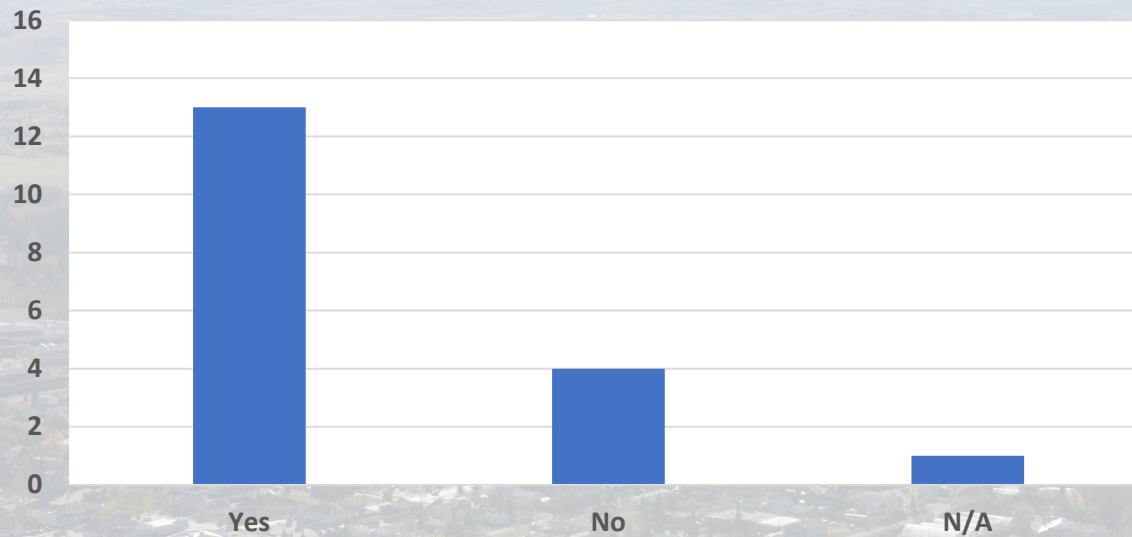


# Black Diamond Annexation Survey Results

Did you attend the Open House on October 15?



## Contact

Rod Ross, RPP, MCIP Planning Manager

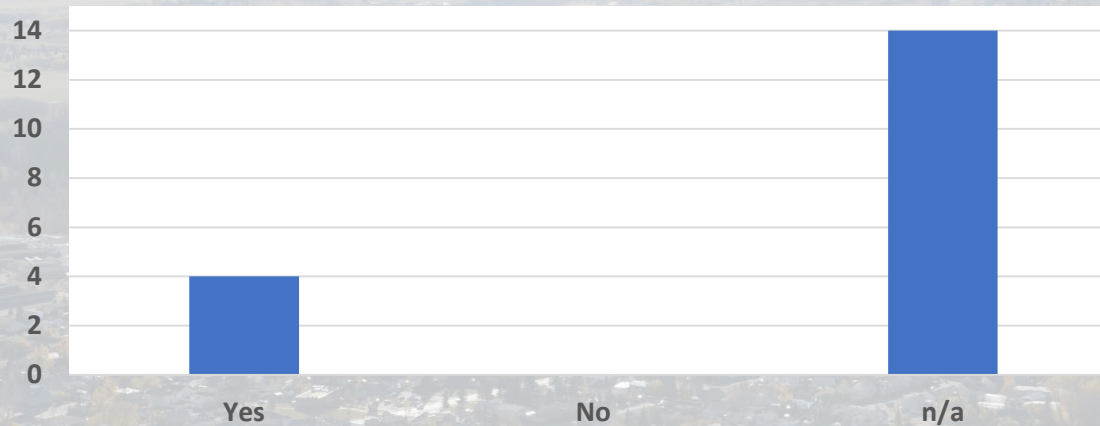
403.933.4348 [rodr@town.blackdiamond.ab.ca](mailto:rodr@town.blackdiamond.ab.ca)

[www.town.blackdiamond.ab.ca](http://www.town.blackdiamond.ab.ca)



# Black Diamond Annexation Survey Results

Have you had a chance to read through the information provided on our Annexation web pages?



## Contact

Rod Ross, RPP, MCIP Planning Manager

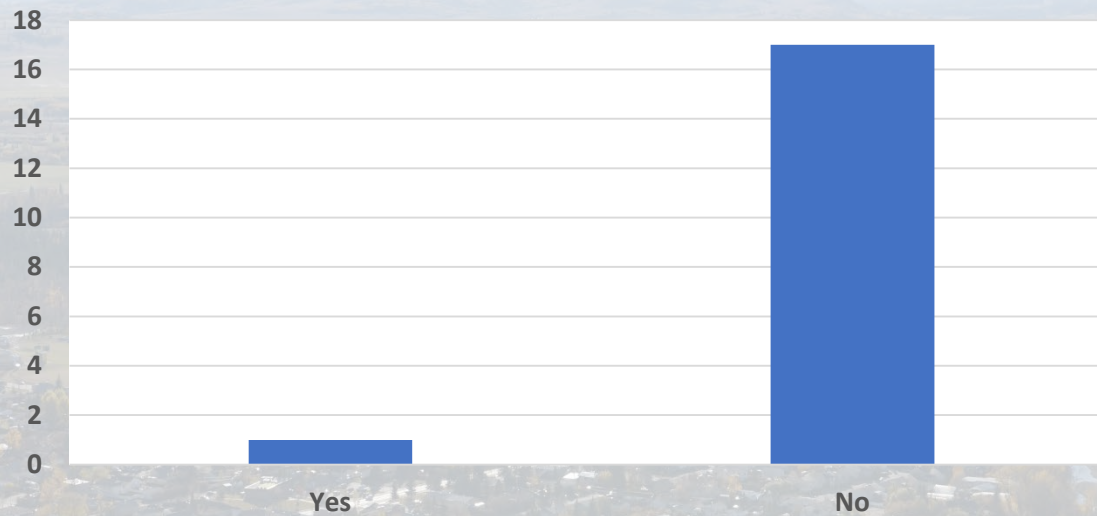
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[www.town.blackdiamond.ab.ca](http://www.town.blackdiamond.ab.ca)



