



NOTRE-DAME- DE-LOURDES

Call to Developers

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PREFACE

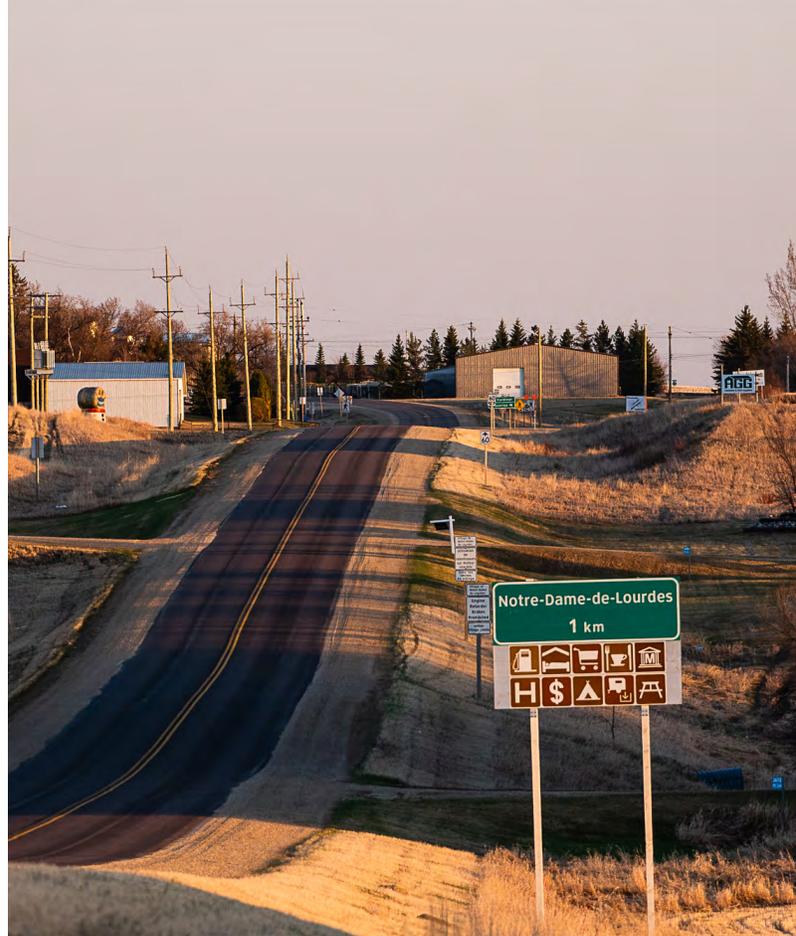
The Local Urban District (LUD) of Notre-Dame-de-Lourdes (Notre-Dame) is seeking to engage experienced residential and commercial land developers to pursue opportunities identified in this report.

Notre-Dame-de-Lourdes is a small, vibrant, rural francophone community that has, according to Statistic Canada, steadily grown for the past twenty years. The biggest challenge, in all that time, has always been and continues to be the lack of housing. Housing development would go a long way in addressing the need for affordable rental units to help with the economic, immigration, and professional growth in our region.

The following report defines the unique competitive advantages and value proposition of Notre-Dame-de-Lourdes and sets out areas for targeted residential development and focused investment. To encourage development, the LUD is working diligently to ensure 'shovel ready' conditions for developers. In addition the RM of Lorne offers a range of financial incentives designed to make new residential and commercial projects more attractive.

Incentives may include:

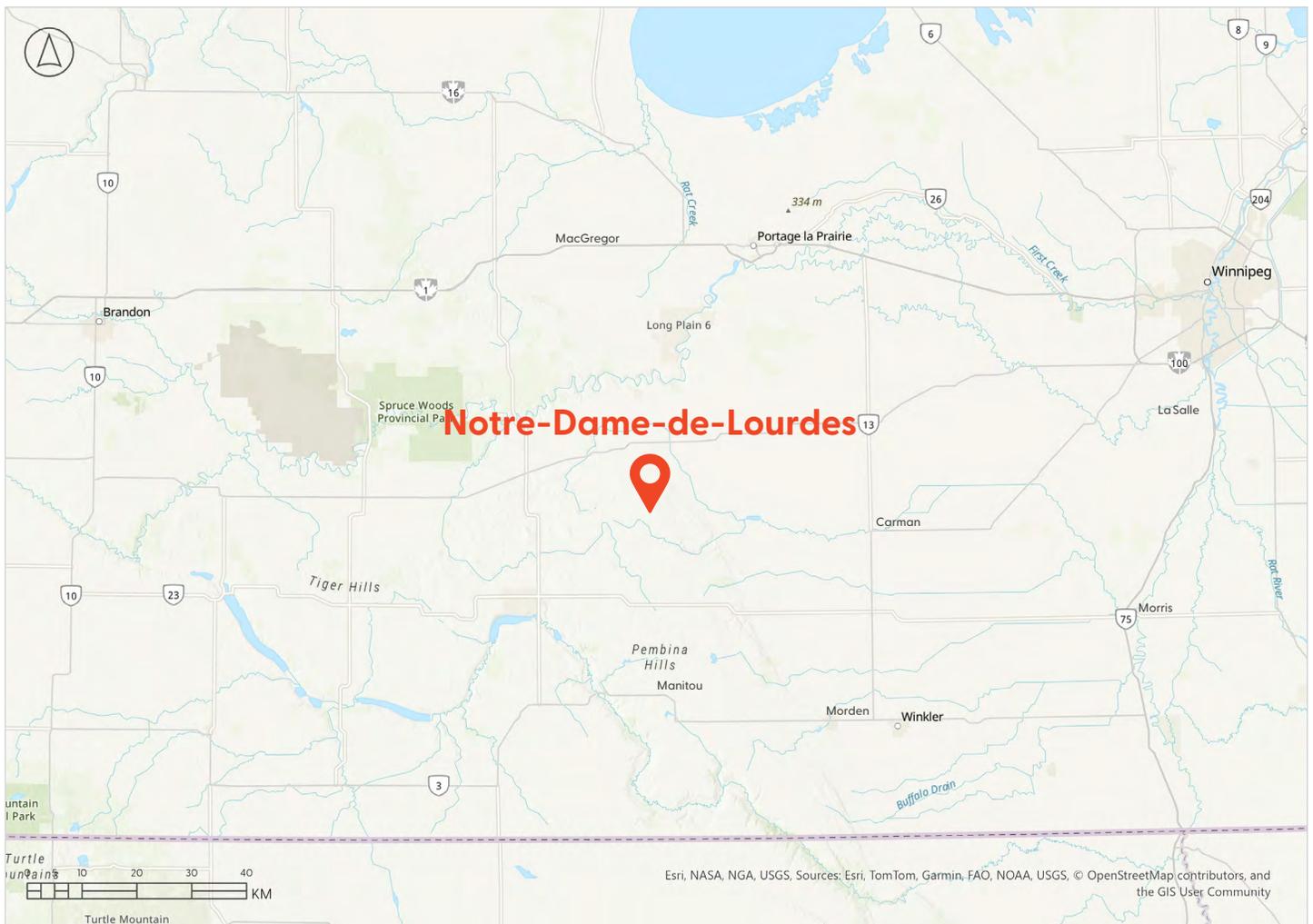
- Tax rebate for new commercial, industrial, or multiple-unit residential developments
- Tax rebate for major expansions or renovations to existing businesses or multi-unit residential developments.
- Green initiative cash incentives for the installation of a geo-thermal heat pump on commercial.
- Permit fee rebates for new residential construction equal to the cost of development and building permits as invoiced by the South-Central Planning District.



1.0 ABOUT NOTRE-DAME-DE-LOURDES

Known for its prairie beauty, small-town charm, and strong Francophone and Swiss roots, Notre-Dame-de-Lourdes is a hidden gem waiting to be discovered by residential developers looking for their next big project. With available land, growing entrepreneurship, and strong municipal leadership, Notre-Dame-de-Lourdes is primed for targeted residential development opportunities.

Nestled in the sun-kissed Pembina Hills, the community is located 120 kilometers southwest of Winnipeg, 130 kilometers southeast of Brandon, and just 73 kilometers from the U.S. border. Expanding housing in the area would not only accommodate the growing demand for homes but also capitalize on the broader economic growth that the region is poised to experience.



Map 1. Notre-Dame Location

1.1 DEMOGRAPHICS

Population and Age

Unlike many rural Manitoban communities, Notre-Dame-de-Lourdes has seen growth over the past decade with a 2021 population of 756 – a 10.7% increase from 683 in 2011. This growth is contributing to increased demand for housing and services while also presenting opportunities for local economic development.

While Notre-Dame is growing, the RM it resides in is decreasing, losing 4.5% of its population since 2016. Notre-Dame now accounts for 26% of the RM’s total population of 2,904.

Like many Manitoba communities, Notre-Dame-de-Lourdes is young, yet aging with a higher proportion of older-age adults compared to young adults. As a community strength, Notre-Dame has a significant population of working-age adults with a median age of 44. The next most significant age demographic is of youth under 14 years old.

Housing Types

Next to single-detached homes, the most common type of housing in Notre-Dame-de-Lourdes is low-rise apartments, with a small mix of semi-detached homes, row houses, and mobile homes. While single-detached homes remain predominant, there is room to diversify the housing market in the community.

