

**TOWN OF BON ACCORD  
BYLAW 2023-10  
MUNICIPAL DEVELOPMENT PLAN**

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**A BYLAW OF THE TOWN OF BON ACCORD, IN THE PROVINCE OF ALBERTA TO ESTABLISH A MUNICIPAL DEVELOPMENT PLAN.**

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WHEREAS the Municipal Government Act, RSA 2000, c. M-26, as amended from time to time, authorizes municipalities to establish, by bylaw, a Municipal Development Plan.

WHEREAS the Town of Bon Accord wishes to amend its Municipal Development Plan as it affects certain lands.

NOW THEREFORE, the Council of the Town of Bon Accord, in the Province of Alberta, enacts as follows:

1. This Bylaw may be referred to as the Town of Bon Accord "Municipal Development Plan Bylaw".
2. Schedule "A" attached hereto is hereby adopted as part of this Bylaw.
3. Bylaw 2016-08, and any amendments thereto, are hereby repealed.
4. This Bylaw comes into full force and effect upon third and final reading.

READ A FIRST TIME THIS 5<sup>th</sup> day of December 2023.

READ A SECOND TIME THIS 16<sup>th</sup> day of January 2024.

READ A THIRD TIME THIS 16<sup>th</sup> day of January 2024.

SIGNED AND PASSED THIS 16<sup>th</sup> day of January 2024..

Original Signed

\_\_\_\_\_  
Mayor Brian Holden

Original Signed

\_\_\_\_\_  
Chief Administrative Officer Jodi Brown

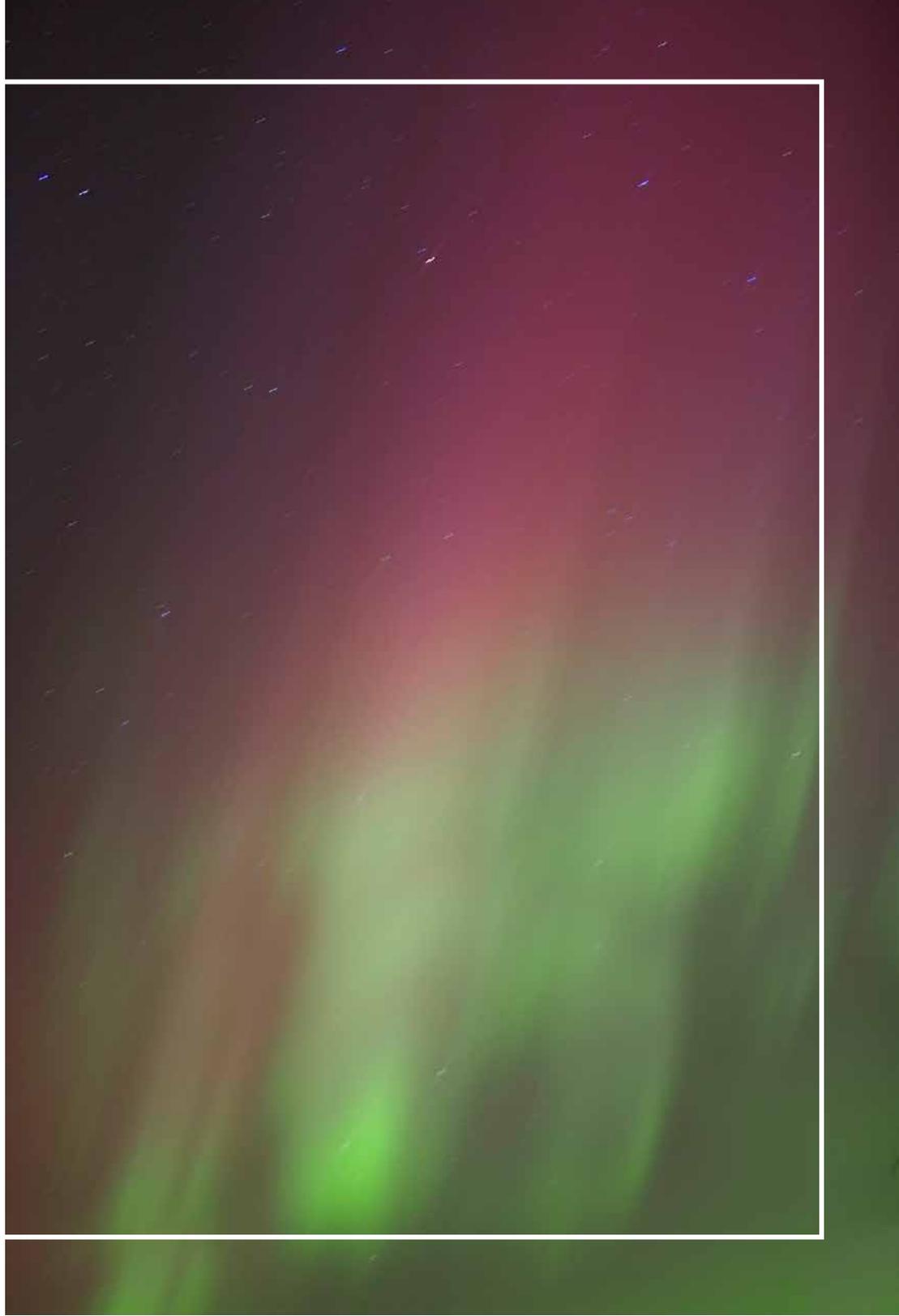
# Dark Skies and Bright Futures

Our Municipal Development Plan  
Bylaw 2023-10



## Acknowledgement

The Town of Bon Accord acknowledges that the land on which we gather is Treaty 6 territory and a traditional meeting ground and home for many Indigenous Peoples, including Cree, Saulteaux, Niitsitapi (Blackfoot), Métis, and Nakota Sioux Peoples.



## Executive Summary

The Town of Bon Accord is a growing community deeply rooted in the local rural landscape, with strong ties to neighbouring communities in the region.

Bon Accord embraces new opportunities and ideas, including being Canada's first International Dark Sky Community, developing electric vehicle charging infrastructure, and undertaking the construction of a municipal solar farm to support a clean energy future.

Through the MDP, the Town has established a Plan to support community resiliency through business development and retention, supporting services for families, and identifying and budgeting for infrastructure expansion and replacement.

Bon Accord is an inclusive community with a range of housing options to support young families, a growing regional labour force, and long-time Town residents. As the community grows and the population becomes more diverse, the Town will continue to support inclusive community programming and environmental best practices.

The Municipal Development Plan's (MDP) vision is supported by goals, objectives and policies that will guide future land use and community development Investments.

The MDP is a 'living' document; as regional and local development trends evolve, and as community priorities change, the MDP will be revised to ensure it continues to reflect the community's vision for the future.



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## 1. Our History and Culture

Bon Accord is rooted in agriculture with a rich history beginning in the late 1800s. Early development in Bon Accord was led by Scottish immigrants who came to settle and work the land. A meeting of locals resulted in the name 'Bon Accord,' chosen due to settlers' familial connections to Aberdeen, Scotland. 'Bon Accord,' meaning "Good Agreement" is the motto of Aberdeen.

During the 20th century, Bon Accord steadily grew as a thriving agricultural community. The development of the railway provided local settlers with a means of selling their products and connecting to communities throughout the region. This steady growth culminated in the creation of the Village of Bon Accord in 1964, which grew to become the Town of Bon Accord in 1979.

The Town has evolved and diversified from its rural beginnings, but its agricultural roots remain distinctly evident in the surrounding landscape, visible heritage, and character of its residents.

In 2015, the Town received an International Dark Sky Community designation from the International Dark Sky Society. Bon Accord is the first Canadian community and the 11th in the world to secure the designation. This designation is bestowed upon communities that have shown exceptional dedication to the preservation of the night sky through the implementation and enforcement of a quality outdoor lighting ordinance, dark sky education and citizen support of dark skies.





## 2. Our Community

Bon Accord is a family-orientated community. The Town is home to many young families with a higher number of children per household than the provincial average. Policies within the MDP encourage residential developments, businesses, parks, recreation facilities, and services that support the current community and future demographics.

The percentages of the Town's population that identify as female and male residents are equal. Many small communities in Alberta experience a shift in the balance toward a male or female-centric population primarily due to out-of-town employment opportunities.

From 2006 to 2021, the Town's population has remained consistent, with minor increases and decreases reported each federal census period.

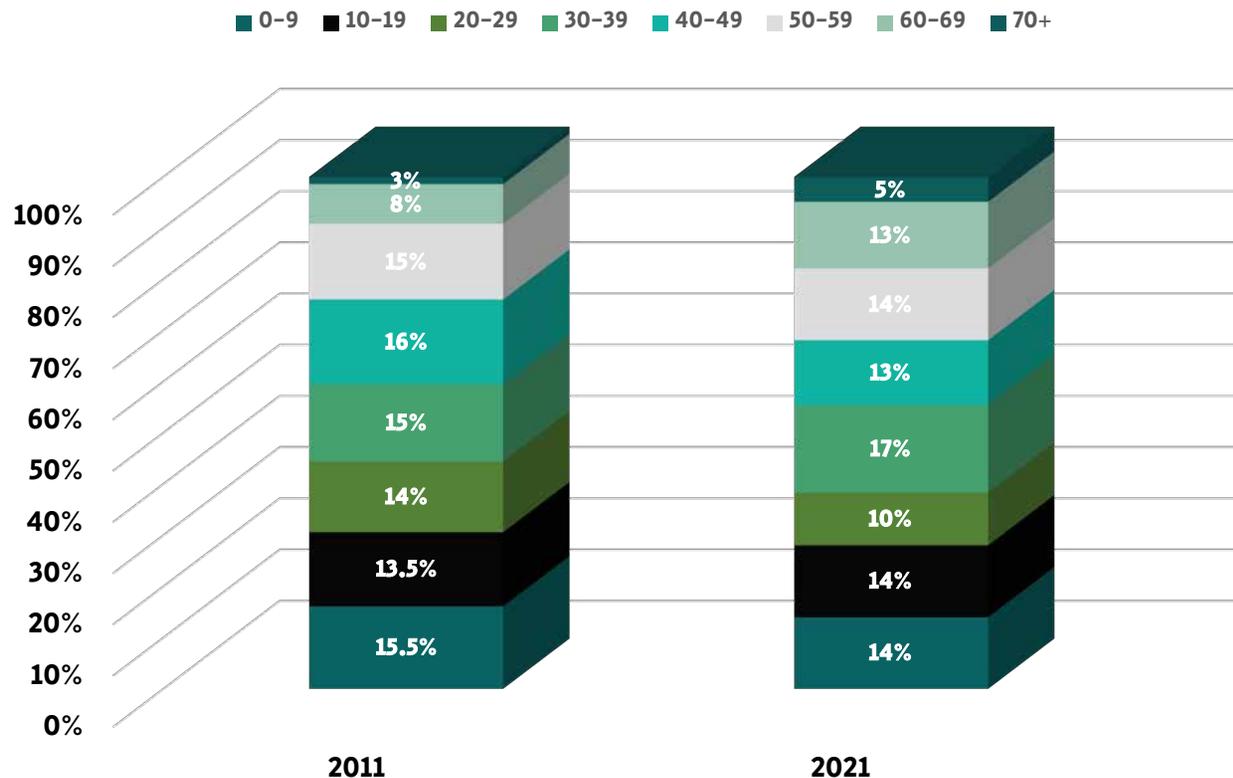


## 2.1 Population

Approximately 28% of the Town's population is within the younger cohorts (0-19 age range); however, Bon Accord appears to be experiencing a demographic shift resulting in a higher number of community members in the older age ranges (60+). This may reflect the provincial trend of the aging baby boomer population. The 0-9 and 20-29 age ranges declined as a percentage of the Town's population from 2011 to 2021. The age 60+ population had a significant population change, increasing by approximately 105 persons from 2011 to 2021.