# Black Diamond Annexation Survey Results

Do you own property in the proposed annexation area?



## Contact

Rod Ross, RPP, MCIP Planning Manager

403.933.4348 [rodr@town.blackdiamond.ab.ca](mailto:rodr@town.blackdiamond.ab.ca)

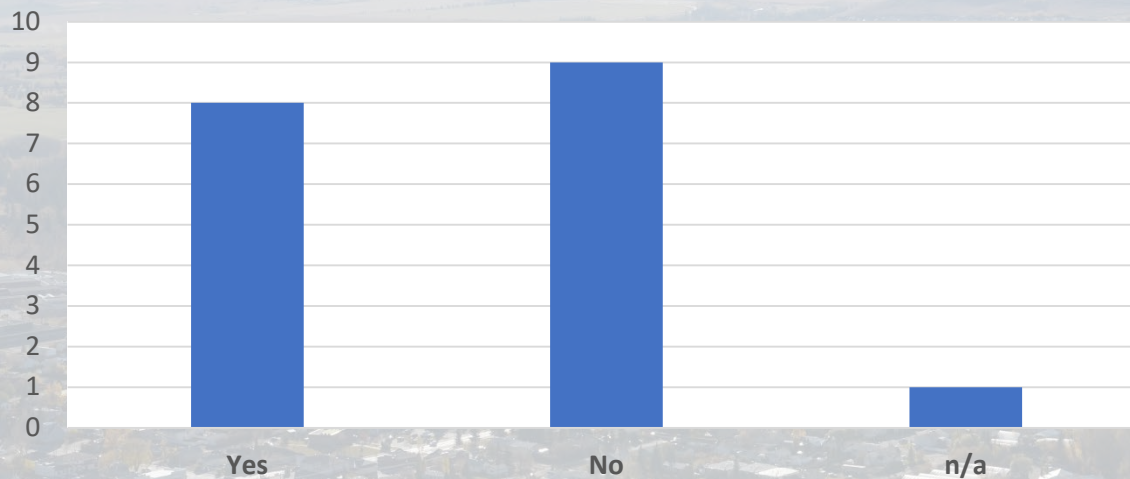
[www.town.blackdiamond.ab.ca](http://www.town.blackdiamond.ab.ca)





# Black Diamond Annexation Survey Results

**Do you own property in proximity to the Town of Black Diamond that is NOT in the annexation area?**



## Contact

Rod Ross, RPP, MCIP Planning Manager

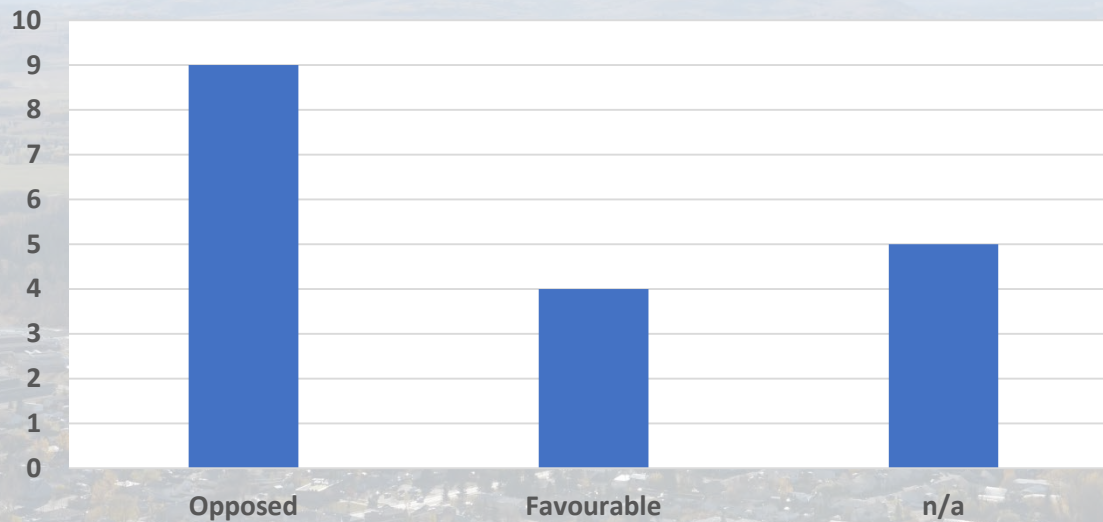
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# Black Diamond Annexation Survey Results

What best describes your interest in being annexed into the Town?