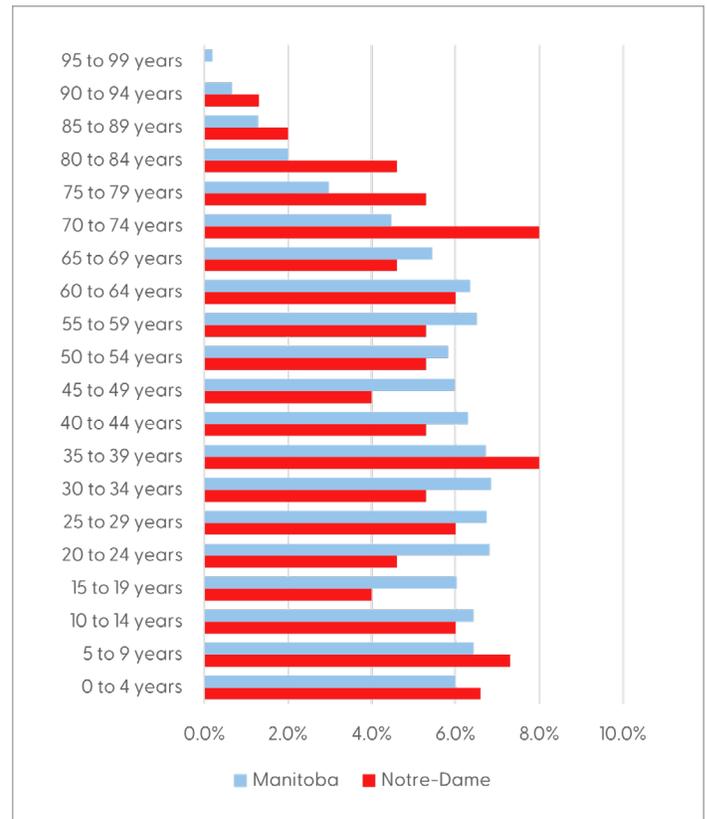


Figure 1 Age Profile

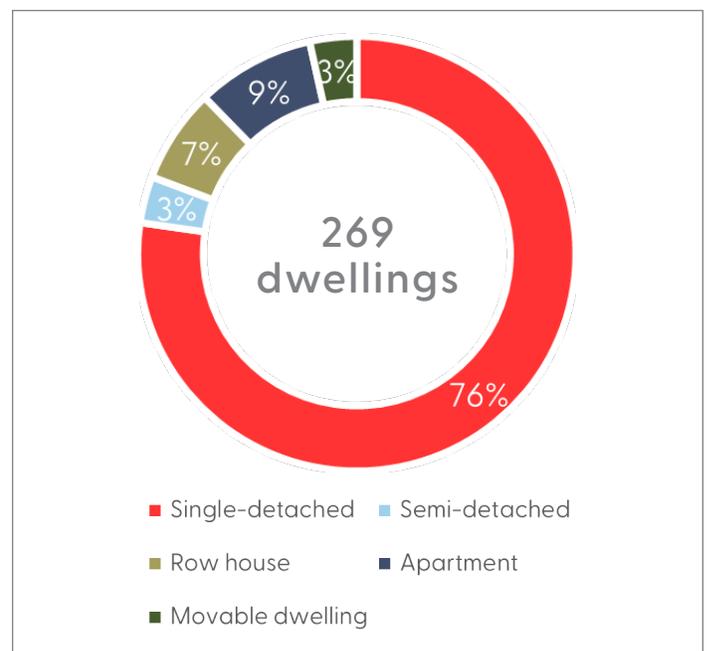


Figure 2 Housing Types



Household Size

In Notre-Dame-de-Lourdes, two out of three households are occupied by one or two people. Three-person, four-person, and five-or-more-person households make up the remaining third of household sizes.

The average household size is 2.4. As the community continues to grow and age, this suggests a strong market for 1-2- and 3-bedroom homes to accommodate both smaller households and growing families.

1.2 ECONOMY

Income

Between 2015 and 2020, the median household income increased by approximately \$10,000, rising from \$69,504 to \$79,500, which is on par with the provincial median for Manitoba. In comparison, the broader Municipality of Lorne had a median household income of \$69,000 in 2020. As relative income levels continue to rise this suggests potential for greater spending power within the community.

The census data also indicates that 12.4% of its general population are in a low-income bracket, with that increasing to 14.4% among seniors. These low-income earners are among the most vulnerable and at-risk citizens when it comes to housing. Addressing the affordable housing gap by investing in rental units and seniors housing would play a vital role in improving the quality of life and economic stability of the community.

Median Household Income in 2020

Notre-Dame-de-Lourdes: \$79,500.00

Manitoba: \$79,500.00

Lorne: \$69,000.00

Employment

Notre-Dame-de-Lourdes has a strong and diverse economy, with an employment rate of 65.1% and an unemployment rate of just 4.2%.

Notre-Dame continues to attract a trained and educated labour force with plenty of job opportunities. However, while people are eager to relocate to the area for work, the lack of housing options remain a barrier to economic growth.

The community’s active and growing businesses are constantly looking to hire new employees, but the shortage of affordable housing seriously limits their potential. Many new workers are forced to settle for neighbouring communities and commute to their jobs in Notre-Dame. This situation is far from ideal. It increases travel costs for employees, limits employers from attracting local talent, and prevents the broader community from benefiting economically from new residents.

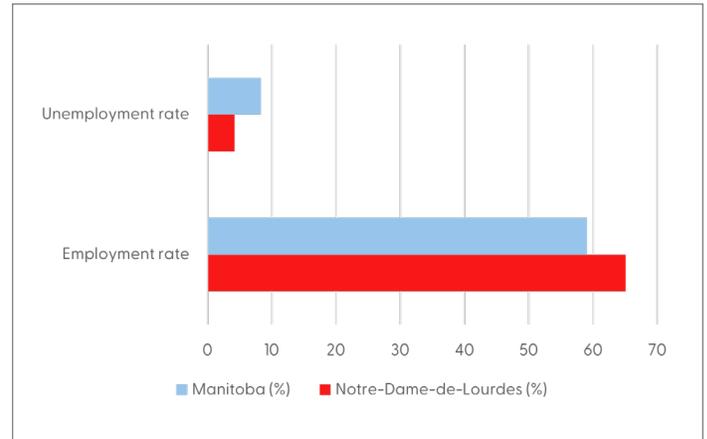


Figure 3 Employment Rate



Industry Sectors

Notre-Dame’s economy is diverse for its size but is largely driven by a few key sectors. Health care anchors the community, as health care and social assistance is the largest sector employing 26.8% of the workforce. Agriculture accounts for 8.5% of employment compared to just 4% provincially, reflecting the rural character of the area. The transportation and warehousing sector along with educational services each employ 10% rounding out the range of industry in the Notre-Dame.

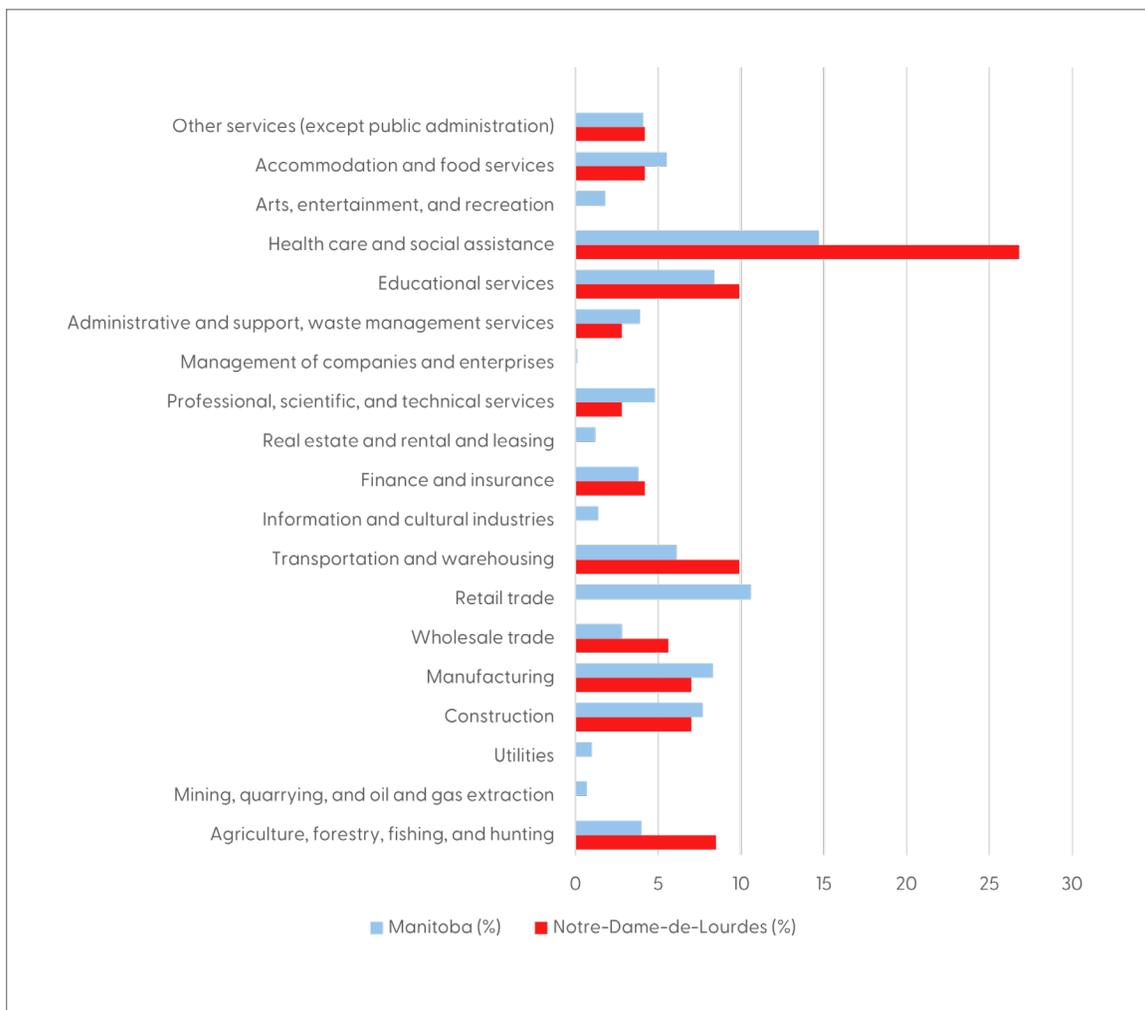


Figure 4 Industry Sectors

2.0 COMMUNITY ADVANTAGES

Notre-Dame-de-Lourdes is a hub for health and community living and boasts a number of qualities and services that make it advantageous for targeted residential development and investment.

