policies:
 - (i) The total number of animals is measured as less than 10 Animal Units (AU).
 - (ii) Hobby farms, including recreational enterprises such as riding stables, require a land holding of not less than 4 acres, with the total land area being equal to one acre per 1.0 Animal Units (AU) to a maximum of 9 Animal Units (AU).
 - (iii) The keeping of animals for hobby farm purposes must adhere to all local, provincial, and federal health, agriculture, and environmental regulations in addition to the standards set forth in the municipal Zoning By-law.

PART 6. INFRASTRUCTURE POLICIES

6.1. UTILITIES AND MUNICIPAL SERVICES

- (a) Essential activities of government and public and private utilities, including alternate energy generating systems such as wind energy generating systems, shall be permitted in any land use designation, subject to the requirements of the municipal Zoning By-law. Such uses should be located and developed in a manner which will minimize any incompatibility with neighbouring land uses. Special consideration will be given to reviewing siting requirements associated with such uses as communication towers and maintenance yards to ensure they will not have adverse impacts on adjacent lands.
- (b) Co-operation will be encouraged with Manitoba Hydro and private utility providers to ensure the provision of their services in the most economical and efficient manner possible.
- (c) Prior to the installation of major utility systems, such as hydro transmission lines, wind energy systems and fibre optic telephone cables, the Municipality is encouraged to collaborate with Utilities on matters such as route selection and impact on local road systems.
- (d) Existing public and private utilities should be protected from incompatible or potentially incompatible land uses which may negatively affect their operation.
- (e) Council may enter tax, service, and cost sharing agreements for municipal infrastructure, particularly for resource and agro-related industrial developments.

6.2. WATER AND WASTEWATER

- (a) To minimize human exposure to the undesirable effects of such uses as sewage lagoons and waste disposal sites, development in the vicinity of these facilities should be limited to uses which would not be adversely affected by these facilities.
- (b) The Municipality will provide facilities to dispose of solid and sewage waste in a sanitary, economic, and orderly manner by planning in advance for the location and development of suitable landfill sites and sewage lagoon sites.
- (c) Where sewage or waste from a particular business or industry may generate problems for wastewater disposal or treatment systems, an engineering review may be required, along with specialized pre-treatment installations to deal with any unique treatment or disposal problems.

- (d) Where a wet industry will be directing industrial wastewater to a municipal wastewater treatment facility, an industrial use agreement will be established between the municipality and the industry owner.
- (e) New developments in Principal and Rural Centres shall be required to connect to existing municipal water and/or sewage systems where municipal services are provided. Costs to upgrade and/or extend services will be borne by the developer.
- (f) Residential development may be located on un-serviced lots which are large enough to accommodate on-site sewage disposal systems, including septic fields, subject to approval under provincial regulations.
- (g) New rural developments shall be required to have access to an adequate supply of potable water.
- (h) Where development will cause the Municipality to carry out an alteration to a public sewerage and/or water system, the Municipality will adhere to existing applicable provincial legislation, and ensure that all required engineering data supporting the proposal has been forwarded to the appropriate provincial agency for review and comment.
- (i) Separation standards for incompatible uses such as sewage lagoons and waste disposal sites locating close to or within settlement areas will be established in the municipal Zoning By-law.

6.3. TRANSPORTATION

- (a) Existing and proposed aircraft landing fields and aerial approaches within the Municipality should be protected from incompatible or potentially incompatible land uses that may adversely impact their operation and/or endanger public safety. The municipal Zoning By-law may establish separation standards for future development adjacent to an airport, and development should consider federal and provincial transportation and airspace guidelines.
- (b) New developments should have legal access to an all-weather road of sufficient standard and capacity, unless the proponent makes an agreement with the Municipality to upgrade an existing road or develop new road access to a standard agreed upon by Council. The proponent may be responsible for part or all the costs of this roadway construction.
- (c) Development requests that are incompatible with the existing transportation system may be rejected if an agreement cannot be reached between the traffic authority and the developer to ensure compatibility or to provide mitigative measures or upgrades.
- (d) Where a local authority has control over roadways, access to a new development adjacent to such roadways will be subject to approval by that authority.

- (e) Local road networks should be planned and designed economically to service both existing and future development.
- (f) Proposed developments which may be adversely affected by noise, dust, and fumes from roadways and railways shall be encouraged to locate where there is adequate separation from these corridors or to incorporate mitigative measures to minimize adverse impacts.
- (g) Municipal road allowances should be retained for public access. Any clearing, cultivation, or cropping of unimproved road allowances requires the approval of Council. Consideration should also be given to leaving undeveloped road allowances in their natural state unless required for road development. These areas provide important wildlife habitat and travel corridors.
- (h) Where there are existing or anticipated high volumes of truck traffic, Council may designate certain roadways as truck routes, in order to limit deterioration of the local road system and to minimize safety problems and nuisance factors within communities.
- (i) The local road or street network associated with any type of proposed development should be designed to conform with both the existing and planned road system of the neighbouring areas.

6.3.1. Provincial Highways

- (a) All developments shall conform to the appropriate requirements of the Province of Manitoba as they affect the provincial highway system.
- (b) New developments which have potential to generate significant vehicle traffic shall locate near major roadways, including provincial roads and provincial trunk highways as approved by the Province, and shall be directed away from land uses which where high levels of traffic which could endanger public health or safety or cause excessive wear and tear on road networks.
- (c) Compatible land uses may be permitted adjacent to provincial trunk highways and provincial roads where interference with other resources is minimized, and the safe and efficient operation of the highway is maintained.
- (d) Proposed developments and subdivisions adjacent to the provincial highway system should be guided by an overall concept plan that establishes an internal road network complimenting the existing and planned highway network of the area to minimize the number of access points onto a highway. The development should be reviewed by the Province prior to approval to determine if and how the development should proceed.

- (e) Proposed development which continues a pattern of a row of lots each relying on direct access to the highway shall not be permitted.
- (f) Commercial uses located adjacent to provincial highways and roads which primarily serve the traveling public should be located in planned areas where there is access available from major roadways, where appropriate.
- (g) Development that is to occur within the controlled areas of provincial highways will be subject to approval by provincial authorities having jurisdiction prior to Council approval.
- (h) Development proposals within the vicinity of the provincial highway system, or which may have significant impact on the highway system, should be circulated to provincial authorities having jurisdiction for review.
- (i) Where an area of development is bordered on one side by a major transportation corridor or facility such as a highway or rail line, new development shall, where appropriate, be directed to the same side to avoid the need for local traffic to cross the corridor or facility.
- (j) Development that may have a detrimental impact on the safe and efficient operation of the provincial highway system shall not be allowed unless mitigative measures suitable to the Province are incorporated into the development with the cost of any highway improvements required to accommodate development to be the responsibility of the developer.
- (k) Subdivisions and development will not be permitted in areas designated for highway widening or expansion unless appropriate provisions suitable to the Province are made to accommodate future widening or expansion.

6.3.2. Railways

- (a) Any development adjoining a railway line should comply to any recommendations concerning protection against derailment, accidental spills of hazardous materials, and mitigation options to reduce the impact of excessive levels of noise and vibrations.
- (b) Location of railway crossings shall be designed to minimize nuisance and traffic hazards caused by train movement.
- (c) In areas where development is proposed near a railway corridor the following criteria shall be observed:
 - (i) All proposed development within 350 feet of a railway corridor may be required to undertake professional noise and vibration studies, to the satisfaction of Council and the developer shall undertake appropriate measures to mitigate any adverse effects that were identified and directed by Council.
 - (ii) All proposed development adjacent to a railway corridor shall provide safety measures such as setbacks, berms, and fencing, when required.
 - (iii) Separation distances between residential development and a railway right-of-way may be identified in the municipal Zoning By-law.
 - (iv) Any other criteria Council deems necessary to implement federal railway legislation and guidelines.

PART 7. IMPLEMENTATION

7.1. DEVELOPMENT PLAN ADOPTION AND AMENDMENTS

Adoption of the Development Plan by Council by by-law will give the plan the force of law. The Development Plan should be reviewed periodically and revised if necessary to anticipate and respond to changing conditions.

The Development Plan may be amended at any time when considered appropriate or necessary by Council. *The Planning Act* provides that the Municipality can set out a date by which Council must complete a review of the Development Plan. The Municipality of North Norfolk will undergo a periodic comprehensive review every five to ten years from the date of adoption.

7.2. ZONING BY-LAWS

Following adoption of the development plan, the Municipality is required to enact a Zoning By-law which will set out specific regulations for land use and development.

Zoning by-laws designate areas for certain types of uses and development. Permitted and conditional uses and development standards are prescribed for each zone. The municipal Zoning By-law must generally conform to the policies and objectives outlined in the adopted Development Plan. While the Development Plan policies guide the Zoning By-law, it may be necessary in some cases to zone a specific property for its existing use rather than for the use foreseen in the Development Plan.

The objectives and policies in the Development Plan provide guidance to Council when preparing the Zoning By-law or considering an amendment to the Zoning By-law.

7.3. CONDITIONAL USE APPROVALS

Within the municipal Zoning By-law, there will be provisions for the approval of various types of development as a conditional use in each zone. This process provides Council with the flexibility to review specific development proposals, to receive public input from nearby landowners, and to make decisions either approving or denying the proposals. In addition, this process provides Council with the opportunity to establish conditions of approval appropriate for each proposal. In utilizing the conditional use process, Council will have an opportunity to influence the location of some types of development, as well as to implement measures to ensure that the development occurs in a manner that is acceptable to the community. The policies and objectives contained in the Development Plan provide guidance for the conditional approval process.

7.4. VARIATION ORDERS

The Planning Act enables Council to issue variation orders for the purpose of varying or altering the application of the municipal Zoning By-law. The various ways that a Zoning By-law may be varied are outlined in *The Planning Act*. Council may attach conditions to a variation order in order to maintain the intent and purpose of the Development Plan or the Zoning By-law. Council may authorize the Development Officer of the Municipality to grant or refuse a minor variation as set out in *The Planning Act*.

7.5. DEVELOPMENT OFFICER

Council may authorize the Development Officer of Municipality to issue development permits, zoning memoranda, non-conforming certificates, and other similar documents and allow minor variations to the requirements of the municipal Zoning By-law.

7.6. DEVELOPMENT PERMITS

New development generally requires a development permit issued by Council. Before a development permit is issued, proposals should be reviewed to determine their conformance with the Development Plan and Zoning By-law.

7.7. SECONDARY PLANS

Pursuant to The Planning Act, Council may, by by-law, adopt a secondary plan to deal with objectives and issues within its scope of authority in a part of the Municipality on any matter:

- Dealt with in the Development Plan By-law.
- Dealing with subdivision, design, road patterns, building standards, or other land use and development matters.
- Respecting economic development or the enhancement or special protection of heritage resources or sensitive lands.

7.8. CONCEPT PLANS

Concept plans may be used as a tool associated with the plan of subdivision or zoning proposal to assess how property development may best fit with adjoining lands, Municipal infrastructure, and regional transportation systems. They can provide direction for the incremental development of designated areas and allocation of servicing costs among benefiting landowners. Concept Plans generally include design layouts demonstrating the integration of proposed developments with adjoining lands and existing uses.

7.9. SUBDIVISION APPROVALS

Proposals involving the subdivision of land for individual or multiple lot development will be subject to a review and approval process involving Council, utility companies and certain provincial government departments as specified in *The Planning Act*.

This process provides an opportunity for development proposals to be evaluated in accordance with the provisions of the development plan. The proposal must be consistent with the Development Plan policies and land use designations.

A subdivision proposal cannot proceed without the approval of Council and the provincial approving authority.

Council and/or the provincial approving authority may attach conditions to a subdivision approval in accordance with provisions of *The Planning Act*.

7.10. DEVELOPMENT AGREEMENTS

Municipal approval of subdivisions and zoning amendments can be conditional on development agreements which will protect both the applicant and the municipality. The development agreement on subdivisions deals with the responsibilities of the applicant and the Municipality in providing services and facilities to the land in question. A development agreement on a zoning amendment may deal with the use of the land, the siting of buildings, the installation of services, provision of open space, etc.

7.11. ACQUISITION & DISPOSAL OF LAND

The Municipality or a community development corporation may acquire an interest in land or sell, lease, or otherwise dispose of land for the purpose of implementing the Development Plan.

7.12. OTHER BY-LAWS

The Municipality has the capability to adopt and administer other by-laws concerning the use, development, and maintenance of land. This would include measures such as the adoption of a building by-law, property maintenance by-laws, access or encroachment agreements, and other types of by-laws affecting the use of land.

7.13. SPECIAL STUDIES

Proponents may be required to undertake and submit special studies as part of the approval process for certain types of development proposals. Engineering or other professional studies may be required for development proposed for lands affected by flooding hazards, endangered species, potential for groundwater/surface water pollution, and general risk to health and the environment. Other examples of such studies include professional evaluation of extension of municipal services and their efficiency or capacity to support additional development, conceptual layout designs for servicing subdivisions and traffic studies.

7.14. CAPITAL EXPENDITURE PROGRAM

Council should consult the Development Plan when revising the annual five-year capital expenditure program.

7.15. STRATEGIC PLANS FOR ECONOMIC DEVELOPMENT

As outlined in *The Municipal Act*, the Municipality may adopt a strategic plan for economic development, consistent with the Development Plan. The community should consider and build upon existing or proposed community vision statements and action plans to ensure consistent objectives, policies, and programs.

7.16. INTEGRATED WATERSHED MANAGEMENT PLANS

The Planning Act requires Council to consider the application of any watershed management plan or regulation approved under *The Water Protection Act* when preparing, amending, or re-enacting the Development Plan.

PART 8. DEFINITIONS

200-year flood means a flood that, on average, is expected to occur once during a two-hundred-year period or has a 0.5% annual chance of reoccurrence.

Agricultural operation means an agricultural, horticultural, or silvicultural operation that is conducted in order to produce agricultural products on a commercial basis, and includes:

- the production of crops, including grains, oil seeds, hay and forages, and horticultural crops, including vegetables, fruit, mushrooms, sod, trees, shrubs, and greenhouse crops;
- the use of land for livestock operations and grazing;
- the production of eggs, milk, and honey;
- the raising of game animals, fur-bearing animals, game birds, bees, and fish;
- the processing necessary to prepare an agricultural product for distribution from the farm gate;
- the operation of agricultural machinery and equipment, including the tillage of land and the application of fertilizers, manure, soil amendments and pesticides, whether by ground or aerial application;
- the storage, use, or disposal of organic wastes for agricultural purposes.

Agricultural producer means a person who produces and markets an agricultural product.

Critical and significant wildlife habitat means habitat type crucial to the size, distribution, or stability of a wildlife species in an area, and includes:

- land presently wooded or that has an appropriate mix of wooded and open areas with a Canada Land Inventory class designation 1, 1W, 2, 2W, 3, 3W, or 4 for ungulates;
- lands with a Canada Land Inventory class designation of 1, 2, 3 or 4 for wetlands;
- areas of unbroken native prairie greater than 20 acres in size; and
- habitat important to migratory species and for the maintenance of a wildlife population in a local area.

Developer means the individual or group undertaking an activity defined as development herein.

Development means

- the construction of a building on, over or under land;
- a change in the use or intensity of use of a building or land;
- the removal of soil or vegetation from land; and
- the depositing or stockpiling of soil or material on land and the excavation of land.

Drinking water system means a system used to pump, store, treat and distribute drinking water, and includes the facilities and services used in the provision of drinking water.

Erosion in respect of land, means land that, within a 50-year period, may be eroded away or become unstable due to the action of water contained in an adjacent water body.

Farmstead site means the portion of land of an agricultural operation, usually surrounded by a well-defined shelterbelt, which includes the habitable residence of the agricultural producer and the buildings and facilities associated with the agricultural operation.

Hazard lands are those lands subject to flooding, ponding, erosion, bank instability, flowing wells, high susceptibility to groundwater pollution and poor subsoil characteristics for building purposes.

Hazardous uses refer to facilities or development, exclusive of railways and highways, which manufacture, handle, store, or distribute hazardous materials.

Heritage Resource includes (a) a heritage site, (b) a heritage object, and (c) and work or assembly of works of nature or of human endeavour that is of value for its archaeological, palaeontological, pre-historic, historic, cultural, natural, scientific or aesthetic features, and may be in the form of sites or objects of a combination thereof.

Heritage Resource Impact Assessment means a written assessment showing the impact that proposed work, activity or development or a proposed project, as described in section 12, is likely to have upon heritage resources or human remains" (as per *The Heritage Resources Act* (1986)). **Heritage object** means a heritage object as defined in Part IV of *The Heritage Resources Act* (1986). Objects can include archaeological, heritage, paleontological, natural heritage, and designated objects.

Heritage site means a site designated as a heritage site under Part I of *The Heritage Resources Act* (1986). Important features of (a) the historic or pre-historic development of the province or a specific locality within the province, or of the peoples of the province or locality and their respective cultures; or (b) the natural history of the province of a specific locality within the province; may be designated a heritage site by the minister.

Industrial use agreement means an agreement to discharge industrial wastewater to Municipal wastewater collection and treatment systems.

Industrial wastewater means wastewater derived from an industry that manufactures and handles or processes a product and does not include wastewater from commercial or residential buildings.

Livestock operation means a permanent or semi-permanent facility or non-grazing area where at least ten (10) animal units of livestock are kept or raised either indoors or outdoors, and includes all associated manure collection facilities, but does not include an auction mart.

