

**WELCOME!  
COME ON IN!**

**Dark Skies and  
Bright Futures**

Our Municipal Development Plan



# WELCOME!

Thank you for coming out to the Town of Bon Accord Municipal Development Plan (MDP) Review and Update Open House.

We recognize that your time is important, and we appreciate you coming today to learn more about this project and provide feedback.



## HOW YOU CAN HELP TODAY

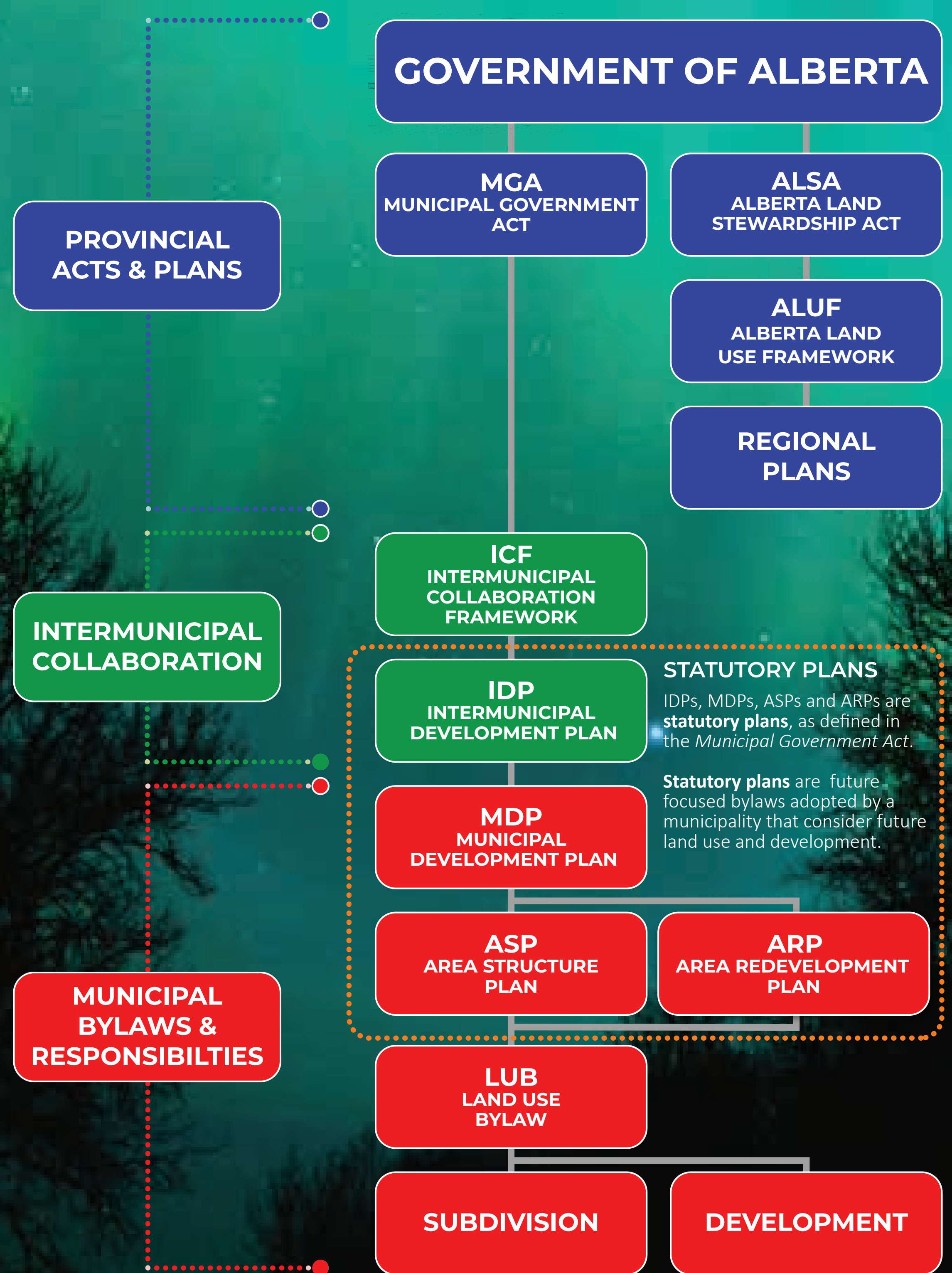
Today's open house is intended to be an informal discussion of the Town's draft MDP. Around the room you will find information about the Town, the current MDP, and content in the proposed new MDP.

Do you have specific questions about matters not addressed in the materials? Feel free to ask one of the project team members from Municipal Planning Services (MPS) or Town Administration - we'd be happy to chat and hear your ideas.

## WHAT IS AN MDP?

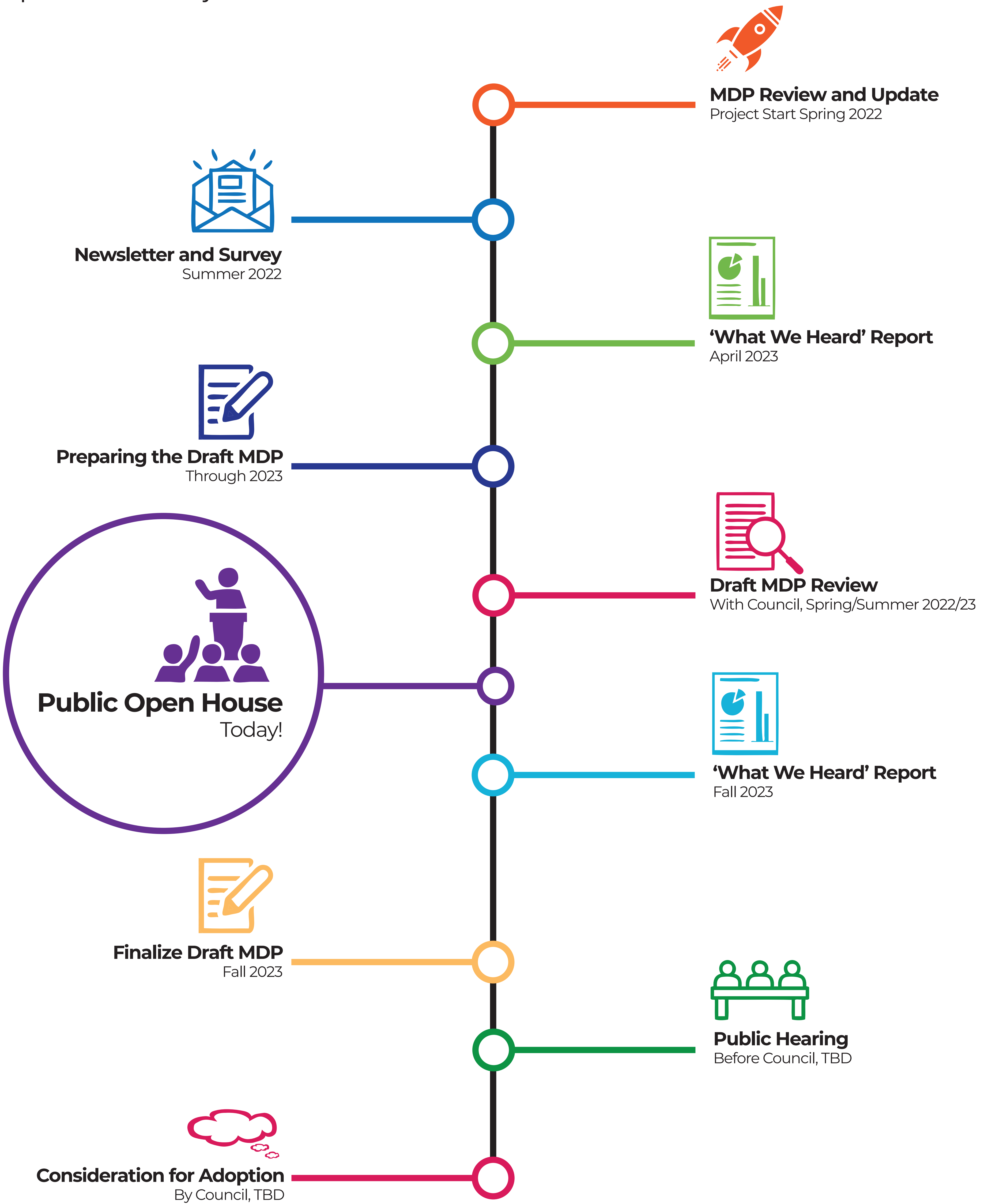
A Municipal Development Plan (MDP) is the Town's plan for the future. It sets out a vision for how Bon Accord will grow and develop over the next 25 years and beyond. The MDP provides a long-term land use policy framework within which growth and development may take place. It also guides Council decisions on key issues like residential development, business growth, parks and open spaces, and investment in infrastructure and services.

All municipalities in Alberta are required to adopt an MDP. The Town's current MDP was adopted in 2016. Since 2016, a lot has changed in the Town and surrounding region. The proposed new MDP addresses these changes and provides a vision and goals for the future.



# PROJECT TIMELINE

Below is a timeline of the project, including milestones to be completed after the open house today!



