



Town of
Bon Accord
building for tomorrow

Investment Opportunities: Residential, Commercial & Industrial

Bon Accord

Where Opportunity Meets Innovation

2025

Bon Accord

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Canada's 1st
International

Dark Sky
Community

Town of
Bon Accord

ABOUT BON ACCORD

With a unique combination of small-town charm and strategic proximity to the vibrant Edmonton metropolitan area, Bon Accord offers an ideal location for businesses looking to expand or invest. The town provides direct access to major transportation corridors such as **Highway 28, Highway 28A, Highway 2, and Highway 63 connecting to Fort McMurray**, ensuring a strong connection to regional, national, and global markets.

Home to a welcoming community of around 1,439 residents, Bon Accord is more than just a place to do business – it's a place to thrive. The town's supportive environment, paired with Sturgeon County's pro-business attitude, fosters long-term growth and development. Whether you're starting a new venture or scaling an existing operation, Bon Accord offers the **perfect mix of economic stability, a skilled workforce, and high quality of life**. The town is committed to sustainable growth and actively encourages new investment through streamlined permitting processes, making it easier than ever to bring your business vision to life (see details on pg. 16). We strive to make it easier than ever to bring your business vision to life.

With its rich potential for industrial, residential and commercial development, Bon Accord is a great place to work, live, and grow as we continue *building for tomorrow*.



MAYOR'S MESSAGE

Welcome to Bon Accord! It is a great honour to serve as Mayor for the town that has served me and my family for the past 32 years. Our mission is to promote and improve our quality of living, enhance our sense of community, and preserve the integrity of our hometown values while growing into a town that is diverse, prosperous and welcoming to new residents, businesses and visitors.



The Town of Bon Accord is a short drive from three major centers with a rich history in agriculture and wonderful people that are diverse, friendly, vibrant, entrepreneurial and welcoming.

In 2015, Bon Accord became Canada's 1st International Dark Sky Community. Our growing community has a pharmacy, clinic, Montessori child development centre, schools (K-9), restaurants, grocery and convenience stores, gas station, and solar farm. We have begun phased arena upgrades, including a new ice plant in 2024. With support from Sturgeon County, and grant funding through Alberta Municipalities and the Province of Alberta we endeavor to continue upgrades over the next few years.

Bon Accord features over 30 community events and programs each year including Seniors' Week, exclusive Music in the Park summer concert series, Canada Day, Harvest Days, and Winter Wonder-Fest. Our Golden Gems seniors' group offers cards, games, dinners, and out-of-town trips to different attractions. Children and youth will find a variety of playgrounds, a skatepark, sports programs, summer camps courtesy of our Community Services department, and many library programs throughout the year.

We are excited to showcase the unique opportunities that await you as we continue "Building for Tomorrow".

Warm Regards,

A handwritten signature in black ink that reads "Brian Holden". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

MAYOR OF BON ACCORD

ECONOMIC DEVELOPMENT CONTACTS

For inquiries related to economic development and planning in the Town of Bon Accord, please reach out to the following key contacts:

Economic Development:

Email: ecdev@bonaccord.ca

Phone: 780-921-3550

Chief Administrative Officer (CAO):

Email: cao@bonaccord.ca

Phone: 780-921-3550

Planning:

Email: developmentofficer@bonaccord.ca

Phone: 780-921-3550

General Inquiries:

Town Office:

Address: 5025 - 50th Avenue, Bon Accord, AB

Email: info@bonaccord.ca

Phone: 780-921-3550

Website: www.bonaccord.ca

COMMUNITY OVERVIEW: QUICK FACTS

POPULATION 1,439 (2024 ESTIMATE) SOURCE: ALBERTA REGIONAL

Nestled in the heart of Sturgeon County, Bon Accord is a town of boundless promise, where innovation seamlessly blends with opportunity.

A LEGACY OF GROWTH AND COMMUNITY

Bon Accord's story begins with the Plains Cree people, who thrived in the area for centuries. In the late 1800s, Scottish settlers arrived, naming the town after Aberdeen's motto, "Bon Accord," meaning "good agreement." Agriculture flourished with the arrival of the railway, and by 1964, Bon Accord became a village, later growing into a town in 1979.

