



Municipal Development Plan

Bylaw #01 – 14
Office Consolidation

Office Consolidation dated June 17, 2020

IMPORTANT NOTICE



OFFICE CONSOLIDATION

This document is consolidated into a single publication for the convenience of users. The official Bylaw and all amendments thereto are available from the Legislative Services Manager and should be consulted in interpreting and applying this Bylaw. In case of any dispute, the original Bylaw(s) must be consulted.

For easy reference the amending Bylaw Numbers are listed with a brief description.

Printed by the Planning and Development Officer, by the authority of Town Council.

Includes Amending Bylaws:

Bylaw #	Description/Purpose	3rd Reading Date
01-28	To amend Section 2.2, Definitions Subsection (5) by adding in the following words after the word “agriculture”: “ and public service”.	January 16, 2002
05-20	Reallocating the Land Use in the Land Use Concept for Block B Plan 211 LK from Commercial to Residential. The reallocation is to take place at the time of registration of the plan of subdivision for Semi-detached lots.	February 15, 2006
06-13	Reallocating the Land Use in the Land Use Concept for Block B Plan 211 LK from Commercial to Residential. The reallocation takes effect upon registration of a bareland condominium plan for the apartment foot print or building condominium plan or occupancy being granted for the apartment unit.	September 6, 2006
07-21	Re-allocating the Land Use in the Land Use Concept for Portion Block 8 Plan 2945 HJ from Service Commercial to Residential. The reallocation takes effect upon registration of a bareland condominium plan for the apartment foot print or building condominium plan or occupancy being granted for the apartment unit.	July 18, 2007
20-02	Amend the Land Use Concept to include annexation area	April 15, 2020

**TOWN OF BLACK DIAMOND
BYLAW NUMBER 01-14**

**BEING A BYLAW OF THE TOWN OF BLACK DIAMOND, IN THE PROVINCE
OF ALBERTA, TO ADOPT THE MUNICIPAL DEVELOPMENT PLAN**

WHEREAS the Council of the Town of Black Diamond, Province of Alberta has the authority to adopt a Municipal Development Plan in accordance with Division 4, Section 631, R.S.A. 1994 and;

WHEREAS the Council of the Town of Black Diamond, has deemed it advisable to adopt a Municipal Development Plan;

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

- 1) THAT Bylaw No. 78-21 is hereby rescinded.
- 2) THAT the Municipal Development Plan attached hereto is hereby adopted as the Municipal Development Plan for the Town of Black Diamond.
- 3) THAT this Bylaw shall come into effect upon the date of the final passing thereof.

READ A FIRST TIME this 5th day of September, A.D. 2001.

MAYOR

TOWN MANAGER

READ A SECOND TIME this 3rd day of October, A.D. 2001

READ A THIRD TIME and finally passed this 3rd day of October, A.D. 2001.

MAYOR

TOWN MANAGER

**TOWN OF BLACK DIAMOND
MUNICIPAL DEVELOPMENT PLAN
TABLE OF CONTENTS**

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Need for Review	1
1.3	Purpose of the Plan	2
1.4	Budgetary Considerations	2
2.0	INTERPRETATION	3
2.1	Municipal Government Act	3
2.2	Definitions	4
2.3	Planning area	6
2.4	Flexibility	6
3.0	RELATED PLANS	7
4.0	PLANNING VALUES	8
5.0	POLICY AREAS	9
5.1	Direction of future growth	9
5.2	Municipal Development Plan Philosophy	9
5.3	Municipal Development Plan Goals	9
6.0	DEVELOPMENT CONSTRAINTS AND ENVIRONMENTAL PROTECTION	11
6.1	Introduction	11
6.2	Objectives	11
6.3	Environmental Protection Policies	12
6.4	Watercourse and Water Quality Policies	14
6.5	Escarpment Protection Policies	15
6.6	Environmental Enhancement Policies	16
7.0	RESIDENTIAL	17
7.1	Introduction	17
7.2	Objectives	17

7.3	Existing and General Policies	18
7.4	Special Needs Housing Policies	19
8.0	ECONOMIC DEVELOPMENT	20
8.1	Introduction	20
8.2	Objectives	20
8.3	Commercial Policies	21
8.4	Industrial Policies	21
9.0	HERITAGE PRESERVATION	23
9.1	Introduction	23
9.2	Objectives	23
9.3	Heritage Preservation Policies	23
10.0	PARKS, OPEN SPACE, SCHOOLS, RECREATION AND CULTURE	25
10.1	Introduction	25
10.2	Objectives	25
10.3	Pathway Policies	25
10.4	Open Space Policies	26
10.5	Municipal Reserves and School Policies	26
10.6	Recreation and Culture Policies	27
11.0	COMMUNITY AND EMERGENCY SERVICES	28
11.1	Introduction	28
11.2	Objectives	28
11.3	Community Services Policies	28
11.4	Emergency Services Policies	29
12.0	TRANSPORATION AND UTILITIES POLICIES	30
12.1	Introduction	30
12.2	Objectives	30
12.3	Transportation Policies	30
12.4	Utility Policies	31
13.0	POLICY REVIEW	32

14.0	REGIONAL COOPERATION	33
14.1	Introduction	33
14.2	Objectives	33
14.3	Regional Cooperation Policies	33
15.0	IMPLEMENTATION AND MONITORING	34
15.1	Implementation	34
15.2	Monitoring	34
15.3	Objectives	34
15.4	Implementation Roles and Responsibilities Policies	35
15.5	Local Area Plan Policies	35
15.6	Municipal Finance Policies	36
Appendix A	Community Profile	
Appendix B	MDP Task Force and Individuals Providing Assistance	
Appendix C	Principles of Crime Prevention Through Environmental Design	
Appendix D	Park Types and Proposed Guidelines for Development	
Appendix E	Environmental Monitoring Program	

1.0 INTRODUCTION

1.1 BACKGROUND

The Town of Black Diamond is located in the rolling foothills approximately 56 kilometers south of the City of Calgary at the junction of Highway No. 22 and 7. Black Diamond is a regional service centre, drawing residents from the larger agricultural community to its bank, hospital, senior's lodge and curling rink/arena. Oilfields Junior/ Senior High School, C. Ian McLaren Elementary School and Education Plus educate youth to adults from Black Diamond and the surrounding areas. The library and post office provide public amenities to all residents.

One of the most important land forms affecting the direction of the town's future growth is the pronounced Sheep River valley with its surrounding topography. Its direct influence on the floodplain of the Sheep River and the contours of the lands along the west of the town require that the majority of the town's medium to long term growth be to the south and east of the existing town site.

Low lying wetland areas and the river valley affect development of the Town of Black Diamond. Development of portions of these low areas will be limited.

1.2 NEED FOR REVIEW

The current General Municipal Plan (Bylaw No. 78-21) was adopted on May 15, 1981. In the past few years, new developments have occurred in the Town of Black Diamond. Issues facing the Town of Black Diamond include commercial development, tourism development, residential development, environmental conservation and transportation. These concerns, coupled with residential growth and corresponding demand on local services warranted development of a Municipal Development Plan.

The Town of Black Diamond Council established a Municipal Development Plan/ Land Use Bylaw Task Force to oversee the preparation and development of the MDP and review of the LUB. This Task Force represents a cross-section of the community, and its members were instrumental in providing advice and feedback throughout the Plan preparation process.

