



Town of Diamond Valley

## **AGENDA**

### **Municipal Development Plan Steering Committee**

**Wednesday, November 27, 2024 at 5:30 PM**

Council Chambers, 514 Windsor Avenue NW

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*The Town of Diamond Valley acknowledges that we are on the traditional territories of the people of Treaty 7 including the Blackfoot Confederacy members - Siksika, Piikani and Kainai First Nations, the Stoney Nakoda of Bears paw, Chiniki and Wesley First Nations, the Dene of Tsuut'ina First Nations and the Metis Nation, Region 3.*

Meetings of the MDP Steering Committee are open to the public, however, members of the public are not invited to participate in the meeting. Agenda packages may be viewed on the Town's website.

**1. CALL TO ORDER**

**2. MEETING PROCEDURES EXPLAINED**

**3. ADOPTION OF THE AGENDA**

**3.1.** Adoption of November 27, 2024 Agenda

**4. ADOPTION OF MINUTES**

**4.1.** Adoption of the Minutes of the October 23, 2024 meeting of the Municipal Development Plan Steering Committee.

**5. PROJECT UPDATES**

**5.1.** Project Team Introductions – 5:30 pm – 5:35 pm (5 mins)

**5.2.** MDP Project Overview – Work to Date

- Work Complete to Date – 5:35 pm – 5:40 pm (5 mins)
  - Community Engagement Plan
  - Background Report
  - Baseline Mapping

**5.3.** Communications & Engagement Update – 5:40 pm – 5:45 pm (5 mins)

**5.4.** MDP Education Session by Nick Pryce – 5:45 pm – 6:25 pm (35 mins + 5 mins for questions)

**6. ACTION ITEMS**

- 6.1.** MDP Visioning and Values – 6:30 pm – 7:00 pm (30 mins)
- Participants share their thoughts via question prompts through feedback frames or digital polling. Together, we look at where Council priorities align with the vision.
- 6.2.** SWOT Workshop Activity – 7:00 pm – 8:00 pm (60 mins – 15 minutes per station)
- Divide the Steering Committee into four groups – one for each SWOT category.
  - Each member of the consulting team and administration facilitates one station. Facilitators have a flip chart with a header dedicated to their SWOT category with pre-written bullet point prompts from background report SWOT findings.
  - Participants brainstorm any ideas for that specific SWOT category, and it is placed on the flip chart.
  - After 15 minutes, the participants switch to a new facilitator station to discuss the next SWOT category, repeated until they have completed all four. Groups will have mixed participants will not circulate with the same group for each category
- Hand-out sheets will be provided for each participant, with numbers 1 through 4 on them, which is the order of their stations. E.g. Person 1 = 1,3,2,4, Person 2 = 4,2,3,1, Person 3 = 1,2,3,4
- 6.3.** SWOT Workshop Results & Prioritization – 8:05 pm – 8:25 pm (20 mins)
- a. Using feedback frames or digital polling, participants vote on which topic is their top MDP priority for each SWOT category.
  - b. The results are presented with time for discussion.

**7. CONFIDENTIAL - CLOSED MEETING**

*Section 197(2) of the Municipal Government Act specifies that a committee of council may close all or part of a meeting to the public if a matter to be discussed is within one of the exceptions to disclosure in Division 2 of Part 1 of FOIPP. The exceptions include matters where disclosures could be harmful to personal privacy, individual or public safety, law enforcement, intergovernmental relations, or economic or other interests. No bylaw or resolution can be passed at a closed meeting except a resolution to revert to the open council meeting in public or to recess.*

- 7.1.** None scheduled.

**8. MOTIONS ARISING FROM CLOSED SESSION**

**9. ADJOURNMENT**

- 9.1.** Closure and Next Steps – 8:25 pm – 8:30 pm (5 mins)



**MINUTES**  
**Municipal Development Plan Steering Committee**  
**OF THE TOWN OF DIAMOND VALLEY**  
**IN THE PROVINCE OF ALBERTA,**  
**HELD IN THE Council Chambers, 514 Windsor Avenue NW**  
**ON Wednesday, October 23, 2024 AT 5:00 PM.**

**PRESENT**

Councillor Brendan Kelly, Councillor Jonathan Gordon, Councillor Cindy Holladay, Councillor Hazel Martin, Councillor Heather Thomson, David Farran, Jackie Stickel, and Garry Raab

CAO Adam Davey and Planning & Development Manager Kari Florizone

**REGRETS**

Mayor Barry Crane and Jessica Harcombe-Fleming were absent and sent their regrets.