Mineral means a substance that is a mineral under *The Mines and Minerals Act* and the regulations made under that Act.

Municipal heritage site means a Municipal site designated as a heritage site under Part III of *The Heritage Resources Act* (1986).

Non-resource-related use means a land use or development whose location is not dependent on a particular natural resource including residential, commercial, industrial, indoor recreational uses, playing fields, amusements, and golf courses.

Prime agricultural land means the following land:

- Land composed of mineral soil determined to be of dryland Agricultural Capability Class 1, 2 or 3;
- A land unit of one quarter section or more, or a river lot, in which 60% or more of the land is dryland Agricultural Capability Class 1, 2 or 3;
- Land composed of organic soil determined to be of dryland Agricultural Capability Class O1, O2, or O3;
- Land determined to be of Irrigation Suitable Class 1A, 1B, 2A or 2B.

Resource-related use means a use that is directly dependent on the land or resource base, such as agriculture, quarrying, forestry, fishing, trapping, hunting, outdoor recreation, and hydro and wind energy production.

Riparian area means an area of land on the banks of or near a water body that, due to the influence of water, is capable of naturally supporting an ecosystem that is distinct from the ecosystem of the adjacent upland areas.

Rural residential means a non-farm, single family residential development with a larger lot size and that is located outside and urban centre.

Site means, as the case may require, (a) an area or a place, or (b) a parcel of land, or (c) a building or structure or (d) an exterior or interior portion or segment of a building or structure, within the province, whether it is privately owned or owned by a municipality or owned by the Crown or an agency thereof.

Viable lower class land means land, other than prime agricultural land, which is used for agricultural operations or that has been used for agricultural operations in the past and continues to have the potential to be used for that purpose.

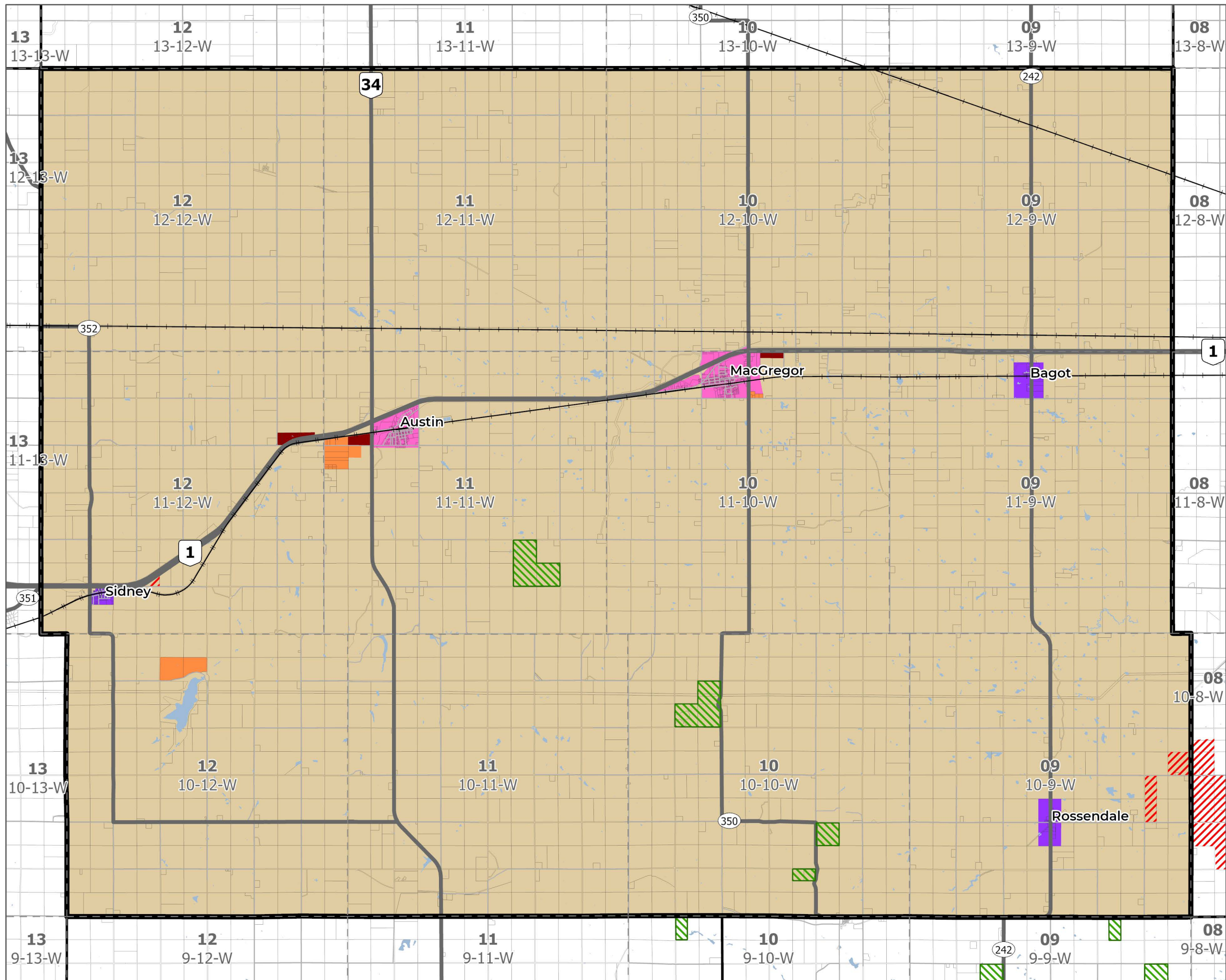
Wastewater management system means a system that is used to collect, store, treat, distribute, and dispose of wastewater, and includes the facilities and services associated with the management of wastewater.

Water body means a body of flowing or standing water, whether naturally or artificially created and whether the flow or presence of water is continuous, intermittent or occurs only during a flood, and includes lakes, rivers, creeks, streams, sloughs, marshes, swamps and wetlands and the frozen surface of any of them.

PART 9. LAND USE MAPS AND INTERPRETATION

The Land Use Maps designate land use categories and form part of this by-law. Amendments to these maps must follow the procedures outlined in The Planning Act. Each land use designation has corresponding policy statements in PART 4 - Land Use Area Policies.

Boundaries between different land use designations as illustrated on the land use maps are intended to serve as guidelines only and are not to be interpreted as precise dimensions or locations. Situations may necessitate a degree of flexibility in the application of these boundaries if they comply with the general intent of the Development Plan.



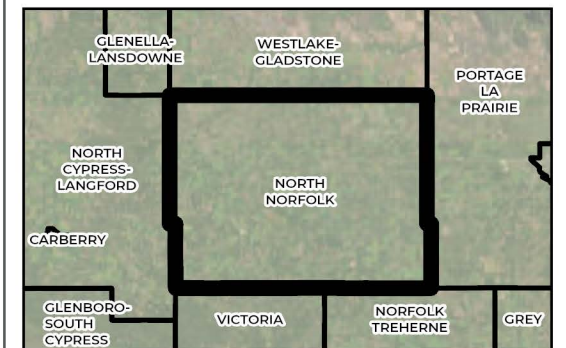
Land Use Designations

Legend

- Railway
- Highway
- Road
- Township and Range Grid Line
- Waterbody
- Parcel
- Treaty Land Entitlement Sites
- Wildlife Management Area

Land Use Designation

- Principal Centre
- Rural Centre
- Rural Residential Policy Area
- Rural/Agriculture Policy Area
- Rural Commercial Area



The accuracy & completeness of information shown on this drawing is not guaranteed. It will be the responsibility of the user of the information shown on this drawing to locate & establish the precise location of all existing information whether shown or not.

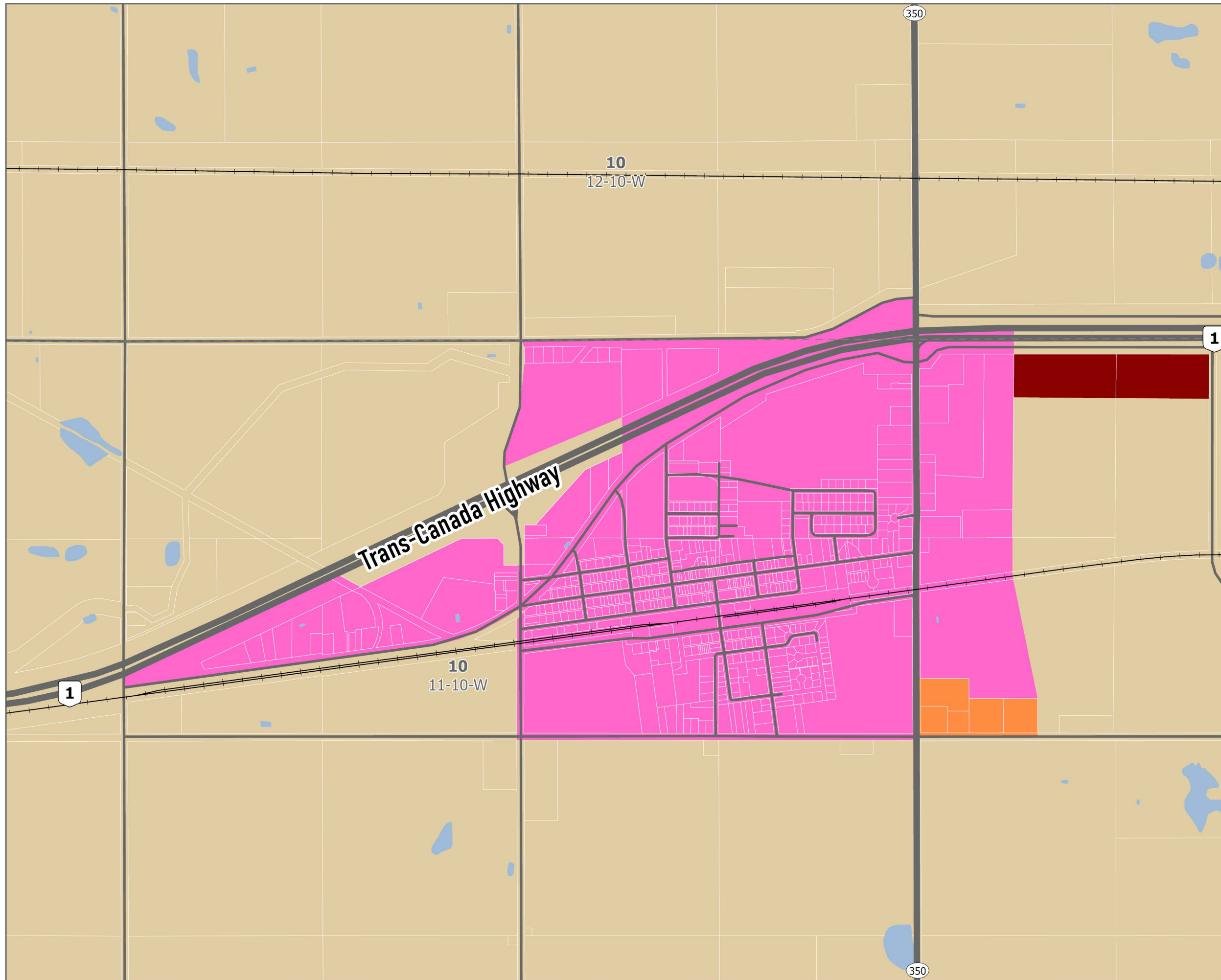


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 Scale: 1:200,000 (When plotted at 11"x17")

Data Sources:
 - Province of Manitoba
 - NRCan
 - Esri






Project #: 5559.0001.01
 Author: DL
 Checked: SM / HP / RS
 Status: --
 Revision: --
 Date: 2025 / 5 / 23





Land Use Designations

Legend

-  Highway
-  Road
-  Railway
-  Township and Range Grid Line
-  Waterbody

Land Use Designation

-  Principal Centre
-  Rural Residential Policy Area
-  Rural/Agriculture Policy Area
-  Rural Commercial Area

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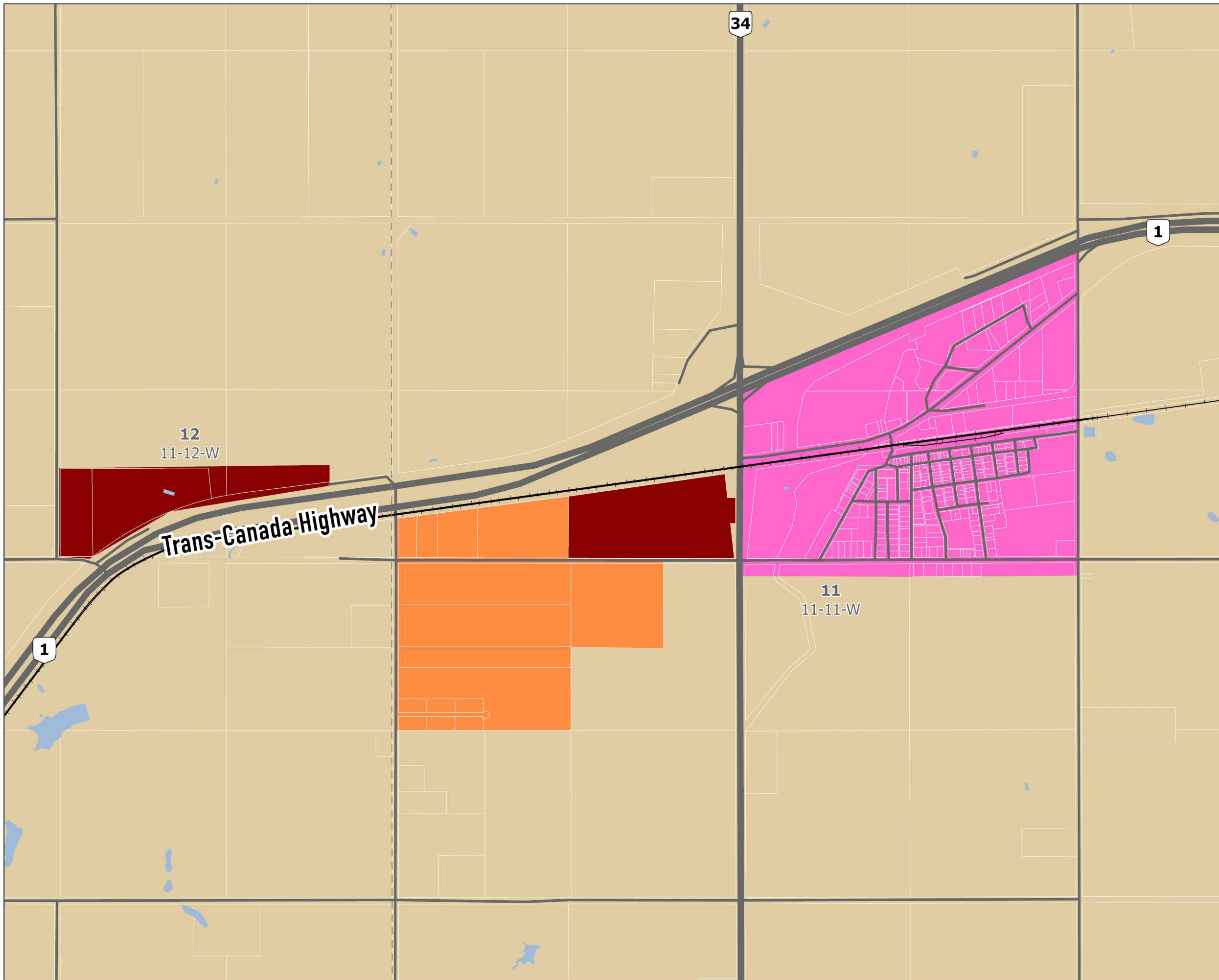
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- Province of Manitoba
- NRCan
- Esri

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 Author: DL
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 Date: 2025 / 5 / 23






URBAN
 SYSTEMS

MacGregor



Land Use Designations

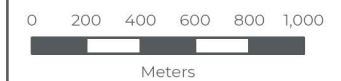
Legend

-  Highway
-  Road
-  Railway
-  Township and Range Grid Line
-  Waterbody

Land Use Designation

-  Principal Centre
-  Rural Residential Policy Area
-  Rural/Agriculture Policy Area
-  Rural Commercial Area