Policies within the MDP encourage future development patterns that support the needs of residents now, and for generations to come. Ensuring healthy neighbourhood design features which support aging-in-place, multi-modal transportation options, and proximity of local services are also an important focus of this MDP.

**Population Distribution by Age Range (2011 and 2021)**



**1,461**  
People

**-4.4%**  
Population Change  
2016 to 2021

**+2.0%**  
Planned Long-Term  
Population Growth

**37**  
Average Age

**7.3/ha**  
Population Density  
Developed Areas

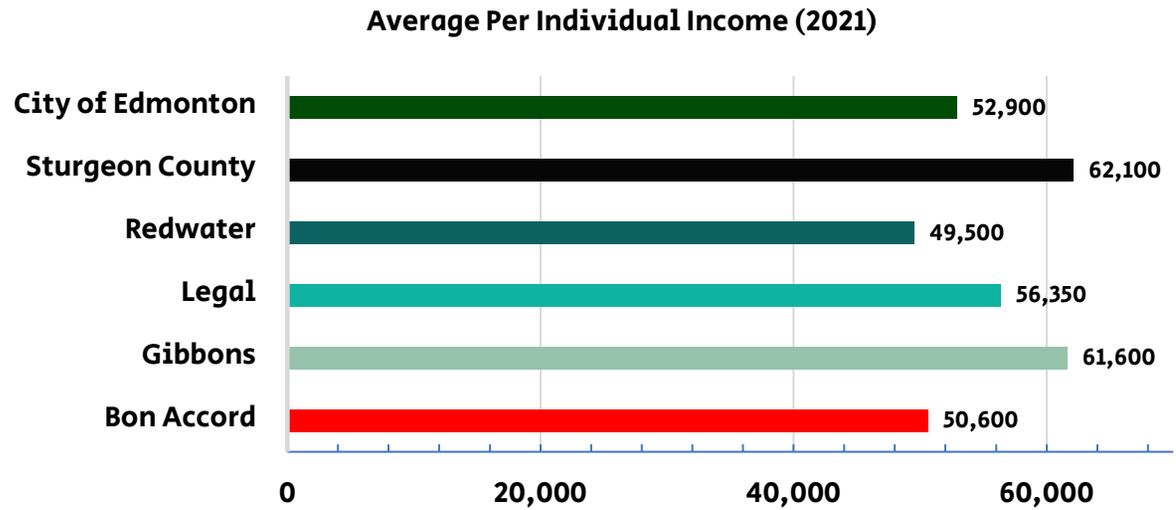
**86%**  
Single Detached  
Housing

**28%**  
Youth Population  
(19 and Younger)

## 2.2 Income

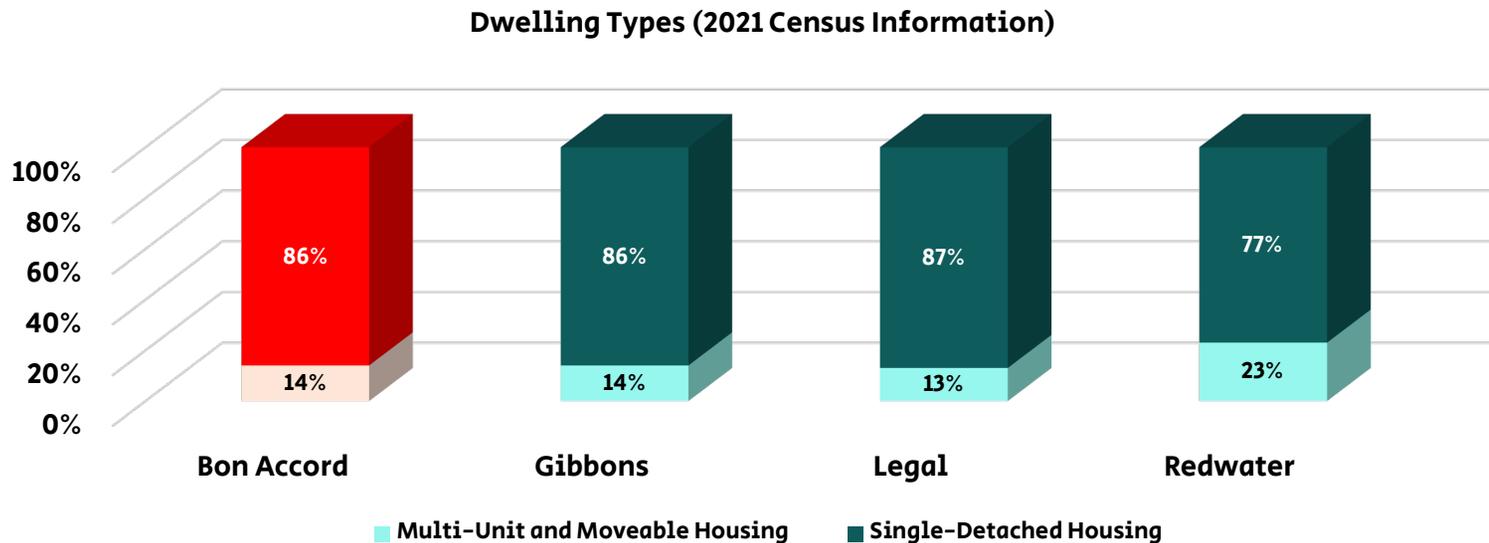
The average income of Bon Accord’s residents is slightly lower than the average income of residents in surrounding municipalities. In 2021, the average per-individual income for residents of Bon Accord was consistent with equivalent statistics in the Town of Redwater and the City of Edmonton.

Notably, Sturgeon County and the Town of Gibbons’ average per-individual incomes are higher than all other municipalities used in this comparison.



## 2.3 Housing

Similar to the other Towns in the Sturgeon Region, the predominant dwelling type in Bon Accord is single-detached. From 2001 to 2021, the percentage of the Town’s total housing stock that are single-detached dwellings remained consistent (86%).





## 3. How the MDP Works

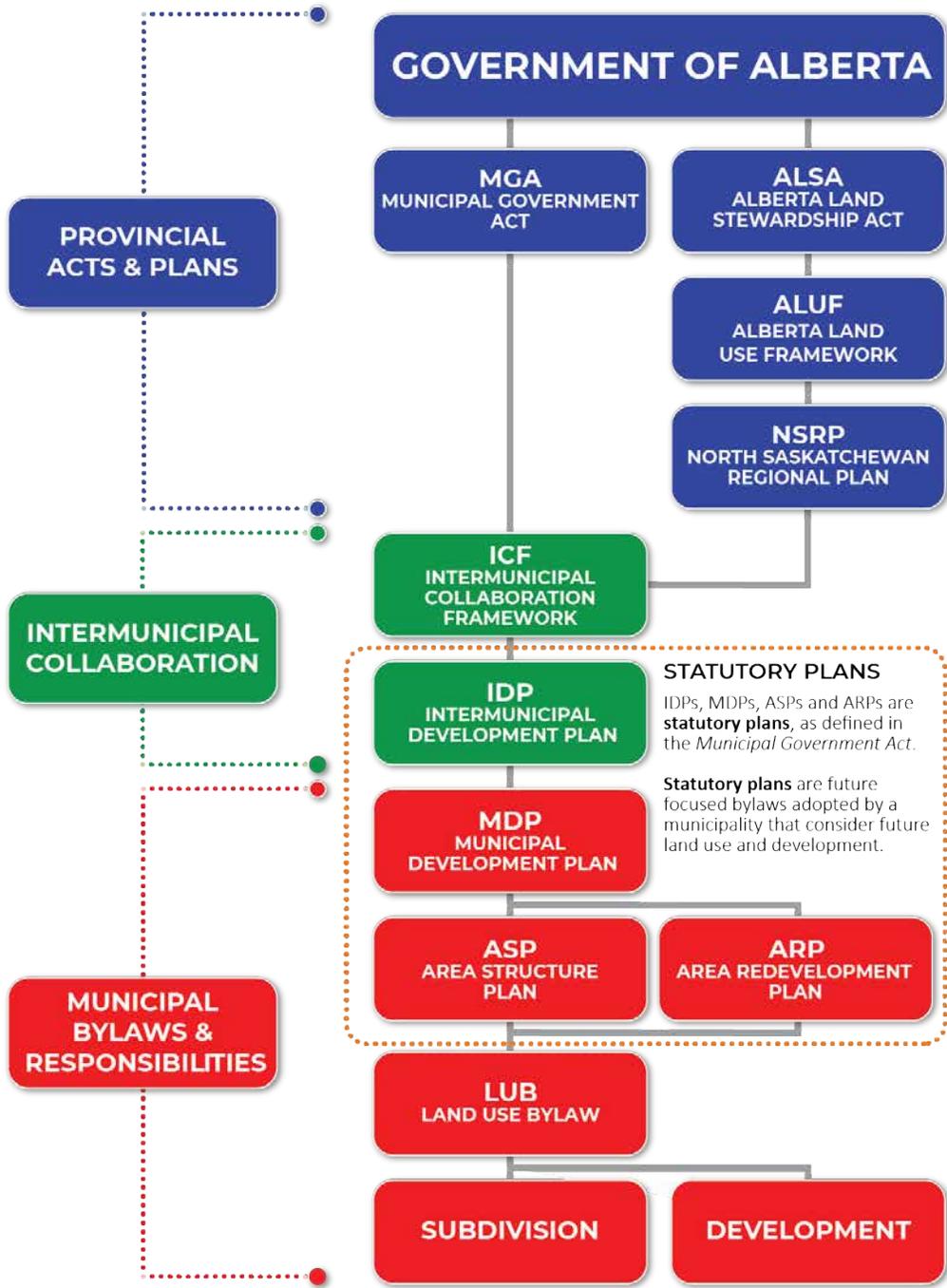
The Municipal Development Plan (MDP) is the Town's plan for future land use and development. It establishes a clear, obtainable vision for how the Town will grow and develop over the next 25 years. The MDP will guide Council decisions on key land management issues including future residential and commercial growth, conservation of the natural environment, and investment in infrastructure and community services.

### 3.1 Legislative Requirements

The Government of Alberta has a variety of planning documents and legislation that provide direction and requirements to municipalities regarding land use planning. Alberta's *Municipal Government Act (MGA)* is the provincial legislation that sets out the roles and responsibilities of municipalities and elected officials. The *MGA* includes a legislative requirement for all municipalities, including the Town, to adopt a Municipal Development Plan to guide long-range planning and land use. The *MGA* also identifies the required and optional policy areas within a Municipal Development Plan. The Municipal Development Plan may be amended through a process defined in the *MGA*.

The *Land Stewardship Act* includes policy direction that requires municipalities to align their MDP with the policy direction contained in regional plans. The Town of Bon Accord falls within the North Saskatchewan Regional Plan area. This regional plan is currently being prepared by the Province of Alberta.

In preparing this MDP, applicable provincial legislation and regulations were reviewed with care to ensure that the MDP is consistent with current provincial requirements.



### 3.2 Planning Hierarchy

The Town of Bon Accord has adopted an Intermunicipal Development Plan (IDP) with Sturgeon County. An IDP is a high-level statutory plan jointly developed by two or more neighbouring municipalities. IDPs ensure that land use decisions within the IDP area are thoughtfully considered through a cooperative planning approach that supports the long-term interests of both municipalities. The policies and land use concepts of the MDP were reviewed to ensure consistency with the IDP.

The policies within the MDP will be implemented by Town Council, Administration, residents, and development proponents through the preparation of Area Structure Plans, the interpretation of the Town's Land Use Bylaw, and both subdivision and development applications.

