



## REF 2017-005, Town of Bon Accord Proposed New Municipal Development Plan

### Recommendation

*Capital Region Board (CRB) Administration recommends that REF 2017-005 be approved.*

### Background

On March 30, 2017 the CRB received an application from the Town of Bon Accord for approval of a proposed new Municipal Development Plan (MDP). The Town submitted the new MDP pursuant to the following submission criteria in the Regional Evaluation Framework (REF):

- 3.1 *A Municipality must refer to the Board any proposed new Intermunicipal Development Plan, Municipal Development Plan and any proposed amendment to an Intermunicipal Development Plan or Municipal Development Plan.*

CRB Administration deemed the application complete on March 30, 2017.

### The Application

The proposed MDP is intended to provide long range guidance for future development in the Town of Bon Accord. It will replace the previous MDP approved in 2008. The plan provides a road map developed to achieve land use and development goals and objectives while concurrently working towards achieving broader goals and objectives established within Four Pillars of Sustainability - A Green Bon Accord, The Bottom Line, Leading by Example, and Our Social and Cultural Selves. The Four Pillars guided the development of 52 Objectives that address land uses, the environment, infrastructure and utilities, jobs and the economy, governance, collaboration, and community development.

### Evaluation

CRB Administration obtained the assistance of ISL Engineering to evaluate the application with respect to the REF requirements. The ISL evaluation (attached) reviewed the proposed MDP in relation to the objectives of the Capital Region Growth Plan (the Growth Plan) in Section 11 of the Regulation, the Principles and Policies of the Growth Plan, and the remaining evaluation criteria in section 5.4 of the Regional Evaluation Framework. The ISL evaluation recommends that the proposed MDP be approved by the CRB.

### CRB Administration Comments

The proposed MDP takes a comprehensive approach that incorporates 4 sustainability pillars to guide the future growth and development of Bon Accord. The pillars are used to establish objectives which include a description of the current reality, a goal statement of where the Town would like to



be in 50 years, specific targets and triggers to work toward, and policies and action strategies to achieve the goals.

The MDP includes objectives and policies for land uses - residential, commercial, industrial, and community - the environment, infrastructure and utilities, economic development, governance and regional collaboration. Further, the MDP specifically recognizes that future development will be consistent with the Capital Region Board Growth policies.

The MDP encourages and supports a wide variety of housing types and mix including higher density development. The Plan also includes policies that ensure there is an adequate supply of developable lands for commercial and industrial development, and positions the Town as an important local commercial and industry service centre for area residents, visitors, and nearby industry.

The Town anticipates population growth to be consistent with the Capital Region Board projections which identify the Town's population in 2044 to be in the range of 2700 to 3300.

In this regard, approval and full implementation of the proposed MDP is consistent with Section 11 of the CRB Regulation, the criteria in the Regional Evaluation Framework, and the Principles and Policies of the Growth Plan.

CRB Administration agrees with the third party's evaluation and supports approval of the MDP by the Capital Region Board.

## **Recommendation**

CRB Administration recommends that REF 2017-005 be approved.

## **Attachments**

Evaluation	ISL Engineering
REF Documents	<ol style="list-style-type: none"><li>1. Town of Bon Accord Cover Letter to CRB</li><li>2. Town of Bon Accord Integrated Municipal Development and Sustainability Plan Bylaw 2016-08</li><li>3. Minutes from Town of Bon Accord Council Meeting 15 November 2016</li><li>4. Minutes from Town of Bon Accord Council Meeting 31 January 2017</li><li>5. Report to the CRB - Town of Bon Accord Integrated Municipal Development and Sustainability Plan Bylaw with Appendix</li><li>6. 2008-04 Municipal Development Plan</li></ol>