## Contact

Rod Ross, RPP, MCIP Planning Manager

403.933.4348 [rodr@town.blackdiamond.ab.ca](mailto:rodr@town.blackdiamond.ab.ca)

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# Black Diamond Annexation Survey Results

## Comments

### What best describes your interest in being annexed into the Town?

I am curious why the town isn't annexing more land. The projection is that the proposed lands will accommodate 3700 people yet it looks like only 2 quarter sections of land as set for future residential. Looking at the map of the town now which has 2700 people plus room for +/- 700 more it looks like there is considerably more than 2 quarter sections. Is the town expecting to develop the future lands at a much high density to make 3700 people fit in only two quarter sections? In the one map it looks like there is considerably more land to annex to the south

Bought land to live rural but with annexation Black Diamond will literally be right across the road. Concerned about noise, increased traffic, and loss of the quiet acreage life that we have.

With vacant development land for an additional 730 citizens already in town, I do not want the town to grow beyond that. In fact, I'd be happy to put the brakes on right now, as is.

I don't feel that we have the water capacity for the growth. Once we figure out the water issues, then would be more favourable.

#### Contact

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# Black Diamond Annexation Survey Results

Comments (cont'd)

## What best describes your interest in being annexed into the Town?

The IDP adopted in 2002 identified the Subject Property as 'Future Urban Growth' and effectively froze development on the Subject Lands within the MD of Foothills jurisdiction. In 2016, the Joint Growth Strategy was completed and the Subject Property was identified as a Future Urban Growth area under Scenario 3 which was recommended by the Joint Advisory Committee. While the proposed annexation originally included the Subject Property, an amendment to the Intent to Annex was brought forward in a letter to the MGB (March 22, 2018) removing the Subject Property from the proposal. This amendment took place after the completion of the Joint Growth Strategy and after the adoption of the Strategy by the Turner Valley Council (March 5, 2018). While it currently remains unclear why the lands were removed from the initial annexation vision, as far as we understand, one of the concerns is the cost associated with the upkeep of 418 Avenue. Since municipal roads to the west and south of a municipality are in the care and control of said municipality, 418 Avenue as it stands already falls under the jurisdiction of the Town of Black Diamond.

We understand that the Town of Black Diamond has brought a 10" water and 8" sewer line to the southeast corner of the Town which is adjacent to the Subject Property. These lines have been connected to Volker Stevin's parcel which is adjoining the northeast corner of the Subject Property.

### Contact

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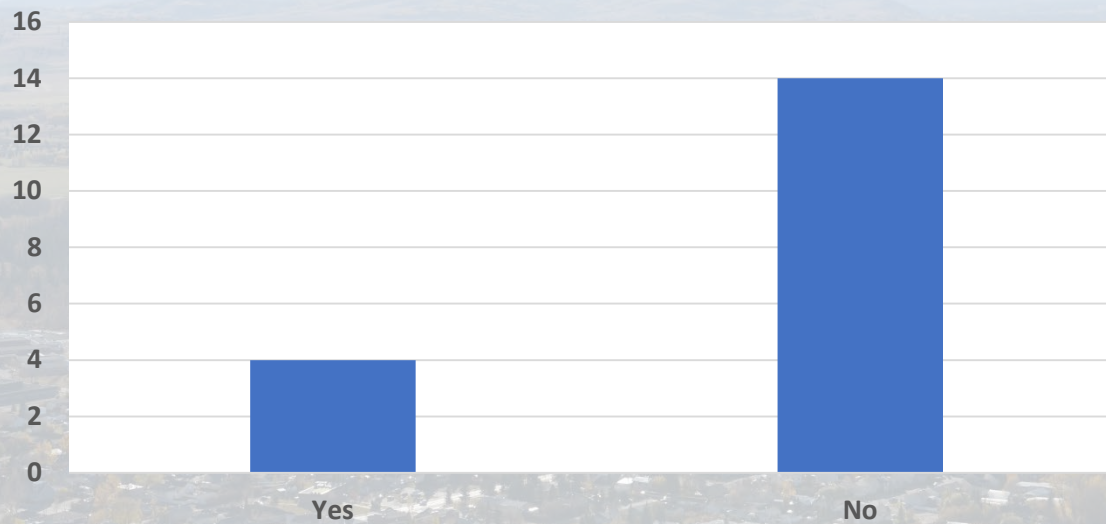
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# Black Diamond Annexation Survey Results

Are you in favor of the Town's annexation proposal?



## Contact

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# Black Diamond Annexation Survey Results

## Comments

### Are you in favor of the Town's annexation proposal?

Growth = change Change=loss of character, loss of natural spaces, loss of small town feeling Basically, growth takes away every reason we moved here. See Airdrie, Okotoks as examples of communities that gave up their heritage, wild spaces and peacefulness for fast food venues, used car lots and over sized homes.

There is absolutely no need to annex land now for future development, especially with the water situation being what it is. Why take good agricultural land to use for urban sprawl???

See above. I also like being in a small town.

