

RM OF TACHÉ

HOUSING ACTION PLAN



ACKNOWLEDGMENTS

We would like to acknowledge the contributions of all those who supported the preparation of the development of this Housing Action Plan. Thank you to all community stakeholders who provided their input to help address the Municipality's housing issues. Our appreciation is extended to the RM of Taché Council and Administration for supporting this project and providing strategic guidance. Your input has been crucial in guiding this roadmap for developing diverse, affordable, and sustainable homes.

The Rural Municipality of Taché is located on Treaty 1 Territory, the traditional lands of the Anishinaabeg, Cree, Oji-Cree, Dakota, and Dene Peoples, and the National Homeland of the Red River Métis.

Through this Housing Action Plan, the RM is committed to advancing reconciliation by addressing housing needs, supporting Indigenous housing initiatives, and working collaboratively to build a community where everyone has a place to call home.

TABLE OF CONTENTS

1.0 INTRODUCTION	1
2.0 BACKGROUND	3
3.0 HOUSING NEEDS	6
4.0 HOUSING STRATEGIES AND INITIATIVES	9
5.0 IMPLEMENTATION	19
6.0 APPENDICES	20

1.0 INTRODUCTION

The Rural Municipality (RM) of Taché has identified a set of initiatives to increase its housing supply and support the development of more priority unit types. These initiatives are based on the findings and outcomes of the Taché Housing Needs Assessment that was completed in April, 2024 as part of the Government of Canada's Housing Accelerator Fund (HAF) Program.

The RM of Taché's Housing Action Plan outlines a set of targeted housing strategies to address the needs and priorities as identified in their Housing Needs Assessment. These include:

1**Affordable, below
market-rate housing**

There is a high demand for subsidized or below-market-rate housing, especially for low-income households, older adults, and young families.

2**Housing for older
adults**

As the population ages, there will be a growing need for smaller, accessible homes to support aging in place and downsizing.

3**Balancing housing
options for families
of mixed income**

To attract and retain young professionals, families, and low-income individuals, Taché needs to diversify its housing stock with multi-family options like townhomes, duplexes, and accessory dwelling units (ADUs).

1.1 Purpose of a Housing Action Plan

According to the CMHC (2024), the planning cycle to create housing usually begins by identifying a housing need, quantifying it through a needs assessment, confirming the needs and then preparing a Housing Action Plan. The Housing Action Plan recommends policy changes that should be incorporated into the community's plan and formulated into bylaws.

A Housing Action Plan lays the foundation for success by identifying housing needs within the community and translating them into solutions.

Some of the benefits of a Housing Action Plan are that it:

- brings the community together to address the issues;
- clearly identifies the challenges;
- clearly identifies possible solutions and creates consensus around those solutions;
- establishes priorities for action toward housing development; and
- provides a time frame for action and a framework against which to measure results.

The following report lays out a plan for the Rural Municipality of Taché to address its housing needs and implement actionable strategies to achieve its housing goals.