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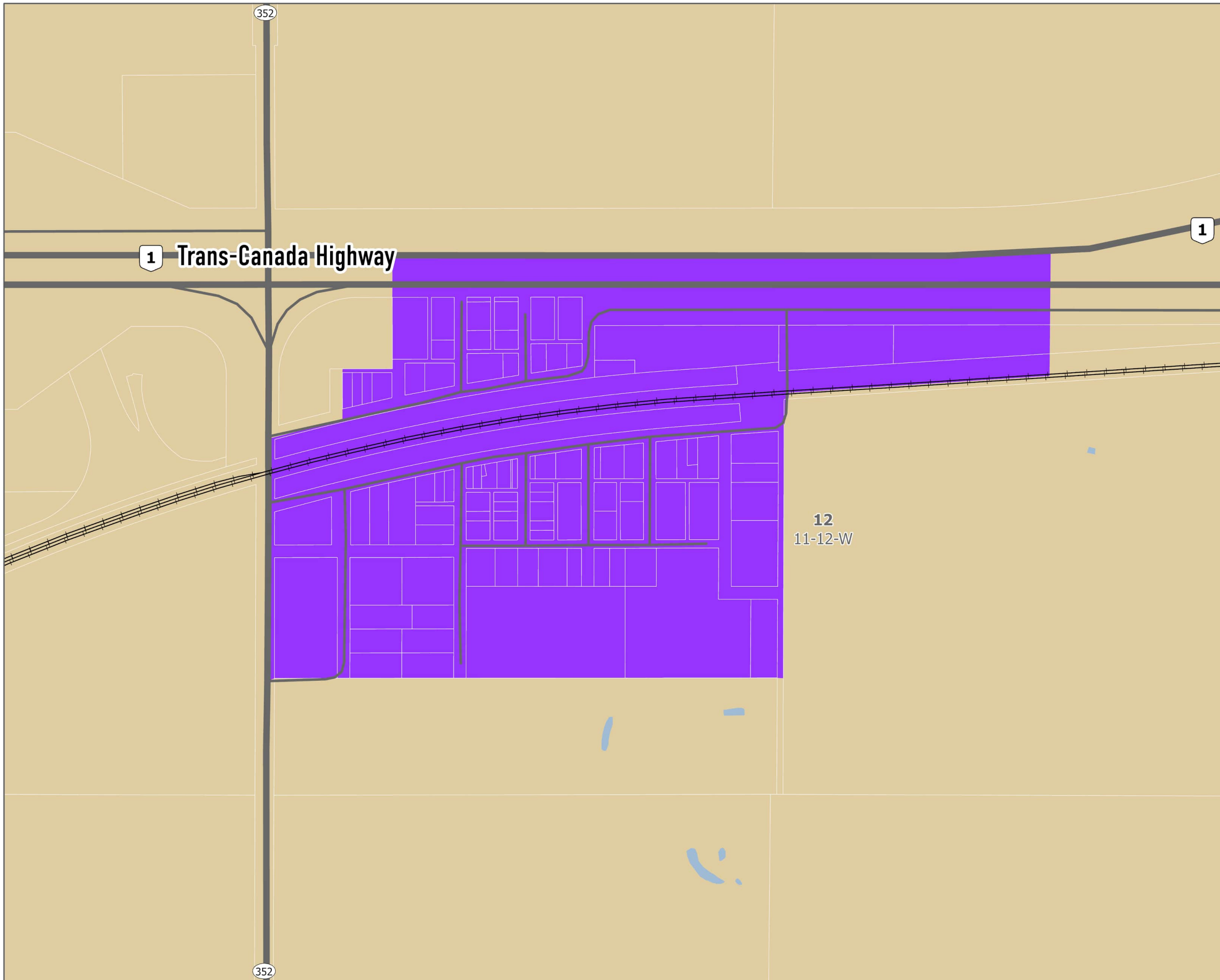
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Austin





Land Use Designations

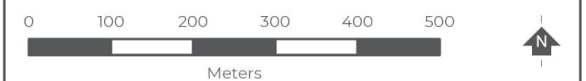
Legend

-  Highway
-  Road
-  Railway
-  Waterbody

Land Use Designation

-  Rural Centre
-  Rural/Agriculture Policy Area

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Data Sources:

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 Author: DL
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 Revision: --
 Date: 2024 / 12 / 10

URBAN
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Sidney





Land Use Designations

Legend

-  Highway
-  Road
-  Waterbody

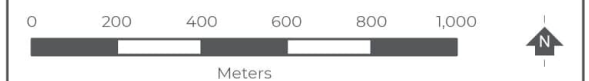
Land Use Designation

-  Rural Centre
-  Rural/Agriculture Policy Area

09
10-9-W

242

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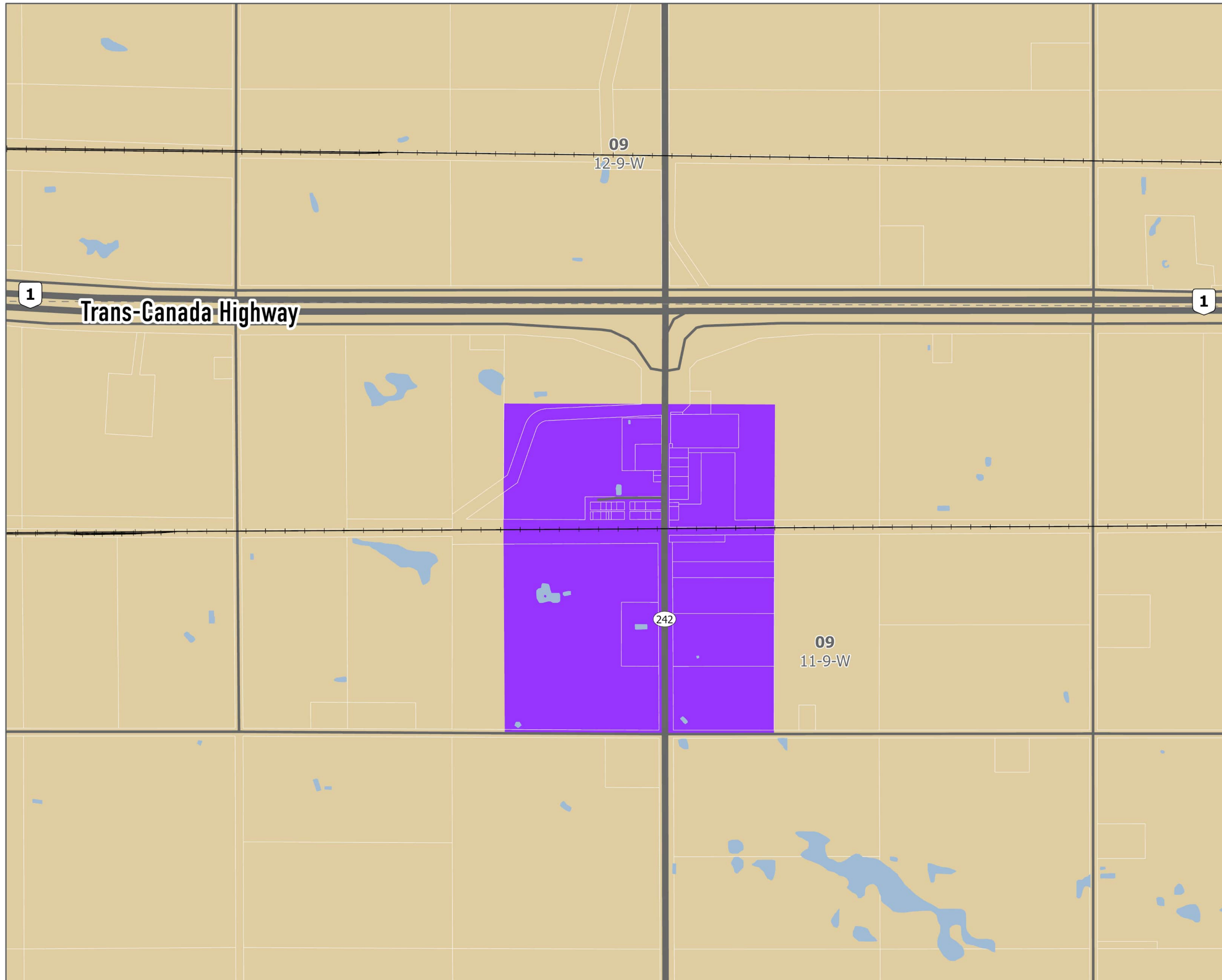
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- Province of Manitoba
- NRCan
- Esri

Project #: 5559.0001.01
Author: DL
Checked: SM / HP / RS
Status: --
Revision: --
Date: 2024 / 12 / 10






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SYSTEMS

Rossendale





Land Use Designations

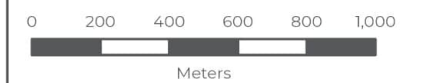
Legend

-  Highway
-  Road
-  Railway
-  Township and Range Grid Line
-  Waterbody

Land Use Designation

-  Rural Centre
-  Rural/Agriculture Policy Area

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 Revision: --
 Date: 2024 / 12 / 10

URBAN
 SYSTEMS

Bagot

APPENDIX A – COMMUNITY PROFILE

COMMUNITY PROFILE

RURAL MUNICIPALITY OF NORTH NORFOLK DEVELOPMENT PLAN

MUNICIPALITY OVERVIEW

The Municipality of North Norfolk was incorporated in 2015 through the amalgamation of the Town of MacGregor and the Rural Municipality of North Norfolk. The Municipality of North Norfolk includes the settlement areas of MacGregor, Austin, Sidney, Bagot, and Rossendale. The Municipality covers a land area of approximately 1,158 square kilometres and has a population of approximately 3,915 people (Statistics Canada, 2021). The Municipality is bound by the Rural Municipalities of Westlake-Gladstone to the north, Victoria and Norfolk Treherne to the south, Portage La Prairie to the east and North Cypress-Langford to the west. The highway transportation network in the Municipality includes the Trans-Canada Highway, Provincial Trunk Highway 34, Yellowhead Highway, Provincial Roads 242 and 350, as well as access roads.

HISTORY

The area was first home to a varied Indigenous population, including the Sioux, Assiniboine, Cree, Saulteaux, and Ojibway, who traded, hunted, and resided before the arrival of Europeans in the 1700s and the establishment of the fur trade economy. These immigrants hailed from countries like Scotland, Ireland, Ukraine, and Germany. Wheat farming emerged as the dominant industry, resulting in a flourishing agricultural sector. After Manitoba joined the Confederation in 1870, in 1883, the incorporated Municipality of Norfolk divided into North Norfolk and South Norfolk.

In the late 19th and early 20th centuries, settlers in North Norfolk began establishing towns and villages that served as centers of economic and social activity. Among these, MacGregor was a hub for trade and commerce, serving the area with a variety of essential services. The communities of Austin and Sidney played crucial roles in supporting the area, providing grain elevators, schools, and churches. The development of transportation infrastructure, particularly the construction of the Canadian Pacific Railway, played a pivotal role in North Norfolk's history. These railway connected the region to wider markets, fueling economic growth and enabling farmers to transport their produce within Canada and beyond. Immigrant communities in North Norfolk proudly preserved their cultural heritage, adding to the rich tapestry of life in the region.

The 2015 *Municipal Amalgamations Act* required municipalities with populations under 1,000 to merge with one or more neighbouring municipalities. This saw the establishment of the Municipality of North Norfolk through the merger of Rural Municipality of North Norfolk with the Town of MacGregor.

POPULATION

As per the 2021 Census, the Municipality of North Norfolk has a population of approximately 3,915 residents (Table 1). Since 1996, the Municipality has seen an overall decrease in population of approximately -0.2%. The Municipality been gradually growing since 2011. Since 2011, 16.3% of growth has been from immigration.

Table 1. Population Changes, 1996-2021

Year	Population			# Change	% Change
	Town of MacGregor	RM of North Norfolk	Municipality of North Norfolk		
1996	898	3024	3922	-	-
2001	882	2941	3823	-99	-2.6
2006	921	2742	3663	-160	-4.4
2011	963	2799	3762	+99	+2.6
2016	-	-	3853	+91	+2.4
2021	-	-	3915	+62	+1.6

In 2021, almost 35% of residents resided in the communities of MacGregor (24.6%) or Austin (10.6%) with most residents (64.8%) living in more rural locations and smaller settlement areas within the municipality.

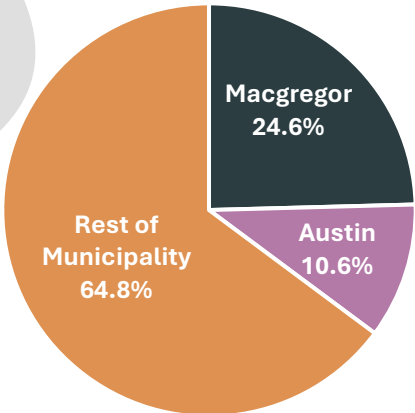


Figure 1. Location of Residents within the Municipality of North Norfolk

DEMOGRAPHICS

In general, the Municipality's population has similar age demographics to the Province of Manitoba (Figure 3). The median age in the Municipality is 37.2 years, and the average age is 38.6 years old, which are both lower than Manitoba (38.4 and 39.7, respectively). There is a larger population of those under the age of 19 in the Municipality (30%), which implies future need for housing and local jobs to support residents staying in the community.



Figure 2. Population Pyramid

Approximately 7% of the population in North Norfolk identify as Indigenous, the majority as Métis (6%), with 1% identifying as First Nations.

Over 99.6% of the population in North Norfolk speak English, with 2.0% also able to speak French, and 0.5% unable to speak either of the official languages. Over 16% of residents can speak the following non-official languages:

- 8.3% speak German
- 4.4% speak Plautdietsch
- 2.6% speak Low German
- 0.9% speak Spanish
- 0.3% speak American Sign Language

POPULATION PROJECTIONS

Low, medium, and high population projections were prepared based on historical population changes over the last 20 years (Census 2001-2021). Based on the historical assumptions, the Municipality could be expected to grow between 106 and 447 residents over the next 20 years. By 2041, the population could be between 4,021 and 4,382 residents (Figure 2, Table 2).

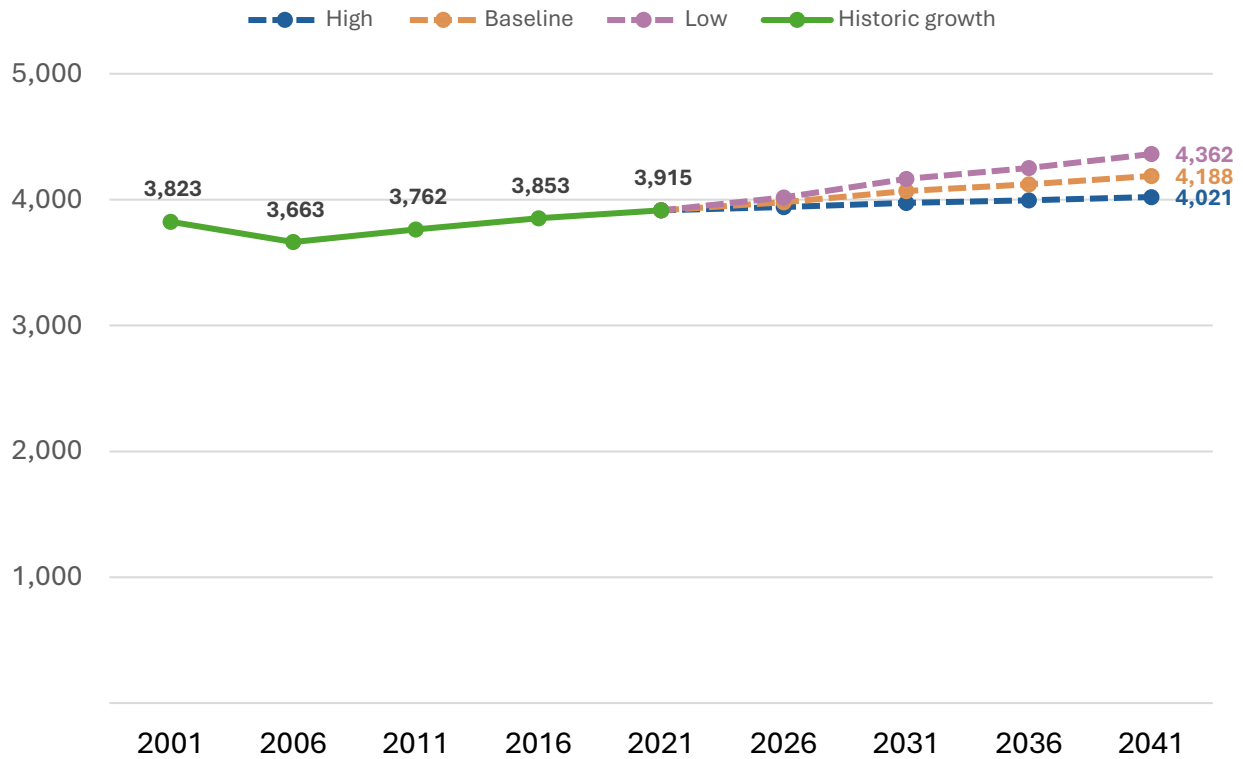


Figure 3. Historic Growth and Population Projections: Municipality of North Norfolk

Table 2. Population Projections, 2021-2041

Yearly Change	Low 0.13%	Baseline 0.32%	High 0.52%
2021	3,915	3,915	3,915
2026	3,940	3,978	4,017
2031	3,975	4,069	4,165
2036	3,995	4,122	4,251
2041	4,021	4,188	4,362

HOUSING

The Municipality has approximately 1,350 households (Census 2021). Over the last five years (Census 2016 to 2021), the number of households has increased by 3.7% or by 50 households. Over the last 20 years (Census 2001 to 2021), the number of households has increased by 65 or 4.8%.

The Municipality has an older housing stock, with the majority of homes being built before 1980 (64.6%), and only 7.4% of the supply being built in the last 10 years. Over 90% of houses are single-detached dwellings (Figure 4), and 83.7% of households own their own home. This indicates a lower availability of rental units and alternative housing options.