Today, Bon Accord celebrates a diversified economy and is proud to be Canada's first International Dark Sky Community (2015), making it a popular spot for stargazing and chasing the Northern Lights. The town is dedicated to reducing light pollution as well as other proactive environmental initiatives like our municipal solar farm (2020) and EV charging stations (2023) that can be found at the town office building and arena.

From its rich past to its bright future, Bon Accord blends history, innovation, and community spirit.

Over the next few pages, explore how Bon Accord is poised for continued growth, particularly in industries that align with emerging trends and market needs.

5 KEY INDUSTRIES & GROWTH POTENTIAL IN BON ACCORD

1

Advanced Energy

Bon Accord's proximity to key oil and gas reserves makes it an important player in energy extraction. As the global energy landscape shifts towards more sustainable and clean energy sources, there's a growing potential for Bon Accord to diversify and innovate in this sector. The demand for clean energy solutions, such as wind, solar, and bioenergy offers long-term opportunities for local businesses and entrepreneurs to tap into the green energy market. Investing in these areas could position the region as a leader in the transition to sustainable energy.

2

Manufacturing

Manufacturing in Bon Accord is a cornerstone of its local economy, with various businesses already established in the area. There's considerable potential for growth here, especially in specialized manufacturing, such as precision machining, construction materials, or environmentally friendly products. As the demand for high-quality, locally made goods continues to rise, Bon Accord could see an increase in investments aimed at scaling up manufacturing capacity and adopting cutting-edge technologies like automation and 3D printing.

3

Value-Added Agriculture

While agriculture has long been a cornerstone of Alberta's economy, Bon Accord's potential for growth lies in its capacity for value-added agriculture. This includes food processing, packaging, and the creation of unique agricultural products such as organic or locally sourced items. As consumers become more health-conscious and demand locally produced food, Bon Accord could attract businesses looking to capitalize on these trends. Furthermore, the increased demand for sustainable and organic food could present opportunities for local farms to diversify their offerings and engage in niche markets.

4

Workforce and Community

Bon Accord's workforce is diverse, with many residents commuting to larger urban centers like Edmonton, which is only a short drive away. This means there is potential for the town to grow its local job market by attracting businesses that can serve both the local community and regional markets. With a growing number of self-employed individuals and home-based businesses, the trend towards entrepreneurship could also be leveraged by the town's initiatives, such as networking and innovation support through events like our annual Business Showcase, Quarterly Business Meetings, Business Seminar/Workshops etc.

Additionally, the close-knit, family-friendly atmosphere of the community is a major selling point for attracting talent and professionals who are looking for a peaceful lifestyle while still having access to larger employment hubs. Bon Accord's commitment to preserving its natural beauty as Canada's first International Dark Sky Community could also attract residents and businesses aligned with sustainability and outdoor activities, further enhancing its unique appeal.

5

Growth Potential

With a solid foundation in energy, manufacturing, and agriculture, Bon Accord has significant growth potential in these sectors. The increasing demand for clean energy solutions, coupled with a trend towards locally sourced and processed food, positions the town to become an attractive hub for industries capitalizing on sustainability and innovation. This makes Bon Accord an ideal location for forward-thinking investors looking for opportunities in a growing and dynamic region.

Bon Accord offers a balanced mix of industry sectors with plenty of potential for future growth. By emphasizing innovation in clean energy, local manufacturing, and value-added agriculture, Bon Accord can position itself as a regional leader while maintaining its small-town charm and community spirit.

LOCATION AND PROXIMITY

Nestled in the heart of Sturgeon County, Bon Accord offers the ideal balance between peaceful, small-town living and easy access to the conveniences of urban centres. Located just north of Edmonton, Bon Accord is perfectly situated for both residents and businesses looking to enjoy a tranquil lifestyle with proximity to dynamic city opportunities.

- **Distance to Edmonton:** Bon Accord is just **40 km** (25 miles) north of Edmonton, providing quick and easy access to the city's employment opportunities, cultural attractions, and shopping hubs. Residents can effortlessly commute to Edmonton for work or leisure, while returning home to the serenity of rural living.
- **Proximity to Other Centres:** Bon Accord is conveniently located near key neighboring communities, including **Morinville** (10 km), **St. Albert** (25 km), and **Gibbons** (7 km). Situated along the **Highway 28 corridor**, the town offers excellent connectivity to both regional and national markets.
- **Regional Context:** As part of the vibrant **Greater Edmonton Region**, Bon Accord benefits from a region known for its **agricultural richness**, **natural beauty**, and **growing economy**. This thriving area combines the best of rural charm with an expanding economy, making it an ideal location for families and businesses alike.