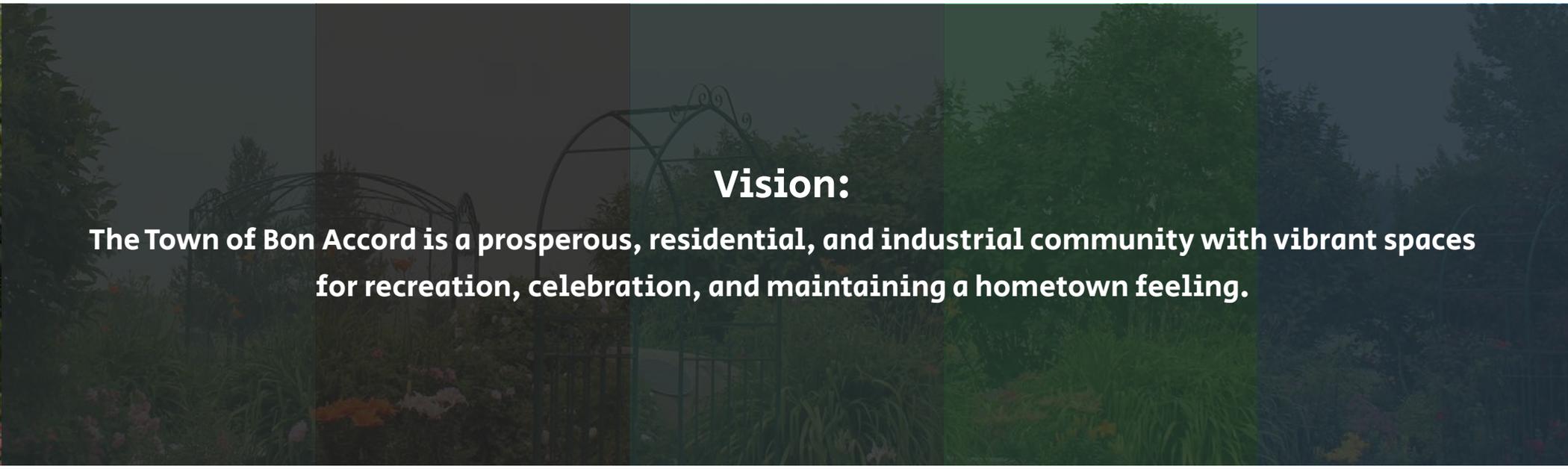
As provided for in the *Municipal Government Act*, this Municipal Development Plan shall be regularly reviewed and updated to ensure consistency with provincial requirements, Intermunicipal Development Plans, Intermunicipal Collaboration Frameworks, and community values. As the MDP is updated in the future, the Town shall have regard for impacts on the Town's approved Area Structure Plans and Land Use Bylaw.

The chart to the left illustrates the hierarchy of Provincial Acts, Plans, and Frameworks that primarily affect planning and development activities in the Town of Bon Accord. The chart also explains how the Town of Bon Accord MDP fits within the hierarchy, and how the MDP administers other planning and development decision-making processes, such as Area Structure Plans, the Town of Bon Accord Land Use Bylaw, and site-specific subdivision and development applications.

# 4. Planning Principles

The Bon Accord Municipal Development Plan is guided by the following five principles:

<p>Land uses and development activities support employment opportunities and regional economic growth.</p>	<p>Smart growth principles shall be applied to maintain the integrity of the land base and to promote sustainable development such that the needs of the present generation are met without compromising the Town's small-town character or the ability of future generations to meet their own needs.</p>	<p>Growth is managed and directed in a compatible, transparent, equitable manner that recognizes the diverse needs and aspirations of Town residents.</p>	<p>Land use patterns make efficient use of land, infrastructure, public services, and public facilities, and contribute to the development of healthy, safe, and viable neighbourhoods by encouraging integrated land use types and a wide range of economic opportunities.</p>	<p>Planning is proactive, comprehensive, and carried out in an open, consistent, and equitable manner.</p>
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## Vision:

The Town of Bon Accord is a prosperous, residential, and industrial community with vibrant spaces for recreation, celebration, and maintaining a hometown feeling.



## 4.1 Smart Growth Themes

To facilitate sound planning and development within the Town, the MDP is structured around principles of Smart Growth that have been modified to apply more specifically to a small urban setting. These principles emphasize the value of enhancing the quality of life for residents and preserving significant natural areas to ensure that new growth and development in Bon Accord will be socially, fiscally, and environmentally responsible well into the future. The Smart Growth themes that are evident in this MDP include:

- Fostering a community identity, which is unique, vibrant, diverse, and inclusive.
- Nurturing engaged citizens.
- Encouraging the redevelopment of existing Town neighbourhoods through the provision of flexible and inclusive land use policies.
- Facilitating the provision of diverse housing opportunities.
- Maximizing the use of existing hard and soft infrastructure.
- Encouraging sustainable and community-focused growth in brownfield and greenfield areas.
- Enhancing parks, green space, and recreation opportunities.
- Promoting community health.
- Encouraging economic development through:
  - economic renewal;
  - supporting new and existing economic assets within the community; and
  - supporting traditional regional economic drivers.



## 5. Building for our Future

The Town of Bon Accord is home to approximately 1,416 people in 590 dwellings (Source: Statistics Canada). Undeveloped lands (also known as greenfield areas) in the Town represent a potential 12,000+ additional Bon Accord residents, based on planned population growth over the next 100 years. This includes the recent 2017 annexation area as well as other undeveloped lands in the Town.

To accommodate this growth, the Town has developed a Future Land Use Concept to identify where future residential, commercial, industrial, recreational, and institutional development may occur. Within each future land use category, policies respecting the preservation of important environmental features, the development of large-scale and small-scale community amenities (e.g. playgrounds, parks, trails, etc.), and the provision of core infrastructure, utilities and services are found in the subsequent pages of this plan; these policies, guided by specific goals and objectives, are intended to ensure that these areas are designed and developed efficiently and as complete neighbourhoods within the Town of Bon Accord.

The Future Land Use Concept is shown on Map 2 – Future Land Use. The map identifies the Town’s preferred long-term pattern of land use. The map shows the general intent for future development.

More detailed boundaries and uses will be identified through approved Area Structure Plans or the Town of Bon Accord Land Use Bylaw. The general land use categories include:

<b>Residential Development Area</b>	Existing and planned residential neighbourhoods where planning efforts support community safety, health, infrastructure, efficiency, and pride.
<b>Commercial Development Area</b>	Developed sites and planned areas for new commercial developments that serve Town residents and visitors.
<b>Industrial Development Area</b>	Planned areas for future industrial developments to expand economic development opportunities in the Town.
<b>Community &amp; Environment Area</b>	Portions of the Town where residents and visitors gather to celebrate, learn, participate, and play – both indoors and outside.
<b>Utility Development Area</b>	Areas where utilities, services, and infrastructure may be developed to service the Town.
<b>Downtown Overlay Area</b>	The heart of Bon Accord, where people live, work, play, shop, gather, and celebrate.
<b>Gateway Overlay Area</b>	Bon Accord’s Highway 28 frontage area provides business and community services to the region.

## 5.1 Building our Neighbourhoods

Historically, the Town's residential development has been in the form of single-detached family dwellings. While the demand for affordable single-detached homes is expected to continue, future demographic trends are likely to require diversification in the housing composition to accommodate the needs of a broader range of families and households including: "empty-nesters," seniors, and young adults. Different housing forms, such as row housing, apartments, condominiums, and other higher density living options, may be encouraged to meet the needs of all community members, both current and new.

The Town's 2017 annexation increased the Town's geographic area significantly. **Map 4 – Growth and Expansion** identifies the Town's geographic growth from 1964 to today. This opportunity has provided the Town with a wide range of directional growth options for the future. In total, the Town has a sufficient supply of developable land that can accommodate the Town's growth to a population of 15,000 persons by 2117. In guiding future residential growth in these new areas of Bon Accord, the Town will be encouraging the development of new neighbourhoods that support and sustain community pride, health and active living, and multi-generational families. As redevelopment occurs within the current neighbourhoods of Bon Accord, the Town's focus will be on identifying opportunities to further support and enhance these areas as wonderful places to live and make connections.



<b>Goal</b>	<b>Provide a diverse range of high-quality housing types that support complete neighbourhood design to meet the demographic needs of current and future residents.</b>
<b>Objective 1</b>	<b>To ensure that residential expansion takes place in an efficient, economical, and well-planned manner</b>
<b>Policy 5.1.1</b>	Residential development shall occur on lands identified within the Residential Development Area on Map 2 – Future Land Use.
<b>Policy 5.1.2</b>	Bon Accord shall ensure the development of new vibrant and complete neighbourhoods to accommodate projected population growth.
<b>Policy 5.1.3</b>	New neighbourhoods shall be developed with a mix of housing types, allowing easy access to services and recreation amenities as well as enabling a healthy and active lifestyle.
<b>Policy 5.1.4</b>	The Town shall encourage the development of medium and high-density housing options in suitable locations to gain a more diverse and affordable housing stock.
<b>Policy 5.1.5</b>	The Town shall require the preparation and adoption of Area Structure Plans for new residential neighbourhoods in areas of the Town that are currently undeveloped. Area Structure Plans for residential neighbourhoods shall consider the following: <ul style="list-style-type: none"> <li>a. relation of the new area to existing and other future urban development in terms of land use compatibility, roadway connections, functioning of collector roadways, open space and pedestrian linkages, and engineering systems;</li> <li>b. the need for integration and development staging of various housing types and densities within the neighbourhood;</li> <li>c. the impact of the proposed development on educational, recreational, and other community services;</li> <li>d. the existence of topographic features, major landforms, vegetation, vistas and natural drainage courses, and their integration into the subdivision design;</li> <li>e. ensuring that higher density forms of housing are not clustered in large, isolated pockets; and</li> <li>f. ensuring that there is a transition between low-density forms of housing and higher-density forms of housing.</li> </ul>
<b>Policy 5.1.6</b>	Areas designated for future residential development or redevelopment may be subdivided and developed for residential use provided the Town is satisfied that this expansion: <ul style="list-style-type: none"> <li>a. would be a logical and contiguous extension of existing developed land, in accordance with an approved Area Structure Plan;</li> <li>b. is necessary to meet projected residential demands;</li> <li>c. would not force the Town into premature extensions of roadways or utilities that are not fully funded by the developer;</li> <li>d. offers a variety of housing projects to meet anticipated residential demands; and</li> <li>e. provides neighbourhood services and amenities, such as parks, schools, landscaped areas, or recreation facilities, which are directed in with the construction of dwelling units.</li> </ul>
<b>Policy 5.1.7</b>	In the review of plans and subdivision proposals for residential development, the Town shall consider: <ul style="list-style-type: none"> <li>a. energy efficient subdivision design;</li> </ul>

- b. variations in residential streets and front yard setbacks to create more interesting streetscapes;
- c. the provision of focal points in residential areas such as a community centre, parks, or schools, to encourage community cohesion and interaction; and
- d. the development of pedestrian circulation systems which link residential areas with schools, parks, recreation facilities, and other parts of the Town.

**Policy 5.1.8** Residential subdivisions should be phased in to ensure a supply of lots that could be practically developed within a three-year period.

**Policy 5.1.9** The phasing of new residential developments shall be consistent with the phasing plan identified on **Map 4 – Growth & Expansion**.

**Policy 5.1.10** The Town’s preferred plan for the phasing of new residential developments is based on current development locations, infrastructure capacity within the Town and best planning practices. The residential phasing plan discourages “leapfrog” development to minimize potential costs associated with future residential development in locations which are separated from previously developed areas.

