

Town of Bon Accord
MUNICIPAL DEVELOPMENT PLAN



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1 INTRODUCTION

Settled in the 1890s, the Town of Bon Accord is a residential community in Central Alberta founded on agriculture and local industry. Bon Accord is approximately 25 km north of the City of Edmonton, and approximately 5 km west of the Town of Gibbons.

Bon Accord is accessible from Range Road 240 to the west, Highway 28 to the south, and Range Road 235 (Lily Lake Road) to the east. Figure 1 on the following page shows the Town's location within the central Alberta context.

Bon Accord has a land area of approximately 2.11 km² (211 hectares). The 2006 Statistics Canada Census identified Bon Accord's population as 1,534. Bon Accord has a population density of approximately 7.3 persons per hectare.

Over the past few years, there has been an increase in the number of development requests in the Town of Bon Accord. Together with the overall growth occurring in the capital region, this is one of the main reasons that this municipal development plan (MDP) has been prepared. There is a desire to see expansion and growth, yet maintain the current character of the community.

This Municipal Development Plan has been prepared on behalf of the Town of Bon Accord to provide guidance for future land use and development within the municipality. With the ongoing development boom in Alberta, this plan was requested to provide potential developers, current landowners, and residents a vision or guide for future development and growth.

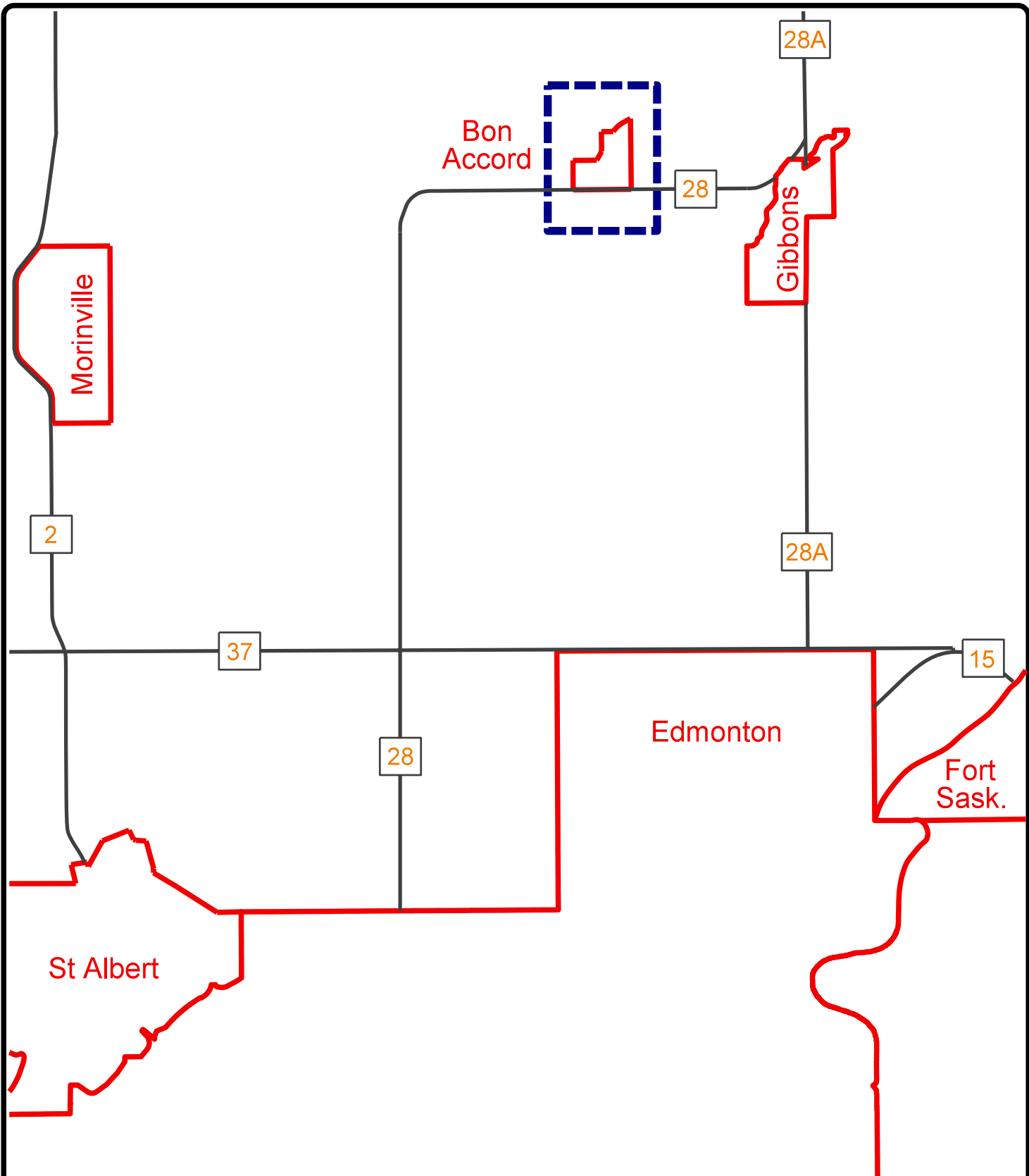


FIGURE 1
LOCATION PLAN
 BON ACCORD
 MUNICIPAL DEVELOPMENT PLAN





2 FACTORS INFLUENCING DEVELOPMENT

2.1 Planning Documents

2.1.1 Municipal Government Act

The *Municipal Government Act* provides the legislative basis for the preparation of a MDP. This MDP has been prepared in accordance with the requirements of Section 632 of the *Municipal Government Act* (Statutes of Alberta, 2000). The *Act* requires that all Alberta municipalities with a population of 3,500 or greater establish a MDP and enables municipalities with a lesser population to adopt an MDP.

2.1.2 Provincial Land Use Policies

Pursuant to Section 622 of the *Municipal Government Act*, the Province of Alberta developed the Land Use Policies to help harmonize provincial and municipal policy initiatives at the local land use planning level. This municipal development plan has been prepared in the spirit and intent of the Provincial Land Use Policies.

2.1.3 Land Use Bylaw

Land uses within the municipality are regulated under the provisions of the Town of Bon Accord Land Use Bylaw (Bylaw No. 2000-06) as amended. Any future changes to this document should be consistent with this Municipal Development Plan.

2.2 Existing Features

2.2.1 Resource Extraction

Information received from the Alberta Energy Utilities Board indicated that there are no sour gas facilities in the vicinity of the Town. No other resource extraction facilities that would impact development of the plan area were identified (within or outside the municipality).

2.2.2 Existing Land Use