# MDP OVERVIEW

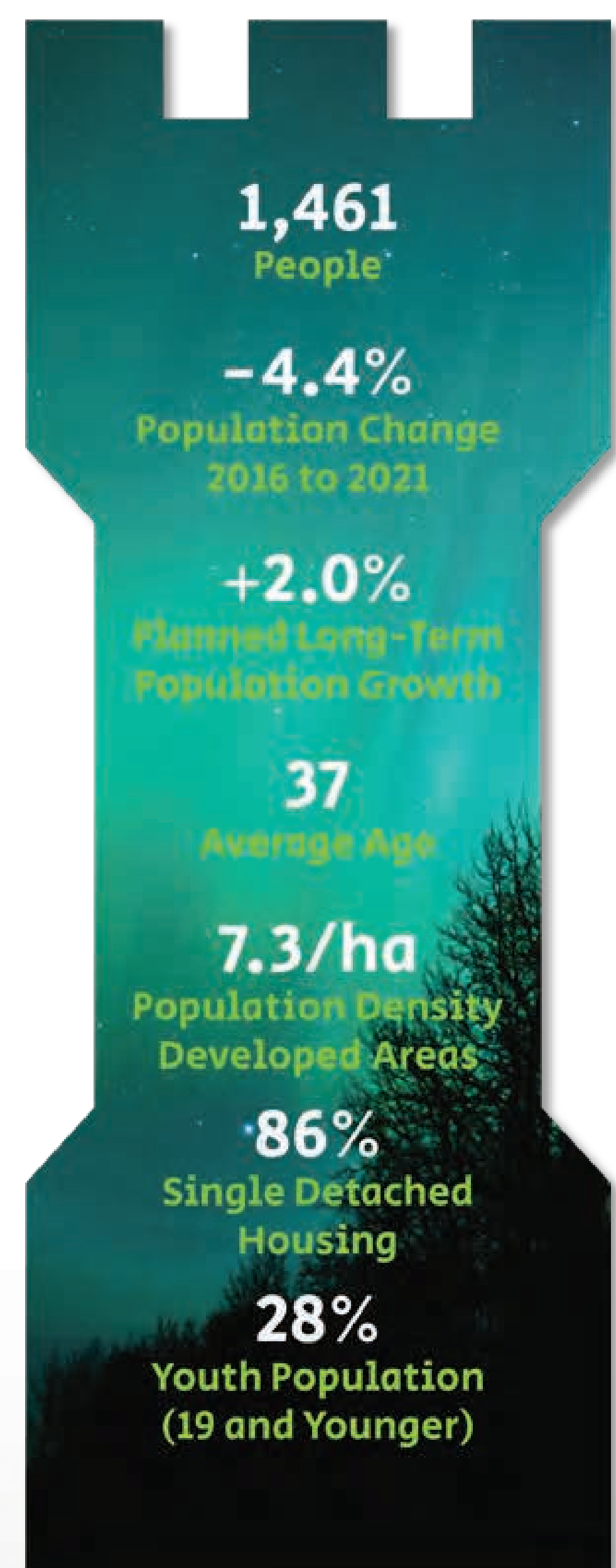
This proposed MDP would replace the Town's current MDP - Bylaw 2016-18 which was adopted in 2016. The current MDP was adopted as an 'Integrated Municipal Development and Sustainability Plan', to satisfy requirements for federal funding for municipalities.

Since 2016, the Town's boundaries have expanded to the north and west through annexation, and significant changes have occurred to provincial legislation related to land use and development. Local and regional development pressures have changed to, as the Edmonton metropolitan region continues to grow and expand.

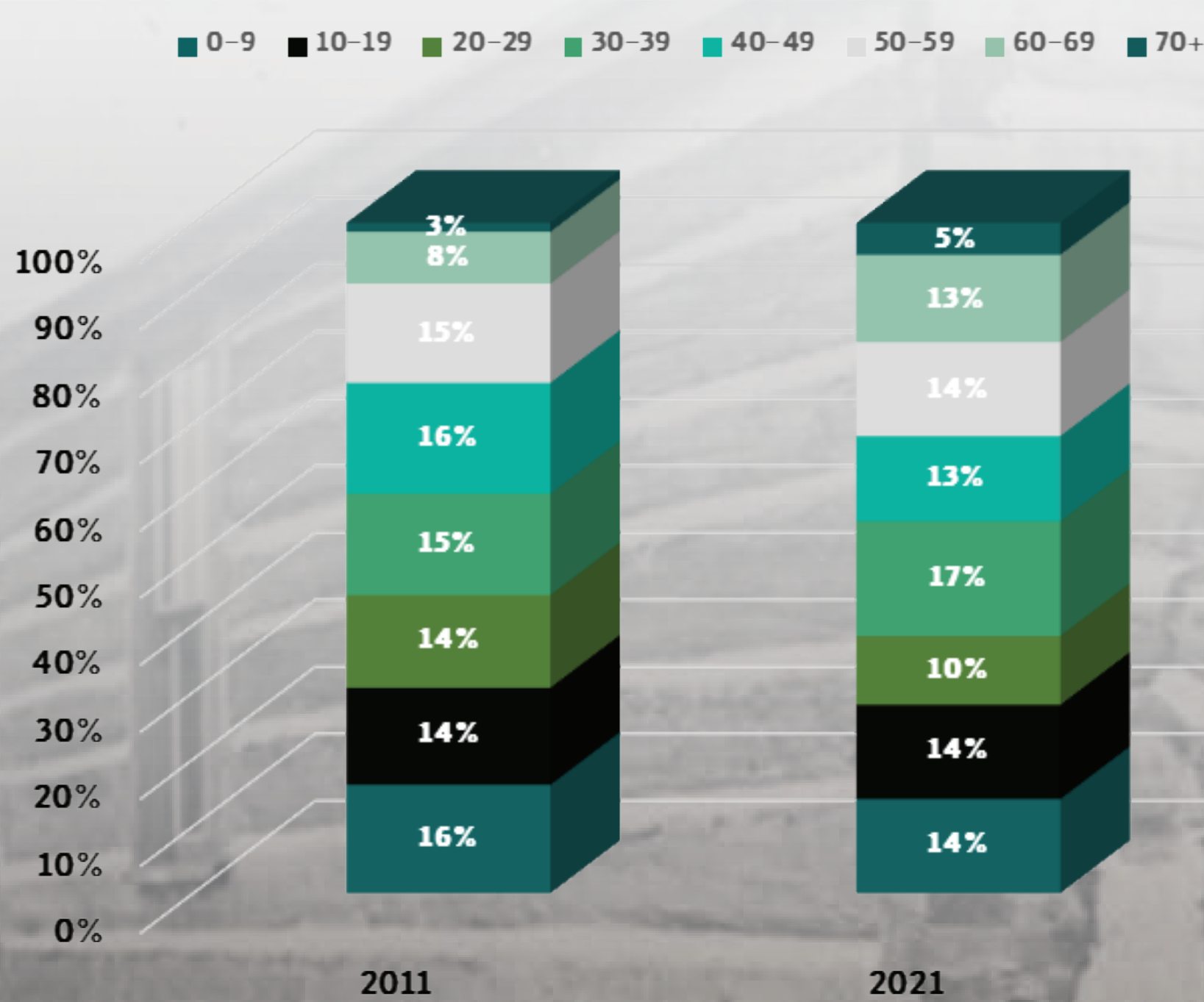
## Benefits Reviewing and Updating the MDP

Reviewing and updating the MDP is a unique opportunity for the Town. In addition to charting a course for future land use and development, this project is an opportunity to compile data and to identify opportunities and challenges facing Bon Accord. Benefits of the project have included:

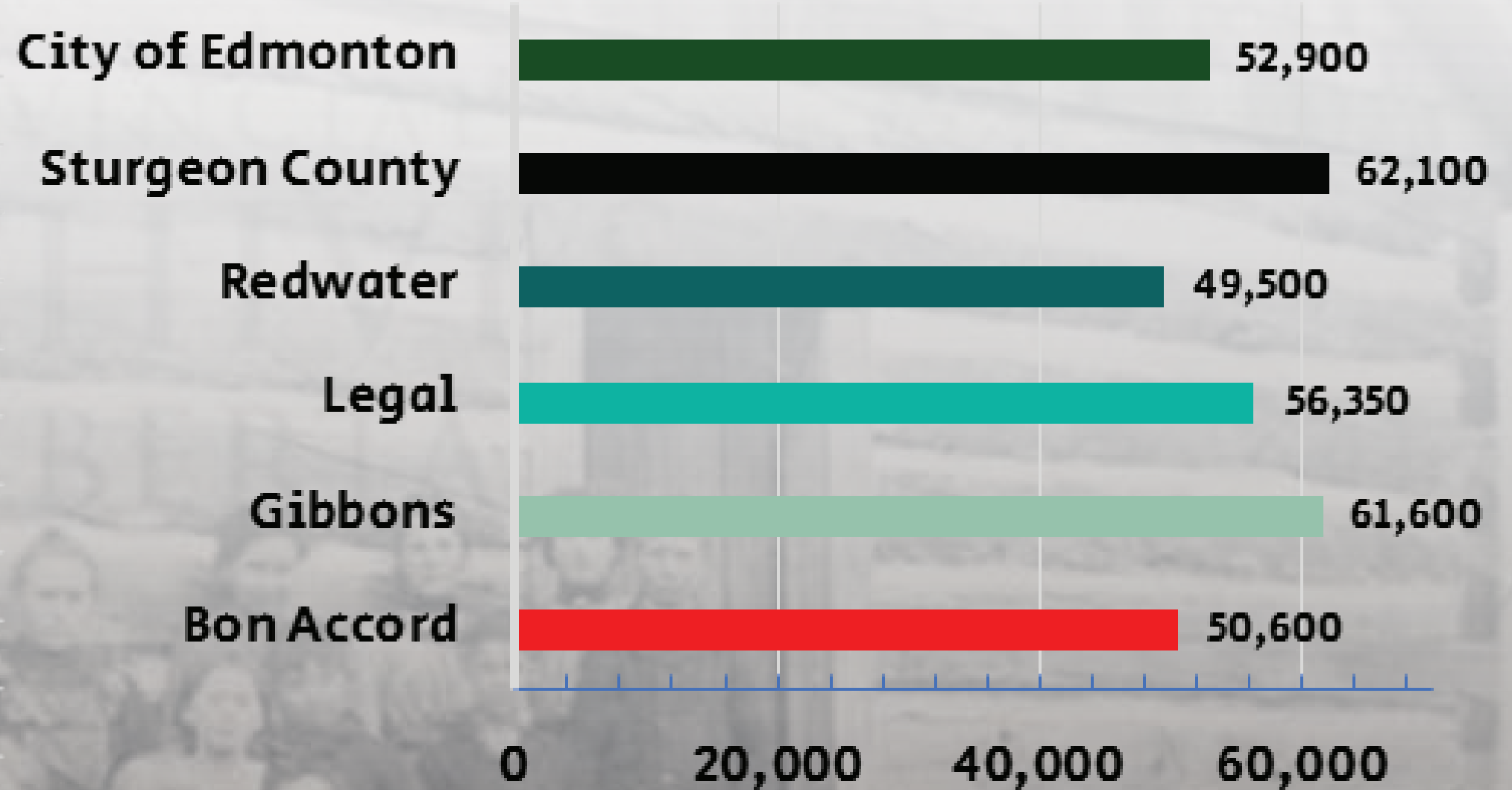
- Reviewing current and historic population patterns and demographic data
- Identifying areas affected by development constraints (lagoon and landfill setbacks, wetlands, high water table, recognized historic resources)
- Compiling and presenting detailed engineering and servicing information
- Identifying environmentally significant features that should be conserved
- Identifying significant community spaces for gathering, recreation, and celebration.