As per #4 above, it would seem that the needs more land, but all the info on your website doesn't suggest how much land supply these three quarter sections will last. I.e. 20 years, 30 years, 40 years, 50 years?

I'm not in favour of annexation for purposes of residential areas, but I am in favour of any annexation for the purposes of conserving natural areas, green spaces and viewsapes.

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# Black Diamond Annexation Survey Results

Comments (cont'd)

## Are you in favor of the Town's annexation proposal?

This town still has streets that aren't paved and infrastructure that needs replacing. Annexation and subsequent servicing requirements cost a lot of money. The Town shouldn't even consider wasting money on annexation studies and annexation and servicing costs UNTIL all existing infrastructure is in good condition and every last road in Town has been paved!! Also, a much better water supply must be obtained as the current system is clearly inadequate now, much less with future growth.

Planning ahead is important

Keep the town small. That is why we all live here.

What about our water problems, this will make it worse. As for new business our town is known for driving it away not bringing it in. So annexation is pointless.

Until a sustainable and reduced carbon footprint is considered, including the embedded energy and life cycle.

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# Black Diamond Annexation Survey Results

Comments (cont'd)

## Are you in favor of the Town's annexation proposal?

Mr. & Mrs. Hocking were first informed of their removal from the annexation in August 2018 though the amendment was decided by the Town of Black Diamond Council back in March 2018. Mr. & Mrs. Hocking were not provided with the opportunity to participate in the discussions and as such, we are formally objecting to this proposed annexation. At the Open House, the display board indicated that the "Stakeholder Consultation" portion of the process had been checked off / completed, however there has been minimal communication with the landowner respecting the annexation process. When speaking with the Town Administration, it was communicated that the process would continue to move forward to approvals as consultations (aside from the opinion survey) were now complete. We have suggested a meeting with Administration in order to be better involved in the annexation process prior to approvals.

We are further objecting to the proposal as the Subject Lands were frozen and land banked under the policies of the 2002 Intermunicipal Development Plan. Now that annexation is occurring, the lands should be included under the direction of both policy and the recent Joint Growth Strategy.

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# Black Diamond Annexation Survey Results

## Comments

### Do you see any benefits and/or opportunities associated with annexation and growth?

Is Black Diamond and Turner Valley not still considering amalgamation? The proposed annexation seems to suggest that Black Diamond is growing away from Turner Valley as opposed to growing toward each other. Why is that?

Not at present

No....none whatsoever

Not really...

No. (3)

No. Absolutely none.

Emphatically Not.

Increased population and tax base.

Planning, development, policing will be easier

Growth is good as long as we follow our long term growth plan, and continue to stick to it rather than every new council changing it.

Not really, although a few new businesses would be nice to help with the tax burden on property owners. However, with Okotoks just a short drive away, it would be much nicer to stay small and maintain a small-town feel that is far more desirable to people than more housing and urban sprawl.

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# Black Diamond Annexation Survey Results

## Comments

### Do you see any drawbacks and challenges associated with annexation and growth?

WATER - we don't have enough as it is with the current population. Higher crime rates, we lose that small town feel.

Controlled growth, to make sure we always have enough water, space for students at our local schools, enough community activities and recreational opportunities for all.

developing on both sides of a provincial highway doesn't seem logical. would it not be better to growth on one side as opposed to both sides. Have to think that servicing and transportation would be more logical and less costly if Town could avoid having to cross the highway multiple times.

Yes, I view the increased vehicle traffic, light pollution and noise pollution that accompanies growth as detrimental to the small town lifestyle that brought most of us here in the first place. Further drawbacks will include the demand for more services such as provided by big box stores and shopping stations, which will inevitably degrade our viewsapes and put additional pressure on our landscape and water resources.

See my comments above.

Yes....numerous drawbacks including inadequate water supply and irresponsibly adding to urban sprawl and changing the small town feel.

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# Black Diamond Annexation Survey Results

Comments (cont'd)

## Do you see any drawbacks and challenges associated with annexation and growth?

What about our water problems, this will make it worse. As for new business our town is know for driving it away not bringing it in. So annexation is pointless.

Losing the small-town feel and becoming just another larger and undesirable bedroom community with increased crime.

Water

Right at this present time - yes

No

Yes. Quality of life, noise and light pollution, building on farm land, destroying animal habitat ,sewer and water difficulties. As it is, we are still rationing our water. We didn't move here for it to become another Okotoks!

Yes, water issues and this towns inability to welcome and foster new business.

Already have town water issues. Added population will only make that worse. Large increases in population will mean the loss of that small town environment that most people living in the community want.

### Contact

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# Black Diamond Annexation Survey Results

## Comments

### Do you have any other comments, questions, or concerns?

Keep Black Diamond Sweet.

Until such time that SRRUC has drilled more wells and has an adequate enough water supply that Level 1 is the "norm" in Black Diamond and Turner Valley, neither town should even be considering future growth and development. Clearly there is not enough water now because we are always on Level 2 restrictions, so it is irresponsible of both Towns to keep allowing further development until the water issue is addressed to the satisfaction of the residents and taxpayers of the town(s)!!!! We don't need any more residential developments in this town!!

As a taxpayer in Town it is important that if the Town decides on which lands we want to grow out into that it be done with financial implications in mind, but also be logical in the lands chosen.