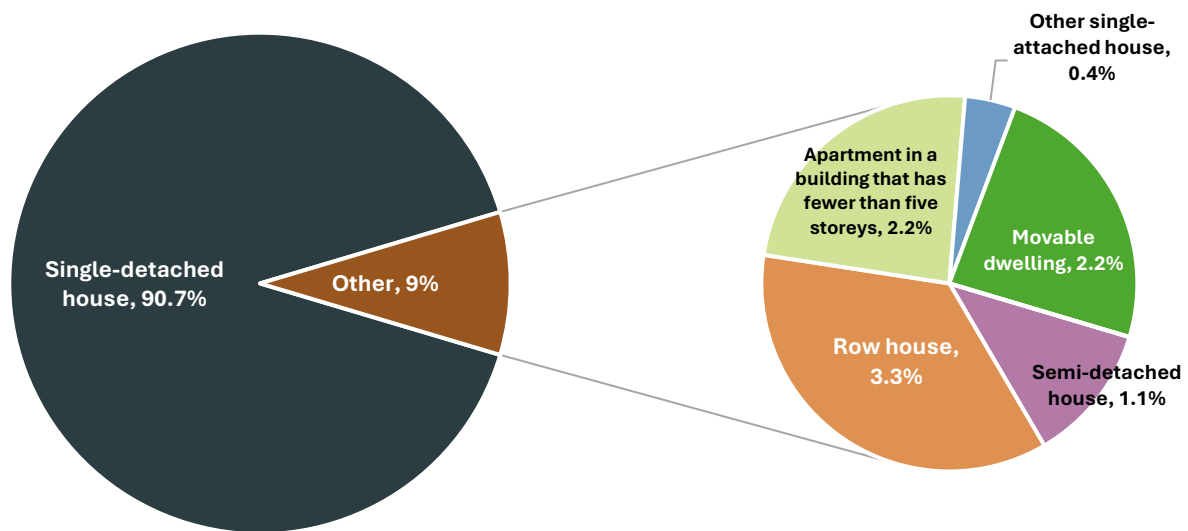


Figure 4. Private Dwellings by Dwelling Type

The majority of households are 2-persons (38.5%) and 1-person (24.8%) with an average household size of 2.6 people (Figure 5).

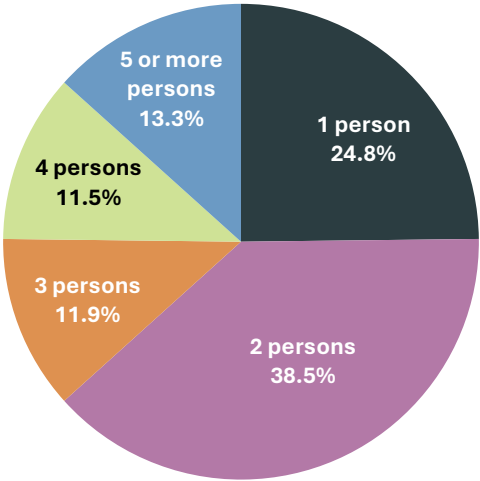


Figure 5. Private Households by Household Size

The majority of census-families consist of couple-families without children (33.3%), couple-families with children (29.3%), and one-person households (25.2%) (Figure 6).

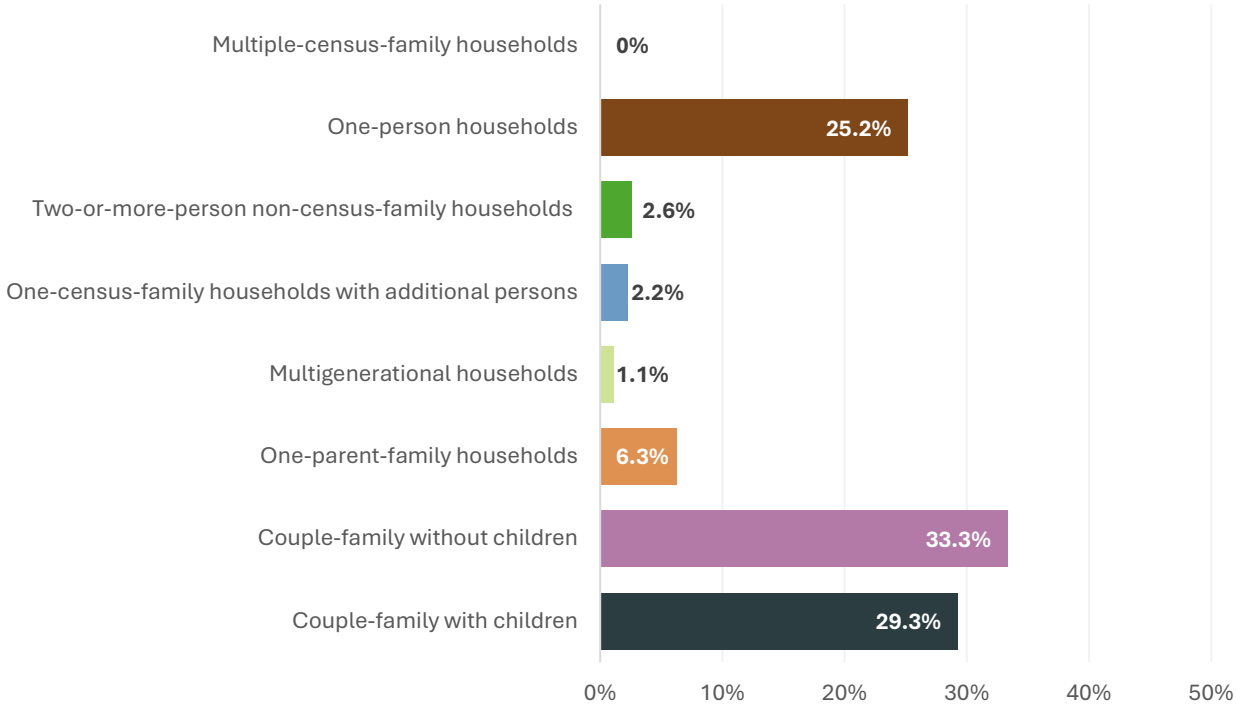


Figure 6. Household Types

EDUCATION, LABOUR, AND INCOME

LABOUR

65.6% of the Municipality's population actively participates in the workforce, with an employment rate of 62.5% and unemployment rate of 3.1%.

The Municipality's key industries (Figure 7) include:

- Agriculture, forestry, fishing, and hunting (26.1%)
- Healthcare and social assistance (10.8%)
- Transportation and warehousing (9.9%)
- Construction (9.4%)
- Educational Services (8.5%)

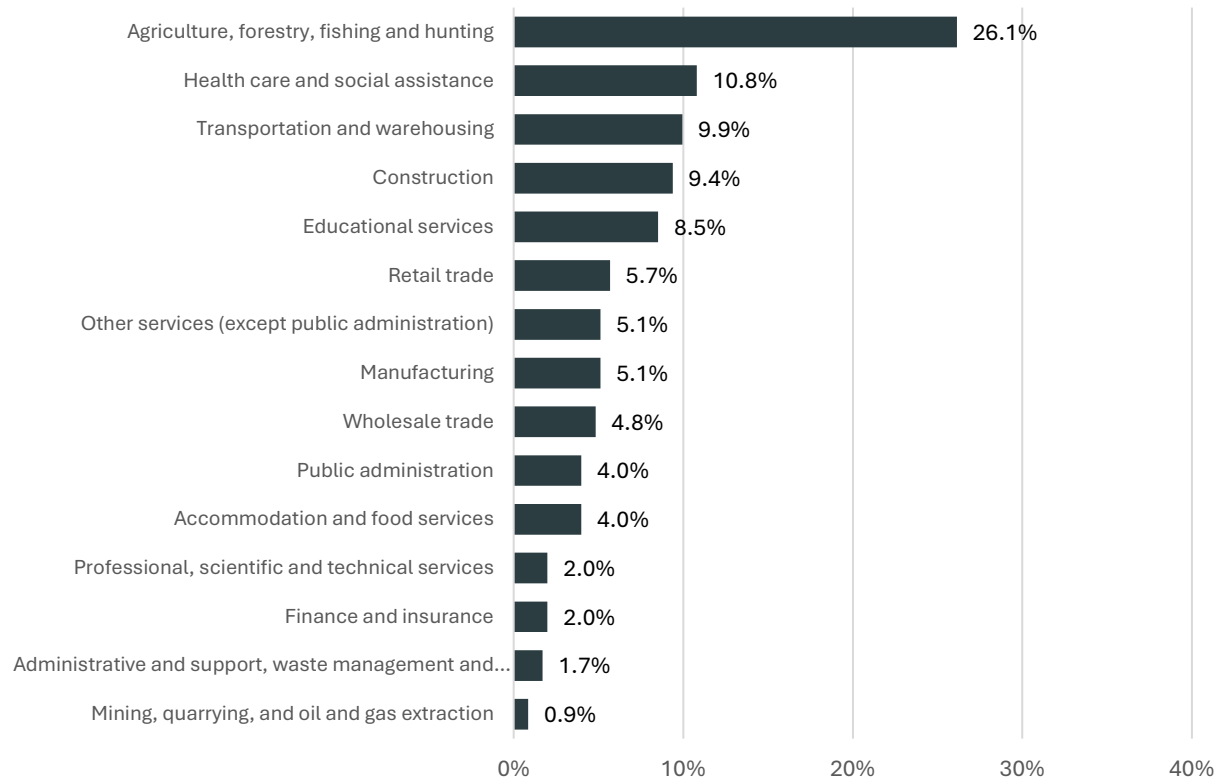


Figure 7. Labour Force by Industry (Sectors - North American Industry Classification System)

The most common occupations (Figure 8) in the Municipality are:

- Trades, transport and equipment operators and related occupations (25.6%)
- Natural resources, agriculture, and related production occupations (22.0%)
- Sales and service occupations (16.1%)

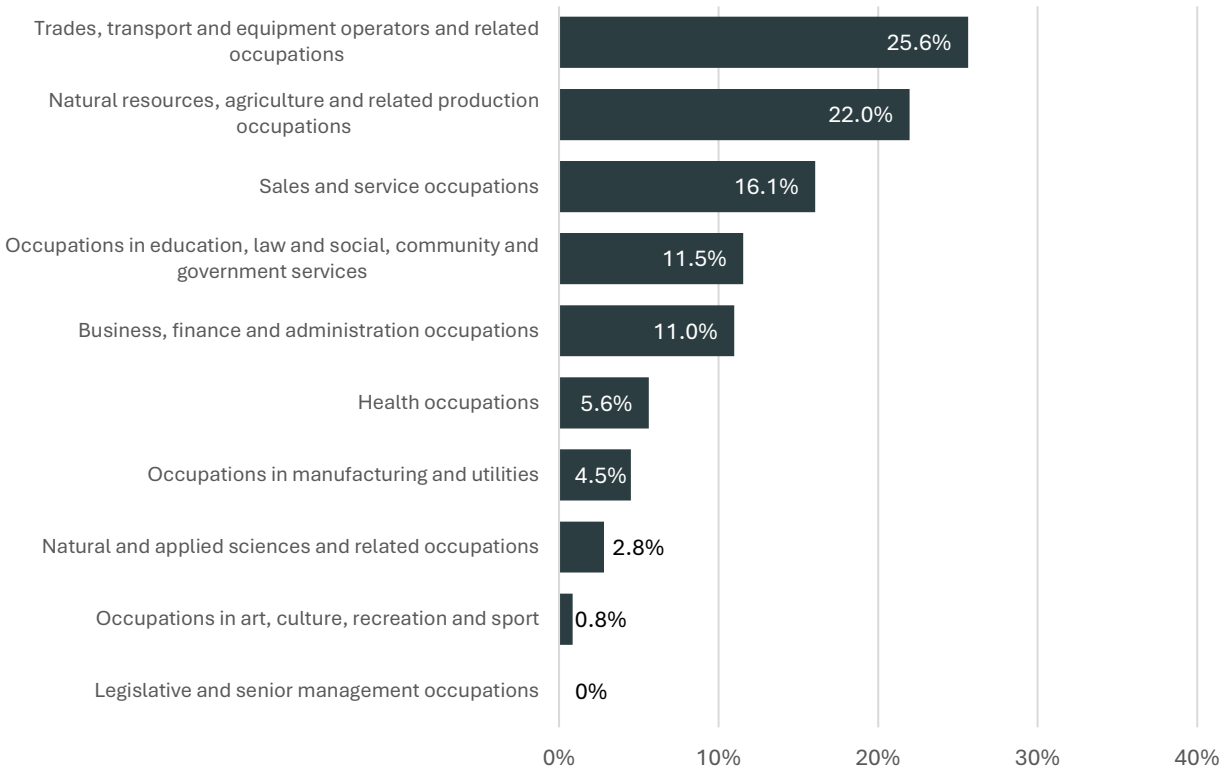


Figure 8. Labour Force by Occupation (Broad Category - National Occupation Classification)

As per the 2021 Census, the majority of residents' place of work is their usual location (60.6%) where 22.6% work from home, and 16.2% have no fixed workplace address (Figure 9).

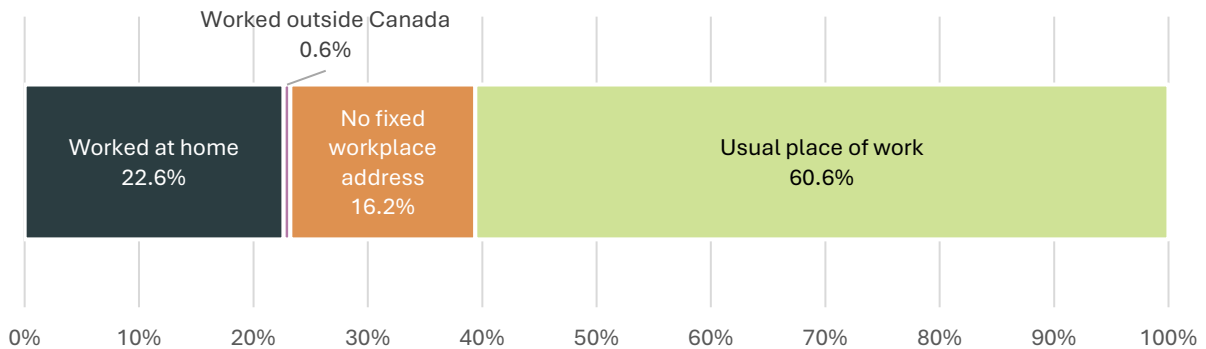


Figure 9. Place of Work Status

The majority of employed residents (64.4%) commute within the Municipality of North Norfolk to go to work. 5.4% commute to a different municipality within the census division (Glenella-Lansdowne, Lorne, Norfolk Treherne, Victoria, or Westlake-Gladstone), while 30.2% commute to both a different municipality and census division within Manitoba.

The majority of residents get to work by driving (90%) while 6.9% walk (Figure 10).

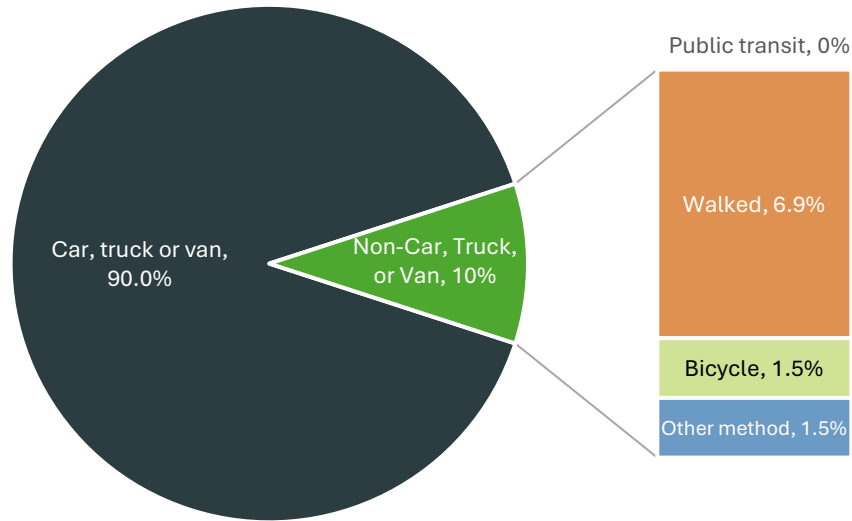


Figure 10. Main Mode of Commuting for Employed Residents

EDUCATION

The highest level of completed education for the majority of residents over the age of 15 in North Norfolk is a high school diploma or equivalent (34.4%). 27.8% of residents have no certificate, diploma, or degree, and 10.1% have completed a bachelor's degree or higher (Figure 11).