Public feedback formed a key component of this planning process. In September 2000 a community workshop was held to develop planning values and a vision for the Town of Black Diamond. Subsequent community workshops in early 2001 were held to identify issues, concerns and potential solutions in the area of land use, conservation and transportation, economic development, community services and residential development.

1.3 PURPOSE OF THE PLAN

The role of Municipal Plan is to provide policies that will direct future growth and development within the Town of Black Diamond. The Plan defines for Council, administration, developers, residents and adjacent municipalities the type and location of development acceptable to the Town. It is intended to provide a framework and guide for on-going development, while ensuring that future growth occurs in an orderly, conscientious and cost-efficient manner so that a high quality of life can be maintained for the residents of Black Diamond.

To ensure that the Municipal Development Plan remains current and responsive to change, it shall be reviewed after a period of five years (or earlier if required). Any amendments made to the Municipal Development Plan shall be in accordance with the Municipal Government ACT R.S.A. 1994, as amended.

1.4 BUDGETARY CONSIDERATIONS

The accomplishment of the goals and objectives of the Municipal Development Plan are subject to on-going budgetary considerations. The policies and programs recommended for implementation will be reviewed in light of the Town of Black Diamond's ability to pay

2.0 INTERPRETATION

2.1 MUNICIPAL GOVERNMENT ACT

The Municipal Government Act Division 4, Section 632 R.S.A. 1994, as amended requires all urban municipalities with a population of 3500 persons must adopt a Municipal Development Plan and below 3500 may adopt a Municipal Development Plan. In addition to the Municipal Government Act, municipalities must ensure that land use planning is compatible with the Provincial land Use Policies.

The Municipal Government Act (Section 63) also outlines the basic requirements of a Municipal Development Plan as follows:

632 (2) *A Municipal Development Plan:*

a) *must address*

- (i) *the future land use within the municipality,*
- (ii) *the manner of and the proposals for future development plans,*
- (iii) *the coordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no inter-municipal development,*
- (iv) *the provision of required transportation systems, either generally or specifically, within the municipality and in relation to adjacent municipalities, and*
- (v) *the provision of municipal services and facilities either generally or specifically.*

b) *may address*

- (i) *proposals for the financing and programming of municipal infrastructure,*
- (ii) *the coordination of municipal programs relating to physical, social and economic development of the municipality,*
- (iii) *environmental matters within the municipality,*
- (iv) *the financial resources of the municipality,*
- (v) *the economic development of the municipality, and*
- (vi) *any other matter relating to the physical, social or economic development of the municipality.*

c) *may contain statements regarding the municipality's development constraints, including the results of any development studies and impact analysis, and goals, objectives, targets, planning policies and corporate strategies.*

2.2 DEFINITIONS

- 1) **“Amenity”** means an aesthetic or other physical characteristics that enhance the desirability of any environment, and may include such things as natural areas, landscaping, views or recreational facilities.
- 2) **“Bottom of Slope”** means a point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent. The bottom of the slope may, but does not necessarily, coincide with the lowermost break-line or topographic discontinuity between the valley wall or coulee slope and the valley bottom.
- 3) **“Bottom of Slope Setback Line”** means a line, approved by the Development Authority, defining the minimum setback in metres on the valley or coulee floor from the bottom of the slope line, providing for property integrity and public safety concerns along the bottom of the slope. The distance of the line from the bottom of the slope will vary in accordance with approved geo-technical study recommendations.
- 4) **“Buffer Strip”** means a parcel of land, dense vegetation and/or berming located between two land uses, which may be incompatible or required for visual or sound attenuation. The buffer strip shall be designed to effectively separate and/ or protect one type of land use or development from the other.
- 5) **“Built up area”** means areas that have been zoned as commercial, industrial or residential and expansion of existing land uses and structures within the agricultural and public service district.
- 6) **“Coulee”** means a water carved channel, natural drainage course or gully that feeds into a major drainage area.
- 7) **“Critical Habitat”** means a place that provides a particularly important environment for an organism; for example, coulees are a critical habitat for many plant species.
- 8) **“Development”** means modifications to the landscape, building modifications, changes in use or intensity of use of land or buildings defined in the Town of Black Diamond Land Use Bylaw.
- 9) **“Development Authority”** means the Town of Black Diamond Municipal Planning Commission, or the Subdivision and Development Appeal Board, or the Planning/ Development Officer or Council, as the context requires.

- 10) **“Development Lot Line”** means a line, established by survey at the applicant’s expense and acceptable to the Development Authority, which subsequently is registered on a plan of subdivision or other instrument that determines the extent of development in relation to a top of bank and/ or bottom of slope or the top of the bank setback line.
- 11) **“Environmentally Sensitive Land”** means those lands upon which development is likely to be subjected to/ or cause one or more of the following impacts:
- a) hazardous land conditions;
 - b) major cumulative impacts resultant from the occurrence or recurrence of harmful action;
 - c) degradation of the environment and reduction in natural and ecological diversity;
 - d) destruction or severe damage to biotic communities such as tree stands, wetlands, nesting and breeding areas.
- 12) **“M.D.”, Municipal District”, “M.D. of Foothills”, or “Municipal District of Foothills”** means the municipality of the Municipal District of Foothills, as defines by the Act.
- 13) **“Pollution”** means anything, at the discretion of the Act that causes or may cause contamination, damage or disturbance in accordance with the provisions to current environmental legislation.
- 14) **“Top of the Bank”** means the point (line) where the general trend of the slope changes from greater than 15 percent to less than 15 percent and remains at less than 15 percent, as determined by a geo-technical study. It may (but does not necessarily) coincide with the uppermost valley break-line or the slope edge defining the most distinct break or topographic discontinuity in the slope between the upper plateau and valley wall or coulee slope.
- 15) **“Top of Bank Setback Line”** means a line, approved by the Development Authority, defining the minimum setback in metres from the top of the bank line, providing property integrity and public safety concerns along the top of bank. The distance of the setback line from the top of the bank will vary in accordance with approved geo-technical study recommendations.
- 16) **“Town”, “Black Diamond”, or “Town of Black Diamond”** means the municipality of the Town of Black Diamond, as defined by the Act.

2.3 PLANNING AREA

The policies set forth in this Municipal Development Plan apply to all lands contained within the municipal boundaries of the Town of Black Diamond.

2.4 FLEXIBILITY

It is intended that the boundaries of land use classifications and the location of future development concepts as shown in this Plan be considered as approximate only and not absolute. Any minor adjustments or variances that may be necessary to land use classes and location of future facilities will not require an amendment of this plan.

3.0 RELATED PLANS

Council has adopted a number of detailed statutory area plans for specific areas. These statutory planning documents must be consistent with the policies contained within this Plan. The Town of Black Diamond Land Use Bylaw is an important statutory planning tool used to implement this Plan's policies on a detailed and site specific basis. The following have been adopted as policy of Council and should be considered in conjunction with is Plan:

Statutory Documents:

- Town of Black Diamond Land Use Bylaw 98-14
- Willow Ridge Area Structure Plan;
- Kaiser Area Structure Plan.