Google Maps Street View

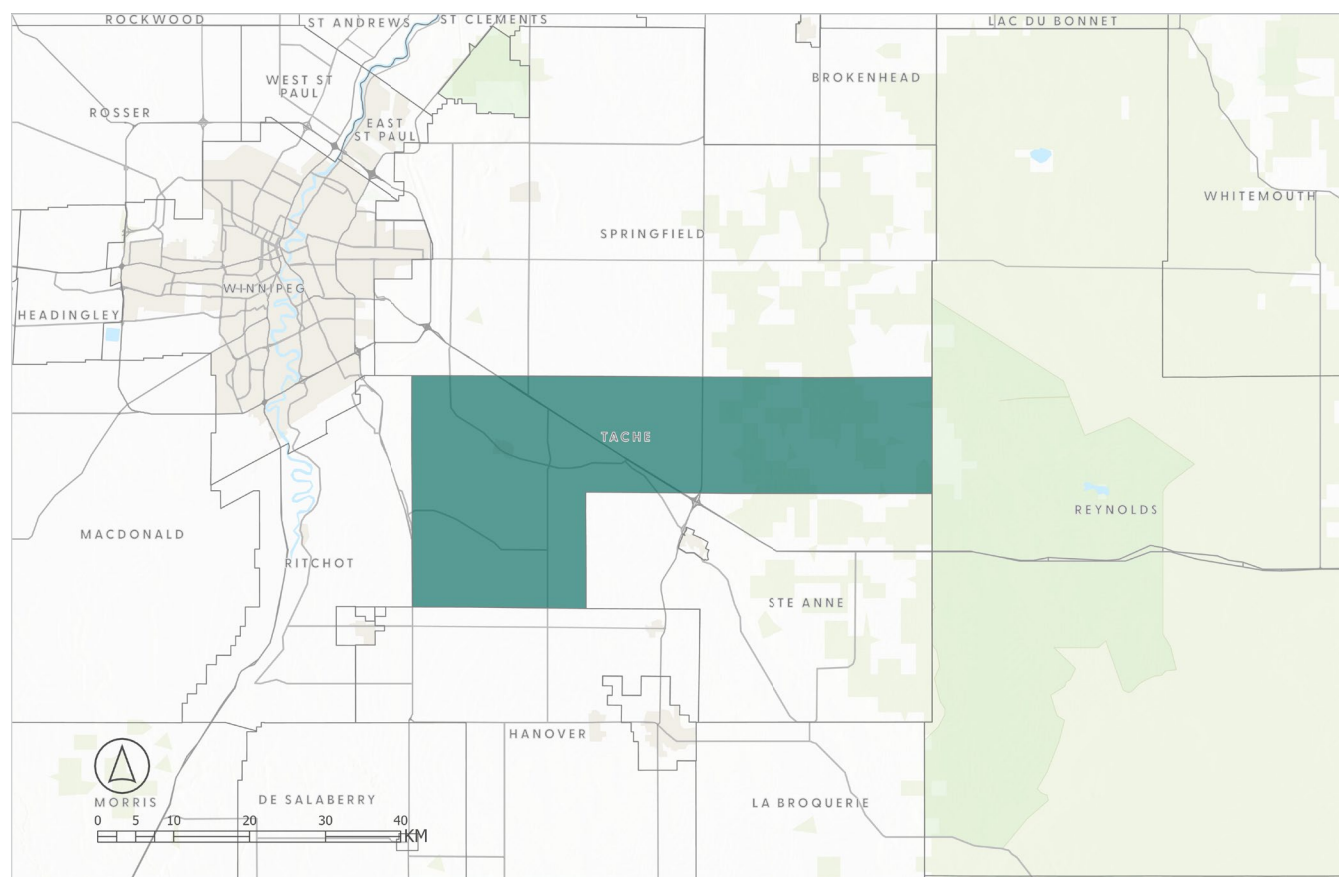
2.0 BACKGROUND

The RM of Taché is located in the southeast economic region of Manitoba, only 40 kilometres east of Winnipeg on Trans Canada Highway 1. With a land area of 580.64 km², Taché is bordered by the Rural Municipalities of Springfield, Reynolds, Ste. Anne, Hanover, and Ritchot, and consists of a wide range of communities, from large rural estates to smaller town centres.

Encompassing the Centre of Canada, Taché's landscape is primarily defined by agriculture, while the Seine River and its tributaries meander through the municipality providing natural beauty and recreation. Taché is well-connected to Winnipeg and its neighbouring municipalities

via major routes, including the Trans-Canada Highway (Highway 1), Provincial Road 207, and Highway 12.

As a 'bedroom community' the Municipality's housing stock has primarily catered to rural-residential living and single-family homes. The main settlements in Taché are the Local Urban Districts (LUDs) of Lorette and Landmark, which serve as the primary urban centers within the community. Other noteworthy settlement areas include Ste-Genevieve, Dufresne, Ross, and Linden. Overall, Taché's setting facilitates easy access to urban amenities, blending of rural living with the conveniences of nearby urban centers.



Map 1 Regional Map

2.1 Demographic Shifts

The following summarizes the findings of major demographic trends shaping the housing needs landscape from the Housing Needs Assessment:



Steady Growth:

As of the 2021 Census, Taché had a population of nearly 12,150 – a modest growth of 3% from its 2016 population



Aging Population:

While Taché hosts many young families, its middle-age population is rapidly aging, requiring housing accommodation for people soon to reach senior status.



Family-Friendly:

The municipality has a relatively young population compared to the province at large. This younger demographic is borne out of a high percentage of children and young families. Families are larger on average with a high number of two-parent families.



High Income:

The income levels in Taché are generally higher than in other areas within the Southeast Economic Region and Manitoba overall. The median household income in Taché is roughly \$30,000 higher than the provincial median.



Growing Indigenous Population:

Taché has a significant and growing Indigenous population, particularly among the Métis community. Nearly 18% of Taché's population identify as Indigenous, with the majority (15%) identifying as Métis. This proportion is considerably higher than Manitoba's average, where Métis make up just 7% of the population.



Rise in Immigration:

While Taché's immigration trends have been relatively modest, there has been a recent influx of immigrants to the community. This trend is expected to continue and will increase the demand for urban standard housing in Lorette and Landmark.

2.2 Population Growth Forecast

The Municipality's need to expand housing options is compounded by the growth pressures experienced in its communities. Taché's potential population growth could add between 800 to 2,200 residents over the next 10 years, which would necessitate the creation of anywhere between 270 to 761 additional dwelling units. Meeting this demand will require a coordinated effort between the Municipality, developers, and other levels of government.

2.3 Housing Characteristics

The current housing stock in Taché is predominantly single-detached, making up 87% of all dwellings. The remaining stock includes a small proportion of townhouses (3%) and apartments (7.5%). This homogeneity in housing stock highlights the need for more affordable and attainable housing options, such as duplexes, townhouses, and apartment units to support young families, singles, and older adults looking to downsize. Likewise, rental housing options are also limited, with only about 10% of housing units being rentals.

