



TOWN OF BON ACCORD
INTEGRATED MUNICIPAL DEVELOPMENT AND
SUSTAINABILITY PLAN

BYLAW 2016-08



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1 | **INTRODUCTION**

1.1 **ABOUT THE PLAN**

The Town of Bon Accord Integrated Municipal Development & Sustainability Plan (MDP) is intended to provide long range guidance for the future development in the Town of Bon Accord while concurrently fulfilling the requirements for Federal and Provincial programs such as the New Deal for Cities and Communities, the New Building Canada Fund, and subsequent programs. The Town of Bon Accord Integrated Municipal Development & Sustainability Plan (MDP) will integrate the Town's sustainability goals and objectives into all land use and development decisions made within the community.

This Plan provides Council, Administration and residents with a community road map developed to achieve land use and development goals and objectives while concurrently working towards achieving broader goals and objectives established within each of the Pillars of Sustainability identified within this Plan.

The *Municipal Government Act* gives all Alberta municipalities the authority to adopt an MDP. The MDP establishes a broad land use, infrastructure, and transportation frameworks for future development in the Town. The MDP also includes a series of policies that address the preferred characteristics of future development and the development process within the corporate boundaries of the Town.

The Bon Accord MDP provides a description of past and present human and physical environments within the community. This comprehensive approach enables the Town to effectively develop a plan for how the community may realize its desired vision. Baseline environmental data, stakeholder comments, and the socio-perceptual concerns of the community were incorporated into the MDP's goals and objectives to ensure that the plan addresses the needs and objectives of community stakeholders and the larger region.

Additionally, as a member municipality of the Capital Region Board (CRB), the Town of Bon Accord carefully considered the goals and policies identified within the 2009 Capital Region Growth Plan. The goals, objectives and policies contained within the Town of Bon Accord MDP are consistent with the Capital Region Growth Plan. *The Town recognizes that the CRB Growth Plan is currently being reviewed and that this MDP may require amendment in 2017, when the new Edmonton Metropolitan Region Growth Plan is adopted by the province, in order to ensure compliance with updated Growth Plan.*

The Town of Bon Accord recognizes that other provincial and federal statutes will affect the Town's future development. The Province of Alberta is currently in the process of preparing regional watershed plans as part of the implementation of the *Alberta Land Stewardship Act*. When the North Saskatchewan Regional Plan and the *Modernized Municipal Government Act (MGA)* are complete the Town shall review the MDP to ensure that the MDP is consistent with the Regional Plan and the amended MGA.

The Town also acknowledges that the MDP is not the only plan to impact land use within the community. This is because the *Municipal Government Act* enables a municipality to adopt Area Structure Plans, Area Redevelopment Plans and Intermunicipal Development Plans to provide direction regarding specific areas or neighbourhoods within a municipality. Future development within Bon Accord may require the adoption of one or more of these statutory planning documents. In such a case, the *Municipal Government Act* requires that all statutory plans be consistent with one another.



For the purposes of land use planning and development, this Plan shall serve as the senior municipal land use planning document, and shall be implemented, among other ways, through the Town of Bon Accord Land Use Bylaw.

Development that does not conform to the MDP shall not be approved. If a proposed development does not comply with the MDP but is felt to be desirable, an amendment to the MDP may be considered by Council.

In addition, changes to the Land Use Bylaw (LUB), which regulates development on specific sites, and subdivision approvals, must also be consistent with the MDP.

Decision making on all subdivision and development permit applications shall conform to the spirit and intent of the goals, objectives, and policies of the MDP.

The boundaries of the land use areas described on the **Future Land Use Map** are approximate only and may not follow legal surveyed boundaries. Minor adjustments or variances that may be required to land use classes, the location of future roads, quantities or figures shall not require an amendment to this Plan. In addition, this MDP should be periodically reviewed to take into account changing circumstances and municipal preferences.

1.2 ABOUT BON ACCORD

Settled in the 1890s, the Town of Bon Accord is a proud community in Central Alberta founded on agriculture and local industry. Bon Accord is located approximately 25 km north of the City of Edmonton, and 5 km west of the Town of Gibbons. Bon Accord is accessible from Range Road 240 to the west, Highway 28 to the south, and Range Road 235 (Lily Lake Road) to the east. The **Regional Location Map** illustrates the Town’s location within the capital region.

Bon Accord has a land area of approximately 2.11 km² (211 hectares). The 2011 Statistics Canada Census identified Bon Accord’s population as 1,488. Bon Accord has a population density of approximately 7.0 persons per hectare.

BON ACCORD POPULATION CHANGE		
Year	Population	Percent Change
2016	1,518 (Estimated)	2%
2011	1,488	-3.0% ¹
2006	1,534	0.1%
2001	1,532	2.6%
1996	1,493	----

FIGURE 1: BON ACCORD POPULATION

The population of the Town of Bon Accord has remained relatively constant for the past twenty years. The Town experienced a slight increase in population between 1996 and 2001 and a reported drop in population between 2006 and 2011. The Town has not conducted a municipal census. As a result the most recent population information available is from the 2011 Federal census.

¹ This census information is contested by the Town of Bon Accord. Source: Statistics Canada (2011)

Regional population is expected to grow over the next twenty-five years. Policies in the MDP reflect the assumption that that some of the regional growth will occur within Town. In the absence of a recently generated municipal census and/or population projection, the Town of Bon Accord supports the updated 2016 Capital Region Board population projections which identify the Town’s population in 2044 to be in the range of 2,700 – 3,300.

BON ACCORD DEVELOPMENT STATISTICS

Year	New Homes	Business Licences
2016	3	41
2015	1	54
2014	2	53
2013	1	55
2012	2	50
2011	0	56
2010	7	75

Source: Town of Bon Accord

FIGURE 2: BON ACCORD DEVELOPMENT STATISTICS

New home starts and business licence procurement in the Town of Bon Accord peaked in 2010 with 7 new home permits and 75 business licences. Over the last 6 years new home starts have been relatively stable averaging 2 new homes and 55 business licences annually.

BON ACCORD POPULATION PYRAMID

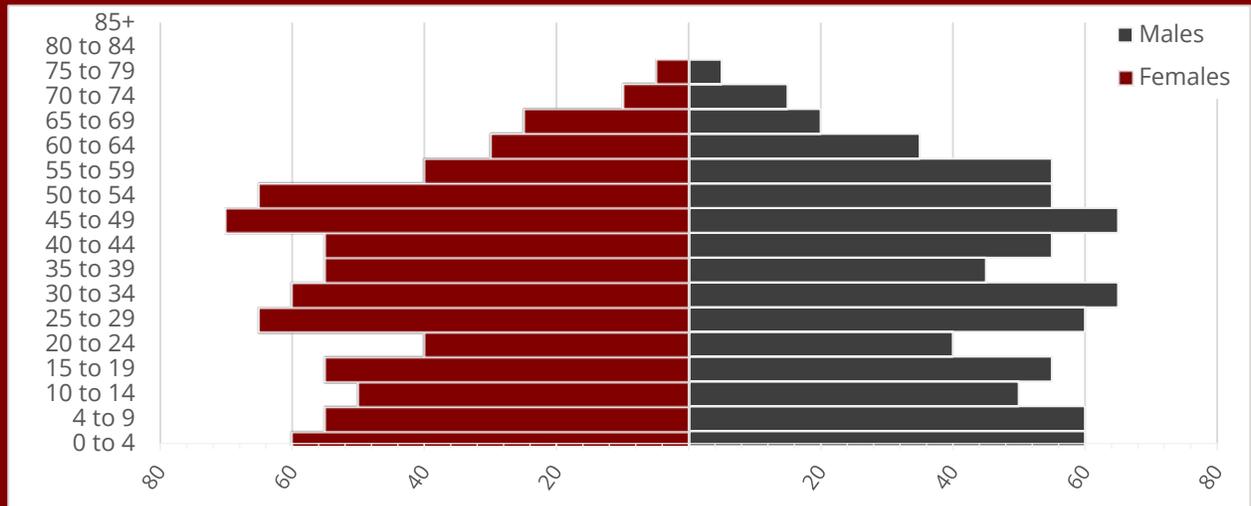


FIGURE 3: BON ACCORD POPULATION PYRAMID

The age distribution of Town residents is generally consistent with other communities in the region. Middle aged residents make up the large portion of the population (45-59). Young people between the ages of 20-24 are leaving the community for work or education, while the 25-34 cohort are returning, likely in association with employment opportunities at Canadian Forces Base Edmonton or nearby industrial sites. The higher number of young families (25-34 cohort) in the community is likely also contributing to the higher number of residents in the 0-9 cohort.

The median age of Town residents in 2011 was 33.8, compared to the Alberta average of 36.6.

BON ACCORDE EDUCATION					
Highest Level of Education	Total Labour Force	In the Labour Force	Employed	Unemployed	Not in the Labour Force
TOTAL	1,160	835	785	50	330
No certificate, diploma or degree	250	135	130	0	115
High School diploma	285	240	225	15	45
Apprenticeship or trade certificate	220	185	170	0	30
College certificate or diploma	255	180	175	0	70
University certificate	45	10	10	0	0
University degree	110	75	80	0	0

FIGURE 4: BON ACCORDE EDUCATION

BON ACCORD FAMILIES

Of the 440 identified census families within the Town of Bon Accord, nearly seventy-three percent were married-couple families.

Under fourteen percent were lone-parent families.

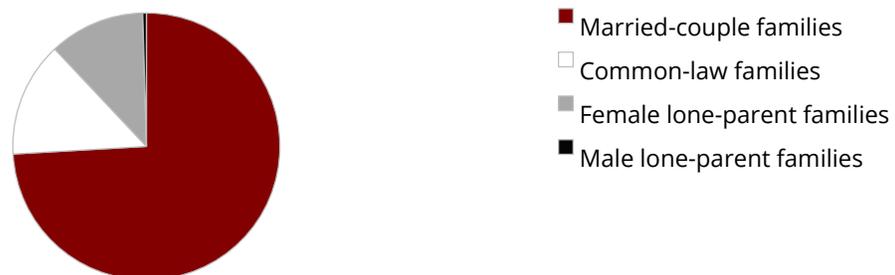


FIGURE 5: BON ACCORD FAMILIES

BON ACCORD HOUSEHOLDS

Of the 530 private households identified in the 2006 Census, over seventy-one percent of households contained a couple, either married or common-law.

“Other household types” include non-family roommates and occupants who are related but not of the same immediate family.

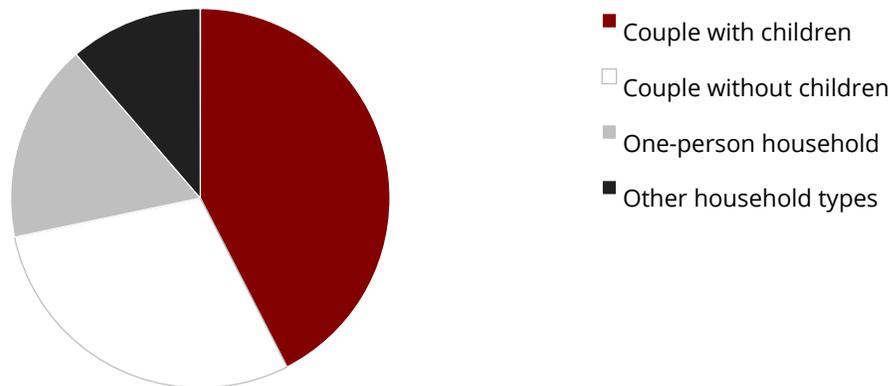


FIGURE 6: BON ACCORD HOUSEHOLDS

BON ACCORD HOUSING

Of the 530 private dwellings occupied by usual residents in 2006, nearly 85% were single detached dwellings. Row houses provided the next largest housing type at 9.4%.

445 dwellings were owned by the occupant, while 75 were rented.

445 of the dwellings were constructed prior to 1986.