TRANSPORTATION

Bon Accord boasts strong transportation infrastructure, ensuring smooth connectivity to surrounding areas and beyond.

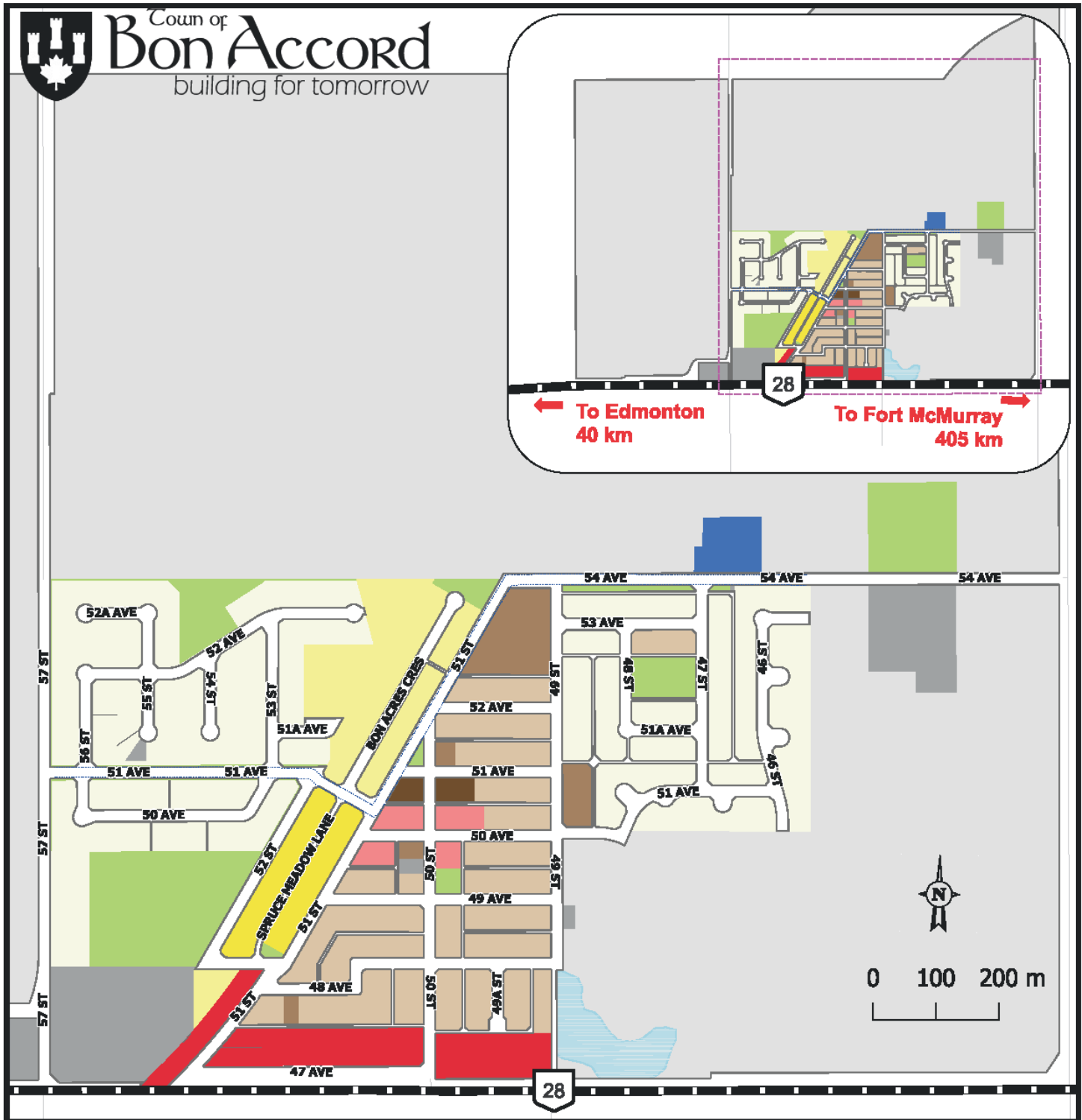
- **Highways:** The town is easily accessible via **Highway 28**, connecting residents and businesses to Edmonton and other regional hubs with ease.
- **Airports:** Bon Accord is conveniently located 45 minutes from **Edmonton International Airport**, allowing for quick access to domestic and international flights.
- **Rail:** Bon Accord is within a 7 km reach of a key rail line, providing valuable logistics options for businesses that require rail transport.

