

Black Diamond Annexation Proposal

Welcome

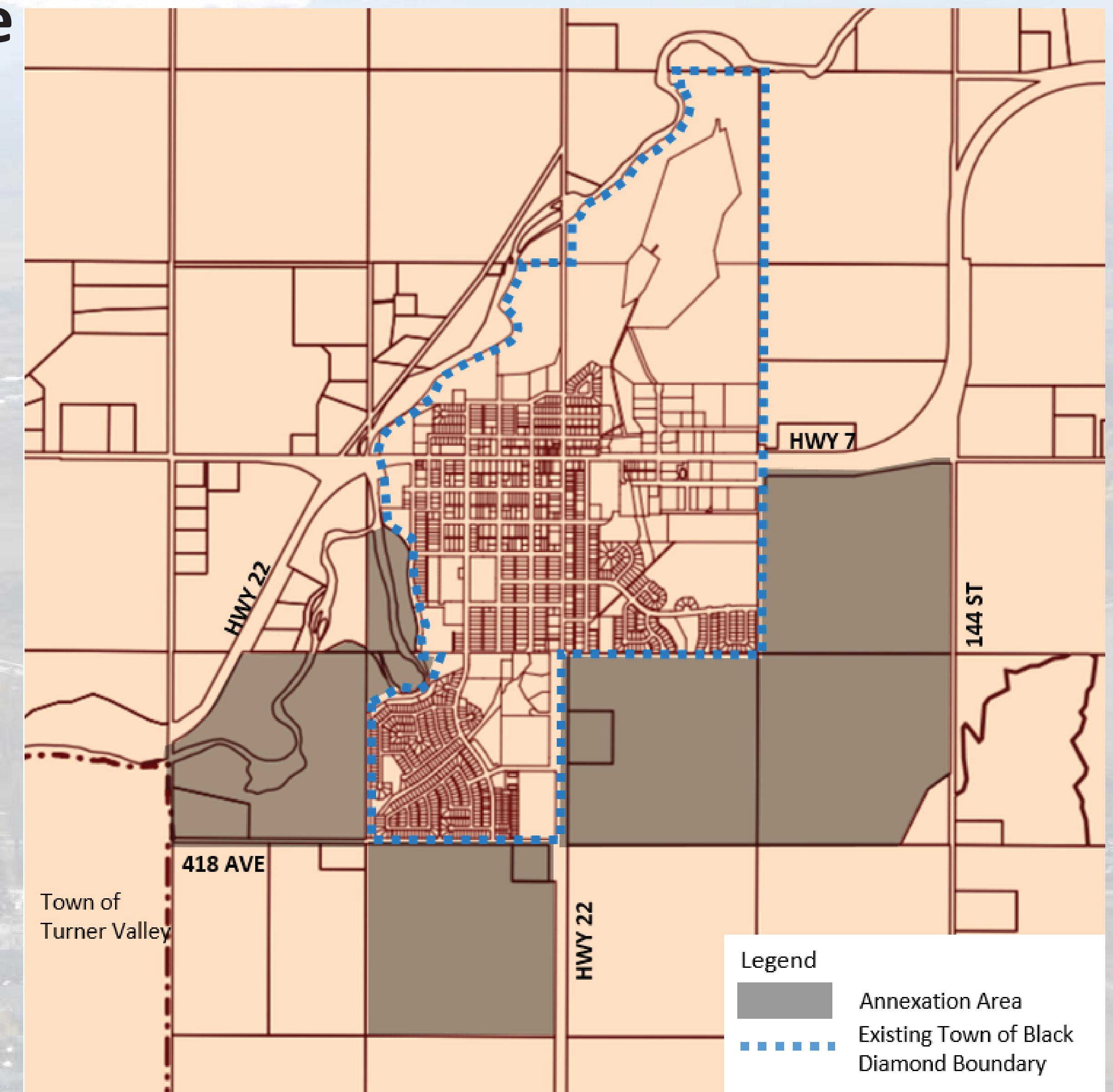
Welcome to the Black Diamond Annexation Open House

The Town recognizes the importance in sharing information with residents and values the contribution of their thoughts and knowledge.

Please take the time to read the information provided. Councilors and Staff from both the Town and the MD of Foothills are in attendance to hear your comments and answer questions.

There is a board provided for questions and comments – all questions will be answered on the Town's annexation webpage.

Let us know where you're from by placing a sticker on the map!



Contact

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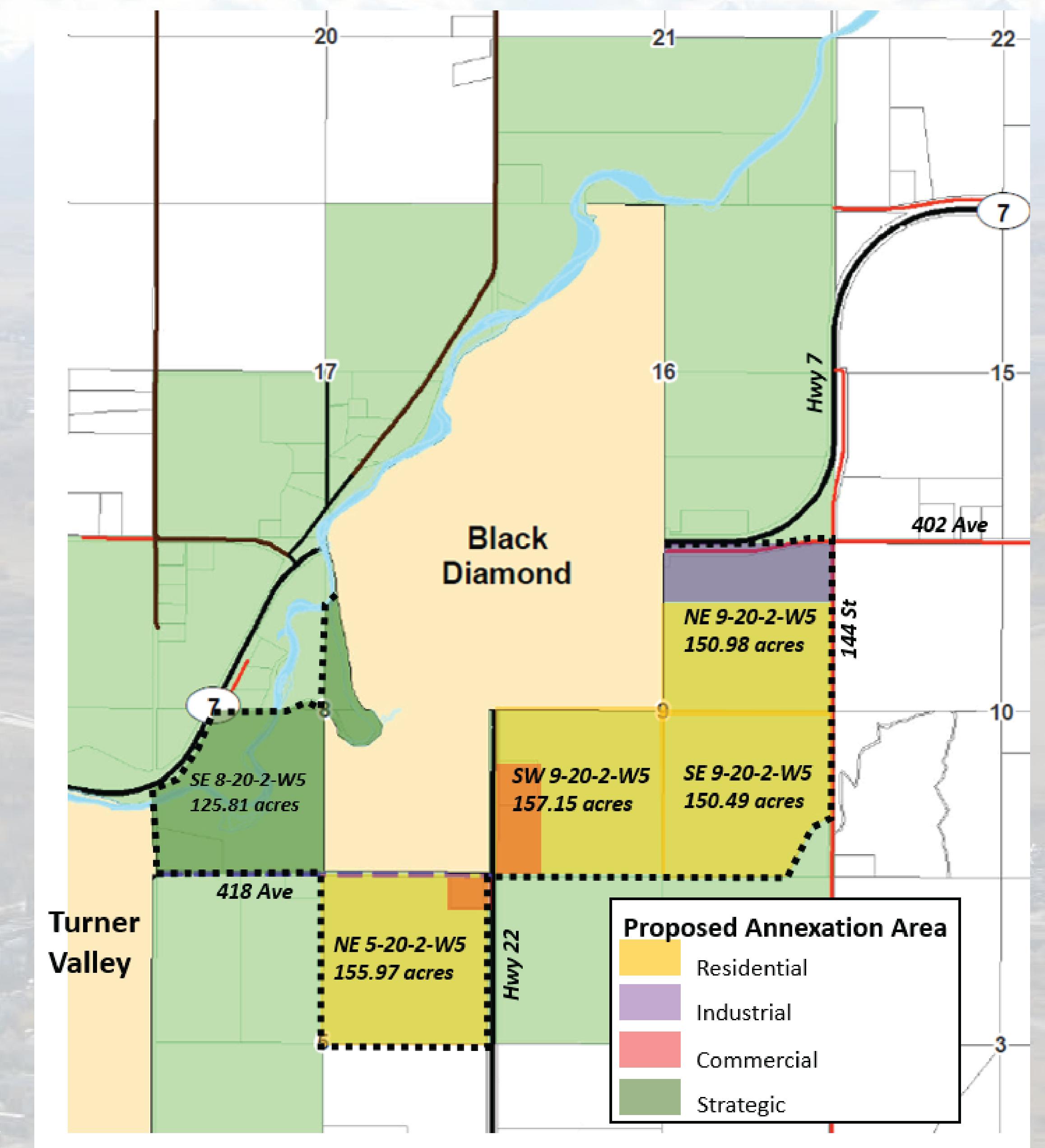
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Black Diamond Annexation Proposal

