Town of Bon Accord
Minutes
Special Meeting of Council
January 31, 2017

PRESENT
Members of Council:
Mayor Randolph Boyd
Deputy Mayor Dave Hutton
Councillor Greg Mosychuk
Councillor Alex MacKenzie
Councillor Lorna Pocock

Administration:
Steve Madden, Assistant Chief Administrative Officer
Barry Sturrock, Safety & Environmental Compliance Officer

Others present:
Jane Dauphinee, Municipal Planning Services (MPS) Ltd.
Kyle Miller, Municipal Planning Services (MPS) Ltd.

Members of the Public in Attendance:
Tina Groszko
Terry James
Mark Holtom

CALL TO ORDER
Mayor Boyd called the meeting to order at 7:05 pm.

ADOPTION OF AGENDA
COUNCILLOR MacKENZIE MOVED THAT the agenda for the January 31, 2017 Special Meeting of Council be accepted, as presented.
CARRIED UNANIMOUSLY RESOLUTION 17-024
In Favour: Mayor Boyd, Deputy Mayor Hutton, Councillor Mosychuk, Councillor Pocock, Councillor MacKenzie

PUBLIC HEARING
Municipal Development Plan Bylaw; Bylaw #2016-08

The Public Hearing for Municipal Development Plan Bylaw; Bylaw #2016-08 was called to order at 7:10 pm.

The Public in attendance were informed of the process that will be followed for the Public Hearing for the purposed Municipal Development Plan Bylaw; Bylaw #2016-08.

Kyle Miller, MPS presented background information regarding the need for proposed Town of Bon Accord Municipal Development Plan Bylaw; Bylaw #2016-08. In order to accurately address the long-term needs of local Residents, Businesses, Community Groups and Stakeholders the Bon Accord Town Council requested the preparation of an Integrated Municipal Development and Community Sustainability Plan. 2017 – 16
Mr. Miller also provided details of the formal steps that have been taken and confirmed that all notifications and public consultation requirements stated within the Municipal Government Act have been satisfied.

Jane Dauphinee, MPS reviewed the requested changes to the proposed Municipal Development Plan Bylaw; Bylaw #2016-08.

See attached reports / presentations from Municipal Planning Services (MPS) Ltd.

Following the presentations by MPS Members of the Public were invited to ask questions.

Question: What was presented tonight is a substantial change as to what was published prior to the Hearing regarding the proposed changes, and reference that was made at the being of the Hearing that no further discussion will be heard after the Public Hearing.

Question: Consistency of document title of document. The document has been referred to as “Municipal Development Plan Bylaw; 2016-08”, however throughout the document it is referred to as the Integrated Municipal Development and Sustainability Plan Bylaw; 2016-08.

Answer: Clarified that changes cannot be made to anything that was not brought forward at this Public Hearing. Council can direct MPS to make changes to anything that has been included in the motion provided this evening.

Question: Concerned that since some of the wording is being revised or remove, it may change how the document reads and flows and therefore something may be lost if it cannot be added in an alternate location within the document.

Answer: When Council gave 1st reading to the Bylaw, it was the understanding that the document was in the shape that Council was prepared to begin the approval process. MPS believes, in having done their review, that this is most appropriate set of changes to be consistent with Councils intent in the rest of the document. We are at the approval process, unless Council wishes to go back and revisit the entire MDP, this is where we are at, the approval process.

Question: Concerns that Council has not had the time to digest the recommended changes.

Answer: Council is not being asked to approve the motion tonight. All that is taking place if presenting the recommended changes.

Question: Concern that the tone and intent can be lost in what is being dropped off, or added to the document.

Answer: Explained how the objectives are set up within the document.

Question: Looking for Councils assurance that they will go back and read the recommended changes.
Answer: With Councils direction, MPS will make the necessary changes to the title and throughout the document for consistency.

Question: Recommend that on 49th Street and 50th Avenue, the Southwest side, be designated Commercial.

Question: Land owner within Bon Accord has asked Council for the assurance that the Area Structure Plan (ASP) allows for Commercial development within the MDP.

Answer: MPS confirmed that the MDP does allow for Commercial Development within the area under discussion, with some minor changes to the wording.

Mayor Boyd closed the Public Hearing at 8:30pm and resumed the Special Meeting of Council.

