



# TOWN OF BON ACCORD

Municipal Development Plan



# WELCOME

- Introductions
- What is the purpose of planning?
- What is a Municipal Development Plan, anyway?!
- Relationship with the Land Use Bylaw
- Opportunities for the new MDP
- Potential MDP Outline (and Requests of Town Administration)
- Engagement
- Next Steps



# INTRODUCTIONS



**JANE DAUPHINEE**  
Principal & Senior Planner



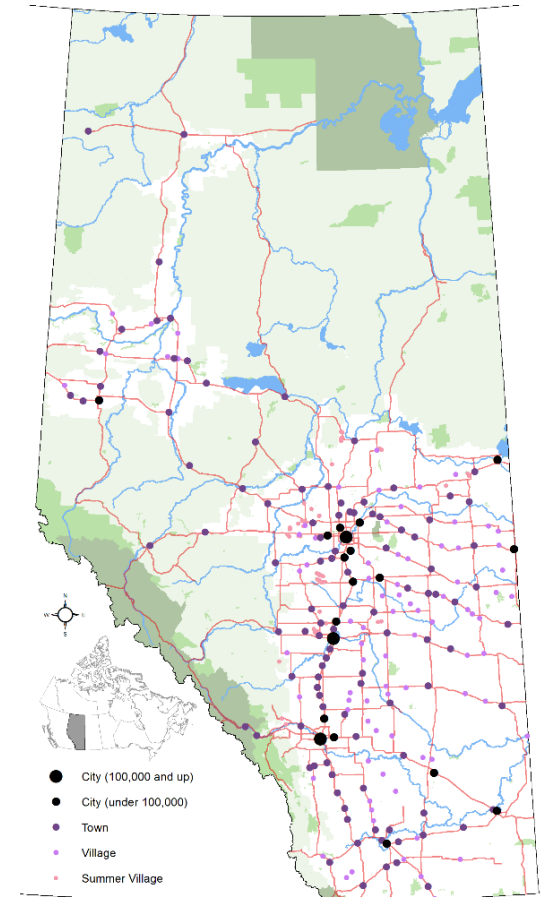
**KYLE MILLER**  
Planner

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# LEGISLATIVE AUTHORITY

- Given to the Federal Government by the Crown
- Given to the Provinces by the *Constitution Act* (1867 and 1982)
- Given to Municipalities through the *Municipal Government Act*



# LEGISLATIVE AUTHORITY

- *Alberta Land Stewardship Act*
- Land Use Framework
  - “a blueprint for land use management and decisionmaking to address growth pressures”
  - Establishes Regional Plans based on 7 major watersheds/municipal boundaries
  - Bon Accord is within the North Saskatchewan Regional Plan Area (‘underway’)