Population Distribution by Age Range (2011 to 2021)



Average Per Individual Income (2021)



# VISION AND PLANNING PRINCIPLES

## Land Acknowledgement

The draft MDP includes a land acknowledgement statement on behalf of the Town:

**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.**

## Vision

Council has prepared the following draft MDP Vision to direct and inspire community residents:

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

## Planning Principles

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

Land uses and development activities support employment opportunities and regional economic growth.

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.

Growth is managed and directed in a compatible, transparent, equitable manner that recognizes the diverse needs and aspirations of Town residents.

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.

Planning is proactive, comprehensive, and carried out in an open, consistent, and equitable manner.

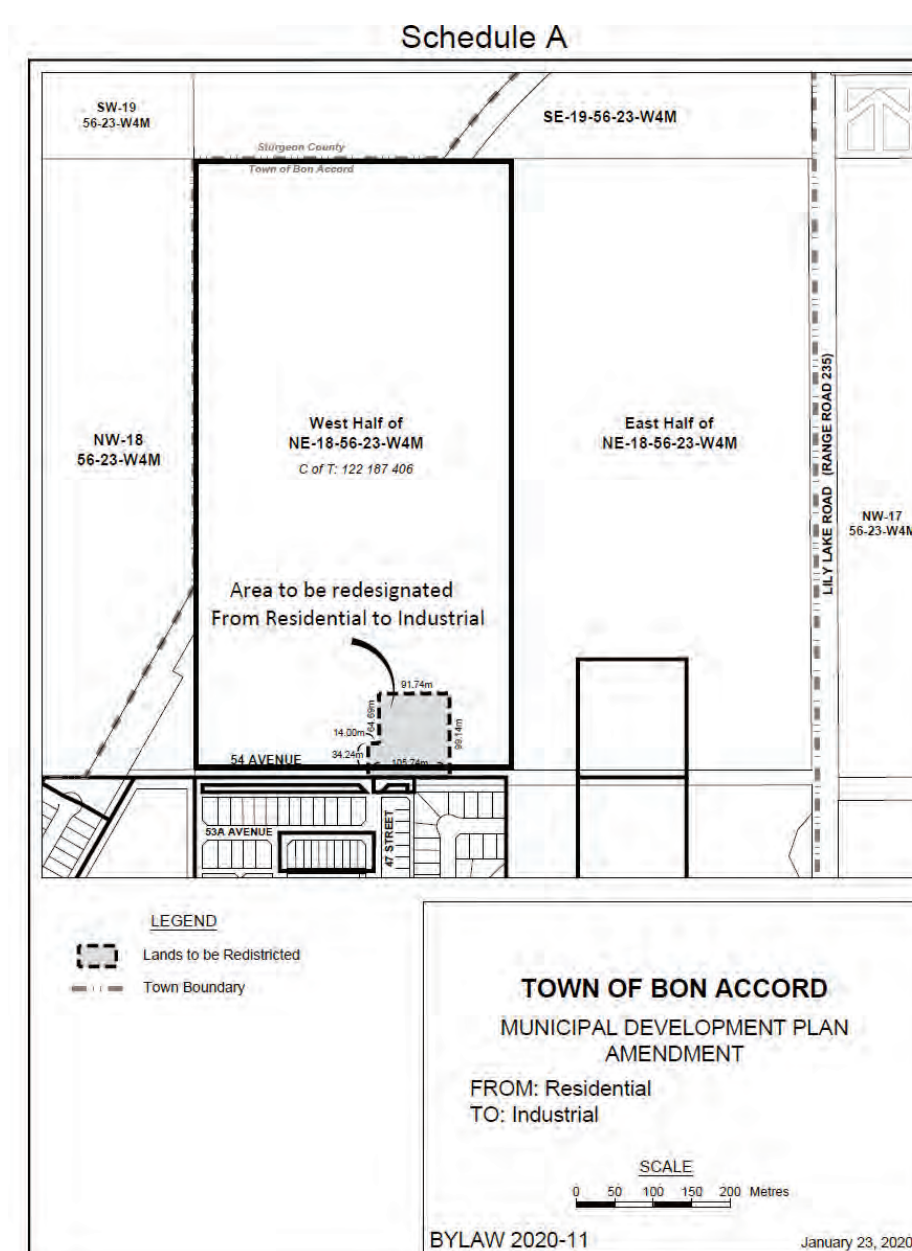
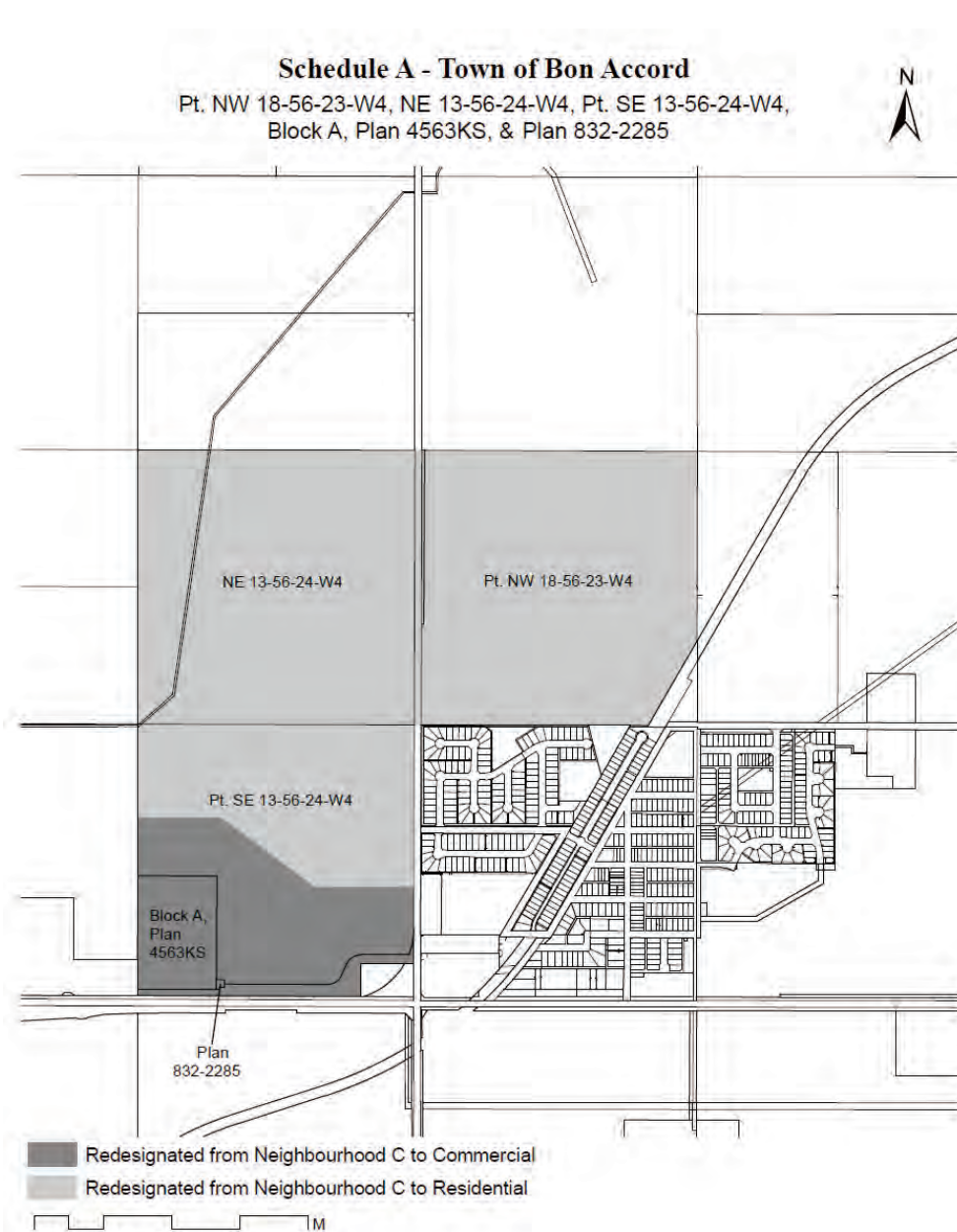
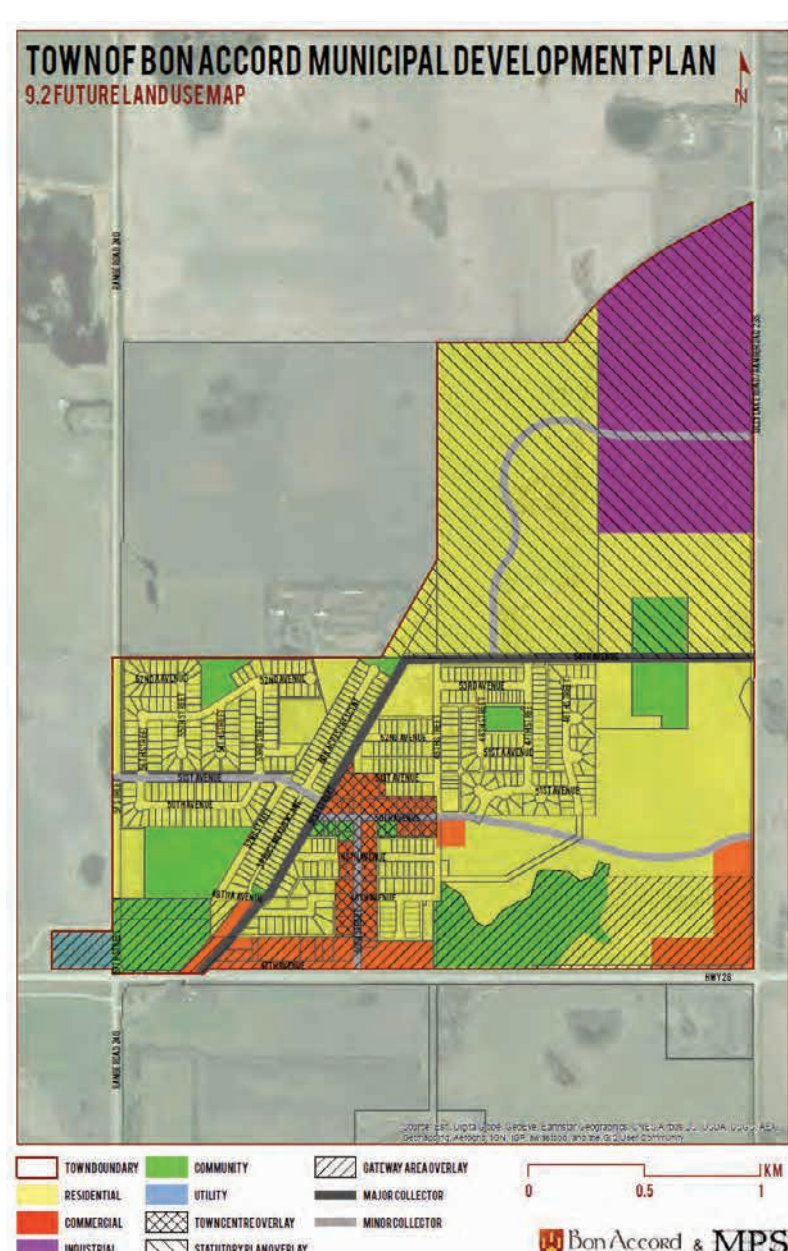
# BUILDING FOR OUR FUTURE