Overview

The Town is proposing to annex 779 acres of land (approximately 5 quarter sections):

- 460 acres for **residential communities** and associated uses such as parks, natural areas, schools, commercial areas, etc.
- 80 acres for **business development** such as light industry, retail, and highway commercial uses.
- 164 acres for **strategic purposes**:
 - bringing Town-owned lands into the Town boundary (site of future ball diamond)
 - creating a contiguous border with Turner Valley to facilitate a future amalgamation opportunity.



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Rationale

Growth: The population of the Town and surrounding area has increased at an annual rate of 2.7% for the past decade. This growth is expected to continue as part of the overall growth of the Calgary Region. Continued improvements in the regional transportation network, increased employment opportunities locally and in the region, and the amenities of a small, thriving, vibrant community will continue to drive the growth of the Town. The 2016 population of the Town was 2700. It is estimated that the remaining vacant land in Town has capacity for an additional 730 people. It is necessary to secure additional land now so that the Town can continue to welcome new residents and businesses.

Sustainability: The Town's reliance on the residential tax base represents an ongoing need to focus on expanding and diversifying non-residential development and associated assessment. Local employment and business opportunities are dependent on the Town having sufficient land. Securing additional lands in a location attractive to business development is necessary to the Town's economic sustainability.

Planning: In order to grow in an efficient, orderly, and sustainable manner, it is necessary to plan the land uses, transportation routes, water, sewer, and stormwater infrastructure. Annexation will allow Black Diamond to invest in long term planning, engineering, and financing strategies with confidence by ensuring the lands required for future growth are within its jurisdiction.

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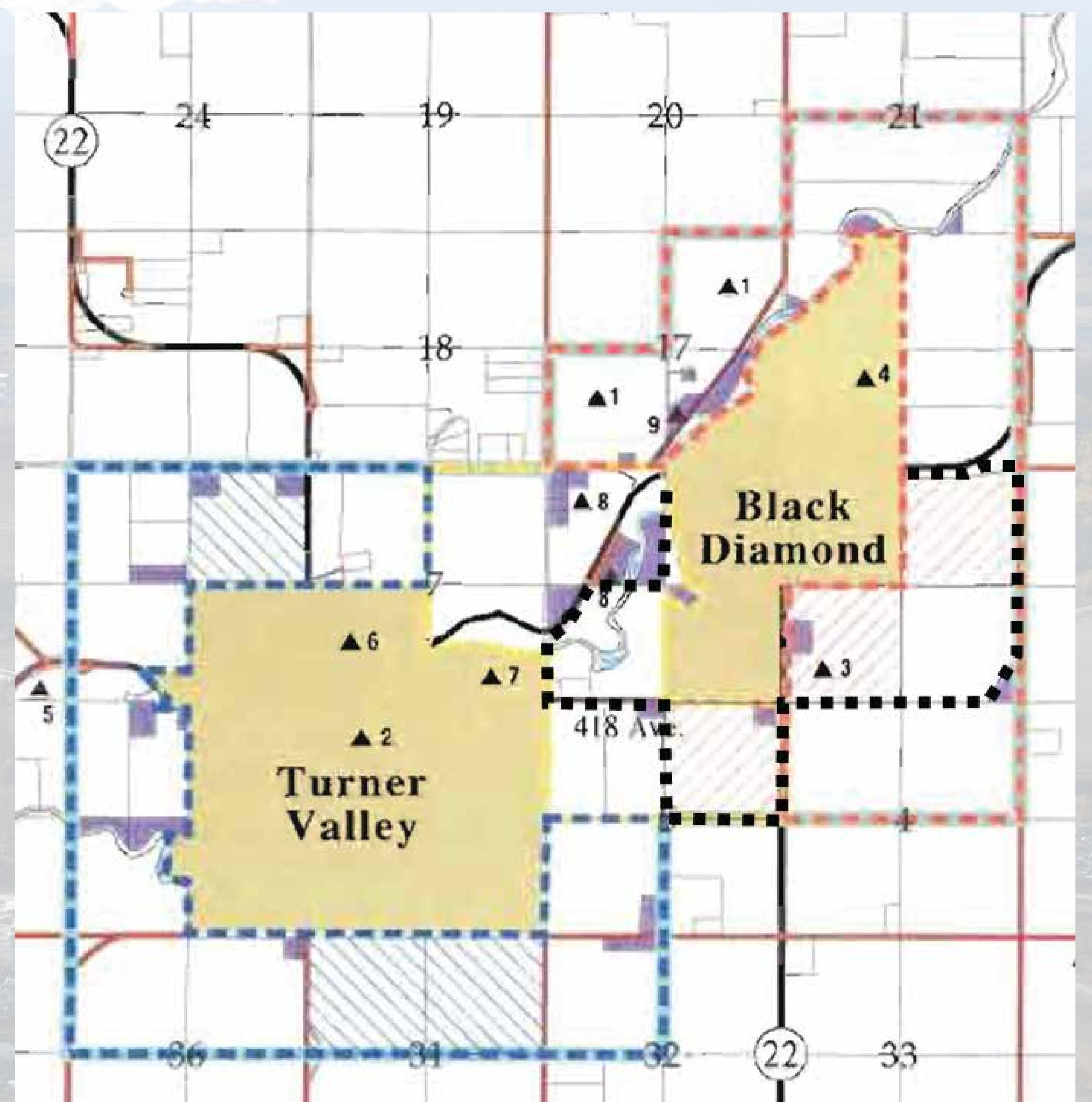
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Black Diamond Annexation Proposal *Intermunicipal Development Plan*