The majority of developed land within the Town of Bon Accord is residential. Existing commercial development is located along Highway 28 with a small portion in the Town centre. There are currently no industrial developments in the Town.

2.2.3 Adjacent Land Use

The Town of Bon Accord's municipal neighbour is Sturgeon County. The majority of the adjacent County land is presently in agricultural production. To the northeast, across Lilly Lake Road, there is an existing commercial greenhouse and market garden operation.



The Town's sanitary lagoon is located approximately 320m south of Highway 28. Provincial regulations restrict the type of development that can occur within 300m of this facility.

2.2.4 Natural Features

The Town of Bon Accord is predominantly flat with the majority of Town lands gently sloping southeast toward an existing wetland near Highway 28. This wetland feature has a permanent water component and emergent vegetation.

2.2.5 Access

The Town of Bon Accord can be accessed from Range Road 240 to the west, Highway 28 to the South, and Range Road 235 (Lily Lake Road) to the east. 51 Street and 54 Avenue serve as the primary access route through the Town. Additional entry points into the Town from the aforementioned access routes are currently located at 51 Avenue and 50 Street.

3 PUBLIC CONSULTATION

A public meeting to discuss the preparation of a Municipal Development Plan for the Town of Bon Accord was held at the Town of Bon Accord's Senior's Centre on Wednesday, September 12, 2007 at 7:00 pm. This meeting was attended by approximately twenty-two residents. This meeting served as an introduction to the Municipal Development Plan preparation process, as well as an opportunity for residents to identify issues relevant to the future growth and development of the Town of Bon Accord. Following a thirty minute presentation on the function of a Municipal Development Plan and how it relates to other policies, plans and statutes, the meeting was opened to questions and comments from those in attendance. All questions and comments from the meeting were recorded and considered in preparing the MDP. A summary of the public meeting comments is provided in Appendix 1.

In May 2008 the draft Municipal Development Plan was made available for public review. A second public meeting was held on June 10 to provide a brief overview of the draft document, inform the public of the approval process and of the remaining opportunities for comment and input, and to receive comment and questions from the public. The meeting was attended by approximately twenty-one people. The questions, comments, and discussion following the formal presentation were greatly appreciated and resulted in several changes to the draft document.



4 COMMUNITY VISION AND PLAN PRIORITIES

4.1 Vision Statement

The Town of Bon Accord will establish land use patterns and policy to make efficient use of land, infrastructure, public services, and public facilities. Encouraging appropriate mixes of land uses and a wide range of social and economic opportunities will contribute to the development of a healthy, safe, and viable community.

The residents of Bon Accord want to see their community grow and be developed into a walkable municipality where friends and neighbours can meet on a walking path or at a common destination.