2.1 COMPLETE COMMUNITY

Notre-Dame-de-Lourdes has all the necessary ingredients of a complete community. It offers the peace and tranquility of a small town with the amenities, services and spirit of an established urban neighbourhood. The LUD is committed to supporting a variety of lifestyle options, allowing people of all ages and abilities to live, work, and play all in the same community.

Bilingual Community

Notre-Dame proudly boasts a rate of over 50% of its population being bilingual in both official languages. Other languages spoken in the community also includes Tagalog and Spanish.

Recreation

Notre-Dame is the perfect destination for outdoor enthusiasts and nature lovers year-round, offering access to six golf courses within a short distance, a provincial park, swimming pools, mountain biking, and well-maintained snowmobile and ATV trails.

The Notre Dame Arena, along with parks and recreation fields, provides residents with opportunities for physical activity and social gatherings, contributing to a healthy and active lifestyle.

Small Town, Big Character

Notre-Dame has remained strong and resilient in the face of economic challenges. Many small businesses and entrepreneurs call Notre-Dame home. While Manitoban's continue to age and see demand rise from a growing retirement community, there continues to be opportunity for young adults and families to set their roots in Notre-Dame-de-Lourdes.



2.2 RETAIL

With increased investment in housing in Notre-Dame-de-Lourdes, the Main Street area of Rue Rogers/Notre Dame Avenue has significant potential to become a thriving commercial hub that accommodates more retail businesses and services. Currently, the area features a variety of retail options, such as Notre Dame Freshmart, multiple restaurants and hardware stores, plus a Fast Gas Plus, convenience store, and cannabis provider. However, the existing retail landscape has room for expansion offering an opportunity to diversify the types of businesses available to residents.

As the main street develops into a more dynamic commercial center, it has the potential to accommodate diverse businesses, such as healthcare services, professional offices, and recreational facilities, contributing to a more comprehensive and self-sustaining local economy. This transformation would maximize the area's potential, making the Main Street area a cornerstone of Notre-Dame-de-Lourdes, community life and economic development.



2.3 SERVICES

Notre-Dame-de-Lourdes provides a rich array of community services and amenities that enhance the quality of life for its residents and the region.

Despite its size, cultural, recreational, educational opportunities are abundant in Notre-Dame. The École Régionale Notre-Dame (K-12) offers French-language programming and serves the broader region. Residents also benefit from cultural and recreational resources such as the Centre Dom-Benoît, a combined community centre and municipal office which hosts the Musée des Pionniers. The Bibliothèque Père-Champagne Library for is located across the road.

Essential services, such as weekly garbage and recycling collection, the Canada Post Office, Chaise Financial Group for banking, HUB International for insurance, and the Notre-Dame Fire Brigade, all serve the daily needs of the community. The non-profit organization, Aspen Winds, further serves the community by providing services for adults with intellectual disabilities.

While these services provide an excellent foundation for a strong community, chief among them is the Notre Dame Health Centre and Emergency Medical Services (EMS), a key healthcare hub that not only anchors health services in the region but also serves as a significant local employer.



List of Community Services

With a municipal office located in Notre-Dame-de-Lourdes, the Municipality is committed to providing core community services as well as partnering with institutions, government agencies and community groups to deliver programming. This includes:

- École Régionale Notre-Dame (K-12)
- Notre Dame Health Centre and Emergency Medical Services (EMS)
- Centre Dom-Benoît (community centre and municipal office)
- Musée des Pionniers (community museum)
- Bibliothèque Père-Champagne Library (community library)
- Notre Dame Arena
- Parks and recreation fields
- Canada Post Office
- Caisse Financial Group (banking)
- HUB International (insurance agency)
- Notre-Dame Fire Brigade
- Weekly garbage and recycling collection

2.4 AVAILABLE AND AFFORDABLE LAND

Notre-Dame has land available and ‘shovel-ready’ for residential development. The rising cost of housing is considered affordable compared to other urban areas in Manitoba and Canada. Likewise, the cost of land is reasonable and affordable, making it an attractive option for developers who want to maximize their return on investment.



	Notre-Dame	Manitoba
Average Value of Dwelling	\$234,000	\$338,000
Monthly Rental Costs	\$710	\$1,040
Monthly Home Ownership Costs	\$800	\$1,100

3.0 MARKET REVIEW

3.1 HOUSING MARKET TRENDS

Demand for work-life balance and remote work opportunities has been growing since COVID-19 pandemic. This shift, combined with the rising cost of living, has driven many families living in urban areas to seek out more affordable communities that offer a comparable level of urban services. Notre-Dame-de-Lourdes is well-positioned to attract these families due to its affordability, small-town charm, and modern infrastructure, making it an ideal choice for those looking for a more balanced and cost-effective lifestyle.

However, the rural housing market in the Prairies, including Notre-Dame-de-Lourdes, faces growing challenges.

Limited rental vacancies, rising costs, and increased competition from large real estate investment firms are pricing out low-income families and long-term renters, creating a more competitive and expensive rental landscape. This shift is leading to higher housing costs and reduced availability, particularly for families and individuals seeking affordable rental options.

To address these challenges in Notre-Dame, it is critical to focus on affordable housing solutions and supportive policies that ensure sustainable community development. Expanding affordable housing options would support economic growth, attract new residents, and help maintain the character of the community by ensuring long-term renters and lower-income families can continue to live in the area.

The demand for residential development in Notre-Dame is expected to increase in the coming years due to the following trends and factors:



Infrastructure Improvements:

Ongoing investments in cell service and wastewater servicing are enhancing the community's readiness for residential development.



Affordable Housing Shortage:

Limited rental vacancies and rising housing costs are driving demand for new developments, particularly affordable rental units for seniors, young professionals, and newcomers.



Work-from-Home Opportunities:

The shift toward remote work has led to greater interest in affordable, rural communities like Notre-Dame-de-Lourdes, where residents can enjoy a high quality of life with lower living costs.



Supportive Policy Changes:

The Municipality is working to amend the zoning by-law to enable development of mixed-use multi-family buildings in the Main Street area.

Growth Projections

The following growth projections indicate a residential demand of anywhere between 51 to 310 residential units in the next ten years, and 142 to 429 residential units in the next twenty-five years.

The growth projections are based off the 2021 Census data, the average of 2.4 people per household continuing, and the following assumptions:

Low Growth: is based on current census growth rate of just 1.6% between 2016 and 2021 (**0.32%** year-over-year) if capacity issues remain and RM is unable to issue building permits to meet the housing demand.

Moderate Growth: if capacity challenges are met and housing meets current demand, growth in the community could be at **1.5%**, putting Notre-Dame on par with many rural communities in the region.

High Growth: if the LUD fully captures its potential for housing with infrastructure development, commercial services, and job creation the area could see a high but achievable **3.5%** growth rate – putting it near some of Manitoba’s fastest growing communities.

	Low		Moderate		High	
	Population	Units	Population	Units	Population	Units
2031	25	10	121	51	310	129
2036	37	15	189	79	511	213
2041	50	21	262	109	748	312
2046	63	26	341	142	1031	429