BENEFITS OF LOCATION

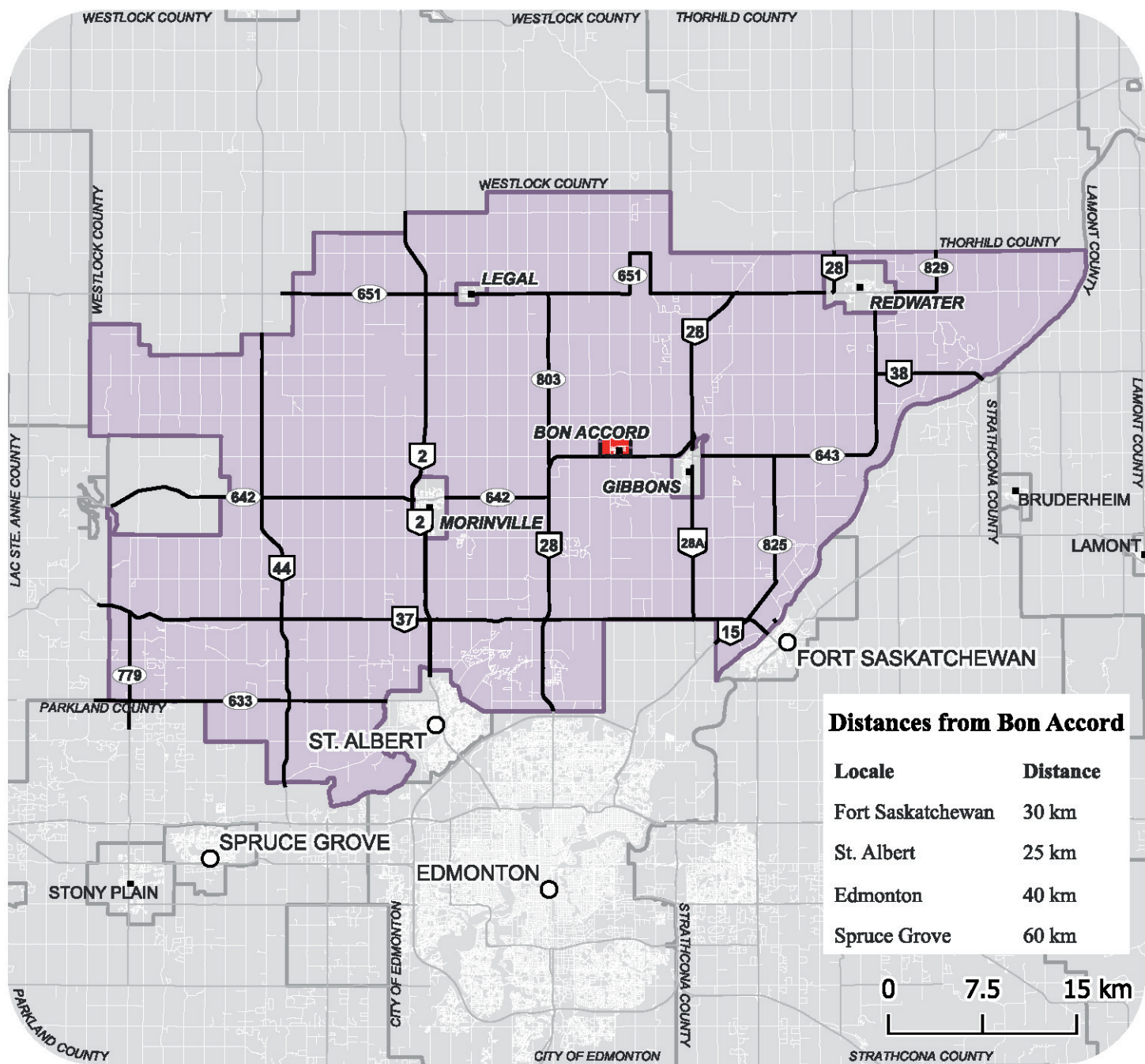
Bon Accord's prime location offers a wealth of advantages for both residents and businesses.

