

BYLAW 08-01

BEING A BYLAW TO AMEND THE WILLOW RIDGE AREA STRUCTURE PLAN BYLAW NO. 99-06 OF THE TOWN OF BLACK DIAMOND, IN THE PROVINCE OF ALBERTA.

WHEREAS

Pursuant to the provisions of the Municipal Government Act, Chapter M-26.1, Revised Statutes 2000, Council of the Town of Black Diamond in the Province of Alberta (hereinafter called the "Council") has adopted Willow Ridge Area Structure Plan Bylaw No. 99-06; and

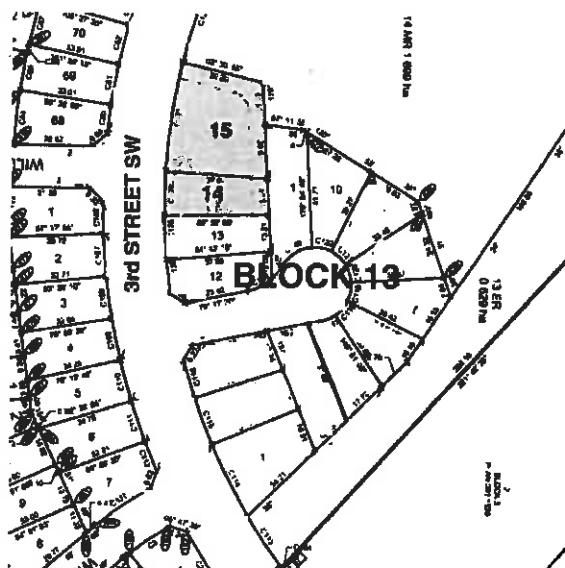
WHEREAS

The Council deems it desirable to amend Willow Ridge Area Structure Plan Bylaw No. 99-06;

NOW THEREFORE

The Council hereby enacts that Willow Ridge Area Structure Plan Bylaw No. 99-06 be amended as follows:

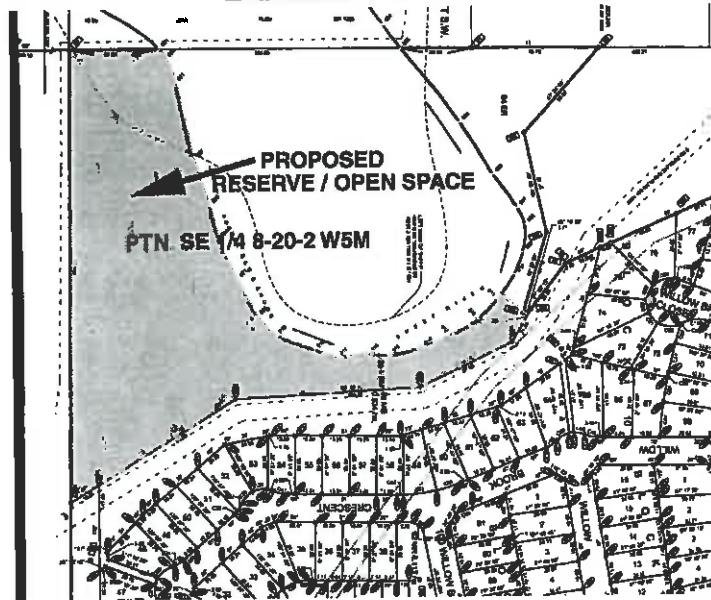
1. Reallocating the Land Uses within the concept plan:
 - (a) Ptn. SE 1/4 8-20-2 W5M, proposed Lots 14 and 15 Block 13 from Low Density Residential to Medium Density Residential as shaded on the following sketch map.



- (b) Ptn. S.E. 1/4 8-20-2 W5M to reserve / open space as shaded on the following sketch map:

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BYLAW 08-01



THIS BYLAW comes into effect on the date of its **THIRD** and **FINAL READING**.