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MUNICIPAL PLANNING SERVICES

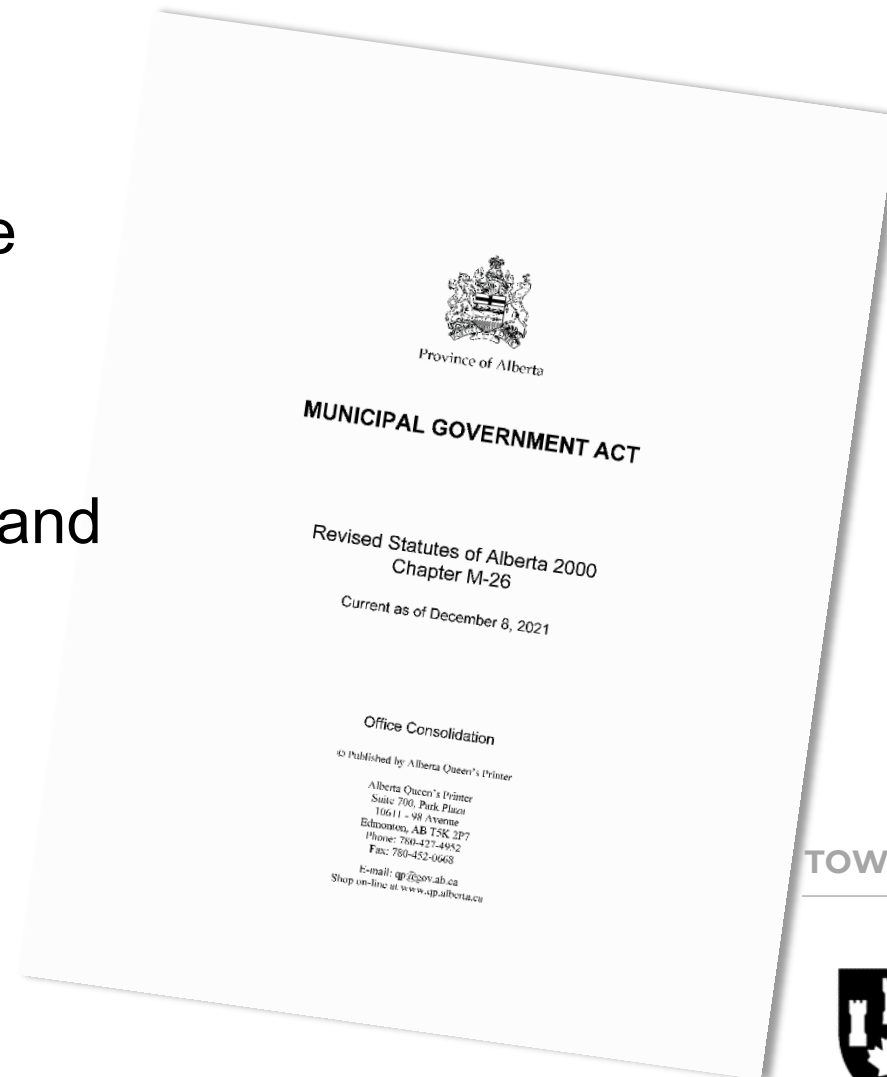
# LEGISLATIVE AUTHORITY

- Provincial Land Use Policies
- Water Quality
- Air Quality
- Reduction of Waste and Greenhouse Gases
- Preservation of Agricultural Land
- Separate Incompatible Land Uses
- Prioritize Resource Extraction
- Ecosystem Health
- Preservation of Heritage Resources



# LEGISLATIVE AUTHORITY

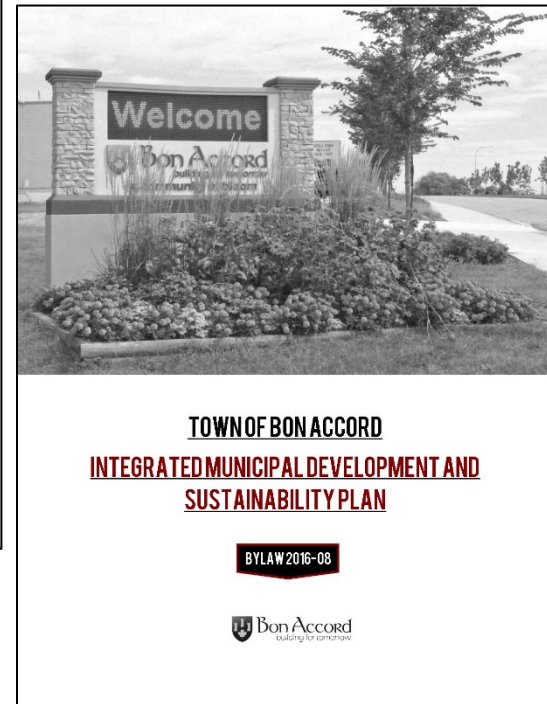
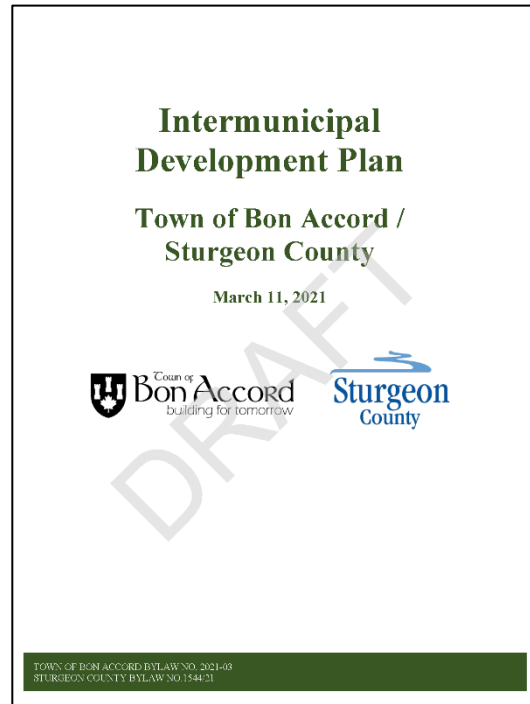
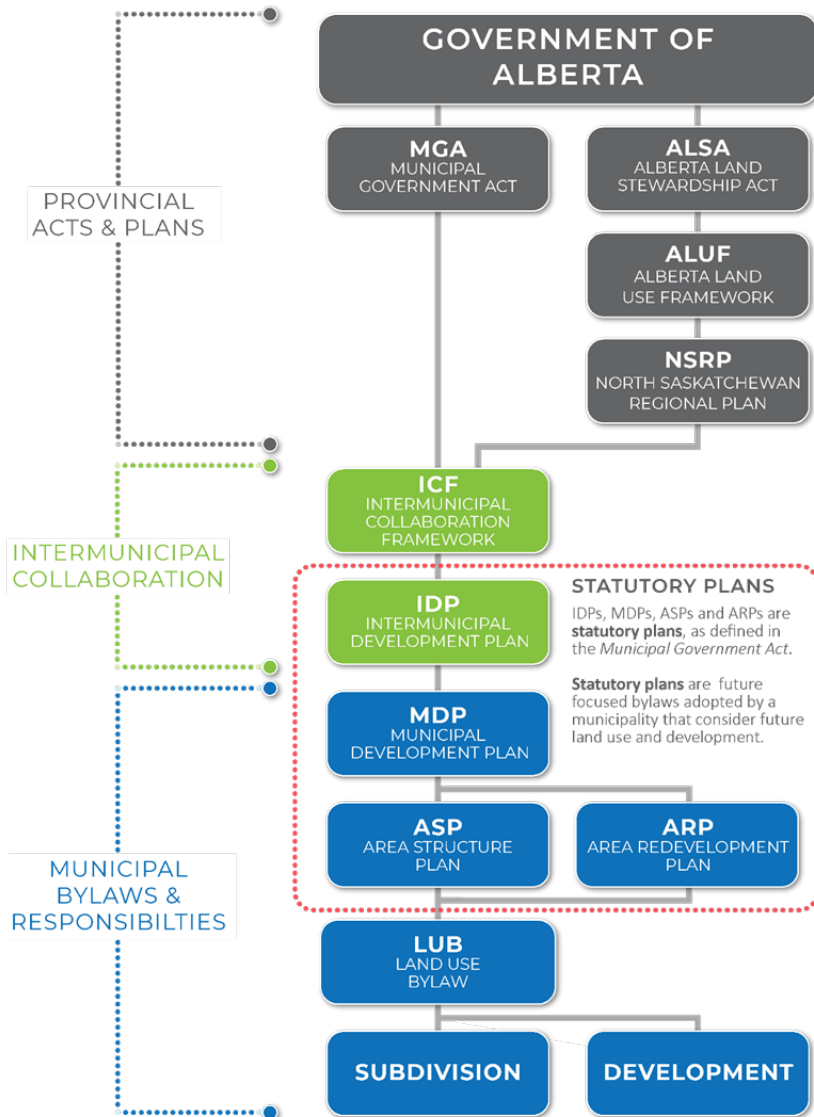
- *Municipal Government Act*
  - Guides how municipalities operate and make decisions
  - One of the most far-reaching statutes in Alberta (affects private citizens, developers, businesses, and every ministry in the Province)
  - Has been amended to reflect government priorities (e.g. December 2017, 2018, most recently 2020/21 through Bill 48—the Red Tape Reduction Act)