COUNCIL DIRECTED administration to make the additional revision to the amending motion resulting from the feedback from the Public Hearing and to bring back to the next regular meeting of Council, on February 7, 2017.

ADJOURNMENT
COUNCILLOR POCOCK MOVED THAT the January 31, 2017 Special Meeting of Council adjourn at 8:32pm.
CARRIED UNANIMOUSLY RESOLUTION 17-025
In Favour: Mayor Boyd, Deputy Mayor Hutton, Councillor Mosychuk, Councillor Pocock, Councillor MacKenzie

Mayor Randolph Boyd

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Acao Steve Madden
BYLAW NO.: 2016-08

PROPOSAL: Integrated Municipal Development & Sustainability Plan Bylaw 2016-08

BACKGROUND: The current Town of Bon Accord Municipal Development Plan (MDP) was prepared in 2008. In the intervening years since the MDP was adopted by Council, local development patterns and regional governance structures have changed and continue to change. In order to accurately address the long term needs of local residents, businesses, community groups and stakeholders, the Council of the Town of Bon Accord requested the preparation of an Integrated MDP and Community Sustainability Plan. The resulting plan is intended to address (among other matters):

- Local, regional, and provincial governance of land use and development in the Town of Bon Accord;
- The future form and pattern of land use and development in the Town of Bon Accord. This was done through the creation of a Future Land Use Map and the creation of Overlay Areas to promote growth in key areas;
- Sustainable development objectives and goals for the Town of Bon Accord, with respect to community features, economy, natural environment, form and infrastructure, and governance;
- Identification of future growth areas and directions outside of existing Town boundaries;
- New policies related to development in environmentally sensitive areas;
- Triggers for when the Town will require the preparation of an Area Structure Plan, Outline Plan, or Development Concept Plan.

NOTIFICATION: The following agencies were sent a referral letter on 15 June 2015 providing information about the proposed Integrated Municipal Development and Sustainability Plan inviting them to provide feedback:

- Alberta Energy Regulator
- Alberta Environment & Parks
- Alberta Health Services (Morinville)
- Alberta Transportation
- AtcoGas Pipelines
- Canada Post
- FortisAlberta
- Royal Canadian Mounted Police (K Division)
- Sturgeon School Division
- Telus Communications

The draft of the Bylaw which received first reading from Bon Accord Council was circulated to Sturgeon County for review and comments on 21 November 2016. A follow up meeting was held with Sturgeon County on 30 January 2017 to allow...
Sturgeon County administration to ask questions and provide comments on the draft bylaw.

A further letter was sent to the following agencies on 24 January 2017, advising them of the Public Hearing taking place on 31 January 2017, and directing them to review the Integrated Municipal Development and Sustainability Plan Bylaw 2016-08 which received first reading from Council on 15 November 2016:
- Alberta Energy Regulator
- Alberta Environment & Parks
- Alberta Capital Region Wastewater Commission
- Alberta Health Services (Edmonton)
- Alberta Transportation (Stony Plain)
- AtcoGas Pipelines
- Canada Post
- Capital Region Board
- FortisAlberta
- Town of Gibbons
- North Parkland Power
- Sturgeon County
- Sturgeon School Division
- Telus Communications

Comments to the 24 January 2017 circulation were received from the Alberta Capital Region Wastewater Commission as well as Sturgeon County. The responses are included in Attachment 2. The comments received from the Wastewater Commission have been incorporated into a draft amending motion which would include specific reference to the Wastewater commission within Policy 107.

Other than the recommended revision to Policy 107, no additional substantive concerns with the proposed Integrated Municipal Development and Sustainability Plan Bylaw 2016-08 were received from affected agencies.

As per the requirements of Section 636(1) of the Act, the public was notified of the Plan and Bylaw preparation process, and provided opportunities to make suggestions and representations. Two separate rounds of public consultation were held to provide opportunities for public participation.

The first round of public consultation was held on 21 June, 2014 in the form of a planning workshop (Pancakes and Planning) was held at the Bon Accord Sports Arena (4812 - 52 Street). The second Public Open House was held after the draft documents were prepared at the Town Office on 18 October 2016.

All comments, suggestions and information received as a result of the public consultation process were provided to Council for their consideration in the preparation and subsequent revisions of the Bylaw.