**CALL TO ORDER**

Meeting called to order at 5:00 pm by Kari Florizone.

**MEETING PROCEDURES EXPLAINED**

Chair advised members and gallery of safety procedures and meeting procedures.

**ADOPTION OF THE AGENDA**

Review the agenda

*Members of the MDP Steering Committee reviewed the Agenda.*

Motion to adopt the agenda.

Moved by Councillor Brendan Kelly to adopt the agenda as presented.

**MDP Res.  
24.10.23.01**

**MOTION CARRIED**

**ACTION ITEMS**

INTRODUCTIONS: Members introduce themselves (name, role in the community, background)

*Members of the MDP Steering Committee introduced themselves. No motions were introduced for consideration.*

INTRODUCTIONS: Administrative support staff introduction (name, role, background)

*Members of Staff and Consultants introduced themselves. No motions were introduced for consideration.*

BYLAW AND POLICY REVIEW: Council Committees Bylaw 2023-13



Moved by Councillor Jonathan Gordon to recommend to Council to amend the Terms of Reference for the MDP Steering Committee to allow any member of the Committee to serve in the role of Chair or Vice Chair.

**MDP Res.  
24.10.23.02**

**MOTION CARRIED**

BYLAW AND POLICY REVIEW: Council Code of Conduct Bylaw 2023-18

*Members of the MDP Steering Committee reviewed the Council Code of Conduct Bylaw 2023-18. No motions were introduced for consideration.*

BYLAW AND POLICY REVIEW: Council Procedure Bylaw 2023-14

*Members of the MDP Steering Committee reviewed the Council Procedure Bylaw 2023-14. No motions were introduced for consideration.*

APPOINTMENTS: Nominations, vote and appointment of Chair position

Moved by Garry Raab to appoint David Farran as interim Chair.

**MDP Res.  
24.10.23.03**

**MOTION CARRIED**

APPOINTMENTS: Nominations, vote and appointment of Vice Chair position

Moved by David Farran to appoint Jackie Stickel as interim Vice Chair.

**MDP Res.  
24.10.23.04**

**MOTION CARRIED**

COMMUNICATIONS: Communications and Engagement Plan

Moved by Jackie Stickel that questions and inquiries received by the Town and consultant, V3, be tracked and provided to the Steering Committee at each meeting.

**MDP Res.  
24.10.23.05**

**MOTION CARRIED**

COMMUNICATIONS: Internal communications

COMMUNICATIONS: External communications

Moved by Councillor Cindy Holladay that the Mayor be the spokesperson for the Committee.

**MDP Res.  
24.10.23.06**

**MOTION CARRIED**

COMMUNICATIONS: Additional engagement

*No motions were introduced for consideration.*

SCHEDULING: Meeting preferences

*Meeting preferences were discussed. No motions were introduced for consideration.*

SCHEDULING: Tentative schedule for working sessions

Moved by Councillor Jonathan Gordon that the workshops of the Steering Committee with the project consultant, V3, be

**MDP Res.  
24.10.23.07**



held on Monday, November 18, Wednesday, February 12, and Tuesday, June 17, starting at 5:30 and finishing by 9:30; and that the Committee recommend to Council that Committee of the Whole be rescheduled from February 12 to another date that Council finds appropriate.

**MOTION CARRIED**

ITEMS FOR NEXT MEETING

*No motions were introduced for consideration.*

ROUNDTABLE

*No motions were introduced for consideration.*

NEXT MEETING

Next meeting November 18, 2024 at 5:30 pm as per discussion during MDP Res. 24.10.23.07.

**ADJOURNMENT**

The meeting was adjourned at 6:08 PM.

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Chair

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Planning Manager







TOWN OF  
**DIAMOND  
VALLEY**



# **Municipal Development Plan**

**STEERING COMMITTEE MEETING**

**NOVEMBER 27, 2024**

# AGENDA

5:30 pm start

1. Project Team Introductions
2. MDP Project Overview – Work Complete to Date
3. Communications & Engagement Update
4. MDP Education Session by Nick Pryce