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

To accommodate this growth, the new MDP includes a **Future Land Use Concept** that identifies 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 MDP. These policies 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**. 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.

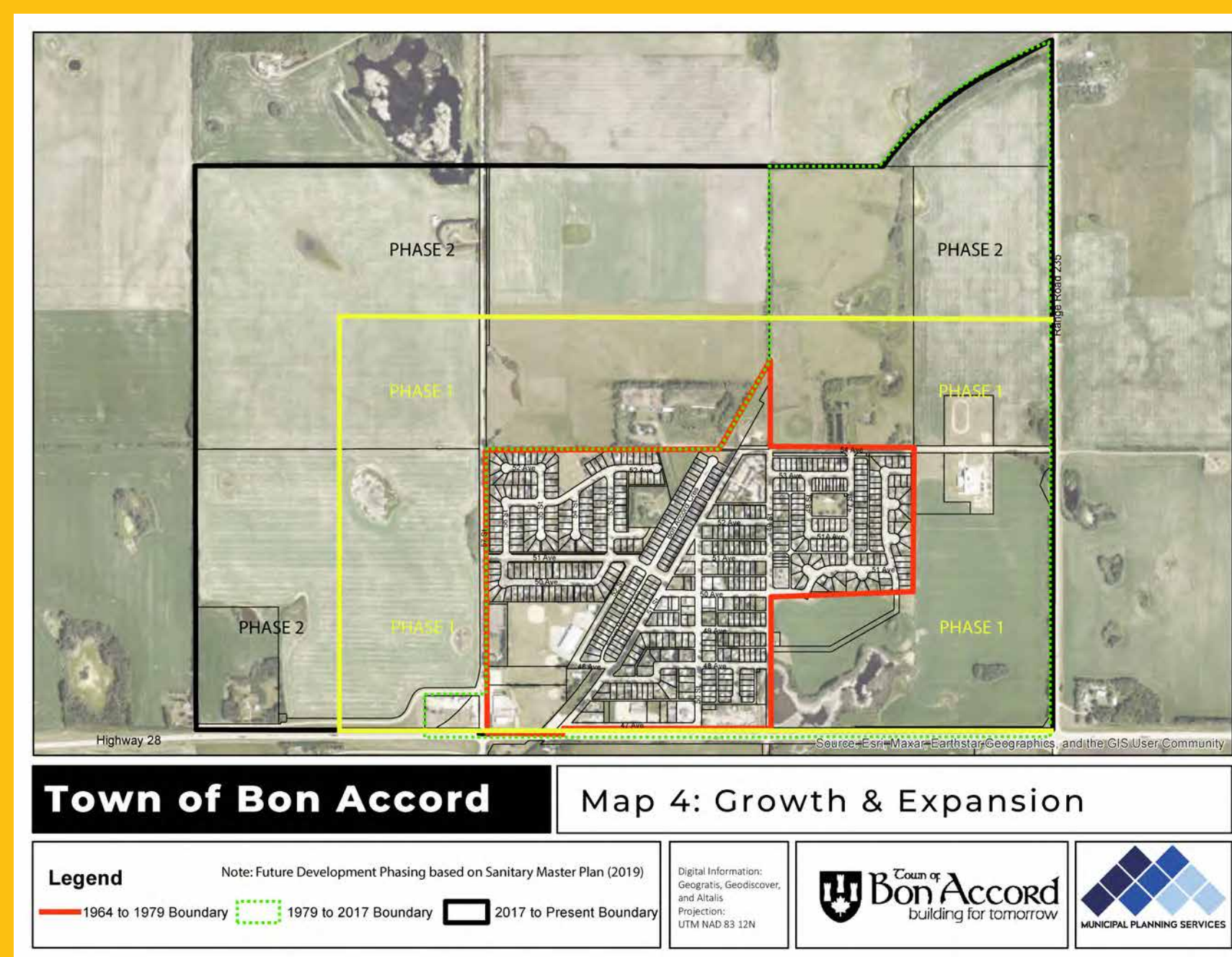
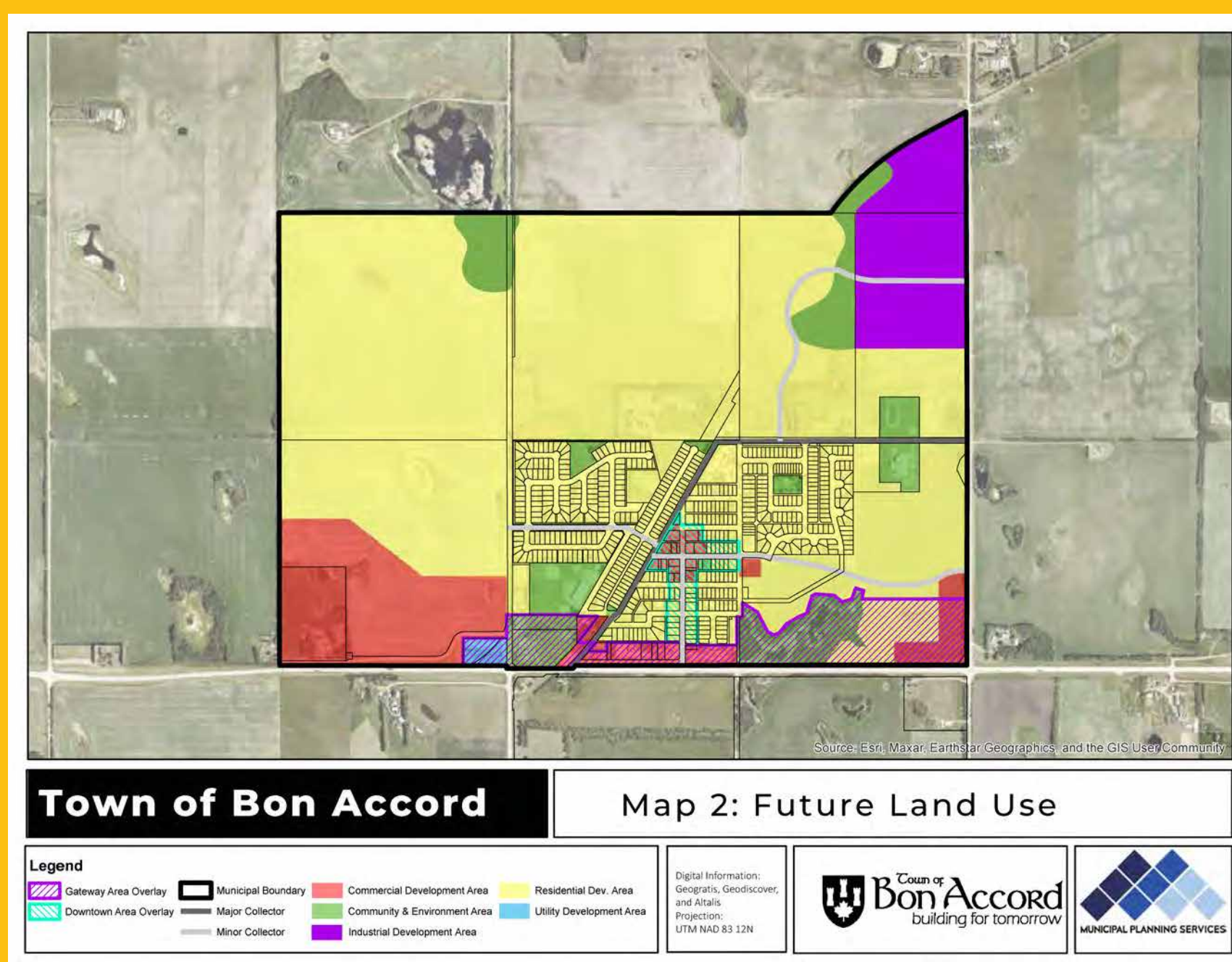