4.2 Plan Priorities

Based upon the results of the public consultation process, consultation with municipal staff and Council, the following priorities have provided direction for the MDP:

- *Fiscal Responsibility*

The MDP encourages fiscal responsibility so that the costs of operating and maintaining the Town's infrastructure are affordable, having regard to other spending priorities, and will not become a burden on future generations.

- *Social Responsibility*

The Town of Bon Accord is a family-oriented community where residents believe that social responsibility comes from being good neighbours, both locally and regionally. The Town of Bon Accord encourages the development of a variety of housing forms and densities that can accommodate a diverse community.

- *Environmental Responsibility*

The Town of Bon Accord actively seeks to become a more environmentally responsible community and is willing to consider new ideas that will bring the Town closer to a more environmentally sustainable future.

- *Support for Agriculture*

Agriculture is the primary land use in the portions of Sturgeon County surrounding the Town of Bon Accord. Policies have been developed that do not unduly hinder agricultural operations, and that support the growth, sustainability and development of value-added agricultural industries.

- *Transportation and Infrastructure*

The MDP policies encourage a safe, efficient, and cost-effective transportation system, and the development of a walkable community.



- *Intermunicipal Cooperation*

The Town of Bon Accord encourages intermunicipal co-operation with respect to land use and related issues, particularly in the fringe areas where transition from rural to urban land uses is occurring.

5 GROWTH AND DEVELOPMENT

5.1 Residential

Economic growth in the capital region continues to drive the demand for further residential development in the Town of Bon Accord. As a result, the Town's policies must provide for both existing residents and future demand. Currently in the Town of Bon Accord there are areas where large scale subdivisions can occur.

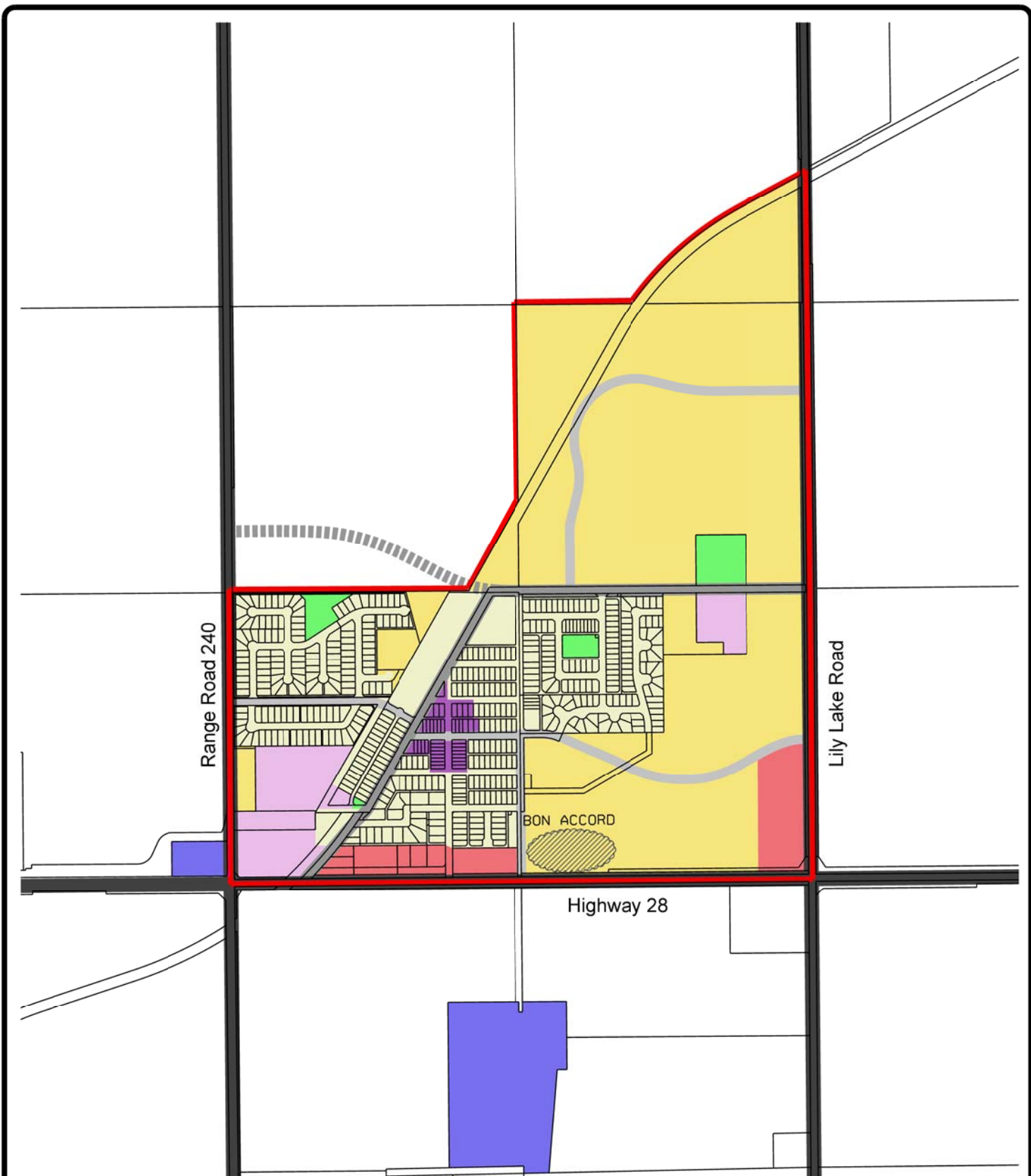
However, in the future, the Town may need to explore land outside of its current municipal boundaries where development may occur. Figure 2 identifies a quarter mile fringe area around the Town's municipal boundary.