- **Access to a Larger Labour Market:** The town's strategic position allows for easy commuting to Edmonton and other nearby centers, expanding employment opportunities for residents.
- **Proximity to Amenities:** Enjoy the calm and safety of small-town life, while remaining close to Edmonton's abundant amenities from shopping centers to world-class cultural attractions.
- **Business Opportunities:** Bon Accord offers businesses excellent access to regional markets and key transportation routes, making it a prime location for growth and expansion.
- **Quality of Life:** The unique blend of rural tranquility and urban accessibility enhances the overall quality of life, offering the best of both worlds.





Sturgeon County



INVESTING IN THE FUTURE OF BON ACCORD

Bon Accord offers a wealth of opportunities for investors and businesses to get involved in and contribute to the growth and prosperity of our community. Whether through collaboration, investment, or participation in local initiatives, Bon Accord provides the perfect environment to make a lasting impact.

Business Development and Networking

Bon Accord provides multiple channels for business development and collaboration, aimed at fostering a strong entrepreneurial community. Key initiatives include:

- ***Business Seminars and Quarterly Meetings:*** Local business owners are invited to attend regular seminars and quarterly business meetings where they can meet decision-makers, share experiences, and discuss potential initiatives to improve the local economy.
- ***Business Retention and Expansion Plan:*** This plan actively engages local businesses to assess their needs, challenges, and opportunities, ensuring they receive the necessary support for sustainable growth. It also provides data-driven insights to enhance business success and foster long-term partnerships.

Support Local Initiatives and Charitable Causes

Investing in community programs benefits both businesses and the town's residents. Business involvement strengthens their public image while helping the community grow. Specific ways to engage include:

- ***Sponsorship of Local Events:*** Local events such as Harvest Days, Music in the Park, Winter Wonder Fest and the Harvest Days Parade offer opportunities for businesses to sponsor community gatherings, strengthening their brand while bringing people together.
- ***Educational Partnerships:*** Partnering with local schools and educational organizations to provide programs, mentorship, or scholarships ensures the community's youth are empowered with valuable skills and opportunities.
- ***Supporting Charitable Causes:*** Businesses can actively engage with organizations like the Bon Accord Gibbons Food Bank or youth sports leagues. By offering financial support, goods, or services, businesses contribute to improving the well-being of their neighbors.

Sponsorship Opportunities

Sponsorship offers businesses a unique opportunity to showcase their brand while giving back to the community. Benefits include:

- **Increased Brand Visibility:** As a sponsor of town events, your business logo and message are displayed in select print and digital communications, providing visibility at a local level.
- **Marketing and Promotion:** Sponsorship packages often include opportunities for businesses to have booths, distribute promotional materials, and engage with attendees directly, increasing potential customer reach.
- **Community Engagement and Positive PR:** Sponsoring events helps businesses build a positive image as community-minded organizations, enhancing relationships with customers and potential clients.

Real Estate and Development Opportunities

Bon Accord offers various development opportunities for investors and real estate developers. Opportunities are driven by a growing community and demand for new developments:

- **Residential Subdivisions and Housing Developments:** As Bon Accord's population continues to grow, there is a high demand for new residential areas. Opportunities for both single-family and multi-family housing developments exist, with modern amenities and sustainable design standards.
- **Retail and Commercial Properties:** There is significant potential for commercial developments in retail, office spaces, and service industries. Investors can capitalize on the expanding community, with businesses seeking spaces that support both local commerce and regional trade.
- **Light to Medium Industrial Development:** Bon Accord offers industrial zones for companies involved in manufacturing, logistics, warehousing, and other service-based industries. The town is well-positioned to accommodate light industrial developments due to its strategic location and access to infrastructure.
- **Infrastructure Developments:** Future infrastructure enhancements (such as improved transportation networks and utilities) offer further opportunities for investment in residential, commercial and industrial developments, strengthening the community's economic foundation.