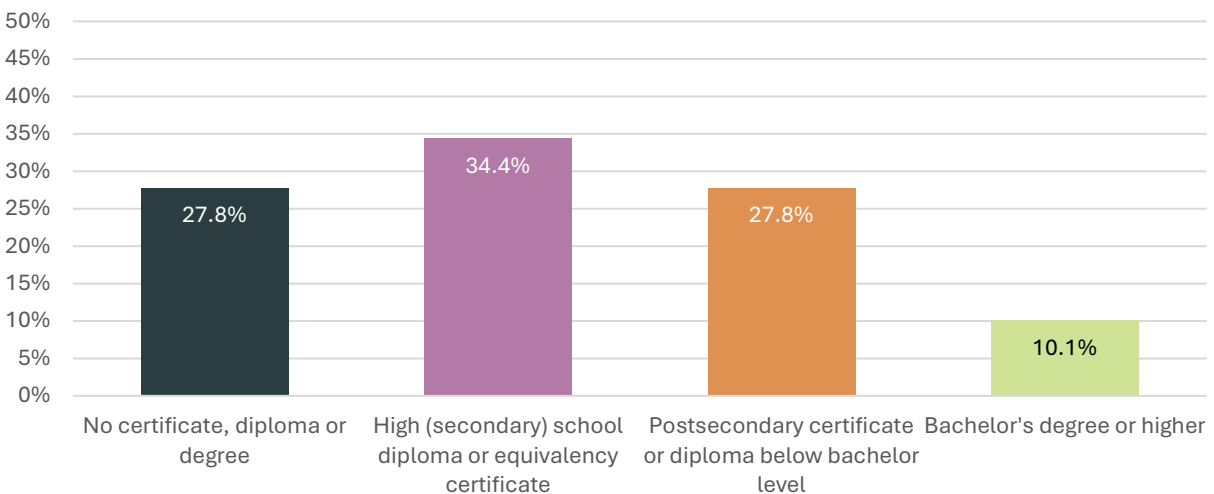


Figure 11. Highest Certificate, Diploma, or Degree for the Population aged 15 years and over

INCOME

According to the 2021 Census, the average household income in 2020 was \$82,100 and the median household income was \$71,000. Figure 11 shows a breakdown of household incomes by groupings, which is summarized below:

- 13.7% earn under \$30,000
- 35.4% earn between \$30,000 and \$70,000
- 28.1% earn over \$100,000

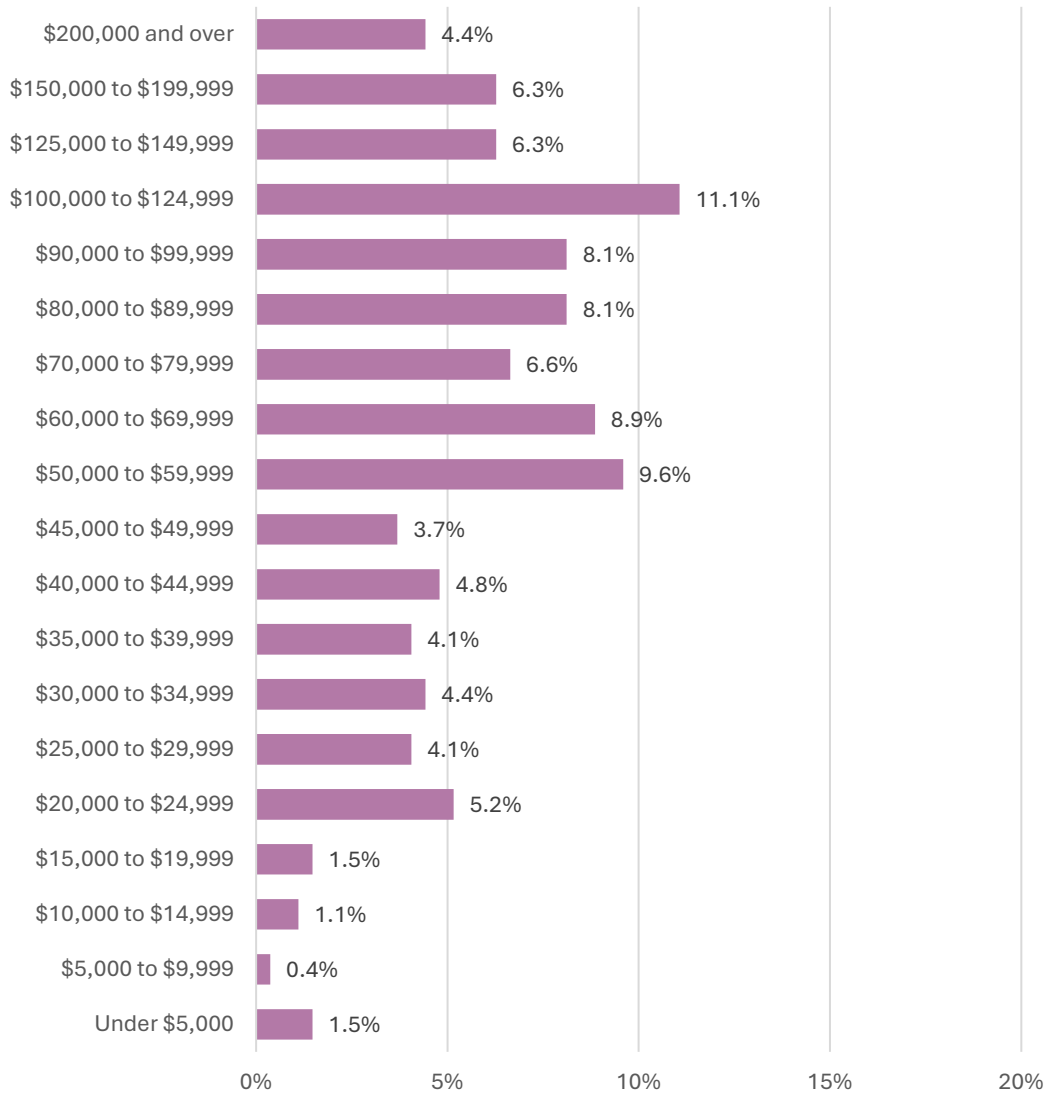


Figure 12. Household Income for Private Households, Before Tax

AGRICULTURE AND FARMING

Agriculture remains a primary industry in the Municipality. The Municipality of North Norfolk is located in the Central Agriculture Crop Reporting District, Census Agriculture Region 7 and Census Division No. 8 (Consolidated Subdivision 46).

There are a total of approximately 272 farms¹ in the Municipality of North Norfolk. The size of farms range from under 10 acres to over 3,500 acres (Figure 13), however the majority of farm sizes are between 10 and 70 acres (12.1%) and 400 and 560 acres (12.5%). The most common farmland tenure is owned (93.8%).

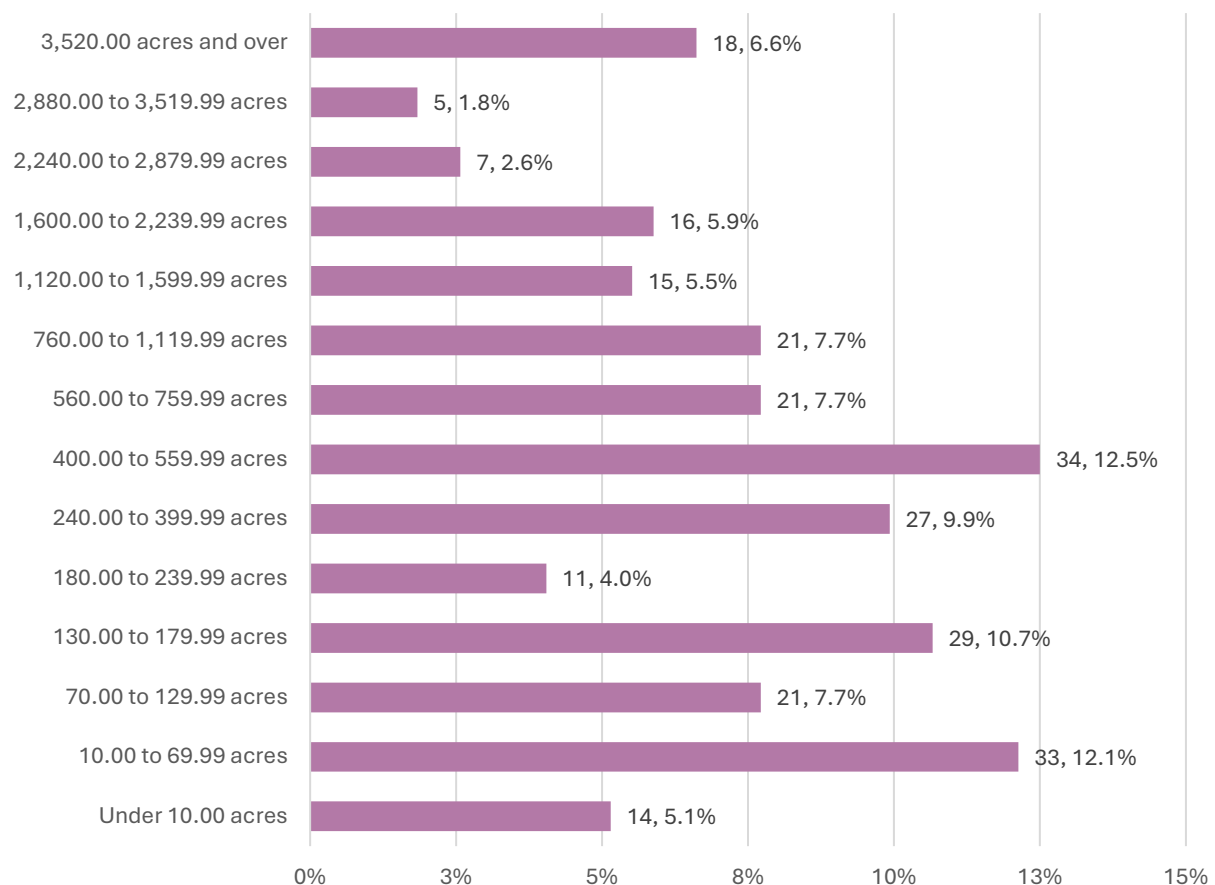


Figure 13. Total Farms by Farm Area (Acres), 2021 Census of Agriculture

¹ In the 2021 Census of Agriculture, the definition of a “census farm” was updated by Statistics Canada’s Agriculture Statistics Program. A census farm refers to “a unit that produces agricultural products and reports revenues or expenses for tax purposes to the Canada Revenue Agency”. Before 2021, a “farm” was defined as an agricultural operation that produced at least one agricultural product intended for sale. As such, there may be errors in historical comparisons between data in the 2021 Census and previous Census of Agriculture

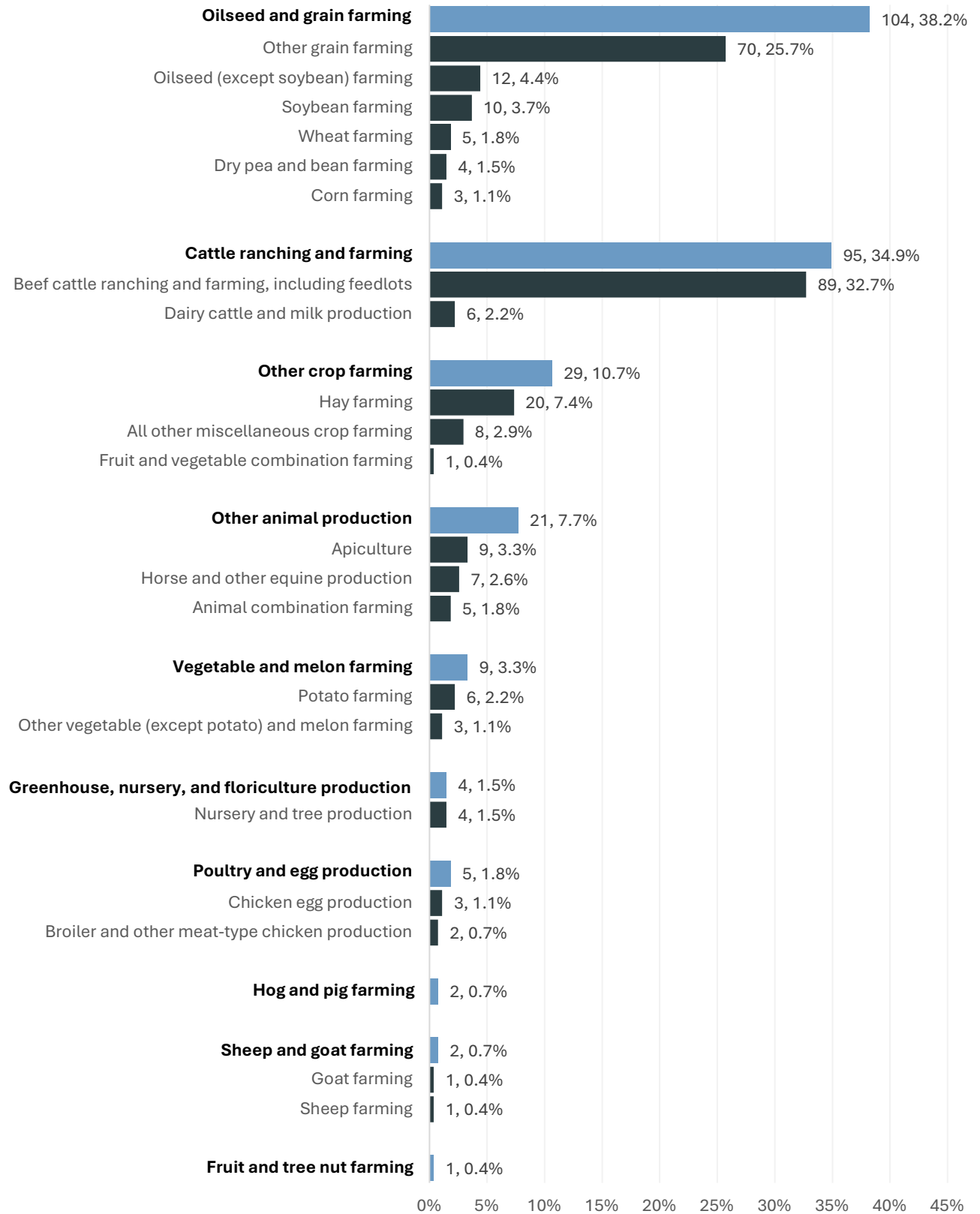


Figure 14. Farms Classified by Farm Type, 2021 Census of Agriculture

The most common farming activities include oilseed and grain farming (38.2%), followed by cattle ranching and farming (34.9%) (Figure 14). According to the 2021 Census of Agriculture, there were a total of 350 farm operators in the Municipality with the average age of farmers being 52.5 years old. Of the 272 farms in the Municipality, 166 (or 61%) do not have a succession plan in place. Succession plans may be an important indicator of how farming is changing. While the absence of a plan does not necessarily indicate a farmer's intent to sell to a corporate entity, it may indicate the decline of the family farm.

SOILS

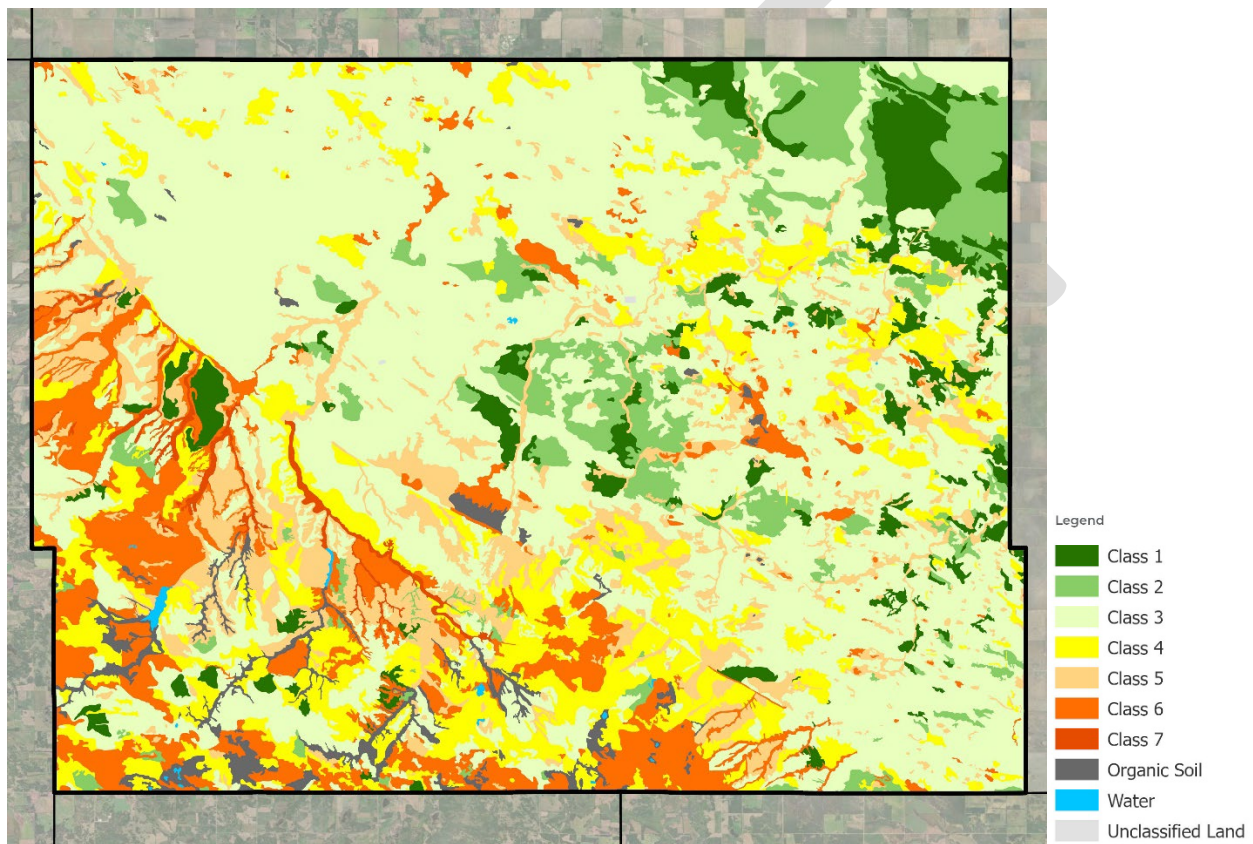


Figure 15. Soil Agriculture Capability for the Municipality of North Norfolk

North Norfolk can be divided into three separate physiographic regions: the Upper Assiniboine Delta, Lower Assiniboine Delta, and the Red River Valley. Within the Upper Assiniboine Delta are sandy textured fluvial loamy soils including Shilox, Dobbin, Halstead, and Firdale. Gently undulating lacustrine sands within the Upper Assiniboine Delta are usually rated Class 3 and 4 for dryland agriculture due to their low water holding capacity. Agriculture capability is at Class 6 and 7 and the soils are generally unsuitable for irrigation due to low water retention and steep topography. These lands are highly sensitive.