◀ The **Future Land Use Map** of the Town's current MDP is shown on the far left, along with two amendments (2018 and 2020).

# 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.

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. 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 re-development 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.



**GOAL: Provide a diverse range of high-quality housing types that support complete neighbourhood design to meet the demographic needs of current and future residents.**

## Objectives:

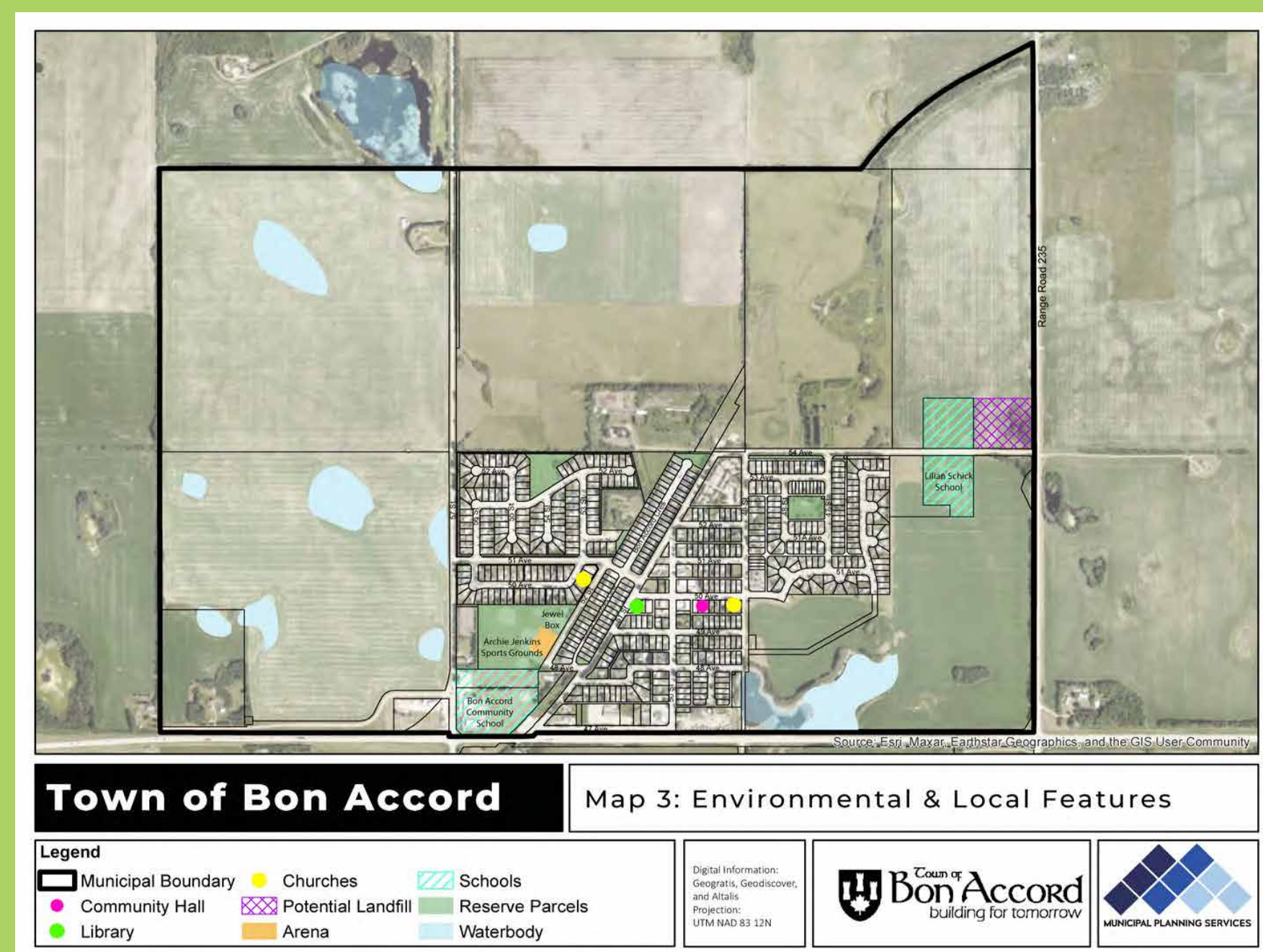
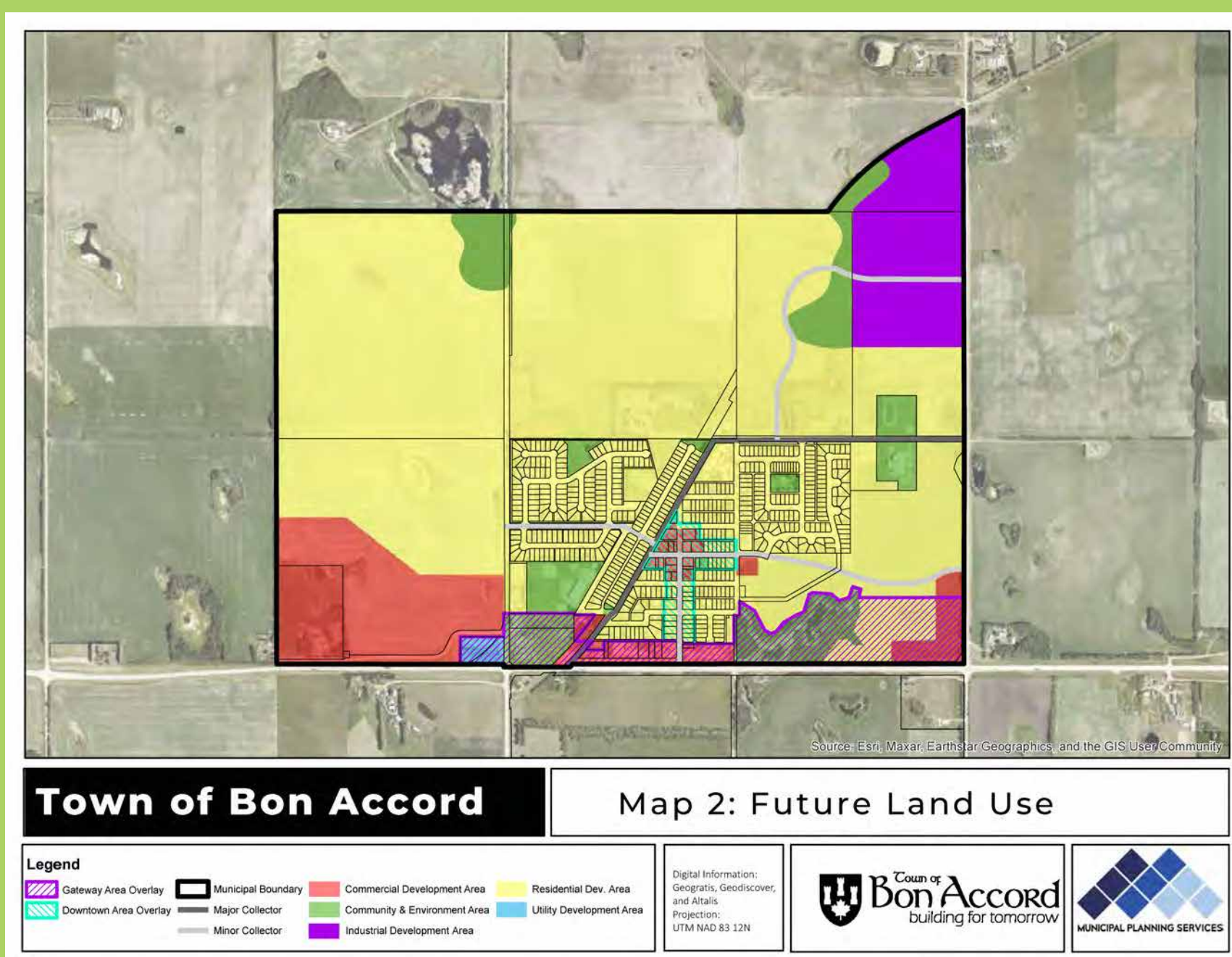
- To ensure that residential expansion takes place in an efficient, economical, and well-planned manner
- To integrate housing styles and densities within new neighbourhoods and through the re-development of existing neighbourhoods to achieve an appropriate mix of densities and character.
- To ensure the co-ordination of residential development with the provision of roadways, utilities, services, and amenities.
- To ensure that new development is of a high aesthetic standard and that distinctive features are celebrated and appropriately incorporated into new neighbourhood design.