A notice was posted regarding the Public Hearing for the proposed Integrated Municipal Development and Sustainability Plan (Bylaw 2016-08) and a Special Meeting of Council was posted in the following newspaper:
Copies of the advertisements are attached to this report as **Attachment 1**.

Notice of the hearing was also posted at the Town Office, on the Town’s website and electronic sign.

The deadline to submit verbal or written feedback to the Town was before 12:00 p.m. noon on Friday, 27 January 2017. No written or verbal comments were received by the Town.

**RECOMMENDATION:** In the opinion of the Town’s planning consultant, with the public hearing being held today, notification and public consultation requirements stated within the Act have been satisfied.

A motion has been prepared which identifies recommended amendments to the MDP which will be presented to Council for consideration after the closure of the hearing. A summary of the recommended amendments to Bylaw 2016-08 is attached to this report as **Attachment 3**.

**SUBMITTED BY:** Jane Dauphinee, Senior Planner, Municipal Planning Services
Kyle Miller, Planner, Municipal Planning Services

**ATTACHMENTS:**
1. Advertisements
2. Agency letters and responses
3. Recommended Amendments to Bylaw 2016-08
In accordance with Section 606 of the Municipal Government Act, Sturgeon County Council is requesting public input on proposed Bylaw 1372/16. This Bylaw proposes to amend the Land Use Bylaw from Agricultural to Specific Development Control District Sixteen to allow limited storage, repair, servicing, processing and manufacturing uses on Block A, Plan 8621495.

The public hearing shall be held on:
Tuesday, January 24, 2017 at 1:30 p.m.
(As soon as practical thereafter) at:
Sturgeon County Council Chambers, 9613-100 Street, Morinville, Alberta

All interested parties are encouraged to express their views by providing a submission in writing and/or registering to speak, either in favor or in opposition to the bylaw at the following Local Police Services (phone 780-999-8377 or email legalservices@sturgeoncounty.ca).

Please note that all verbal presentations will be limited to five (5) minutes and must be summarized in writing to form part of the public record. Although all those in attendance wishing to speak will be heard, persons registered to speak at the Public Hearing will be heard first.

Any inquiries regarding the proposed bylaw shall be directed to Colin Kywinski (Senior Planning and Development Officer) in Current Planning and Development Services at 780-939-8275.

The Town of Gibbons hopes to remain in Capital Region Board

The Town of Gibbons would like to remain a Capital Region Board member even though its present population is below the 5,000 person threshold proposed for municipalities to be included when the board is reconfigured later this year.

During its Jan. 11 meeting council passed a resolution authorizing deputy mayor Louise Bauder and CAO Farrell O’Malley to contact the members of the proposed Edmonton Metropolitan Region Board to garner support for the Town of Gibbons as a prospective member of the proposed Edmonton Metropolitan Region Board to garner support for the Town of Gibbons as a prospective member of the proposed Capital Region Board.

Bauder said one thing is the board is looking at transportation corridors going north. Gibbons is the largest municipality on the east side of Sturgeon County and it abuts the Heartland industrial region.

“I think we have to be at the table,” she said. “If the county is the only area represented, we won’t have input.”

“I'm not sure what we have to gain,” said Coun. Ed Parsons said he was originally opposed to the proposal but he was aware it was going to happen.

Horner said the intermunicipal plan would have an impact on Gibbons. Gibbons service catchment area, that totals a population of 5,800. Another characteristic is the Industrial Heartland, Edmonton, Fort Saskatchewan and Morinville. It has significant job opportunities but is relatively few in number.

We may not have a voice for three years,” said O’Malley. “If there’s disagreement, our citizens won’t be represented. The reeve or mayor will look after their citizens first.” He said that may not be an issue with the present board and county representatives, but things could change after the October 2017 general election.

Homer said the intermunicipal plan would be between the town and county, the Metropolitan board would have nothing to do with it. “I see your sales pitch, but I’m not sold,” he said.


“The event was a sell out to 250 people.” --photo by Dolly Bolten
Organizing a wedding requires so much planning. From invitations to flowers to jewelry to caterers, halls, and a band. The wedding guide will help bring together some of these goods and services to the fingertips of everyone planning a summer or fall wedding. Call for details. 780-939-3309.