24% of renters are in core housing need

Demand for rental housing is further intensified by a considerable portion of renters experiencing core housing need, with 23.5% of rental households facing challenges in affordability, suitability, or adequacy. Non-market housing is also limited, with only one subsidized seniors' facility and a long waiting list. Increasing the variety and availability of rental housing options in Taché would help address these needs and provide more inclusive and affordable housing opportunities for all residents, and especially seniors. The high rate of homeownership in Taché, combined with higher-than-average housing costs for both owners and renters demonstrates the need for additional rental units, particularly affordable and below- or non-market options.



3.0 HOUSING NEEDS

Several priority housing and affordability needs were identified within Taché's Housing Needs Assessment. The Needs Assessment addresses demographic and population groups in some cases, but ultimately recognizes that the goal is to provide housing for all, and that there is a place for everyone in the community. Taché's housing needs are divided into four main categories:

Affordable Home Ownership

89% of Taché residents own their own home. Homeownership of single-detached dwellings is the most common form of housing in Taché with 87% of households consisting of such. If this ratio continues, the Municipality is expected to increase its single-detached housing stock by approximately 235-376 units over the next ten years. Ensuring home ownership remains competitive compared to the Winnipeg Census Metropolitan region will be key in making Taché an attractive place to live, especially for first-time homebuyers and young families.

Below Market Rate

The median sale price for single detached homes grew 6.8% year-over-year to \$395,000, but remained unchanged for townhomes at \$300,000, and \$225,000 for apartment units in the third quarter of 2024. There is a high demand for below-market-rate and non-market housing, especially for low-income households, newcomers, and first-time home buyers. On the outer edge of the Winnipeg Census Metropolitan Area, Taché can offer homes at a competitive price-point and meet the needs of individuals and families.

Supportive and Accessible

Suitable housing for seniors has been a longstanding need for Taché. The limited availability of seniors housing, from independent and retirement living options to supportive and personal care, has resulted in older adults seeking housing elsewhere in the region. To retain and attract seniors to the community, increasing the supply of housing that is age-friendly, accessible, and supportive to the needs of older adults is a high priority for the community.

'Missing Middle' Housing

Taché is comprised of a diverse range of communities, including rural areas and hamlets, to urban centres and towns. The existing mix of housing types makes it an attractive area for young professionals and families. There is room to grow and diversify its housing stock with multi-family options like townhomes, duplexes, adaptive re-use, and accessory dwelling units (ADUs).

3.1 Housing Principles

Equity

Promote housing that is affordable, accessible, and culturally sensitive to meet the needs of all community members. Prioritize the development of non-market housing options, such as social and supportive housing, to ensure that low-income households, older adults, and vulnerable populations have access to secure and suitable housing.

Sustainability

Support the development of housing that is durable, resilient, and environmentally responsible. Emphasize high-quality construction and effective management practices to preserve affordability and housing quality over time. Encourage the use of green technology and innovative building practices to enhance energy efficiency, reduce environmental impact, and support sustainable retrofits for existing homes. A climate-conscious lens to housing will help the Municipality mitigate and adapt to the challenges of climate change while meeting the needs of present and future generations.

Livability

Foster housing that contributes to the creation of complete communities where residents can enjoy active and healthy lifestyles. Ensure housing is located close to amenities, services, recreation, and entertainment options to enhance quality of life. Prioritize the development of high-quality housing that supports the well-being of all residents.

Integration

Ensure that housing developments are well-connected to municipal services and infrastructure, supporting the long-term growth and functionality of the community. Advocate for strategic investments in infrastructure to support new housing and ensure developments are well-planned within the context of their surroundings to create cohesive, thriving neighbourhoods.



3.2 Housing Barriers

The Housing Needs Assessment identified a number of regulatory and market-based barriers that are contributing to Taché's housing needs. This Plan aims to take strategic action on the opportunities that exist for the Municipality to regulate, incentivize, and otherwise reduce barriers to help meet the community's housing needs.

Ongoing communication between the Municipality, residents, developers, non-profits, utility providers, and other levels of government will help ensure the following barriers are addressed:



Land availability:

The limited availability of Municipally-owned or appropriately zoned and serviced land creates challenges for developing new housing, particularly in urban centers like Landmark and Lorette.



Construction costs:

Rising material and labour costs have made housing development increasingly expensive, impacting the affordability of both market-rate and non-market housing.



Non-profit housing capacity:

Non-profit housing providers in the province face resource and funding limitations, which constrain their ability to meet growing demand for affordable and supportive housing.



Infrastructure capacity:

Infrastructure limitations, particularly with water and sewer services, restrict the ability to expand housing in urban centers.



Community resistance to new housing:

Concerns about density, aesthetics, and perceived impacts on property values often lead to resistance from residents regarding new housing developments, especially multi-family or higher-density projects.