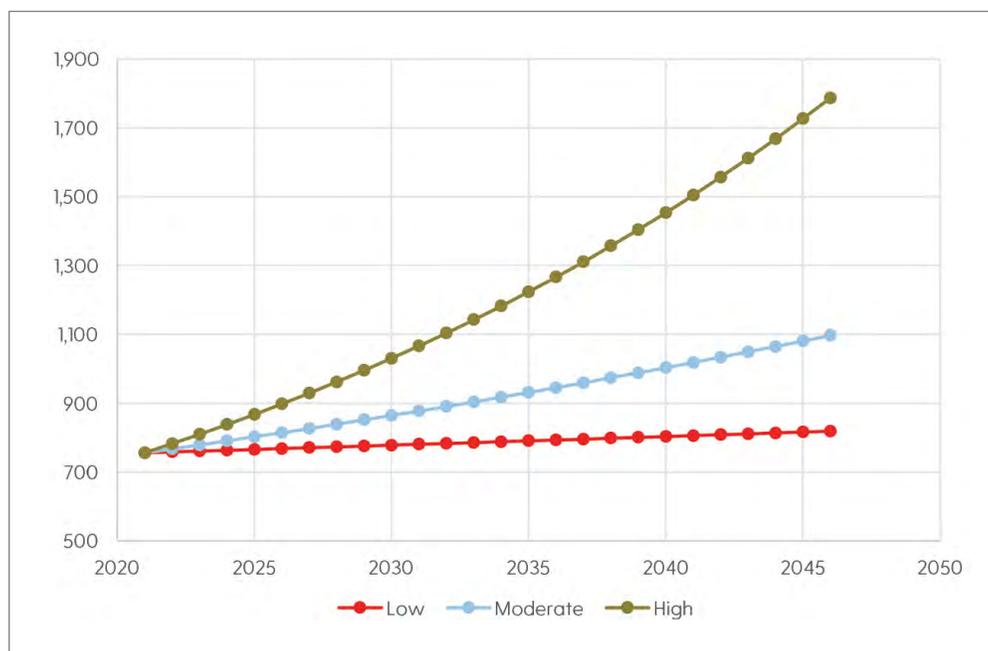


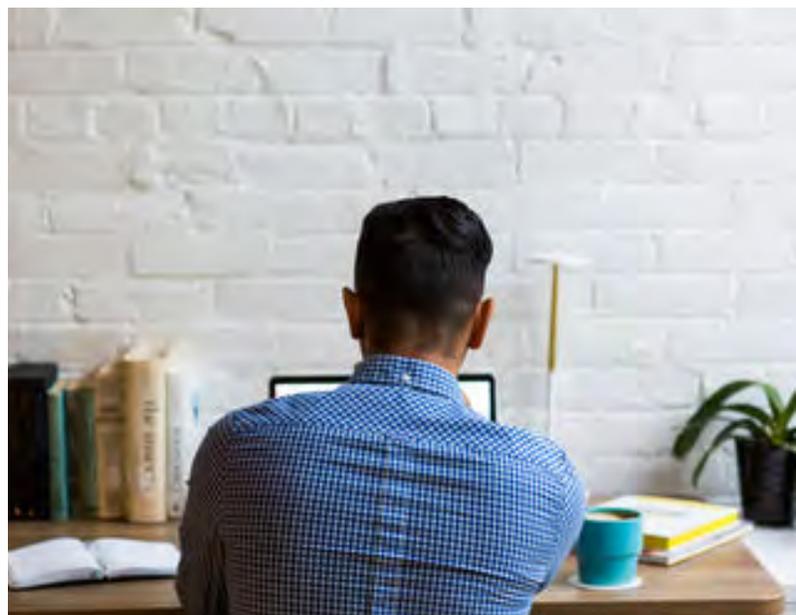
Figure 5 Growth Projection

Target Market

Given the demographic shifts and housing needs, there is a growing demand for 1-2 bedroom rental units in Notre-Dame-de-Lourdes, particularly among:

- Seniors seeking to downsize into affordable, accessible dwellings close to essential services like healthcare.
- Newcomers to the community, especially those without access to a vehicle who need housing options near services and workplaces.
- Young professionals or new families looking for affordable living options that support a flexible work-life balance.

These needs could be met via affordable single-family residential development or multi-family rental units. By catering to these groups, Notre-Dame-de-Lourdes can position itself as an attractive destination for those seeking affordable, accessible housing in a welcoming, walkable, small-town.





3.2 COST OF HOUSING

The rising cost of housing is considered affordable compared to other urban areas in Manitoba and Canada. Housing prices in Notre-Dame-de-Lourdes have been steadily rising, but remain considerably lower than typical provincial home prices by about \$100,000.

These trends indicate that while housing costs in both Notre-Dame and Lorne are rising, they remain relatively stable and affordable compared to the provincial average, making these communities attractive options for first-time homebuyers, those wishing to downsize, or anyone in the market for lower-cost housing in Manitoba. The steep rise in housing costs in the RM of Lorne suggests increased demand for housing in the region that Notre-Dame could capitalize on.

Percentage increase in median home value:

Notre-Dame-de-Lourdes: 5.26%

Manitoba: 10.36%

Lorne: 36.77%

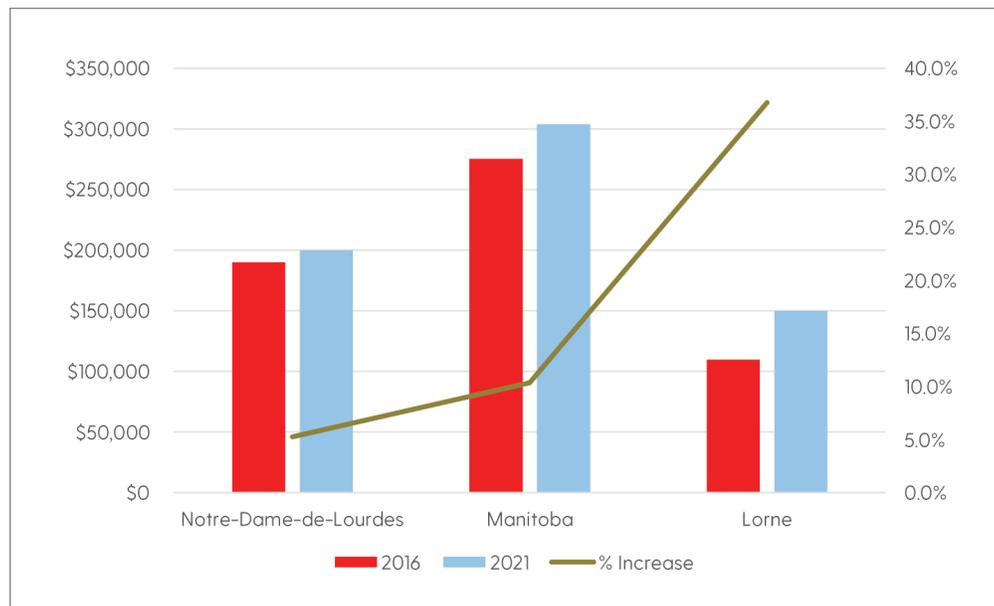


Figure 6 Median home value, 2016 and 2021

3.3 HOUSING DEVELOPMENT

Dwellings by Period of Construction

The majority of houses in Notre-Dame were constructed before 1980, and development has been limited in the last decade despite population growth remaining steady. The following data reflects a limited number of housing starts within the community, due to a lack of infrastructure capacity. However, the LUD is actively addressing these challenges, creating a more compelling environment for developers.

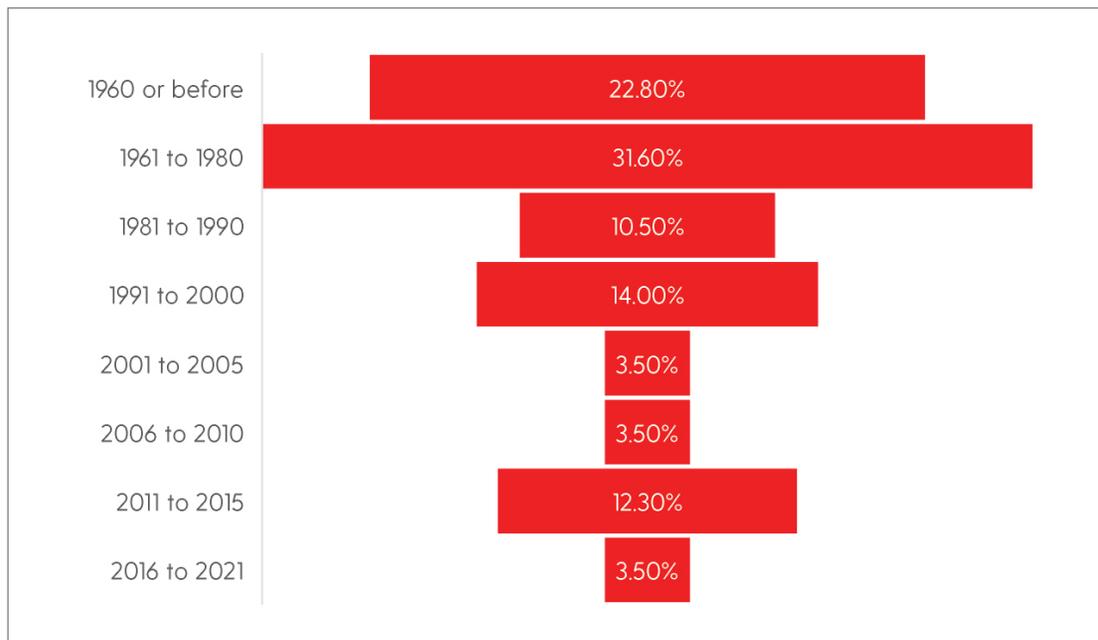


Figure 7 Dwellings by Period of Construction

Building Permits

The LUD’s building permit data from 2019 to June 2023 demonstrates there has been a high level of investment in the area.

LEVEL OF INVESTMENT:

- Over **\$13.5 million in construction value** from 2019 to June 2023
- Residential construction values range from **\$85K to \$900K**

PERMIT TYPES:

- **49 Building Permits**
 - **13 New Residential Units** (e.g., single-detached homes, mobile-homes, modular homes, duplexes, and 4-plexes)
 - **36 Non-Residential Projects** or Additions (e.g., decks, shops, garages, or other additions)
- **14 Development Permits** (e.g., new construction projects, major developments)
- **1 Demolition Permits**

TOP HIGH-VALUE PROJECTS:

- A **\$2.99M** child care facility at 45 Ave Notre Dame.
- Multiple 4-plex constructions valued at **\$700K to \$900K** each.
- **\$200K** conversion of a former daycare building to a residential duplex.