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# PLANNING DOCUMENTS & TOOLS





# WHAT IS AN MDP?

- Required for municipalities in Alberta
- Reflect long range goals and aspirations of the community.
- Must be consistent with IDP
- Municipal Government Act (MGA) states that an MDP must address:
  - Future land use
  - The manner and proposals for future development
  - Land use coordination with adjacent municipalities
  - The provision of municipal services and facilities
  - The subdivision and development regulations
  - The provision of MR and MSR
  - The protection of agricultural operations



# WHAT IS AN MDP?

- MGA states that an MDP may address:
  - Financing/programming of municipal infrastructure
  - Programs relating to physical, social, & economic development
  - Environmental matters
  - Financial resources
  - Economic development
  - Any other matters Council wishes to address
- may contain statements regarding development constraints
- may contain policies respecting the provision of conservation reserve



# RELATIONSHIP TO THE LUB

- MDP sets out the long term vision for the Town
- LUB is day-to-day regulatory document that controls use and development of land
- Some MDP policies will be implemented through the LUB
- Blueprint (MDP) vs Rulebook (LUB)

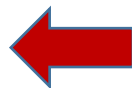


# RELATIONSHIP TO THE LUB

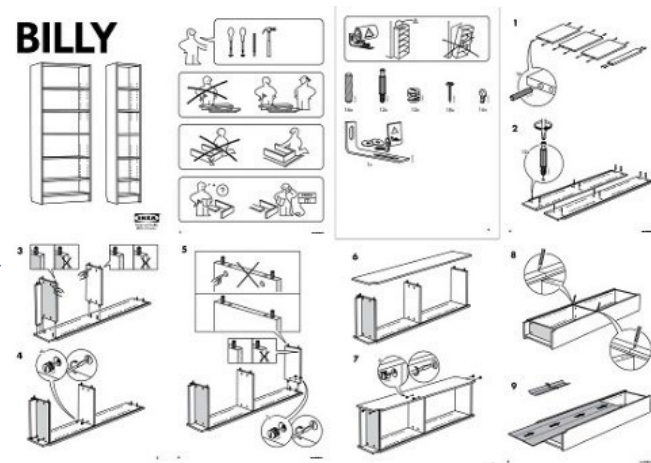
MUNICIPAL DEVELOPMENT PLAN	LAND USE BYLAW
Future oriented planning goals and policies	Regulates <b>current</b> land use activities
More <b>strategic</b> , often less prescriptive (...but not always!)	More prescriptive and <b>specific</b>
Provides a <b>generalized</b> future land use pattern for the municipality	Divides the municipality into <b>land use districts</b> and provides lists of permitted and discretionary land uses that may be developed within each district
Describes the infrastructure, services, and assets that will be required to <b>achieve a vision for the future</b>	Regulates the <b>specific details of developments</b> (including height, density, setbacks, screening, signage, etc.)
All ASPs, ARPs, and bylaws must be consistent with the MDP	Primary tool for assessing development and subdivision applications <b>must be consistent with the MDP</b>