READ A FIRST TIME THIS 16th DAY OF January, A.D. 2008

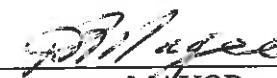


MAYOR

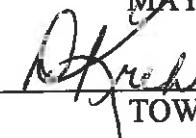


TOWN MANAGER

READ A SECOND AND THIRD TIME THIS 26th DAY OF February, A.D. 2008



MAYOR



TOWN MANAGER

BYLAW 07-19

BEING A BYLAW TO AMEND THE WILLOW RIDGE AREA STRUCTURE PLAN BYLAW NO. 99-06 OF THE TOWN OF BLACK DIAMOND, IN THE PROVINCE OF ALBERTA.

WHEREAS

Pursuant to the provisions of the Municipal Government Act, Chapter M-26.1, Revised Statutes 2000, Council of the Town of Black Diamond in the Province of Alberta (hereinafter called the "Council") has adopted Willow Ridge Area Structure Plan Bylaw No. 99-06; and

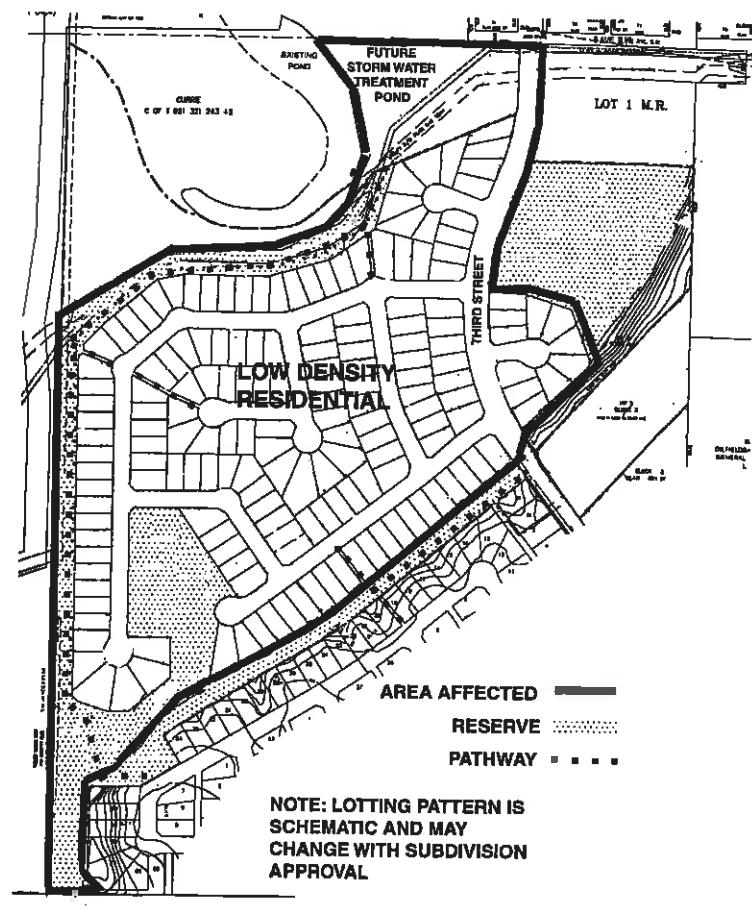
WHEREAS

The Council deems it desirable to amend Willow Ridge Area Structure Plan Bylaw No. 99-06;

NOW THEREFORE

The Council hereby enacts that Willow Ridge Area Structure Plan Bylaw No. 99-06 be amended as follows:

1. Reallocating the Land Uses within the concept plan for the remaining portion of the SE $\frac{1}{4}$ 8-20-2 W5M as outlined on the sketch map below.



BYLAW 07-19

THIS BYLAW comes into effect on the date of its THIRD and FINAL READING.

READ A FIRST TIME THIS 6th DAY OF June, A.D. 2007

J. Blayee
MAYOR

D. Kreh
TOWN MANAGER

READ A SECOND AND THIRD TIME THIS 18th DAY OF July, A.D. 2007

J. Blayee
MAYOR

D. Kreh
TOWN MANAGER

BYLAW 07-17

BEING A BYLAW TO AMEND THE WILLOW RIDGE AREA STRUCTURE PLAN BYLAW NO. 99-06 OF THE TOWN OF BLACK DIAMOND, IN THE PROVINCE OF ALBERTA.