There are several undeveloped lots and parcels within our current limits that should be developed before any more "communities" are allowed to be built on the edge. To maintain our small town atmosphere, it is imperative that Black Diamond is walkable (for all abilities), and that green spaces and natural areas are conserved and created throughout town, along the river and in the uplands.

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# Black Diamond Annexation Survey Results

## Comments (cont'd)

### Do you have any other comments, questions, or concerns?

Interesting that this annexation came out of the blue with not much warning for residents in the area and it is being presented as a done deal. Not overly impressed.

Black Diamond has already become so busy. The highways are impassable with the traffic and businesses can't keep up with so many extra people in town. We already don't have enough water. Why would the town council want to ruin what we have? For more money? Once this ball starts rolling, it won't stop.

What about our water problems, this will make it worse. As for new business our town is known for driving it away not bringing it in. So annexation is pointless.

We are definitely not in favour of annexation for future growth. However we are in favour of using any money that would be spent on annexation and servicing on improving our existing roads and infrastructure instead.

CivicWorks has been engaged by the landowners, Diana and David Hocking to represent their interests during the annexation process between the Town of Black Diamond and the MD of Foothills No. 31. The comments submitted in this letter pertain to the Subject Lands legally described as NE 5-20-2-W5M (150.23 ac) within the MD of Foothills No. 31 and directly south of the Town of Black Diamond.

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# Black Diamond Annexation Survey Results

Comments (cont'd)

**Do you have any other comments, questions, or concerns?**

Reasons for objection:

- \*Changes to Assessment Values (Rural>>Urban) will increase property taxes
- \*Changes to Mill Rates (2018 ResMD.006104>>ResBD .010141 will increase taxes
- \*Changes to Zoning & Land Uses (Residential/Farm>>Industrial) will increase taxes & devalue residential development
- \*That a proposed 25yr MD Mill rate (dependent on Provincial approval) will do little to alleviate immediate increase to taxes (subject to Blk Dmd Urban Assessment Values)
- \*That Black Diamond has other options to facilitate immediate needs
- \*That the town is aware of the unsustainable position annexation will place us in yet has provided no additional options or mitigation other than the standard mill rate adjustment.

## Contact

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403.933.4348 [rodr@town.blackdiamond.ab.ca](mailto:rodr@town.blackdiamond.ab.ca)

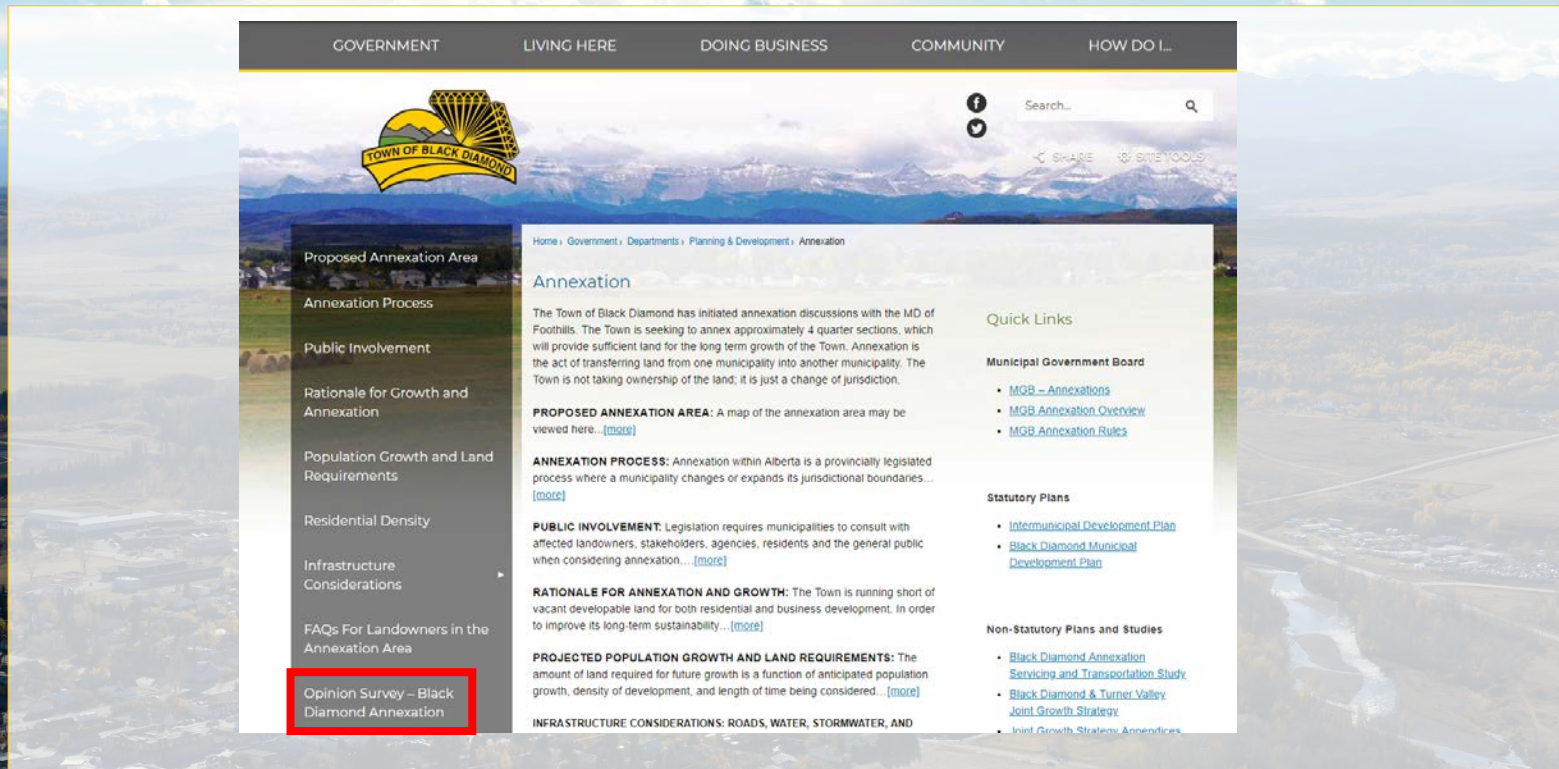
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# Black Diamond Annexation Survey Results