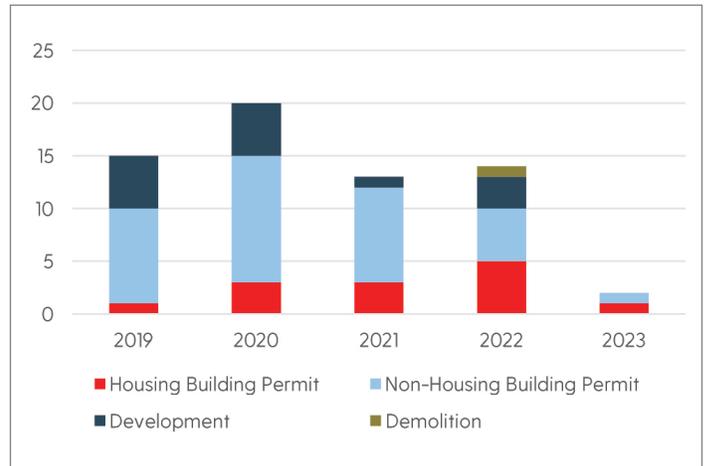


Figure 8 Building Permit Types

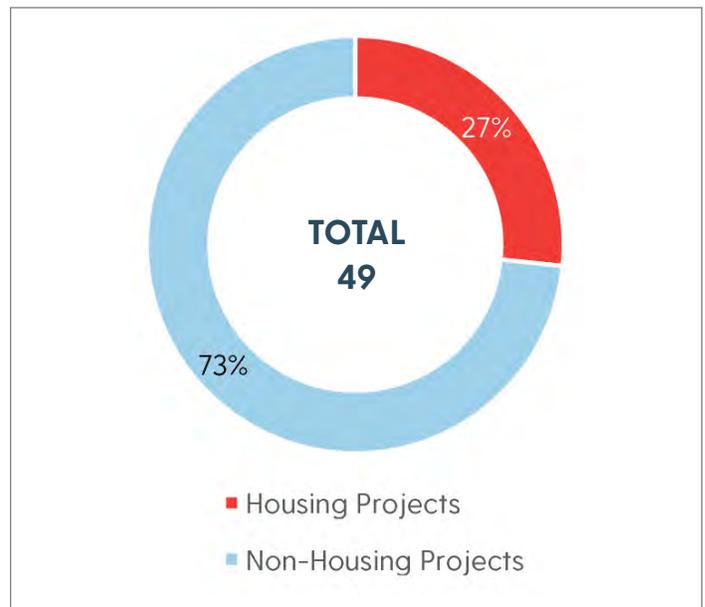


Figure 9 Building Permit Types

4.0 AVAILABLE LAND

4.1 'SHOVEL-READY' & AVAILABLE LAND

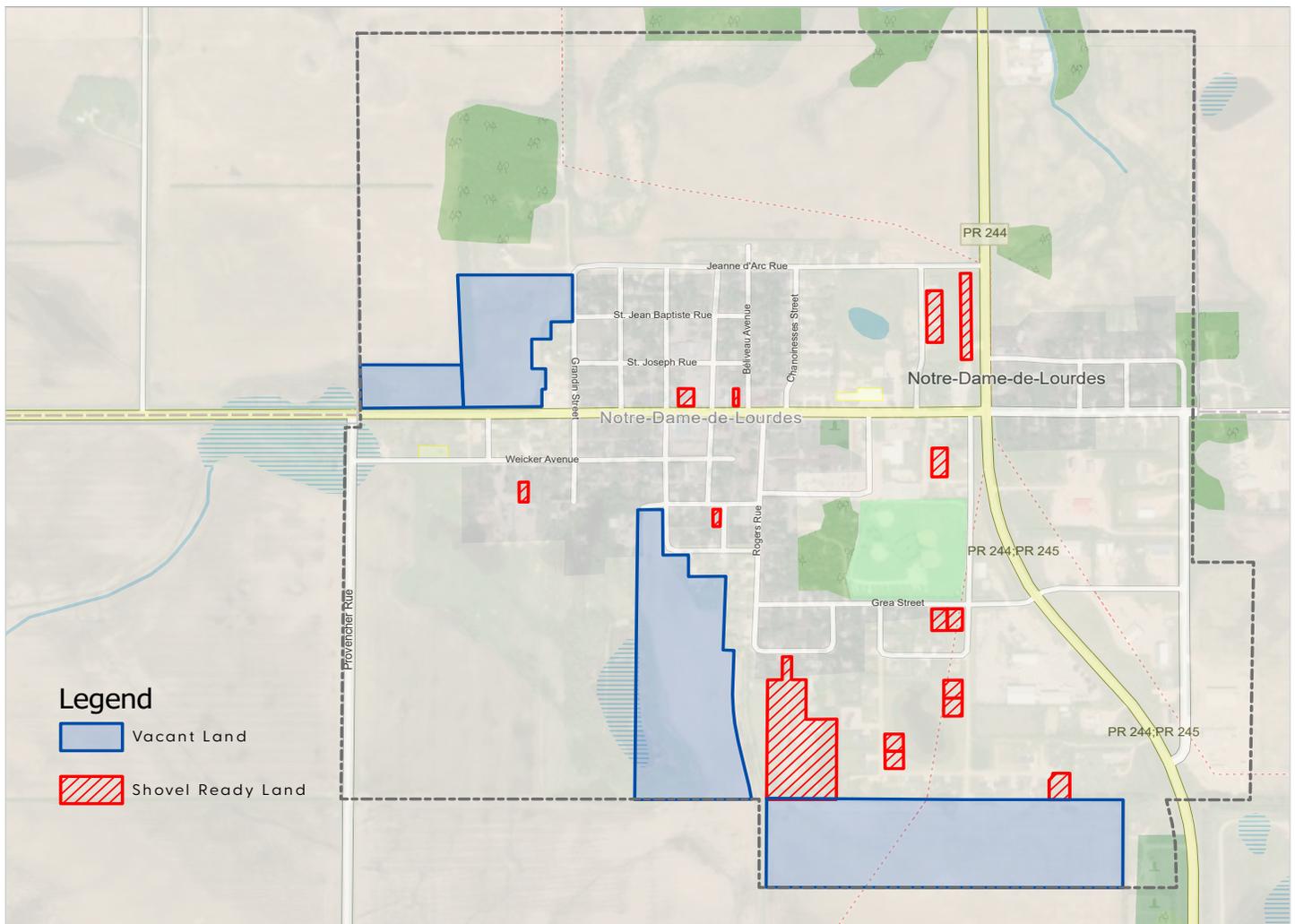
According to the CDC Lourd on, there are numerous potential sites for housing projects, including private land ready to be sold for a development project, land owned by the LUD and land that is being developed by a private entrepreneur ready to partner to make this initiative a reality. All the land possibilities are within walking distance of the hospital, the church, the arena, the grocery stores, school, daycare, and close to many other services (gas, post office, restaurants, etc.).



For the purpose of this report, we have defined **vacant land** as properties that are undeveloped, but would require either a rezoning or an extension of infrastructure in order to develop.



Shovel ready parcels on the other hand have the correct zoning, with the necessary infrastructure to the property line.

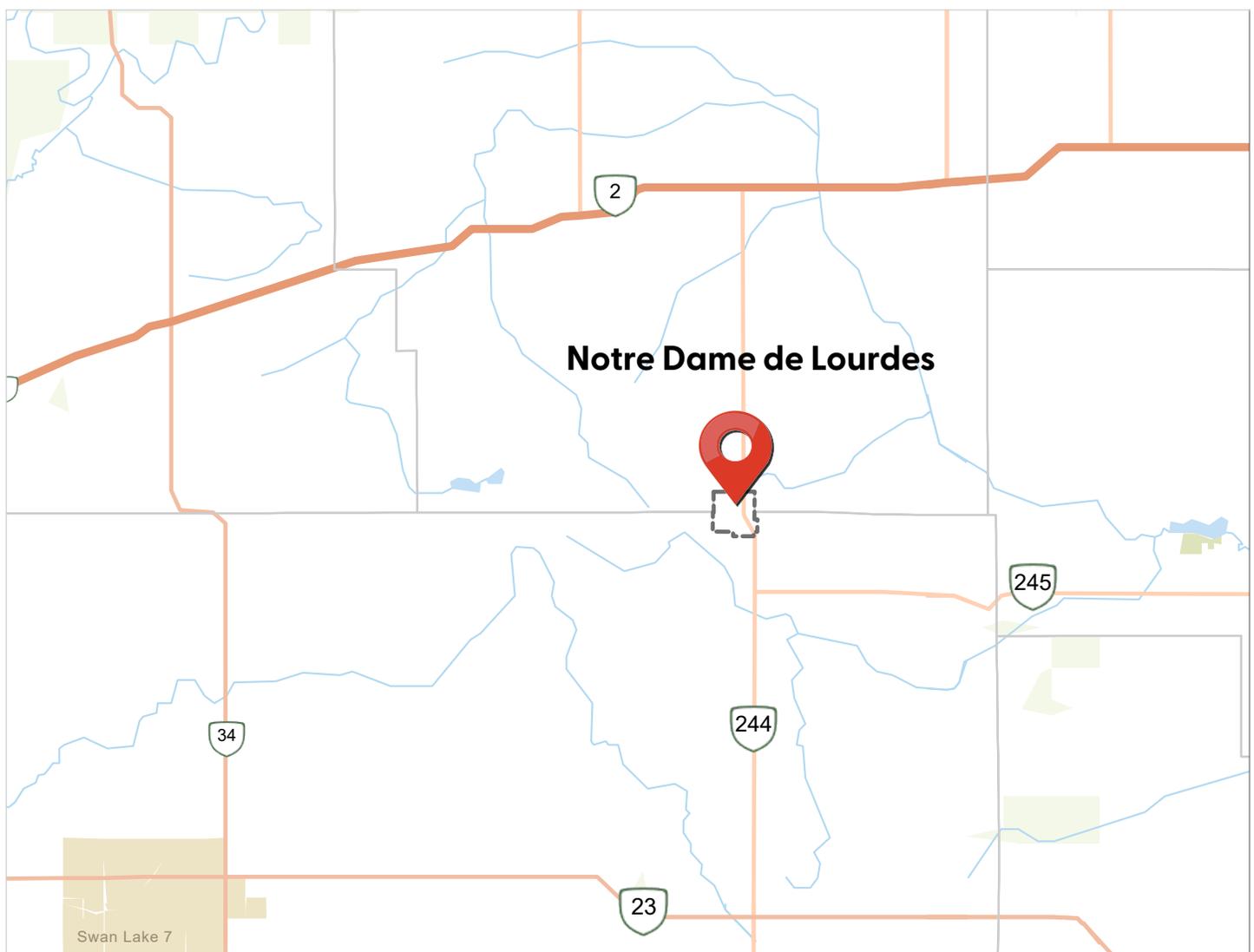


Map 2. 'Shovel-Ready' & Available Land

4.2 TRANSPORTATION NETWORK

Notre-Dame-de-Lourdes is located at the crossroads of Provincial Road 245 (Notre Dame Ave) and 244, providing excellent access to urban centres in all directions. Provincial Trunk Highway 3 (PTH 3) is the major arterial connecting the community to the City of Winnipeg. Besides PTH 3, the other notable Provincial Roads through the communities are Highways 10 and 2.