WHEREAS

Pursuant to the provisions of the Municipal Government Act, Chapter M-26.1, Revised Statutes 2000, Council of the Town of Black Diamond in the Province of Alberta (hereinafter called the "Council") has adopted Willow Ridge Area Structure Plan Bylaw No. 99-06; and

WHEREAS

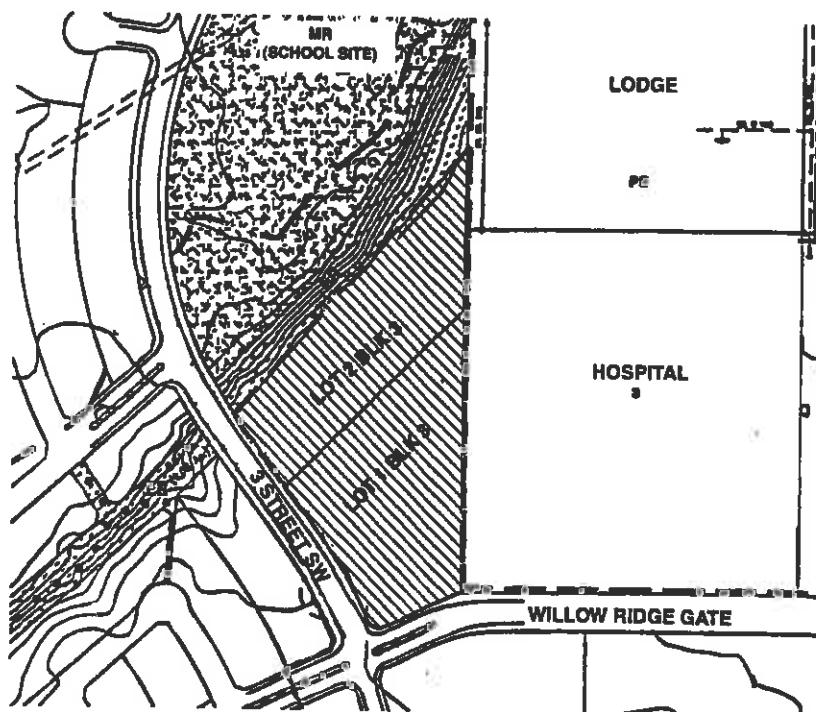
The Council deems it desirable to amend Willow Ridge Area Structure Plan Bylaw No. 99-06;

NOW THEREFORE

The Council hereby enacts that Willow Ridge Area Structure Plan Bylaw No. 99-06 be amended as follows:

1. Reallocating the Land Use within the concept plan for Portion Lots 1 and 2 Block 3 Plan 0011520 from R-3 (POSSIBLE SENIORS HOUSING SITE) to High Density Residential. The allocation takes effect upon registration of a bareland condominium plan for the apartment or semi-detached building foot prints or building condominium plan or occupancy being granted for the apartment unit or a semi-detached unit, which ever first occurs.

The subject land is as generally crosshatched on the following sketch map:



BYLAW 07-17

THIS BYLAW comes into effect on the date of its **THIRD** and **FINAL READING**.