Objectives

- Provide for growth through the efficient development or redevelopment of underutilized residential areas within the Town of Bon Accord
- Establish policy for future residential areas in the Town that will accommodate a variety of housing types and meet the needs of the residents
- Minimize land use conflicts between residential and non-residential land uses
- Establish a hierarchy of planning documents

Policies

- 5.1.1 *The Town of Bon Accord will encourage residential land uses to locate on lands designated for residential purposes on the Future Land Use map.*
- 5.1.2 *Prior to the development of a new or expansion of an existing residential area, an area structure plan must be approved by Council.*
- 5.1.3 *Area structure plans must address, **to the satisfaction of Council:** land use, reserve dedications, projected residential density, access, sanitary servicing, water servicing, storm water management, **natural drainage**, and any other matter considered necessary by Council.*



- | | |
|-------------------|--|
| — Minor Collector | Existing Residential |
| — Major Collector | Future Residential |
| — Arterial | Recreational / Public Institutional |
| | Downtown |
| | Commercial |
| | Park / Open Space |
| | Public Utility |
| | Environmentally Significant Wetland Area |

FIGURE 2
LAND USE
 BON ACCORD
 MUNICIPAL DEVELOPMENT PLAN





- 5.1.4 *All area structure plans or area structure plan amendments shall have a component of public consultation, **to the satisfaction of the Town**, prior to the public hearing before Council.*
- 5.1.5 *All residential area structure plans shall have a mix of single family and multi family housing forms. Each plan shall provide for a minimum of 15% of the projected residential units to be multi family up to a maximum of 30%.*
- 5.1.6 *All residential area structure plans shall identify a minimum of **8%** of the developable area as municipal reserve to be dedicated as land at the time of subdivision. As per policy 5.8.1, the remaining **2%** of required municipal reserve may be dedicated as cash or land at the discretion of Council.*
- 5.1.7 *Area structure plans and all associated supportive studies will be prepared at the expense of the developer.*
- 5.1.8 *When considering proposals for subdivision and development, it shall be the policy of the Town of Bon Accord to consider:*
- i. The provisions of this Municipal Development Plan;*
 - ii. Any development standards, area structure plans, intermunicipal development plans, and any other statutory or non-statutory planning documents that have been adopted by the Town of Bon Accord; and*
 - iii. Comments received from provincial departments, the adjacent municipality, and adjacent landowners.*
- 5.1.9 *Redevelopment within Developed Residential Areas:*
- i. Redevelopment of under-utilized parcels is encouraged in order to maximize the use of existing roads, utilities, infrastructure and parks.*
 - ii. Residential infill should offer an acceptable transition to existing residential development by introducing a building form that respects the height, massing and architectural design of the surrounding residential community.*
 - iii. The Town shall require reports from the developer confirming that the capacity of existing utility systems, street systems, and community facilities are not exceeded by the demand from residential infill. Any required off-site upgrades will be at the expense of the developer.*
- 5.1.10 *Prior to residential development on lands adjacent Highway 28 or Lily Lake Road, the developer shall provide a noise study with recommendations for noise attenuation measures (if required) to the satisfaction of the Town.*



5.2 Town Centre

The Town Centre of Bon Accord is located near the intersection of 50 Avenue and 50 Street. Uses in the Town Centre include commercial businesses, residential homes, personal and professional services, government and institutional uses, and park.

Objectives

- Encourage the continued redevelopment of a walkable Town Centre as an area to accommodate commercial, institutional, and multi family residential housing
- Enhance the visual aesthetics of the Town Centre

Policy

5.2.1 *The Town of Bon Accord may create a plan to enhance the viability and visual aesthetics of the Town Centre. This plan may include:*

- *Land uses;*
- *Planting trees and vegetation;*
- *Encouraging building façade enhancements;*
- *Enforcing sign regulations through the Land Use Bylaw; and*
- *Providing street amenities such as benches, bicycle racks, garbage bins, modified street lights, etc.*

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

5.3 Commercial Nodes

As new residential areas are developed, small, neighbourhood-oriented commercial centres may be warranted.