**BREAK**

1. MDP Visioning
2. SWOT Workshop

**BREAK**

1. SWOT Workshop Results & Prioritization
2. Closure and Next Steps

8:30 pm finish





# Project Team Introductions

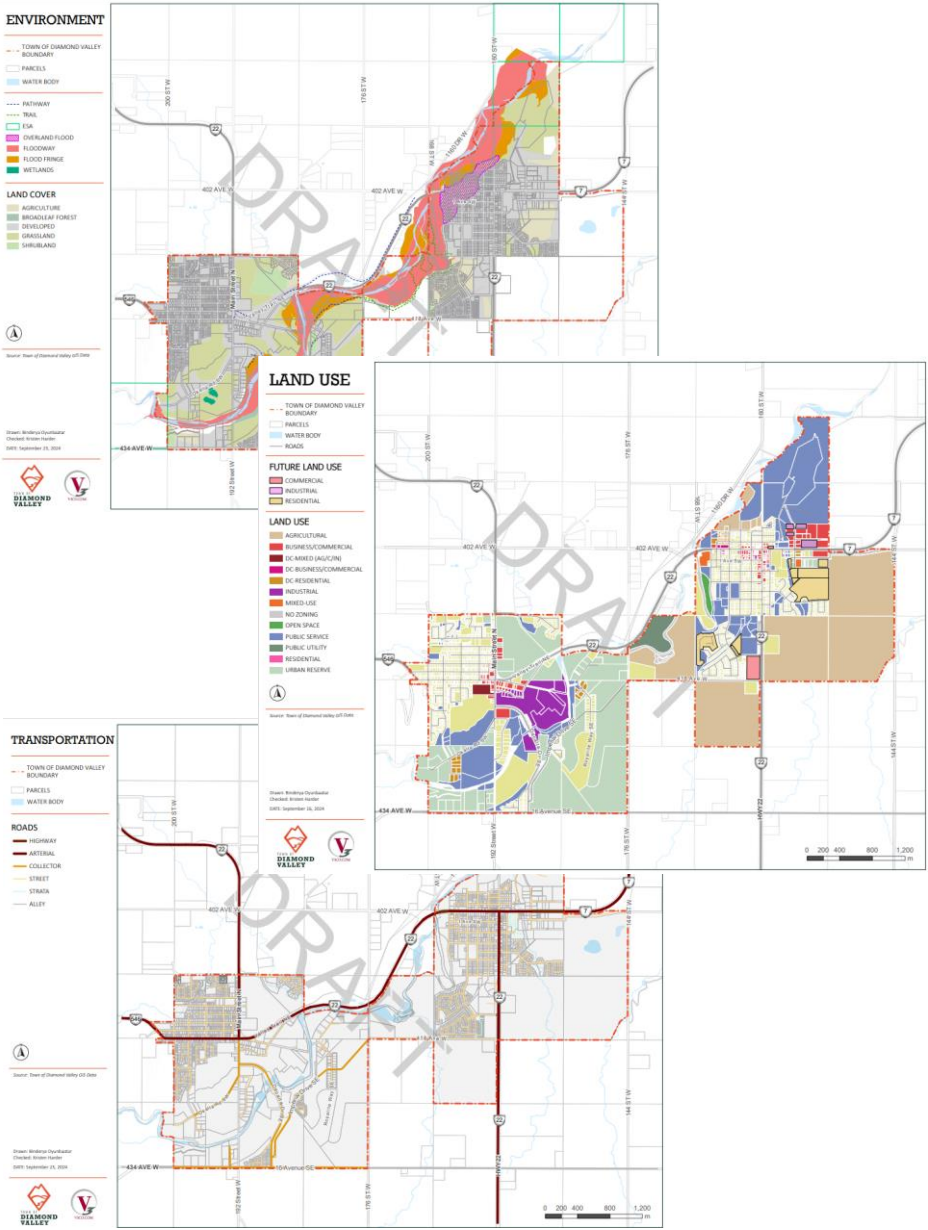
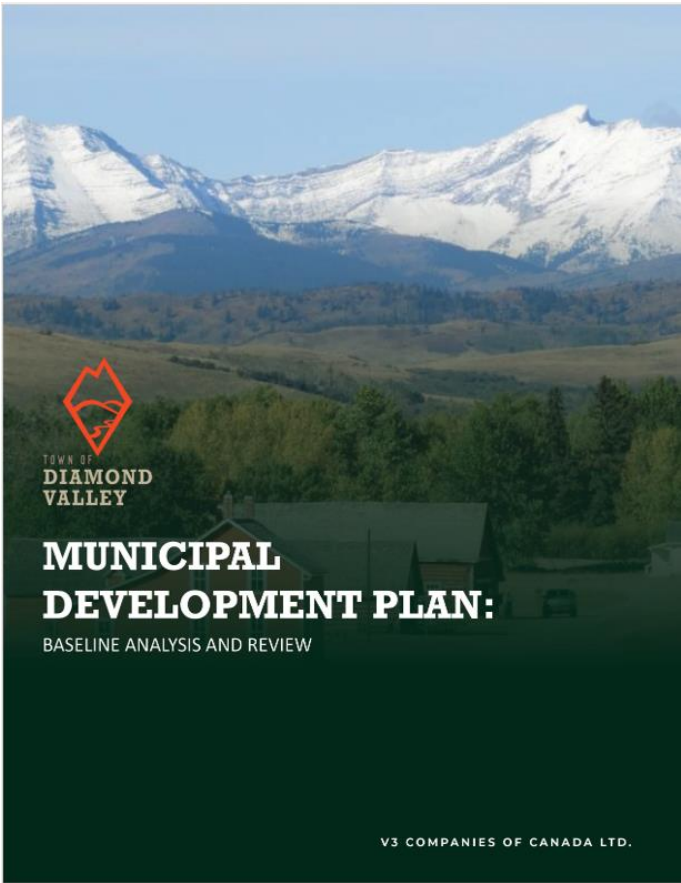
Kristen Harder  
V3, Project Manager