## Public Engagement



### Contact

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# Black Diamond Annexation Survey Results



## Public Engagement

Western Wheel, Wednesday, October 03, 2018 - 17

**Let's Do Something This Weekend!**

*Find it weekly in the*  
**Western Wheel**



 **ANNEXATION  
PUBLIC OPEN HOUSE**   
4 – 8 pm, Monday, October 15, 2018  
Town of Black Diamond Municipal Office  
301 Centre Ave. W., Black Diamond

The Town of Black Diamond and the MD of Foothills are hosting a Public Open House to present information and receive public input regarding the Town's proposal to annex land into the Town to accommodate future growth.

In order to grow in an efficient, orderly, and sustainable manner, it is necessary for the Town to plan for future growth. Plans for residential, commercial, and industrial areas; transportation routes; and infrastructure for water, sewer, and storm water are necessary to accommodate the long-term development of the Town. Annexation will allow the Town to invest in planning, engineering, and financing strategies with confidence by ensuring the lands required for future growth are within its jurisdiction.

The MD of Foothills and the Town of Black Diamond have identified an annexation area of approximately 4 quarter sections that will provide enough land for 30 – 40 years of growth of residential, commercial and industrial uses. The annexation area also includes lands located between the Towns of Black Diamond and Turner Valley. Annexation of this land will result in a contiguous border between the towns, which will facilitate their future amalgamation, should they choose to do so.

Elected Officials and Administration from the Town of Black Diamond and the Municipal District of Foothills will be in attendance to answer questions and receive feedback.

**Elected Officials and Administration from the Town of Black Diamond and the Municipal District of Foothills will be in attendance to answer questions and receive feedback.**

**For more information please contact:**

Rod Ross, RPP, MCIP Planning Manager Town of Black Diamond phone: 403.933.4348 Email: <a href="mailto:rodr@town.blackdiamond.ab.ca">rodr@town.blackdiamond.ab.ca</a> <a href="http://www.town.blackdiamond.ab.ca">www.town.blackdiamond.ab.ca</a>	Drew Granson, B.Sc. Geog., GIS Planning and Development Officer Municipal District of Foothills No. 31 phone: 403-603-6218 Email: <a href="mailto:Drew.Granson@mdfoothills.com">Drew.Granson@mdfoothills.com</a> <a href="http://www.mdfoothills.com">www.mdfoothills.com</a>
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# Black Diamond Annexation Survey Results

## Public Engagement

Okotoks Western Wheel, Wednesday, September 26, 2018



## COUNCIL CONNECTIONS

### ANNEXATION PUBLIC OPEN HOUSE

The Town of Black Diamond and the MD of Foothills are hosting a Public Open House on October 15 from 4-8pm at the Town of Black Diamond municipal office. We will present information and receive public input regarding the Town's proposal to annex land into the Town to accommodate future growth.

The MD of Foothills and the Town of Black Diamond have identified an annexation area of approximately 4 quarter sections that will provide enough land for 30 - 40 years of growth of residential, commercial and industrial uses. The annexation area also includes lands located between the Towns of Black Diamond and Turner Valley. Annexation of this land will result in a contiguous border between the towns, which will facilitate their future amalgamation, should they choose to do so.

For more information contact Rod Ross, Planning Manager at 403.933.4348 or email [rodross@town.blackdiamond.ab.ca](mailto:rodross@town.blackdiamond.ab.ca)

### PUBLIC SKATING – Oilfields Regional Arena

Public Skating at the Oilfields Regional Arena through September and October from 1:15 pm – 2:15 pm Monday, Thursday & Friday No Public skate October 8th). Adults \$2.00, 17 & under \$1.00.

Free Public Skating at the Oilfields Regional Arena Sundays starting October 7th and ending March 3rd from 2:45 pm – 3:45 pm. Sandul's Pharmacy has sponsored the Sunday Public Skating again this season. A big thank you to them!

### CONSTRUCTION PROJECTS

Construction is still underway on 3rd Avenue SW between Government Road and 2nd Street SW. The project is nearing completion. This portion of 3rd Avenue SW will be closed to all traffic.

In the northwest corner of town, 3rd Avenue NW is undergoing some underground infrastructure upgrading. Construction in this area has affected the entrance to the dog park. Please obey the No Parking signs and walk your dog on leash through the construction zone to the off-leash dog park.