The Intermunicipal Development Plan (IDP) addresses land use and development in proximity to the Towns of Black Diamond and Turner Valley.

- The MD of Foothills and the Towns share an interest in ensuring urban development proceeds in an orderly, economical and beneficial manner.
- IDP identifies expected growth corridors for each town (indicated by cross hatching on map).
- Annexation area includes Black Diamond's growth corridors.



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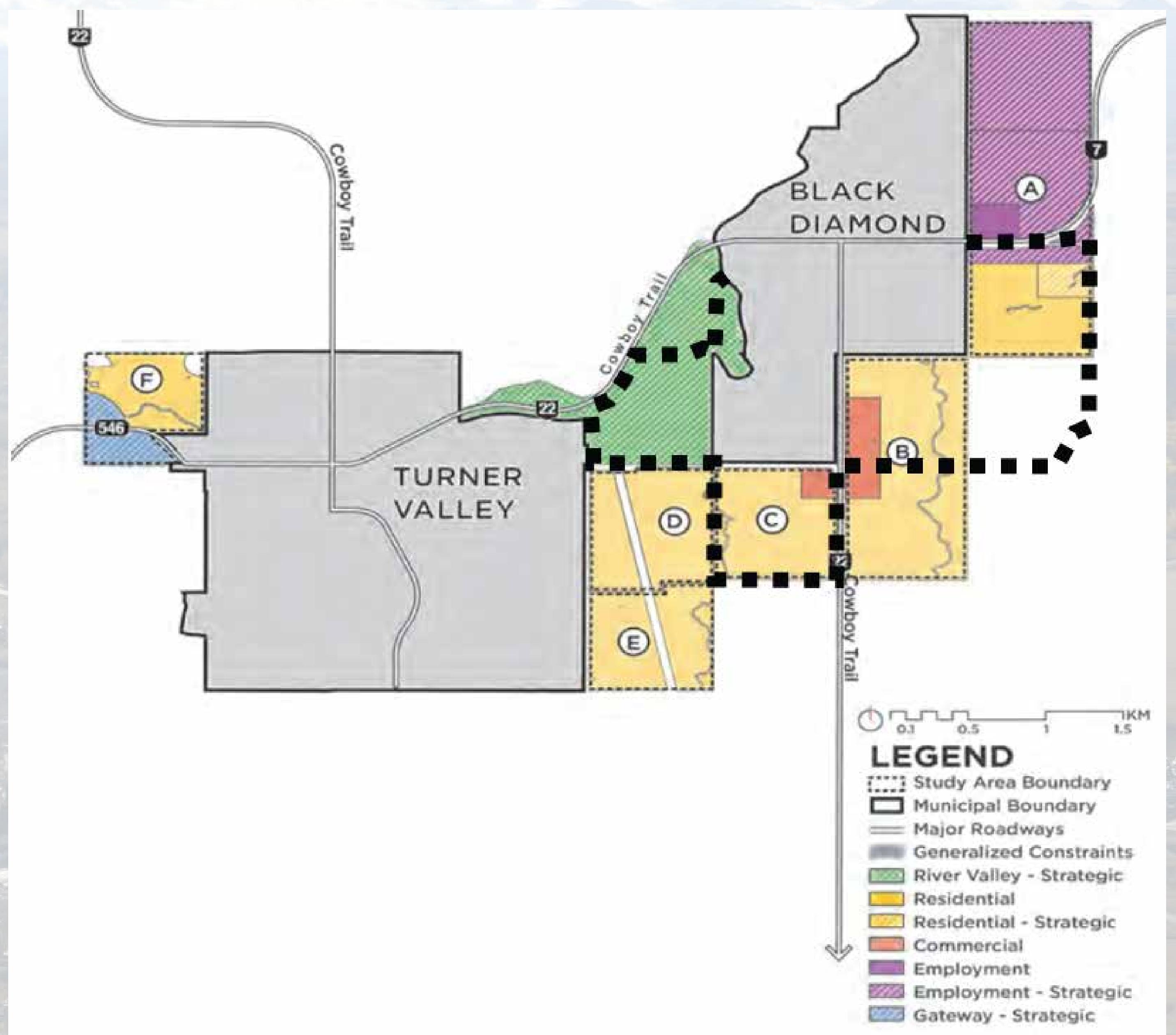
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Joint Growth Strategy

The Joint Growth Strategy outlines a series of 60-year land use, transportation, and infrastructure scenarios for the growth of the Towns of Black Diamond and Turner Valley.

Key features of the preferred scenario include:

- a business park east of the lagoons;
- a commercial node south of Black Diamond on Hwy 22
- the Towns eventually connected by residential communities and the open space of the Sheep River valley.



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Accommodating Residential Growth

The Joint Growth Strategy considered 2 population forecasts – low growth and high growth.