Other Planning Documents:

- Black Diamond Economic Development Plan –1992;
- Diamond Valley Tourism Plan 1998
- Town of Black Diamond Sanitary Sewer Collection System Analysis and Water System Analysis –1999.
- Town of Black Diamond – Old Downtown Redevelopment Concept Plan, 2000;
- Black Diamond Main Street Project 2000;

4.0 PLANNING VALUES/ VISION

During the Municipal Development Plan process, a community workshop was held to develop a vision and establish planning values. The following is the vision statement that was developed as a result of this workshop:

*“ Rooted in a strong heritage of community pride and Western Culture, Black Diamond offers a blend of positive small town atmosphere and values with the challenge of establishing a thriving sustainable community. Black Diamond supports a balance of opportunities for commerce and economic development with a commitment to protect and enhance its natural setting in the Sheep River watershed. Black Diamond strives to create a safe and healthy community by encouraging its residents to participate in achieving the benefits of **health, education, recreation, and culture** for all community members and visitors.”*

The planning values provided a foundation that guided the preparation of the Municipal Development Plan.

➤ Positive Small Town Atmosphere

The Town of Black Diamond takes pride in its artistic culture, friendliness and small town charm. Black Diamond’s small town atmosphere will be preserved and enhanced.

➤ Respect for the Environment

The Town of Black Diamond’s clean air, natural setting and environment is the foundation for Black Diamond’s quality of life. The Town of Black Diamond will protect these natural assets through preservation and environmentally sound development.

➤ Heritage Appreciation

The Town of Black Diamond is tied to its history and heritage. This history and heritage will be preserved and enhanced through planning processes.

➤ Healthy Economic Growth

Diversification and healthy economic growth are encouraged within the context of a vision for economic development. The Town of Black Diamond will promote appropriate commercial and low impact industrial development. The success of present business operators and entrepreneurs will be advocated while working towards a diversified economic base.

5.0 POLICY AREAS

5.1 DIRECTION OF FUTURE GROWTH

With the Sheep River Valley acting as a development boundary to the North and West of Town of Black Diamond, any future growth will be to the East and South.

Land that is generally developed on the west of the Town, west of the Sheep River, will be shown as Urban Reserve Areas as will all adjacent land to the current Town boundaries. Council will consider land use policies, regarding development of this area and additional when and if annexation should occur.

5.2 MUNICIPAL DEVELOPMENT PLAN PHILOSOPHY

The philosophy of the Municipal Development Plan has evolved through community workshops, research, discussion and debate. The philosophy of the Town of Black Diamond Municipal Development Plan is to:

- Guide change, identify expectations for future land use changes, subdivisions and development by providing clear direction to the existing community, developers, Council and Municipal Administrators;
- Plan for responsible and balanced growth;
- Mitigate between different land uses; and
- Minimize development impacts on the environment particularly with respect to watershed issues.

5.3 MUNICIPAL DEVELOPMENT PLAN GOALS

In order to provide direction in developing specific land use policies, it is necessary to develop a sense of achievable goals. Taking into consideration the planning values and vision the Municipal Development Plan policies were developed based on the following goals:

- a) To ensure that all future development and redevelopment efforts are of the highest possible quality in order that the Town will continue to be an attractive environment in which to live and work.
- b) To provide and maintain a variety of housing types in order to accommodate current and future residents.
- c) To provide opportunities for future industrial/ commercial development in the Town of Black Diamond.
- d) To encourage and promote the redevelopment and revitalization of the downtown commercial area and downtown fringe neighbourhoods.

- e) To continue to encourage and promote the development of recreational, tourist and cultural facilities in the Town of Black Diamond.
- f) To control the location and timing of future development to ensure that it can be serviced in an economically responsible manner.

6.0 DEVELOPMENT CONSTRAINTS AND ENVIRONMENTAL PROTECTION

6.1 INTRODUCTION

Escarpment areas, flood risk areas and environmentally sensitive areas are significant development constraints that will reduce and/or eliminate the suitability of certain lands for development. Of particular importance to the Town of Black Diamond is the Sheep River.

6.2 OBJECTIVES

- a) To identify and protect environmentally significant and ecologically sensitive areas that contribute to the maintenance of natural processes and the quality of urban environment, including escarpment areas, watercourses and significant views and vistas.
- b) To ensure that public access to unique areas, including lands adjacent to watercourses and escarpment areas, is retained.
- c) To recognize environmental responsibilities and to strive to achieve and maintain the highest environmental standards possible.
- d) To identify lands that have inherent natural/, cultural and/ or recreational value and to maintain and enhance the natural quality of such environments for human passive and/ or active recreational use.
- e) To minimize potential flood damage in all areas that are subject to flooding.
- f) To maintain high standards of surface and groundwater quality within the Sheep River watershed through sound environmental planning and protection.

6.3 ENVIRONMENTAL PROTECTION POLICIES

Municipal Environmental Impact Statement

a) A municipal environmental impact statement (MEIS), prepared by a qualified environmental consultant, will be required to be submitted with all development and subdivision applications adjacent to watercourses and escarpments. The MEIS should address the following key elements:

- A description of existing environmental conditions, the proposed development and the significance of potential short and long term environmental impacts, including impacts of construction and operating activities;
- Identification of appropriate and feasible mitigative measures including land use planning, project design, construction techniques and operational practices to reduce or eliminate potentially adverse effects on the environment, including for example:
 - fish and wildlife and associated habitat
 - vegetation
 - surface and bedrock geology
 - soils and terrain
 - surface and groundwater quantity and quality
 - air quality
 - visual resources
 - View shed
 - Archeological
 - land and resource use
 - cultural and heritage resources
 - cumulative impacts on the above
- Identification of residual impacts, monitoring requirements, and need for more extensive environmental impact assessment work.

Construction Management Plans

b) Developers of proposed multi-unit residential developments for large subdivisions, and recreational and industrial developments adjacent to watercourses and major escarpments will be required to submit as a Component of the Development Agreement and Engineering Drawings, a site-specific construction management plan that outlines environmental protection measures including but not limited to:

- Erosion control, vegetation protection, and pesticide and herbicide control;
- Environmental mitigation and monitoring measures to be undertaken by the developer;
- Reclamation and re-vegetation plans.

Storm Water Management Plan

c) Developers of proposed multi-unit residential developments, large subdivisions, recreational, commercial and industrial developments will be required to implement a storm water management plan. The cost to prepare the plan will be borne by the developer and will include, but not necessarily be limited to, the following:

- Flooding hazards;
- Existing drainage features;
- Storm water related environmental issues (first flush effects, stockpile snow melt, soil erosion);
- Minor and major system design criteria (1:100 year event, return period, calculation of flows, rainfall intensity, description of the proposed system);
- Design criteria for flows originating off-site;
- Erosion and sediment control especially in escarpment areas;
- Operation and maintenance costs.

Environmental Site Assessments

d) Where there is reason to believe that there is a possibility of site contamination by virtue of previous land use, physical site evidence, geographic location, municipal databases, landowner disclosure or other sources of information, the Town of Black Diamond will require the applicant for a land use re-designation or a development permit, to provide an Environmental Site Assessment (ESA) according to guidelines developed by the Canadian Standards Association. A qualified professional engineering environmental consulting firm will prepare the ESA.

A phased approach for investigating site contamination will

include:

- Phase 1: Screening;
- Phase 2: Investigation;
- Phase 3: Remediation and Risk Management

**Wildlife
Corridors and
Habitat as
Planning Issues**

e) The protection of viable wildlife corridors and habitat patches for ungulates, carnivores and other wildlife is a valid and important land use planning consideration in the Town of Black Diamond. Specific land use districts, conservation easements and other implementation tools may be used to ensure protection of wildlife corridors and habitat areas.