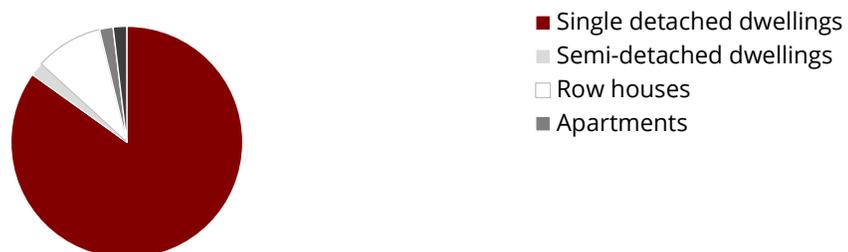


FIGURE 7: BON ACCORD HOUSING

BON ACCORD PERSON EARNINGS

Earnings by Persons 15 Years or Older	
Number of persons with earnings	950
Median earnings	\$39,950
Number of persons working full time, full year	560
Median earnings	\$47,493

FIGURE 8: BON ACCORD PERSON EARNINGS

Source: Statistics Canada (2011)

The median earnings for Town residents 15 years of age and over in 2005 was \$39,950, compared to the provincial average of \$29,738.

For those residents who worked full time, full year, the median earnings were \$47,493.

BON ACCORD FAMILY EARNINGS

The median after-tax income for all private households in 2005 was \$63,967, compared to the Alberta median of \$55,199.

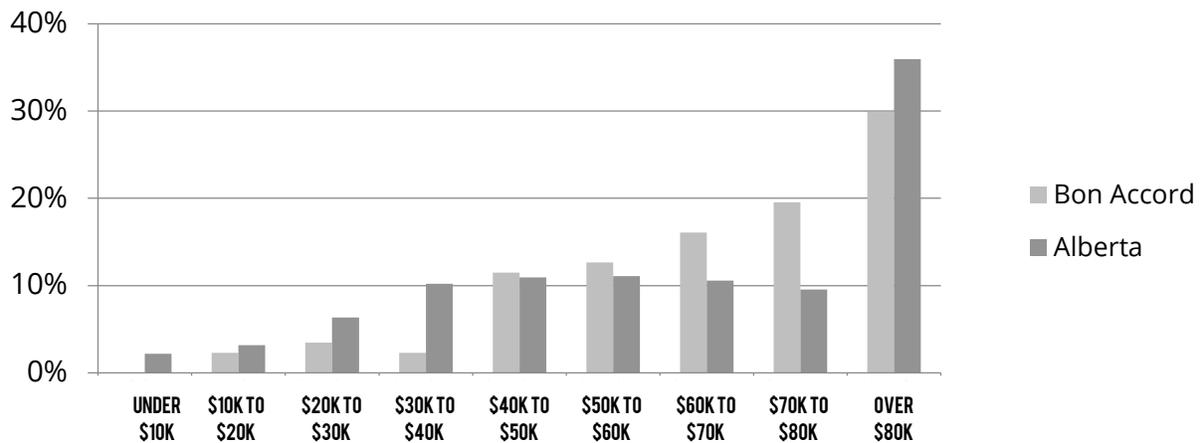


FIGURE 9: BON ACCORD FAMILY EARNINGS

BON ACCORD OCCUPATIONS

Town residents hold a variety of occupations, with the majority finding work in sales, service and trades related positions. Greater than fifty-eight percent of working residents are employed in those occupations.

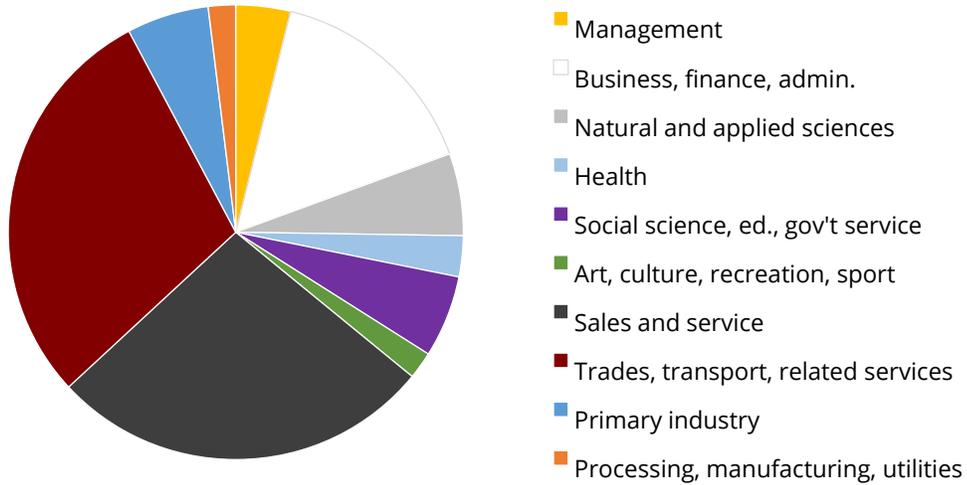


FIGURE 11: BON ACCORD OCCUPATIONS



FIGURE 10: BON ACCORD WELCOME SIGN AND POLE FLAGS

BON ACCORD INDUSTRIES

Town residents are employed in a wide variety of industries. The local economy supports opportunities for employment in construction, manufacturing and “other” industries. The Town is situated in very close proximity to Canadian Forces Base (CFB) Edmonton. It is very likely that many of the people in the “other” category are employed at CFB Edmonton.

Nearly thirty percent of residents fall under the “other services” industry category, which may represent military employment within the community.

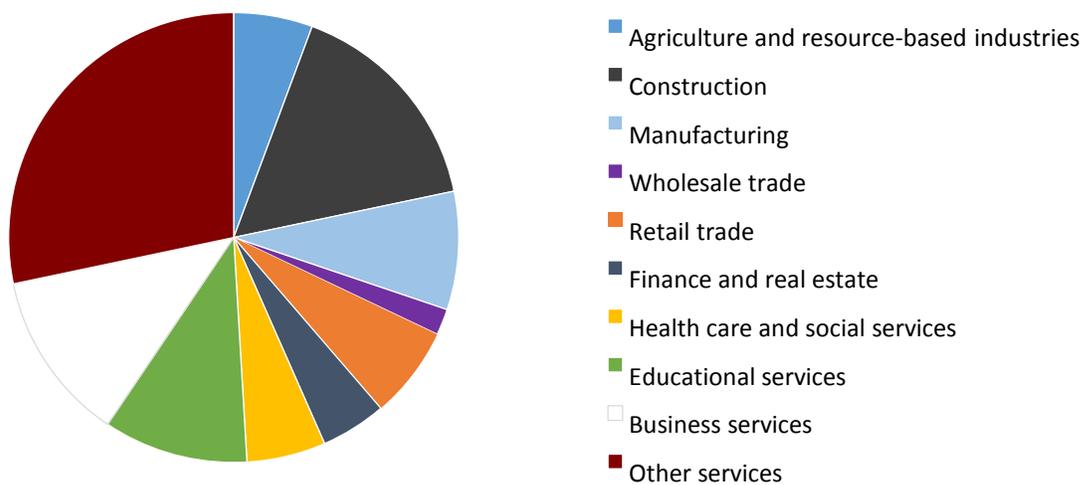


FIGURE 12: BON ACCORD INDUSTRIES

BON ACCORD WORKPLACES

Most Town residents work outside of Bon Accord, but within the immediate region. Only 11% of working residents worked within the Town, while at least 64% worked within Sturgeon County.

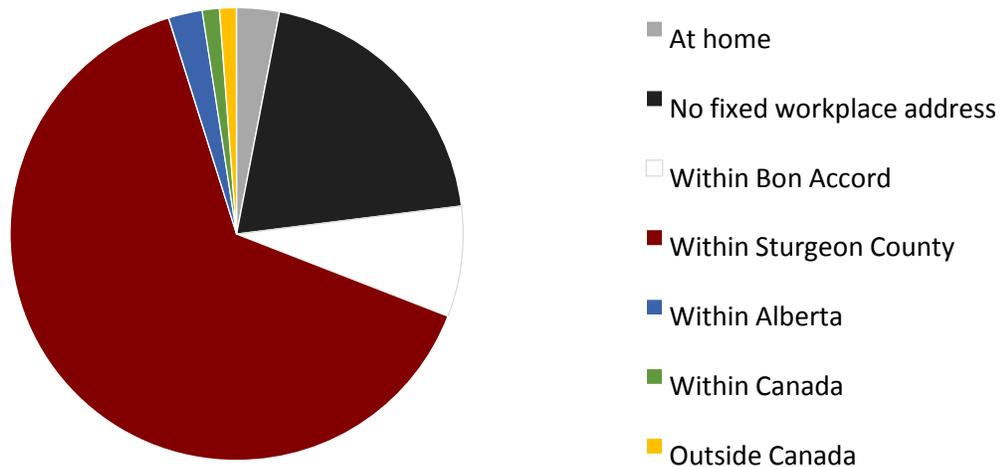


FIGURE 13: WORK PLACES

BON ACCORD TRANSPORTATION

Most Town residents (nearly 85%) travel to work by private vehicle, either as primary driver or as a passenger.

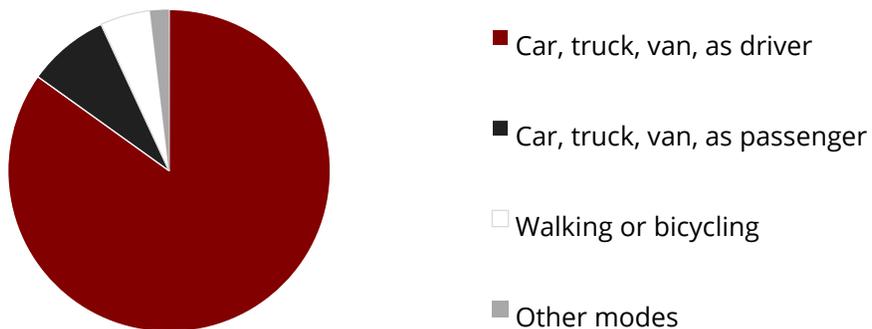


FIGURE 14: BON ACCORD TRANSPORTATION

1.3 PUBLIC CONSULTATION

Beginning in early 2014, the Town of Bon Accord Council and Administration, with assistance from Municipal Planning Services, began the process of preliminary data collection in order to complete a profile of the Town today. Over the following 36 months the Town conducted public consultation sessions within the community, and prepared a draft of this MDP. The Town actively solicited meaningful public input on the draft MDP in the fall of 2014, and throughout 2016 prior to the finalization of the Plan in late 2016.

1.4 THE APPROACH

In developing the Town of Bon Accord MDP, the Brundtland Commission's definition of sustainable development was utilized as a starting point for understanding sustainability.

This report defines sustainable development as:

“Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

Three key ideas:

THINK LONG TERM.

This allowed the community to be creative, to think about big, about long-term trends and helped the Town focus on strategies to ensure the community will prosper well into the future.

LOOK AT THE WHOLE.

All elements of life in Bon Accord were considered in the formulation of this plan — how to build the community, current economic conditions, community culture, local governance practices, the natural environment and how community groups and members connect and support one another. Taking a holistic and comprehensive approach to understanding Bon Accord provides the Town with a better understanding of how community members interact and support to each other and the larger region.

SEE THE CONNECTIONS.

Systems at work within the Town are connected locally and regionally. Throughout the planning process discussions took place about the challenges associated with focusing on the details without losing site of the “big picture”. This approach to valuing both the parts (systems within the community) as well as the whole has been one of the priorities of this project. Our culture influences our economy. How we build the community influences our natural environment. How we relate to each other influences how we make decisions. Acknowledging and trying to understanding these connections will help us meet our needs as a community now and well into the future.

1.5 WHY SUSTAINABILITY MATTERS

The purpose of incorporating sustainability into the operations and direction of the Town is two-fold. First, sustainable development within the Town of Bon Accord integrates four key perspectives – **A Green Bon Accord, The Bottom Line, Leading by Example, and Our Social and Cultural Selves** – into the Town’s long-term planning in order to develop a more holistic and balanced approach to decision-making. Sustainability strategies help stabilize environmental degradation, protect the economic resource base, and enhance the health and wellbeing of the community as a whole.

Secondly, committing to sustainable development is a simple and prudent approach to long-range planning. For example, a secure and adaptable future is a primary concern of the town in its role as a provider of major services. The Town invests a large amount of resources each year in maintaining and enhancing municipal systems to provide services and infrastructure in areas such as roads and transportation, potable water, waste management, wastewater treatment, and recreation. The community cannot function without these systems. From a risk-management perspective alone, the cost of assuming a reactive role most often surpasses the cost of planning ahead; thus it is valuable to invest in keeping these systems working properly over the long term. The present and future state of the Town of Bon Accord is the responsibility of both the current decision makers and the community as a whole.