**TOWN OF BON ACCORD**

**NOTICE OF SPECIAL MEETING OF COUNCIL & PUBLIC HEARING**

Integrated Municipal Development & Sustainability Plan (MDP)

Pursuant to the Municipal Government Act, R.S.A. 2000, Sections 228, 606 and 612, the Council of the Town of Bon Accord hereby gives notice of its intention to hold a hearing with respect to the Town of Bon Accord Municipal Development Plan (MDP).

The purpose of the bylaw is to repeal and replace the existing Municipal Development Plan Bylaw 2008-04 and approve a new integrated Municipal Development & Sustainability Plan.

**MANY MINOR CHANGES** have been made in the proposed Municipal Development Plan Bylaw which may have an effect on some individuals.

**MAJOR CHANGES** to the Municipal Development Plan Bylaw include:

1. Town’s Sustainability Plan incorporated into the Municipal Development Plan to ensure the successful implementation of the Town’s sustainability goals and objectives.
2. Expanded future land use maps for commercial, residential, and industrial land uses.
3. New Overlay Areas identified in the Zoning Bylaw to identify sensitive plan areas and areas where architectural controls may be required (Downtown and Gateway Areas).
4. New regulations for lands in the Residential Land Use Area:
   - Target density of 30 dwelling units per net residential lot
   - Gated Community
5. Changes identified for when the Town will require the presentation and approval of an Area Structure Plan or Outline Plan/Development Concept.
6. Classified and updated regulations for Municipal Reserve allocation;
7. New policies related to development in environmentally sensitive areas;
8. New policy requiring developers to cover all infrastructure costs associated with development.

**THEREFORE TAKE NOTICE** that pursuant to Sections 606 and 612 of the Municipal Government Act, a public hearing to consider the proposed bylaw will be held:

**Date:** Tuesday, January 31, 2017

**Time:** 7:00 p.m.

**Place:** Council Chambers, Town of Bon Accord Office; 5425 - 56 Avenue, Bon Accord Alberta.

AND FURTHER TAKE NOTICE that anyone wishing to make a verbal or written representation may do so at the hearing, or by providing the representation to Steve Madison, Assistant Chief Administrative Officer before 12:00 p.m. on Friday, January 27, 2017.

It would be beneficial for individuals to provide advance notice in the Town of Bon Accord Municipal Development Plan bylaw to hold a public hearing to:

1. Make a written submission regarding the proposed changes.
2. Make a verbal representation at the public hearing.

To obtain more information regarding the proposed changes, please contact:

Kylie Miller, Planner

**Phone:** 780-466-1691

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**PUBLIC NOTICE**

Lafarge Canada Inc.

**NOTICE OF APPLICATION**

Notice is given that Lafarge Canada Inc. has filed an application under the provisions of the Water Act for an agreement to construct, operate and maintain underground storage tanks located in N1/2, T017N, R02W, and N1/2 of T017N, R02W for the purpose of aggregate extraction.

Any person who is directly affected by the application may submit a statement of concern to:

Environment and Parks

Regulatory Approvals Centre
5th Floor, South Petroleum Plaza
9915 108 Street
EDMONTON AB T5K 2G8

Phone: 780-425-4829
Fax: 780-422-0154

Email: esrd.waapplications@gov.ab.ca

Within 7 days of providing this notice.

The written statement of concern should include the following:

1. The application number 001-00386046
2. Describe concerns that are relevant to matters regulated by the Water Act.
3. Explain how the filler of the concern will be directly affected by the activities and/or diversion of water proposed in the application.
4. Provide the legal land location of the land owned or used by the filler where the concern is believed to be applicable.
5. State the distance between the land owned or used and the site in the application.
6. Contact information including the full name and mailing address of the filler.

Please provide the phone number and/or email address for ease of contact.

Environment and Parks will review each written statement of concern, seek more information if needed, and notify each filler by letter of the decision to accept or reject their written submission as a valid statement of concern.