Soils in the lower Assiniboine area are predominantly imperfectly drained Black Chernozems (Almassippi, Willowcrest, St. Claude, and Neuenberg) with inclusions of poorly drained Rego Humic Gleysols (Lelant and Blumenfeld). Capability for dryland agricultural are Class 3 and 4 for the imperfectly drained sites and Class 5 or 6 in the poorly drained locales. The lower Assiniboine Delta is generally suitable for irrigation; however, the high-water tables and rapid permeability results have a high potential for adverse environmental impact from irrigation. These soils are also very susceptible to wind erosion and proper management of crop residues is needed.

The Red River Valley is dominantly imperfectly drained Black Chernozemic loams (Graysville, and Rignold) and clays (Red River, Deadhorse, Canterbury). Soils in this area generally have an agricultural capability for dryland agriculture of Class 2 for the imperfectly drained areas and the poorly drained areas are rated at Class 3. Due to poor drainage, irrigation suitability in this region is fair to poor.

Among the classes of soil in the municipality, Class 3 covers half of the area with approximately 142,491 acres (or 50%). According to the three physiographic regions indicated above, Class 3 soil is found in all three regions and said to support dryland agricultural activities.

NATURAL ENVIRONMENT

The Municipality has a diverse topography with rolling terrain and river valleys. Prairie grasslands cover much of the area, with remnants of tallgrass prairie still present. Woodlands and shrublands are also found in the area, including species such as chokecherry and saskatoons.

A large part of the municipality is made up of agricultural fields. The landscape is also dotted with waterbodies such as Bagot Creek, Fletterly Creek, Image Creek, Beaver Creek, West Squirrel Creek, Jackson Lake, and Hidden Valley Lake. These waterbodies are vital for wildlife and contribute to the region's ecological diversity, as well as providing recreational amenities to the area. Wetlands are especially important as they help regulate water flow, filter pollutants, and serve as breeding grounds and home to aquatic animals.

The Municipality falls within the Whitemud Watershed Conservation District, which was Manitoba's first conversation district (established in 1972). The watershed covers over 2,747 square miles of land, including all or parts of 10 municipalities in Manitoba. Within the Watershed is the Assiniboine Delta Aquifer, a significant groundwater source which sits within the Municipality of North Norfolk underneath Austin.

On average, 6% of precipitation in the Watershed District results in runoff, however this varies within different locations. In 2022, the Municipality called a local state of emergency due to overland flooding from heavy rain periods.

INFRASTRUCTURE

ROADS

The Trans-Canada Highway runs through Sidney, Austin, MacGregor, and Bagot. Provincial Highway 34 runs north-south through Austin, and Provincial Road 350 also runs through the Municipality with additional access roads throughout.

RAIL

There are two major railway lines in the Municipality. The Canada Pacific Railway (C.P.R) line runs through Sidney, Austin, MacGregor, and Bagot, and the Canadian National Railway (C.N.R) line which runs through the communities of Firdale, Exira, Deer, Caye, and Beaver.

SOLID WASTE

The Municipality has a waste recycling program operating in the towns of MacGregor, Austin, and Sidney. The NorMac landfill, which opened in 2000, is a Class 2 Waste Disposal Facility available for the disposal of non-recyclable waste materials. Other recyclable materials such as tires, metal, and e-waste can be dropped off for proper disposal at the MacGregor landfill site.

WATER AND WASTEWATER

Both MacGregor and Austin have municipal water and sewer systems through the Municipality of North Norfolk Public Water System. The system currently operates to provide water for a population of up to approximately 1600 people. The Municipality owns and operates the MacGregor water and wastewater pipeline, Austin water and wastewater pipeline, and the regional water pipeline. A bulk water supply station serving Austin and MacGregor was installed in 2007. Reservoirs are supplied with treated water from the Portage Water Treatment Plant, using the Assiniboine River as the supply source.

The capacity of the reservoirs in Austin and Macgregor are 130,000 gallons and 90,000 gallons respectively. Wastewater is deposited in the MacGregor and Austin lagoons.

UTILITIES

There is cable and satellite internet coverage in the Municipality, with higher speed coverage in MacGregor and Austin. The entire Municipality is connected to the Manitoba Hydro for both domestic and industrial purposes.

SERVICES AND AMENITIES

SOCIAL AND CULTURAL

Throughout the year there are several events hosted within the municipality that bring the community together including the Manitoba Threshermen's Reunion & Stampede, MacGregor Fair, Fall Fun Day, Austin and MacGregor Santa Claus Parades, and Municipality of North Norfolk Bull Bash.

There are several community groups including:

Community Organizations, Groups, and Clubs	
MacGregor	MacGregor Beautification Group MacGregor & Area Chamber of Commerce MacGregor & District Kinnette Club MacGregor Lions Club
Austin	Austin & Area Lions Club Austin Beautification Group Austin Blazing Saddles Austin Hick Chicks Austin A's Austin & District Chamber of Commerce Melvin Road Gun Club
Sidney	Sidney 4-H Beef Club Sidney Beautification Group
Rural/ Municipality-Wide	North Norfolk Agricultural Society North Norfolk Christmas Cheer Board North Norfolk Foundation Inc. North Norfolk Health Community Committee

The Municipality also hosts several support and social programs for seniors in the area including:

Community Organizations, Groups, and Clubs	
MacGregor	NorMac Handi Transit MacGregor & Austin Senior Support Program MacGregor & District Get Together Club MacGregor Senior Meal Program Meals on Wheels - MacGregor
Austin	MacGregor & Austin Senior Support Program
Rural / Municipality-Wide	Home Care Service Manitoba 211

The Municipality has a significant number of churches including the Austin Evangelical Fellowship, Bagot Community Chapel, and the MacGregor Evangelical Mennonite Church. Many churches in the community host youth groups including the MacGregor Evangelical Mennonite Church youth group, Grace Fellowship Church youth group and the MacGregor United Church youth group.

EDUCATION

The Municipality of North Northfolk is within the Pine Creek School Division with office located in Gladstone. Schools include Austin Elementary School, MacGregor Elementary School, MacGregor Collegiate Institute, Hutterite Colony Schools, as well as distant learning options for high school students through the Teacher Mediated Option (TMO) School.

2023 Enrolment Statistics

School	Community	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Austin Elementary	Austin	16	13	14	18	17	19	17	9	8					131
Cascade Colony School	Austin	5	6	4	2	5	2	2	5	2	2	3			38
Emerald Colony School	Austin	1	1	2		2	1	4	1	1	2	3	1		19
Forest Home School	Austin	2	1	1		2	1	2	1	1		2	2		15

Hidden Valley School	Austin	2	4	3	4	1	4	2	3	2	1	1	6	1	34
MacGregor Collegiate	MacGregor										41	40	36	46	163
MacGregor Elementary	MacGregor	25	24	29	29	30	29	28	30	24					248
Muller School	Austin		4	4		1		1	1				1		12
Teacher Mediated Option	Austin										3	3	9	7	22
West Plains School	Austin	1	3	1	1		1	2	2		1	3	2		17
Total		52	56	58	54	58	57	58	52	38	50	55	57	54	

HEALTHCARE

The Municipality is located within the Southern Health-Sainte Sud District. The MacGregor Health Centre serves as the primary healthcare hub for the Municipality with capacity for appointments, labs, dieticians, home care, and also hosts a Personal Care Home. Additional services in the community include the MacGregor Physiotherapy Clinic, social work services, and the Central Plains Cancer Services.

HERITAGE

The Municipality has many opportunities to take in the history of the region including the Manitoba Agricultural Museum in Austin and the North Norfolk and MacGregor Archives.

RECREATION

The Municipality includes many recreational offerings such as:

Recreation Centres/Services	
MacGregor	Heartland Multiplex MacGregor Stride Centre (Hockey, Skating, Curling, Rentals, Tennis, Baseball, Camping) MacGregor & District Get Together Club/ Senior Drop-in Centre The Hub – Youth for Christ/ Youth Unlimited MacGregor Town & Country Golf Club MacGregor Dog Park
Austin	Austin Community Hall Austin Leisure Centre Austin Stride Centre (Skating – Natural Ice, Curling, Rentals) Austin Baseball Diamonds
Rosendale	Rosendale Community Centre
Sidney	Sidney Community Centre
Rural	Valley View Bible Camp Jackson Lake & Campground Keeshkeemaquah Campground & RV Park MacGregor Lions Campground & Spray Park Three Creeks Campground

APPENDIX B – SUMMARY OF ENGAGEMENT

ENGAGEMENT SUMMARY

FOR THE 2024 DEVELOPMENT PLAN AND ZONING BY-LAW REVIEW

April 26, 2024

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S Y S T E M S

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Urban Systems File: 5559.0001.01

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CONTENTS

- EXECUTIVE SUMMARY II**
- 1.0 COUNCIL WORKSHOP 3**
 - 1.1 OPPORTUNITIES AND CHALLENGES.....3
- 2.0 NORTH NORFOLK COMMUNITY ENGAGEMENT 4**
 - 2.1 OPEN HOUSE #1 4
 - 2.2 NORTH NORFOLK VISIONING SURVEY6
 - 2.2.1 DEMOGRAPHICS.....6
 - 2.2.2 COMMUNITY POSITIVES AND AREAS OF IMPROVEMENT6
 - 2.2.3 FUTURE DEVELOPMENT7
 - 2.2.4 VISIONING.....8
 - 2.3 OPEN HOUSE #2 AND SURVEY (DEVELOPMENT PLAN FEEDBACK)9
 - 2.3.1 DEMOGRAPHICS.....9
 - 2.3.2 DEVELOPMENT PLAN VISION AND GOALS10
 - 2.3.3 PROPOSED DEVELOPMENT PLAN LAND USES 15
 - 2.3.4 GENERAL FEEDBACK 17

EXECUTIVE SUMMARY

The RM of North Norfolk Council, administration, and general public have been actively involved in the review of the RM of North Norfolk Development Plan and Zoning By-law. Key activities have included:

- March 13, 2024: Council Workshop and Visioning Session
- March 13, 2024: Visioning Open House and Survey
- September 19, 2024: Development Plan Feedback Open House and Survey

Throughout this process, participants have been asked to share their perceptions, thoughts, ideas, and vision for their communities.

Questions included:

- What are you community's strengths?
- What are the challenges in your community?
- Where do you see your community in twenty years?

Following this engagement, further community engagement will be held once the Development Plan and Zoning By-law each have been drafted, to receive resident, council, and Staff feedback for final review.

1.0 COUNCIL WORKSHOP

A Council Workshop was held on March 13, 2024, in Municipality of North Norfolk Council chambers with Urban Systems and RM of North Norfolk Council and Staff. The meeting focused on an overview of the project approach, workplan, and a summary of initial data compiled. Below is a summary of key themes brought up during these conversations.

1.1 OPPORTUNITIES AND CHALLENGES

Opportunities

- Agriculture is productive.
- There are low crime rates in the municipality, making it a safe environment for residents.
- There are excellent recreational facilities for residents to enjoy.
- The community is filled with friendly people, fostering a warm and welcoming atmosphere.
- Close to larger centres such as Brandon and Portage la Prairie – opportunities to provide housing for employees in those areas.
- Good access to Highway 1.
- Some opportunities to age in place with care home and clinic.
- 30+ contractors live in the community.
- Seasonal recreation opportunities along the lake.

Challenges

- There is a lack of land to develop.
- Need more housing variety and supply to accommodate changing demographics.
- There are challenges associated with sprawl and a desire to contain growth within MacGregor and Austin to maintain higher density communities.
- An increasing number of subdivisions are being developed west of Austin separated from the rest of the town.
- Nowhere for large industrial investment.
- Lack of rental housing.
- Challenge to develop along Highway 1 – provincial concerns about developing on agricultural land and creating new highway accesses.
- Hard to attract small businesses due to proximity to Portage la Prairie.

2.0 NORTH NORFOLK COMMUNITY ENGAGEMENT

2.1 OPEN HOUSE #1

An in-person community open-house was held on March 13, 2024, at the Heartland Multiplex in MacGregor. This drop-in event welcomed roughly 22 participants who were able to review the existing Development Plan and Zoning By-law and share their vision for the future of North Norfolk.

In mapping exercises, residents noted that greenspaces throughout MacGregor should be protected, lands near municipal servicing are areas of concern, while vacant/agricultural lands bordering the town would be opportunities for development (Figure 1). Residents noted that the railroad tracks in the centre of Austin could be an area of concern, noting that there are several lots of opportunity for development on the edges of town, and important areas including the storefronts along 2nd Ave, greenspaces, and buildings/amenities such as the Fire Department, the school, and community centre (Figure 2). In the rural areas of the Municipality, residents noted the area around Jackson Lake as an opportunity for development as well as an area to protect, and the Agricultural Museum as an area to protect (Figure 3).

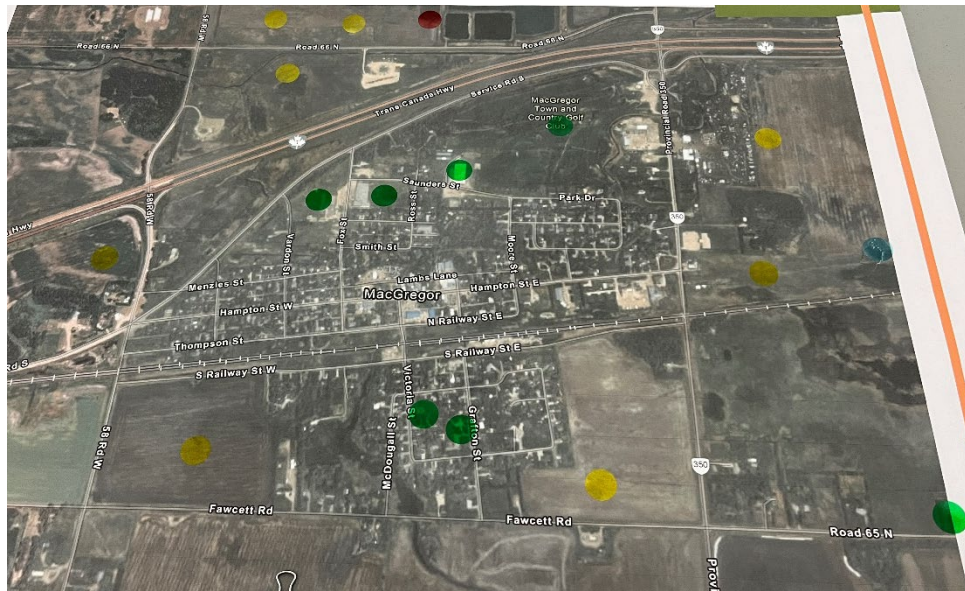


Figure 1. Map of MacGregor noting important areas (blue), opportunity areas (yellow), areas to be protected (green), and areas of concern (red).



Figure 2. Map of Austin noting important areas (blue), opportunity areas (yellow), areas to be protected (green), and areas of concern (red).

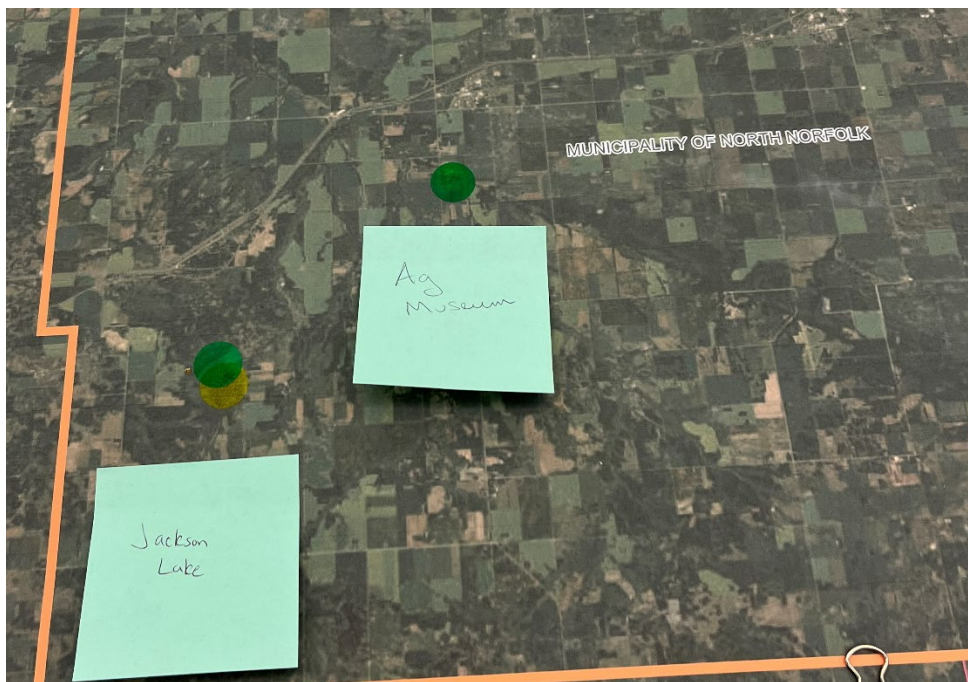


Figure 3. Map of Rural Area in the southwest corner of the Municipality noting important areas (blue), opportunity areas (yellow), areas to be protected (green), and areas of concern (red).

