

A PROGRESS REPORT ON NOR-MAC PLANNING PROGRAM

This is a second in a series of newsletters designed to keep local residents informed about the activities of the Nor-Mac Planning District Board. Phase One of the planning program involved the preparation of background planning and engineering studies to assist the Board in the development of a set of broad land use policies to guide future growth in the Nor-Mac Planning District. This phase has now been completed and copies of the Background Study may be viewed in the Municipal Offices.

The Board has been working over the past months towards the formulation of a draft District Development Plan and it wants to give citizens of the District an opportunity to review and comment on the long-range Development Plan policies being proposed.

The Nor-Mac Planning District Development Plan is intended to be the instrument that guides future land use and development within the District. The Plan will represent the shared vision of the District concerning the way it handles future land use development decisions. The Plan will serve both the current and future planning district members by recognizing past, present and future land use needs. The Plan provides the means to local decision makers to evaluate the relative merits of various types of development while helping to ensure that new and existing development are coordinated to achieve the greatest benefits at the least cost to all ratepayers. Finally, the Nor-Mac Planning District Development Plan provides a degree of certainty and stability to present and future residents of the District and along with the Municipal Zoning By-laws, it presents a clear picture of the direction of growth occurring in the District as a whole.

The Plan will set out general objectives and policies with broad applicability throughout the District dealing with such matters as utilities, hazardous uses, natural areas and conservation, hazard lands, flooding and erosion, water and shoreland, transportation, mineral resources, heritage resources and outdoor recreational resources. The Plan will also have specific objectives and policies that guide land use in rural and agricultural areas, including livestock operation policies. Within this rural and agricultural framework certain non-agricultural uses such as the unincorporated rural settlement centres, rural non-farm residential and commercial/industrial development and seasonal recreation development adjacent to the recreation lake of the District will also be accommodated. As well, objectives and policies which guide development in the urban centres of the District will be included that will deal with issues related to commercial, residential, industrial, institutional development, open space and recreational and seasonal recreation development adjacent to Jackson Lake. District mapping will serve to highlight the overall pattern of land use and development throughout the District.

The Development Plan is not carved in stone. As changes occur in the District, the Plan may be reviewed and amended to meet changing needs. The planning objectives and policies contained in the Nor-Mac Planning District Development Plan are intended to guide new development or expansion of existing development while not undermining the legitimacy of existing lawfully established uses.