**Policy 5.1.11** Notwithstanding Policy 6.1.9 and Policy 6.1.10, the residential Phasing Plan is not intended to preclude the possibility of any future residential development in areas shown as Phase II until Phase I is 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 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.

**Objective 2** **To integrate housing styles and densities within new neighbourhoods and through the redevelopment of existing neighbourhoods to achieve an appropriate mix of densities and character.**

**Policy 5.1.12** To meet the community’s future needs, the Town shall seek to provide a diversity of housing types in new residential areas. In this regard, a housing mix of 80% low-density (single-family residential, semi-detached/duplexes) and 20% medium or high-density housing types shall be sought.

**Policy 5.1.13** The Town shall ensure compatible relationships between different housing types and densities in new residential neighbourhood areas by:

- a. avoiding abrupt changes in density through a gradual transition in housing form;
- b. using buffering techniques such as landscaping, fencing, setbacks, and distance separation; and
- c. grouping similar forms of housing in small clusters rather than to avoid areas of large clusters of similar housing forms.

**Policy 5.1.14** When determining the number and extent of small lots to allow, the Town shall consider the following:

- a. cost reduction over conventional-sized lots in the Town and selling price to the consumer;

- b. current inventory and apparent marketability of small lots;
- c. aesthetic appearance and design of small lot neighbourhoods. Council shall have regard for this policy when considering Area Structure Plans and Land Use Bylaw amendments. Individual Area Structure Plans and residential neighbourhoods in the Town may show minor variances in these figures.

**Policy 5.1.15** Specialized or innovative housing projects are encouraged by the Town to respond to the future housing needs of the community, where it has been demonstrated that such housing shall be attractive and functional in design to warrant the relaxation of conventional standards. The Town may consider the application of a direct control district to such residential proposals, where flexible and comprehensive development is required.

**Policy 5.1.16** Where infill development opportunities exist within existing neighbourhoods, the Town shall encourage the development to include medium or high-density housing options.

**Objective 3**      **Ensure the co-ordination of residential development with the provision of roadways, utilities, services, and amenities.**

**Policy 5.1.17** New development areas shall be so designed to protect the function of arterial and major collector roadways. Residential subdivision and site design along arterial and major collector roadways shall adhere to the following:

- a. The road right-of-way and/or lot should include sufficient land to allow for landscaping, berming, boulevards, and/or development setbacks along the roadway.
- b. Residential lots shall not front onto arterial roadways.
- c. Residential lots shall not front onto major collector roadways unless the lot is a minimum of 15.0 m in width and 33.5 m in depth (or an equivalent area for unconventionally shaped lots) and vehicular access and parking is obtained from the rear or side of the lot via a local road or laneway.

**Policy 5.1.18** The Town shall ensure compatible relationships between different housing types and densities in new residential neighbourhood areas by:

- a. avoiding abrupt changes in density through a gradual transition in housing form;
- b. using buffering techniques such as landscaping, fencing, setbacks, and distance separation; and
- c. grouping similar forms of housing in small clusters rather than to avoid areas of large clusters of similar housing forms.

**Policy 5.1.19** Multi-family projects should be located near major community facilities, business centres, transportation routes, public transit, schools, and recreation areas.

**Policy 5.1.20** Each project shall contain sufficient area for onsite parking; an amenity area that is adequate to serve the specific density, location, and needs of the prospective residents; and be compatible with surrounding developments.

**Policy 5.1.21** In general, multiple-family buildings should not exceed four storeys in height. The Town’s Fire Chief shall be consulted as to requirements in dealing with any residential buildings over 4 storeys in height.

**Policy 5.1.22** The Town shall only allow new development to proceed if each lot or dwelling is connected to municipal water and wastewater systems, except for single isolated lots, where there is evidence that connections to municipal water and wastewater systems are unavailable and cannot (in the opinion of the Town) be reasonably or cost-effectively extended.

**Objective 4** **To ensure that new development is of a high aesthetic standard and that distinctive features are celebrated and appropriately incorporated into new neighbourhood design.**

**Policy 5.1.23** Development throughout the Town shall be of a high quality and aesthetically attractive design.

**Policy 5.1.24** The Town may require developers (as part of a subdivision or development application) to submit a detailed architectural design and site plan showing proposed building locations, designs, scale and orientation, colour and finish, parking plans, drainage plans, or similar information necessary to evaluate the architectural merits of the project.

**Policy 5.1.25** The Town shall ensure compatible relationships between different housing types and densities in new residential neighbourhood areas by:

- a. avoiding abrupt changes in density through a gradual transition in housing form;
- b. using buffering techniques such as landscaping, fencing, setbacks, and distance separation; and
- c. grouping similar forms of housing in small clusters rather than to avoid areas of large clusters of similar housing forms.

**Policy 5.1.26** The Town of Bon Accord shall encourage new residential developments to be constructed with fully shielded, dark-sky friendly light fixtures that direct light toward the ground.

## 5.2 Sustainability and Parks

The Town of Bon Accord has an extensive network of parks and open space which includes (and are identified on Map 3 – Environmental & Local Features):

**Neighbourhood Scale Amenities:** parks, playgrounds, green spaces, protected environmentally significant areas, landscaped areas, and buffers along roadways.

**Regional Scale Amenities:** Archie Jenkins Sports Grounds, Bon Accord Community School, the Jewel Box, Lilian Schick School.

Future demographic and population trends suggest there will be an increased need and demand for parks and recreation facilities to meet the needs of mature families, older children, and seniors.

The Town of Bon Accord will work towards integrating parks into the community and connecting them through the pedestrian network; increasing design flexibility to respond to the changing needs of the community; providing facilities that benefit residents of all ages and stages of their lives; and to continuing park development adjacent to natural areas.

In undeveloped areas of the Town where important environmental features are present (e.g., wetlands, habitat areas), the Town will work with development proponents to preserve and protect these features as parks and open spaces.



<b>Goal</b>	<b>Natural environmental features and parks shall be conserved and responsibly managed by the Town to support local and regional ecosystems and increase recreational opportunities for Bon Accord residents and visitors.</b>
<b>Objective 1</b>	<b>Provide a comprehensive park system and innovative recreational opportunities to satisfy the leisure needs of all residents.</b>
<b>Policy 5.2.1</b>	Community parks and recreational development shall be located on lands identified as within the Community & Environment Area on Map 2 – Future Land Use. These developments may also be developed within the Residential and Commercial Development Areas to serve area residents or visitors.
<b>Policy 5.2.2</b>	The Town shall develop a system of parks which provides a variety of spaces and functions to meet the needs of a varied and dynamic user group.
<b>Policy 5.2.3</b>	The Town shall require that, as a condition of subdivision approval: <ul style="list-style-type: none"> <li>a. land be dedicated as Municipal Reserve (MR) for the provision of parks, tot lots, buffer strips and/or recreational uses; and</li> <li>b. those lands within areas determined to be environmentally sensitive/hazardous areas (as identified in the <i>Municipal Government Act</i>) be dedicated as Environmental Reserve (ER).</li> </ul>
<b>Policy 5.2.4</b>	Where slope stability, flood susceptibility, or groundwater saturation is a concern, additional lands may be required to form part of the Environmental Reserve (ER) to ensure that all hazard lands are identified as ER.
<b>Policy 5.2.5</b>	The Town shall continue to maintain and landscape existing parks and recreation areas.
<b>Policy 5.2.6</b>	Park design shall also include the incorporation and retention of natural or scenic features such as significant tree stands.
<b>Policy 5.2.7</b>	New neighbourhoods shall be supported by appropriate levels of services and amenities such as parks, schools, and trails.
<b>Policy 5.2.8</b>	New developments shall include an integrated and connected system of natural features, open spaces, parks, corridors, trails, and stormwater ponds.
<b>Policy 5.2.9</b>	Parks and open spaces shall meet local needs through a hierarchy of dispersed parks, according to their varying recreational purposes and corresponding sizes.
<b>Policy 5.2.10</b>	Town recreational facilities shall be used to foster a diverse range of active and passive sports and recreation options for people of all ages and stages of life. Winter recreation activities such as skating and cross-country skiing shall be considered where opportunities exist in Town.

**Policy 5.2.11** Explore opportunities to integrate the Town’s trail network with the larger regional trail system.

**Objective 2 Provide a comprehensive park system and innovative recreational opportunities to satisfy the leisure needs of all residents.**

**Policy 5.2.12** The Town shall ensure that a sufficient area of land oriented to the recreational, educational, and social requirements of residents, is provided within new development areas.

**Policy 5.2.13** New parks shall be linked together through neighbourhoods and other areas of the community through pedestrian walkways.

**Policy 5.2.14** New playing fields shall be centrally located within neighbourhoods and where possible shall be developed in association with schools.

**Policy 5.2.15** Regional and sub-regional parks shall provide a focal point for the community’s park system and be accessible from all parts of the community.

**Objective 3 Monitor the community’s need for new and/or enhanced recreation facilities and programs.**

**Policy 5.2.16** The Town shall continue to foster and encourage voluntary donations of time, labour, and materials from the residents of Bon Accord for the development of parks, playgrounds, and sports fields.

**Policy 5.2.17** The Town shall undertake, in collaboration with other agencies, social and recreational needs assessments to identify areas for improvement.

**Policy 5.2.18** The Town shall attempt to build flexibility into parks and recreation planning to accommodate a varied and changing user group.

**Policy 5.2.19** The Town shall monitor community demographics to evaluate and plan for future recreation needs.

**Policy 5.2.20** Town Council and Administration shall continue to collaborate with community groups and associations to monitor and plan for recreation programs and facilities within the community.

**Objective 4 Protect natural landforms and environmentally sensitive areas, such as wetlands, healthy tree stands, and viewpoints.**

**Policy 5.2.21** The Town shall encourage the preservation of significant tree stands and other significant natural features during the subdivision or development of land.

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- Policy 5.2.22** The Town shall discourage the alteration and/or destruction of permanent wetlands within the community. Where possible, wetlands shall be avoided and protected within an environmental reserve (ER).
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- Policy 5.2.23** The use of natural wetlands in the Town as stormwater receptors shall not be allowed unless supporting studies prepared by qualified professionals are provided that identify the available storage capacity and discharge outlets of the identified wetland areas.
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- Policy 5.2.24** Stormwater management facilities (including wetlands) shall be sized to sufficiently accommodate the runoff from 1:100-year storm events, to the satisfaction of the Town of Bon Accord's approving authorities and Alberta Environment and Parks (if applicable).
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- Policy 5.2.25** Development shall be discouraged from locating on lands identified by the Province of Alberta as Environmentally Significant Areas.
- 
- Policy 5.2.26** The Town may require water table testing to be provided with subdivision or development applications in those areas where the water level is suspected to be high or where variable water table levels exist. A high-water table level is defined as one where water is found within 2.1 m of the ground surface.
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- Policy 5.2.27** If high water table levels exist in the subject area, an alternative site should be chosen for development. Alternatively, the Town shall, as a condition of subdivision or development approval, require that the developer undertake measures to address the development constraints associated with high water table levels.
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## 6. Building on our Culture

Bon Accord is a small town with a big community spirit. Local community pride is not just about the Town's historic connections with agriculture, Scottish ancestry and culture, and military families; it is evident in the facilities, programs, and organizations that serve Town residents and the surrounding area.

As Bon Accord grows and expands its development footprint, the need for (and use of) community facilities and services will increase. As the Town's population increases, it may be possible to provide facilities and services that were previously not feasible.

The Town will ensure that suitable sites are available to accommodate schools, places of worship, recreation facilities, community centres, and other community/cultural spaces. The Town strives to be an inclusive community that encourages community spirit, volunteerism, diversity, culture, recreation, art, and local entrepreneurialism.

