

THE NOR-MAC PLANNING DISTRICT

The Nor-Mac Planning District has decided to review and update its planning documents in the form of a District Development Plan and Municipal Zoning By-laws and increase the accuracy of their base maps in order to effectively coordinate planning at the local level. Marvin Borgfjord of MRB Planning Consultants, Genivar Engineering Consultants Ltd. and Data Link Mapping Inc. have teamed together to provide planning, engineering and mapping consultative services to assist Council in the preparation of background planning and engineering reports, new map data and geo-referenced base maps for the District Development Plan and Municipal Zoning By-laws.

This is the first of a series of articles the intent of which is to make the public aware of the process involved and the benefits of the Nor-Mac Planning District comprising of the Rural Municipality of North Norfolk and the Town of MacGregor. The District still provides a mechanism for sharing ideas, solving and avoiding problems and dealing with such mutual concerns as the settlement pattern for the area, the relationship between rural and urban areas, the conservation and protection of non-renewable resources and the relationship of different land uses to one another.

Perhaps one of the most pressing issues facing the District is the need for agricultural diversification to produce jobs and expand farm incomes. The development of a district planning program provides the means to guide the siting of new and/or expanding large livestock operations in a manner which reduces the production of offensive odors, minimizes adjacent land use conflicts and minimizes risks to soils, groundwater and surface water. Another issue is the identification of areas that may be suitable for rural residential development and a general overview and analysis of the water supply and distribution system (Yellowhead Regional Water Co-op Inc.) related to its ability to support expanded residential development in the rural area. Finally, the orderly expansion of the urban settlements of the District must be maintained and provide for.

PHASE ONE of the planning program involves the preparation of background planning and engineering studies that document existing conditions, issues and emerging trends as well as potential opportunities for future development throughout the urban and rural areas of the District. The new mapping data geo-referenced base maps will also be provided.

PHASE TWO of the planning program involves the preparation of The Nor-Mac Planning District Development Plan. The District Development Plan will contain land use policies that address issues and concerns identified in the background studies. A public information meeting will be scheduled during this phase of the program to permit the consultant team to present highlights of the background study and draft Development Plan and provide local residents with an opportunity to offer comments on the draft land use policies.

PHASE THREE of the planning program will see the preparation of the Municipal Zoning By-laws that will put in place the regulatory framework for implementing the District Development Plan. The municipal zoning by-laws will identify permitted and conditional uses as well as prescribes relevant standards,

regulations and requirements which are applicable to each land use and zone. As was the case during PHASE TWO of the planning program, local residents will be provided with an opportunity to comment on the provisions of the zoning by-law pertaining to each municipality.

Any comments or questions may be directed to Ms. Valorie Unrau, Secretary-Treasurer, Nor-Mac Planning District, telephone (204) 685-2211 or in person at the Municipal Office, 27 Hampton Street East, MacGregor or by mail to Box 190 MacGregor, MB, R0H 0R0.

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