READ A FIRST TIME THIS 16th DAY OF May, A.D. 2007

J.B. Magee
MAYOR

D. Krel
TOWN MANAGER

READ A SECOND AND THIRD TIME THIS 21st DAY OF June, A.D. 2007

J.B. Magee
MAYOR

D. Krel
TOWN MANAGER

**Town of Black Diamond
BYLAW 99-06**

BEING A BYLAW OF THE TOWN OF BLACK DIAMOND IN THE PROVINCE OF ALBERTA TO ADOPT THE WILLOW RIDGE AREA STRUCTURE PLAN

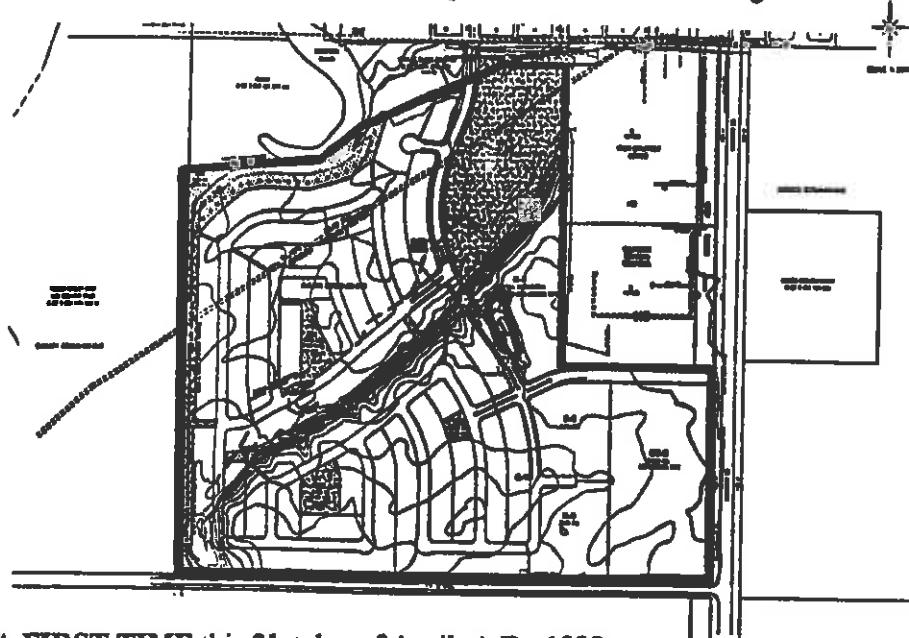
WHEREAS Section 633(1) of the Municipal Government Act, as amended, and any successor legislation thereto permits a Council, by Bylaw, to adopt an Area Structure Plan which provides a framework for subsequent subdivision and development of an area of land within its Municipal boundaries; and

WHEREAS the Council of the Town of Black Diamond in the Province of Alberta (hereinafter called the Council) did direct the preparation of an Area Structure Plan for those lands lying to the south of the built up area of Black Diamond, contained within the SE $\frac{1}{4}$ 8-20-2-W5M.

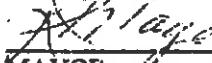
WHEREAS an Area Structure Plan has been prepared under the direction of Council;

NOW THEREFORE, the Council of the Town of Black Diamond duly assembled enacts as follows:

1. This Bylaw may be cited as the "Willow Ridge Area Structure Plan".
2. The Willow Ridge Area Structure Plan attached hereto is hereby adopted as the Area Structure Plan for the subject lands.
3. This Bylaw comes into full force and effect upon third and final reading.



READ A FIRST TIME this 21st day of April, A.D., 1999.

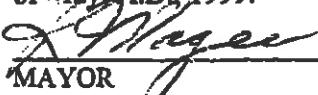


MAYOR



TOWN MANAGER

READ A SECOND TIME AND THIRD TIME AND FINALLY PAST this 19th day of May, A.D., 1999.



MAYOR



TOWN MANAGER

TOWN of BLACK DIAMOND

WILLOW RIDGE AREA STRUCTURE PLAN

1.0 INTRODUCTION

Willow Ridge is an area of approximately 110 acres situated on the south side of Black Diamond, west of Highway 22. To the south is the Town boundary along the north side of 418 Avenue. To the west is the Town boundary along the banks of the Sheep River and lands owned by the Turner Valley Golf and Country Club. To the north are 6 Avenue SW and the existing community. To the east are the Oilfields General Hospital and the High Country Lodge and the Town boundary along the west side of Highway 22.

Surrounding lands on the west, south and east perimeters are within the jurisdiction of MD Foothills No. 31.