<b>Goal</b>	<b>The Town of Bon Accord will be home to quality community gathering places and community-supported social, cultural, educational, spiritual, and recreational programs.</b>
<b>Objective 1</b>	<b>To ensure that land, facilities, and programs are available to meet the social, cultural, educational, and spiritual needs of the community.</b>
<b>Policy 6.1.1</b>	New community and institutional facilities should be: <ul style="list-style-type: none"> <li>a. located conveniently for those they are intended to serve;</li> <li>b. designed to allow for phased expansion;</li> <li>c. able to accommodate multiple uses, where practical;</li> <li>d. developed to meet the needs of persons with reduced mobility (in terms of vehicular and pedestrian access, and site and building design); and</li> <li>e. appropriately located with respect to major activity areas.</li> </ul>
<b>Policy 6.1.2</b>	The Town shall encourage developers to make land available in new residential areas for places of worship.
<b>Policy 6.1.3</b>	The Town shall cooperate with local school authorities concerning the provision of land for new school facilities. New facilities, where possible, shall be located central to neighbourhoods.
<b>Policy 6.1.4</b>	The Town shall cooperate with local school authorities concerning the disposal of surplus school sites.
<b>Policy 6.1.5</b>	The Town shall cooperate with the local school authorities in the use of joint use and planning agreements to provide facilities for recreation and educational programs in the community.
<b>Policy 6.1.6</b>	The Town shall require that as a condition of subdivision approval in new neighbourhoods: <ul style="list-style-type: none"> <li>a. land be dedicated as Municipal School Reserve (MSR) to the provision of schools (where new school sites have been identified in an approved Area Structure Plan or Conceptual Scheme, or where a school site has been requested by a local school authority); and</li> <li>b. money-in-lieu of the reserve for school development purposes shall not be taken unless a joint agreement between the Town and the respective school authority has been signed.</li> </ul>
<b>Policy 6.1.7</b>	The Town shall work in conjunction with public and private providers of health, education, social and cultural services to provide a level of service which meets community needs.
<b>Policy 6.1.8</b>	The Town shall focus on exemplary customer service in the delivery of programs to Town residents. Town Administration shall develop a method for monitoring and evaluating customer service experiences.

**Objective 2**      **Create focal points within neighbourhoods for gathering, celebrations, culture, and art.**

**Policy 6.1.9**      The Town shall encourage the expansion of cultural programming, promote art at nodes of civic activity throughout the Town and encourage artists, craftspeople, and creative enterprises to create, display, and sell their work.

**Objective 3**      **Encourage community involvement and inspire civic pride.**

**Policy 6.1.10**      The Town supports the development of programs for communicating information about community affairs and developments to Town residents.

**Policy 6.1.11**      The Town recognizes the contribution of volunteers and service clubs to the quality of life in Bon Accord and encourages their continued efforts. These groups may assist the Town in the exchange of ideas and provide an additional forum for disseminating information.

**Objective 4**      **Ensure that civic and emergency services are provided to the community at a consistently high level.**

**Policy 6.1.12**      The Town shall continue to provide reliable emergency services by supporting the Town's first responders.

**Policy 6.1.13**      The Town shall ensure that in all new subdivisions and developments, allowance is made for the safe and efficient movement of emergency vehicles (fire trucks, ambulance, rescue vehicles, police) and access to emergency facilities (fire halls, hospitals, police station). The Town shall monitor the need for an additional fire station in the community, and if required, ensure that a suitable site is made available during subdivision approval.

## 7. Building our Economy

Bon Accord's commercial sector was originally developed to serve the needs of the surrounding agricultural community. Bon Accord's current commercial development capacity is relatively small compared to other municipalities in the Edmonton region. This is due to Bon Accord's small population base and proximity to larger service centres in Edmonton and St. Albert.

Commercial development is concentrated along Highway 28 in the Gateway area and within the traditional downtown area. The Town's 2017 annexation identifies a potential future commercial growth area in the western portion of the Town. The Town's 2012 Gateway Plan identified a potential future commercial growth area in the southeastern portion of the Town.

Prior to 2017, the Town did not have lands suitable for industrial lands, due to proximities to residential neighbourhoods and institutional uses. As part of the 2017 annexation, lands within the northeast portion of the Town were identified for future industrial growth.

The Town shall focus economic development efforts on strengthening and diversifying its commercial base to provide employment opportunities to residents, attract visitors, and improve the Town's tax base. In the future, the Town and its commercial sector would benefit from new development/redevelopment in the Downtown and Gateway areas, and new commercial development in greenfield areas of the Town.



<b>Goal</b>	<b>The Town of Bon Accord will achieve a diversified and robust local economy that provides benefits to local and regional markets.</b>
<b>Objective 1</b>	<b>To promote the Downtown and Gateway areas as a focus for commercial and community development while allowing for appropriate commercial development in other strategic and planned locations.</b>
<b>Policy 7.1.1</b>	Policies affecting the development or redevelopment of the Downtown area apply to lands identified within the Downtown Area Overlay on Map 2 – Future Land Use.
<b>Policy 7.1.2</b>	Policies affecting the development or redevelopment of the Gateway area apply to lands identified as within the Gateway Area Overlay on Map 2 – Future Land Use.
<b>Policy 7.1.3</b>	The Town encourages the retention, expansion, and redevelopment of the Downtown and Gateway areas as a focus for commercial and community activities in Bon Accord. These areas are primarily intended for primary commercial uses (retail, service, and office).
<b>Policy 7.1.4</b>	Primary retail and service uses should be concentrated along 50 and 47 Avenue within the Downtown and Gateway areas, to encourage the development of centralized and compact commercial districts.
<b>Policy 7.1.5</b>	All new buildings and site designs within the Gateway and Downtown areas shall have regard for the scale and character of the surrounding residential areas.
<b>Policy 7.1.6</b>	The Town shall encourage all commercial development to be of the highest quality and aim to create a pedestrian environment through site design, land uses and street improvements.
<b>Policy 7.1.7</b>	The Town should encourage and support programs to improve the visual image of the downtown such as landscaping, installing street furniture and attractive street lighting, preserving, and restoring historical buildings, and encouraging storefront renovations.
<b>Policy 7.1.8</b>	Where residential development is permitted, development to maximum densities (as identified in the Town's Land Use Bylaw) shall be encouraged.
<b>Policy 7.1.9</b>	Commercial activities which are intensive users of land, such as retail stores, shall be encouraged to locate along 50 Avenue to maintain and reinforce the Town's "main street". Commercial activities that require large tracts of land or that may create land use conflicts by way of lighting, noise, odours, or other nuisances shall be encouraged to locate outside of the Downtown area.
<b>Policy 7.1.10</b>	The Town shall encourage appropriately scaled mixed-use developments as neighbourhood commercial nodes that include small-scale retail developments, higher residential density, and community gathering places, to ensure accessible services to community members.

**Objective 2****Encourage the diversification of commercial and industrial business sectors.****Policy 7.1.11**

The Town shall continue to promote economic development and pursue provincial policies and incentives to assist industrial development in the community and surrounding area. The Town shall:

- a. pursue industries which could successfully locate within the community; and
- b. continue to promote Bon Accord as a good place to live and establish a business.

**Policy 7.1.12**

The Town shall support development in new economic areas, such as the eco-industry, information, wellness, and creative sectors.

**Policy 7.1.13**

The Town shall foster awareness and understanding of the economic importance of arts and culture, including festivals and other large gatherings, to the community and region.

**Objective 3****Provide for the development of a high-quality commercial area in Bon Accord.****Policy 7.1.14**

Commercial development in the Town of Bon Accord shall be located on lands identified within the Commercial Development Area on Map 2 – Future Land Use.

**Policy 7.1.15**

The Town may require the preparation of an Area Structure Plan or Conceptual Scheme to support the development of a new commercial area.

**Policy 7.1.16**

The Town, in cooperation with the development proponent and through development agreements, shall establish development guidelines to ensure high-quality building exteriors and site design, particularly in areas adjacent to major access roads.

**Policy 7.1.17**

Subdivision and/or site design of new commercial areas shall:

- a. provide for a variety of parcel sizes and dimensions suitable for the types of commercial development anticipated;
- b. provide for adequate on-site parking and loading facilities;
- c. ensure adequate buffering, such as fences or planted screens, throughout commercial area, particularly where outdoor storage areas abut other properties, public roads and/or municipal reserves; and
- d. allow land uses which would benefit from highway exposure to be located close to the highway, major roadways, and entrance points.

**Policy 7.1.18**

The Town may consider the application of a direct control district to where a proposed development may include:

- a. unique commercial uses;
- b. commercial and residential developments;
- c. innovative building and/or site designs.

<b>Policy 7.1.19</b>	Neighbourhood convenience centres shall be allowed within or at the edges of residential neighbourhoods of the Town, but preferably only after the neighbourhood it is intended to serve is developed. It is intended that these sites serve only limited neighbourhood or commuter needs and not interfere with the function and viability of Downtown and Gateway businesses.
<b>Policy 7.1.20</b>	The Town of Bon Accord shall encourage new commercial developments to be constructed with fully shielded, dark-sky friendly light fixtures that direct light toward the ground. The lighting is also encouraged to use long-wavelength lights with a red or yellow tint.
<b>Objective 4</b>	<b>Provide for the future development of industrial uses in Bon Accord.</b>
<b>Policy 7.1.1</b>	Industrial development in the Town of Bon Accord shall be located on lands identified within the Industrial Development Area on Map 2 – Future Land Use.
<b>Policy 7.1.2</b>	Heavy industrial uses shall not be considered for development within the Town since an adequate distance separation of heavy industry from any existing or future residential development (at least 1.6 km) cannot be maintained. Heavy industry is defined as any industrial development which may consume large amounts of land, energy, water, or other natural resources in its operation, or which can have a detrimental effect on humans or the environment through the discharge or emission of toxic, noxious, or hazardous products beyond the boundaries of the site.
<b>Policy 7.1.3</b>	The Town shall encourage the preparation of an overall concept for the development and servicing of the industrial area prior to the approval of a major industrial subdivision or industrial development project.
<b>Policy 7.1.4</b>	Access to individual lots shall be from internal roadways within the industrial area.
<b>Objective 5</b>	<b>Encourage local food production and discourage the premature conversion of high-value agricultural land to non-agricultural uses.</b>
<b>Policy 7.1.5</b>	The Town shall encourage the contiguous development of land in greenfield areas, beginning in areas adjacent to developed portions of the Town or areas where sufficient servicing infrastructure exists.
<b>Policy 7.1.6</b>	Confined feeding operations, as defined by the <i>Agricultural Operation Practices Act</i> , shall not be allowed within the Town.
<b>Policy 7.1.7</b>	The Town shall encourage community food gardens by offering leasable allotments on select municipal reserve (MR) lands.
<b>Policy 7.1.8</b>	The Town shall allow for intensive agricultural uses that are compatible with an urban built environment and existing land uses within the Town's boundaries.

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**Policy 7.1.9** The Town shall consider amendments to the Town's Land Use Bylaw to allow for the development of agricultural uses that utilize innovative agricultural practices and technologies (e.g., vertical farming, etc.) within appropriate areas of the Town.

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## 8. Building for Movement

The former Canadian National Railway (CNR) line and Highway 28 have played major roles in the Town's growth and expansion over the last century. The former rail corridor diagonally split the developed portions of the town during its operation. The Town has grown in a grid pattern around this former corridor to Highway 28 along the Town's southern boundary.

Highway 28 is the major transportation route to and from the Town of Bon Accord. In recent decades, the highway has provided visual exposure for the Town and its businesses to the travelling public.

Within the Town, 50<sup>th</sup> Avenue functions as the Town's "Main Street" running east-west through the historic downtown area.