1.6 GUIDING PRINCIPLES

Sound planning and development initiatives are necessary in order to achieve a balance between supporting opportunities for sustainable growth and development within the Town while also ensuring that all of the systems at work within the community and identified within the Town’s MDP are respected and supported.

1.7 PHILOSOPHICAL PRINCIPLES

The Town of Bon Accord’s philosophy for managing growth and its land base is reflected within this MDP. The philosophy comprises three principles:

- PRINCIPLE #1:** Land uses and development activities must respect and maintain the integrity of the Town’s land base.
- PRINCIPLE #2:** Growth must be managed and directed in a compatible, equitable manner that recognizes the diverse needs and aspirations of all Town residents and businesses.
- PRINCIPLE #3:** Smart Growth principles will be applied in maintaining the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the ability of future generations to meet their own needs.

1.8 PLANNING PRINCIPLES

MDP policies also recognize three fundamental planning principles that are embodied in the Municipal Government Act and the Provincial Land Use Policies.

PRINCIPLE #1: In carrying out their planning responsibilities, municipalities are encouraged never to lose sight of the rights of individual citizens and landowners. Municipalities must assess the impact of any planning decision on individuals having regard to the purpose statement of the planning legislation.

PRINCIPLE #2: Municipalities should establish land use patterns which make efficient use of land, infrastructure, public services and public facilities and which contribute to the development of healthy, safe, and viable communities by encouraging appropriate mixes of all land use types and a wide range of economic opportunities.

PRINCIPLE #3: Planning activities should be carried out in a fair, open, consistent, and equitable manner.

2 | THE FOUR PILLARS

The Pillars of Sustainability identified within this Plan reflect the four key perspectives which underlay land use and community development within the Town of Bon Accord. All community and land use decisions should be consistent with and help to achieve the goals and targets identified within in the four pillar areas.

This approach to planning represents an integrated approach to sustainable land use and community development within the Town of Bon Accord. The following sections of the MDP have been structured to represent the four pillars.

Each Pillar features the following elements:

DESCRIPTION OF THE CURRENT REALITY: an understanding of our starting point today, including existing initiatives that are already underway;

GOAL STATEMENT: a portrayal of what Bon Accord will look like in 50 years if we successfully work towards achieving the vision set forth in the Pillar;

OBJECTIVES: specific targets and triggers for the community to collaboratively work towards over a period of 10 to 50 years; and

POLICIES & ACTION STRATEGIES: policies and specific actions that have been identified as priorities by the community for the duration of this plan. Policies and action strategies apply throughout the entire community and encompass both formal and explicit process and non-formal, individual and community based initiatives.

Broad goal statements for the four key pillars of sustainability incorporated into this Plan are briefly described as:



GOAL STATEMENTS

GREEN BON ACCORD: We are an environmentally responsible community. We embrace new ideas, technology and strategies to ensure that future generations of community members will inherit a healthy and viable ecosystem. In our roll as stewards of the environment we encourage sustainable infrastructure practices that enhance the viability of our land base to sustain our growth.

THE BOTTOM LINE: The Town of Bon Accord has a diverse economic land base with thriving local businesses that are supported by local and regional economic drivers.

LEADING BY EXAMPLE: We foster a culture of responsibility by encouraging: inclusivity, transparency, education and open communication. In our governance model and approach to service delivery we strive to ensure regional collaboration, fairness and constancy.

OUR SOCIAL AND CULTURAL SELVES: The Town of Bon Accord is an inclusive community that celebrates its heritage and cultural diversity. Our comprehensive community, recreation and healthcare services promote mind and body wellness for community members through all stages of life.



2.1 THIS PLAN AS AN INTEGRATED COMMUNITY SUSTAINABILITY PLAN

Major and minor capital projects generally require the Town to have both a MDP and ICSP, as a component which shows the future direction of the Town. There are a number of projects which are eligible for 'New Deals for Cities and Communities' funding. This MDP will provide the Town and larger community with the opportunity to access funding for these types of projects. The following are examples of projects eligible for funding as cited in the Administrative Procedures for New Deals for Cities and Communities (this listing is neither all-inclusive nor exhaustive):

At the Municipal Level:

Public Transit

- Purchase, development, and rehabilitation of major capital security devices, communication equipment, and other public safety enhancements.
- Implementation of Municipal Infrastructure Management Systems including software and the collection of Core Infrastructure data to the limits outlined in the program guidelines.

Water

- Water treatment, storage and pumping facilities.
- Treated water supply lines.
- Distribution system upgrades and replacements, including individual services to the property line
- Implementation of Water Infrastructure Management Systems, including the purchase of software and collection of data to the limits outlined in the program guidelines.

Wastewater Treatment Systems

- Wastewater treatment and pumping facilities.
- Sewage collection system upgrades and replacements, including service mains to the property line.
- Implementation of Wastewater Infrastructure Management Systems, including the purchase of software and collection of data to the limits outlined in the program guidelines.

Wastewater (Storm Sewer Drainage Systems and Facilities)

- Storm sewer line replacement or rehabilitation.
- Construction of new storm sewer retention ponds and new storm sewer treatment facilities.
- Replacement or rehabilitation of storm sewer collection lines (including service lines and catch basins).
- Implementation of Storm Sewer Infrastructure Management Systems, including the purchase of software and collection of data to the limits outlined in the program guidelines.

Solid Waste Management

- Waste diversion - Material Recovery Facilities.
- Organics management.
- Collection depots.
- Waste disposal landfills.

Community Energy Systems

- Retrofits of local government-owned buildings.
- Energy systems such as renewable energy, combined heat and power (CHP), cogeneration and district energy.
- Street lighting retrofits.

Roadways & Bridges

- Reconstruction and rehabilitation of roadways and road structures.
- Construction, reconstruction and rehabilitation of railway and other grade separations.
- Other ancillary works such as sidewalks, commuter bikeways, lighting, traffic control signals, pedestrian signals, storm drainage and utility relocations.

Capacity Building

- Development and implementation of the MDP.
- Collaboration: building partnerships and strategic alliances; participation; and consultation and outreach.
- Knowledge: use of technology; research; and monitoring and evaluation.

The Plan can be used throughout the community in many ways, including the following examples:

- an organization referencing the Town of Bon Accord MDP in grant applications;
- a local business using the Town of Bon Accord MDP to make decisions on their purchasing or delivery of goods and services;
- a school developing student programs that aligns with the direction of the Town of Bon Accord MDP; or
- a household making decisions that contribute to the Town of Bon Accord MDP, such as purchasing a rain barrel for their yard.

These are just a few examples of how the MDP can help build the future we want for our community. Citizens of the Town of Bon Accord are creative people and over the coming years will discover new and exciting ways to use this plan and make it a living part of the community.

Policy 2 The future development pattern for the Town is shown on the **FUTURE LAND USE MAP**. Development shall generally conform to this map and the policies within this Municipal Development and Sustainability Plan.

OBJECTIVE 2 To ensure that future development patterns are consistent with Capital Region Board Growth policies, municipal infrastructure capabilities and sub-regional planning initiatives identified within the Sturgeon County sub-region.

Policy 3 New development will be consistent with the Capital Region Board Growth Plan and shall be designed to mitigate impacts on regional and sub-regional transportation infrastructure.

Policy 4 The Town shall work collaboratively with Sturgeon County to protect agricultural lands adjacent to the Town from premature conversion to other uses.

Policy 5 The Town shall work collaboratively with regional partners to identify regional and sub-regional infrastructure priorities

Policy 6 When considering area structure plans, subdivisions and/or development proposals within the Town and adjacent to the Town boundary, the Town shall consider the provision of future access and servicing connections to ensure that lands in Sturgeon County may be developed in a coordinated manner in the future.

OBJECTIVE 3 To ensure that future development is responsive to the changing needs of the community and both local and regional influences.

Policy 7 The Town shall encourage new development to be planned in stages in order to provide flexibility and ensure that approvals reflect current population and employment projections within the region. The Town will not support the approval of subdivisions or developments that cannot realistically be completed and absorbed within five (5) years of the date of approval.

Policy 8 The Town shall encourage flexible development and design concepts to provide adaptability for the changing needs of the community.

OBJECTIVE 4 To require that new subdivisions and developments be well planned and will enhance the infrastructure capacity and character of the neighbourhood.

Policy 9 The Town shall adopt the neighbourhood as the basic planning unit for future residential development and redevelopment. Consideration of the design and development of complete neighbourhoods shall be part of the evaluation criteria for all new multi-lot residential developments.

Policy 10 The Town shall require the preparation and approval of an Area Structure Plan or Outline Plan/Development Concept prior to the redistricting of land or subdivision of land (where

no neighbourhood plan exists). The preparation and costs associated with the preparation of a new Plan or amendment to an existing Plan shall be the responsibility of the developer. If the Town incurs costs while reviewing a proposed Plan or Plan amendment then costs associated with the review shall also be the responsibility of the developer.

- Policy 11 Area structure plans within the Town shall be indicated on the **FUTURE LAND USE MAP** using the Statutory Plan Overlay.
- Policy 12 At the discretion of the Subdivision Authority, an Outline Plan/Development Concept may be submitted rather than an Area Structure Plan, if:
- a) The entire parcel area is less than or equal to 20 hectares (50 acres) in area; and
 - b) The development shall generate a total residential population of less than 280 people within the Plan area at full build out; and
 - c) In the opinion of the Town’s approving authorities the proposed development shall not:
 - i) generate a substantive regional impact, or
 - ii) trigger a Regional Evaluation Framework (REF) Review by the CRB if an Area Structure Plan were provided.
- Policy 13 All Outline Plans/Development Concepts must be approved by resolution of Council prior to Subdivision Approval.
- Policy 14 The Town shall encourage a variety of development designs and layouts, particularly those which use green technology, reduce the building footprint, and promote the use of alternative forms of transportation and active lifestyle opportunities.
- Policy 15 Within both Commercial and Residential Areas as identified on the **FUTURE LAND USE MAP**, new developments must demonstrate a character, form and massing that is compatible with the surrounding neighbourhood, or would improve the appearance, connectivity and vibrancy of the existing neighbourhood.

RESIDENTIAL LAND USES

OBJECTIVE 5 To accommodate the development of a wide variety of housing types that meet the needs of all residents and would-be-residents of the Town of Bon Accord.

- Policy 16 The Town shall encourage residential land uses to locate on lands designated as Residential on the **FUTURE LAND USE MAP**.

OBJECTIVE 6 To ensure that a sufficient supply of land and residential developments are available to meet future housing needs.

Policy 17 In cooperation with developers and other government agencies, the Town shall endeavour to ensure the provision of:

- a) a range of dwelling and lot sizes;
- b) a variety of housing types;
- c) an adequate supply of rental units;
- d) social housing to meet special housing needs in the community; and
- e) affordable non-market housing to meet the needs of the community.

Policy 18 All new or revised residential area structure plan areas shall normally include a residential housing mix normally reflecting a ratio of 80% low and medium density residential development and 20% high density residential development. A larger percentage of higher density residential development may be allowed by the Town if the developer can demonstrate the following:

- a) that the development can be serviced in a manner that is consistent with the Town's Water and Sanitary Sewer Assessment; and
- b) that the overall development pattern is complementary to adjacent land uses and infrastructure; and
- c) that the development shall provide a high percentage of social and/or affordable housing; and
- d) that the development shall provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities, public art, and/or community services such as recreation facilities, seniors housing, or educational facilities.

Policy 19 The Town shall endeavour to provide a housing mix through infill development in each existing neighbourhood and within new neighbourhoods as they develop.

Policy 20 Rehabilitation of older, structurally sound housing units shall be encouraged wherever feasible.

Policy 21 Where the Town deems necessary, new residential developments shall be required to provide buffering from potential negative impacts of adjacent land uses.

OBJECTIVE 7 To ensure that all residential development in the Town is orderly, planned, efficient, and encourages community and neighbourhood pride.