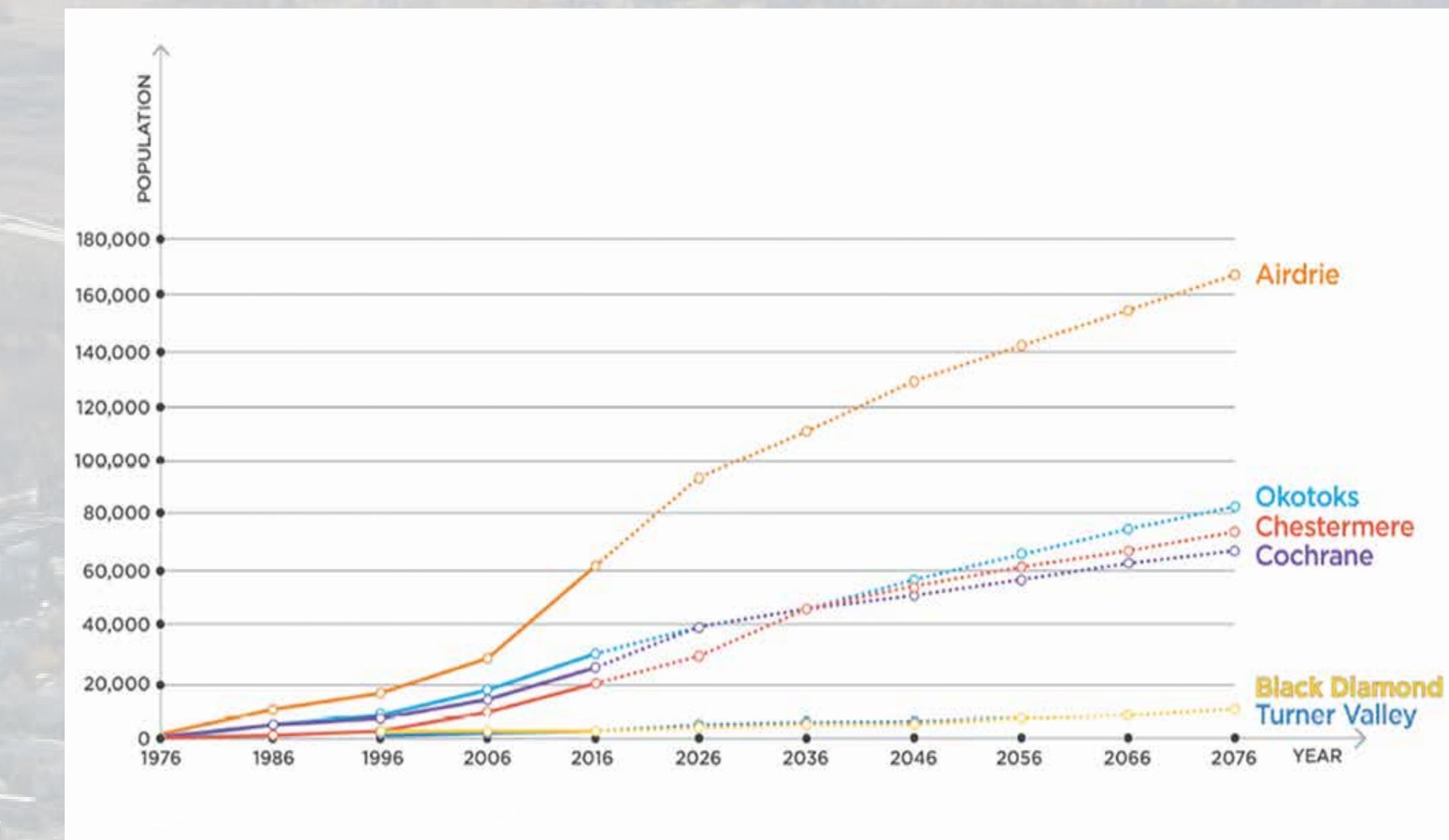
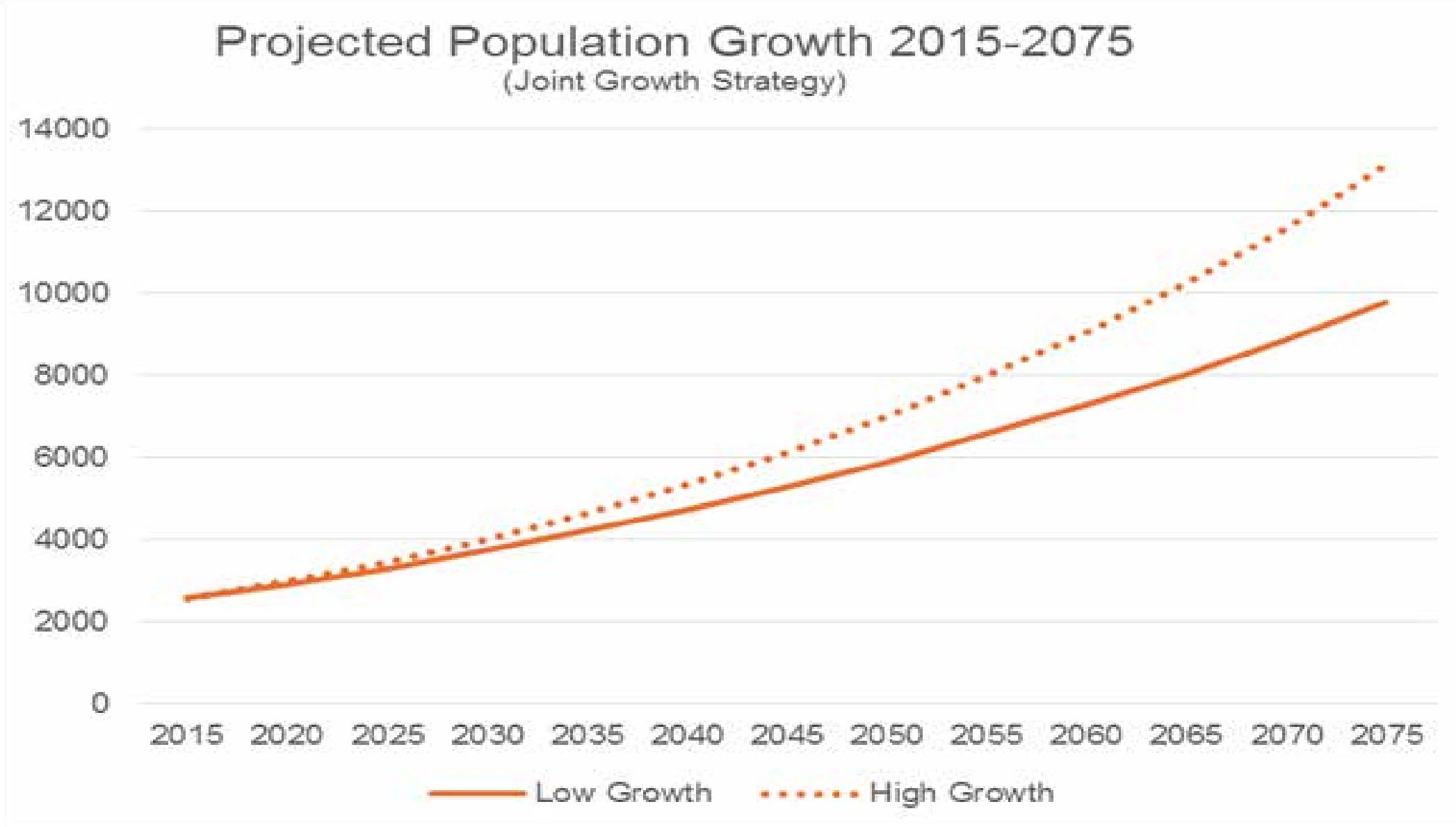
Projected growth is modest in comparison to what is anticipated for other communities in the Calgary region.