DEVELOPMENT, UTILITIES, AND INFRASTRUCTURE

Bon Accord is committed to building a **future-ready community**. With **updated development plans, robust infrastructure, and streamlined processes**, the town is primed for residential, commercial and industrial growth. Below are the key strategies and essential utilities that will support sustainable development and provide a solid foundation for businesses and residents alike.

Development-Ready Bylaws

- Bon Accord is **development-ready**, offering a robust foundation for growth and investment. The town has updated its **Land Use Bylaw (LUB)** and **Municipal Development Plan (MDP)** to ensure that Bon Accord is prepared to accommodate the needs of developers, businesses, and residents. These strategic updates provide clear and effective zoning bylaws, making it easier for developers to plan and execute new projects.
- Bon Accord is actively preparing for growth by implementing zoning regulations and land use **policies designed to support industrial, commercial, and residential development**. The new Land Use Bylaw (LUB) and Municipal Development Plan (MDP) ensure that there are dedicated zones for various types of development, with clear guidelines for building and infrastructure requirements.

*See page 16, **Permits and Regulations for QR codes to our MDP, LUB and permitting page.***

Key Zoning for Developers

- **Industrial Development:** Areas designated for **light and medium industrial growth**, providing space for manufacturing, logistics, and service-based industries.
- **Commercial Development:** Dedicated zones for **retail, office spaces**, and other **commercial enterprises** to thrive. Bon Accord's Highway 28 frontage offers prime opportunities for businesses, with ample room for office spaces, drive-thru establishments, and other high-visibility commercial ventures. This strategic location ensures easy access and visibility for businesses, making it an attractive option for investors and developers.
- **Residential Development:** Bon Accord has designated areas for residential growth, including opportunities for **single-family and multi-family housing**. The town's zoning ensures easy access to key services and infrastructure, with clear guidelines for project approvals to support a growing population.

Infrastructure: Supporting Growth and Sustainability

Bon Accord is committed to ensuring its infrastructure is equipped to handle current and future growth. The town boasts approximately 10 kilometers of paved roadways, providing a **strong foundation for transportation and connectivity** throughout the area.

Water Services:

- The town is a proud member of the Capital Region Northeast Water Services Commission, ensuring a reliable supply of potable water for residents and businesses.
- In 2018, Bon Accord expanded its water infrastructure with an addition to the town's reservoir, increasing the total water storage capacity to 1,050,000 gallons (approximately 5,000 cubic meters).
- Three pumps operate on a weekly rotation to ensure pressurized potable water is consistently supplied throughout the town, moving approximately 230 cubic meters per day.
- Bon Accord also operates a bulk potable water fill station, equipped with both 2" and 4" hose connections for easy access.

Wastewater Services

- The town is part of the Arrow Utilities Commission (formerly the Alberta Capital Region Wastewater Commission), ensuring efficient and environmentally responsible wastewater treatment services.
- Bon Accord manages an aerated sewage holding pond, which treats effluent before it is released to the regional treatment facility for further processing.

Snow Removal

- Bon Accord provides a comprehensive town-wide snow removal service, ensuring that all roads are cleared following specified snow accumulations. This service ensures safe travel and continued access to key areas during winter months.
- By combining infrastructure improvements, streamlined development policies, and a proactive approach to utilities, Bon Accord is well-positioned to support both residential and commercial growth, making it an ideal destination for winter.

PERMITS & REGULATIONS

Bon Accord's Commitment to Efficient Development

Bon Accord is dedicated to providing a transparent and efficient development process. We provide in office and remote service resources, as well as streamlined procedures to guide investors through every stage of their project.

Essential Resources:

- **Municipal Development Plan (MDP):** Our MDP was adopted in 2023, outlining the long-term vision confirmed for Bon Accord's growth and development. Access it quickly via the provided QR code.
- **Land Use Bylaw (LUB):** The LUB was adopted/consolidated in 2018, providing clear guidelines for land use and development within the town. A quick scan of the provided QR code provides instant access.
- **Online Permits & Regulations:** Access detailed information on permits, regulations, and development guidelines through our dedicated page on the Town of Bon Accord website.