MDP

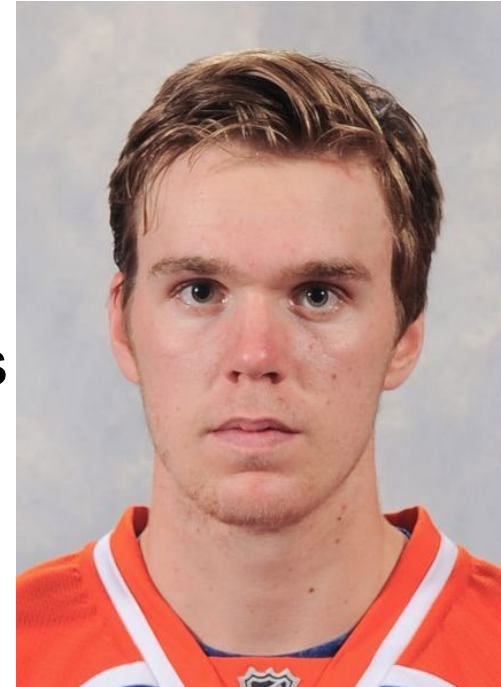


LUB

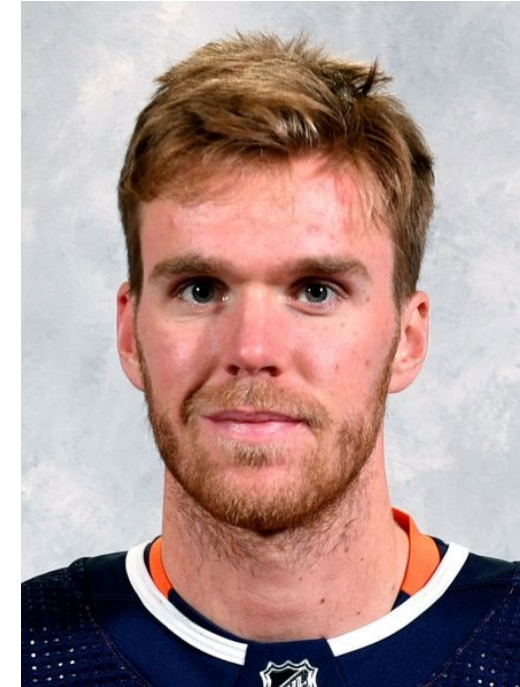


# UPDATE PRIORITIES

- Current MDP was adopted in 2016
  - Town was a member of the Capital Region Board in 2016
  - Included information required to access funding from the federal New Deal for Cities and Communities grant program
  - Does Council want this MDP to also be the Town's sustainability plan?



2016



2022

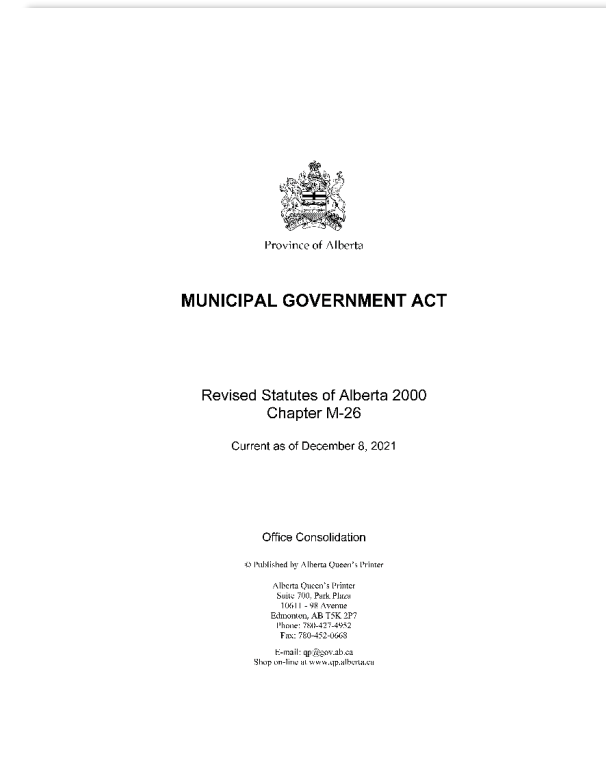
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MUNICIPAL PLANNING SERVICES