The amount of land to accommodate residential growth is a function of the expected increase in population.

The Joint Growth Strategy estimates that between 132 – 191 acres will be required by 2045, and between 367 - 556 acres required by 2075

Forecasted Land Requirements		2015-2045	2045-2075	Total
Developable Acres*		acres	acres	acres
Low Growth	Residential	132	235	367
	Commercial	1	30	31
	Industrial	3	20	23
	Total	136	285	421
High Growth	Residential	191	365	556
	Commercial	6	45	51
	Industrial	3	20	23
	Total	200	430	630

*Developable Acres exclude all undevelopable lands (steep slopes, swamps, ravines, flood plains, etc.)



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Accommodating Commercial Growth

Based on historic growth rates, the land area required to accommodate the projected increase in industrial and commercial development is modest:

- 4 – 9 additional acres required by 2045
- 50 – 65 additional acres required by 2075

Forecasted Land Requirements		2015-2045	2045-2075	Total
Developable Acres*		acres	acres	acres
Low Growth	Residential	132	235	367
	Commercial	1	30	31
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The 2017 *Community Economic Development Plan* identifies the Town requires an additional 105 acres to achieve a non-residential assessment base of 15%.

The Town intends to grow its non-residential assessment base to 15%, beyond the current level of 10.3%

A larger non-residential assessment base:

- creates the ability to pay for services and amenities residents and businesses desire.
- allows the Town to consider providing enhancements that will attract further investment.
- means more local jobs and businesses, allowing residents to work and shop without leaving the Town.

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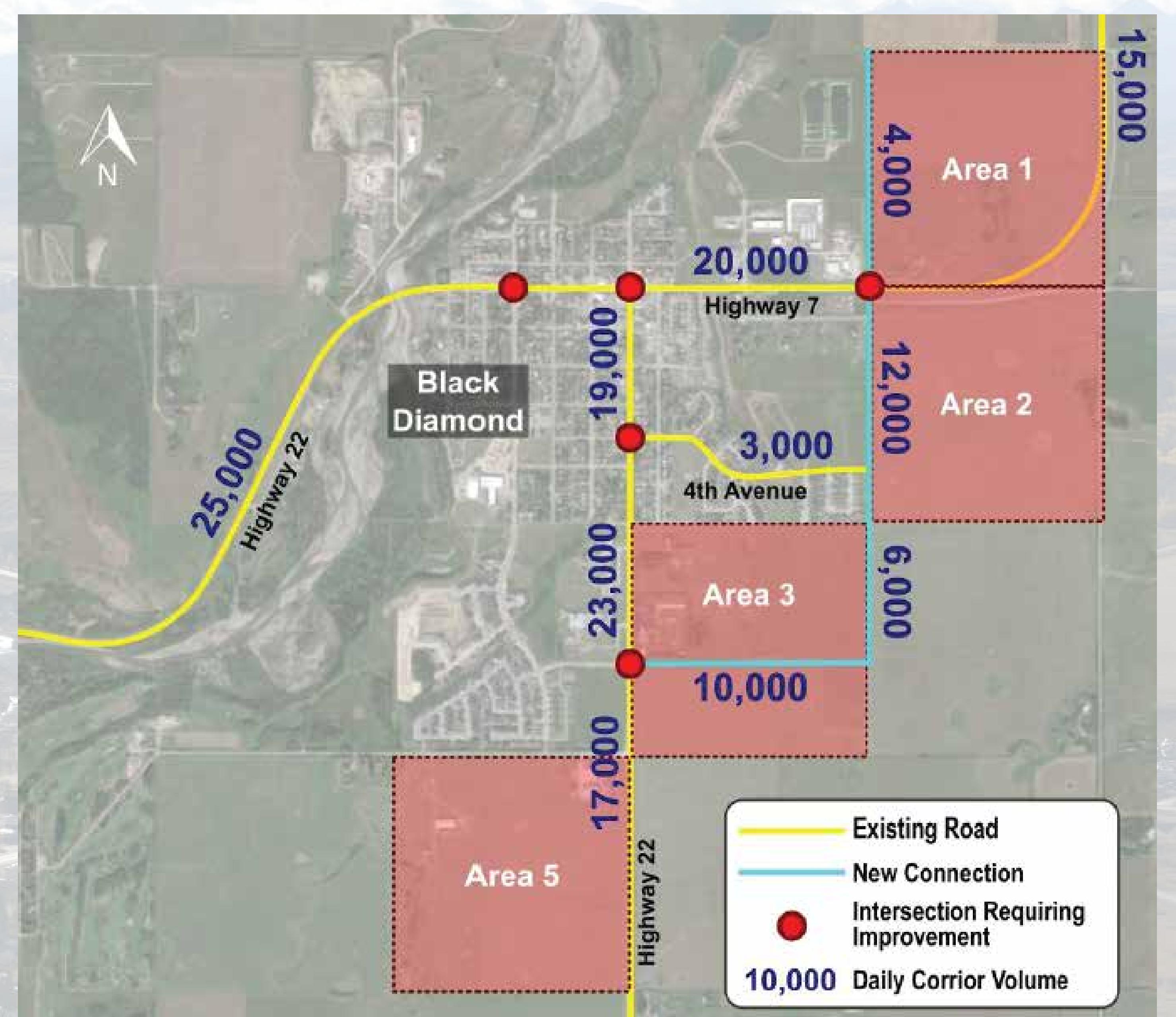
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Transportation

Future development of the proposed annexation area will necessitate the construction of a new collector street (shown in blue) that will provide connectivity between the annexation areas, the highways, and to the existing local network within Town.