As the Town grows, the development of a road hierarchy will be important to move Town residents and visitors in a safe and efficient manner. Intersections with the highway may require upgrades and signalling systems to accommodate higher traffic volumes.

<b>Goal</b>	<b>Transportation infrastructure in the Town of Bon Accord connects the community and the region through safe, well-maintained, and efficient vehicle and pedestrian passageways.</b>
<b>Objective 1</b>	<b>Ensure that all roadways provide safe, convenient, well-demarcated, and efficient travel to all users.</b>
<b>Policy 8.1.1</b>	Roadway design and development shall be consistent with the Town’s future transportation concept identified in its Servicing Study.
<b>Policy 8.1.2</b>	In designing the roadway network for the Town, the following provisions shall apply to new development areas: <ul style="list-style-type: none"> <li>a. Residential development shall not front onto arterial roadways.</li> <li>b. Non-residential development shall not front onto an arterial roadway unless a service road is provided.</li> </ul>
<b>Policy 8.1.3</b>	Roadway systems shall be designed to connect commercial traffic directly with Highway 28 and to avoid heavy vehicle traffic through the downtown area or residential neighbourhoods where possible.
<b>Policy 8.1.4</b>	No new intersections with Highway 28 will be allowed within the Town of Bon Accord. Note: Adapted from Annexation Servicing Study
<b>Policy 8.1.5</b>	Future municipal roadways and existing highway intersections should be designed to discourage local traffic from using Highway 28 as an intra-urban road.
<b>Policy 8.1.6</b>	The Town may require development proponents to prepare a Traffic Impact Assessment (TIA) in support of a proposal for new residential, commercial, or industrial developments, to the satisfaction of the Town’s approving Authority and Alberta Transportation and Economic Corridors. Upgrades to intersections, turning lanes, and signalling systems that may be required to support the proposed development and anticipated increases in traffic volume shall be the responsibility of the development proponent. Note: Adapted from Annexation Servicing Study
<b>Policy 8.1.7</b>	A sufficiently wide right-of-way or setback should be provided along Highway 28 to accommodate berming, landscaping, trees, dividers, and similar noise attenuation or aesthetic features.
<b>Policy 8.1.8</b>	The Town shall prepare landscaping guidelines which coordinate berming and landscaping requirements along Highway 28 and major roadways through the Town.

**Objective 2**      **Work collaboratively with regional and provincial partners to ensure the transportation network meets local and regional demands.**

**Policy 8.1.9**      The Town shall advocate with regional partners to Alberta Transportation that Highway 28 be widened to a four-lane standard between Gibbons and Edmonton to accommodate anticipated increases in commuter traffic.

**Policy 8.1.10**      The Town shall collaborate with its regional partners to determine how to provide a future commuter service that benefits the Town of Bon Accord. This may include identifying potential park-and-ride locations and transit stops.

**Policy 8.1.11**      To prepare for the future development of local regional transit services, the Town shall explore potential locations for bus transit facilities.

**Objective 3**      **Create an interconnected system that encourages walking, biking, and other forms of active transportation.**

**Policy 8.1.12**      The Town shall design a transportation system that is based on a philosophy of an interconnected system of ‘complete streets,’ which integrates and serves all users – including drivers, transit users, cyclists, and pedestrians – and those who use mobility aids and strollers.

**Policy 8.1.13**      The Town shall create a walkable environment by enhancing streets to be more pedestrian and age-friendly for all users, through planning and design, by developing a sidewalk and trail infrastructure strategy and by managing traffic.

**Policy 8.1.14**      The Town shall, in the design of future active transportation routes and trails, provide connections to existing and future commercial and community spaces from residential neighbourhoods.

**Policy 8.1.15**      The Town shall place a high priority on the development of a continuous pedestrian system throughout the Town to link residential areas with public areas and community nodes (e.g., parks, schools, downtown, community buildings) to make the Town a walkable community.

**Policy 8.1.16**      The Town shall monitor the need for vehicular and pedestrian traffic management improvements within the downtown area to create a safe and convenient pedestrian environment. Special attention should be paid to the level and safety of pedestrian traffic within the vicinity of local schools.

**Policy 8.1.17**      The Town shall place a high priority on bicycle facilities, sidewalks, and other pathways for all-season access, maintenance, and snow clearing.

**Policy 8.1.18**      Area Structure Plans and Conceptual Schemes shall identify opportunities for the development of a trail network that connects points of interest within the Town and/or County.  
Note: Policy adapted from IDP

## 9. Building for our Growth

Water and sanitary services are provided to the Town through the Capital Region Northeast Water Services Commission and Arrow Utilities (formerly Alberta Capital Region Wastewater Commission), respectively. Based on their design capacity, the ability of these systems to serve the future needs of member municipalities is considered high.

Within the Town, water and sanitary sewer services have been extended into all existing and developed areas. Existing greenfield lands and lands annexed by the Town from Sturgeon County are currently un-serviced. As part of the Town's 2017 annexation, a Town-wide servicing study was completed by MPE Engineering Ltd. The study identifies options for future water, sanitary, and road connections to service undeveloped/underdeveloped portions of the Town.

In 2019, Associated Engineering prepared sanitary and water Master Plans for the Town of Bon Accord. These plans identify what expansions to the Town's services are required to service existing and planned developments in the future.

Solid waste originating in Bon Accord is disposed of at the Roseridge Waste Management Services Commission, located near Morinville. This landfill now has a life expectancy of between 100 and 150 years, which will meet the Town's requirements into the future.

As part of the Alberta Municipal Solar Program (AMSP), the Town of Bon Accord installed a 648 kW solar PV system at the Bon Accord Ground Mount. The project was completed in 2020.



<b>Goal</b>	<b>Municipal infrastructure systems are developed to a high urban standard and provide effective and efficient levels of service.</b>
<b>Objective 1</b>	<b>Provide for the orderly and economical extension of existing services into new and greenfield areas.</b>
<b>Policy 9.1.1</b>	Utility and infrastructure service developments shall be located on lands identified as within the Utility Development Area on Map 2 – Future Land Use. These developments (as developed by the Town, other levels of government, or utility/service providers) may also be developed within the Residential, Commercial, and Industrial Development Areas if required to service specific areas of the Town.
<b>Policy 9.1.2</b>	The Town shall ensure that in new development areas provision is designed and developed to an urban standard of engineering systems, including piped water, piped sewage, stormwater management facilities, and franchise utilities (e.g., power, gas, communications).
<b>Policy 9.1.3</b>	The Town shall not permit premature installation of municipal services that would adversely affect approved future development phases.
<b>Policy 9.1.4</b>	Utility systems shall be upgraded and expanded in accordance with the Town of Bon Accord’s long term utility servicing plans and as needs dictate.
<b>Policy 9.1.5</b>	Development proponents shall be required to prepare and/or adhere to a stormwater management plan for new development and greenfield areas where an Area Structure Plan or Conceptual Scheme has been adopted by Council.
<b>Policy 9.1.6</b>	Development near oil and gas facilities and pipeline right of ways (active, abandoned, and reclaimed) shall adhere to the setback requirements identified in the <i>Matters Related to Subdivision and Development Regulation</i> and <i>Directive 079: Surface Development in Proximity to Abandoned Wells</i> .
<b>Policy 9.1.7</b>	Subdivisions shall be designed so that future development is adequately set back from utility rights-of-way.
<b>Policy 9.1.8</b>	Development proponents shall consult with the Alberta Energy Regulator and licensees to determine setback requirements from oil and gas facilities and pipeline corridors.
<b>Policy 9.1.9</b>	Future multi-lot developments in greenfield areas of the Town shall be required to proportionally contribute to upgrades to the Town’s main lift station and water distribution system.
<b>Objective 2</b>	<b>Ensure adequate servicing and utility capacities are available for current developments and future expansion.</b>
<b>Policy 9.1.10</b>	The Town shall monitor the need to upgrade utility infrastructure, enable the scheduling of improvements, determine the method of financing, and allocate improvement funds toward system upgrading when determined necessary.

<b>Policy 9.1.11</b>	The Town shall cooperate with Arrow Utilities and the Capital Region Northeast Water Services Commission to ensure that the development of the regional sanitary and water systems meets the future growth requirements of Bon Accord. In particular, the Town shall cooperate with Arrow Utilities in controlling the infiltration of stormwater into the sanitary sewer system.
<b>Policy 9.1.12</b>	The Town shall require development proponents of new multi-lot subdivisions to submit a grading and drainage plan for the subject area for approval as part of the subdivision process.
<b>Policy 9.1.13</b>	Within developed neighbourhoods, the Town supports initiatives to redirect overland stormwater flows into engineered and/or naturalized stormwater management facilities to reduce the volume of stormwater entering the Town's sanitary system.
<b>Policy 9.1.14</b>	In all private development areas, the development proponent shall be responsible for providing the required roadways, sidewalks, curbs, drainage ditches, storm sewers and ponds, culverts, the extension of water and sewage disposal services, and utilities.
<b>Policy 9.1.15</b>	The Town shall require that, as a condition of subdivision approval, the development proponent enter into an agreement with the Town concerning the costs of infrastructure to service the development.
<b>Policy 9.1.16</b>	The Town shall continue to require stormwater management system facilities to be designed and constructed in such a manner that they are consistent with the Town's servicing standards and the requirements of Alberta Environment and Protected Areas.
<b>Policy 9.1.17</b>	The Town shall require development proponents to obtain all necessary licensing and permits from Alberta Environment and Protected Areas for proposals to divert water for stormwater management purposes, and to consult with Alberta Environment and Protected Areas in the design and construction of stormwater facilities.
<b>Policy 9.1.18</b>	The Town may develop stormwater facilities in conjunction with neighbourhood parks and recreational facilities to enhance amenities and to make efficient use of land and resources.
<b>Objective 3</b>	<b>Utilize modern waste disposal and waste management techniques and technologies.</b>
<b>Policy 9.1.19</b>	The Town shall work with the Roseridge Waste Management Services Commission to provide a coordinated solid waste management program.
<b>Policy 9.1.20</b>	The Town shall also promote community recycling, composting, and waste reduction programs through community education programs and collaboration with other municipalities.
<b>Policy 9.1.21</b>	The Town shall promote reduction reuse and recycling in private and public sector operations.

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**Policy 9.1.22** The Town shall promote the reduction of waste in the construction process and encourage the use of recycled materials or eco-certified materials for new developments and redevelopments.

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**Objective 4** **Encourage the use of low-impact design, renewable energy, and water conservation practices in municipal facilities and private developments.**

**Policy 9.1.23** The Town shall use a balanced approach, using low-impact development principles in the management of stormwater, by encouraging and supporting measures and activities that reduce stormwater runoff and improves groundwater and wetland water quality.

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**Policy 9.1.24** The design of stormwater management facilities shall enhance the natural function and visual landscape of the Town.

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**Policy 9.1.25** The accommodation of possible renewable energy sources and energy distribution systems, including, but not limited to district energy, geothermal energy, or solar energy, should be encouraged in new and redeveloped neighbourhoods or on the Town's public utility lots.

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**Policy 9.1.26** In existing and future commercial areas (including the Gateway and Downtown Overlay areas), the Town shall plan for the installation of charging stations for electric vehicles that can accommodate anticipated market growth. This may include the inclusion of specific policy requirements in future Area Structure Plans and Conceptual Schemes to enable their development, or the Town's participation in incentive programs for the redevelopment of existing commercial lots in the Town.

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**Policy 9.1.27** The Town shall also promote community recycling, composting, and waste reduction programs through community education programs and collaboration with other municipalities.

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**Policy 9.1.28** The Town shall review and update its Land Use Bylaw to enable the development of the following features (at an appropriate scale) in suitable locations:

- a. Vehicle charging stations; and
- b. Solar and wind energy conversion systems.