Nick Pryce  
V3, Senior Advisor

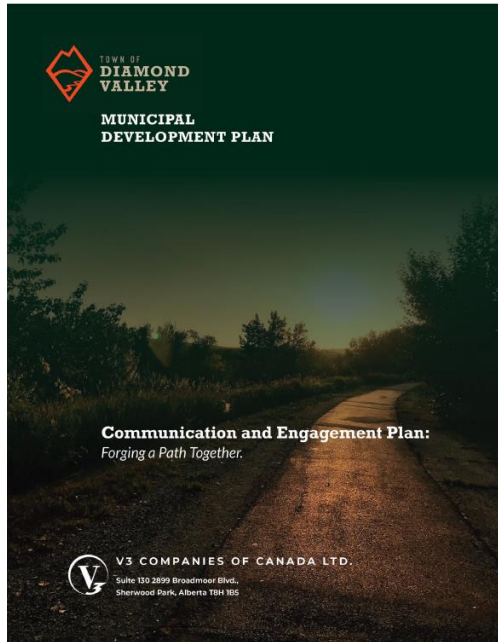
Jonathan Schmidt  
Bluerock Planning  
Senior Planner



# Work Complete to Date



# Communications & Engagement Plan



## NOVEMBER 2024

- Project Branding & Educational Campaign
- Steering Committee Working Session #1

We are Here

## DECEMBER 2024

- Round 1 Engagement – Public Survey & Pop-Up Events – December 7
- Business Owner, Builder & Developer Workshop #1 – TBD

## JANUARY 2025

- What We Heard Report #1

## FEBRUARY 2025

- Steering Committee Working Session #2

## -----DRAFT MDP-----

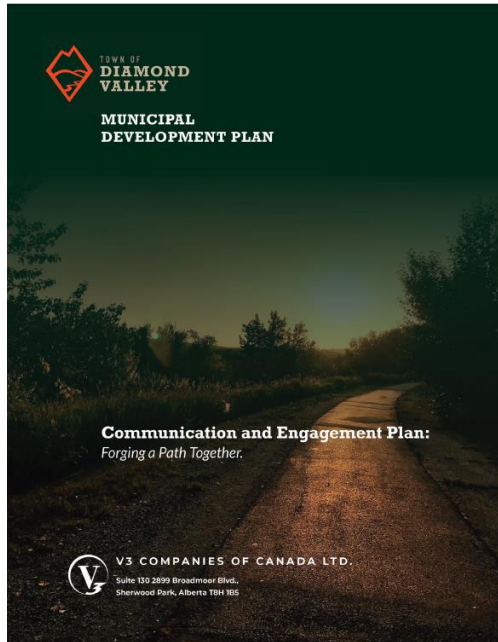
## JUNE 2025

- Steering Committee Working Session #3
- Round 2 Engagement – Public Survey & Pop-Up Events
- Business Owner, Builder & Developer Workshop #2
- Call-A-Planner Session