The planning area comprises portions of SE 8 - 20 - 2 - W5M.

1.1 Planning Context

The Willow Ridge area is a logical planning area in that it includes all vacant lands within the south portion of Town and west of Highway 22.

The lands are currently used for pasture and are designated AG Agricultural District. The AG designation was applied to the lands at the time of annexation from the MD of Foothills to the Town of Black Diamond. The purpose of the AG District is "to prevent premature or scattered subdivision of lands intended for future growth" of the Town. The Willow Ridge Area Structure Plan provides a comprehensive concept plan for orderly and economic development of all vacant lands within the south portion of Black Diamond.

The lands are characterized by an ancient river terrace situated approximately 30 feet above the current flood plain of the Sheep River valley, and a ridge which steps up to an area of upland plain (approximately 25 feet above the river terrace level). Both the upland plain and the ancient river terrace are characterized by relatively flat slopes of 1 to 2 percent which drain towards the Sheep River valley.

A small creek carries seasonal storm water from surrounding farmlands through the site to a beaver pond in the Sheep River valley. The creek has developed many small channels near the base of the ridge. Poplar trees and willow shrubs have established in this area. An artificial hill (approximately 30 feet in height) located adjacent to the hospital property has been built up from fill excavated for hospital construction.

2.0 PLAN OVERVIEW

The plan integrates into the existing community through the logical extension of roadways, residential, school and open space uses. Residential development is to be phased from the south to the north and west boundary. The plan allows for development of 300 to 400 dwelling units. The housing types will be primarily single-detached and semi-detached homes. Sites for seniors' communities, apartments and townhouses are also included. Walkways and a separate school site would be provided as appropriate in each development phase.

Commercial development fronting onto the service road parallel to Highway 22 will be the first phase of development. Restaurants, a motel, retail and service commercial would provide additional services for the growing population of Black Diamond and Turner Valley.

Access to the plan area is provided primarily by the extension of 3rd Street SW from 6 Avenue SW to Highway 22.

The land use and transportation plan is a conceptual plan that serves as a basis for future detailed land use redesignations and subdivision plans. Future market demand conditions will impact development staging, housing style preferences, and the internal road network.

3.0 RESIDENTIAL

Residential development on 65.81 acres shall primarily be in the form of single-detached dwellings and semi-detached dwellings. Large lot areas and wide frontages will retain a low density residential character. The loop street pattern provides for a small town atmosphere and quiet residential blocks within a larger organized neighborhood as is characteristic of Black Diamond.

The development of small lots and more affordable lots will be provided as demand warrants as each residential phase is designated and subdivided. A manufactured retirement home community would be included where demand warrants.

Townhouses, apartments and seniors' accommodations would be provided on 12.51 acres adjacent to the Foothills General Hospital site. Sites would be designated and subdivided for comprehensive multi-family townhouses and apartments adjacent to the commercial lands.

4.0 COMMERCIAL

An 11 acre parcel adjacent to Highway 22 would provide for a full range of commercial retail and service commercial uses. A hotel would occupy 2.5 acres of the commercial site.

Access shall be via the extension of 3rd Street SW and a new intersection with Highway 22.

Intersection design and driveway spacing shall be provided to the satisfaction of Alberta Transportation and Utilities.

Pedestrian access is to be provided with standard sidewalks that connect the commercial uses to the residential neighborhoods.

5.0 SEPARATE SCHOOL SITE, PATHWAYS, NATURAL AREAS, TOT LOTS

The required 10% municipal reserve shall be provided by the developer. Municipal reserve (deferred from the Hospital and High Country Lodge lands) totaling 2.67 acres is to be dedicated through development of the plan area.

The primary use of municipal reserve shall be for the dedication of the separate school site located at 6 Avenue and 3rd Street SW. The 10.01 acre school site is comprised of lands to be dedicated by the developer (9.26 acres) and lands to be dedicated from the Town of Black Diamond (0.75 acres from Plan 1947 EZ).