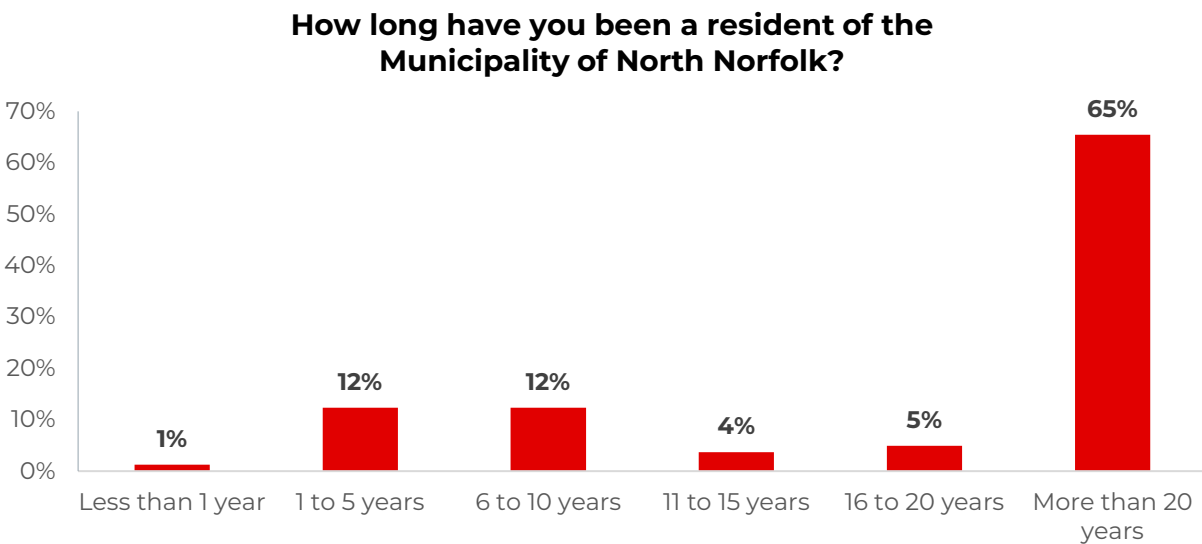
Additional Open House comments have been incorporated into the survey results below in Section 0.

2.2 NORTH NORFOLK VISIONING SURVEY

A Visioning Survey was distributed to residents of North Norfolk during an in-person community open-house on March 13, 2024. Residents were given the opportunity to submit paper copies of the survey, or to complete it online through SurveyMonkey.

2.2.1 DEMOGRAPHICS

A total of 82 residents completed the Visioning Survey, with the majority of respondents living in MacGregor (46%) or rurally/not in any town (41%). Approximately 65 percent of residents are well established in the community, having lived in the municipality for over 20 years. 25% of survey respondents have lived in the municipality for less than 10 years.



2.2.2 COMMUNITY POSITIVES AND AREAS OF IMPROVEMENT

Based on the input provided, the following **positives** were noted about North Norfolk:

- Strong sense of community, friendly residents
- Small town/country living with proximity to larger urban centres
- Good access to local amenities (schools, spray park, hockey rink)
- Safe community with low crime rates
- Affordable place to live
- Access to nature and wildlife
- Strong agricultural community
- Good infrastructure (paved roads, maintained landfill)

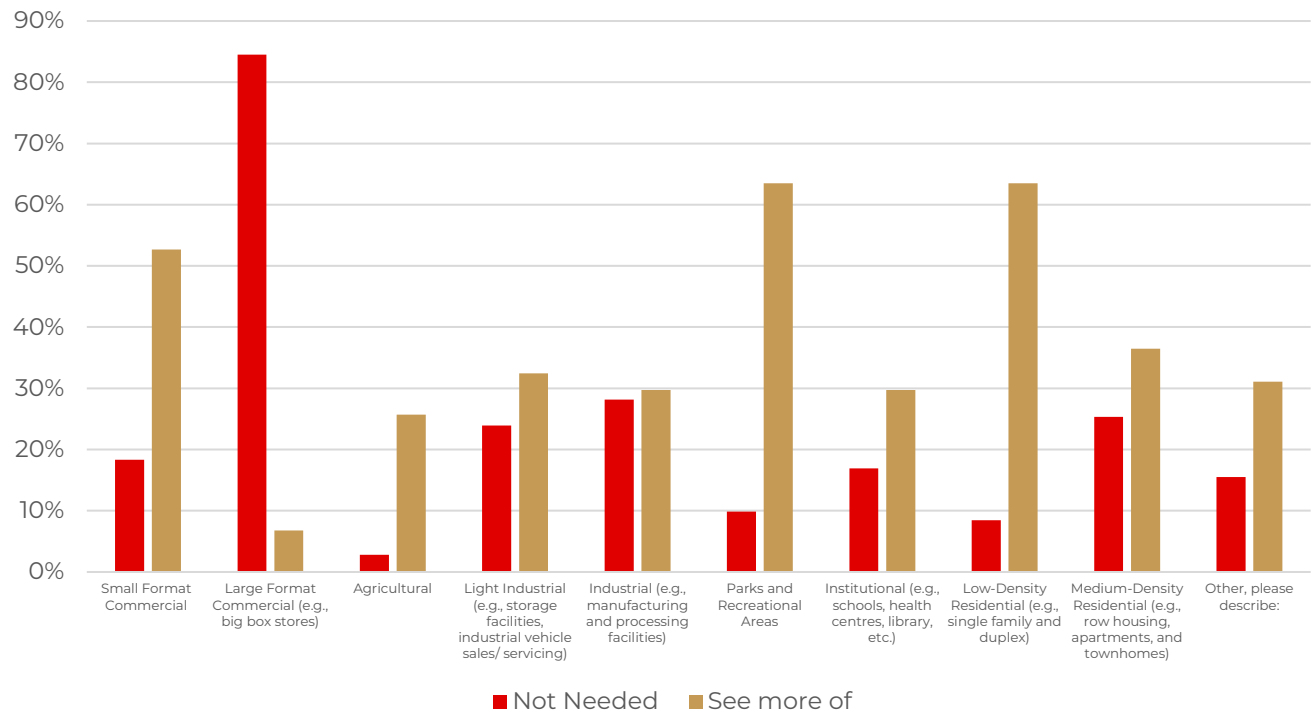
The following **areas of improvement** were noted about North Norfolk:

- Increase investment in paved and gravel road maintenance
- Increase housing variety including seniors' housing, affordable rentals, and multi-family dwellings
- Increase opportunities for active transportation/walking trails in community
- Desire for better snow removal services

- Desire to hire an economic/public relations officer to support future economic development initiatives
- Increase amenities including restaurants, daycares, recreational facilities, parks and green spaces, playgrounds, shops
- Invest in urban beautification (i.e., street lighting, trees, flowers, weed management)
- Implement and uphold animal by-laws
- Support small businesses and attract new businesses to the area
- Develop strategies to ensure efficient and sustainable use of water resources
- Better accessibility for seniors and individuals with mobility issues
- Increase sense of community and cooperation between Austin and McGregor
- Want for increased transparency and communication from council/administration regarding updates to community

2.2.3 FUTURE DEVELOPMENT

What type of development would you like to see more of (or is not needed) in your community?



When asked what type of development is needed in their communities, respondents indicated Parks and Recreational Areas and Low-Density Residential as most important (each at 64%), followed by Small Format Commercial (53%) and Medium-Density Residential (36%).

Participants indicated that their communities do not need any further development of Large Format Commercial (85%), Industrial (28%) or Medium-Density Residential (25%) uses.

2.2.4 VISIONING

Survey respondents were asked **where they see their community in the next 20 years**. The responses have been summarized below:

- A thriving and growing bedroom community that can support the labour demands in Portage, Carberry, and Brandon, as well as new residents.
- A community that is supported by an economic development department, which is focused on cultivating new opportunities for the municipality.
- A community that is relatively the same (i.e., peaceful, quiet, and safe.)
- A community that is committed to supporting local production and trade.
- Providing more housing variety to support changing demographics.
- Developing around Jackson's Lake to attract tourists.
- Adequate infrastructure/servicing to support growth.
- Increasing commercial and industrial development.
- Less family farms and more commercial agricultural operations.
- Additional services and amenities for youth and seniors.
- Sustainable development that considers the impacts of Climate Change.

The respondents were then given the opportunity to provide additional comments, which have been summarized below:

Positives about the Community

- North Norfolk is well positioned between Brandon and Winnipeg and in close proximity to Portage La Prairie
- Ideal place for people who want a quiet lifestyle but close enough to large urban centres for work, travel, etc.
- A safe community with good schools and low cost of living.

Areas of Improvement

- Better balance between legislation and letting people keep to themselves
- Better weed management
- More affordable housing options
- More amenities (daycare, restaurants, bowling alley)
- Desire for more investment opportunities
- Better roads that are maintained year-round

Additional Suggestions

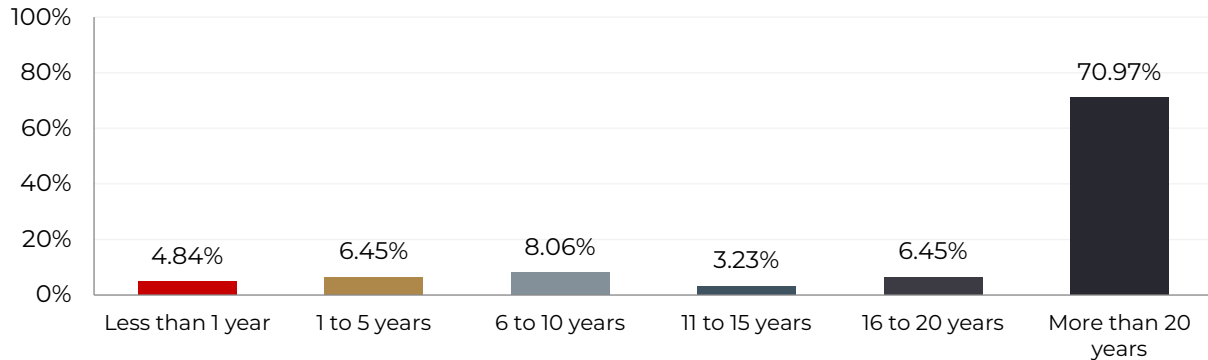
- Tax church parking lots
- Continue to invest in recreational opportunities
- Invest in opportunity to become a recreational hub
- Rezone Jackson Lake to allow for development

2.3 OPEN HOUSE #2 AND SURVEY (DEVELOPMENT PLAN FEEDBACK)

An Open House was held on September 19, 2024, to share the draft Development Plan with the community and gain feedback. A survey was also open for two weeks to receive input from across the Municipality. A total of 58 people attended the Open House, and 62 people completed the survey.

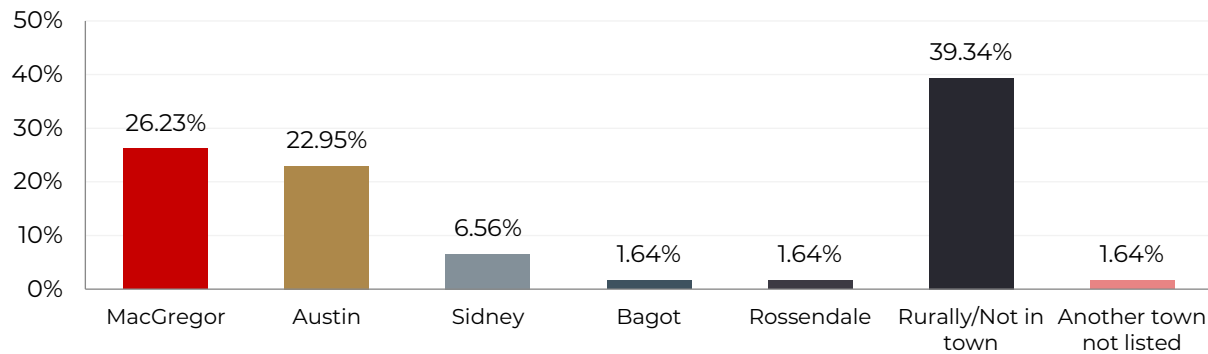
2.3.1 DEMOGRAPHICS

How long have you been a resident of the Municipality of North Norfolk?



The majority of respondents have lived in the community for over 20 years (71%), with the second highest majority of respondents living in North Norfolk for 6 to 10 years (8%).

Where in North Norfolk do you reside?

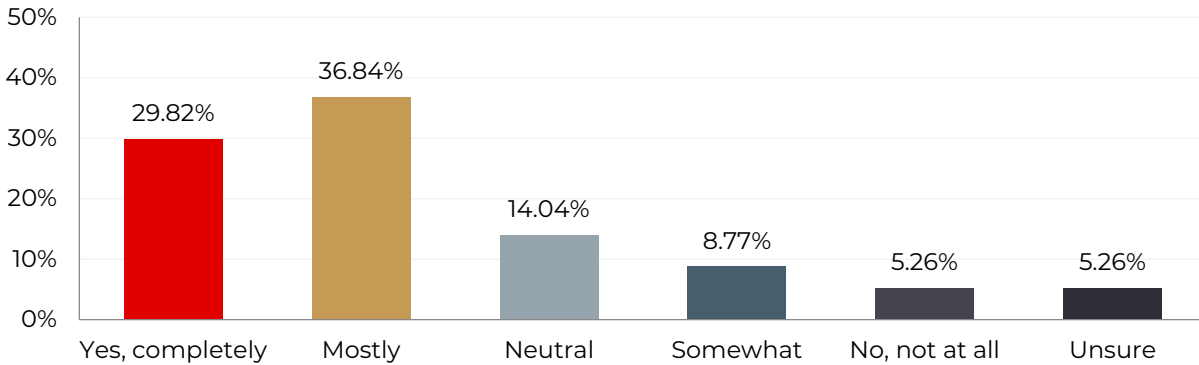


Most respondents live in a rural area of the municipality (39%) with the second highest percentage of respondents residing in MacGregor (26%).

2.3.2 DEVELOPMENT PLAN VISION AND GOALS

Do you support the Draft Vision Statement? What do you like and/or dislike about this Vision Statement?

North Norfolk is a thriving and affordable community for people of all ages to live with access to ample local services, recreational opportunities, and rich natural amenities for residents and visitors alike to enjoy. We are driven by innovation and entrepreneurship, and leverage our strong regional connections to be a prosperous community for all



Requires an agricultural and rural focus: Many comments emphasized the importance of including agriculture in the vision statement, highlighting it as a vital part of the community and a primary resource that should not be forgotten.

Needs specificity and clarity: Several comments pointed out the lack of specifics and details in the vision statement, suggesting that it is too vague and wordy.

Questioning access to amenities: Comments reflected concerns about the availability and quality of local amenities and services, such as recreational opportunities, low-income housing, and access to town services.

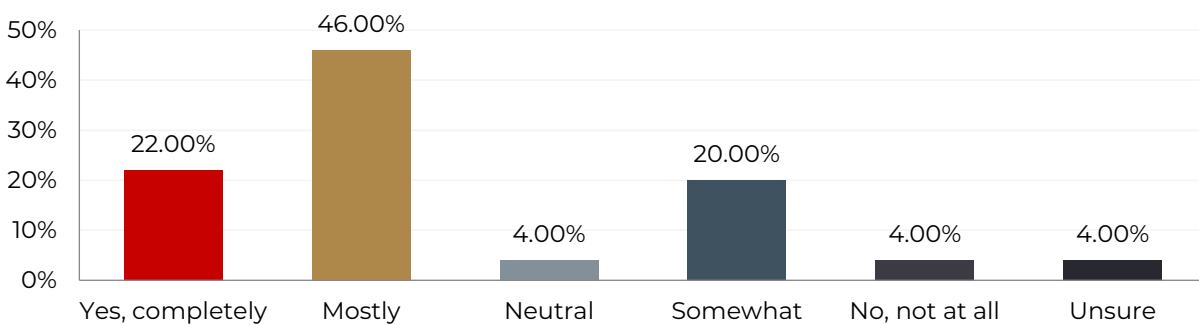
Economic development opportunities: Some comments discussed the potential for economic development through local business support, tax breaks, and incentives. There was a focus on encouraging entrepreneurial spirit and bringing in legacy businesses more prominently.

Inclusivity and affordability: A few comments addressed the need for inclusivity and the potential impact of development on affordability. Concerns included the risk of higher taxes and losing the small-town feel, as well as the importance of including all residents in the vision.

Do you support Goal 1 and its objectives? What do you like and/or dislike about this goal and objectives?

Goal 1: Promote development that supports attracts and supports residents of all ages.

- *Prioritize development in existing settlement centres.*
- *Develop land in a manner that contributes positively to the physical, mental, social, and economic health and well being of the Municipality.*
- *Provide well planned areas for living, working, shopping, and recreation that are visually attractive, make efficient use of land, and offer public services.*
- *Promote immigration from other provinces and countries into the Municipality.*



Concerns about immigration: Many comments expressed concerns about immigration, including the displacement of long-time residents, the provision of services to immigrants, and the impact on the community. Some comments suggested that immigration should not be promoted and should grow organically.