- Policy 22 New developments within residential areas shall be of a density and character that is compatible with and/or improves the existing character of the neighbourhood.
- Policy 23 The Town's overall density of residential development within a designated neighbourhood unit should be approximately 30 units per net residential hectare. As average household size continues to decline, however, a somewhat higher overall density standard may be considered in specific circumstances.
- Policy 24 Ground oriented medium density residential development shall be permitted in each neighbourhood. Medium density residential sites should be spread throughout each neighbourhood rather than being concentrated in any one area.
- Policy 25 Ground-oriented medium density residential development shall not normally exceed a density of 50 units per net residential hectare.
- Policy 26 High density residential developments shall not normally exceed a density of 100 units per net residential hectare.
- Policy 27 High density residential buildings shall not exceed four storeys in height.
- Policy 28 Notwithstanding Policies 26 and 27 above, the Town may allow high density residential buildings which exceed four storeys in height or contain more than 100 dwelling units if the developer can demonstrate the following:
- a) that the development can be serviced in a manner that is consistent with the Town's servicing requirements;
 - b) that the overall development pattern is complementary to adjacent land uses and infrastructure;
 - c) that the development shall provide a high percentage of social and/or affordable housing;
 - d) that the development shall provide a higher percentage of public amenity areas, including but not limited to, park areas, trails, recreation amenities and/or public art, and/or community services such as recreation facilities, seniors housing, or educational facilities; and
 - e) that any additional Emergency Services requirements necessary to the safety and security of the development and residents are provided, to the satisfaction of the Development Officer, by the development proponent.
- Policy 29 High-density housing family sites should locate adjacent to arterial or collector streets.

OBJECTIVE 8 To ensure that future development provides a mix of housing types to meet a variety of life cycle demands and market preferences.

- Policy 30 Different housing types should be appropriately related to neighbourhood and Town facilities and services and to schools. For example, senior citizens' housing and apartment buildings, should normally be situated close to healthcare and/or commercial facilities.
- Policy 31 Compatible housing types should normally be sited adjacent to one another. Walk-up apartment buildings, for example, are compatible with ground-oriented multiple family dwellings, but may be incompatible with single detached dwellings.
- Policy 32 Subdivision and site planning techniques using building forms, landscaping features, etc., should be used to reduce adverse effects of noise sources such as railways and major roadways on residential areas; foster a sense of neighbourhood security; and provide visual privacy.
- Policy 33 Dwellings should have an adequate outdoor amenity area and should be designed so as to minimize energy loss.
- Policy 34 The Town may require the implementation of architectural controls for major developments to improve the appearance and quality of residential neighbourhoods.
- Policy 35 Wherever possible, street frontages may be minimized.
- Policy 36 When single-family residential sites are constructed, such design features as loops, cul-de-sacs, traffic calming measures and buffers should be incorporated to create quiet, low traffic areas.

OBJECTIVE 9 To encourage the development of market and non-market housing to meet the current and future needs of the community.

- Policy 37 The Town shall work with developers, home builders, government and non-government agencies to increase the proportion of non-market and affordable housing units within the community.

OBJECTIVE 10 To ensure that new residential development is staged in an efficient manner that does not strain the Town's current or future infrastructure capacity.

- Policy 38 The Town shall require the phasing and staging of future residential development in order to ensure contiguous development and the orderly extension of roadways and municipal services.
- Policy 39 Each stage of a staged subdivision should provide a supply of lots that could reasonably be expected to be fully developed within a three-year time frame. The size of each stage should be large enough to offer a variety of housing types and to meet anticipated

residential demands. All amenities such as parks, landscaping or recreational facilities should be phased along with the construction of the dwelling units.

- Policy 40 The Town should not allow successive stages of subdivision until the majority of lots in previous stages have been issued development permits or unless the developer can clearly demonstrate that the lots in a successive stage would not remain undeveloped for an extended period of time.
- Policy 41 The residential phasing policies are designed to discourage “leap frog” development and mitigate potential costs associated with future residential development in locations which are separated from previously developed areas.
- Policy 42 The residential phasing policies are not intended to preclude the possibility of any future residential development in areas which are not developed until approved development areas are completely developed. Development proposals adjacent to existing approved plans may be considered where:
- a) servicing connections are existing and available on the site or at a property line adjacent to the site;
 - b) adequate capacity exists to service proposed development in a manner that is consistent with the Town’s Water and Sanitary Sewer Assessment to the satisfaction of the Town’s engineer; and
 - c) where it is demonstrated that the overall development pattern is complementary with adjacent land uses and infrastructure.
- Policy 43 All residential development shall be serviced efficiently and be consistent with the Town’s servicing requirements.

COMMERCIAL & INDUSTRIAL LAND USES

OBJECTIVE 11 To ensure that there is an adequate supply of competitively priced commercial and industrial land to provide future opportunities for economic growth and diversification in appropriate locations.

- Policy 44 The Town of Bon Accord shall continue to work with Alberta Transportation and Sturgeon County to ensure safe and efficient access to the Town of Bon Accord from Highway 28 and Lily Lake Road for commercial and industrial development.
- Policy 45 Town Council shall encourage developers to participate in commercial and light industrial development.

Policy 46 Town Council shall continue to encourage the development of the Town of Bon Accord as an important local commercial and industry service centre for area residents, visitors, and nearby industry.

OBJECTIVE 12 To provide opportunities along collector and arterial roads for commercial development serving local residents and regional consumer markets.

Policy 47 The Town of Bon Accord shall encourage commercial development to locate on lands designated Commercial on the **FUTURE LAND USE MAP**.

Policy 48 All future highway commercial development shall be serviced efficiently and be consistent with the Town's servicing requirements.

Policy 49 On sites which are highly visible and determined to be of critical importance to the future development of the Town Centre area within the community the Development Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

OBJECTIVE 13 To provide opportunities along collector and arterial roads for industrial development serving local residents and regional consumer markets.

Policy 50 All future industrial development shall occur on lands designated Industrial on the **FUTURE LAND USE MAP**.

Policy 51 Industrial development within the Town of Bon Accord shall generally be light industrial or medium industrial development. Heavy industrial development and petrochemical industrial development shall be discouraged from locating within Town boundaries or adjacent to Town boundaries.

OBJECTIVE 14 To ensure new commercial and industrial development is compatible with adjacent land uses as well as local & regional infrastructure capacity.

Policy 52 Where located adjacent to residential land uses areas, the development of highway commercial areas and industrial areas shall provide on-site buffering to mitigate adjacent uses from off-site impacts associated with the development.

Policy 53 On sites which are highly visible and determined to be of critical importance to the future development of the Town Centre area within the community the Development Authority and/or the Subdivision Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

OBJECTIVE 15 To provide for the development of small, neighbourhood-oriented commercial centres.

Policy 54 Town The Town of Bon Accord may permit the development of small, neighbourhood-oriented commercial nodes² within Residential Use Areas, provided that the commercial nodes are:

- a) located along collector roads and at neighbourhood entry points;
- b) accessed via a collector road;
- c) situated on a parcel of land not exceeding 1.0 ha (2.5 acres) in area;
- d) provide a proper buffer and visual screening from adjacent residential areas;
- e) provide adequate on-site parking and service access; and
- f) keeping with the scale and character of the surrounding neighbourhood.

OBJECTIVE 16 To recognize emerging trends in retailing and commercial land use, including the creation of mixed use intensification nodes for future development areas.

Policy 55 Mixed-use developments that provide for commercial and residential uses within the same building shall be encouraged in commercial and residential areas.

Policy 56 The Town shall identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.

Policy 57 The Town shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community's needs.

COMMUNITY LAND USES

OBJECTIVE 17 To provide adequate public and quasi-public spaces and facilities to meet the needs of local residents and visitors of the Town.

Policy 58 It is the policy of this Plan that the areas designated Community on the **Future Land Use Map** shall be developed in parks, recreation facilities, institutional uses (such as schools, health and wellness facilities, arenas, etc.), and that such development shall be directed to those lands designated Community. Land use activities that support the infrastructure of the Town (such as public works facilities, major utilities, etc.) shall be designed Utility.

² A neighbourhood commercial node (NCN) is a development that allows commercial uses and may include multi-unit residential uses within Residential Areas. NCNs include: small scale, pedestrian oriented retail, office, commercial, and/or residential uses. The purpose of NCNs is to establish a focal point of vibrancy and activity conveniently located along collector or arterial roads in residential neighborhoods.

- Policy 59 The Town shall consider the introduction or redevelopment of institutional areas, provided:
- a) They are connected to and utilize municipal sanitary and water services;
 - b) Adequate off-street parking and internal circulation is provided; and
 - c) Proposed uses are compatible with existing or planned adjacent uses.
- Policy 60 At the time of subdivision, the Town shall require the provision of 10% municipal reserve (as per the provisions of the Municipal Government Act).
- Policy 61 The Town of Bon Accord shall require municipal reserve for residential subdivisions to be dedicated in the form of land or cash-in lieu of land (as per the provisions of an area structure plan). Land shall be designated either Municipal Reserve (MR) or Municipal School Reserve (MSR) for the provision of parkland, open space, school sites or recreation areas.
- Policy 62 The Town of Bon Accord shall require municipal reserve for commercial and industrial subdivisions to be dedicated in the form of either land or money-in-lieu of reserve land, or a combination thereof.

OBJECTIVE 18 To strengthen relationships with the regional agricultural community by encouraging local opportunities for the production and consumption of agricultural products.

- Policy 63 Encourage future developments to be compatible with adjacent agricultural developments.
- Policy 64 The Town shall support local businesses and producers by striving to develop a Buy Local Campaign and municipal Buy Local policy.
- Policy 65 Encourage the processing and sale of local agricultural products.

OUR ENVIRONMENT

OBJECTIVE 19 To protect environmentally significant and ecologically sensitive areas that contribute to the continuation of natural processes and the quality of the Town's urban environment.

- Policy 66 The Town of Bon Accord shall acquire environmental reserve in accordance with the applicable provisions of the Municipal Government Act.
- Policy 67 The Town of Bon Accord shall require the delineation and classification of wetlands, conducted by a qualified professional, for any wetland that may be impacted by a proposed development or subdivision. Further, the Town may require geotechnical or biophysical reports as requirements at time of application for development or subdivision when an environmentally sensitive area is located within or adjacent to a proposed site.

This assessment shall identify how these areas will be incorporated into the development, and if any mitigating measures are required.

- Policy 68 The Town shall seek to preserve natural features that contribute to the ecosystem, natural visual quality, continuity of tree cover, and screening of developments. Where such features do not qualify as environmental reserve, the Town may acquire these land as municipal reserve.
- Policy 69 Significant environmental features within the Community Use area shall be persevered in their natural state.
- Policy 70 The Town will encourage the use of ecologically based planning principles and best practices in the development and implementation of future planning documents.
- Policy 71 The Town will collaborate with local educational providers to increase awareness and conservation of the Town's natural assets, including wetland preservation and the Town's internationally recognized status as an International Dark Sky Community.
- Policy 72 The Town will collaborate with local RCMP and volunteers to discourage vandalism in parks and natural areas.

OBJECTIVE 20 To encourage development to locate on lands that do not have critical development constraints.

- Policy 73 Development shall not be allowed in areas characterized by wetlands, swamps, muskeg, or saturated soils. Development shall also be prohibited in valleys, ravines, or seasonal draws.
- Policy 74 Development shall be prohibited on slopes in excess of 15% or on slopes which are subject to slippage or mass movement.
- Policy 75 Development shall be prohibited on soils which have extremely fast percolation rates and/or which might result in the possibility of groundwater contamination
- Policy 76 No permanent structures shall be allowed within the 1:100 year flood plain of any river, stream, shore, or flood fringe area. A certificate from a qualified, registered professional engineer or architect shall be required by the Town to confirm that the development has been properly sited outside of these areas.
- Policy 77 The Town shall encourage flood plain and flood prone areas to be kept in their natural state or be used for extensive agricultural use, where applicable.
- Policy 78 On municipal lands within extremely high water table areas, new development shall be limited to recreational uses.
- Policy 79 Development shall not be allowed within the required setbacks from sour gas facilities identified in the Subdivision and Development Regulation. There are currently no sour

gas facilities within Town boundaries. The Town shall not allow the establishment of new sour gas facilities within Town boundaries.

OBJECTIVE 21 To encourage sustainable landscaping practices.