**Environmental
Monitoring**

f) Accurate baseline data will be established and incorporated into an annual monitoring program that will track the environmental status of the Town of Black Diamond. Appendix E.

**Storm Water
Master Plan**

g) The Town is encouraged to develop and implement a Master Plan

6.4 WATERCOURSE AND WATER QUALITY POLICIES

**Floodway and
Flood Fringe
Restrictions**

a) Development within the established floodway and flood fringe of all watercourses, as designated by the Canada-Alberta Flood Reduction Program shall be restricted and limited to uses such as natural areas, parks, trails and essential utilities that do not impede flood discharge. No development will be allowed other than in existing built up area.

**Watercourse
Improvements**

b) The Town will seek means to improve the Sheep River watercourse and maintain its natural characteristics.

**Access to
Watercourses**

c) To ensure public access to watercourses is retained, a reserve dedication will be required adjacent to the watercourses at the time of subdivision. The width of reserve land will vary depending on the results of an MEIS which will determine the significance of habitat, ecology, geo-technical stability, floodplain and open space/ trail system requirements. The general configuration of reserve adjacent to the watercourse will be established at the area structure plan or outline plan of a subdivision stage.

The width of the reserve is encouraged to be at least 15

metres and be composed of municipal and environmental reserves in accordance with the Act.

- | | |
|--|---|
| Erosion Control and Water Quality | d) Major escarpments are prone to erosion caused by urban development surface runoff. In order to protect water quality, development will be required to mitigate erosion and the potential for increased debris runoff into watercourses. |
| Groundwater Issues | e) Potential groundwater concerns will be identified as part of the Area Structure Plan, Conceptual Scheme or Area Redevelopment Plan process. Appropriate guidelines will be established for proposed development upon aquifers or lands having capacity for groundwater recharge. |

6.5 ESCARPMENT PROTECTION POLICIES

- | | |
|-----------------------------------|--|
| Respect Natural Topography | a) Natural topography should be respected. Grading large flat terraces in order to expand the developable area is not permitted. Smaller terraces and stepped retaining walls may be accepted. In addition, grading or altering topographic features (e.g. knolls, ridge lines, bedrock, outcrops, cliffs, ravines and wetlands) will be avoided |
|-----------------------------------|--|

6.6 ENVIRONMENTAL ENHANCEMENT POLICIES

- | | |
|---|--|
| Promotion of Environmental Initiatives | a) The Town of Black Diamond, in conjunction with local interest groups, shall promote environmentally responsible initiatives such as: <ul style="list-style-type: none">➤ Recycling and waste reduction programs;➤ Reduced use of chemical herbicides and pesticides through the introduction of integrated pest management plan;➤ The protection of natural area buffers within and between development areas;➤ Incorporation of water saving features in new developments;➤ Encouragement of water saving features in developed areas. |
| Native Trees | b) Native trees, shrubs and grasses should be retained or re-planted and indigenous landscaping should be incorporated where appropriate. |
| Environmental | c) Construction of new transportation facilities that would |

Sensitivity

negatively effect environmentally sensitive areas will be avoided.

**Environmental
Advisory
Committee**

d) The Town of Black Diamond should consider the establishment of an environmental advisory committee with primary responsibility in the area of environmental monitoring and review of policies.

7.0 RESIDENTIAL

7.1 BACKGROUND

Since the 1979 General Municipal Plan was developed, Black Diamond has seen a growth of approximately 37%.

The most immediate pressure for development is the attractiveness of the Town of Black Diamond as a “bedroom” community. Housing starts over the past few years have been a result of people seeing Black Diamond as a safe, friendly community.

The present land inventory within the existing Town boundaries should be sufficient to meet the growth needs of the community for the immediate future.

The predominant housing form within the Town of Black Diamond is single detached that makes up approximately 82% of the total housing inventory. Mobile homes is the second largest housing form (8.8%) followed by duplex/ triplex/ quadruplex, collective dwellings and apartments.

7.2 OBJECTIVES

- a) To promote and provide the development of safe, attractive and functional neighbourhoods that will meet the household accommodation needs of a full range of socio-economic groups.
- b) To maintain the general character and stability of established residential areas while allowing for a limited amount of higher density infill residential development and redevelopment in selected appropriate locations.
- c) To develop in a manner that will lead to a variety of land use patterns, while enhancing the Town of Black Diamond’s positive small town atmosphere.
- d) To protect residential neighbourhoods by providing adequate separations from adjacent incompatible land uses.
- e) To promote development of a community in which residents can live and work locally.

7.3 EXISTING AND GENERAL RESIDENTIAL POLICIES

- | | |
|--|--|
| Future Development | a) Future residential development should be in accordance with the Future Land Use Map. |
| In-fill/ Redevelopment | b) Where possible, vacant lots in the existing town should be developed and old or dilapidated buildings redeveloped as permitted under the Town's Land Use Bylaw. This would maximize the use of existing utility and transportation systems.

c) The design of in-fill housing will be sensitive to the character and scale of the surrounding area. |
| Multi-Family | d) Any multi-family developments such as apartments and townhouses shall be spaciouly designed so that Council's policy of an "uncrowded" atmosphere in the Town is implemented. Where possible, these uses should be located close to schools, parks and collector roads.

e) Within the older built up part of Town, multiple dwelling residential development should reflect the character of the existing block faces, with respect to style architecture, scale and site layout. Protection of privacy, provision for adequate additional vehicle parking (guest and recreational vehicles) and sufficient landscaped amenity space for residents will be encouraged. |
| Multi-family Adjacent to Downtown | f) All new multi-residential buildings adjacent to downtown Black Diamond will meet multi-family guidelines as defined in the Town of Black Diamond Old Downtown Redevelopment Concept Plan. |
| Mixed Use | g) The introduction of residential dwellings located above commercial and industrial use will be supported in the downtown, and light industrial areas. |
| Density | h) Density range will be 6 – 7 units per gross acre. |
| On-site Parking | i) Adequate on-site parking is required for residential development of all types. |

C.P.T.E.D. j) Subdivision design should incorporate the Principles of Crime Prevention Through Environmental Design as outlined in Appendix C

Land Competition k) In order to enhance consumer choice and competition, a range of residential development areas should be available for development in order to encourage competitively priced dwellings.

7.4 SPECIAL NEEDS HOUSING POLICIES

Special Needs Housing a) The Town of Black Diamond will encourage suitable housing opportunities and convenient community services for residents having special housing requirements.

Inter-Governmental Cooperation b) The Town of Black Diamond will cooperate with senior governments and private agencies to assist in providing housing to meet the needs of seniors and economically, socially, physically or mentally challenged residents.

8.0 ECONOMIC DEVELOPMENT

8.1 INTRODUCTION

The Town of Black Diamond is located at the junction of Highway #7 and Highway #22 in the foothills of the Rocky Mountains. The town's economic history was founded on the oil and mining industries. Today, although the Town of Black Diamond still benefits from the oil industry and the Town continues to have a strong agricultural base. This continues to provide a close economic and cultural tie with the agricultural community. The provision of educational and health services, a growing artistic community and tourism – a result of being the “Heart” of the Cowboy Trail – enhances the strength of the Town.

This section is intended to provide direction for commercial, industrial and tourism.