# UPDATE PRIORITIES

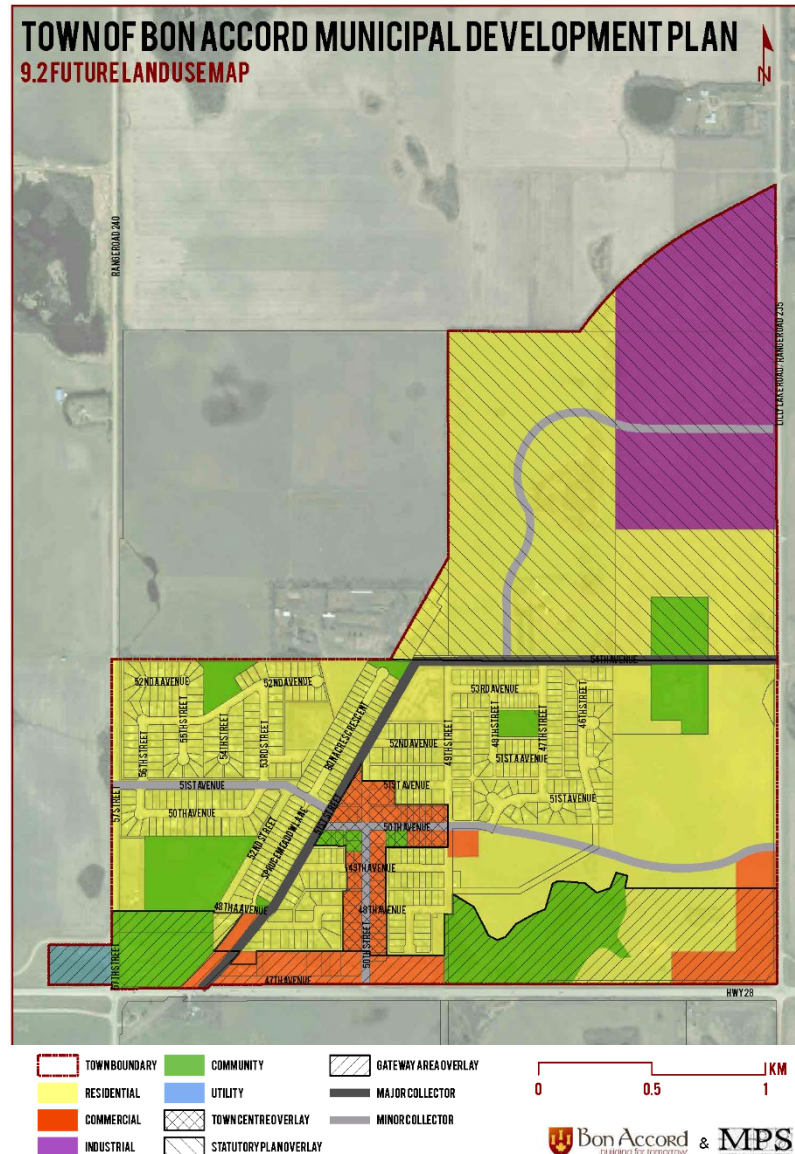
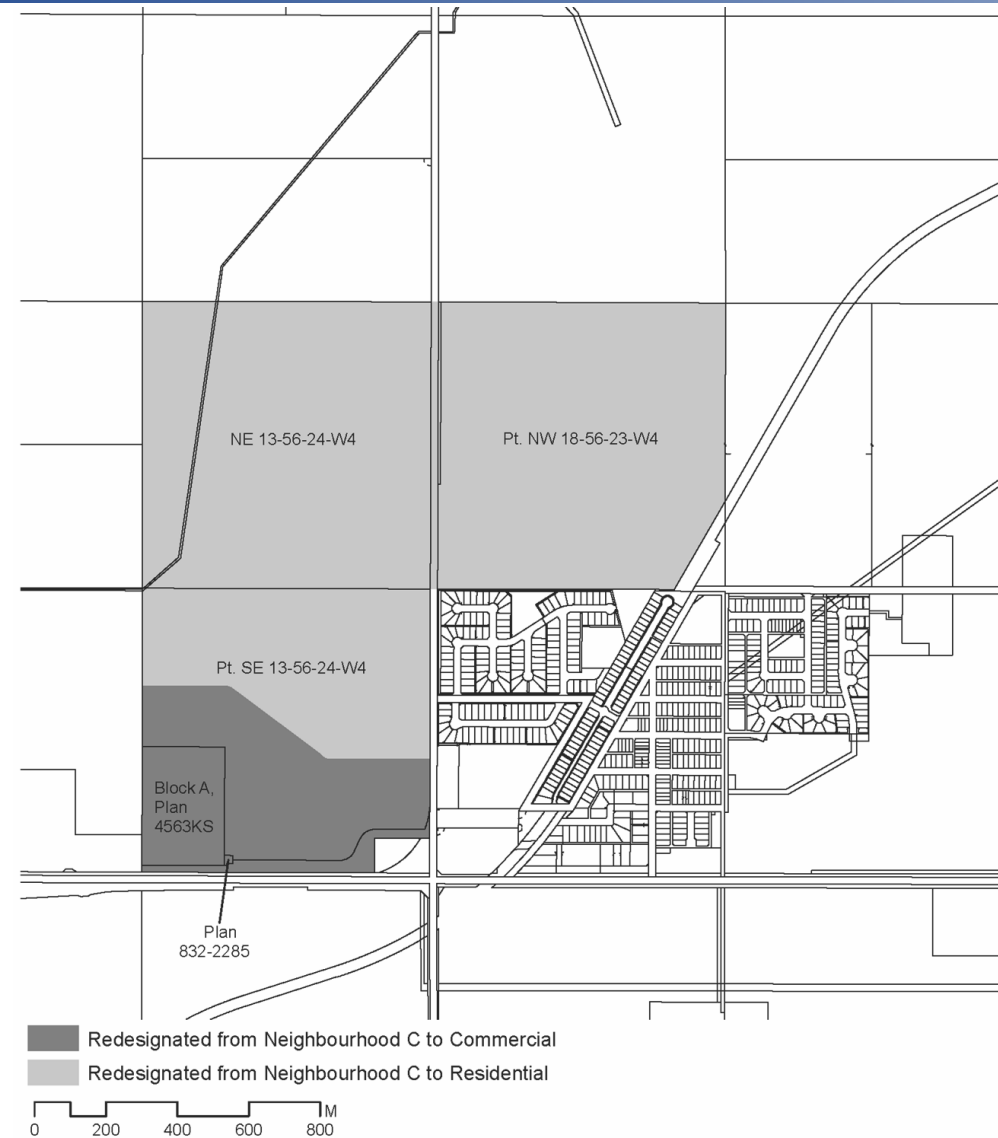
- Reflect recent amendments to the MGA and other provincial acts and regulations
- Incorporate the Town's existing Gateway Plan into the MDP
- Incorporate the Future Road Network shown in the Town's Master Servicing Plan
- Update spatial mapping information to include known development constraints and annexed lands
- Planning best practices