Environmental Barriers:

Key environmental challenges to address include flood risk, drainage issues, and land constraints related to the escarpment area with aggregate deposits. These factors can increase development costs and limit the availability of suitable land for housing, requiring proactive site preparation work.

4.0 HOUSING STRATEGIES AND INITIATIVES

A set of strategies have been identified to address the housing needs and encourage priority housing types. These strategies are based on the findings of the Taché Housing Needs Assessment and refined through a broad stakeholder engagement process (summarized in Appendix X). The following strategies are identified as being undertaken over the course of the next three years.

STRATEGIES

STRATEGY 1	Plan for infrastructure that supports housing in urban centres
STRATEGY 2	Identify and increase land availability for priority housing
STRATEGY 3	Promote priority housing types through a comprehensive incentive package
STRATEGY 4	Undertake background due diligence on specific housing opportunities
STRATEGY 5	Update zoning regulations to enable scalable multi-family and 'missing middle' housing
STRATEGY 6	Strengthen partnerships and advocacy efforts
STRATEGY 7	Streamline planning and development approvals for priority housing
STRATEGY 8	Assist residents and developers find available land and properties

Priority Housing Needs

The following four core needs were identified in section 3.0 through the Taché Housing Needs Assessment and stakeholder engagement and are addressed throughout our strategies and actions:

- Affordable Home Ownership
- Below Market Rate
- Supportive and Accessible
- 'Missing Middle' Housing

The graphic below highlights the ways different agencies and organizations may play a part in developing housing.

Roles



ORGANIZATIONS

ROLES IN THE HOUSING SYSTEM

Municipality									
Developers and Builders									
Non-Profit Housing Providers									
Provincial and Federal Government									
Community Organizations									
Utility Providers									
Private Sector									
Real Estate Professionals									
Health and Social Service Providers									

STRATEGY 1:

Plan for infrastructure that supports housing in urban centres

Assess the current infrastructure capacity, particularly water and sewer services, in urban centers like Lorette and Landmark, and develop plans for expansion and upgrades to support future housing growth. Given that Landmark currently has limited to no sewer capacity, investments in infrastructure will be critical to enabling higher-density housing. The Municipality will need to collaborate with the private sector to address capacity constraints through development and cost-sharing agreements.

Role of Municipality	• Facilitate Development • Invest • Monitor & Research • Partner
Partners	• Utility Providers • Developers and Builders • Provincial and Federal Government • Private Sector
Priority Housing Need Addressed	• Affordable Home Ownership • 'Missing Middle' Housing

Actions

1. Apply for funding to construct a new wastewater sewer force main for lift station 2 in Landmark to remove capacity constraints.
2. Complete necessary studies, design and costing for the Lorette Water Treatment Plant and reservoir expansion.
3. Complete land drainage sewer construction for Carson Park Drive in Lorette.
4. Complete necessary studies, design and costing for land drainage sewer system in Landmark.
5. Collaborate with regional municipalities/cooperative to construct a new wastewater treatment facility and conveyance system and align infrastructure capacity and phasing with the housing needs of Taché.
6. Collaborate with the community on public space improvements (i.e. placemaking).

STRATEGY 2:

Identify and increase land availability for priority housing

This involves securing land for development potential, reviewing and designating underutilized or vacant land, and supporting rezoning where appropriate. The strategy aims to unlock land for affordable rental housing, multi-family developments, and non-market housing to meet community needs.

Role of Municipality	• Facilitate Development • Regulate & Incentivize • Invest • Monitor & Research • Partner
Partners	• Developers and Builders • Non-Profit Housing Providers • Provincial and Federal Government • Real Estate Professionals
Priority Housing Need Addressed	• Affordable Home Ownership • Below-Market Rate • Supportive and Accessible • 'Missing Middle' Housing

Actions

1. Publish a user friendly site selector tool that consolidates all land use, infrastructure and property information into one web map application.
2. Engage developers and real estate professionals to identify strategic lands for greenfield and infill residential development.

STRATEGY 3:

Promote priority housing types through a comprehensive incentive package

Adopt a comprehensive incentive bylaw to encourage the development of priority housing types, such as affordable housing, multi-family units, and missing middle housing. The bylaw should outline financial and non-financial incentives, such as tax abatements and development fee waivers to reduce costs and barriers to building diverse housing options.

Role of Municipality	• Facilitate • Regulate & Incentivize • Monitor & Research • Invest • Partner • Educate & Advocate
Partners	• Developers and Builders • Non-Profit Housing Providers • Provincial and Federal Government
Priority Housing Need Addressed	• Affordable Home Ownership • Below-Market Rate • 'Missing Middle' Housing

Actions

1. Develop a housing incentive framework that includes financial and non-financial options based on project merit, number of priority housing units developed, and overall benefit to the community.
2. Streamline the development approval and land use entitlement process for identified residential infill development areas.

STRATEGY 4:

Undertake background due diligence on specific housing opportunities

Conduct thorough background research and feasibility studies on potential housing development opportunities. This includes identifying sites and potential partners, assessing financial viability, and zoning requirements to ensure that opportunities and constraints for housing development are identified early on.