Policy 80 The Town shall research and implement a municipal planting policy to reforest deforested areas within the community on public lands.

Policy 81 The town shall encourage the retention of significant tree stands on Town land and on privately owned land.

OBJECTIVE 22 To work collaboratively with the development community to facilitate the implementation of innovative, energy and resource efficient design standards in new developments.

Policy 82 The Town supports building and infrastructure practices that reduce water consumption while also meeting or exceeding provincial and municipal servicing standards.

Policy 83 The Town shall continue to encourage recycling and other waste reduction programs which divert materials from the regional landfill.

Policy 84 The Town shall encourage the use of small alternative energy systems as a green alternative to traditional forms of electrical generation.

OBJECTIVE 23 To ensure development within the Town is consistent with the Town of Bon Accord Light Efficient Community Standards Bylaw.

Policy 85 The Town shall require all new developments, redeveloped sites, and pathways to utilize lighting methods that conform to the Town’s Light Efficient Community Standards Bylaw.

Policy 86 All municipal buildings will be compliant with the Town’s Light Efficient Community Standards Bylaw by 2023.

Policy 87 The Town shall continue to support the development of an observatory park to increase educational opportunities within the community and establish the Town an innovative and proactive International Dark Sky Community.

OUR INFRASTRUCTURE & UTILITIES

OBJECTIVE 24 To ensure that municipal services and utilities are provided in an economical and efficient manner and reflect environmental constraints, land use considerations, and existing infrastructure.

Policy 88 All development within the Town shall have full municipal services, which include piped water and sewer, storm drainage, street lighting and paved roads. These services shall be

constructed at the expense of the development proponent, to the satisfaction of the Town.

- Policy 89 All infrastructure shall be constructed to meet or exceed the Town's minimum design standards.
- Policy 90 All municipal infrastructure systems, such as new roads, sewage collection and water distribution systems created as a result of private development, which may include dedication to the Town or subdivision, shall only be assumed by the municipality if the system has been constructed or upgraded to a standard which is acceptable to the Town and which meets or exceeds all appropriate Provincial and Federal standards.
- Policy 91 The Town shall ensure that infrastructure systems within the community are safe and well-maintained.
- Policy 92 New infrastructure shall be designed and constructed to accommodate growth beyond the boundaries of the proposed development and where appropriate, enable future growth adjacent to the Town boundary.
- Policy 93 The Town shall endeavour to maintain flexibility in the extending of municipal services into newly developed areas and shall ensure that developers provide excess capacity to allow extensions into future development areas.
- Policy 94 Prior to the approval of major utility extensions or upgrading (private or municipally funded), the Town shall ensure that all construction and operating costs to accommodate growth will be recovered from benefiting users and/or landowners through off-site levies or a similar tool.
- Policy 95 The Town of Bon Accord shall monitor the need to upgrade utility infrastructure throughout the Town to enable the scheduling of improvements, determine the method of financing, and allocate improvement funds.

OBJECTIVE 25 To work collaboratively with Regional Service Commissions and provincial partners to increase the resilience and security of the regional transportation network.

- Policy 96 Evaluate and, with the assistance of other levels of government, design transportation systems based on accessibility, affordability and security.
- Policy 97 The Town shall require that land use adjacent to Provincial Highways and their associated accesses conform to the Access Management Guidelines as outlined by Alberta Transportation. As well, where possible, the Town's system of major local roads shall be afforded a similar level of protection from encroachment and proliferation of direct access.
- Policy 98 Direct access from private property onto Provincial Highways shall be discouraged and limited wherever possible, especially where access onto local roads is available.

Application for subdivision shall be specifically designed to minimize accesses onto Provincial Highways and local arterial roads through the use of service roads or redesigning the subdivision boundaries to redirect accesses onto local roads

Policy 99 The Town shall implement a program of maintenance and improvement for local roads designed to enhance traffic flow. Through the subdivision and development processes, the Town shall endeavour to make the most efficient use of existing roadway facilities. Developments with the potential for substantial road impact (high traffic volumes or heavy trucks) shall be directed to those roads that are designed and constructed to accommodate such development.

Policy 100 The Town may require the preparation of a servicing scheme and a detailed geo-technical study prior to area structure plan or large area subdivision approval.

Policy 101 The Town shall continue to collect baseline data for future engineering review in order to supplement the findings of historical Town servicing studies, and improve the accuracy of future projections.

Policy 102 Developers shall be expected to provide or pay for the installation of utilities and development of roads in new subdivisions. The requirement shall be implemented through a development agreement with the Town.

OBJECTIVE 26 To work collaboratively with regional and provincial partners to provide a reliable and efficient water, sanitary waste water, solid waste & recycling services.

Policy 103 With the assistance of other levels of government and the regional water commission, evaluate, design and maintain the regional water system.

Policy 104 Encourage the efficient use of resources including water conservation.

Policy 105 The Town shall prepare and maintain a sanitary waste watermaster plan for all lands within the Town's municipal boundary.

Policy 106 The Town shall to cooperate wherever possible with other municipalities and/or the provincial government with planning, development and operation of sanitary waste disposal facilities and sewage lagoons.

Policy 107 The Town shall support the continued partnerships and involvement in the Roseridge Waste Management Services Commission, the Alberta Capital Region Wastewater Commission and the Capital Region NE Water Services Commission".

OBJECTIVE 27 To ensure that stormwater management is efficiently, safely and sustainability addressed throughout the Town, and in all future development projects.

Policy 108 All new development areas shall be required to provide stormwater management to the satisfaction of the Town.

- Policy 109 Where possible, storm water management facilities shall be designed as engineered wetlands to help improve water quality.
- Policy 110 The Town may permit developers to incorporate the use of bioswales and greenways as drainage courses.
- Policy 111 The perimeter of all stormwater management facilities shall be ringed with a hard surface pedestrian walkway within the public utility lot.
- Policy 112 Stormwater management facilities shall be designed with at least two public frontage locations. These two accesses shall be spaced roughly halfway around the facility and should each provide a minimum coverage of 10% of the facility's perimeter.
- Policy 113 The Town of Bon Accord shall implement recommendations from the 2005 Town of Bon Accord Drainage Study.

OBJECTIVE 28 To encourage the safe, orderly, and efficient development of transportation and utility corridors including a hierarchy of streets and efficient parking.

- Policy 114 Subdivision shall not be allowed where access to graded and graveled or paved roads in good condition does not exist, or where construction of a roadway and access to current Town standards to the site is not undertaken by the landowner/developer.
- Policy 115 The Town shall establish a hierarchical street system consisting of:
 - a) arterials that have routes for quick and efficient movement of traffic;
 - b) collector routes that serve to connect residential areas to arterial streets;
 - c) local streets that serve to provide direct access to individual lots and that have no through traffic.
- Policy 116 The Town shall protect sufficient land for future arterial road rights-of-way from encroachment by other uses.
- Policy 117 The Town shall work with developers to enhance the appearance of roadways. Developers shall be required to provide landscaping, including trees, along the medians and boulevards of roadways within and/or adjacent to new developments to the satisfaction of the Town.
- Policy 118 The Town shall require the development of multi-ways or coordinated walkway and bikeway systems in new residential areas, linking them to recreation areas and facilities where appropriate. The rights-of-way for these multi-ways shall be provided at the time of subdivision.
- Policy 119 Employers and employees shall be encouraged to use alternative parking areas to allow customers better access to the Town's retail and service outlets.

Policy 120 New subdivision and developments shall conform to the future transportation network plan identified on the **Future Land Use Map**.

Policy 121 Direct access to residential, commercial, or industrial lots shall not be permitted from Range Road 240, Highway 28 or Lilly Lake Road.

OBJECTIVE 29 To minimize conflicts between transportation, communications, or utility facilities, pipeline corridors and other land uses.

Policy 122 Council shall encourage linear transportation and utility facilities to locate so that they:

- a) follow road allowances wherever feasible;
- b) use corridors to integrate a number of utilities; and
- c) minimize disruption of recreation, wildlife, and historic resources.

Policy 123 Council shall encourage high voltage power lines and high pressure pipelines to locate away from residential areas.

Policy 124 Where proposed transportation and utility lines and facilities may adversely affect adjacent lands or land uses, the Town shall recommend or require as a condition of development of the line or facility such buffering as deemed appropriate to minimize any negative impacts.

Policy 125 The Town may require future subdivision proposals adjacent to transportation and utility corridors and facilities or majors pipeline corridors to provide such buffering as deemed appropriate.

Policy 126 The Town shall encourage wireless communication facilities to consider best planning and industry practices so as to have the least to mitigate impacts on the natural environment, and ensure the least amount of visual impact on nearby residents. The Town shall also encourage the developers of wireless communication facilities to provide an opportunity for public consultation.

Policy 127 Where appropriate, new facilities should be built to standards to accommodate multiple facilities. Individual facilities shall be strongly discouraged.

Policy 128 The Town shall encourage industry to locate pipelines within identified corridors and/or adjacent to parcel boundaries in order to minimize the impact of these developments on the Town's land base.

Policy 129 The Town shall discourage the development of new well sites within the municipal boundary.

OBJECTIVE 30 To encourage multi-modal transportation opportunities throughout the community and region.

Policy 130 Pedestrian and cyclist pathways can be provided on public utility lots, within road right-of-ways, or as part of a larger park.

Policy 131 The Town shall encourage new development to provide multi-modal transportation options to reduce car dependency within the community, reduce vehicular air emissions, and provide pathway linkages to support healthy lifestyles.

OBJECTIVE 31 Plan and budget for the development and maintenance of infrastructure over the long term.

Policy 132 Review municipal standards and policies every five (5) years to ensure that they reflect current legislative requirements and industry standards to minimize land use conflicts between resource uses and other land uses.

TOWN CENTRE AND GATEWAY OVERLAY AREAS

OBJECTIVE 32 To ensure that the Town Centre, (as identified by the Town Centre Overlay on the Future Land Use Map) is attractive, vibrant, and provides for an appropriate mix of uses and modes of transportation.

Policy 133 The Town of Bon Accord may allow multi-family residential housing within the Town Centre in conjunction with retail/office development, provided proper access and adequate off-street parking facilities can be provided.

Policy 134 In order to ensure that the Town Centre area is a vibrant “hub”, the development of Residential Uses in the Town Centre shall be accessory to Commercial Uses or located in apartment buildings where the main floor of the building is entirely occupied by Commercial Uses.

Policy 135 New office development uses shall be encouraged to locate within the Town Centre Area. The rehabilitation of existing commercial buildings shall be encouraged. Rehabilitative measures may involve structural repairs, cleaning, painting, or installing decorative features such as awnings, canopies, or shutters and installing street furniture such as benches and planters.

Policy 136 The rehabilitation or replacement of existing dwellings in the Town Centre area which are not accessory to commercial uses or within buildings which are entirely devoted to commercial uses on the main floor maybe considered on a discretionary basis.

Policy 137 The conversion of existing dwellings in the Town Centre area to commercial uses shall be encouraged.

- Policy 138 The Town shall strongly encourage the development of an attractive pedestrian environment within the Town Centre area. This may involve:
- a) using building setbacks to create pedestrian rest areas and attractive landscaped niches at convenient locations,
 - b) removing obstructions to pedestrian flow, providing sufficient sidewalk widths, and clearly marking pedestrian crosswalks,
 - c) encouraging businesses to provide rear or side entrances to offer access to employee and customer parking areas.
- Policy 139 The Town shall endeavour to ensure an attractive street appearance in the Town Centre area by providing street furniture and landscaped areas which increase accessibility and character to the streetscape. Laneways should also be made attractive, designed to encourage security and improved, where necessary, for vehicular and pedestrian traffic.
- Policy 140 Yards at the rear of business premises should be neat and properly maintained to present an attractive appearance to adjacent land uses. Dilapidated accessory buildings shall be encouraged to be removed.

OBJECTIVE 33 To ensure that the Gateway Area, (as identified by the Gateway Area Overlay on the Future Land Use Map) provides an attractive, vibrant, and welcoming entrance to the Town of Bon Accord.