The collector street will follow the same 6th St E. (north-south) alignment of the water and sewer mains, and will swing west to intersect with Highway 22 and Willow Ridge Blvd south of the Oilfields Regional Hospital.

The eventual buildout of the annexation area will necessitate the improvement (signalization or traffic circle) of 6 intersections within Town. The full buildout of the annexation area will significantly increase traffic volumes on the highways within town, and on 4th Ave SE.



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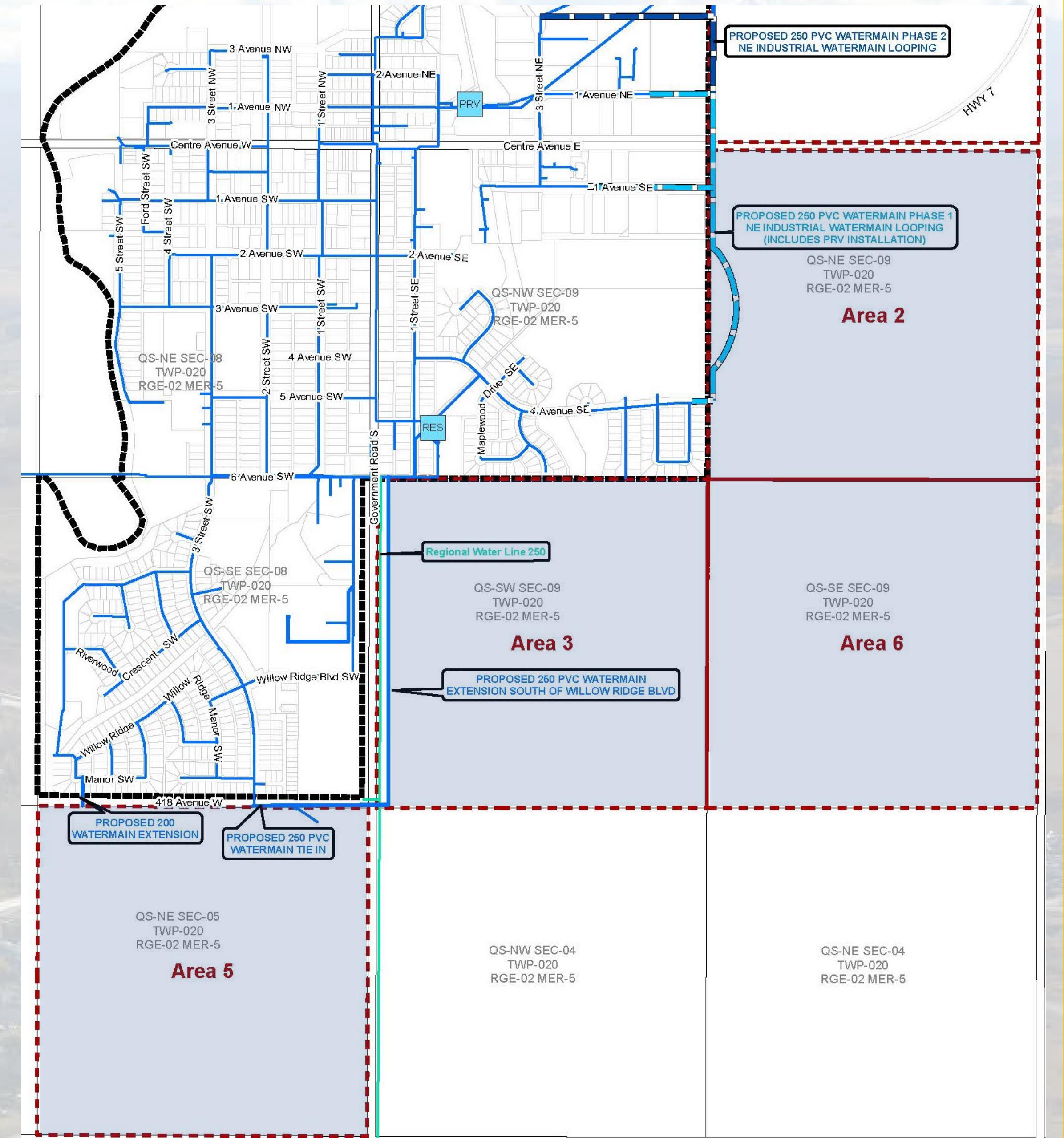
Water Servicing

WATER – Supply & Treatment

- The Town has 3 water licenses with a combined total volume of 954,660 m³.
- Full buildout of remaining vacant land within Town and the entire annexation area is estimated to require 1,186,080 m³.
- The Town will eventually require additional water license of 231,420 m³.
- Existing license will be sufficient until approximately 2056 – 2066, depending on growth rate.
- The Sheep River Regional Utility Corporation operates a water treatment plant in Turner Valley that provides treated water to Black Diamond, Turner Valley, and the MD of Foothills. It has capacity to service a population of 9,160.
- It is estimated that the combined population of the service area will reach the capacity of the treatment plan between 2034 and 2039, depending on population growth.

WATER – Distribution

- Treated water is transmitted from the treatment plant in Turner Valley to a storage reservoir in Black Diamond
- The existing storage reservoir has capacity to serve the entire annexation area. No expansion required.
- A new water main is necessary to provide water to the annexation area – this main will eventually run from Willow Ridge Blvd (south of the Oilfields Hospital), east, and then north, connecting to the business park (see map). The developer will be responsible to construct the local water distribution system that will feed by the water main.
- The water main and related upgrades will be funded in large part by off-site levies paid by developers.