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# EXISTING FUTURE LAND USE MAPS



## AMENDMENTS

Annexation (Bylaw 2018-10)

Cannabis production facility (Bylaw 2020 11)

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# POTENTIAL NEW MDP OUTLINE

## ACKNOWLEDGEMENTS

Territorial Acknowledgement

Council, Administration, Community, Project Team

Photo Credits

## WHAT WE NEED!

- Photos of the Town (landscapes, places)





# POTENTIAL NEW MDP OUTLINE

## INTRODUCTION

About the Plan

About Bon Accord

What is a Municipal Development Plan?

How it Came Together

A Vision for the Town

MDP Principles

MDP Goals

## WHAT WE NEED!

- Town plans and strategies that contain visions and/or goal statements
- List of existing Town plans & bylaws that affect planning & development:
  - servicing standards,
  - Transportation plan,
  - stormwater management plan
  - servicing plan for annexation lands



MUNICIPAL PLANNING SERVICES

# POTENTIAL NEW MDP OUTLINE

## PILLARS OF SUSTAINABILITY

Green Bon Accord (How Bon Accord Grows)

The Bottom Line (Finance/Economics)

Leading by Example (Governance)

Our Social and Cultural Selves (Community)



Green  
Bon Accord



The  
Bottom Line



Leading  
by Example



Our Social and  
Cultural Selves

## DISCUSSION

- Should we separate Green Bon Accord into different sections? (Infrastructure, Environment and Future Land Use?)
- Should we keep the Pillars?