Please quote file number: 25936

Further information regarding this project can be obtained from:

Caroline Jing - Lafarge Canada Inc.
Phone 780-845-4829 Fax 780-425-8882

Statements filed regarding this application are public records which are accessible by the public and Applicant. Failure to file statements of concerns may affect the right to file a Notice of Appeal with the Environmental Appeals Board.
June 15, 2015

Dear Sir/Madam,

Municipal Planning Services (2009) Ltd. is working with the Town of Bon Accord to review and update the Municipal Development Plan (MDP) and Land Use Bylaw (LUB) pursuant to the Municipal Government Act R.S.A. 2000, as amended.

One of the most important steps in the planning process is to receive feedback from local residents and stakeholders about the issues, opportunities and constraints affecting future development in Bon Accord in order to ensure that the goals and policies of the proposed MDP and LUB are tenable, achievable and reflect the values of the community.

As such, Municipal Planning Services (2009) Ltd. would like to invite your agency to provide us with any comments you may have relating to matter(s) affecting the land use and physical development in the Town of Bon Accord.

Any feedback must be received by July 15, 2015 in order to be considered during the initial drafting of the MDP and LUB. Comments may be sent via mail to the address listed below, or directed to Spencer Andres at (780) 486-1991 or s.andres@munplan.ab.ca. We sincerely appreciate your input and look forward to hearing from you.

Respectfully,

Spencer Andres, BA | MA (Plan)
Planner
January 24, 2017

REFERRAL AGENCY

Dear Sir/Madam:

RE: PROPOSED Integrated Municipal Development & Sustainability Plan Bylaw 2016-08
   Town of Bon Accord

The Town of Bon Accord is in the process of updating the Town’s Municipal Development Plan
and Integrated Community Service Plan, and has given first reading to the Integrated Municipal
Development & Sustainability Plan Bylaw 2016-08 (MDP). Town of Bon Accord Council will
hold a Public Hearing 31 January 2017 at 7:00 p.m. in Council Chambers.

The Town of Bon Accord would like to take this opportunity to invite you to review and make
comments on the updated Town of Bon Accord Integrated Municipal Development &
Sustainability Plan Bylaw 2016-08. A complete copy of the first read bylaw, including maps can
be found at: http://www.bonaccord.ca/assets/2016-08firstreading.pdf

Any concerns or recommendations respecting modifications should be explained in detail. All
responses provided will be provided to Council by Town Administration and Municipal Planning
Services for meaningful consideration. Please note that you may be expected to make
representation any matter that involves your input.

Thank you for participating in the review of this submission.

Please contact me at 780-486-1991 for any clarification.

Yours truly,

Jane Dauphinee
B.A. | M.Plan | RPP | MCIP
Principal/ Senior Planner

cc:
   Alberta Environment & Parks
   Alberta Energy Regulator
   Alberta Transportation (Stony Plain)
   Alberta Capital Region Wastewater Commission
   Canada Post (Kerry)
   Capital Region Board
   Sturgeon County
   Sturgeon School Division
   Town of Gibbons
   North Parkland REA
   Fortis Alberta
   Telus Communications
   Atco Gas
   Atco Pipelines
   AB Health Services (Edmonton)
From: Mike Darbyshire <mdarbyshire@acrwc.ab.ca>
Sent: Wednesday, January 25, 2017 3:49 PM
To: Alex Irvine
Subject: RE: Town of Bon Accord Public Hearing

I would recommend that under Objective 26 Policy 106 on Page 33 you replace the current wording with:

“The Town shall continue to support the continued partnership and involvement in the Alberta Capital Region Wastewater Commission.”