Role of Municipality	• Facilitate Development • Monitor & Research • Invest • Partner
Partners	• Developers and Builders • Non-Profit Housing Providers • Community Organizations • Utility Providers • Financial Institutions
Priority Housing Need Addressed	• Affordable Home Ownership • Below-Market Rate • Supportive and Accessible • 'Missing Middle' Housing

Actions

1. Offer applicants the necessary guiding documents and resources to assist with the development and building permit application process.
2. Undertake background due diligence on priority housing projects to address known barriers such as flood protection, land drainage, and escarpment area challenges.
3. Prepare marketing packages or brochures for priority housing projects which may include high resolution digital assets, preliminary drawings, density parameters, and or incentive options.

STRATEGY 5:

Update zoning regulations to enable scalable multi-family and ‘missing middle’ housing

Review and update zoning regulations to facilitate the development of multi-family and ‘missing middle’ housing types, such as duplexes, townhouses, low-rise apartments, and accessory dwelling units (ADUs). This strategy aims to increase housing diversity and context-sensitive density in historically single-detached neighbourhoods to provide more options for people hoping to move to, and within, Taché while maintaining community character.

Role of Municipality	• Facilitate Development • Regulate & Incentivize • Monitor & Research • Partner
Partners	• Developers and Builders • Non-Profit Housing Providers • Federal & Provincial Government • Community Organizations
Priority Housing Need Addressed	• ‘Missing Middle’ Housing

Actions

1. Review and update land use and zoning regulations and explore opportunities to increase housing density, including allowing multi-unit housing forms while maintaining community character.
2. Engage select property owners to discuss rezoning for residential development.
3. Create a municipal planning handbook to guide zoning administration, development procedures and permitting processes.

STRATEGY 6:

Strengthen partnerships and advocacy efforts

Provide dedicated staff and financial resources to build partnerships across the housing sector. Cross-sector initiatives should help facilitate the development of priority housing types while targeting grant funding programs from other levels of government.

Role of Municipality	• Partner • Educate & Advocate
Partners	• Developers and Builders • Non-Profit Housing Providers • Provincial and Federal Government • Community Organizations
Priority Housing Need Addressed	• Below Market Rate • Supportive and Accessible

Actions

1. Ensure Taché's municipal budget and operational mandate aligns to the housing priorities in this Plan.
2. Develop programs to support developers and non-profit housing providers in achieving affordability outcomes through financial and non-financial means.
3. Advocate to higher levels of government for increased housing-related funding and policy support.

STRATEGY 7:

Streamline planning and development approvals for priority housing

Simplify and expedite the planning and approval processes for priority housing types, such as affordable housing, supportive housing, and multi-family developments. This strategy aims to reduce delays, lower costs, streamline site plan approval, and provide greater predictability for developers and non-profit housing providers.

Role of Municipality	• Facilitate Development • Regulate & Incentivize • Monitor & Research • Educate & Advocate
Partners	• Developers and Builders • Non-Profit Housing Providers • Provincial and Federal Government
Priority Housing Need Addressed	• Affordable Home Ownership • Below-Market Rate • Housing Diversity

Actions

1. Establish parameters for streamlined rezoning applications with a focus on priority housing types.
2. Update development and building permit application forms and resources to assist developers in preparedness and understanding application requirements, available in both online and print form.
3. Continue to ensure the Municipality's permitting tools and resources are user friendly and easily accessible online.

STRATEGY 8:

Assist residents and developers find available land and properties

Develop and build on existing online tools, such as an interactive maps or property databases, to help residents, developers, and housing providers identify available land and properties within Taché. These tools can improve transparency, streamline land searches, and support informed decision-making for land purchases and housing development.

Role of Municipality	• Facilitate Development • Monitor & Research • Invest • Educate & Advocate
Partners	• Developers and Builders • Non-Profit Housing Providers • Real Estate Professionals
Priority Housing Need Addressed	• Below-Market Rate • Supportive and Accessible • Housing Diversity

Actions

1. Launch an residential investment readiness program, such as an interactive community profile, targeted housing opportunities, and available tools, resources and incentives.
2. Create a Call to Developers document package that contains relevant demographic, economic, community data to attract housing developers.
3. Integrate housing development objectives with Taché's Foreign Direct Investment (FDI) strategy to attract housing developers.

5.0 IMPLEMENTATION

Monitoring and Evaluation of the Housing Action Plan

As part of the implementation of the Housing Action Plan, the RM of Taché will use several tools to monitor the progress of the strategies and evaluate their impact on the community's housing system.

Biennial Review of HAP Actions

Every two years, the Municipality will review progress towards implementing the strategies outlined in the Housing Action Plan. A simple checklist approach, found in Appendix A, will track what actions have been completed, are underway, or remain outstanding. Municipal staff will prepare this review and present it as an update to Council.