# SUSTAINABILITY AND PARKS

The Town of Bon Accord has an extensive network of parks and open space which includes large recreation areas/facilities and smaller neighbourhood parks (and are identified on **Map 3 – Environmental & Local Features**).

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.

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.



**Goal: 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.**

## Objectives:

- Provide a comprehensive park system and innovative recreational opportunities to satisfy the leisure needs of all residents.
- Provide a comprehensive park system and innovative recreational opportunities to satisfy the leisure needs of all residents.
- Monitor the community's need for new and/or enhanced recreation facilities and programs.
- Protect natural landforms and environmentally sensitive areas, such as wetlands, healthy tree stands, and viewpoints.



# BUILDING OUR CULTURE

Bon Accord is a small town with a big community spirit. As the Town grows and expands its development footprint, the need for community facilities and services will increase.

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 a community that encourages community spirit, volunteerism, diversity, culture, recreation, art, and entrepreneurialism.

**Goal: The Town of Bon Accord will be home to quality community gathering places and community-supported social, cultural, educational, spiritual, and recreational programs.**

## Objectives:

- **To ensure that land, facilities, and programs are available to meet the social, cultural, educational, and spiritual needs of the community.**
- **Create focal points within neighbourhoods for gathering, celebrations, culture, and art.**
- **Encourage community involvement and inspire civic pride.**
- **Ensure that civic and emergency services are provided to the community at a consistently high level.**

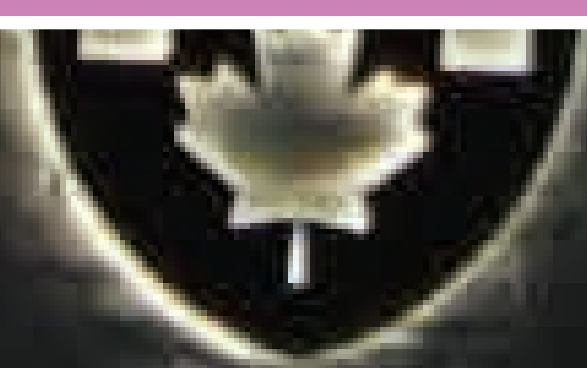
# BUILDING OUR REGION

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. 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.

**Goal: The Town will work collaboratively with neighbouring municipalities to promote compatible and complimentary land use patterns, infrastructure, and service delivery systems.**

## Objectives:

- **Collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.**
- **Collaborate with regional partners to improve communication and increase organizational efficiency in service delivery.**
- **Demonstrate fiscal responsibility in land use and development decisions.**

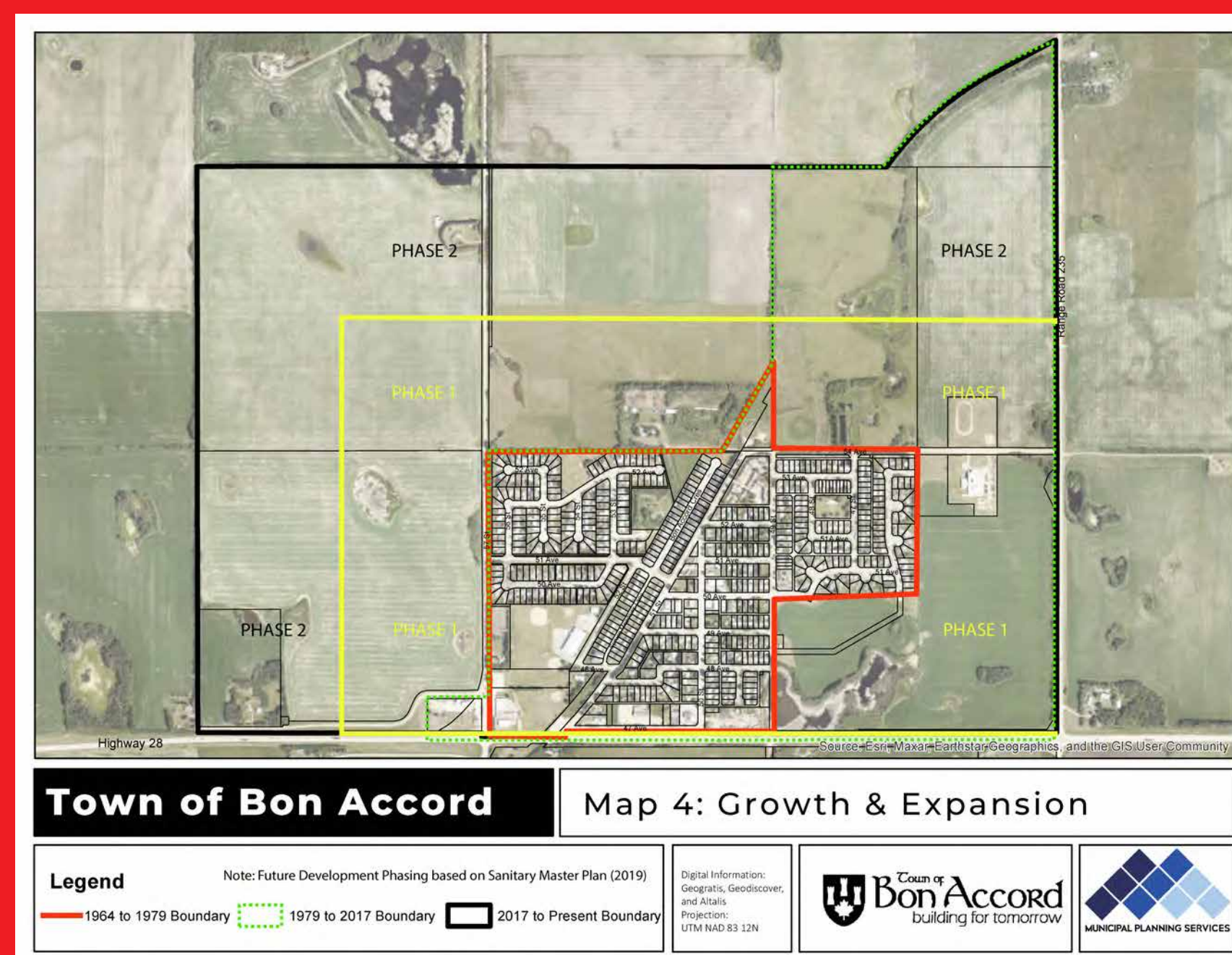
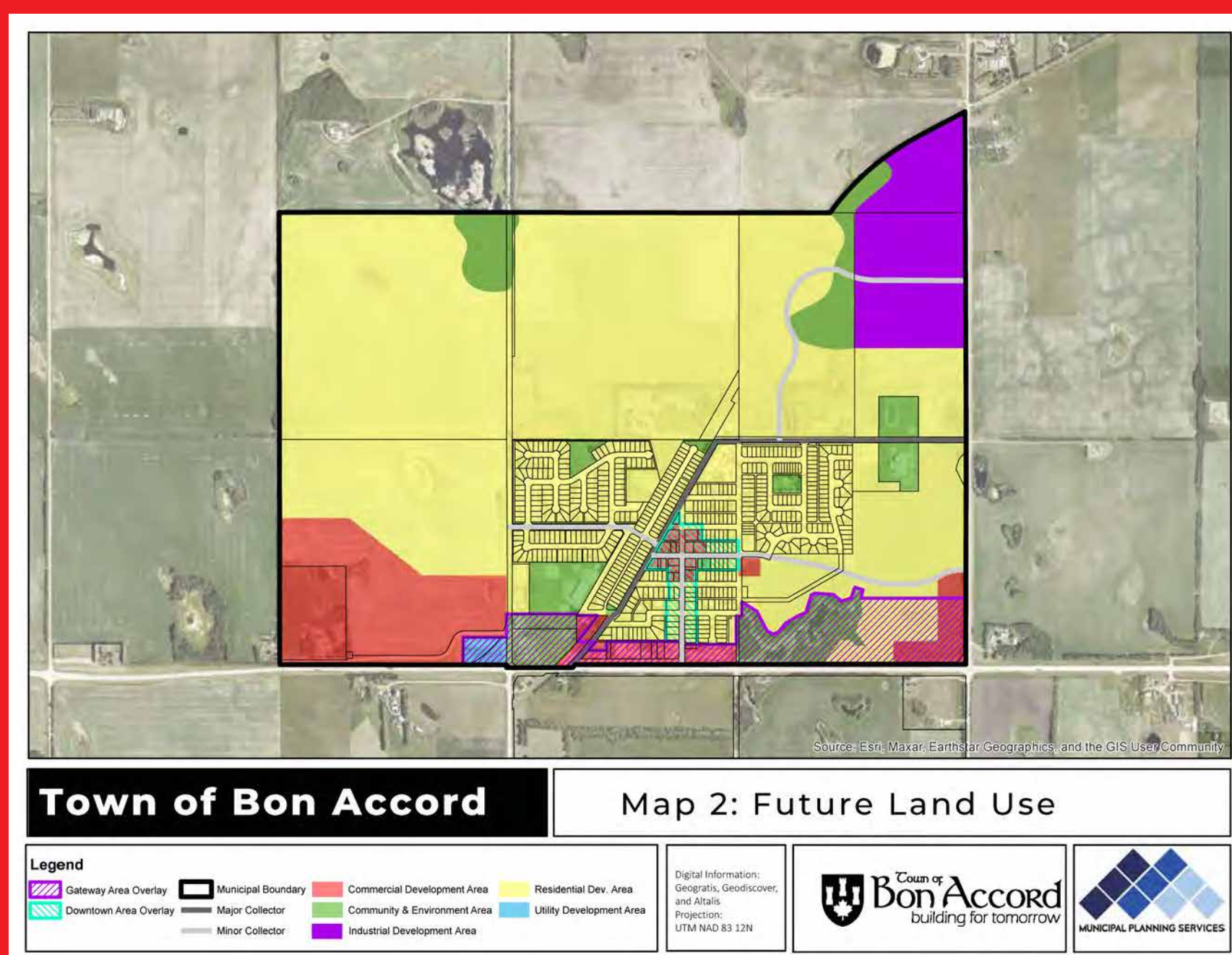