Objectives

- Provide for the development of small, neighbourhood-oriented commercial centres in the Town of Bon Accord

Policy

5.3.1 *The Town of Bon Accord may permit the development of small, neighbourhood-oriented commercial nodes, provided that the commercial nodes are:*

- Located along collector roads and at neighbourhood entry points;*
- Accessed via a collector road;*
- Situated on a parcel of land not exceeding 1.0 ha (2.5 acres) in area;*
- Provide proper buffer and visual screening from adjacent residential areas;*
- Provide adequate on-site parking and service access; and*



vi. *In keeping with the scale and character of the surrounding neighbourhood.*

5.4 Highway Commercial

Highway commercial businesses are located in the south end of Town, along Highway 28. These businesses provide commercial services to both the residents of Bon Accord and passing motorists.

Objectives

- Provide for well-located and compatible highway commercial development opportunities to serve both local residents and the regional market
- Provide for the continued expansion of future Highway Commercial development along Highway 28 and near its intersection with Lilly Lake Road

Policy

5.4.1 *The Town of Bon Accord will encourage highway commercial land uses to locate on lands designated "Highway Commercial" on the Land Use map.*

5.4.2 *The Town of Bon Accord will continue to work with Alberta Transportation and Sturgeon County to ensure safe and efficient access to the Town of Bon Accord from Highway 28 and Lilly Lake Road.*

5.5 Institutional

Institutional land uses include places of worship, cemeteries, government services, schools and community facilities. These institutional land uses provide social, administrative and protective services to the residents and visitors of the Town of Bon Accord.

Objectives

- Identify criteria for the location of future institutional sites

Policy

5.5.1 *The Town would consider the introduction or redevelopment of institutional areas provided:*

- They are connected to and utilize municipal sanitary and water services.*
- Adequate off-street parking and internal circulation is provided.*
- Proposed uses are compatible with existing or planned adjacent uses.*



5.5.2 *Institutional developments shall be accessed by a collector road.*

5.5.3 *Institutional developments should occur on the periphery of residential areas or within commercial areas.*

5.6 Fringe Area

A one mile fringe area has been identified around the perimeter of the Town's municipal boundary. While this area is not currently intended for urban expansion, any development within these areas may have a direct impact on existing development within the Town, and potential future growth of the Town of Bon Accord. ~~Although the Town of Bon Accord has not experienced high rates of residential growth in recent years, future development pressures in the Alberta Capital Region may result in a substantial increase in the Town's population, and create a situation where the Town will reach its development capacity.~~

~~Policies within this plan encourage the development of a higher density of residential development in an attempt to help reduce the land requirements for a growing urban municipality. The introduction of multi-lot country residential subdivision within the identified fringe area would create a sprawling suburb of the Town, encompassing substantially more agricultural land than would be required for the same population within an urban environment.~~

Objectives

- ~~• Employ Town influence on development within this area~~
- Provide input to Sturgeon County with regards to the future development of lands within the Fringe Area
- Encourage the continuation of these lands as agricultural until urban expansion is required ~~by the Town of Bon Accord~~
- Ensure that future servicing of these areas is not prohibited by development in Town

Policy

5.6.1 *The Town of Bon Accord will work with Sturgeon County to protect agricultural lands ~~until they are required for and can be developed as contiguous urban development.~~*

5.6.2 *The Town will not support ~~multi-lot~~ subdivisions or non-agricultural development proposals within the fringe area.*



5.6.3 *When considering area structure plans, subdivisions, and/or development proposals within the Town, and adjacent the identified fringe area, the Town will consider the provision of future access and servicing connections such that the fringe area may be developed in a coordinated manner.*

5.7 Environmental

Within the Town of Bon Accord are a number of environmentally significant areas that function as ecological habits to local wildlife and provide the Town with valuable open spaces. *Of particular interest is the environmentally significant wetland area located in the south of Town adjacent Highway 28 (identified on Figure 2). This wetland has been recognized by the residents of Bon Accord as an important natural feature that should be retained, and is currently under the protection of Ducks Unlimited.*

Objectives

- Protect environmentally significant and ecologically sensitive areas that contribute to the continuation of natural processes and the quality of the Town's urban environment
- Maintain or establish public access to environmentally significant areas, where appropriate
- *The preservation of the wetland area identified on Figure 2*

Policy

5.7.1 *The Town of Bon Accord will acquire environmental reserve according to the provisions of the Municipal Government Act.*