Housing Needs Reports

The strategies in the Housing Action Plan will take time to implement and achieve measurable impacts on Taché's housing system. A comprehensive evaluation of these strategies will be completed every five years. This process will provide an opportunity to assess how demographic and housing trends are evolving and evaluate the effectiveness of the Housing Action Plan in addressing community needs.

Data to Monitor and Evaluate

The following metrics will be reviewed as part of the Housing Needs Report process to assess the implementation and impact of the Housing Action Plan:

- **Housing Units:** Number of housing units recently developed and under development, categorized by structure type, tenure (ownership/rental), and affordability.
- **Market Trends:** Average and median home sale prices and rental rates in the private market.
- **Core Housing Need:** The percentage of households in core housing need, as defined by affordability, adequacy, and suitability.
- **Provincial Housing Data:** Waitlist data from Manitoba Housing for subsidized and social housing.
- **Non-Market Housing Stock:** The number of non-market and co-operative housing units available within the RM.
- **Population Growth and Demographics:** Changes in population growth rates, household sizes, and age demographics that influence housing demand and needs.
- **Infrastructure Capacity:** Tracking upgrades to water, sewer, and other municipal services to support housing growth.
- **Partnership Contributions:** Review of partnerships established with developers, non-profits, and senior levels of government to advance housing goals.
- **Engagement with Indigenous Communities:** Collaborate with Indigenous organizations and community members to understand housing needs and development opportunities.

6.0 APPENDICES

Appendix A – Implementation Checklist

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 1 Plan for infrastructure that supports housing in urban centres		
Action 1: Apply for funding to construct a new wastewater sewer force main for lift station 2 in Landmark to remove capacity constraints.	Short Term	
Action 2: Complete necessary studies, design and costing for the Lorette Water Treatment Plant and reservoir expansion	Short Term	
Action 3: Complete land drainage sewer construction for Carson Park Drive in Lorette.	Short Term	
Action 4: Complete necessary studies, design and costing for land drainage sewer system in Landmark.	Medium Term	
Action 5: Collaborate with regional municipalities/cooperative to construct a new wastewater treatment facility and conveyance system and align infrastructure capacity and phasing with the housing needs of Taché.	Long Term	
Action 6: Collaborate with the community on public space improvements (i.e. placemaking).	Short Term	
STRATEGY 2 Identify and increase land availability for priority housing		
Action 1: Publish a user friendly site selector tool that consolidates all land use, infrastructure and property information into one web map application.	Medium Term	
Action 2: Engage developers and real estate professionals to identify strategic lands for greenfield and infill residential development.	Short Term	
STRATEGY 3 Promote priority housing types through a comprehensive incentive package		
Action 1: Develop a housing incentive framework that includes financial and non-financial options based on project merit, number of priority housing units developed, and overall benefit to the community.	Short Term	
Action 2: Streamline the development approval and land use entitlement process for identified residential infill development areas.	Medium Term	

Appendix A – Implementation Checklist

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 4 Undertake background due diligence on specific housing opportunities		
Action 1: Offer applicants the necessary guiding documents and resources to assist with the development and building permit application process.	Short Term	
Action 2: Undertake background due diligence on priority housing projects to address known barriers such as flood protection, land drainage, and escarpment area challenges.	Medium Term	
Action 3: Prepare marketing packages or brochures for priority housing projects which may include high resolution digital assets, preliminary drawings, density parameters, and or incentive options.	Medium Term	
STRATEGY 5 Update zoning regulations to enable scalable multi-family and ‘missing middle’ housing		
Action 1: Review and update land use and zoning regulations and explore opportunities to increase housing density, including allowing multi-unit housing forms while maintaining community character.	Long Term	
Action 2: Engage select property owners to discuss rezoning for residential development.	Medium Term	
Action 3: Create a municipal planning handbook to guide zoning administration, development procedures and permitting processes.	Medium Term	
STRATEGY 6 Strengthen partnerships and advocacy efforts		
Action 1: Ensure Taché’s municipal budget and operational mandate aligns to the housing priorities in this Plan.	Short Term	
Action 2: Develop programs to support developers and non-profit housing providers in achieving affordability outcomes through financial and non-financial means.	Short Term	
Action 3: Advocate to higher levels of government for increased housing-related funding and policy support.	Medium Term	