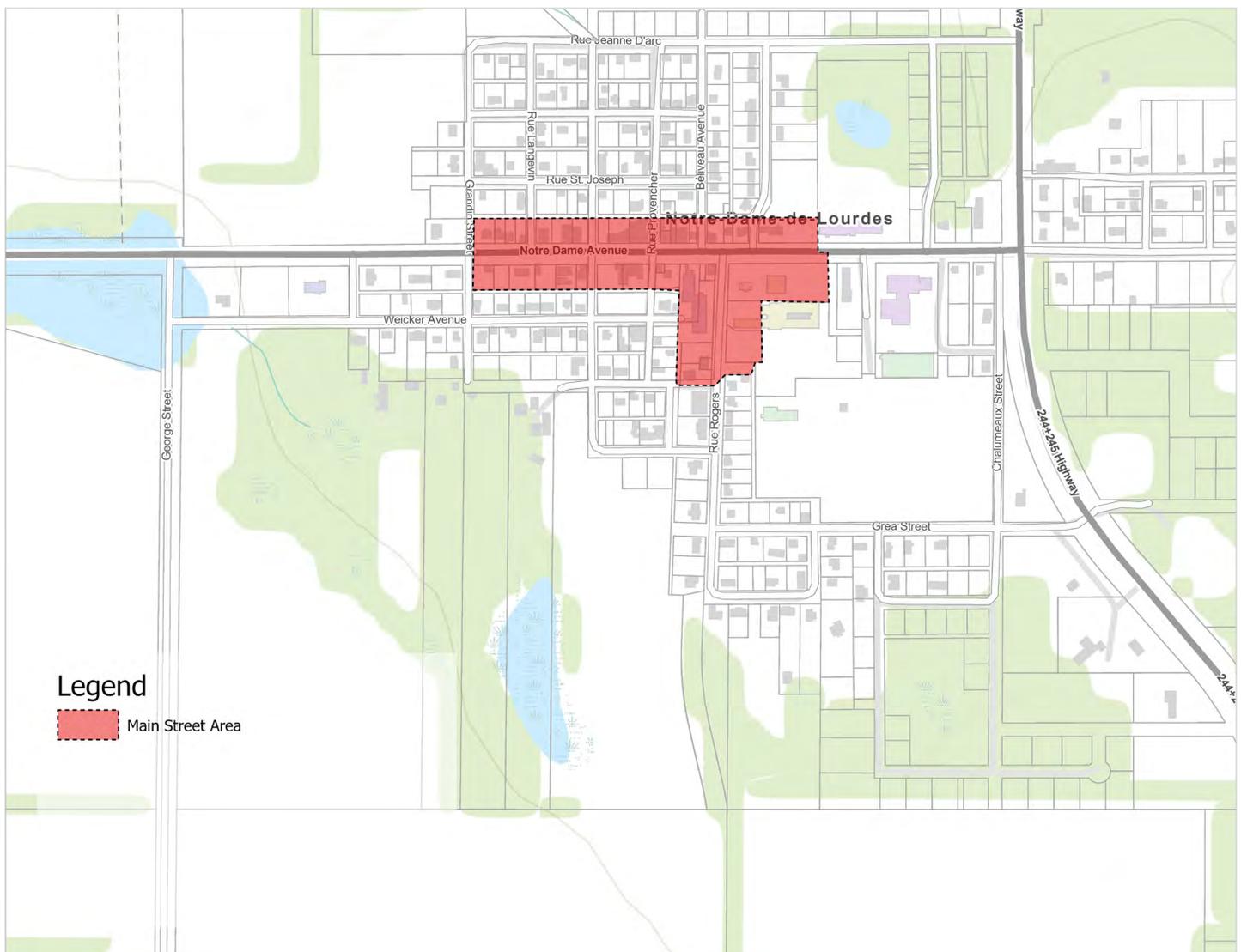
Highway 2 travels east/west bound to Brandon and Highway 10 travels north/south. Notre-Dame is located 120 kms southwest of Winnipeg, 130 kms southeast of Brandon and 73 kms from the United States border. Portage la Prairie, Carman, and Winkler-Morden are all short drives away.



Map 3. Notre-Dame-de-Lourdes Area

4.3 MAIN STREET AREA

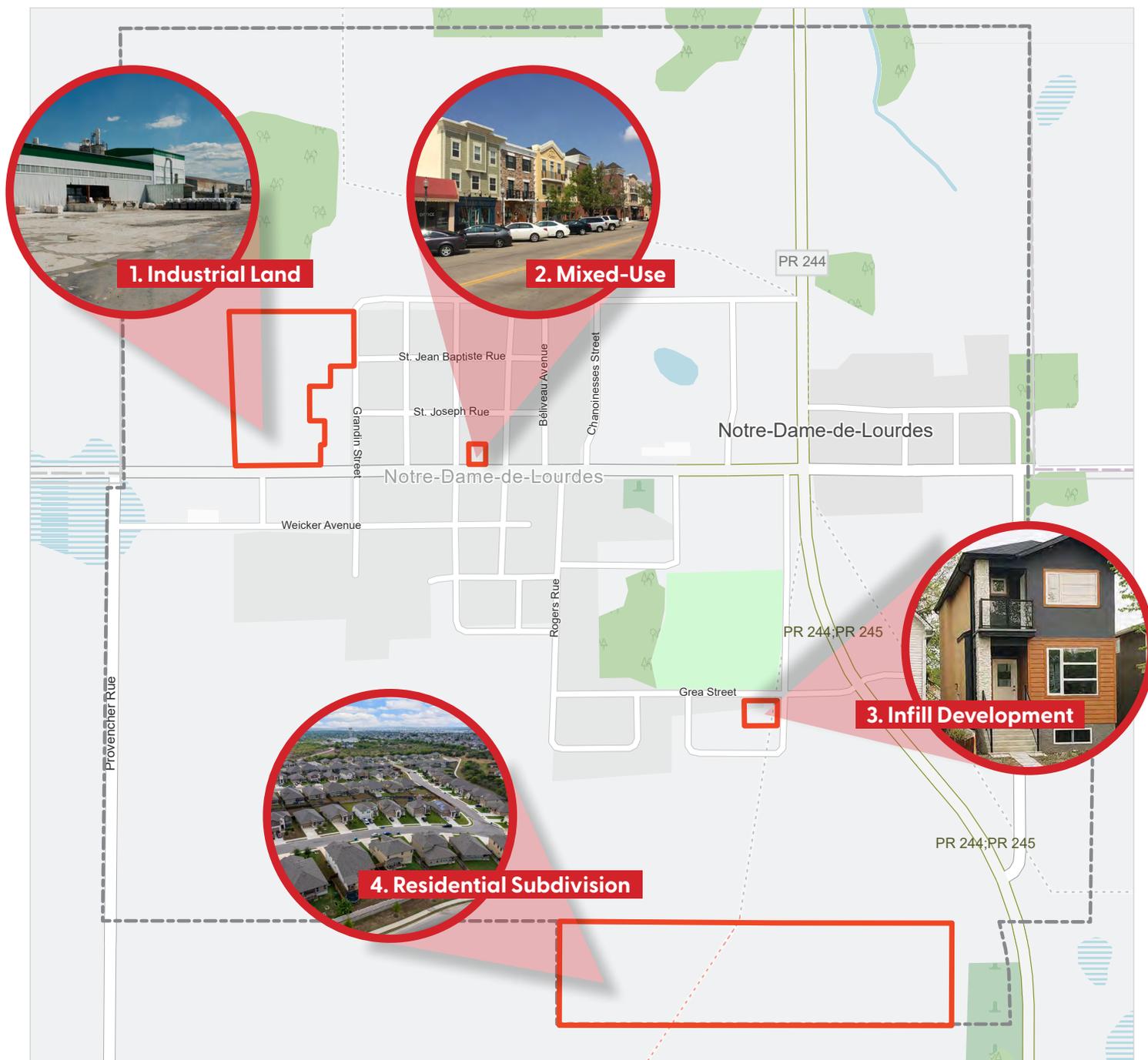
Mixed-use development with ground-floor commercial and residential units above or below would be best suited in the town centre, along Notre Dame Ave (main street) and Rue Roger. These sites offer the highest potential for enhancing and capitalizing on the area’s walkability and proximity to amenities. For example, the old Fire Brigade building is situated across from the community’s main health services and presents an ideal opportunity to convert the site to senior’s housing.



Map 4. Main Street Area

4.4 DEVELOPMENT POTENTIAL

Envision your development opportunities in Notre-Dame-de-Lourdes:





1 Industrial Land

Given the proximity to existing industrial use, access to the highway network, and total acreage, this site is ideal for industrial development in close proximity to the community centre. This could include a business park, light industrial or highway commercial use.



2 Mixed-Use Development

Owned by a local developer, this site is ideal for mixed-use development with a blend of street-level commercial use with residential units for rent above or behind the main street commercial.



3 Infill Development

These vacant lots are zoned appropriately and have the necessary infrastructure to the property line. They could become short-term residential, multi-family, or seniors housing. Not all of these sites are necessarily for sale at this time, however.



4 Residential Subdivision

Owned by a local developer, these lots would create a long-term supply of lots for single- and multi-family dwellings but will require amendments to the by-law and infrastructure improvements to the site.