## JULY 2025

- What We Heard Report #2

# Communications & Engagement Plan



## KEY QUESTIONS TO CONSIDER THROUGHOUT ENGAGEMENT

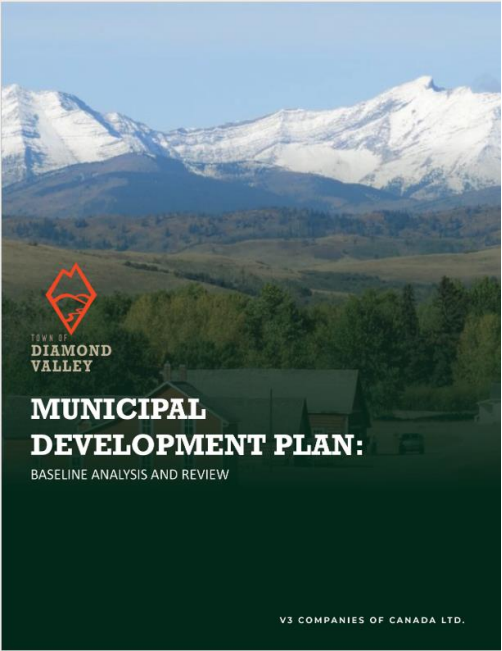
How does the Town envision breaking down barriers for a shared future vision to create connection and unity?

How does the Town plan to expand/direct economic development opportunities throughout the community equitably?

How can the Town provide efficient and better services?



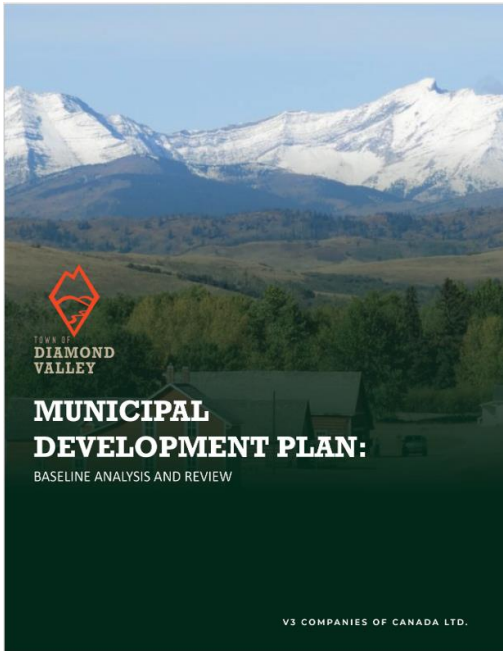
# Background Report & SWOT



## MDP POLICY

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"><li>• Current MDP structures are consistent and logical and provide a solid foundation for the new MDP.</li><li>• Current MDPs include comprehensive policies on environmentally sensitive areas, which could inform the new MDP.</li></ul>	<ul style="list-style-type: none"><li>• Competing interests affecting MDP policy include financial viability, service delivery, low-density, high-quality housing, and low to moderate interest from employers, all with a desire for low taxes.</li></ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"><li>• The previous Town of Turner Valley has a comprehensive inventory of historic places that can be built upon to address historic places across the Town of Diamond Valley. This process could be supported through MDP policy.</li></ul>	<ul style="list-style-type: none"><li>• If there are unforeseen growth patterns that the MDP did not predict, it could lead to inadequate infrastructure or overdevelopment.</li><li>• Public resistance can occur when creating a new MDP if residents perceive it as a threat to their property values, an increase in taxes, or a disruption to existing neighbourhoods.</li></ul>