- Policy 141 Development within the Gateway Area shall generally follow the concept illustrated and described in the Town of Bon Accord Gateway Area Plan, in order to establish an entrance to the Town that promotes the Town’s services, culture, and community spirit.
- Policy 142 To improve the visual image of the entrances to the Town, Town Council shall encourage owners planning property improvements within the Gateway Overlay Area to consider using building materials, textures, colour, landscaping, and signs that would favourably complement and/or enhance the entrances to the Town.
- Policy 143 Town Council shall strive to undertake improvements on municipally owned properties and encourage the Provincial Government to do the same on provincially owned properties, within the Gateway Overlay Area.
- Policy 144 Encourage the development of distinct “gateways” into the community through the implementation and regular review of the Gateway Area Structure Plan.

OBJECTIVE 35 To ensure that the Town can maintain and/or expand current infrastructure to support the residents and businesses.

- Policy 147 Annually revisit and revise the Town of Bon Accord’s multi-year capital infrastructure plan during the budget review process.
- Policy 148 Annually identify priority infrastructure improvement areas as a part of the budget process.
- Policy 149 Review the Town’s roadway infrastructure plan at five (5) year intervals
- Policy 150 Regularly review existing water, wastewater, and stormwater infrastructure systems. This programme will include conducting a comprehensive review of municipal infrastructure systems every 10 years.
- Policy 151 Annually review infrastructure priorities with Council during annual budget approval process.

OBJECTIVE 36 To maintain a healthy economic environment in which both private enterprises and public organizations thrive.

- Policy 152 The Town shall implement responsible and balanced budgets that support local residents, business owners, and infrastructure.
- Policy 153 The Town shall encourage open communication between the business community and Council.
- Policy 154 The Town shall encourage local businesses to actively market their goods and services.
- Policy 155 The Town shall work with individuals and the development community to address development concerns and be open to adjusting policies / regulations to support innovations.
- Policy 156 The Town shall encourage the development of new local industries and businesses which shall provide additional employment opportunities.
- Policy 157 The Town shall assist in the facilitation of consumer access to available local products and services.

OBJECTIVE 37 To support local business and encourage balance between retention, growth and expansion of local businesses and services.

- Policy 158 The Town shall promote local and regional employment opportunities.
- Policy 159 The Town shall encourage business initiatives that further the diversification of local products and services.

Policy 160 The Town shall encourage the development of a business incubator³.

OBJECTIVE 38 To work collaboratively with the local and regional business community to increase investment, attraction and diversity.

Policy 161 The Town shall develop and implement a Town marketing and communications plan to target and recruit new businesses.

Policy 162 The Town shall encourage new business owners and employees to settle in Town.

Policy 163 The Town shall strive to improve communication between skilled individuals and employers.

Policy 164 The Town shall work with local organizations to support entrepreneurship for youth.

Policy 165 The Town shall publically recognize innovative businesses and developments that have made significant contributions to community sustainability initiatives and community prosperity.

³ A business incubator is a facility established to nurture start-up firms during their early months or years. It usually provides affordable space, shared offices and services and may include hand-on management training and marketing support

OBJECTIVE 40 To provide high levels of service to the community.

- Policy 170 To continue efforts within the Town Office to increase the accessibility of staff and distribution of information to community members.
- Policy 171 Council and senior administration shall regularly review staffing levels to ensure service delivery levels are being met.
- Policy 172 The Town shall encourage training and professional development within the organization to ensure that municipal staff maintained and improved job competencies and work related skills.
- Policy 173 Council shall allocate and manage resources in a cost-effective manner through the budget and financial reporting process.

COMMITMENT TO STAYING CURRENT

OBJECTIVE 41 To ensure that all Town statutory plans, non-statutory plans, infrastructure assessments, and reports are up-to-date and are consistent with current regional and provincial policies and regulations.

- Policy 174 The Town shall undertake a comprehensive review of the Municipal Development Plan every five (5) years.
- Policy 175 When this Plan or any part thereof takes effect, the Land Use Bylaw of Town of Bon Accord shall be amended, if necessary, to conform to this Plan.

REGIONAL COLLABORATION

OBJECTIVE 42 To achieve open and transparent communication with regional partners and consistency with regional planning goals and objectives.

- Policy 176 The planning process within the Town of Bon Accord shall include consultation with neighbouring municipalities and the region. To that end, the Town of Bon Accord shall actively consult with adjacent municipalities and the Capital Region Board (CRB) during the review of this Plan, when amendments to the this Plan are proposed and when a statutory plan such as an Area Structure Plan is proposed that would trigger the Regional Evaluation Requirements (REF) for CRB submission.
- Policy 177 Town of Bon Accord shall consult with Sturgeon County when:
- a) subdivisions are proposed; and
 - b) prior to issuing a decision regarding a discretionary development permit when the proposal is in close proximity to the adjacent municipality or when, in the opinion of the Town of Bon Accord, the proposal may negatively impact regional infrastructure

in order to provide the County with the opportunity to comment on the proposal. The approving authority shall give careful consideration to any matter raised during this consultation; however, the Town of Bon Accord shall not be bound by the recommendations of the adjacent municipality.

Policy 178 Implementation of the Town's Municipal Development Plan shall conform to the goals, objectives and policies contained within Capital Region Growth Plan.

6 | OUR SOCIAL & CULTURAL SELVES



6.1 THE CURRENT REALITY



6.2 GOAL

The Town of Bon Accord is an inclusive community that celebrates its heritage and cultural diversity. Our comprehensive community, recreation and healthcare services promote mind and body wellness for community members through all stages of life.

6.3 OBJECTIVES, POLICIES, & ACTIONS

OUR HEALTHY & VIBRANT COMMUNITY

OBJECTIVE 43 To provide all residents reasonable access to recreation opportunities.

Policy 179 Promote structured and unstructured recreational activities

Policy 180 Strengthen community connectivity to provide additional opportunities for recreation and active lifestyle choices for people of all ages and abilities

OBJECTIVE 44 To maintain our existing recreation assets and encourage the development of new recreation opportunities.

- Policy 181 The Town shall endeavour to ensure adequate provision of attractive, accessible, well-maintained recreation areas and facilities for the community.
- Policy 182 Notwithstanding the preceding policy, from time to time, the amount of land provided as municipal reserve land at time of subdivision may be too small or may be unsuitable to be of use for the Town’s recreational purposes. In such instances, at the discretion of the Subdivision Authority and in accordance with the Municipal Government Act, money in place of Reserves may be provided. That money shall be used for recreation capital works and shared with the School Division(s) in accordance with any agreement the Town may have with the School Division(s).
- Policy 183 The development of recreation areas and facilities shall be based on standards which are within the financial capabilities of the community to achieve.
- Policy 184 Develop a facilities maintenance and improvement strategy and incorporate recreation maintenance and investments into a 5 year capital budget to plan for required maintenance and future recreation investments.

OBJECTIVE 45 To encourage trail development while also protecting adjacent landowners from potential negative impacts through the careful regulation of recreation use of trail corridors.

- Policy 185 The Town shall continue to work collaboratively with community organizations to support the management of local trail networks and community facilities.
- Policy 186 The Town shall endeavour to identify and create an interconnected system of parks and community green spaces throughout the community and larger region.
- Policy 187 The Town shall support the development of active transportation pathways, including the existing trail network, linking parts of the Town to provide both connectivity between neighbourhoods and recreation opportunities.
- Policy 188 The Town may prepare a trails master plan recreation and parks needs assessment. This assessment will provide recommendations for the addition or improvement of active and passive recreation facilities within the Town.

OBJECTIVE 46 To encourage collaboration with community groups, business leaders, not-for-profit organizations, and regional partners to provide a range of recreational & cultural opportunities & services.

- Policy 189 The Town supports and encourages the activities of community clubs, sports clubs, cultural and heritage societies, churches, schools, individuals, etc. through funding, policy development and facility development.

- Policy 190 Continue to work collaboratively on the development of a recreation master plan with regional partners to identify opportunities for regional collaboration.
- Policy 191 Work cooperatively with Sturgeon County and other regional partners to maintain and develop high quality recreation facilities.
- Policy 192 Endeavour to support community groups in providing recreation opportunities within the Town.
- Policy 193 Work collaboratively with developers, clubs and citizens groups to assist in park development and re-development.
- Policy 194 The Town shall continue to work collaboratively with existing service clubs, not-for-profit organizations, and regional partners to improve and support existing recreation and tourism facilities within the Town and larger region.
- Policy 195 Work collaboratively with local businesses, organizations and institutions to enhance public and privately funded recreational and educational opportunities.

OBJECTIVE 47 To work with provincial agencies, regional partners and the community at large to ensure a high level of health, protective and emergency services within Town.

- Policy 196 Continue regular and open communication with emergency services providers.
- Policy 197 The Town shall continue to assess the level of municipal protective/emergency servicing. Attention shall be focused primarily on staff, equipment and space requirements to ensure adequate fire protection.
- Policy 198 The Town shall implement Crime Prevention through Environmental Design (CPTED) practices in new developments and subdivision design.
- Policy 199 The Town shall work with regional partners in reviewing and establishing regional emergency services strategies.
- Policy 200 The Town shall encourage the RCMP to work with various community groups in an effort to sponsor an awareness of crime in Bon Accord and a preventive attitude among Town residents.
- Policy 201 The Town shall endeavor to ensure that an appropriate level of ambulance service is provided in the community.
- Policy 202 The Town shall assist volunteer emergency services groups to help recruit members by means of education, promotion and communication.
- Policy 203 The Town shall collaborate with the Provincial Health Authority to attract health care providers to locate, live and work in the community.
- Policy 204 The Town shall collaborate with the Provincial Health Authority to assess differences between current needs and existing services.

- Policy 205 The Town shall collaborate with the Provincial Health Authority to encourage the development of innovative healthcare practices in the community.
- Policy 206 The Town shall endeavour to ensure the expansion of social services to residents as the need arises.
- Policy 207 The Town shall endeavour to ensure the expansion of health services as required in order to meet the needs of local and regional residents.

OBJECTIVE 48 To increase accessibility to vibrant community spaces that provide opportunities for spontaneous interaction, lifelong learning, and services to support community members.

- Policy 208 Recognize and promote the significance and location of community “hubs” and park spaces.
- Policy 209 Encourage Smart Growth developments which include opportunities for spontaneous interaction and gathering.
- Policy 210 Promote informal and formal learning opportunities for citizens of all ages.
- Policy 211 Collaborate with education providers to increase locally available educational opportunities.
- Policy 212 Support accessible life-long learning opportunities such as continuing education programs, early childhood educations programs and programing for seniors.
- Policy 213 In association with Provincial and Federal agencies, support and encourage programming, counselling, and social programming opportunities for youth, adults, and seniors.
- Policy 214 Work with community groups and volunteers to increase the accessibility of cultural resources.
- Policy 215 Support newcomers to the community and strive to create a warm and inviting atmosphere that is welcoming to new community members through programs such as a welcoming program.
- Policy 216 Work with community groups and volunteers to implement recommendations from the 2014 Community Needs Assessment.

OBJECTIVE 49 To support opportunities for the creation of a wide variety of viable housing options within the community.

- Policy 217 In association with Provincial and Federal agencies, maintain current levels of service and encourage the development of additional seniors housing and assisted living options.
- Policy 218 The Town supports the implementation of innovative housing models, including higher density districts and new construction methods to encourage more affordable housing within the community.

- Policy 219 Encourage diversity and inclusiveness within the community through collaboration with local stakeholders as well as provincial and federal agencies.
- Policy 220 Explore opportunities, in association with Provincial and Federal agencies, develop programs for welcoming new Canadians.
- Policy 221 Encourage strategies for inclusiveness to support individuals of all abilities within the community.

OUR HERITAGE

OBJECTIVE 50 To preserve and promote significant historic resources located within the community.

- Policy 222 Based upon Provincial guidelines, Town Council shall encourage private and public efforts to preserve and support historic and cultural resources deemed worthy of preservation by the municipality.
- Policy 223 Support the preservation of the heritage documents, oral histories, videos, recordings, and photographs for the region by encouraging the development of a local archives.
- Policy 224 The Town shall require Heritage Resource Impact Assessments to be included with proposed subdivision and development applications in locations where the proposal may impact significant heritage resources.
- Policy 225 The Town shall encourage the use of historic resources to promote tourism, where appropriate.
- Policy 226 The Town shall encourage local and regional organizations to preserve and promote local historic and cultural resources.