4.5 PROPERTY INFORMATION AND POLICY AREAS

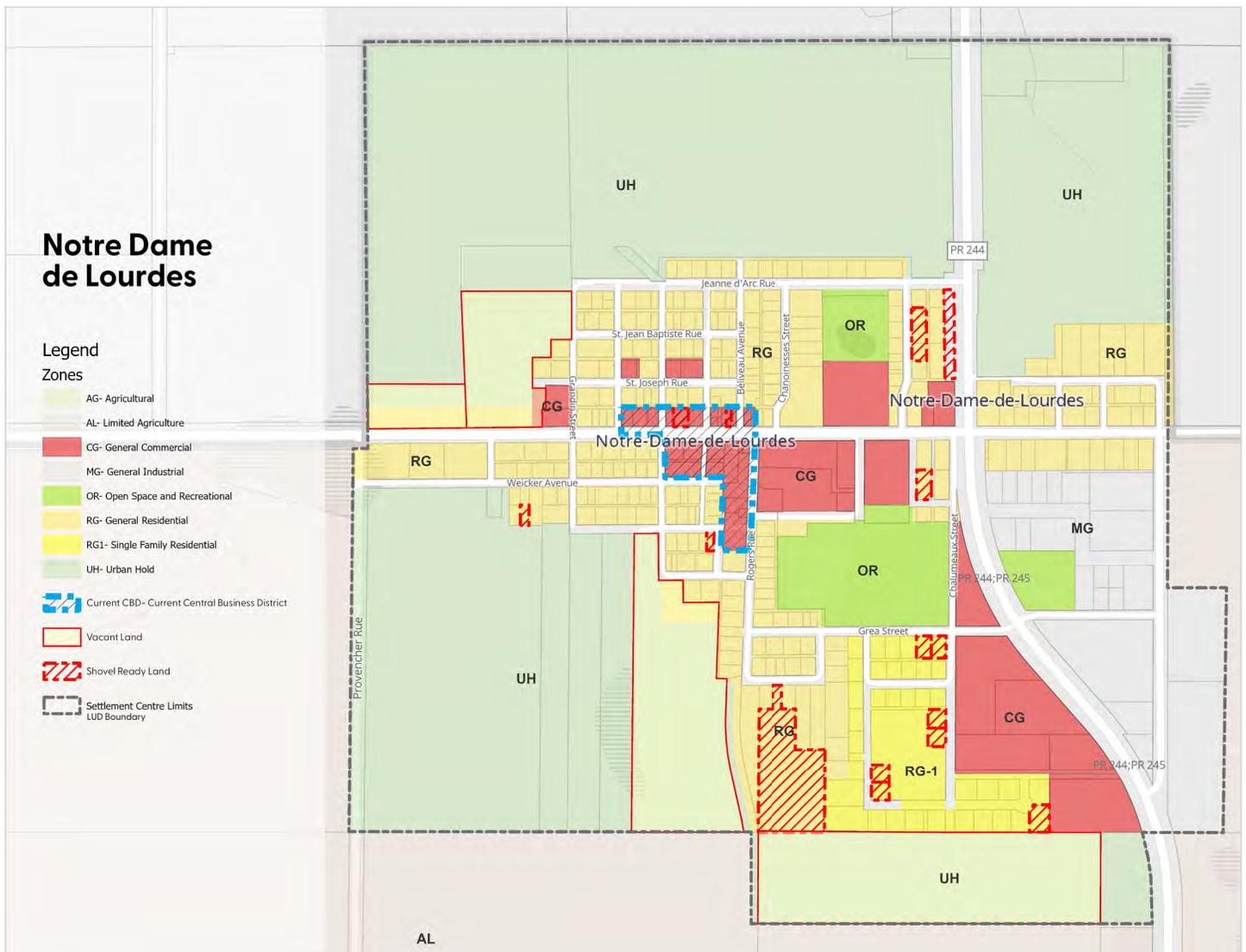
Development Plan



The LUD of Notre-Dame-de-Lourdes falls within the *South-Central Planning District (SCPD) By-Law 35-2019*, and is designated as **Urban Settlement Centre** in the Urban Policy Areas.

Zoning

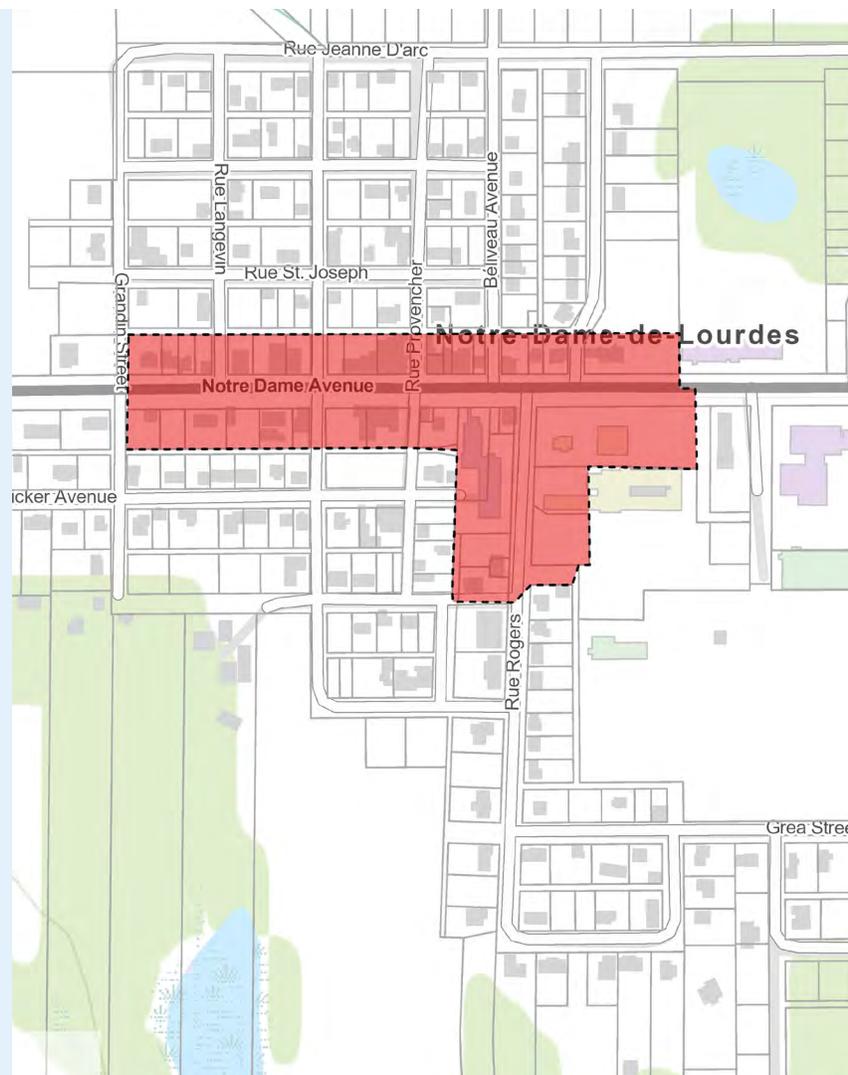
The properties under consideration for development are subject to the *RM of Lorne Zoning By-Law 0070-22*. Zoning is generally permissive of a range of housing and commercial development, and the LUD Committee and RM of Lorne Council are supportive of increased density and development.



Map 5. Current Zoning

The Main Street area is currently zoned as General Commercial Zone (CG):

“This zone is intended to accommodate the retail, service, hospitality and entertainment uses of a community, as well as civic and recreational uses. **Some complementary higher density residential development may also be considered.** This zone is applied to the commercial areas within the villages of Notre Dame de Lourdes and Somerset.”



The LUD and CDC has indicated strong support for advancing commercial and multi-family development within the town centre and a by-law amendment is being prepared to lower the barriers to mixed-use development within the town centre.

Development Agreement

Part of the Municipality and LUD's efforts to attract investment include drafting Development Standards to streamline the development process and clarify expectations and responsibilities for infrastructure and servicing upgrades, while ensuring that upfront costs are clear.



4.6 COST OF LAND

Recent land purchases in Notre-Dame-de-Lourdes have varied between **\$25,000 and \$45,000** depending on lot size, servicing availability, and location. Cost of land is reasonable and affordable, making Notre Dame an attractive option for developers who want to maximize their return on investment. Below is an overview of recent land prices in the area based on available data provided by the RM of Lorne:

Serviced Lots:

- **Range:** Approximately **\$1.25/sq ft to \$1.90/sq ft**
- **Average:** Around **\$1.50/sq ft** (\$85,129 per acre) for lots with available main lines.

Un-serviced Lots:

- **Range:** Approximately **\$0.46/sq ft to \$0.56/sq ft**
- **Average:** Around **\$0.51/sq ft** (\$46,765 per acre)
- Larger lots tend to have lower per-square-foot costs but require additional servicing investment.



5.0 INFRASTRUCTURE

The LUD and RM are working diligently to ensure that its infrastructure can support the community’s expected growth and development. The LUD currently has a range of servicing capacities, and efforts are underway to resolve infrastructure capacity issues that have recently caused development delays. These efforts include drafting Development Standards to streamline the development process and clarify expectations and responsibilities for infrastructure and servicing upgrades, while ensuring that upfront costs are clear.

Road Network

Notre-Dame-de-Lourdes has a well-connected road network that serves the community, including sidewalks and essential transportation links. There are some limitations with specific greenfield sites that lack direct connectivity which will have to be extended. Development Standards will outline the standards and responsibilities of developers and the LUD/RM to ensure a consistent vision for development.