# Background Report & SWOT

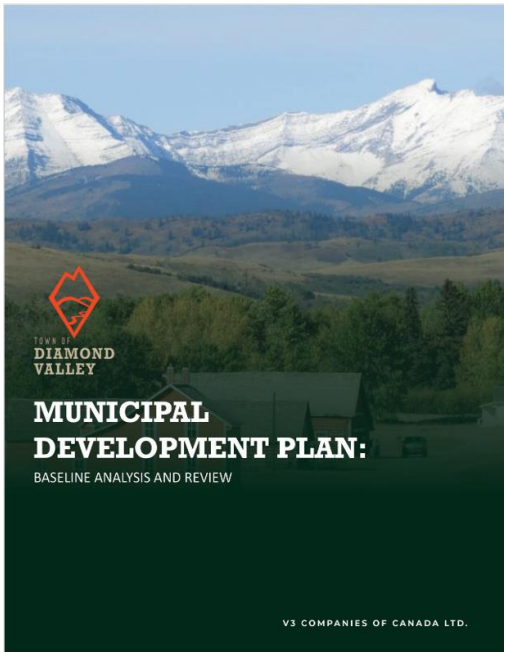


## COMMUNITY INFRASTRUCTURE, POPULATION & HOUSING

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"><li>• The Town has a hospital, a major employer that can draw people of all ages, especially seniors.</li><li>• The Town has several recreation facilities and programs that serve the community.</li></ul>	<ul style="list-style-type: none"><li>• The dominant single-detached home character results in limited housing choice and may not meet the needs of a broad demographic of people (e.g. younger, seniors, single-person households) or those seeking more affordable housing options.</li><li>• The Town's lower-density nature and resistance to density create higher per capita costs for infrastructure and public services than the Town's neighbours.</li></ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"><li>• There is an opportunity to include policy that supports introducing more varied housing types, such as smaller, attached units, to attract younger residents, seniors, and families.</li><li>• The growing number of residents aged 60 and above presents an opportunity to develop specialized services and amenities for seniors.</li></ul>	<ul style="list-style-type: none"><li>• All Town facilities are near, at, or over their end of life with deferred maintenance with no money being put into reserves to retrofit or replace them, which could result in the closure of these amenities.</li></ul>



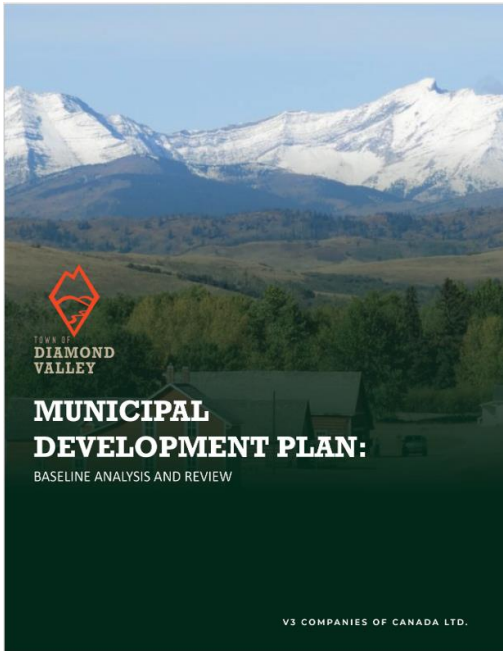
# Background Report & SWOT



## BUILT FORM/ENVIRONMENT

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"><li>Planning efforts include protecting environmentally sensitive areas demonstrating a commitment to sustainability and conservation.</li></ul>	<ul style="list-style-type: none"><li>Limited commercial and industrial land in existing ASPs may hinder economic diversification.</li><li>Development constraints limit potential development zones, restricting growth options (e.g., previous oil and gas activity, brownfield areas, areas close to the Sheep River)</li></ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"><li>Existing ASPs can be amended, or new ASPs can be completed to allocate greater non-residential land.</li></ul>	<ul style="list-style-type: none"><li>Some properties within the Town are costly to develop due to servicing or environmental challenges, reducing potential developers' profitability and deterring future growth.</li></ul>