In the 1979 GMP it was stated that *“The Town welcomes all ranges of commercial activities and will provide areas for commercial expansion while maintaining the existing main business area.”*

With respect to industry it was stated that *“The Town wishes to attract a range of industries which will provide new employment opportunities and help contribute to the strength of the local economy.”*

8.2 OBJECTIVES

- a) To accommodate a variety of commercial, industrial and tourism opportunities within the Town of Black Diamond.
- b) To create a climate conducive to economic development.
- c) To strengthen the existing commercial/ industrial tax base by accommodating appropriate new clean environmentally conscious development in the commercial, industrial and tourism sectors to meet the needs of residents and visitors.
- d) To reinforce the downtown as the primary retail area.
- e) To promote and reinforce Black Diamond as the “Heart” of the Cowboy Trail.

8.3 GENERAL COMMERCIAL POLICIES

- | | |
|----------------------------------|---|
| Future Development | a) Future commercial development shall occur in accordance with the Land Use map. |
| Central Business District | b) The Central Business District shall remain as the civic, social, retail, professional and entertainment heart of Black Diamond.

c) Immediate small scale retail development will be channeled into the existing Central Business District by renewing old properties and infilling vacant lots.

d) Council will examine the possibility of expanding the Central Business District (C.B.D.) when land for further commercial development is not available within the existing C.B. District. At present there appears there will be sufficient land to meet short to medium term commercial (C.B.D.) requirements. |
| Highway Commercial | e) Commercial development to serve the travelling public will be eventually located in the Highway Commercial sites adjacent to Highway No. 22 and 7. Access into these sites will be via a service road and the location and number of accesses onto the Highway will be subject to approval by Alberta Transportation.

f) A high standard of appearance is desired along Highway No. 22 and 7 in order to establish a positive visual image of Black Diamond along these corridors. |
| Design Guidelines | g) New buildings and renovations to existing buildings should follow the design principles of the Main Street program and design guidelines. |

8.4 GENERAL INDUSTRIAL POLICIES

- | | |
|---------------------------------|--|
| Future Development | a) Future industrial development should be in accordance with the Future Land Use Map. |
| Industries not Permitted | b) New industries that create air pollution, negative environmental impacts or noxious odors will be discouraged to locate in the Town of Black Diamond. |

**Central
Business
District**

- c) Existing industrial activities in the Central Business District will be encouraged to relocate to new industrial sites as they become available.

9.0 HERITAGE PRESERVATION

9.1 INTRODUCTION

Heritage appreciation efforts look to the preservation and rehabilitation of significant heritage buildings and to the development of new built form and urban environments that respond to the community's past.

Throughout Alberta's history, the downtown core has represented the heart and soul of the community life and has played an important role in commercial, cultural and social development. The architectural character of downtown Black Diamond is reflective of those early times.

With its small frame buildings of wood siding and false fronts, downtown Black Diamond is an example of an early generation, '93boomtown\94 Alberta Main Street of which few survive today. This distinctive character is part of the Town's history and an asset that the community wishes to protect and promote. To this end successful new development should balance historical continuity and integrity with design vitality and originality.

In 1999, the Town of Black Diamond became a partner in the Alberta Main Street Programme. The Alberta main Street Programme helps communities to capitalize on their historical resources and reinforce the image of downtown as a hub of activity.

9.2 OBJECTIVES

- a) To encourage the conservation and retention of historic resources in Black Diamond, as well as encourage the adaptive re-use of significant residential, commercial and industrial sites.
- b) To recognize the importance of Black Diamond's multi-faceted heritage in creating its unique sense of place and strategic advantage.
- c) To reinforce and promote architectural aesthetics which reflect Black Diamond's unique natural environment, heritage and sense of place.

9.3 HERITAGE PRESERVATION POLICIES

Design Guidelines

- a) The Town of Black Diamond will implement the architectural design guidelines developed through the Black Diamond Main Street Project.

Partnerships

- b) The Town of Black Diamond will cooperate with other

levels of government, private agencies and individuals in the preservation of historic and archaeological resources.

**Building
Restoration**

- c) In partnership with the Alberta Main Street Programme, the Town of Black Diamond will encourage owners of significant historic/ heritage buildings to restore their buildings to their original appearance.

Street Naming

- d) The Town of Black Diamond will encourage developers to use the names of local significance in the naming of streets and subdivisions.

10.0 PARKS, OPEN SPACE, SCHOOLS, RECREATION AND CULTURAL FACILITIES

10.1 INTRODUCTION

In keeping with the Town of Black Diamond's vision of maintaining a healthy community and offering a high quality of life its, residents are provided with a wide variety of educational facilities, community facilities and programs. Recreational facilities include parks, playgrounds, arena, curling rink, ball diamonds, sport fields, library and civic centre.

There are also active community services, cultural, religious and volunteer organizations active in the community.

10.2 OBJECTIVES

- a) To provide parks and recreational facilities to serve the needs of residents and visitors.
- b) To ensure the development of a comprehensive recreation network including trails, recreation facilities, open space and parks, heritage resources and natural areas.
- c) To develop a trail system along water bodies, escarpments, and through the open space network.
- d) To meet community needs through the development of a Recreation and Culture Master Plan.

10.3 PATHWAY POLICIES

Pathway System

- a) In all cases, priority will be placed on providing parks and walkway facilities that will require a minimum of maintenance and ensure accessibility.
- b) A walkway / bikeway system will be developed along lands in the flood risk area. The walkway/ bikeway will then be linked to the school sites and parks within the Town and to the Town of Turner Valley. Bikeways will be for the use of non-motorized bikes only.

Environmental Responsibility

- c) Trail development shall be directed away from areas that are ecologically sensitive and the environment must be protected in all trail development activities.

- | | |
|--------------------------|---|
| Path Design | d) Major and minor pedestrian paths and bicycle routes shall give consideration to safety and linked to local destinations. Appendix C |
| Regional Pathways | e) The Town of Black Diamond will cooperate, where appropriate, with other municipalities, government agencies in the development of inter-municipal regional pathways. |

10.4 OPEN SPACE POLICIES

- | | |
|--------------------------------------|--|
| Parks Hierarchy | <p>a) An integrated hierarchy of active and passive parks and recreation facilities will be provided in order to meet the needs of the residents. Appendix D provides an overview of park types and development standards.</p> <p>b) The park in the north of the Town will be maintained in its natural state due to heavy tree cover and the presence of wildlife.</p> |
| Public Access to Water bodies | c) Provision for public access to permanent water bodies and natural drainage features will be incorporated into subdivision plans, provided it does not negatively impact sensitive natural areas. |
| Preserving Natural Vegetation | d) Through responsible site planning and design, the Town will maintain natural vegetation and site features throughout the open space system. |
| Public Access to Viewpoints | e) Public access to scenic vistas and view points will be encouraged by incorporating such sites into the parks and open space network. |
| Community Maintenance | f) Where appropriate, the Town of Black Diamond encourages community involvement in the maintenance of parks. |

10.5 MUNICIPAL RESERVES AND SCHOOL POLICIES

- | | |
|-------------------------------------|---|
| Municipal Reserve Dedication | a) Municipal reserves planned in new housing areas should be located central to the neighbourhoods they serve; this would provide a sizeable parcel that will accommodate |
|-------------------------------------|---|

varied recreational needs. Smaller parks with play equipment will also be required for the young children.

- b) Notwithstanding 10.5 (a), the municipal reserve may be used for trails where the trail is part of a larger multi-purpose reserve site and where no other method of securing the land is acceptable to the Town of Black Diamond.