OBJECTIVE 51 To encourage the development of architecturally interesting buildings, cohesive design themes and patterns of development in order to maintain and improve the aesthetic characteristics of the community.

- Policy 227 Support programming initiatives that encourage citizens to take ownership and pride in the Town's visual appearance.
- Policy 228 Encourage the development and maintenance of public works of art, including entrance signs and the clock tower.
- Policy 229 Explore opportunities for developing and implementing a design theme for the Town Centre area.

7 | **AUTHORITY OF THE PLAN**

Pursuant to the Municipal Government Act, R.S.A., 2000, this Plan shall be adopted by the Town of Bon Accord, as the Town of Bon Accord Municipal Development and Sustainability Plan. Subdivision, development and re-development of lands within the Town of Bon Accord by the Municipality and general public shall be in accordance with the provisions of this Plan. Council shall encourage the Provincial and Federal governments to have regard for the provisions of this Plan, and in the formulation and implementation of Provincial and Federal policies and programs, within the Town of Bon Accord.

OBJECTIVE 52 To ensure that all municipal statutory and regulatory planning documents are consistent and up-to-date and to conduct reviews and consider amendments to the Plan as required.

Policy 230 When this Plan or any part thereof takes effect, the Land Use Bylaw of Town of Bon Accord shall be amended, if necessary, to conform to this Plan.

Policy 231 The Municipal Government Act outlines the procedure for an amendment to the Municipal Development Plan. When reviewing proposals for amendment, Council shall ensure that the change is in agreement with the plan goal and objectives. Council should require that a request for an amendment be made in writing. The submission shall also address the reasons for the amendment and conformity with the Plan's goals and intent. When reviewing an amendment, Council should consult with any agencies it feels may be of assistance.

Policy 232 Planning is a continuous process and it is important that the Municipal Development Plan and Sustainability Plan be monitored, reviewed and updated in order to ensure that the planning needs of the Town are being met. A review may be appropriate when:

- a) changes in economic, social or technical developments occur,
- b) a new Council is elected, or
- c) an amendment to the plan is made.

8 | COMING INTO FORCE

8.1 REPEALING EXISTING CONTROLS

Bylaw #2000-06 and any and all amendments thereto are hereby repealed upon the final passing of this Bylaw.

8.2 COMING INTO FORCE

This Bylaw shall come into full force and effect upon the day it receives third and final reading by Council.

READ A FIRST TIME this

15th day of November, 2016.

Mayor of the Town of Bon Accord

CAO of the Town of Bon Accord

READ A SECOND TIME this

16th day of May, 2017.

Mayor of the Town of Bon Accord

CAO of the Town of Bon Accord

READ A THIRD TIME AND FINALLY PASSED this

11th day of July, 2017.

Mayor of the Town of Bon Accord

CAO of the Town of Bon Accord

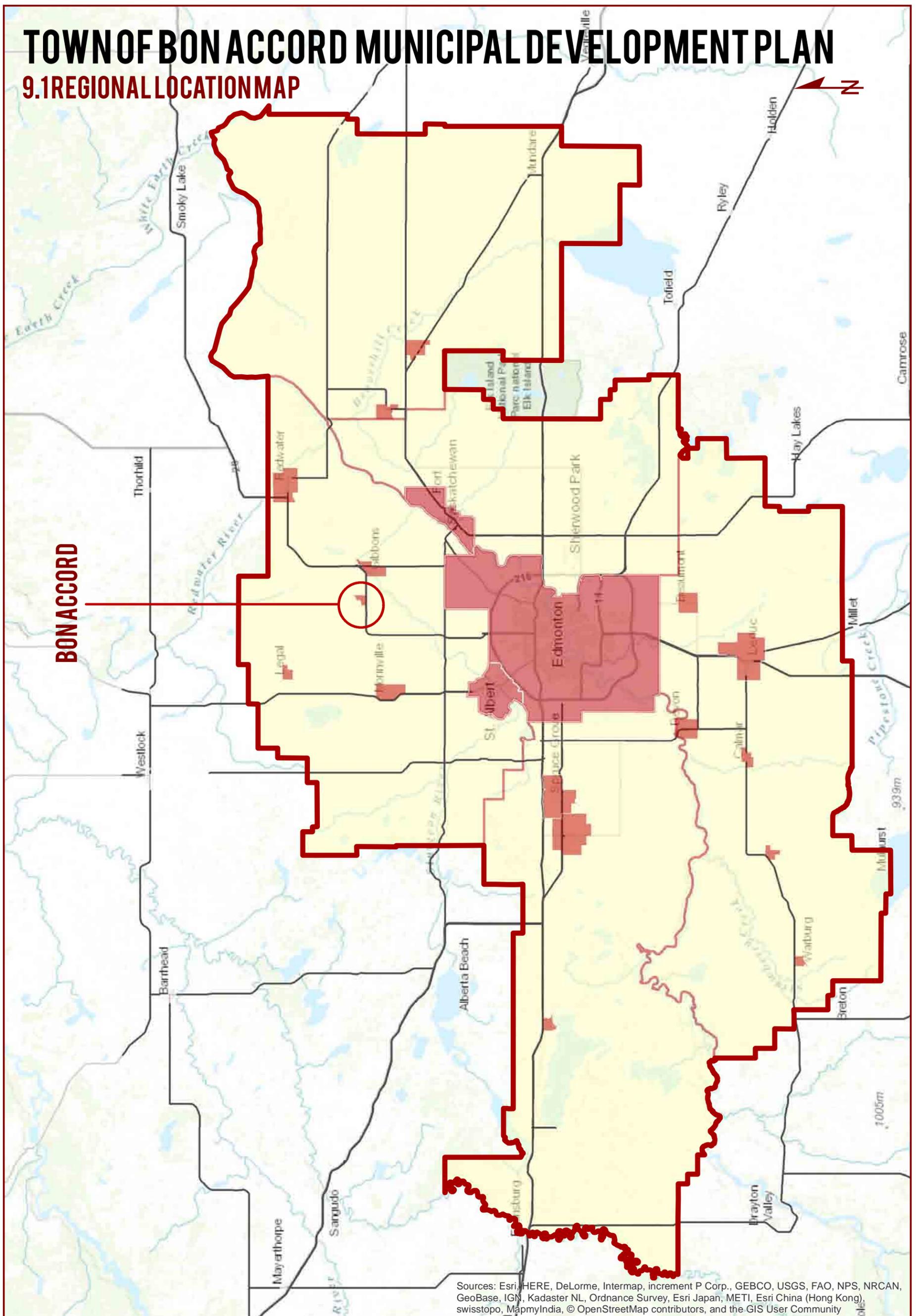
9| MAPS

9.1 TOWN OF BON ACCORD MDP REGIONAL LOCATION MAP

9.2 TOWN OF BON ACCORD MDP FUTURE LAND USE MAP

TOWN OF BON ACCORD MUNICIPAL DEVELOPMENT PLAN

9.1 REGIONAL LOCATION MAP



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

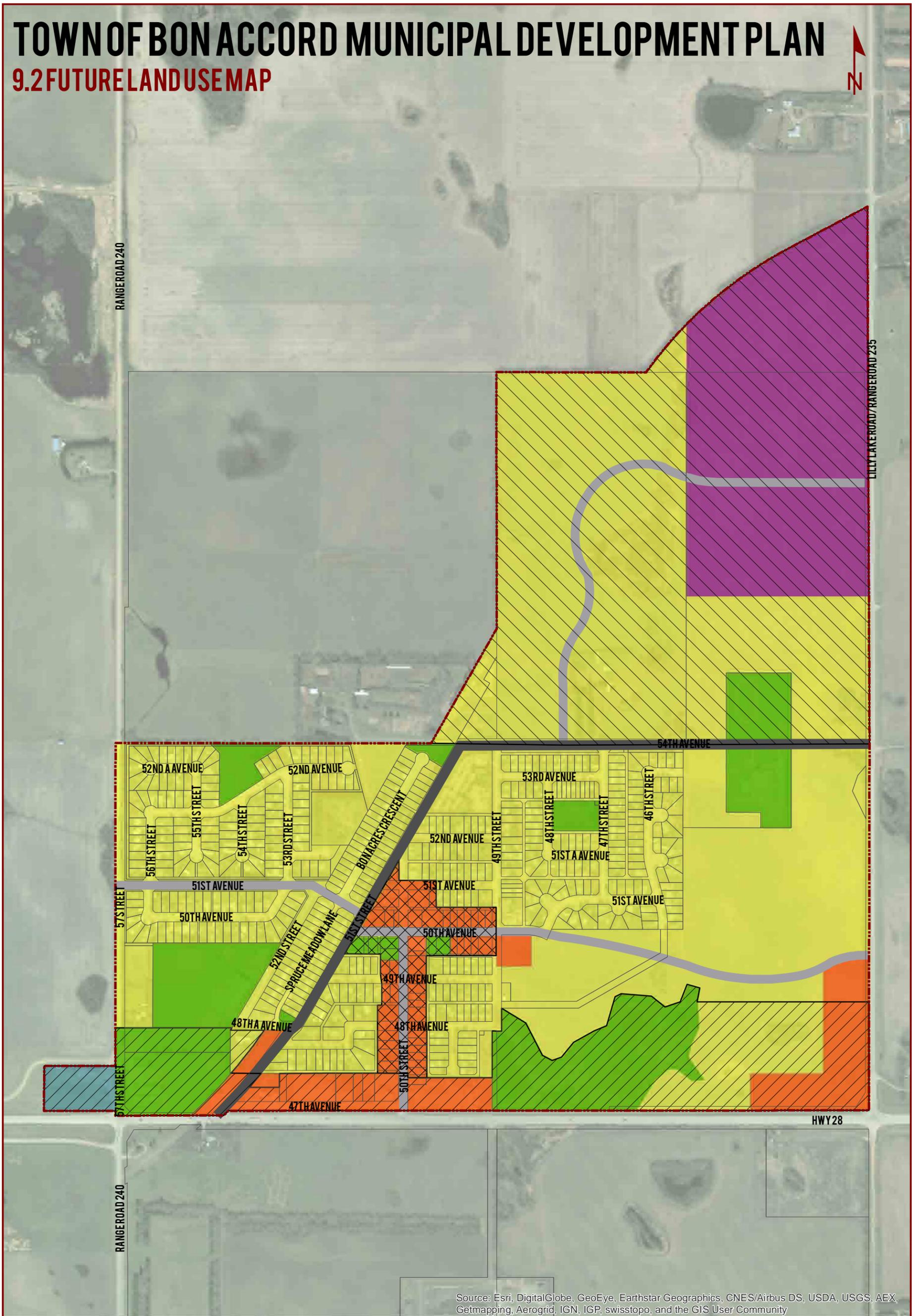
CAPITAL REGION BOARD MEMBER MUNICIPALITIES

- CAPITAL REGION BOARD BOUNDARY
- URBAN MUNICIPALITY
- RURAL MUNICIPALITY



TOWN OF BON ACCORD MUNICIPAL DEVELOPMENT PLAN

9.2 FUTURE LAND USE MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

- | | | | | | |
|--|---------------|--|------------------------|--|----------------------|
| | TOWN BOUNDARY | | COMMUNITY | | GATEWAY AREA OVERLAY |
| | RESIDENTIAL | | UTILITY | | MAJOR COLLECTOR |
| | COMMERCIAL | | TOWN CENTRE OVERLAY | | MINOR COLLECTOR |
| | INDUSTRIAL | | STATUTORY PLAN OVERLAY | | |