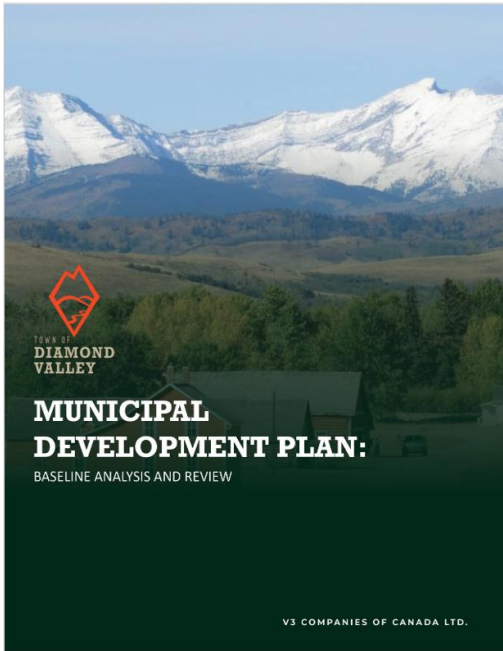
# Background Report & SWOT



## ECONOMIC DEVELOPMENT

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"><li>The Town's unique and vibrant character/gateway to natural areas attracts tourists year-round.</li><li>The Town has secured investment from major corporations (e.g., Dairy Queen, PetValu, Pharmasave, A&amp;W, Tim Horton's) as well as local businesses that are thriving with widespread recognition (e.g., Eau Claire Distillery, Chuckwagon Cafe, Fahr Brewery, Hard Knox Brewery).</li></ul>	<ul style="list-style-type: none"><li>The decline in the 20-30 age group could lead to a shrinking workforce and fewer young families, impacting the community's long-term vitality.</li><li>Proximity to Okotoks for access to services can reduce consumer spending within Diamond Calley, impacting local businesses.</li></ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"><li>The MDP process will support brainstorming to identify a placemaking agenda with priorities supported by MDP policy. There is a researched link between placemaking investment and community benefit.</li></ul>	<ul style="list-style-type: none"><li>The Town has a low non-residential assessment ratio. A low non-residential assessment ratio means the Town has limited revenue sources, impacting its ability to fund public services and infrastructure projects.</li></ul>

# Background Report & SWOT



## SERVICING AND INFRASTRUCTURE

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"><li>• The Town has a secure water supply through the Sheep River Regional Utility Commission.</li><li>• The major drainage system can handle overland flow during significant storm events, ensuring overall stormwater management.</li></ul>	<ul style="list-style-type: none"><li>• Storm surcharges in older segments of the town experience pipe surcharging, indicating potential capacity issues in the minor drainage system.</li></ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"><li>• Upgrading the lagoon and sewer mains can increase capacity, allowing for more extensive urban development and accommodating future population growth.</li></ul>	<ul style="list-style-type: none"><li>• While water licensing is available to meet future demands, the real capacity of the Sheep River can be challenged by droughts.</li><li>• Future updates to provincial floodplain mapping and regulations could affect additional existing properties and create additional development constraints in the Town.</li></ul>



Economies

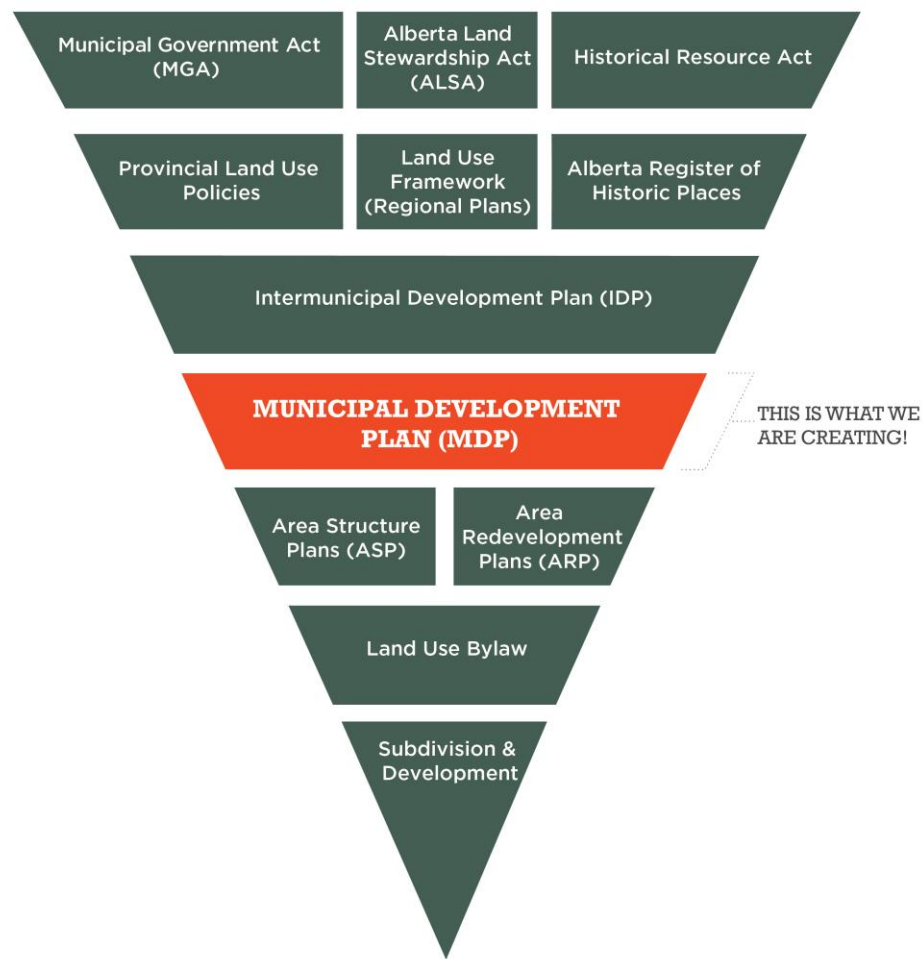
Social

Environment

Governance

PLANNING is a **COMPLEX WEB**

# MDP Overview





# What goes into a Municipal Development Plan (MDP)

## Must Address

- Future land uses
- Manner of and proposals for future development
- Transportation systems
- Provision of municipal services and facilities
- Policies for provision of municipal school/school reserve
- Policies compatible with subdivision development regs
- Policies respecting protection of agricultural lands