**Money-in-lieu/
Deferral**

- c) Municipal reserve shall be provided by land dedication through the subdivision process. Were impractical to do so, money in lieu of deferral may be considered.
- d) The provision of municipal reserve shall be directed firstly to accommodating school and joint use community recreational facilities and secondly to amenity areas such as parks and playgrounds.

Joint Use

- e) The joint use of proposed community facility sites for parks and schools will be mutually agreed upon by all School Board and the Town of Black Diamond through a "Joint Use Agreement".

10.6 RECREATION AND CULTURE POLICIES

**Meeting Local
Needs**

- a) The Town's development philosophy for recreation and leisure programs should be focused upon meeting local resident demands.

**Cultural
Program**

- b) The Town shall endeavour to provide cultural resources, programs, experiences and facilities that effectively serve a population with varied cultural interests and backgrounds.

**User Supported
Facilities**

- c) The development of public recreational and cultural facilities should generally be based upon the commitment of users to raise funds, support capital development costs, and support operational costs through user fees.

11.0 COMMUNITY AND EMERGENCY SERVICES

11.1 INTRODUCTION

As indicated previously, the Town of Black Diamond's vision is to maintain a healthy community and offer a high quality of life.

Fire and emergency services protection is available with a volunteer fire department. The R.C.M.P. and Town of Black Diamond Special Constable/ By-law Enforcement Officer provide policing.

11.2 OBJECTIVES

- a) To ensure that an appropriate level of public emergency services are provided to meet the demands of growth.
- b) To ensure that a wide range of community services are provided for community residents.
- c) To ensure the provision of health, welfare and social services are affordable and accessible to residents of Black Diamond.
- d) To be committed to community based services with a focus on early intervention/ prevention.

11.3 COMMUNITY SERVICES POLICIES

Family and Community Support Services

- a) The Town of Black Diamond supports Family and Community Support Services. (FCSS)

Library Services

- b) The Town will provide library services as required to meet growth in public demand and evaluate financial options for improving the quality and quantity of library holdings and services.

Hospital and Extended Care

- c) The Town will participate with the Regional health Authority to ensure an appropriate level of hospital services including extended care services for seniors.

11.4 EMERGENCY SERVICES POLICIES

Emergency Services

- a) The Town, commensurate with available capital resources, will endeavour to provide fire, and disaster emergency services to meet the needs of residents. The Town will work with the Foothills Emergency Services in the provision of ambulance and emergency medical services.

Emergency Response Plan

- b) The Town will ensure that the Emergency Response Plan/ Disaster Services Plan is periodically reviewed and adjusted for new population growth and development.

Police Protection

- c) The Town will cooperate with the Royal Canadian Mounted Police to ensure that the level of police protection and facilities is appropriate to meet community needs.

12.0 TRANSPORTATION AND UTILITIES

12.1 INTRODUCTION

The Town of Black Diamond will continue to ensure that transportation and utility infrastructure is provided to balance the requirements for environmental protection, economic efficiency and accommodation of new population, commercial and industrial growth.

The water is provided from a series of wells treated and stored in a reservoir with a capacity of 4,546,000 litres (1,000,000 gals). Sanitary sewer treatment is through lagoons.

The Town has kept up with change through the upgrade of municipal offices and upgrade of maintenance equipment.

12.2 OBJECTIVES

- a) To provide for the safe and efficient movement of people, goods and vehicles.
- b) To provide residents with a well-developed transportation network.
- c) To ensure that utility systems are upgraded and expanded in an environmentally sensitive and fiscally responsible manner to coincide with future growth.

12.3 TRANSPORTATION POLICIES

- | | |
|---------------------------------------|--|
| Highway Commercial | a) All new Highway Commercial sites will require a service road system. Direct access from each site onto the highway shall not be permitted |
| Residential Areas | b) New residential areas will be designed to minimize through traffic. |
| Staging of Roadway Improvement | c) Major improvements and expansions to the roadway system shall be staged to coincide with development or to relieve existing traffic congestion and safety problems in the system. |
| Developer Pay | d) The developer will fund new transportation linkages and associated infrastructure that is required as a direct result of new development. |

12.4 UTILITY POLICIES

- | | |
|---------------------------------|--|
| Future Upgrading | a) Future utility upgrading will be programmed to accommodate projected land use and population density. |
| Developer Responsibility | b) All developers will be fully responsible for servicing their land and the related utility upgrading costs. |
| Design Standards | c) All utility servicing infrastructure will comply with Town of Black Diamond Engineering Design Standards. |
| Cost Recovery | d) Prior to approval of major utility extensions or upgrading, the Town will ensure that all construction and operating costs to accommodate growth will be recovered from benefiting users and/or landowners. |

13.0 POLICY REVIEW

The areas identified as policy review on the land use concept map contains lands that may have particular development issues that need to be addressed before designation and future development can occur. Council wishes to exercise particular control through site specific land use proposals adopted under a Direct Control District and Public Consultation process.

14.0 REGIONAL COOPERATION

14.1 INTRODUCTION

In 1996 a draft Intermunicipal Development Plan was developed that involved the Town of Black Diamond, Town of Turner valley and the MD of Foothills.

As well, initial amalgamation discussions have been held between the Town of Black Diamond and the Town of Turner Valley.

Within this context it will be essential to identify common objectives on a regional bases.

14.2 OBJECTIVES

- a) To promote cooperation, on-going consultation and dialogue and sharing of information amongst the Town of Black Diamond, Town of Turner Valley and the MD of Foothills.
- b) To ensure coordination and consistency in the land use, economic development and environmental protection policies of the Town of Black Diamond, Town of Turner Valley and MD of Foothills.
- c) To ensure orderly and cost efficient expansion.

14.3 REGIONAL COOPERATION POLICIES

- | | |
|--|---|
| Intermunicipal Development Plan | a) Cooperate with the Town of Turner Valley and the MD of Foothills in the preparation of the Intermunicipal Development Plan. |
| Referral of Land Use | b) Where land use and development proposals within the Town are deemed to have an impact on an adjacent jurisdiction, the Town will refer such proposals to the appropriate adjacent jurisdiction for review and comment. |
| Mandatory Referral Area | c) Cooperate with adjacent jurisdictions to establish a reciprocal system of mandatory referrals for all land use and development applications in close proximity to the Town boundary. |

15.0 IMPLEMENTATION AND MONITORING

15.1 IMPLEMENTATION

Responsibility for the implementation of the Town of Black Diamond Municipal Development Plan lies with Town Council, committees of Council, administration and the residents of Black Diamond through their active involvement. Decisions with respect to Land Use Bylaw amendments, development permits and subdivisions must conform to this plan.

15.2 MONITORING

Plan monitoring and review will occur on a regular basis in order to ensure that development is being effectively guided by the Plan policies. It is anticipated that major reviews of the policies and objectives of this document will be initiated within five to ten years after the date of Plan adoption. Amendments to this Plan may also be necessary in response to changing development trends, unanticipated external forces or changes in community priorities. As the primary planning document guiding future developments within the Town of Black Diamond, this Plan must continue to reflect the goals and aspirations of the community as changes occur.

15.3 OBJECTIVES

- a) To ensure the implementation of the plan proceeds in a coordinated and cost-effective manner.
- b) To provide for monitoring, review and updating of the Municipal Development Plan from time to time.
- c) To involve citizen's in monitoring the Town of Black Diamond's quality of life.
- d) To anticipate the rate of growth in order to minimize negative financial impacts on the Town of Black Diamond.
- e) To minimize capital expenditures on infrastructure through the promotion of efficient patterns of development.