Expedited Permitting Process:

- Bon Accord prioritizes rapid response times. Preliminary inquiries are addressed within three business days, ensuring prompt guidance.
- Complete permit applications are processed within the provincially mandated 40-day requirement. However, our established track record demonstrates a consistent ability to issue permits in significantly less time, often within less than half the mandated timeframe.
- Our contract with the Inspections Group streamlines the inspection process, further accelerating permit issuance and project timelines.

Key Features:

- **Clarity and Accessibility:** Accessible planning support with comprehensive online resources and readily available documents ensure transparency and ease of access.
- **Predictable Timelines:** Rapid response times and proven efficiency provide investors with confidence in project planning.
- **Strategic Collaboration:** Our partnership with the Inspections Group underscores our commitment to a successful development experience.

LOCAL EVENTS: THE HEARTBEAT OF OUR COMMUNITY

With over 30 community events and programs throughout the year including Senior's Week, exclusive Music in the Park summer concert series, Canada Day, Harvest Days, Winter Wonder-Fest, and adult field trips, our vibrant community is always buzzing with exciting events that celebrate our culture, boost local businesses, and contribute to the regional economy!

Harvest Days

- A beloved tradition, Harvest Days celebrates craft vendors and family-friendly activities. The festival attracts thousands of visitors, driving foot traffic to local stores, restaurants, and artisans. It's a true showcase of local talent and agriculture.
- Event Impact: Directly supports farmers, artisans, local food vendors, and hospitality businesses. It also creates a festive atmosphere that strengthens community ties.

Music in the Park

- Enjoy free live music every Tuesday evening this summer at the picturesque Centennial Park. Local bands, food trucks, and families gather to enjoy the music and connect with neighbors.
- Event Impact: Music in the Park provides a platform for local musicians, boosts traffic to nearby restaurants, and offers local businesses the opportunity to showcase their goods and services to a broader audience.

Winter Wonder-Fest

- Celebrate the season with local light displays, ice skating, a Christmas market, community crafting events, Breakfast With Santa & more! Winter Wonder-Fest transforms our town into a magical holiday destination, drawing tourists from near and far.
- Event Impact: Significant increase in retail sales, tourism, and restaurant visits during the winter season, providing a vital boost to the local economy during a traditionally slower time of the year.

Family Day

- Every year, the town hosts a fun-filled Family Day celebration for families, friends, and neighbors. The event offers free skating, along with complimentary food and beverages. Attendees are encouraged to bring a donation for the Bon Accord Gibbons Food Bank, supporting local families in need.
- Event Impact: Strengthens community bonds by providing an affordable, enjoyable outing for families. It also fosters local philanthropy, with food bank donations that directly benefit those in need. For local businesses, this annual event enhances community engagement and showcases support for charitable initiatives, contributing to the social and economic well-being of the region.

JOIN US IN SHAPING BON ACCORD'S FUTURE

Bon Accord is a town positioned for **growth, innovation, and sustainable development**. With a rich history and a forward-looking vision, we offer a dynamic environment for developers, investors, and businesses to make a lasting impact. Our community is not just ready for progress – it's **prepared to lead**.

Bon Accord's **strategic location**, coupled with reliable infrastructure, ensures that any project whether residential, commercial, or industrial will be supported by the necessary utilities and services. Our established guidelines for housing projects ensure that growth remains sustainable, with high-quality neighborhoods designed to accommodate the needs of a growing population. Our roadways, water, and wastewater systems are designed to sustain and facilitate long-term growth, while ongoing infrastructure improvements keep the town **competitive** and **attractive for future development**.