5.7.2 *The Town will require biophysical assessments, conducted by a qualified professional, of any wetland or other environmentally sensitive areas that are encroached upon by urban environment. This assessment shall identify how they can be incorporated into the urban development and if any mitigating measures are required.*

5.7.3 *The Town shall seek to preserve natural features which contribute to the ecosystem, natural visual quality, continuity of tree cover, and screening of development shall be preserved. Where such features do not qualify as environmental reserve, the Town may acquire these lands as municipal reserve.*



5.8 Parks, Recreation and Open Space

The Town of Bon Accord currently has several parks, recreational facilities and sports fields within its municipal boundaries. These facilities provide the residents and visitors of Bon Accord with passive and active recreational opportunities.

Objectives

- Encourage the preservation and maintenance of parks, recreational facilities and open spaces in the Town of Bon Accord
- Establish new parks, recreational facilities and open spaces in the Town of Bon Accord as needs arise

Policy

- 5.8.1 *At the time of subdivision, the Town will maximize the acquisition of municipal reserve (as per the provisions of the Municipal Government Act).*
- 5.8.2 *The Town of Bon Accord will require municipal reserve for residential subdivisions to be dedicated in the form of land or cash-in lieu of land (as per the provisions of an area structure plan). Land shall be designated either Municipal Reserve (MR) or Municipal School Reserve (MSR) for the provision of parkland, open space, ~~buffers~~, school sites or recreation areas.*
- 5.8.3 *The Town of Bon Accord will require municipal reserve for commercial subdivisions to be dedicated in the form of either land or money-in-lieu of reserve land, or a combination (to be determined on a case-by-case basis) thereof.*
- 5.8.4 *The Town may prepare a recreation and parks needs assessment. This assessment would provide recommendations for the addition or improvement of active and passive recreational facilities within the Town.*

5.9 Transportation

Access to the Town of Bon Accord is located along Highway 28, Range Road 240, and Lily Lake Road. Within the Town of Bon Accord is a network of local streets which vary in terms of usage and design.

Objectives

- Ensure that all roads in the Town of Bon Accord are safe and efficient
- Establish road standards for future roads in the Town of Bon Accord
- Promote the development of a walkable community
- Promote the use of active, non-motorized transportation in the Town of Bon Accord



Policy

- 5.9.1 *The Town will encourage a transportation network generally as illustrated in Figure 2.*
- 5.9.2 *The Town of Bon Accord will cooperate with the Province of Alberta to ensure that accesses to the Town of Bon Accord from provincial roads are safe and efficient.*
- 5.9.3 *The Town of Bon Accord shall establish development standards for future roads within Town.*
- 5.9.4 *Direct access to residential or commercial lots will not be permitted from Range Road 240, Highway 28, and Lily Lake Road.*
- 5.9.5 *The Town of Bon Accord shall require the provision of transportation pathways for pedestrians and/or cyclists linkages.*
- 5.9.6 *Transportation pathways can be provided on public utility lots, within road rights-of-way, or as part of a larger park. Pathways created solely to provide connectivity will not be credited as municipal reserve as they are required for pedestrian circulation.*

5.10 Agriculture

Agricultural activity is currently limited to the undeveloped areas of the Town, primarily in the east along Lily Lake Road. As an urban municipality, the Town acknowledges that agricultural activities take place on these lands and within the adjacent rural municipality. The Town encourages the preservation of these lands for agricultural production.

Premature subdivision and non agricultural developments within the Fringe Area (as identified on Figure 2) will hinder the efficient, organized, expansion of the urban environment and municipal services. ~~Development of these lands in an urban compatible format (and density) will minimise the loss of agricultural land and create a cohesive urban environment.~~

Objectives

- Encourage the preservation of agricultural lands until such time as they are required for urban expansion
- Discourage agricultural uses that would have a continued negative impact on the Town

Policy

- 5.10.1 *The Town of Bon Accord will work with Sturgeon County to protect agricultural lands ~~until they are required for and can be developed as contiguous urban development within the County.~~*



5.10.2 *The Town of Bon Accord will support agricultural development proposals within the Fringe Area that will not have a detrimental impact on the existing or planned urban environment or the Fringe Area.*

6 MUNICIPAL SERVICES

The Town of Bon Accord provides municipal water, sanitary, and storm water drainage services within the Town boundaries. Maintaining and upgrading these systems to ensure that the services are provided without interruption is the responsibility of the Town.