15.4 IMPLEMENTATION ROLES AND RESPONSIBILITIES POLICIES

- | | |
|---------------------|--|
| Town Council | <ul style="list-style-type: none">a) Town will adhere to the policies and objectives of this plan.b) Consult with its administrative staff, committees of Council, and any necessary provincial or federal personnel in the implementation of this plan.c) Ensure that the goals and objectives of this Plan are consistent with changing community needs and aspirations. |
| Assignment | <ul style="list-style-type: none">d) Assign specific tasks to various boards, agencies and ad-hoc citizen committees related to the implementation, monitoring and review of specific Plan policies. |
| Public Role | <ul style="list-style-type: none">e) Council will encourage public participation in municipal decision making in a manner that does not conflict with the objectives and policies contained within this plan. |

15.5 LOCAL AREA PLAN POLICIES

- | | |
|----------------------------|--|
| Conformity with MDP | <ul style="list-style-type: none">a) All future statutory area plans, including revisions to existing statutory planning documents will conform to the objectives and policies of the Black Diamond MDP. |
| Changes to the MDP | <ul style="list-style-type: none">b) Changes to the MDP should demonstrate substantial benefit to the community, be supported by the community (in Council's view), not cause unacceptable impact to the community:c) Area Structure Plans and/ or Conceptual Schemes of subdivisions shall address, but not necessarily limited to:<ul style="list-style-type: none">- sequence of development;- specific land uses;- general location of public open space;- General location of schools and community services, where applicable;- Population density- Visual impact assessment;- Design guidelines and architectural controls;- Location of buffer zones;- Any reasonable additional information. |

15.6 MUNICIPAL FINANCE POLICIES

- | | |
|--------------------------------|--|
| New Funding Sources | a) Work with senior governments to identify sources of funding for infrastructure and other community needs. |
| Financial Performance | b) Endeavour to meet or exceed established provincial guidelines for municipal financial performance. |
| Duplication of Services | c) Cooperate with adjacent municipalities and other authorities to avoid duplication of municipal services. |

APPENDIX A

COMMUNITY PROFILE

DEMOGRAPHICS

The following chart profiles the demographics for the Town of Black Diamond based on the census conducted in the community in 2000. A total of 697 household were surveyed.

Males 891
Females 925
Unknown 41
Total 1857

Age	Male	Female	Total
Unknown	66	51	117
0-2	19	23	42
2-5	38	39	77
6-10	67	58	125
11-15	82	70	152
16-20	66	60	126
21-25	37	30	67
26-35	90	104	194
36-45	161	169	330
46-55	117	102	219
56-65	71	74	145
66-75	42	53	95
76-85	21	55	76
85+	14	37	51
TOTAL	891	925	1857

Length of Residence (for those over 20 years of age)

Time in Black Diamond	Count	Percentage
Unknown	43	3.6
Less than 1 year	141	12.0
1 to less than 2 years	102	8.7
2 to less than 5 years	188	16.0
5 years or more	703	59.7
TOTAL	1177	100.0

HOUSING TYPES

Type	Count
Single detached (or suite in single detached)	570
Duplex Units	16

Triplex/ Quadruplex Units	34
Mobile Homes	61
Collective dwellings, apartments, attached to non-residential, other mobile dwellings	15
TOTAL	697

Range of Housing options – It was identified that the provision of a wide range of housing options to suit all ages and income was important.

EMPLOYMENT BASE

Employment Category	Count
Full-time	557
Part-time	122
Seasonal	18
Post Secondary Student	7
Unemployed (seeking work)	14
Unemployed	12
Homemaker	59
Retired	288
Other	18
Unknown	82
TOTAL	1177

Location of Work	COUNT	PERCENTAGE
Black Diamond	197	28.3
Calgary and surrounding areas	222	31.9
Turner Valley/ Millarville/ MD	83	11.9
Okotoks/ High River/ Longview	90	12.9
Bragg Creek/ Priddis	15	2.2
Rest of Alberta	10	1.4
No usual Place	72	10.3
Outside Alberta	8	1.1
TOTAL	697	100.0

ECONOMIC BASE

Historically the economic base in the Town of Black Diamond and the surrounding area has primarily been associated with the petroleum industry and farming/ ranching activities.

Industry worked in for the 697 full-time and seasonal workers.

Industry	Count
Agriculture	21
Utilities/ Oil and Gas	52
Food Processing	20
Food and Beverage	35
Retail	73
Hotel/ Motel	9
Transportation	54
Construction	122
Health/ Government/ Education	114
Professional	45
Manufacturing	20
Other	121
Unknown	11
TOTAL	697

Economic diversification – The public identified the importance of economic diversification to sustain local employment and maintain the local population.

Lack of available land – Through the community workshop issue identification process, there was concern with respect to readily available and serviced land to attract light industrial operators.

Promotion, retention and growth of current business – Concern was expressed through the community workshop with respect to encouraging local shopping as a major goal and to support and maintain our infrastructure.

Tourism - The participants identified tourism as a key component within the economic development framework and given our historical resources.

APPENDIX B

TOWN OF BLACK DIAMOND MUNICIPAL DEVELOPMENT/ LAND USE REVIEW TASK FORCE

AND

INDIVIDUALS WHO HELPED IN THE PREPARATION OF THIS PLAN

MUNICIPAL DEVELOPMENT PLAN/ LAND USE BYLAW REVIEW TASK FORCE

Noreen Hatchard – Chair
Member at Large

Robert Smulders
Member at Large

Glenis Currie
Economic Development Committee

Bruno Coats
Member at Large

Kenneth McIntosh
Member at Large

Joseph Patterson
Recreation Board

Rolly Magee
Mayor

Sandra Farr-Jones
Municipal Planning Commission

Marvin Garriott
Councilor

Jane Toews
Councilor

Town Staff

Dianne Kreh – Municipal Administrator
Karl Nemeth – Municipal Planner
Fraser Shaw – Coordinator – Main Street Alberta Project

APPENDIX C

PRINCIPLES OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (C.P.T.E.D.)

More detailed information is found in “Design Guide for a Safer City”, City of Edmonton Planning and Development (1995) and “Calgary Safety Audit Handbook”, City of Calgary.

The basic criteria for C.P.T.E.D. is three-fold:

1. Awareness of surrounding environment.

People should be able to see and understand surrounding environment through unobstructed sight lines, adequate lighting and avoidance of hidden places.

2. Visibility by others.

Create the ability to be seen by others and create a sense of ownership through maintenance and management of the built environment.

3. Finding help.

The ability to communicate, find help or escape when in danger through improved signs and designs.

A. SIGHT LINES

The inability to see what is ahead along a route due to sharp corners, walls, earth berms, fences, bushes or pillars is a serious impediment to the feeling of being safe. Large columns, tall privacy fences, overgrown shrubbery and thick barriers adjacent to pedestrian paths could shield an attacker. Dense landscape screens, insets adjacent to paths and long fences that cut off a way to escape a place, could act as entrapments.

Guidelines

1. *Design Visibility.* The design of the built environment should allow for clear sight lines.

2. *Modify Sight lines.* Sharp “blind” corners should be avoided, especially on stairs or corridors.
3. *Problematic Spaces.* Visibility should be taken into account when designing or planning spaces where risk to personal safety is perceived to be high
4. *Future Sight line Impediments.* Landscaping should be planned and trimmed along walkways to maintain an unobstructed view.