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**Policy 9.1.29** As the Town builds, replaces, and retrofits existing public infrastructure, it shall consider renewable energy alternatives to traditional sources of energy.

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## 10. Building our Region

The Town of Bon Accord fosters cooperation with its immediate, regional, and municipal neighbours, as well as all other levels of government. The Town aims to improve communication on land use, economic development, servicing, and other related issues. Anticipated future development pressures in the Town of Bon Accord and the north Edmonton Metropolitan Region make the need for regional cooperation vital for efficient and sustainable growth and development.

Focusing on intermunicipal collaboration will better connect the Town with surrounding municipalities and other levels of government. The Town recognizes that potential benefits to meaningful intermunicipal collaboration include coordinated planning efforts, increased opportunities for regional service provision, new opportunities for economic growth, and investment in our community.



<b>Goal</b>	<b>The Town of Bon Accord will work collaboratively with neighbouring municipalities to promote compatible and complimentary land use patterns, infrastructure, and service delivery systems.</b>
<b>Objective 1</b>	<b>Pursue economic development initiatives that benefit the region with the Province and neighbouring municipalities.</b>
<b>Policy 10.1.1</b>	The Town shall explore and identify new areas for collaboration in the delivery of programs, services and facility operations, economic development, and land use planning.
<b>Policy 10.1.2</b>	The Town shall collaborate with Sturgeon County and the Town of Gibbons through land use planning (from conceptual design to Development) to ensure compatible land uses in adjoining areas, transportation corridors, and areas of shared importance.
<b>Policy 10.1.3</b>	The Town shall cooperate with neighbouring municipalities, government agencies, housing organizations and community groups to support new seniors housing and affordable housing projects in the Town of Bon Accord.
<b>Objective 2</b>	<b>Collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.</b>
<b>Policy 10.1.4</b>	The Town supports the use of intermunicipal agreements and regional partnerships as means of delivering important services such as affordable housing, recreation, and emergency and community services in a cooperative manner.
<b>Policy 10.1.5</b>	The Town shall formally circulate for review and comment land use applications (new or amended statutory plans, land use bylaw amendments, subdivision, and discretionary use permits) adjacent to its municipal boundaries, as per the policies of the Town of Bon Accord and Sturgeon County Intermunicipal Development Plan.
<b>Policy 10.1.6</b>	The Town shall work with the Federal and Provincial Governments, facility operators, and regional utility providers to protect existing and future regional infrastructure. This includes highways and major utility corridors (e.g., regional water lines, wastewater lines, and power line corridors).
<b>Policy 10.1.7</b>	The Town supports the use of joint use agreements with Sturgeon County, the Town of Gibbons, other regional municipalities, and the Sturgeon School Division to make effective use of community facilities and programs developed within the Town of Bon Accord.
<b>Policy 10.1.8</b>	The Town shall endeavour to foster and strengthen partnerships with businesses, government, school authorities, post-secondary institutions, and non-profit sectors, to develop and operate recreational, cultural, educational, and community facilities.

**Objective 3**

**Demonstrate fiscal responsibility in land use and development decisions.**

**Policy 10.1.9** The Town shall promote the efficient use of resources so that the cost of providing effective services at reasonable levels can be minimized, while ensuring the needs of residents, businesses, and other stakeholders are met – today and in the future.

**Policy 10.1.10** Should the Town require land located within the County for future utility expansion, the Town shall work with the County to identify the necessary lands.

# 11. Implementing the MDP

Pursuant to the *Municipal Government Act* as amended, this MDP is adopted by the Town of Bon Accord, as the Town of Bon Accord Municipal Development Plan. Subdivision, development, and redevelopment of lands within the Town of Bon Accord by the municipality and public shall be in accordance with the provisions of this MDP. Council shall encourage the Provincial and Federal governments to have regard for the policies of this MDP in the development and redevelopment of crown lands and water bodies, and in the formulation and implementation of Provincial and Federal policies and programs, within the Town of Bon Accord.

<b>Goal</b>	<b>The Town of Bon Accord Municipal Development Plan shall responsibly guide all land use and development decisions.</b>
<b>Objective 1</b>	<b>Ensure that all Town planning documents are consistent, up-to-date, and responsive to development trends and pressures.</b>
<b>Policy 11.1.1</b>	<p>Amendments to the MDP shall be consistent with:</p> <ul style="list-style-type: none"> <li>a. All applicable provincial and federal legislation;</li> <li>b. The Town of Bon Accord and Sturgeon County Intermunicipal Development Plan;</li> <li>c. Intermunicipal agreements adopted by the Town; and</li> <li>d. The North Saskatchewan Regional Plan (when approved).</li> </ul>
<b>Policy 11.1.2</b>	When this MDP (or an amendment to this MDP) takes effect, the Town of Bon Accord Land Use Bylaw and any approved Area Structure Plans and Conceptual Schemes shall be reviewed and amended (if necessary) to conform to the policies of this plan.
<b>Policy 11.1.3</b>	<p>Proposals for amendments to the MDP shall be provided to the Town in writing by the proponent. The proposal submitted by the proponent should address (to the satisfaction of Council):</p> <ul style="list-style-type: none"> <li>a. The purpose for the amendment; and</li> <li>b. How the proposed amendment relates to the MDP’s principles, vision, goals, and objectives.</li> </ul>
<b>Policy 11.1.4</b>	As part of the process to review a proposal for an amendment to this MDP, the Town may refer to the proposal or consult with any agency, adjacent municipality, or qualified professional it feels may be of assistance to accurately assess the proposal.
<b>Policy 11.1.5</b>	The Town of Bon Accord shall review this MDP every five years from the date of adoption to ensure that the planning needs of the Town are being met. Should the review of the MDP recommend that changes be made to the MDP, these changes shall be considered by Council through the amendment process.
<b>Policy 11.1.6</b>	Notwithstanding the above, the Town may undertake a review of the MDP when:

- 
- a. Significant new or changing economic development opportunities, technological advancements, cultural priorities, or environmental considerations emerge.
  - b. A new Council is elected; or
  - c. An amendment to the MDP is made.
- 

**Policy 11.1.7** When considering an amendment to this MDP, Council and Administration shall comply with all notification and public consultation requirements identified in the *Municipal Government Act*.

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**Objective 2**      **Engage community members on land use and development decisions in the Town of Bon Accord.**

**Policy 11.1.8** The Town shall provide a variety of engagement processes, both formal and informal, to reach representation from everyone in the community, including residents, businesses, and the development industry – so that all interests can be considered by Council when considering land use and development proposals.

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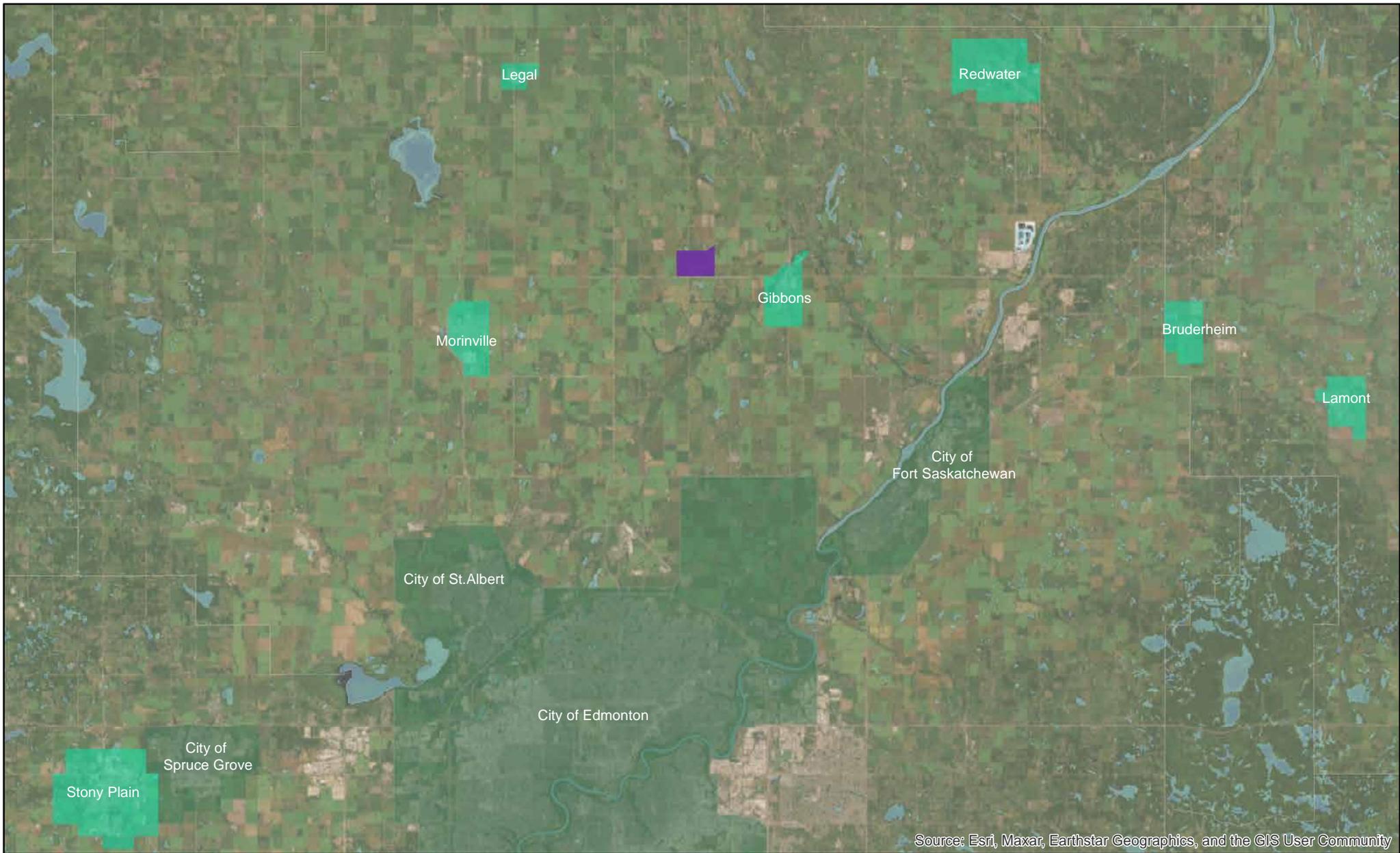
## **12. Maps**