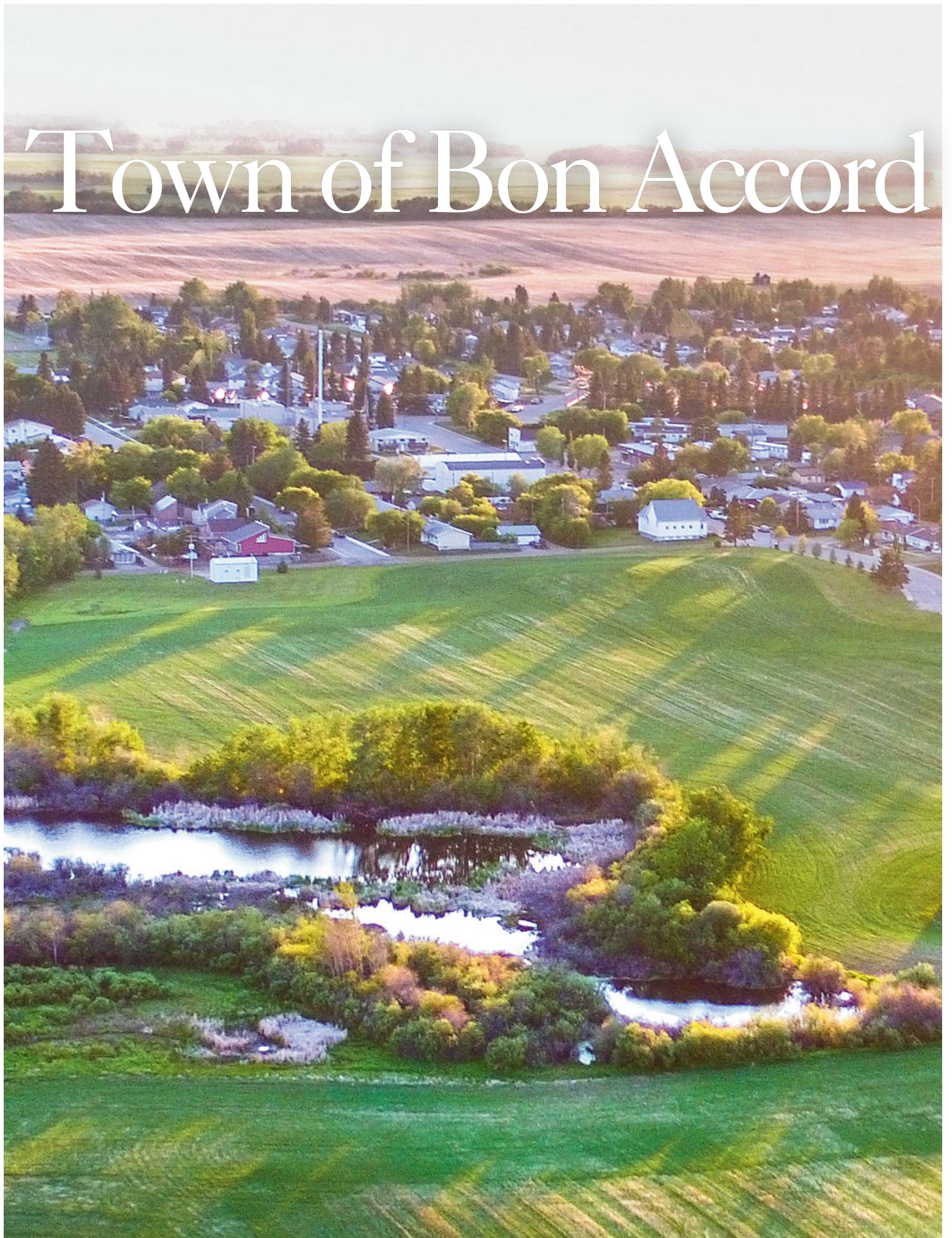
The town's location along Highway 28 offers excellent visibility for commercial enterprises, including office spaces, retail developments, and service-oriented businesses. This prime frontage allows for **diverse business opportunities** that can enhance the local economy and provide significant value to investors and developers alike.

AN ENGAGED AND COLLABORATIVE COMMUNITY

Our local business owners, residents, and town leadership work together to foster an environment of support and shared vision. Quarterly business meetings, community events, and a strong network of local initiatives provide ample opportunities for developers to connect, collaborate, and stay informed about the town's strategic direction.

Bon Accord is not just a place to invest – it is a community built on a foundation of strong values, sustainability, and forward-thinking planning.

We are committed to creating an environment where businesses and residents thrive together, ensuring long-term prosperity for all stakeholders. We invite you to explore the opportunities Bon Accord offers for development, investment, and growth. With the right infrastructure, a supportive community, and a clear path to success, **now is the time to become part of Bon Accord's bright future.**



Town of Bon Accord