B. LIGHTING

Sufficient lighting is necessary for people to see and be seen. Light affects human behaviour. Too much, too little or coloured light has different effects. It takes a few seconds to adapt to a change in light intensity and light colour. Lighting must be planned and evaluated in terms of the use and behaviour it promotes or deters.

Guidelines

1. *Minimum Standards.* Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of 15 metres. Inset spaces, signs, entrances should be lit.
2. *Necessity of lighting/ improper lighting.* The paths or spaces not intended for nighttime use should remain unlit to avoid giving a false sense of security or impression of use.
3. *Consistency of lighting.* Lighting should be uniformly spread to reduce contrast between shadows and illuminated areas.
4. *Designing for nighttime use.* Project proposals should take into account the nighttime use of the outdoor spaces specifying the type, placement and intensity of lighting.
5. *Protection of lighting.* Light fixtures should be protected against casual vandalism.
6. *Placement of lighting.* Lighting should also be directed on the walkways and possible entrapment spaces rather than on roads only.
7. *Maintenance.* Bushes and trees that block the light should be trimmed. Lighting fixtures should be maintained in a clean condition and promptly replaced if burnt or broken.

C. PREDICTABLE ROUTES

Predictable routes offer no alternative for pedestrians. An attacker can predict where pedestrians will end up once they are on the path.

Guidelines

1. *Visibility of predictable Routes.* If there is a need for the predictable route, it should be designed to incorporate visibility.
2. *Location of predictable routes near entrapment spots.* If there is an entrapment spot or isolated area within 50 – 100 metres of the end of the predictable route, it should be modified or eliminated.
3. *Natural surveillance.* Natural surveillance of the predictable route should be encouraged.
4. *Sight lines.* If a pedestrian cannot see what is on or at the end of a predictable route, lighting should increase the visibility.
5. *Lighting.* Predictable routes should be adequately and uniformly lit.
6. *Alternative route sign.* An alternative well-lit and/ or frequently traveled route should be signed at the entrance.

D. ENTRAPMENT SPOTS

Entrapment spots are small, confined areas near or adjacent to well-traveled routes that are shielded on three sides by some barriers, such as walls or bushes.

Guidelines

1. *Elimination of entrapment spot.* If there is an entrapment spot adjacent to a main pedestrian route i.e. hidden area below or above grade, private dead alley, walled area or storage area, it should be eliminated.
2. *Visibility.* It is preferable to have natural surveillance. However, if an entrapment area is unavoidable, this area should be well lit.
3. *Escape route and help.* Design should provide for an opportunity to escape and find help.

APPENDIX D

PARK TYPES AND PROPOSED GUIDELINES FOR DEVELOPMENT

Park Type	Local Tot Lot	Neighbourhood Park	Community Park
Park Description	<ul style="list-style-type: none"> ◆ Intended for local day use by adjacent residents ◆ Caters to users within a comfortable walking distance 	<ul style="list-style-type: none"> ◆ The neighbourhood park can contain a wide range of passive and active recreation facilities. ◆ Introduces public open space into the neighbourhood and a public gathering place. 	<ul style="list-style-type: none"> ◆ Provides high levels of recreation activities for community wide use. ◆ Caters to structured recreational activities and tournament play.
Size	0.5-1 acre	4.0 acres	10 - 20 acres
Catchment Area	0.5 – 1 KM	2 – 3 KM	5 Km radius or greater
Target User	<ul style="list-style-type: none"> ◆ Pre-school children ◆ Seniors and the less ambulatory 	<ul style="list-style-type: none"> ◆ School aged children ◆ Pre-school children ◆ Adults residents 	<ul style="list-style-type: none"> ◆ All residents for active and passive recreation ◆ Local sports organizations
Common Activities	<ul style="list-style-type: none"> ◆ Structured but unprogrammed ◆ Playground activities ◆ Walking, sitting, viewing ◆ Informal and passive 	<ul style="list-style-type: none"> ◆ Informal or passive ◆ Some field sports ◆ Hard surface court activities ◆ Walking/ jogging ◆ Structured and programmed 	<ul style="list-style-type: none"> ◆ League and tournament play ◆ Public gathering ◆ Special community events ◆ Informal and passive recreation ◆ Schools/ education facilities
Facilities	<ul style="list-style-type: none"> ◆ Park furniture ◆ Play structures ◆ Site lighting for safety and security 		<ul style="list-style-type: none"> ◆ Play fields, tennis courts ◆ Bleachers ◆ Storage for sports and maintenance

			<div>equipment</div> <div>◆ Public washrooms</div> <div>◆ Site lighting</div>
--	--	--	---

APPENDIX E

ENVIRONMENTAL MONITORING PROGRAM

Environmental Monitoring Program

The Environmental Monitoring Program is based on some of the principles of a Sustainable Community:

- In a Sustainable Community individual rights are respected and community responsibilities are recognized;
- In a Sustainable Community the integrity of the natural systems will be maintained or improved;
- In a Sustainable Community the responsibility for future environmental health is acknowledged;
- In a Sustainable Community all human and natural needs are respected and conflict is resolved through consensus building;
- In a Sustainable Community, the residents understand there are limits to growth.

To measure progress towards sustainability, it is important that indicators be developed. The indicators will tell you which direction a system, such as environmental is going; up or down, forward or backward, getting better or worse or staying the same.

Samples of indicators are as follows:

- a) **Results:** Where possible, indicators should measure results rather than efforts. Results more accurately measure achievement than does information about programs and expenditures.
- b) **Accessibility:** Indicator data should be relatively easy to gather and analyze at regular intervals (a year, two years, three years etc)
- c) **Documentation:** Indicators need to come from reliable sources, such as official records or research.

The following are goals, objectives and indicators the Town of Black Diamond may consider in developing an environmental monitoring program.

1.0 COMMUNITY AWARENESS

Goal: Provide the opportunity for all members of the community to understand the goals, principles and benefits of environmental sustainability.

Objective and Indicators:

a) Encourage education and media coverage of environmental sustainability, with particular emphasis on what is happening in our community.

- # of environmental sustainability focused courses and activities offered in the community.
- # of environmental sustainability related articles in community newsletters and local media.
- # of environmental sustainability related educational/ consciousness raising activities offered each year in the community; numbers participating.

b) Residents will have opportunities to enjoy Black Diamond/s natural resources.

- # hectares parkland and open space
- # kilometres of recreational trails in the community

2.0 WASTE

Goal: To eliminate or reduce the wasteful use of resources and the production of unrecyclable waste byproducts of human activity.

Objectives and Indicators:

a) Recycle usable materials.

- # kilograms of solid waste landfilled per capita per year.
- # kilograms of usable material entering landfills.
- # kilograms of mature compost generated in the region.

a) Minimize the use and unsafe disposal of hazardous material

- # kilograms of hazardous waste collected for disposal at designated sites.

b) Individuals have a personal responsibility to limit waste.

- % or # of individuals participating in waste reduction efforts.

c) Use water efficiently

- Per capita water use.

3.0 NATURAL ENVIRONMENT

Goal: To protect where possible the long-term integrity of ecosystems and their component parts including air, soil, and aesthetics.

Objective and Indicators.

a) Water quality and quantity are sufficient to support the community's population

- Water quality parameters (sediment, dissolved oxygen etc)
- Total annual water use by sector (residential, commercial, industrial etc)
- Nitrate in groundwater
- Erosion

LAND USE CONCEPT