Please use caution while travelling in these areas of work. Thank you for your patience and cooperation

### TOWN OF BLACK DIAMOND SPECIAL EVENT – ADULT ONLY

Join us at our newest signature event. It's a two-day event including: beer sampling, education classes (learn how craft beer is made), meeting new people, sampling delicious foods. Come, enjoy the atmosphere and entertainment, and most importantly have a great time!

Upon entry, each guest will purchase an official Black Diamond September Fest sample mug to use throughout the event and take home with them afterwards! Sample beer from Hard Knox Brewery, Good Mood Brewery, Six Corners Brew Works, Fahr and more, Spirits from Eau Claire Distillery and Spirit Hills Winery. The full event schedule is available on the Town website.

**Next regular Council is October 3 at 7:00 pm.**

A link to the agenda will be available on the website on Friday prior to the meeting.  
Find us on our website [www.town.blackdiamond.ab.ca](http://www.town.blackdiamond.ab.ca). Sign up for notifications and get all your news by email or text. Like us on Facebook or follow us on Twitter.



### Contact

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# Black Diamond Annexation Survey Results

## Public Engagement

Okotoks Western Wheel, Wednesday, October 10, 2018



## COUNCIL CONNECTIONS

### ANNEXATION PUBLIC OPEN HOUSE

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The MD of Foothills and the Town of Black Diamond have identified an annexation area of approximately 4 quarter sections that will provide enough land for 30 - 40 years of growth of residential, commercial and industrial uses. The annexation area also includes lands located between the Towns of Black Diamond and Turner Valley. Annexation of this land will result in a contiguous border between the towns, which will facilitate their future amalgamation, should they choose to do so.

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### SNOW ANGELS NEEDED

Volunteers are needed to shovel walks for seniors and those needing a hand. If you are interested in becoming a volunteer Snow Angel, please contact Suzan at 403.933.4348 for the address of someone in your area who could really use your help.

### COMMITTEE BOARD POSITION AVAILABLE - Youth Representative Position on Black Diamond FCSS Board

A youth representative position is currently available on the Family and Community Support Services (FCSS) board for the Town of Black Diamond. All board members are volunteers, meeting the 2nd Monday evening of each month (except summer) to make decisions regarding preventative social programming in the Town of Black Diamond. The intent behind FCSS programs and services is to build a strong, cohesive and supportive community.

If you are a student of Oilfields High School and would like to bring the voice of your generation to the table, please submit a completed application to Suzan Nagel at [SuzanN@town.blackdiamond.ab.ca](mailto:SuzanN@town.blackdiamond.ab.ca). Applications are available at <http://town.blackdiamond.ab.ca/DocumentCenter/View/93> or at the front desk of the Town office. Feel free to contact Suzan for more information on FCSS at 403-933-4348 or search it on the town website.

### LIGHT UP BLACK DIAMOND - SPONSORSHIP OPPORTUNITIES

The Town of Black Diamond is looking for local businesses to not only sponsor, but also participate in our annual Light Up Black Diamond Festival.

A number of different sponsorship opportunities are available to fit businesses of all sizes, with plenty of opportunities to get your business name in front of hundreds of people! Find a full list of opportunities at [www.town.blackdiamond.ab.ca](http://www.town.blackdiamond.ab.ca)

### CONSTRUCTION PROJECTS

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In the northwest corner of town, 3rd Avenue NW is undergoing some underground infrastructure upgrading. Construction in this area has affected the entrance to the dog park. Please obey the No Parking signs and walk your dog on leash through the construction zone to the off-leash dog park.

Please use caution while travelling in these areas of work. Thank you for your patience and cooperation.

Next regular Council meetings are October 17 at 7:00 pm and October 23 at 9:00 am.

A link to the agenda will be available on the website on Friday prior to the meeting.

Find us on our website [www.town.blackdiamond.ab.ca](http://www.town.blackdiamond.ab.ca). Sign up for notifications and get all your news by email or text. Like us on Facebook or follow us on Twitter.



### Contact

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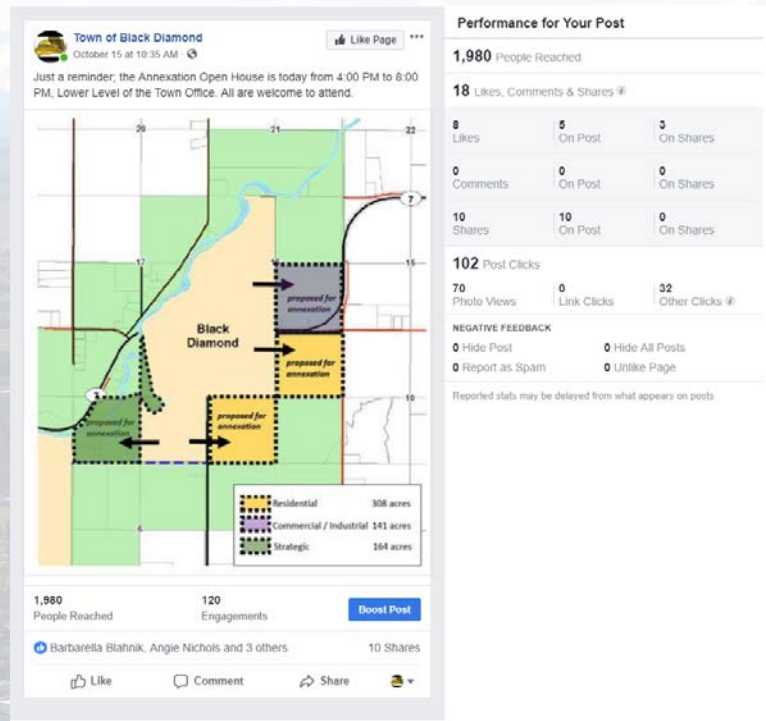
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# Black Diamond Annexation Survey Results