Mike Darbyshire, P.Eng.
General Manager

Alberta Capital Region Wastewater Commission
www.acrwc.ab.ca

From: Alex Irvine [mailto:a.irvine@munplan.ab.ca]
Sent: January-25-17 10:19 AM
To: SetbackReferrals@ercb.ca; Canada Post kerry Liptak (kerry.liptak@canadapost.ca) <kerry.liptak@canadapost.ca>; Sturgeon County (PandD@sturgeoncounty.ca) <PandD@sturgeoncounty.ca>; nisha.patel@sturgeon.ab.ca; NorthParkLand REA (sandy.nelson@npprea.ca) <sandy.nelson@npprea.ca>; Fortis Alberta (landserv@fortisalberta.com) <landserv@fortisalberta.com>; circulations@telus.com; Atco Pipelines Isabel.Solls@atcopipelines.com <Isabel.Solls@atcopipelines.com>; AB Health Services Edmonton (samuel.alexander@albertahealthservices.ca) <samuel.alexander@albertahealthservices.ca>; Trevor Duley <tduley@sturgeoncounty.ca>; lyle.clark@strathcona.ca; Mike Darbyshire <mdarbyshire@acrwc.ab.ca>; info@capitalregionboard.ab.ca; AB Environment & Parks (Water) (susanne.lampier@gov.ab.ca) <susanne.lampier@gov.ab.ca>; Samuel <LMPlan@gov.ab.ca>; AB Transportation Stony Plain (Robert.Lindsay@gov.ab.ca) <Robert.Lindsay@gov.ab.ca>; Eli Grisdale <Eli.Grisdale@gov.ab.ca>; Murray Armitage <murray.armitage@gov.ab.ca>; Patty urban <patty.urban@gov.ab.ca>; Terry <terry.sonmor@gov.ab.ca>; Cindy Osborne <cosborne@gibbons.ca>; Farrell <fomalley@gibbons.ca>; Lanny <lboutin@gibbons.ca>; Amanada <land.admin@atcogas.com>
Cc: Kyle Miller <k.miller@munplan.ab.ca>
Subject: Town of Bon Accord Public Hearing

Please find the attached letter regarding the Town of Bon Accord’s Public Hearing regarding the Integrated Municipal Development and Sustainability Plan Bylaw 2016-08.

Kyle Miller

www.munplan.ab.ca
#206, 17511 – 107 Avenue Edmonton, AB T5S 1E5
T: 780.486.1991
January 31, 2017

Vicki Zinyk, CAO
Town of Bon Accord
5025 50 Ave
Bon Accord, AB
TOA 0K0

Email to: VZinyk@bonaccord.ca

Subject: Proposed Integrated Municipal Development & Sustainability Plan Bylaw 2016-08 Town of Bon Accord

Ms. Zinyk:

Per Ms. Dauphinee’s letter dated January 24, 2017, thank you for the opportunity to review and provide comment on the proposed Municipal Development Plan (MDP) for the Town of Bon Accord.

As you are aware, the Town of Bon Accord is currently in the process of annexing three (3) quarters from within Sturgeon County, and a final submission has yet to be provided to the MGB. The MGB decision on the annexation will follow at some point after the final submission is received. The three (3) quarters included in the annexation application are:

- NE 13-56-24-W4;
- SE 13-56-24-W4; and,
- NW 18-56-23-W4.

In the proposed MDP on page 53, the ‘Future Land Use Map’ identifies these lands as ‘Future Residential Areas.’ Based on our discussions with Ms. Dauphinee, it is Sturgeon County’s understanding that the Town would envision future urban-style growth into these areas, regardless of the decision of the MGB later this year. Until such a time as these lands are formally located within the Town’s boundaries, the County’s MDP and Land-Use Bylaw will apply.

With that in mind, subject to the outcome of the MGB ruling, these lands could potentially become a future topic of discussion through other inter-municipal planning activities, perhaps through an Inter-municipal Development Plan.

If you wish to further discuss or require clarification on these matters, please do not hesitate to get in touch.

Respectfully,

Peter Tarnawsky, County Commissioner-CAO

cc.
Jane Dauphinee, Principal/Señior Planner, Municipal Planning Services Ltd.
Sturgeon County Council
RECOMMENDED MOTION OF THE TOWN OF BON ACCORD COUNCIL
RE: BYLAW NO. 2016-08 (Town of Bon Accord INTEGRATED MUNICIPAL DEVELOPMENT & SUSTAINABILITY PLAN)

A. That proposed Bylaw No. 2016-08, being a bylaw of the Town of Bon Accord to adopt the Town of Bon Accord Integrated Municipal Development & Sustainability Plan, is hereby amended as follows:

i. The entire Municipal Development Plan is revised to correct minor formatting, spelling, and grammatical errors where the correction will not impact the interpretation or intent of the policies therein.

ii. The graphic explaining provincial and municipal planning authority Part 1(1) “About the Plan” is amended by deleting from the Municipal Government Act section of the graphic “Requires municipalities with 3,500+ residents to adopt an MDP” and “Allows smaller municipalities to adopt an MDP” and replacing it with “Gives municipalities the authority to adopt a municipal development plan”.

iii. Part 1(2) “About Bon Accord” is amended by increasing the font size of labels used on the “Bon Accord Family Earnings” bar graph to improve readability.

iv. Delete Objectives 11-16 and all corresponding policies and replace with the following:

Commercial & Industrial Land Uses

Objective 11 To ensure that there is an adequate supply of competitively priced commercial and industrial land to provide future opportunities for economic growth and diversification in appropriate locations

Policy 45 The Town of Bon Accord shall 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 Lily Lake Road for commercial and industrial development.