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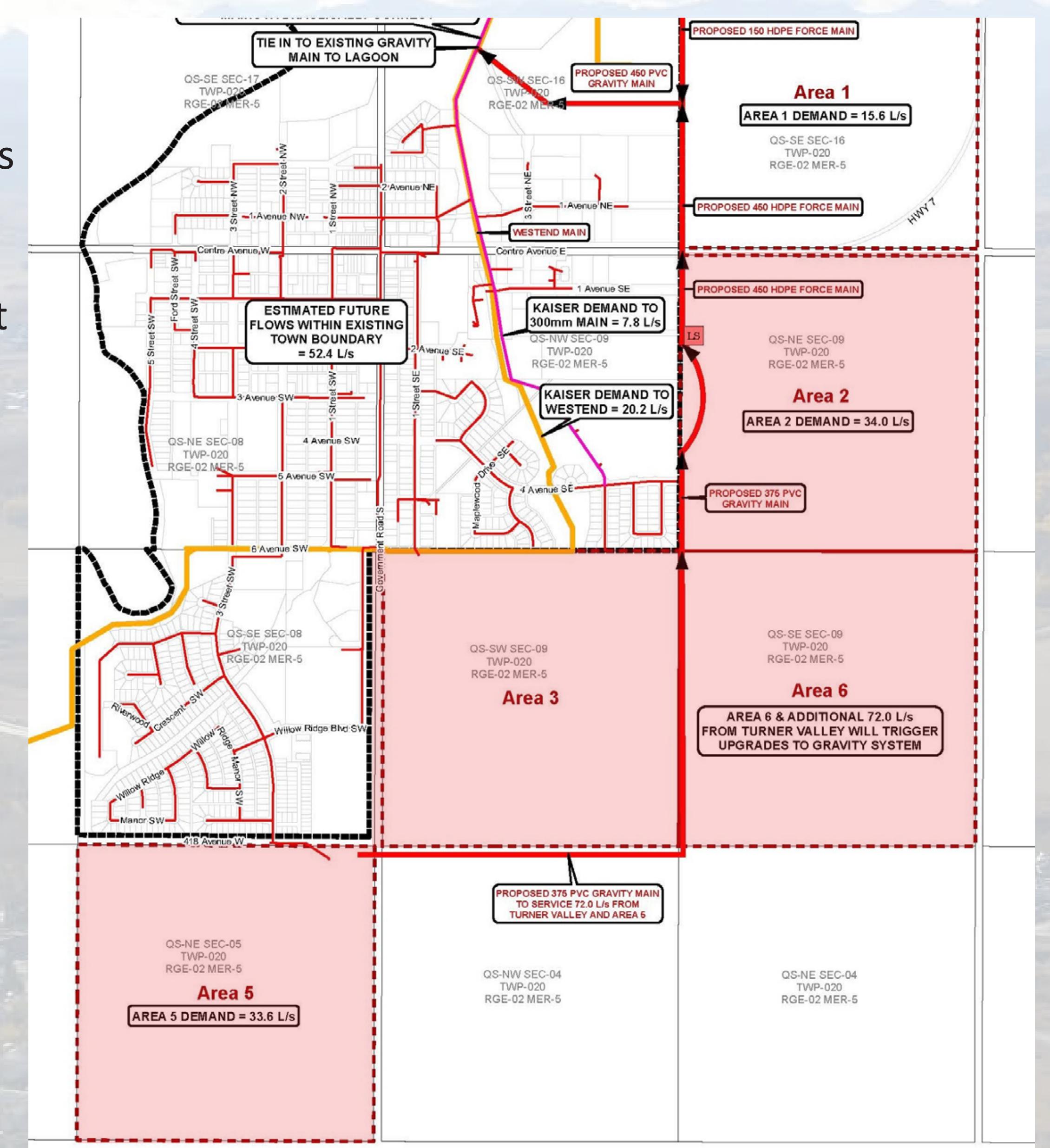
Sanitary Sewage Servicing

SEWAGE – Treatment

- The Westend Regional Sewage Services Commission (WRRSC) operates sewage treatment lagoons in Black Diamond for Black Diamond, and Turner Valley. It currently has capacity to service a combined population of approximately 5300. The Towns are near the capacity of the lagoons.
- WRRSC plans to upgrade the existing facility to improve treatment quality and increase treatment capacity. The expanded facility is sized for a combined population of approximately 8,000.
- The Towns are expected to reach this population by 2030 – 2035.

SEWAGE – Collection

- A new sewage main and lift station are necessary on the east side of Town to convey sewage from the annexation area to the sewage treatment plant.
- There is capacity within the existing collection system to accommodate up to 25 acres of development in annexation area.
- There is capacity in the WRSSC main to accommodate all the sewage from the development of SW9-20-2 W5.
- The developer will be responsible to construct the local collection system that will feed into the sewage main.
- The sewage main and lift station will be funded in large part by off-site levies paid by developers.



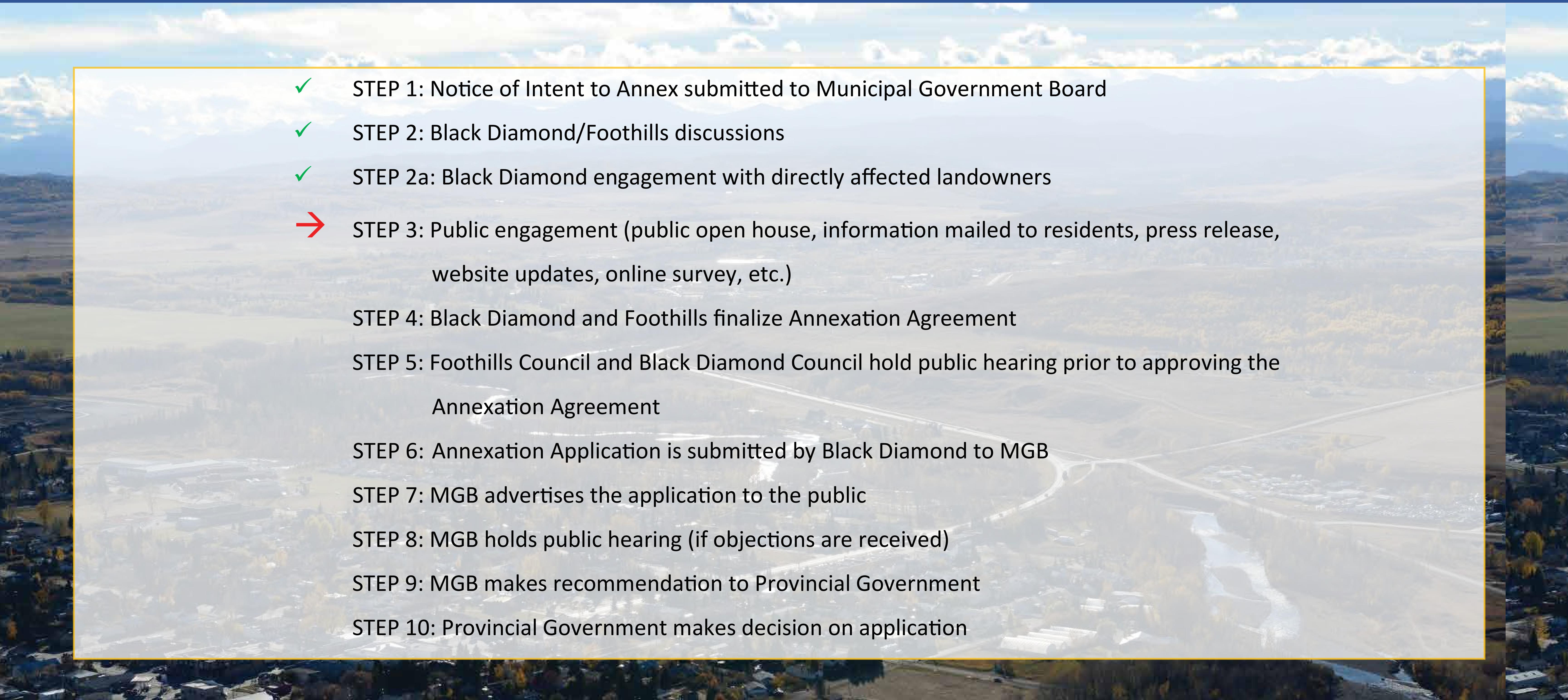
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Annexation Process