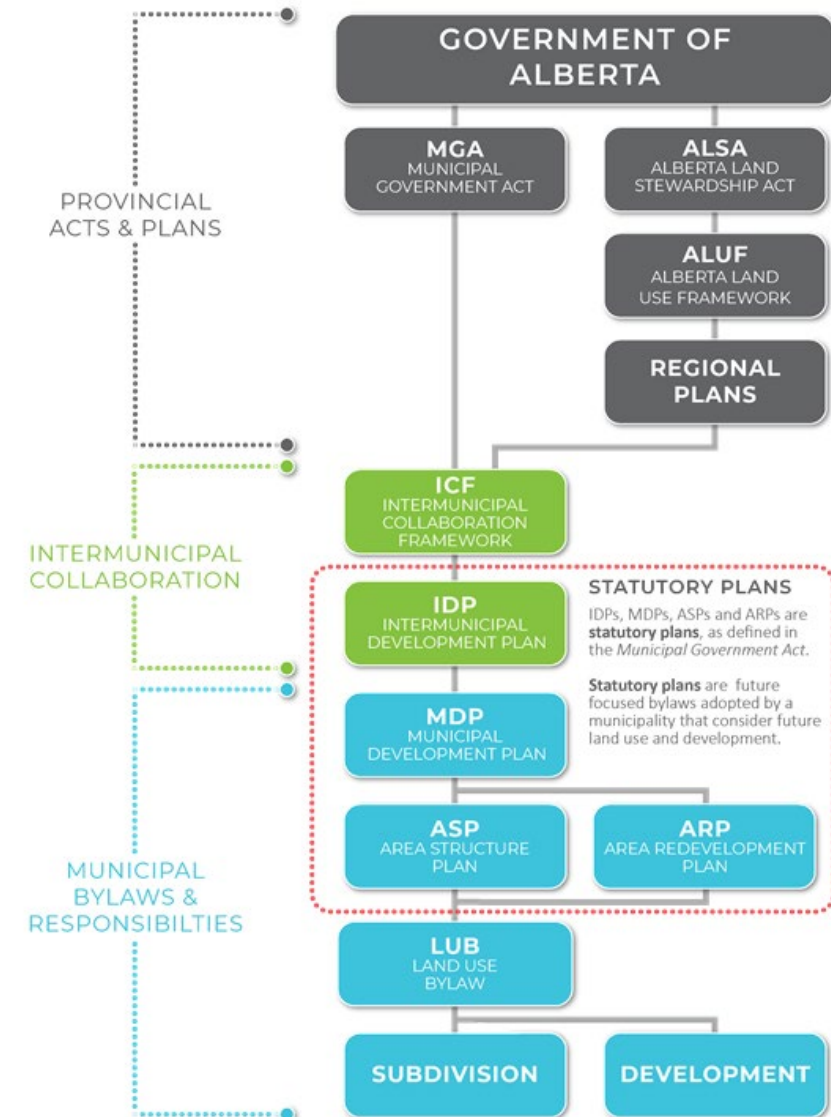
# POTENTIAL NEW MDP OUTLINE

## CONTEXT & INTERPRETATION

Hierarchy of Legislation, Plans, and Bylaws

Structure of MDP Policy  
(verbs used, relationship to goals and objectives)

Interpretation of Terms



# POTENTIAL NEW MDP OUTLINE

## ABOUT THE TOWN

Demographics

Significant Land Uses

Significant Environmental Features













## WHAT WE NEED!

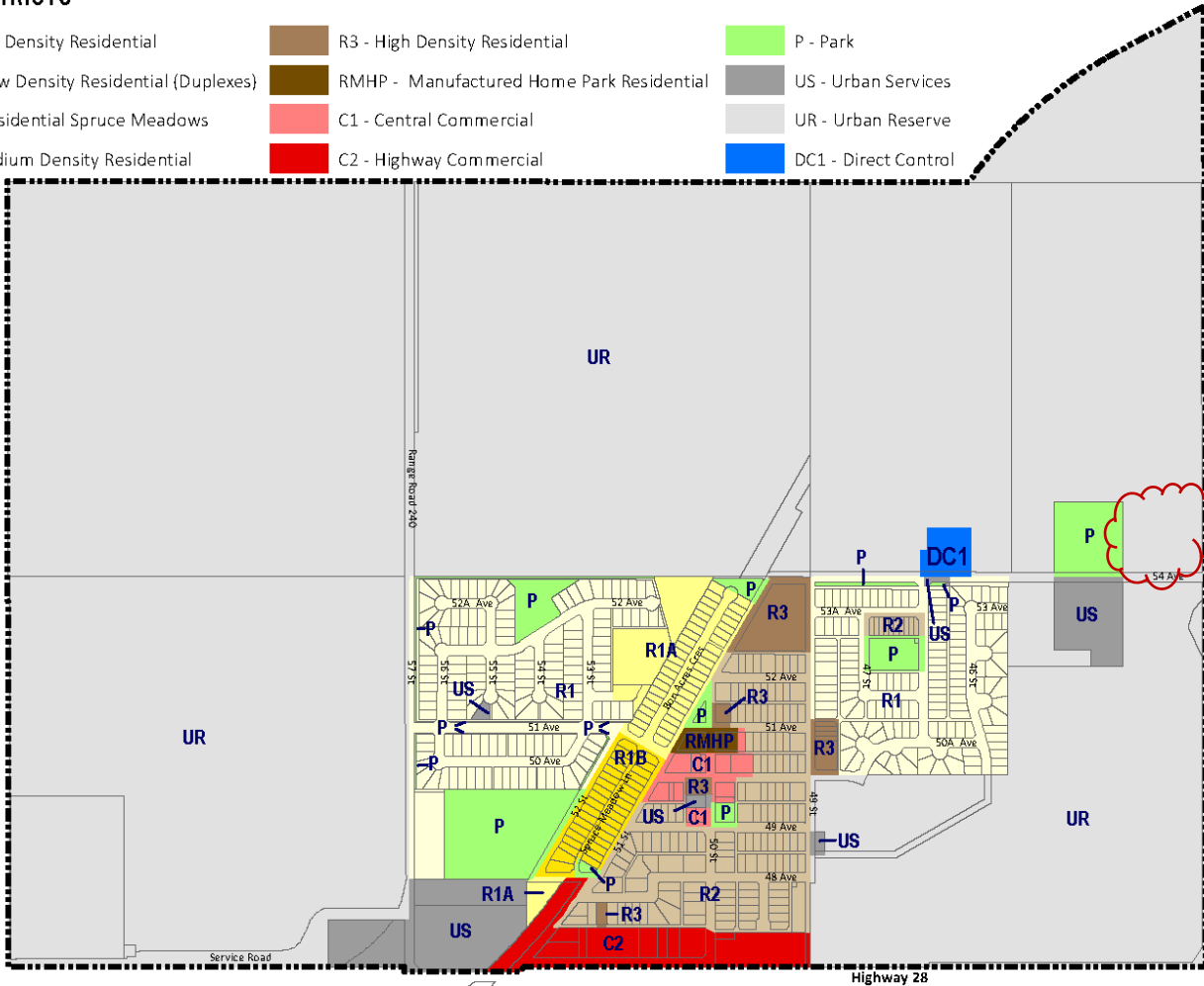
- Subdivision and development statistics (since 2016)
- Location of known former landfill sites
- Location of wastewater facilities