10 | APPENDIX A – INFORMATION MAPS

MAP 1 – ORTHOPHOTOGRAPHY

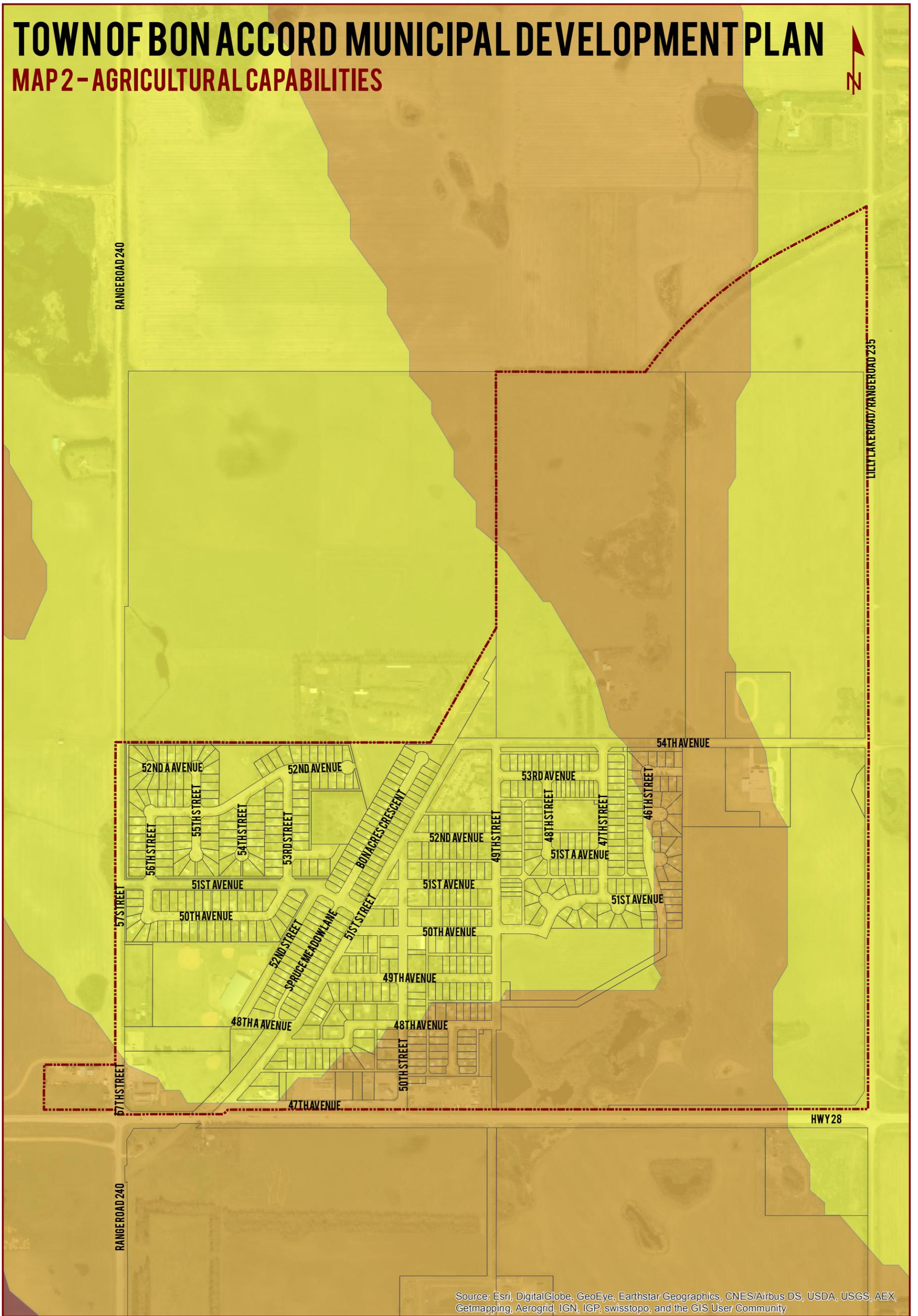
MAP 2 – AGRICULTURAL CAPABILITIES

MAP 3 – UNGULATE CAPABILITIES

MAP 4 – WATERFOWL CAPABILITIES

TOWN OF BON ACCORD MUNICIPAL DEVELOPMENT PLAN

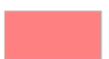
MAP 2 - AGRICULTURAL CAPABILITIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

 TOWN BOUNDARY

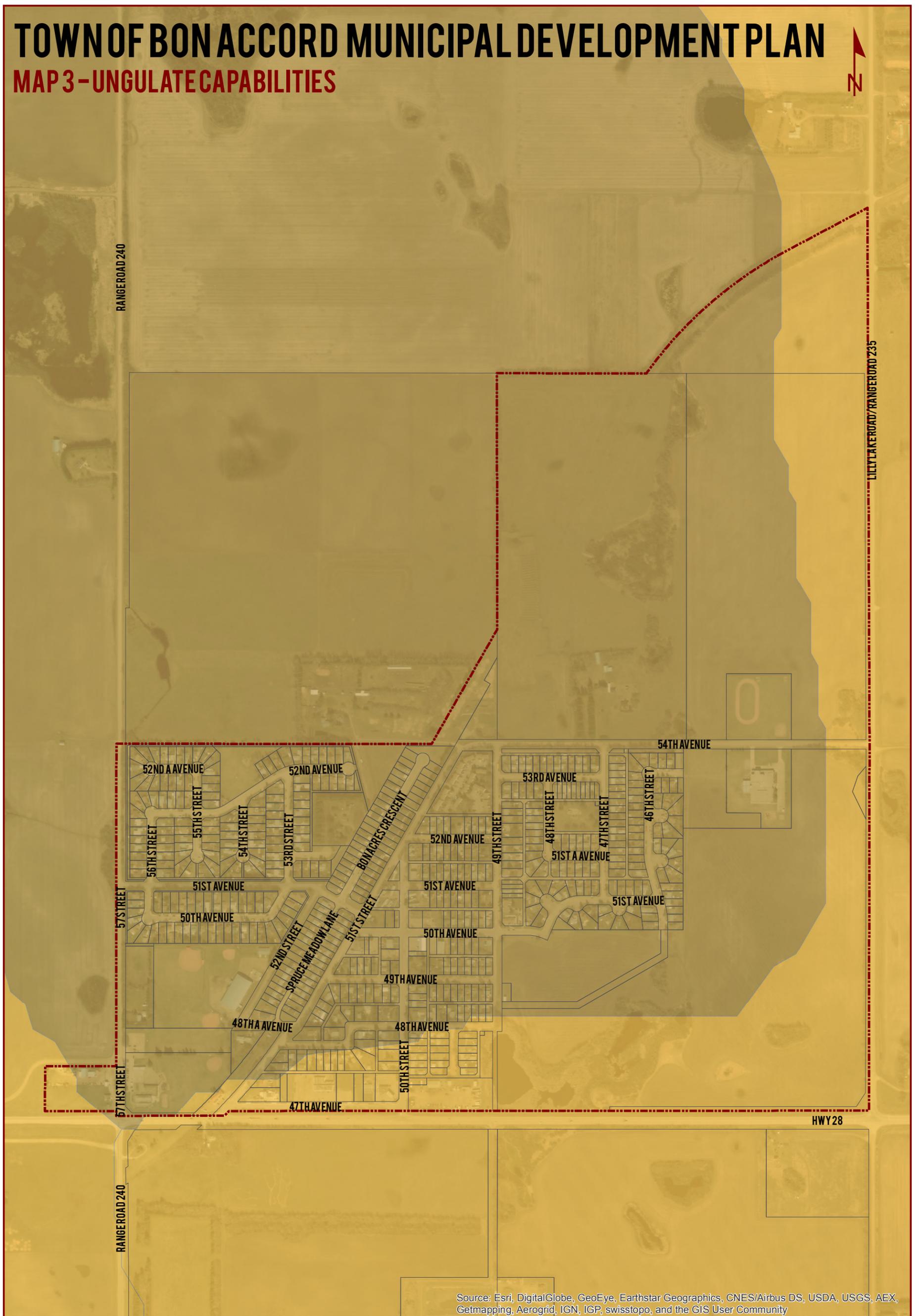
CANADA LAND INVENTORY

- | | | | |
|--|--------------------------------|---|-----------------------------------|
|  | 1 - NO SIGNIFICANT LIMITATIONS |  | 3 - MODERATELY SEVERE LIMITATIONS |
|  | 2 - MODERATE LIMITATIONS |  | 4 - SEVERE LIMITATIONS |



TOWN OF BON ACCORD MUNICIPAL DEVELOPMENT PLAN

MAP 3 - UNGULATE CAPABILITIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

 TOWN BOUNDARY

CANADA LAND INVENTORY

 1 - NO SIGNIFICANT LIMITATIONS

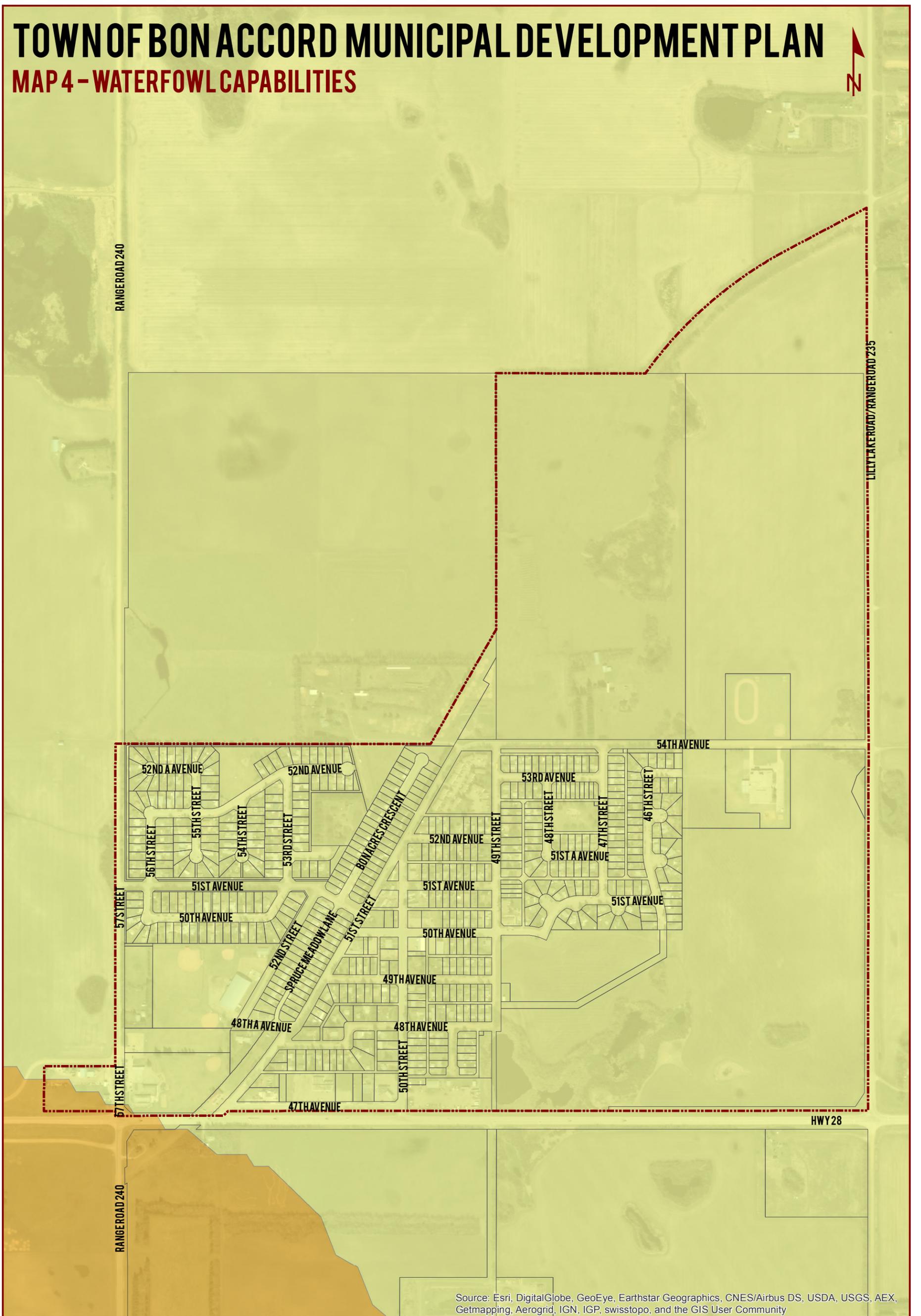
 3 - SLIGHT LIMITATIONS

 2 - VERY SLIGHT LIMITATIONS



TOWN OF BON ACCORD MUNICIPAL DEVELOPMENT PLAN

MAP 4 - WATERFOWL CAPABILITIES



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

 TOWN BOUNDARY

CANADA LAND INVENTORY

 5 - MODERATELY SEVERE LIMITATIONS

 6 - SEVERE LIMITATIONS