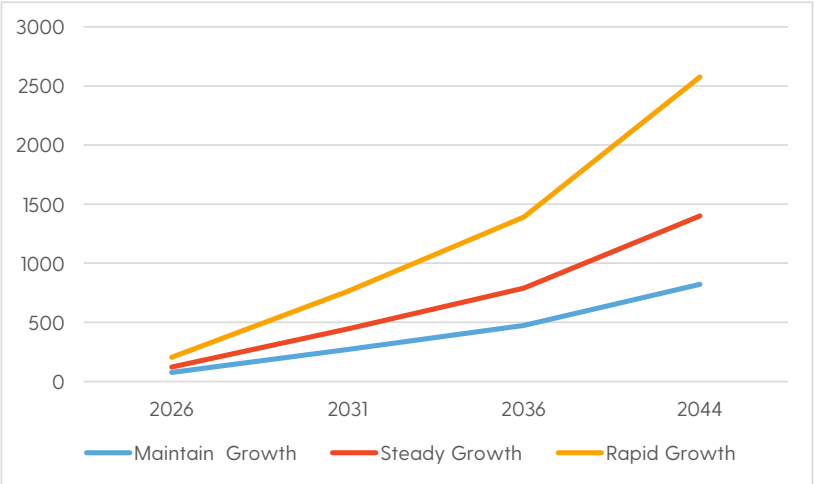
Appendix A – Implementation Checklist

STRATEGIES & ACTIONS	TIMING	IMPLEMENTED
STRATEGY 7 Streamline planning and development approvals for priority housing		
Action 1: Establish parameters for streamlined rezoning applications with a focus on priority housing types.	Short Term	
Action 2: Update development and building permit application forms and resources to assist developers in preparedness and understanding application requirements, available in both online and print form.	Short Term	
Action 3: Continue to ensure the Municipality's permitting tools and resources are user friendly and easily accessible online.	Medium Term	
STRATEGY 8 Assist residents and developers find available land and properties		
Action 1: Launch an investment readiness and attraction program, such as an interactive property and housing web map, to market Taché's unique opportunities and engage with prospect housing developers.	Medium Term	
Action 2: Create a Call to Developers document package that contains relevant demographic, economic, community data to attract housing developers.	Medium Term	
Action 3: Integrate housing development objectives with Taché's Foreign Direct Investment (FDI) strategy to attract housing developers.	Medium Term	

Appendix B – Demographics

Table 1: New Dwelling Units

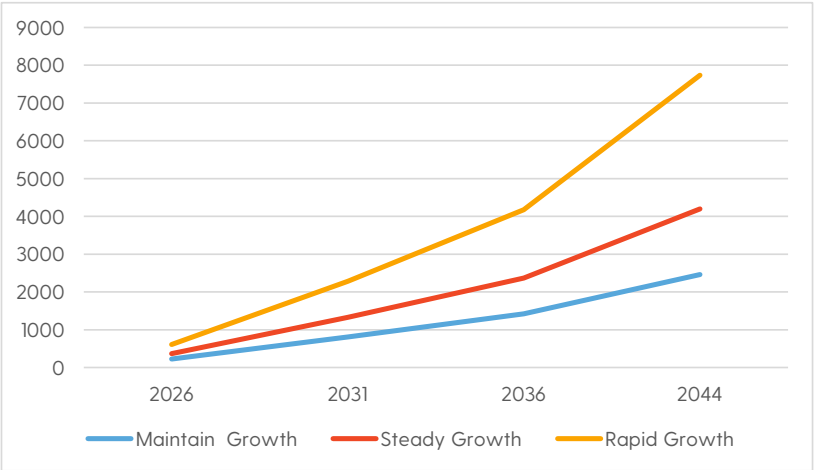
Year	Maintain Growth	Steady Growth	Rapid Growth
2026	75	122	204
2031	270	443	761
2036	474	789	1392
2044	821	1400	2577



New Dwelling Units

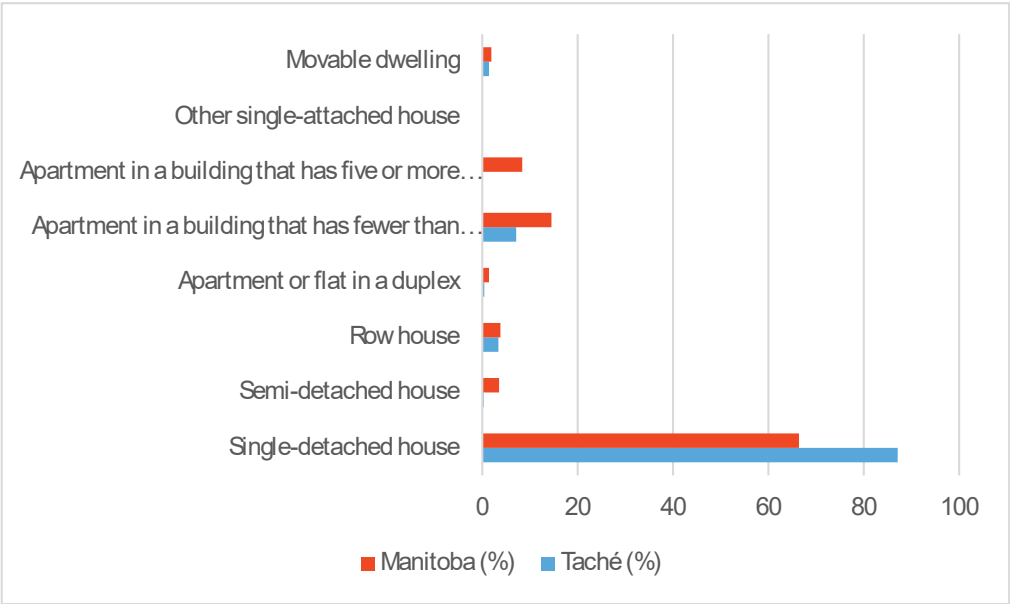
Table 2: Population Growth Forecast

Year	Maintain Growth	Steady Growth	Rapid Growth
2026	226	366	613
2031	810	1330	2284
2036	1422	2368	4175
2044	2462	4199	7730