Tot lots and parks to be dedicated total 3.83 acres.

A setback area (74 feet) from the top of the Sheep River valley wall to the nearest property line shall be dedicated as Environmental Reserve at the time of subdivision of the effected lands. Lands within the designated floodway of the Sheep River shall be dedicated as Environmental Reserve at the time of subdivision of the adjacent lands.

Walkways shall be provided throughout the plan area for the convenience of the residents. Primary routes shall be provided along the top of the Sheep River valley wall, the west Town Boundary; and the ridge. Secondary neighborhood links to primary walkway routes shall be provided for convenient access to the primary routes, the Sheep River valley, commercial uses, tot lots, hospital and the school site.

6.0 MUNICIPAL RESERVE AND ENVIRONMENTAL RESERVE STATISTICS

| | |
|---------------------------------------|------------------------|
| Gross site area | 110.4 acres |
| Environmental Reserve | 8.04 |
| Widening of 418 Avenue SW | .98 |
| Net Developable | 101.38 |
| Municipal Reserve Required | 10.13 |
| Deferred Reserve on Title | 2.67 |
| Total M.R. required | 12.80 |
| Separate School (10.01 acres) | 9.26 |
| (0.75 acres dedicated from Town land) | |
| M.R. open space tot lots | 3.63 |
| TOTAL M.R. PROVIDED | 12.89 acres |

7.0 TRANSPORTATION

The main roadway through the Willow Ridge area is the extension of 3rd Street from 3 Avenue SW to Highway 22. The extension of 3rd Street provides access to Highway 22 and to existing schools and the Twin Arenas. Two traffic calming features will be included in the 3 Street design in order to encourage traffic to focus on Highway 22 and minimize the volume of traffic on 3 Street within the built up area of Black Diamond.

Other residential roads will connect to 3rd Street SW. Roads shall be constructed in stages to standard Black Diamond requirements as the development proceeds.

Access to the commercial site shall be from 3rd Street only near the intersection with Highway 22. The design of the intersection of 3rd Street and Highway 22 shall be to the satisfaction of Alberta Transportation and Utilities.

The dedication of 0.98 acres parallel to the north side of 418 Avenue would accommodate the widening of the right-of-way by 5.0 metres as required by MD Foothills.

8.0 UTILITY SERVICING

The storm water management system shall be developed to carry storm drainage from the surrounding country side to the existing ponds in the Sheep River valley. The new creek diversion channel will be engineered along the west property line to accommodate flows from the agricultural lands south of Black Diamond. Storm water drainage within the site will be accommodated by a piped system.

Sanitary sewers will connect to the existing sewer lines located along the service road on the west side of Highway 22 and sewer lines on 6 Avenue and 3 Street SW. The existing sewer lines have sufficient capacity to accommodate total development of the area.

Water mains will be extended from the existing water mains located along the service road on the west side of Highway 22 and the existing main along 6 Avenue SW. All water mains will be sized for a fully looped system.

Natural gas, electric power, telephone and television services will be extended underground from existing networks located on the perimeter of the plan area.

The proposed utility servicing system is not designed to service lands outside of the current Town boundary.

Prior to approval of a plan of subdivision, details of design and capital cost agreements for major infrastructure shall be provided in the standard development agreement.