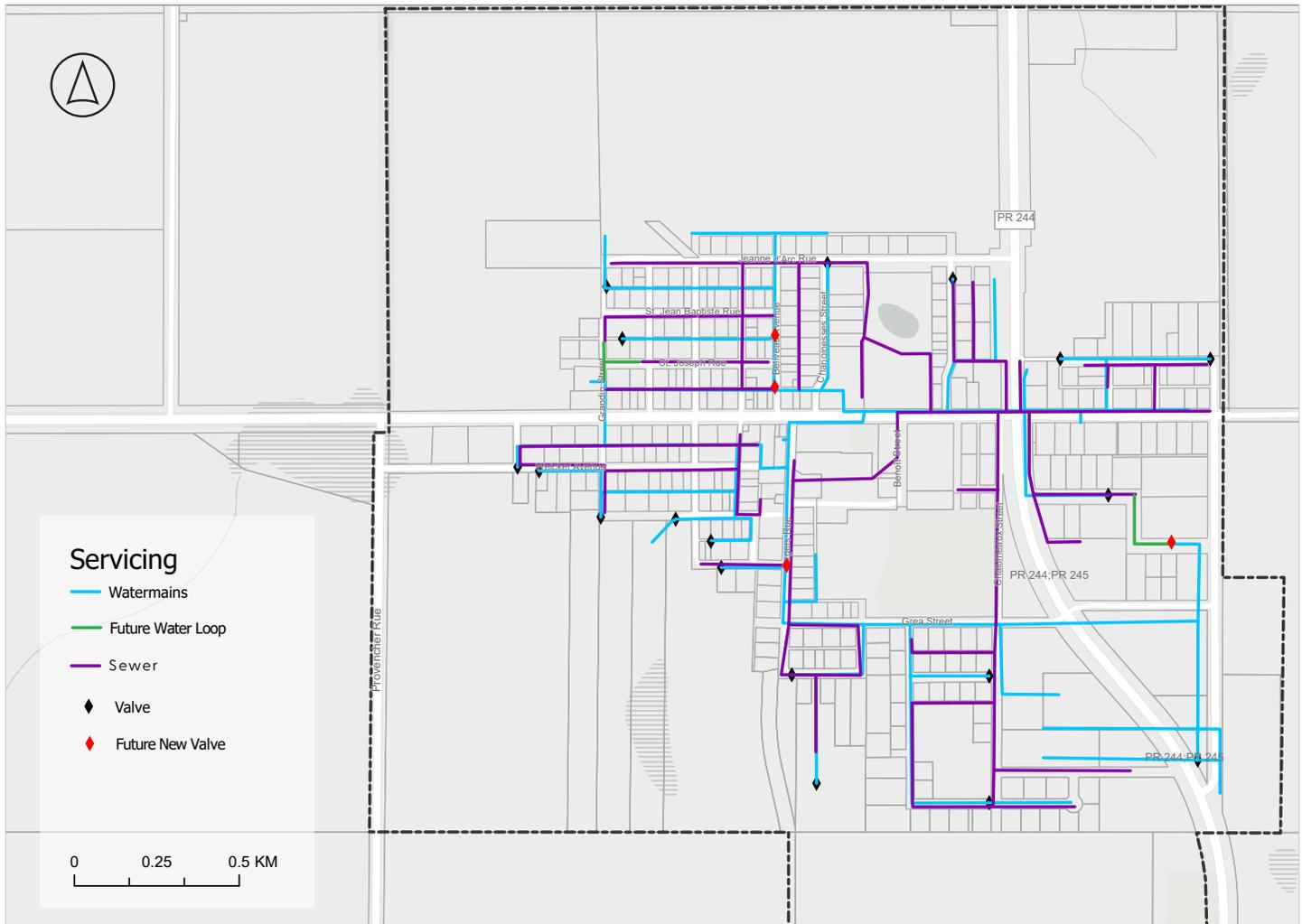


Map 6. Transportation and Road Network

Water & Wastewater

The planning area has access to water and wastewater infrastructure throughout the built-up town area. For infill developments, there are no existing constraints, meaning new development can hookup to the existing infrastructure without major issues. However, greenfield development projects will generally require extensions of the current servicing infrastructure.

Currently, the lagoon is hydraulically overloaded and requires the construction of an additional storage cell. This has placed a constraint on development projects. The LUD is working closely with the Manitoba Water Services Board (MWSB) to address this issue and is making progress toward making the necessary lagoon upgrades. While this happens, the LUD is working to create ‘shovel ready’ conditions for development, so that once this lagoon expansion project is completed, it will unlock the ability to issue Development Permits.



Map 7. Water/Sewer Lines Map

Digital Infrastructure

The community currently lacks adequate digital infrastructure to fully support the increasing demand for work-from-home lifestyles. However, there is active progress toward improving cellular service across the RM. This will ensure residents have access to the necessary digital services to meet all their business and lifestyle needs.



Hydroelectricity

Notre Dame is powered through hydroelectricity from Manitoba Hydro. According to Manitoba Hydro, the LUD has ample hydroelectric capacity to accommodate larger residential developments, as well as small and medium commercial businesses such as strip malls, restaurants, shops, and small offices. Power lines can be installed either above ground or below, based on the preference of the landowner, while site-specific limitations may also influence the location of new power lines.



Landfill Rates

The Miami Transfer Site, which services the LUD of Notre-Dame-de-Lourdes, charges fees based on the type and quantity of waste.

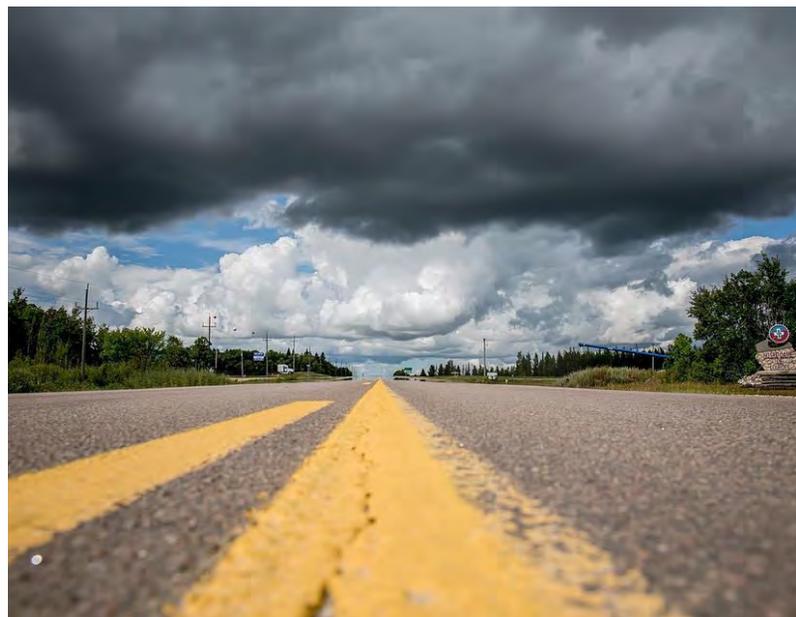
General Waste:

- **Small loads (500 kg or less):** \$10–\$15.
- **Larger loads (1,000 kg or more):** \$50–\$70 per tonne.

Water Rates

As of October 1, 2024, the water rates for Notre-Dame-de-Lourdes as part of the RM of Lorne, are as follows:

- **Water:** \$15.45 per 1,000 gallons
- **Wastewater:** \$1.14 per 1,000 gallons
- **Water & Wastewater Combined:** \$16.59 per 1,000 gallons



Property Tax Rates

General Municipal Mill Rate	4.347 mills (applies to municipal taxes for general purposes).
LUD - Notre Dame de Lourdes Mill Rate	11.906 (applies to LUD-specific taxes)
School Division Mill Rate	8.481 mills (applies to taxes for the Prairie Spirit school division).
Special Levy	2.942 mills (specific to the Notre Dame Special Service Levy).

Shovel Ready Commitment

Despite clear demand for residential development, the main constraint to development in Notre-Dame is the lagoon’s limited capacity. The LUD is laying the groundwork to ensure that once the lagoon capacity is increased, developments can move forward immediately. This includes preparing standardized development agreements, offering development incentives, and ensuring that all resources needed for growth are in place. Addressing the lagoon capacity issue is the cornerstone for all other development initiatives in the community. Once these critical infrastructure upgrades are complete, this will position Notre-Dame-de-Lourdes as a ‘shovel ready’ community.



6.0 CONCLUSION

Summary

The LUD of Notre-Dame-de-Lourdes presents a compelling opportunity for developers to invest in a community poised for growth. With its strategic location, rich cultural heritage, and supportive municipal leadership, Notre-Dame is primed to address its housing and infrastructure challenges while fostering economic development.

RM of Lorne Economic Development Incentive Program (By-law #1777/14)

The RM of Lorne offers developers a range of financial incentives to support the creation of new commercial, industrial, and residential developments, as well as renovations and green initiatives. This includes property tax abatements, direct cash incentives for new construction, and incentives for energy-efficient upgrades. The program is designed to encourage development that meets the community's needs while increasing property assessments and supporting sustainable growth.

Incentives may include:

- Cash incentive for new single-family residential buildings constructed in the community ranging from \$10,000-\$25,000/ unit.
- 100% municipal tax rebate for the first two years and a 50% rebate for years three and four for new commercial, industrial, or multiple-unit residential developments with a minimum assessed building value of \$50,000.
- 100% municipal tax rebate for the first two years and a 50% rebate for years three and four for major expansions or renovations to existing businesses or multi-unit residential developments with a minimum assessed building value of \$50,000.

- Permit fee rebates for new residential construction equal to the cost of development and building permits as invoiced by the South-Central Planning District.

The Municipality of Lorne and Somerset have staff available to support applicants with the development application and review process. A typical development project in Lorne may involve the following applications and review processes:

1. Pre-application review
2. Building and development permit review
3. Development agreement
4. Site plan approval and building permit issuance

All applications are reviewed on a case-by-case basis to determine eligibility, and the final decision rests with the Council.



Contact Us

Thank you for this opportunity to present the business case for development in the LUD of Notre-Dame-de-Lourdes. The RM and LUD are eager to work with interested developers to address the current housing shortage and fulfill the economic and social potential of the region. We look forward to collaborating with you.

If you have any further questions, please reach out to us at:



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