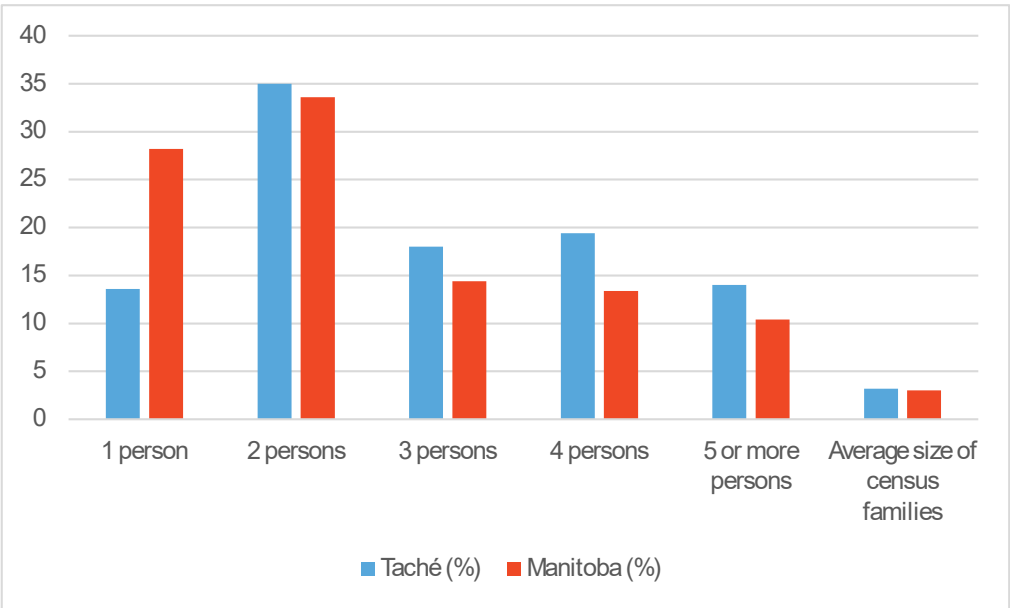


Population Growth

Appendix B – Demographics

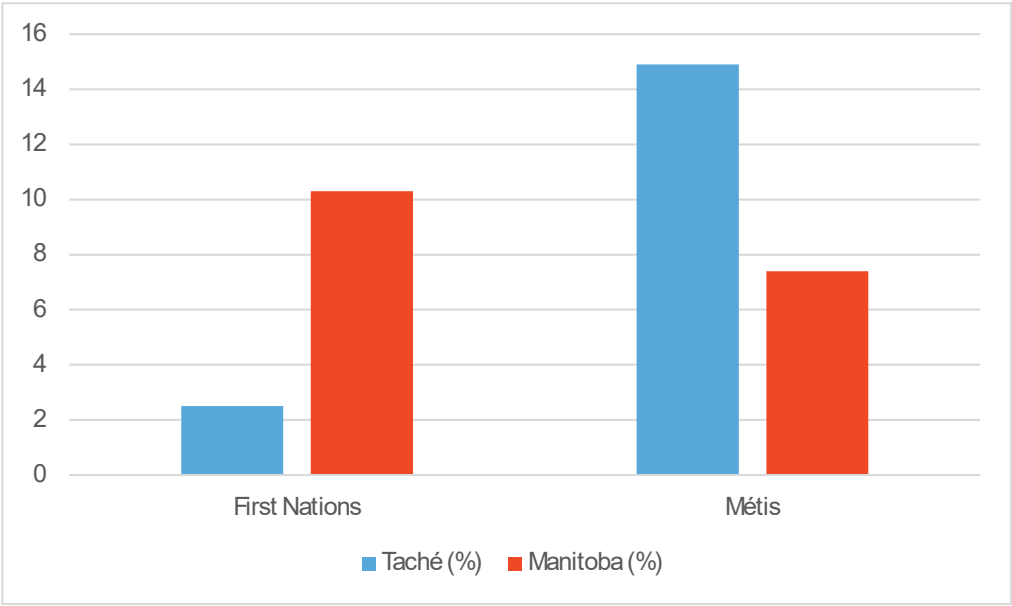


Dwelling Type



Household Size

Appendix B – Demographics



Indigenous Identity



M Richard

& Associates Ltd.

M Richard & Associates Ltd.
200 - 55 Donald Street
Winnipeg, MB R3C1L8
E: info@mrichard.ca | T: 204-202-7672
mrichardassociates.ca