# BUILDING OUR ECONOMY

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 uses, 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.

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.



**Goal: The Town of Bon Accord will achieve a diversified and robust local economy that provides benefits to local and regional markets.**

## Objectives:

- 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.
- Encourage the diversification of commercial and industrial business sectors.
- Provide for the development of a high-quality commercial area in Bon Accord.
- Provide for the future development of industrial uses in Bon Accord.
- Encourage local food production and discourage the premature conversion of high-value agricultural land to non-agricultural uses.

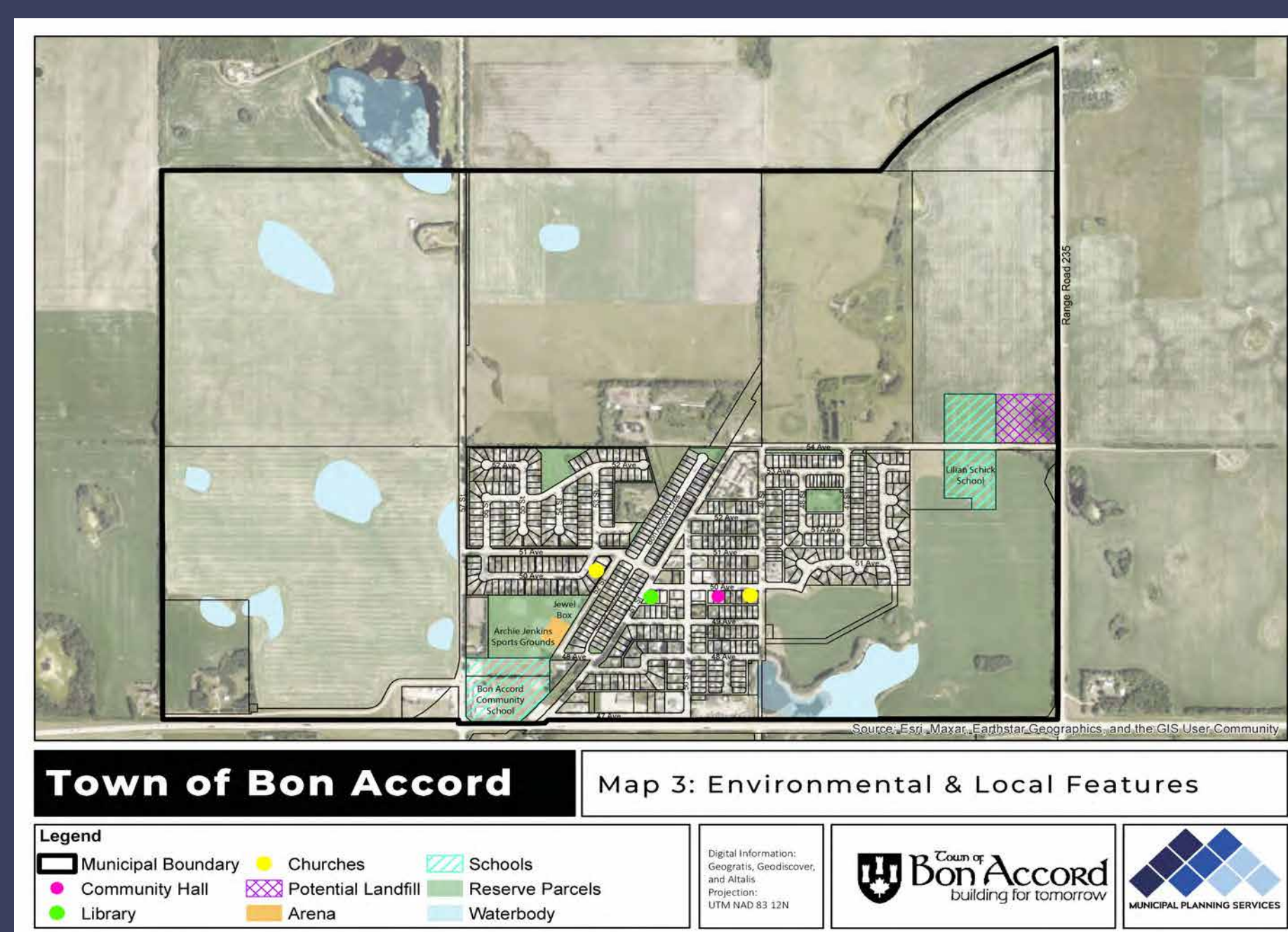
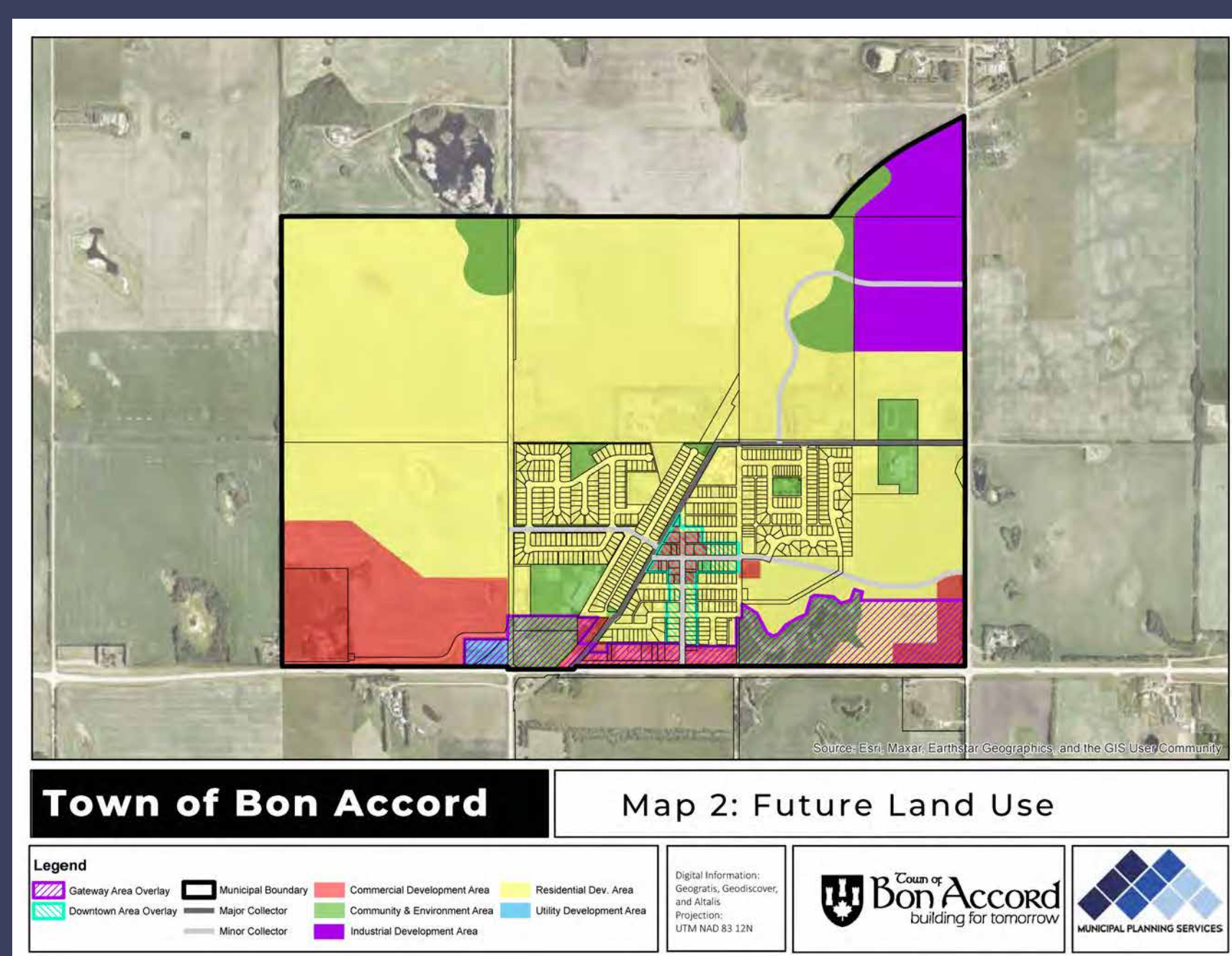
# BUILDING FOR OUR GROWTH

Water and sanitary services are provided to the Town through the Capital Region Northeast Water Services Commission and Arrow Utilities.