Objectives

- Ensure that municipal services are upgraded and expanded in an efficient and fiscally responsible manner to coincide with future urban growth
- Ensure that appropriate infrastructure is in place to serve development
- Maintain and reassess this infrastructure in relation to anticipated demands

Policy

- 6.1.1 *All development within the Town shall have full municipal services, which include piped water and sewer, storm drainage, street lighting, and paved roads. These services shall be constructed at the expense of the developer, to the satisfaction of the Town.*
- 6.1.2 *All infrastructure shall be constructed to meet or exceed the Town's minimum standards.*
- 6.1.3 *The Town will compile a Master Servicing Plan to guide infrastructure investment required to accommodate future development.*
- 6.1.4 *Services shall be appropriately oversized in order to accommodate growth beyond the boundaries of the proposed development and existing Town boundaries.*
- 6.1.5 *The developer shall be responsible for construction and initial maintenance of extensions and oversizing of servicing. The Town will endeavour to assist with the recovery of cost from subsequent developments.*
- 6.1.6 *Prior to the approval of major utility extensions or upgrading (private or municipally funded), the Town will ensure that all construction and operating costs to accommodate growth will be recovered from benefiting users and/or landowners through off-site levies.*
- 6.1.7 *The Town will monitor the need to upgrade utility infrastructure throughout the Town to enable the scheduling of improvements, determine the method of financing, and allocate improvement funds.*



6.2 Water Supply

The Town of Bon Accord is a member of the North East Water Commission. The commission provides potable water to the Town (and other municipal clients). The Town is responsible for the maintenance of all water distribution lines within the Town.

6.3 Sanitary Sewer

The Town of Bon Accord provides sanitary drainage services to all development within the Town boundary via a system of gravity sanitary mains, lift stations, forcemains, and lagoon. Sanitary drainage is ultimately discharged into the Alberta Capital Region Wastewater Commission regional sanitary line.

Objective

- Maintain an efficient, cost effective sanitary drainage system
- Provide for the logical, efficient extension of the sanitary drainage system into the undeveloped areas of Town

Policy

6.3.1 The Town will generate a sanitary master drainage plan for all lands within the municipal boundary.

6.3.2 As sanitary services are extended, the Town will require sufficient over sizing of pipes, etc. to service lands beyond the proposed development.

6.4 Storm Water Management

The south-eastern portion of the Town is currently serviced by storm sewer with the remaining areas serviced by a ditch and culvert system.

In 2005 the Town had an overall drainage study conducted to assess the existing drainage and develop a drainage plan to address existing problems as well as accommodate future development.

Objectives

- Ensure that storm water management is satisfactorily addressed with all development projects
- Provide policy that will encourage the development of storm water management facilities as amenity areas

Policy

6.4.1 All new development areas shall be required to provide storm water management to the satisfaction of the Town.

6.4.2 Where possible, storm water management facilities shall be designed as engineered wetlands to help address water quality concerns.



- 6.4.3 *The Town may permit developers to incorporate the use of swales and greenways as drainage courses.*
- 6.4.4 *The perimeter of all storm water management facilities shall be ringed with a hard surfaced pedestrian walkway within the public utility lot.*
- 6.4.5 *Storm water management facilities shall be designed with at least two public frontage locations. These two accesses shall be spaced roughly half way around the facility and should each provide a minimum coverage of 10% of the lake perimeter.*
- 6.4.6 *The Town will endeavour to complete the recommendations of the 2005 Town of Bon Accord Drainage Study.*



Appendix – September 2007 Public Meeting Summary

A public meeting to discuss the preparation of a Municipal Development Plan for the Town of Bon Accord was held at the Town of Bon Accord's Senior's Centre on Wednesday, September 12, 2007 at 7:00 pm. This meeting was led by planners David Towle and Brad MacDonald of Scheffer Andrew Ltd, and was attended by approximately twenty-two residents.

This meeting served as an introduction to the Municipal Development Plan preparation process, as well as an opportunity for residents to identify issues relevant to the future growth and development of the Town of Bon Accord. Following a thirty minute presentation on the function of a Municipal Development Plan and how it relates to other policies, plans and statutes, the meeting was opened to questions and comments from those in attendance. All questions and comments from the meeting were recorded. The public meeting adjourned at 8:30 pm.

The following is a summary of the presentation.

What is a Municipal Development Plan?

A Municipal Development Plan (MDP) is a statutory document that guides future development in a municipality. It is approved by Council by bylaw. Part 17 of the Alberta Municipal Government Act gives a municipality the authority to prepare a MDP in order to achieve the orderly use of land. A MDP provides a broad framework for the growth and development of a municipality and contains policies that form the basis for more detailed land use planning documents.

A MDP is a reflection of a community's vision. It provides direction and identifies long term goals in terms of how and where the municipality will grow and develop in the future. A MDP provides policy to help direct growth to achieve these goals.