# POTENTIAL NEW MDP OUTLINE

## LAND USE DISTRICTS

- |   |   |  |
|---|---|--|
|  R1 - Low Density Residential             |  R3 - High Density Residential             |  P - Park             |
|  R1A - Low Density Residential (Duplexes) |  RMHP - Manufactured Home Park Residential |  US - Urban Services  |
|  R1B - Residential Spruce Meadows         |  C1 - Central Commercial                   |  UR - Urban Reserve   |
|  R2 - Medium Density Residential          |  C2 - Highway Commercial                   |  DC1 - Direct Control |



Consolidated to include Bylaws:  
No. 2018-11  
No. 2020-12

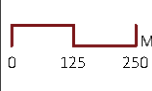
## Historic Landfills?

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**LAND USE DISTRICT MAP**

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



Bon Accord  
building for tomorrow



# POTENTIAL NEW MDP OUTLINE

## GREEN BON ACCORD

General Policies	Applies to whole Town
Development Patterns	Applies to whole Town
Specific Land Uses	Applies to specific areas & types of development
Transportation Policies	Applies to whole Town
General Servicing Policies	Applies to whole Town

## WHAT WE NEED!

- Location of water and wastewater services (pipes and facilities)
- Identify areas for specific types of growth



# POTENTIAL NEW MDP OUTLINE

## THE BOTTOM LINE

### General Policies

Applies to wholeTown, encourages economic development and balanced budgeting

## WHAT WE NEED!

- Economic development plan
- Strategic Plan?



# POTENTIAL NEW MDP OUTLINE

## LEADING BY EXAMPLE

### General Policies

Applies to wholeTown, encourages public engagement and transparent decision making by Council and Administration

## WHAT WE NEED!

- Public Participation Policy





# POTENTIAL NEW MDP OUTLINE

## OUR SOCIAL & CULTURAL SELVES

### General Policies

Applies to wholeTown, encourages a healthy and active community and accessible public spaces

## WHAT WE NEED!

- Information about the history of the Town
- Inventory of historic resources (if applicable)
- Inventory of parks, recreational assets & objectives
- Community needs assessment?



# POTENTIAL NEW MDP OUTLINE

## IMPLEMENTING THE IDP

Consistency with other Plans/Bylaws

Cooperation with Regional Partners

Review

Engagement

## WHAT WE NEED!

- Town public engagement policies



# POTENTIAL NEW MDP OUTLINE

## MDP MAPS

Regional Location Map

Future Land Use

## APPENDIX – INFORMATION MAPS

Environmental Features

Historic Resources

Transportation and Infrastructure

Oil and Gas Infrastructure

## WHAT WE NEED!

Current cadastral

Town spatial data

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# ENGAGEMENT

- MPS to prepare newsletters and materials for Town's website/social media
  - Beginning of the project (notification of the MDP update)
    - Photo contest?
    - Social Media polls?
    - Newsletter/Media Release
- Open House (When draft MDP is ready)
  - Plan for in person Open Houses (assuming provisions can be made for safe in-person public meetings and intermunicipal travel)



# NEXT STEPS

ACTION	RESPONSIBILITY
Send 'shopping list' of data, documents, information to review and include in the draft MDP	MPS, Administration
Prepare draft newsletter and content for Town website and social media	MPS, Administration
Prepare report with recommendations for review with Council and administration	MPS
Draft MDP	MPS
Review draft with Council & Administration	MPS, Administration
Schedule & Host Community Engagement Session	MPS