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.

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.



**Goal: Municipal infrastructure systems are developed to a high urban standard and provide effective and efficient levels of service.**

## Objectives:

- Provide for the orderly and economical extension of existing services into new and greenfield areas.
- Ensure adequate servicing and utility capacities are available for current developments and future expansion.
- Utilize modern waste disposal and waste management techniques and technologies.
- Encourage the use of low-impact design, renewable energy, and water conservation practices in municipal facilities and private developments.

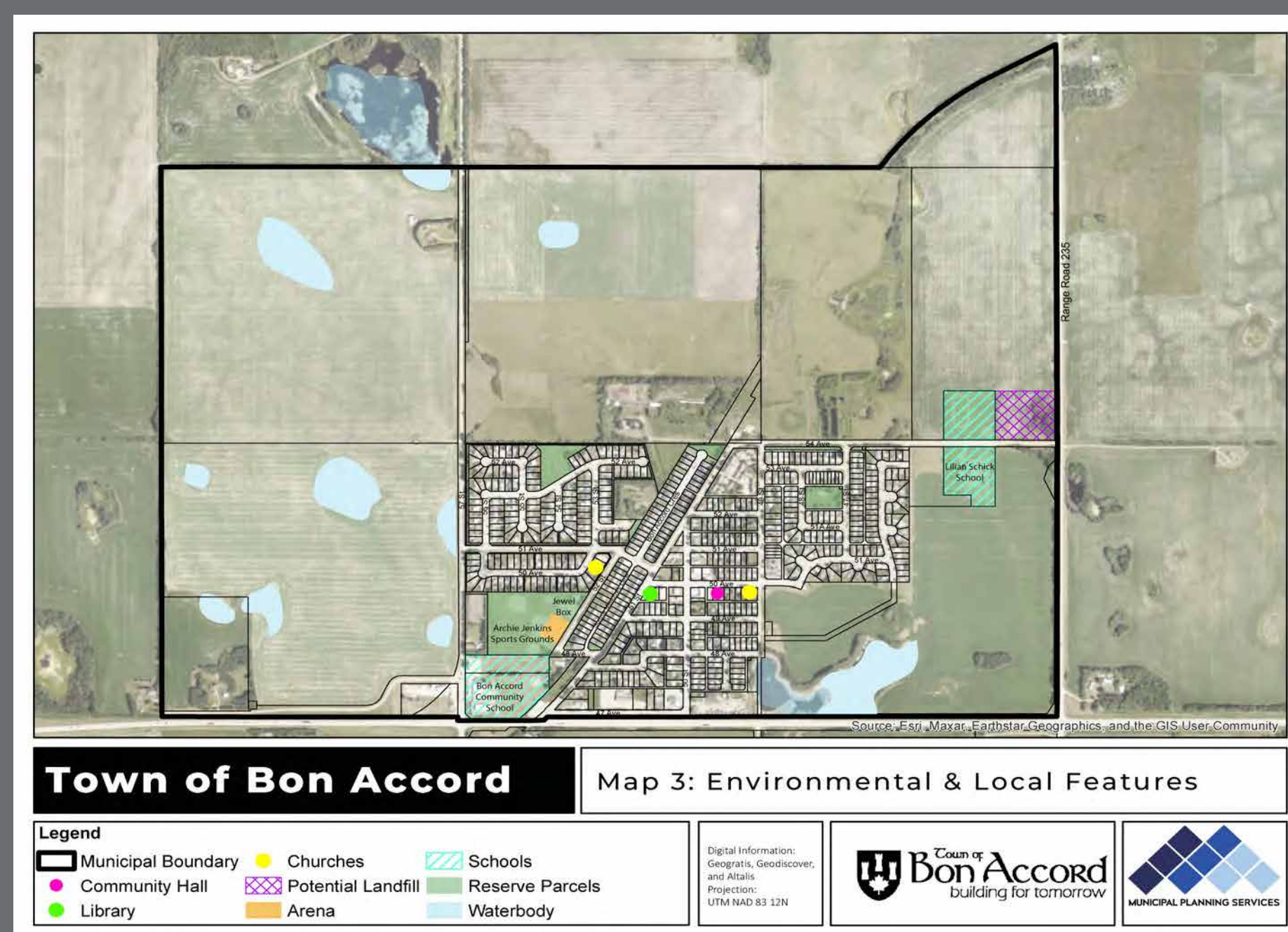
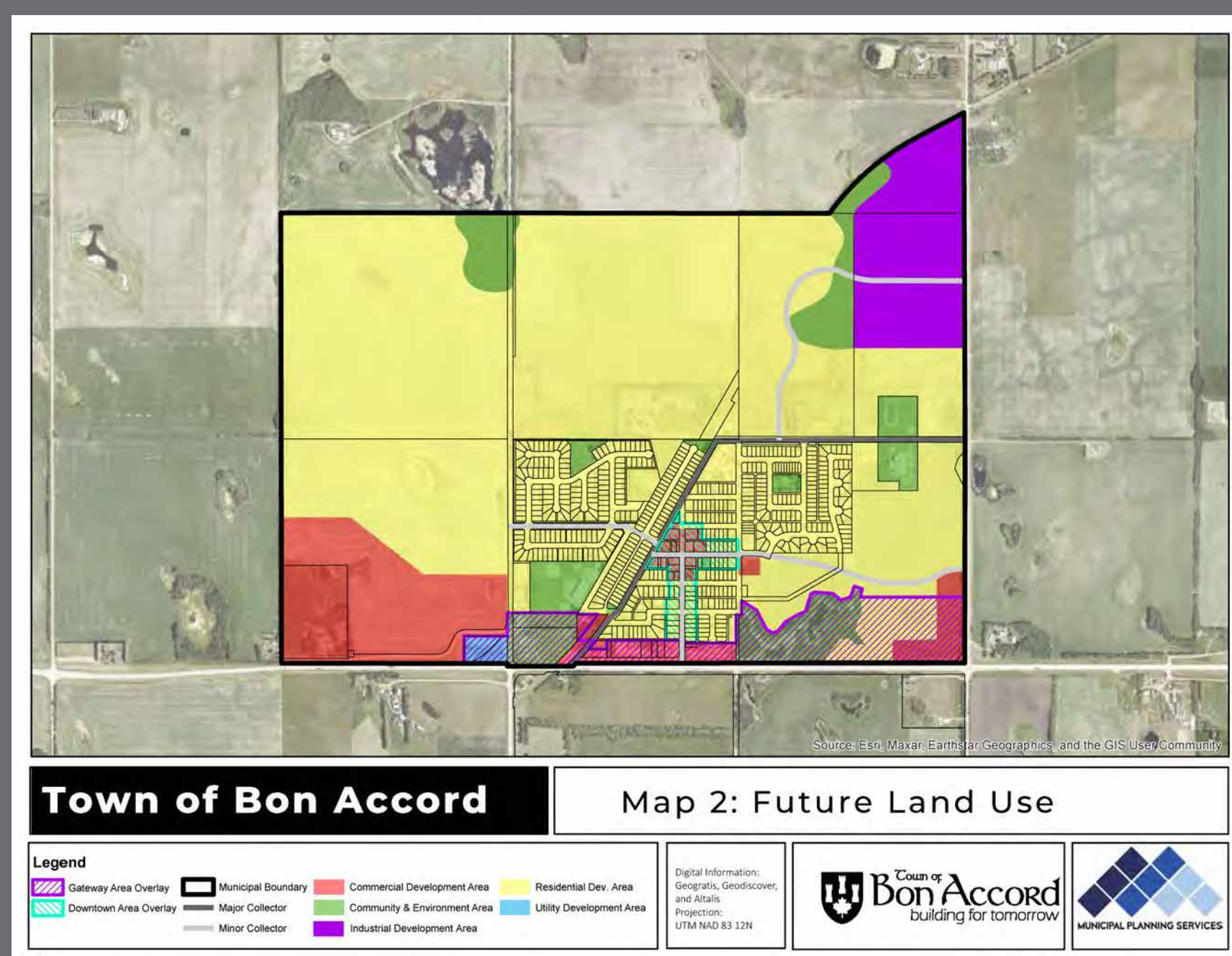
# BUILDING FOR MOVEMENT

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, 50th 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.



**Goal: Transportation infrastructure in the Town of Bon Accord connects the community and the region through safe, well-maintained, and efficient vehicle and pedestrian passageways.**

## Objectives:

- Ensure that all roadways provide safe, convenient, well-demarcated, and efficient travel to all users.
- Work collaboratively with regional and provincial partners to ensure the transportation network meets local and regional demands.
- Create an interconnected system that encourages walking, biking, and other forms of active transportation.