## Public Engagement



### Contact

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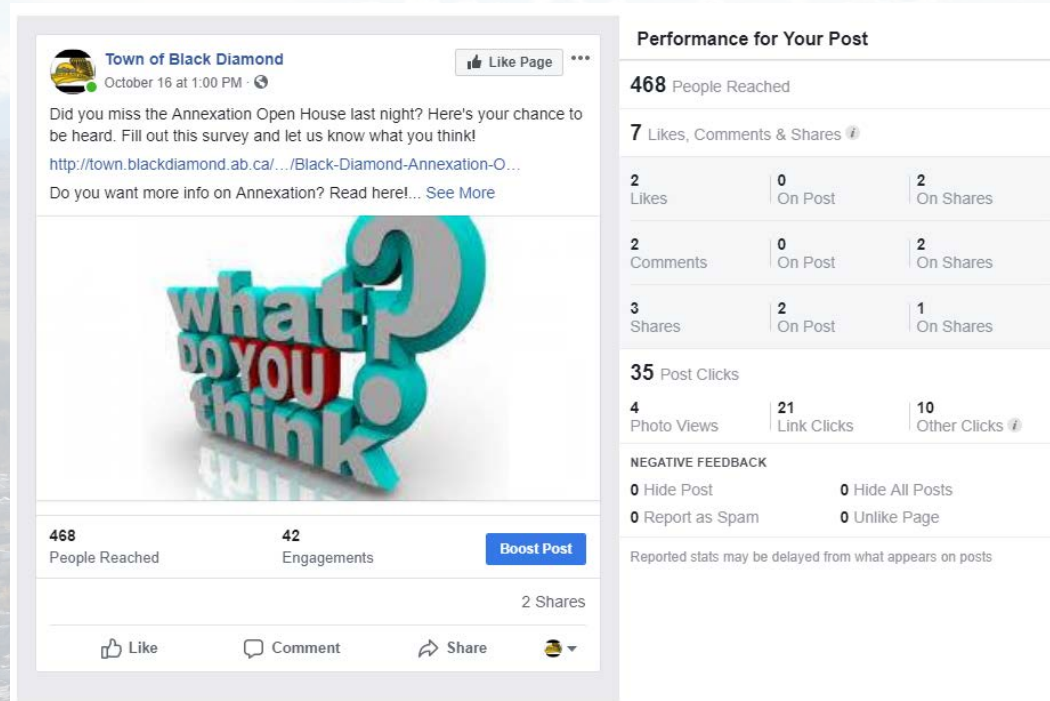
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# Black Diamond Annexation Survey Results

## Public Engagement



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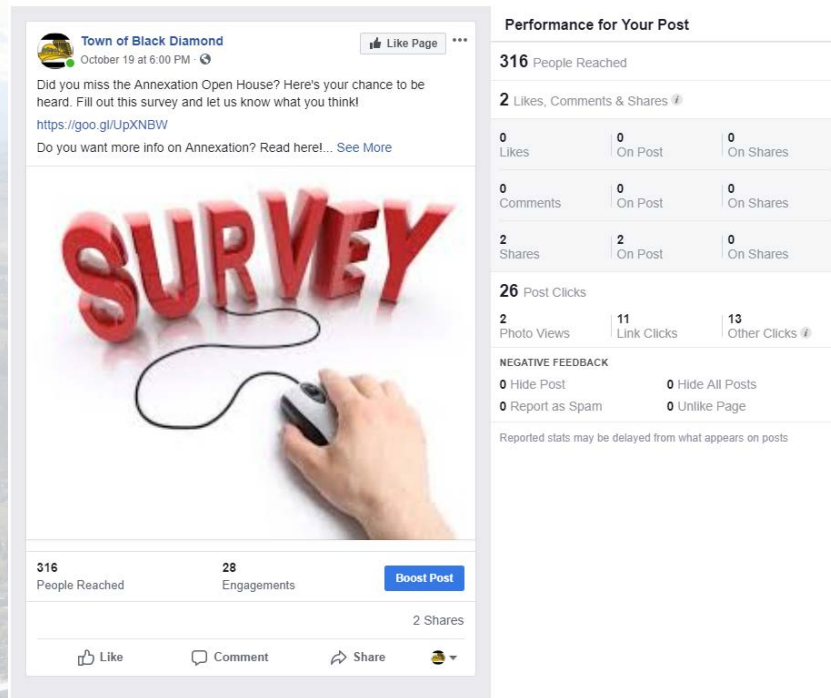
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# Black Diamond Annexation Survey Results

## Public Engagement



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