The Municipal Government Act identifies certain components that must be addressed in a MDP. These include: future land use within the municipality, the coordination of land use planning and infrastructure with adjacent municipalities, the provision of and policies regarding the provision of municipal services, and the protection of agricultural operations. A MDP may also address issues concerning: the environment, residential, commercial and industrial development, parks and open spaces, public institutions, the subdivision of land, heritage, transportation, economic development, and the coordination of future growth and infrastructure.



Why does the Town need an MDP?

The Town of Bon Accord currently does not have a MDP. Without an MDP, the Town does not have a plan for future growth and land use development. An MDP will provide the Town with a plan to guide growth and development in an orderly and sustainable manner.

What is the relationship between the MDP and other planning documents?

Intermunicipal Development Plan

An Intermunicipal Development Plan (IDP) is a statutory plan approved by bylaw by the councils of two or more municipalities. An IDP typically coordinates land use development, economic and physical growth, and infrastructure. A municipality's MDP must be consistent with the policies of its IDPs, as an IDP represents a contract between two or more municipalities. The Town of Bon Accord is currently not a participant in an IDP.

Area Structure Plan

An Area Structure Plan (ASP) is a statutory plan adopted by council by bylaw. Guided by the policies in a MDP, an ASP provides greater detail to the land use and development sequence for an area.

Land Use Bylaw

A Land Use Bylaw (LUB) is a bylaw adopted by council. It provides controls for the use and development of land and buildings within a municipality. Whereas a MDP provides general policies regarding land use, a LUB incorporates specific land use regulations such as housing types, permitted uses, lot configurations, and setback requirements.

Can an MDP be changed?

Yes, a MDP that has been adopted by council as a bylaw can be amended. If economic, physical or social conditions in a municipality change so that the MDP is not compatible with either existing circumstances or the municipality's future direction, the MDP can be amended to reflect these changes. A MDP may also be repealed by council, and another MDP adopted in its place. Any amendment to an approved statutory plan has a required public process that includes a public hearing before council.



Are there opportunities for public participation?

There are several different opportunities for public input during our process for the preparation of the MDP. Public participation is necessary to ensure that a MDP reflects these values and visions of the municipality. A public hearing before Council will be required prior to the adoption of the MDP by bylaw. Anyone affected by the proposed MDP will have opportunity to present concerns directly to council for their consideration before the MDP is considered for approval.

ISSUES RAISED AT THE SEPTEMBER 12, 2007 PUBLIC MEETING

During the September 12, 2007 public meeting several important issues were raised regarding the MDP preparation process. The following is a summary of the questions and comments raised by the public at this meeting, as well as the responses provided. This has been included for the benefit of residents and land owners of the Town of Bon Accord who were unable to attend this meeting. Further comment on any of the identified issues or any other issue is welcome.

Will the MDP address the future location of the new power grid?

If the information is available, the MDP will identify the future location of the new power grid, as well as the current and future location of other major services and utilities.

Is there a timeline component to the MDP?

Yes, there is a timeline component. The MDP preparation process began in the fall of 2007 with the public meeting, and is expected to be completed in the spring/summer of 2008.

Will the MDP be a “living document,” or will we bound to it forever?

Once adopted, the MDP can be amended to incorporate changing conditions or future projections. The MDP can also be repealed by council, and another MDP can be adopted in its place.

How do you determine the size of the area covered by the MDP, and will it address annexation?

The MDP covers the entire Town of Bon Accord. The MDP will also address land in Sturgeon County approximately 1/4 mile around the Town's boundaries in order to address future land use and development concerns. The 1/4 mile radius is commonly used in MDPs in other municipalities.



The MDP will identify areas where future growth should be directed and may provide population projections. While not specifically addressing annexation, the growth projections in the MDP may be used in future discussions regarding annexation.

Will the MDP address the co-operation of water services with the Town of Gibbons?

The MDP will address the current water servicing method. The MDP will also consider how water services in the Town of Bon Accord will be provided in the future.

Is this MDP being prepared for developers?

No, this MDP is not being prepared for developers. It is being prepared for the residents and landowners of the Town of Bon Accord to be used as a guide for future growth and development.

How will the current Area Structure Plan (ASP) relate to the MDP?

The current Area Structure Plan will need to be consistent with the new MDP. The MDP will establish general policies regarding development and growth, and the ASP will include policies specific to its area. If there are contradictions between the proposed MDP and an approved ASP, amendments to the ASP would be required as a part of the MDP approval process.

Will existing development plans for the Town of Bon Accord be incorporated into the MDP?

The MDP will consider existing development plans in the Town of Bon Accord in addition to other issues, but will not be based solely on these plans. The MDP will also take into consideration public input, existing conditions, service capacities, land supply, development trends, and environmental and economic information.