Development and land use: Several comments discussed the development of land, with some expressing skepticism about urban development and others emphasizing the need for careful planning. Specific suggestions included developing Jackson Lake for recreation and using provincial and municipal lands for residential development.

Community services and infrastructure: Comments highlighted the need for better community services and infrastructure, such as sidewalks and recreational facilities. Suggestions included adding a bowling alley, swimming pool, and barbecue area.

Farming and agriculture: Some comments indicated that there should be more recognition of the contribution of farmers in the community.

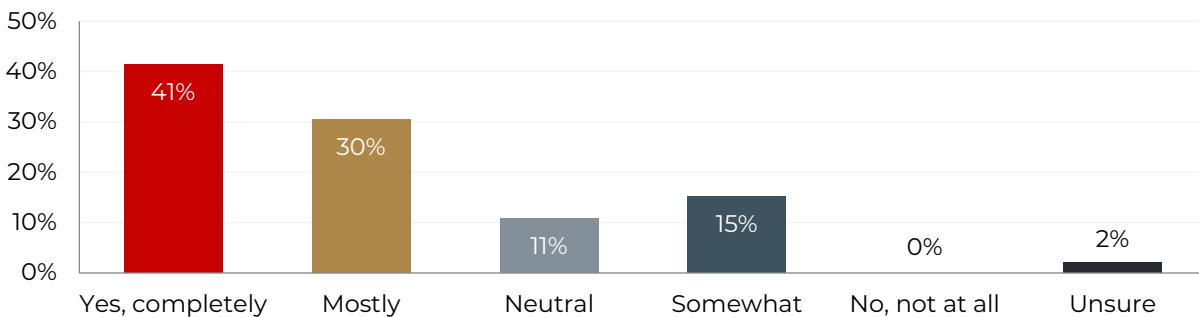
Recognition of First Nations: There was reflection that there should be an acknowledgement of local First Nations within the Plan.

Rights and freedoms: A few comments stressed the importance of protecting individual rights and freedoms in decision-making processes.

Do you support Goal 2 and its objectives? What do you like and/or dislike about this goal and objectives?

Goal 2: Protect agricultural and natural lands and resources.

- *Recognize the importance of the rural land base and encourage development and growth of the agricultural industry.*
- *Protect natural areas and habitats from incompatible or potentially incompatible land use activity/development.*
- *Recognize, protect, and consider the sustainability of provincial parks, wildlife management areas, protected areas, riparian areas, and other ecologically sensitive areas.*
- *Maintain the integrity of groundwater features and surface water features such as lakes, rivers, and wetlands to ensure surface water and groundwater quality protection.*
- *Protect the mineral, sand, and gravel resources from conflicting land uses and promote environmentally sound exploration, and extraction, and rehabilitation.*



Land use and development: Some comments discussed the balance between land development and conservation, highlighting concerns about unrealistic regulations, the impact of land clearing for farmland on ecosystems, and the need for practical guidelines that consider both economic progress and environmental stewardship.

Agricultural land protection: Several comments emphasized the importance of protecting agricultural lands from overdevelopment and incompatible land use.

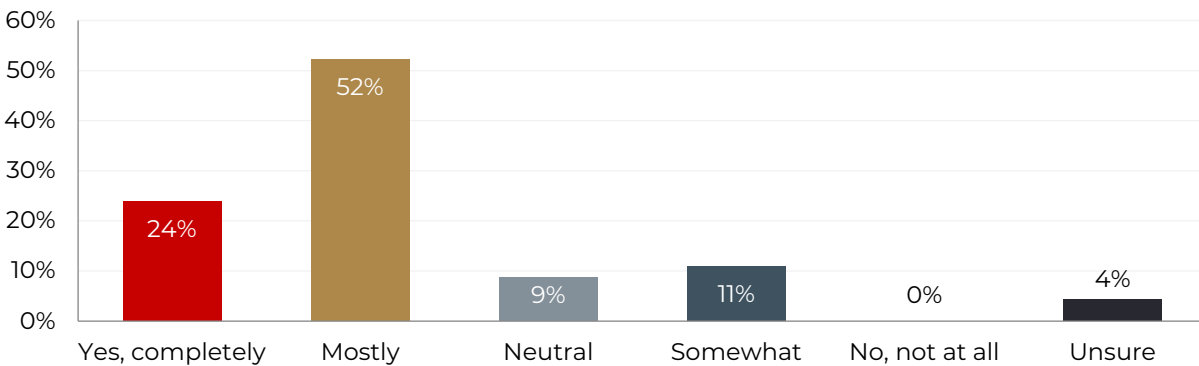
Regulations and control: Many respondents expressed skepticism towards regulations, with calls for limits on control of privately owned property and concerns about regulations being out of touch with rural realities.

Environmental conservation: Comments reflect a strong desire to maintain natural environments, protect water resources, and ensure that land use decisions do not negatively impact ecosystems and community life. Some comments suggested specific areas like Jackson Lake be preserved for recreation and natural beauty.

Do you support Goal 3 and its objectives? What do you like and/or dislike about this goal and objectives?

Goal 3: Provide infrastructure that promotes health, safety, and wellness.

- Recognize that development will increase demand and impact on water supply quality and waste generation.*
- Ensure that new development is compatible with existing and anticipated land uses, utility, and transportation networks, and minimizes the risks to quality of life, public health, and safety.*
- Minimize risks to people and property that are associated with natural hazards or human-made features.*
- To continue to coordinate with surrounding communities to provide local access to medical services that support all residents.*



Planning infrastructure: Some respondents noted a need for improved infrastructure and planning for sustainable future growth before demand outweighs supply.

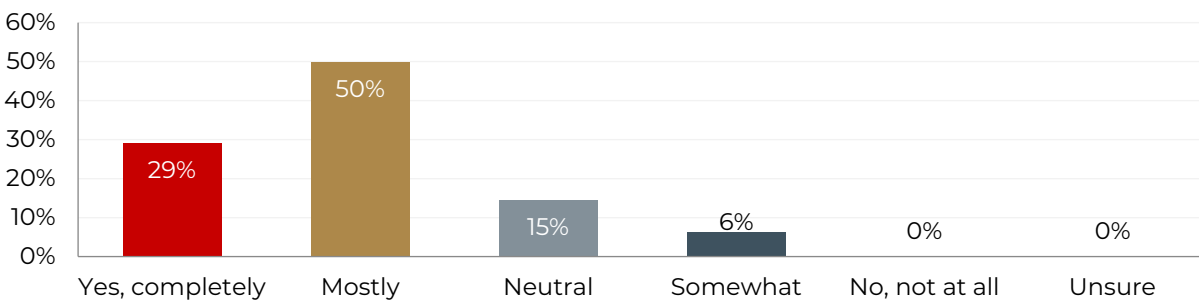
Concerns about costs: Some comments mentioned that taxes should not be raised, where others agreed that costs for infrastructure were important to acknowledge.

Supporting amenities: Several comments mentioned that it is important to conserve existing amenities in the area such as health care, recreation, parks, and the agricultural community.

Do you support Goal 4 and its objectives? What do you like and/or dislike about this goal and objectives?

Goal 4: Celebrate and support outdoor and recreational living.

- *Encourage the identification, development, and appropriate use of recreational resources and to ensure that recreational areas are protected by designation from inappropriate development on or adjacent to them in the future.*
- *Preserve and enhance areas which have natural beauty, natural value/significance, scenic value, recreational potential, or historic/cultural significance.*
- *Ensure continued public access to public water resources such as streams, rivers, and lakes.*



Public access and use of natural resources: Comments emphasized the importance of public access to natural resources, including water sources and recreational areas to ensure they remain available and beneficial to the public.

Concerns about private land and development: Several comments expressed concerns about the impact of development on private land, particularly regarding recreation vehicles and inappropriate development.

Sustainable recreation and historical preservation: There was a focus on maintaining recreational facilities and preserving historical sites in a sustainable manner. Comments highlighted the need for balanced protection of natural resources and historical buildings without excessive expenditure.

Do you have any further thoughts on the four draft Development Plan goals and their objectives?

Concerns about legibility: Several comments expressed confusion and frustration with the technical language used. There was a desire for more transparency and simplicity in presenting information back to residents. Some residents indicated their support for the direction of development but wanting more specifics, while others expressed frustration with the process.

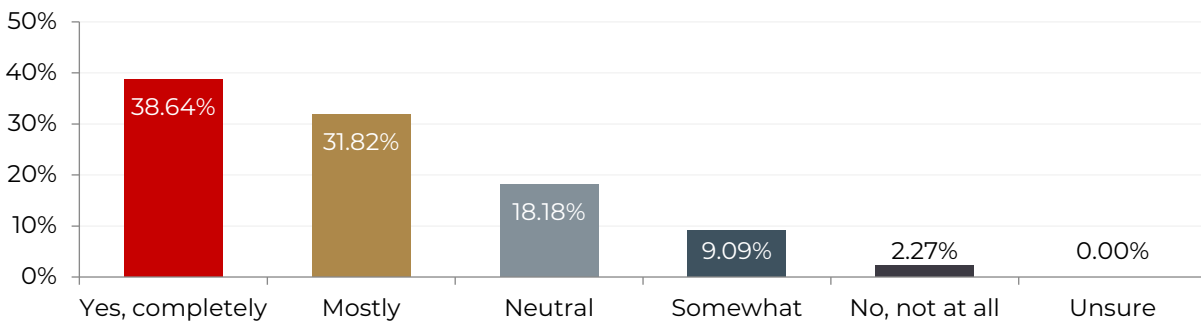
Desire for development and growth: There was a noted desire for community growth and development, with suggestions for promoting economic development, increasing number of local shops and services, and improving infrastructure such as sidewalks and crosswalks.

Protection of rights and freedoms: Some comments emphasized the importance of protecting individual rights and freedoms, expressing concerns about potential government or municipal infringement on personal property.

Historical and environmental preservation: There was a concern for preserving historical and environmental sites, with specific mentions of past missed opportunities and a call to protect areas like Jackson Lake from being lost.

2.3.3 PROPOSED DEVELOPMENT PLAN LAND USES

Do you support the Principal Centre land use and its objectives? What do you like or dislike about this land use and objectives?



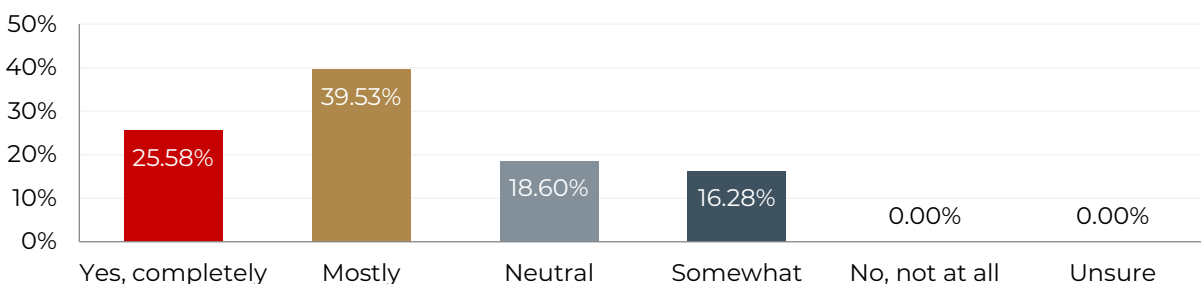
Not enough focus on rural communities: Some comments expressed concern about the focus on urban over rural areas and the relationship between urban areas and agriculture. Comments emphasized the importance of considering where the majority of tax dollars originate and the need to support smaller communities such as Sidney to maintain their sense of community.

Concerns about taking away land: A few comments shared concerns about land expropriation for redevelopment.

Need for specificity and clarity: There was general criticism of the vagueness and lack of specificity within the Plan.

Growth and revitalization: Some respondents acknowledged the importance of growth and revitalization, but asked for further detail on how this will be done.

Do you support the Rural Centre land use and its objectives? What do you like or dislike about this land use and objectives?



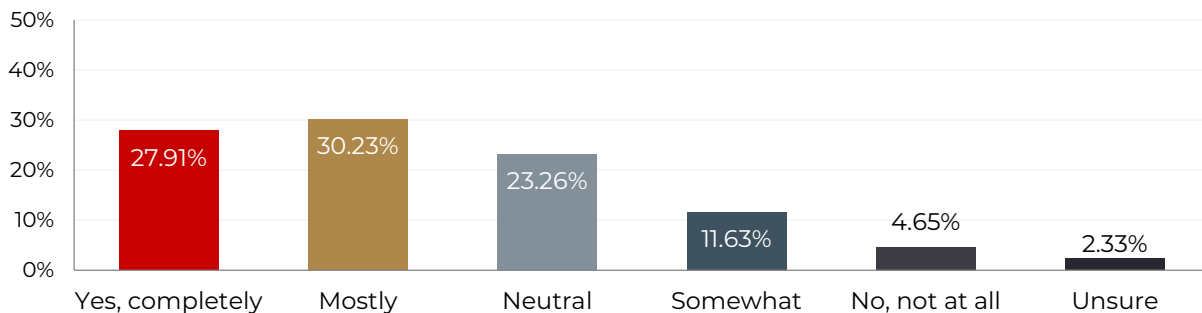
Concerns about management of servicing: Several comments express concerns about water and wastewater management, including the desire to avoid interference with personal property and questions about wells in rural areas.

Infrastructure and development issues: Comments highlighted the importance of good roads and careful development of communities, particularly at Jackson Lake.

Preservation of property rights: There was a strong emphasis on ensuring that any proposed developments or changes do not affect individual property rights and freedoms.

General opposition to town growth: Some comments indicated a general opposition to the growth of Sidney, reflecting a desire to maintain the current scale of the community.

Do you support the Rural Residential land use and its objectives? What do you like or dislike about this land use and objectives?



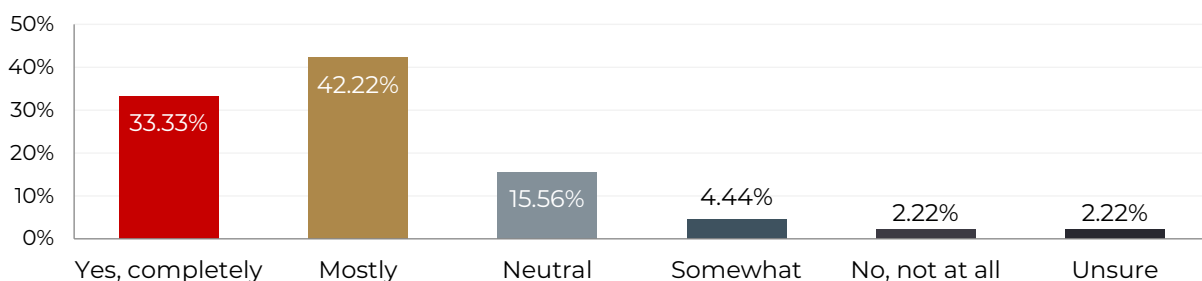
Concerns about farm sizes: Several comments expressed concerns about the potential negative impact on small family farms, including the fear of them being not permitted.

Mixed feelings on Rural Residential development: Some comments highlighted the negative impacts of subdivisions and rural residential clusters around existing farms, while others recognized the need for an increased rural population to support rural culture and tax revenues.

Protection of agriculture: Comments emphasized the importance of prioritizing agricultural uses and ensuring that rural residential areas do not negatively impact farming and keep the rural feel of the community.

Environmental protection: There were concerns about the environmental impact of new developments.

Do you support the Rural/Agricultural land use and its objectives? What do you like or dislike about this land use and objectives?



Conflicts in land use prioritization: Some comments suggested that Rural/Agriculture should be prioritized, rather than being last on the list. Others comments suggested that agricultural protectionism does not support community growth and entrepreneurship.

Support for limiting intensive operations: There was support for limiting intensive agricultural operations, such as feedlots and hog farms, to prevent potential negative impacts on the community and environment. There were also suggestions for implementing more policies around agricultural chemicals to prevent pollution and protect the land.

Do you have any further thoughts on the four draft Development Plan land use areas and their objectives?

Jackson Lake: Comments mentioned designating the Jackson Lake area as a Provincial Park. There were also questions about the rural residential area north of Jackson Lake, and what implications this could have.

General feedback: Overall, there were positive remarks about the plan's overall appearance and future outlook. There were also some concerns about the plan being too conservative and impacting future growth.

Community input: Several comments emphasize the importance of community input and involvement before adopting the Development Plan

2.3.4 GENERAL FEEDBACK

Is there anything else you would like to tell us about the Development Plan review?

Open house feedback: There were concerns about the accessibility of online surveys in rural areas and the timing of the open house. Some respondents expressed the desire for a presentation at the open house.

Planning and implementation: There were questions about implementation timelines and budget considerations.

Sustainable growth: There was support for sustainable infrastructure, sensible stewardship, and conservative growth. Respondents noted a desire to preserve the small-town feel and concerns about the impact of too much growth in the community.

Concerns about global influence, property rights, and freedoms: Some respondents noted concerns noted about organizations like the UN, WEF, and WHO and concepts like '15-minute cities' influencing local plans and policies. Some comments express strong opinions about not interfering with individual property rights and freedoms.