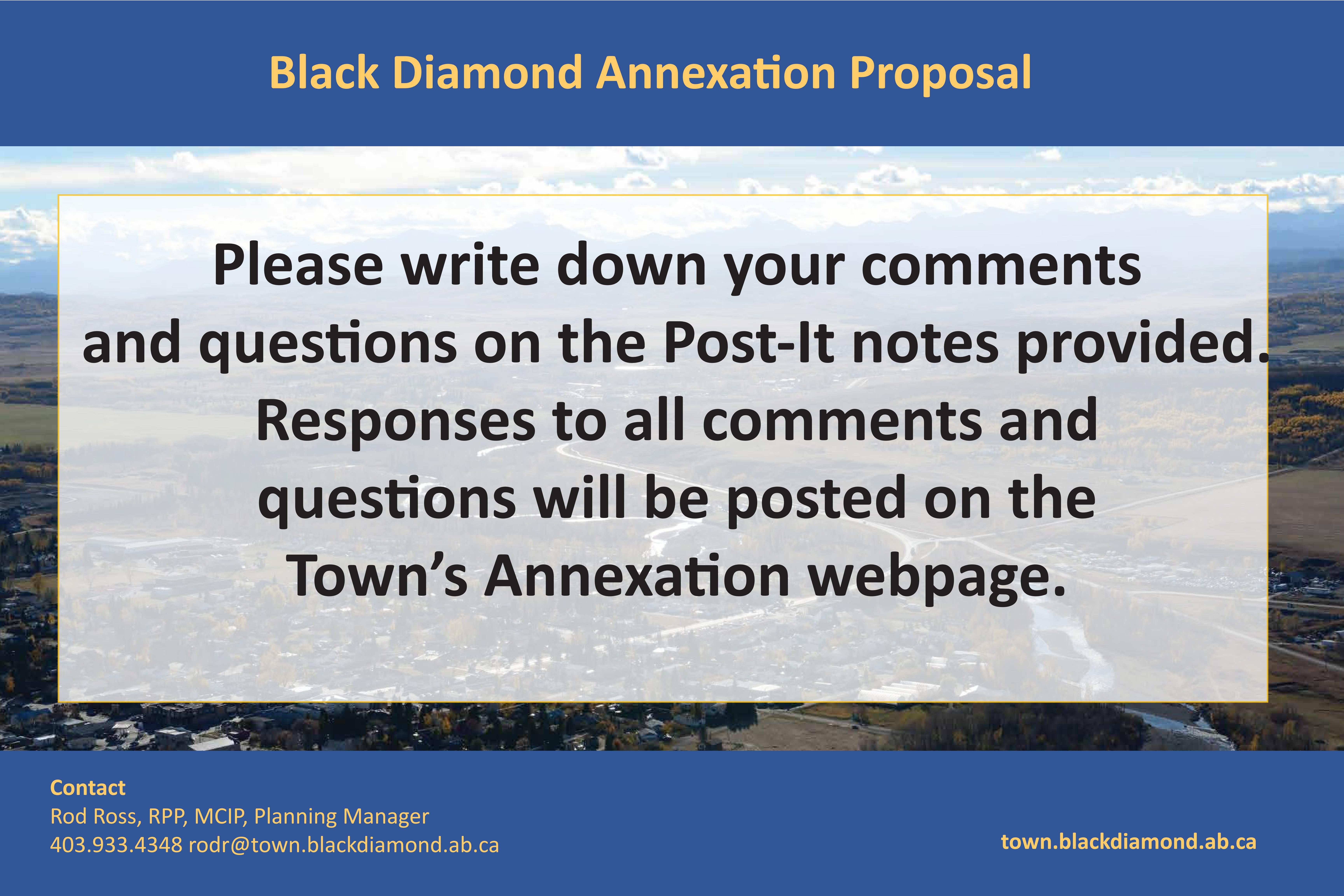
- ✓ STEP 1: Notice of Intent to Annex submitted to Municipal Government Board
- ✓ STEP 2: Black Diamond/Foothills discussions
- ✓ STEP 2a: Black Diamond engagement with directly affected landowners
- STEP 3: Public engagement (public open house, information mailed to residents, press release, website updates, online survey, etc.)
- STEP 4: Black Diamond and Foothills finalize Annexation Agreement
- STEP 5: Foothills Council and Black Diamond Council hold public hearing prior to approving the Annexation Agreement
- STEP 6: Annexation Application is submitted by Black Diamond to MGB
- STEP 7: MGB advertises the application to the public
- STEP 8: MGB holds public hearing (if objections are received)
- STEP 9: MGB makes recommendation to Provincial Government
- STEP 10: Provincial Government makes decision on application

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An aerial photograph of the town of Black Diamond, Alberta, showing a mix of residential and industrial areas. In the background, the Rocky Mountains are visible under a blue sky with scattered clouds.

**Please write down your comments
and questions on the Post-It notes provided.
Responses to all comments and
questions will be posted on the
Town's Annexation webpage.**

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