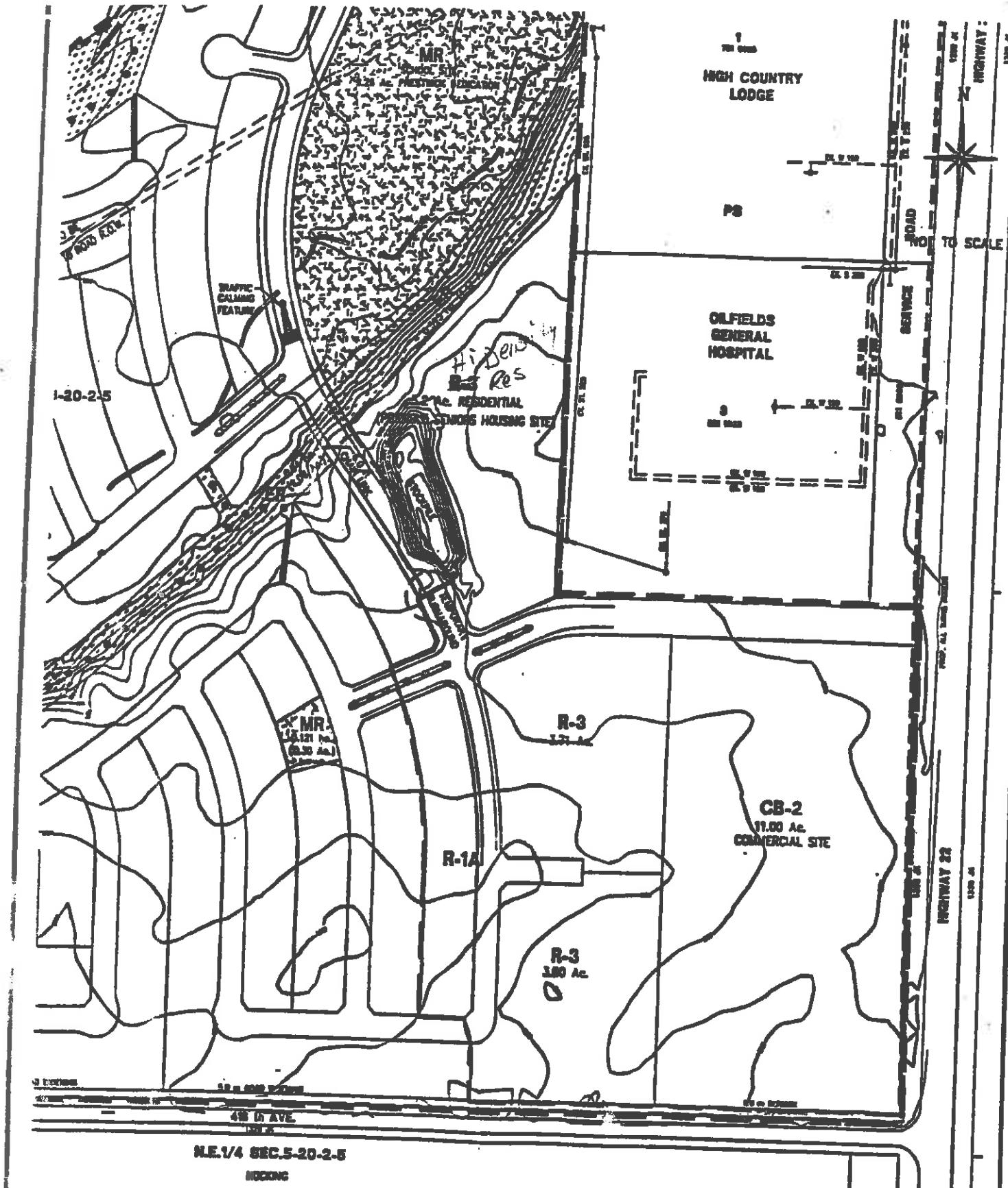
9.0 CANADIAN WESTERN NATURAL GAS COMPANY EASEMENT

The existing gas main supplies the Town of Black Diamond. The easement is currently 15 feet in width and runs diagonally through the site. CWNG is scheduled to replace the pipe in the year 2000. The pipeline would be routed into the road rights-of-way through the site.

10.0 DEVELOPMENT PHASING

Development will generally take place from south to north. The initial development phase will include:

- a) the commercial lands fronting onto Highway 22;
- b) a small portion of residential lots located on the west side of 3rd Street (north of 418 Avenue); and,
- c) sites for either seniors apartments, assisted living apartments or multi-family apartments and townhouses adjacent to the Hospital site and the commercial development.



BLACK DIAMOND STATION
THE PRESTWICK GROUP
MARCH '99 - CONCEPT ONLY