**Map 1 – Regional Location**

**Map 2 – Future Land Use**

**Map 3 – Environmental and Local Features**

**Map 4 – Growth & Expansion**



# Town of Bon Accord

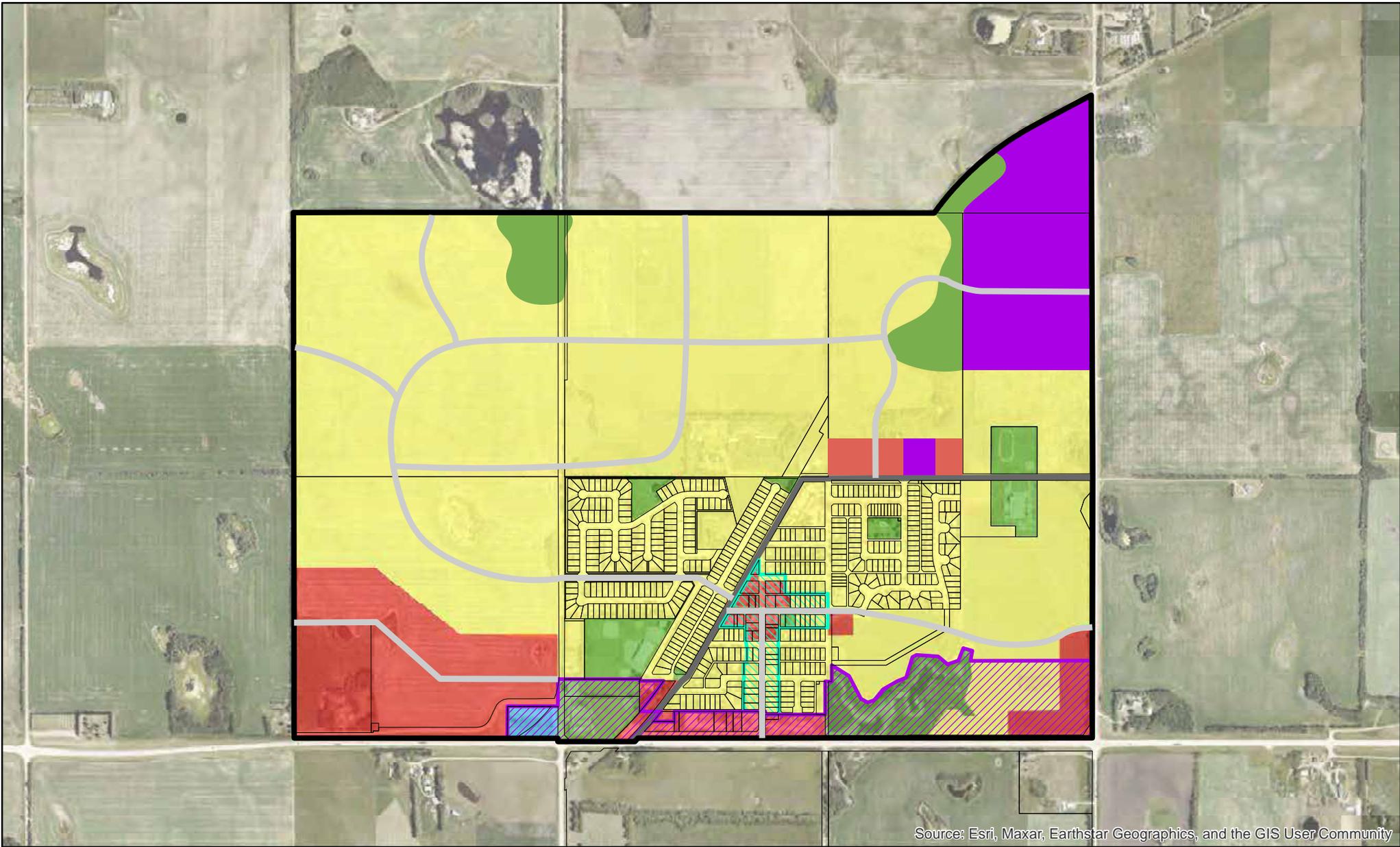
## Map 1: Regional Location Map

**Legend**

 Town of Bon Accord	 Towns	 Waterbody
 Cities	 Counties	

Digital Information:  
 Geogratis, Geodiscover,  
 and Altalis  
 Projection:  
 UTM NAD 83 12N





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# Town of Bon Accord

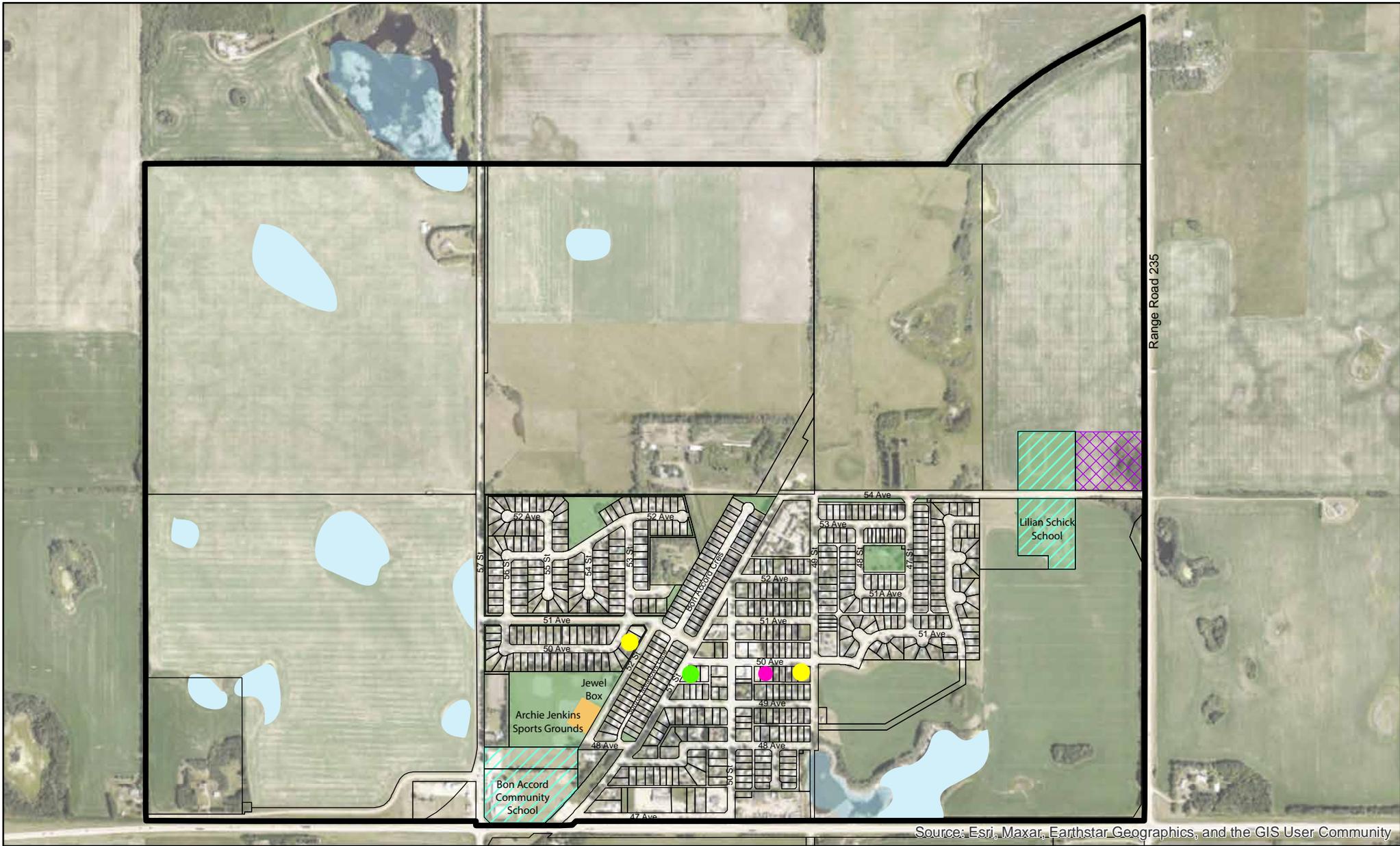
## Map 2: Future Land Use

**Legend**

Gateway Area Overlay	Municipal Boundary	Commercial Development Area	Residential Dev. Area
Downtown Area Overlay	Major Collector	Community & Environment Area	Utility Development Area
	Minor Collector	Industrial Development Area	

Digital Information:  
Geogratis, Geodiscover,  
and Altalis  
Projection:  
UTM NAD 83 12N





Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

# Town of Bon Accord

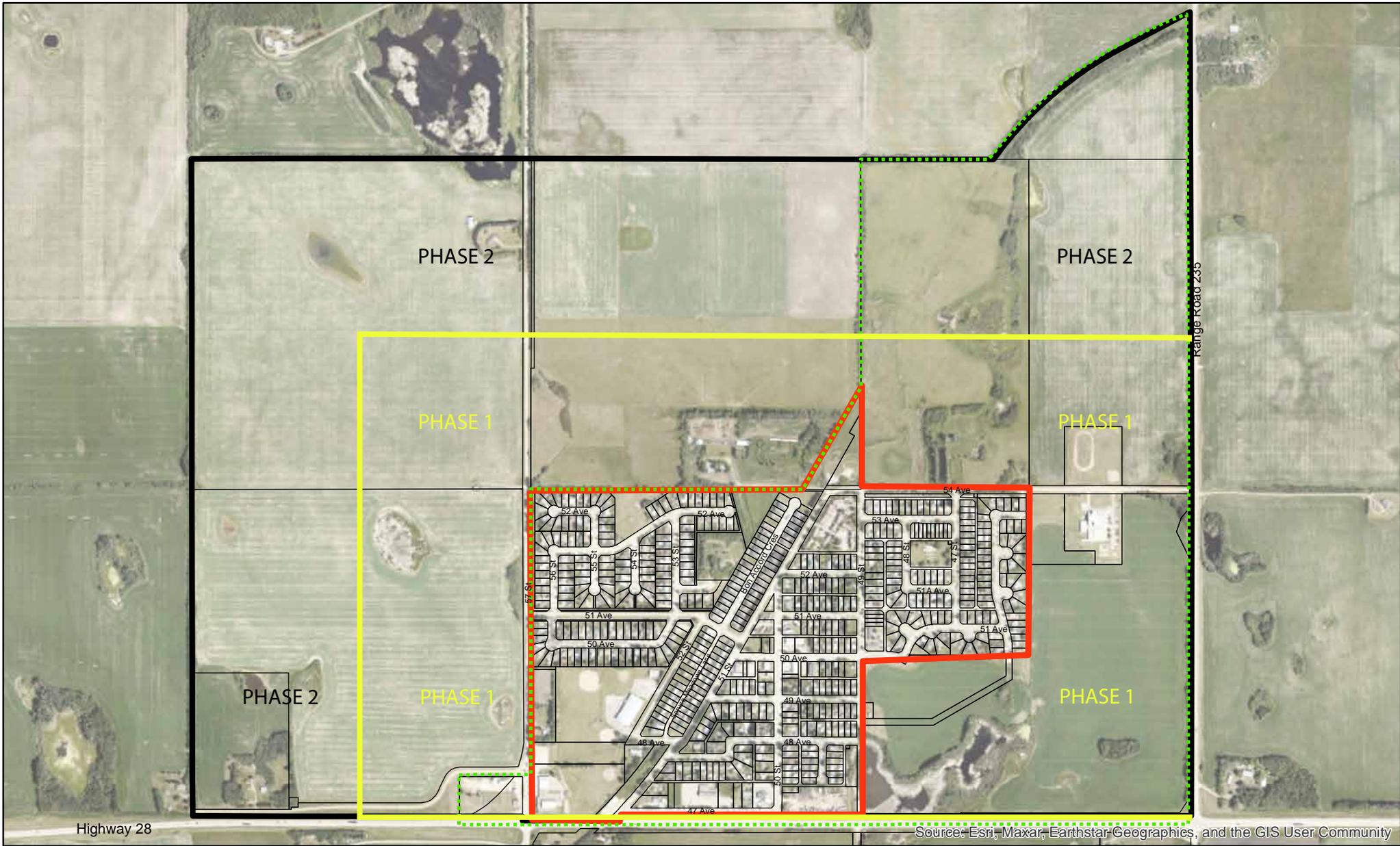
## Map 3: Environmental & Local Features

**Legend**

Municipal Boundary	Churches	Schools
Community Hall	Former Landfill	Reserve Parcels
Library	Arena	Waterbody

Digital Information:  
Geogatis, Geodiscover,  
and Altalis  
Projection:  
UTM NAD 83 12N





# Town of Bon Accord

## Map 4: Growth & Expansion

**Legend**

Note: Future Development Phasing based on Sanitary Master Plan (2019)

1964 to 1979 Boundary
  1979 to 2017 Boundary
  2017 to Present Boundary

Digital Information:  
Geogratis, Geodiscover,  
and Altalis  
Projection:  
UTM NAD 83 12N