Policy 46 Town Council shall encourage developers to participate in commercial and light industrial development.

Policy 47 Town Council shall continue to encourage the development of the Town of Bon Accord as an important local commercial and industry service centre for area residents, visitors, and nearby industry.

Objective 12 To provide opportunities along collector and arterial roads for commercial development serving local residents and regional consumer markets.
The Town of Bon Accord shall encourage commercial development to locate on lands designated Commercial on the [FUTURE LAND USE MAP].

Future neighbourhood commercial development may occur where specifically indicated in the Town’s Land Use Bylaw within the areas designated Residential on the Future Land Use Map.

All future highway commercial development shall be serviced efficiently and be consistent with the Town’s servicing requirements.

On sites which are highly visible and determined to be of critical importance to the future development of the Town Centre area within the community the Development Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

To provide opportunities along collector and arterial roads for industrial development serving local residents and regional consumer markets.

All future Town Centre and highway commercial development shall occur on lands designated Commercial on the [FUTURE LAND USE MAP].

All future industrial development shall occur on lands designated Industrial on the [FUTURE LAND USE MAP].

Industrial development within the Town of Bon Accord shall generally be light industrial or medium industrial development. Heavy industrial development and petrochemical industrial development shall be discouraged from locating within Town boundaries or adjacent to Town boundaries.

To ensure new commercial and industrial development is compatible with adjacent land uses as well as local & regional infrastructure capacity

Where located adjacent to residential land uses areas, the development of highway commercial areas and industrial areas shall provide on-site buffering to mitigate adjacent uses from off-site impacts associated with the development.

All future highway commercial development shall be serviced efficiently and be consistent with the Town’s servicing requirements.

On sites which are highly visible and determined to be of critical importance to the future development of the Town Centre area within the community the Development Authority and/or the Subdivision Authority may require additional information and requirements in relation to architectural design, landscaping, and/or any other condition deemed necessary to ensure high standards of design both on the site and in relation to the streetscape.

To provide for the development of small, neighbourhood-oriented commercial centres.

The Town of Bon Accord may permit the development of small, neighbourhood-oriented commercial nodes, provided that the commercial nodes are:
a) Located along collector roads and at neighbourhood entry points;
b) Accessed via a collector road;
c) Situated on a parcel of land not exceeding 1.0 ha (2.5 acres) in area;
d) Provide a proper buffer and visual screening from adjacent residential areas;
e) Provide adequate on-site parking and service access; and
f) In-keeping with the scale and character of the surrounding neighbourhood.

Objective 16
To provide for the continued expansion of future highway commercial development along Highway 28 and near its intersection with Lily Lake Road.

Objective 17
To recognize emerging trends in retailing and commercial land use, including the creation of mixed use intensification nodes for future development areas.

Policy 59
Mixed-use developments that provide for commercial and residential uses within the same building shall be encouraged in commercial and residential areas.

Policy 60
The Town shall endeavour to identify important development sites and opportunities that have mixed-use development potential and that would benefit the community.

Policy 61
The Town shall review its commercial use area policies regularly to ensure they remain effective considering commercial and retailing trends and the community’s needs.

v. Delete the words “endeavor to” from policy 106
vi. Delete Policy 107 and replace with the following:

“The Town shall support the continued partnerships and involvement in the Roseridge Waste Management Services Commission, the Alberta Capital Region Wastewater Commission and the Capital Region NE Water Services Commission”.

[In response to written submission from ACRWA]

vii. Add the words “or industrial” to Policy 121 so that it read as follows:

Policy 121
Direct access to residential, or commercial, or industrial lots shall not be permitted from Range Road 240, Highway 28 or Lilly Lake Road.”