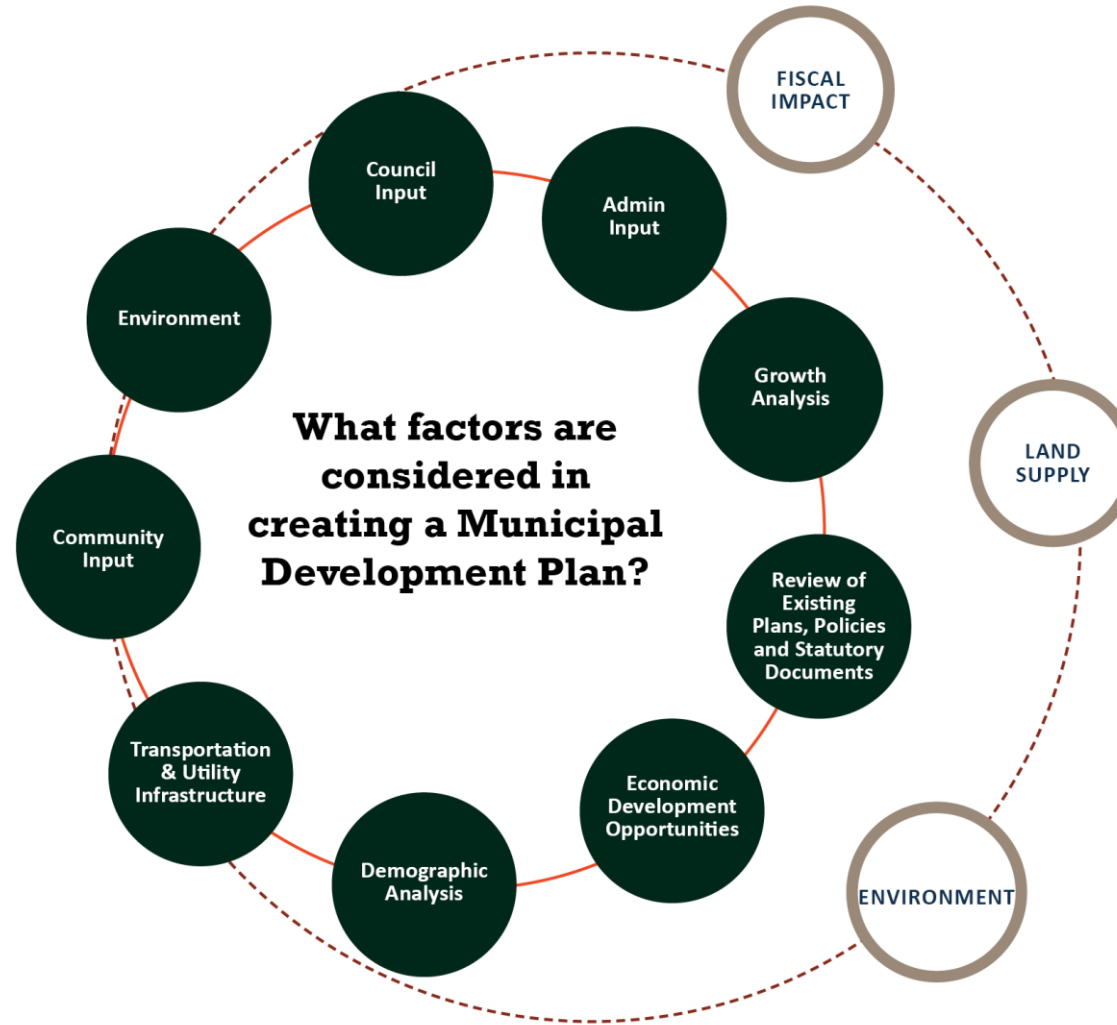
## May Address

- Financing and programming municipal infrastructure
- Co-ordination of municipal programs
- Environmental matters
- Financial resources
- Economic development
- Development constraints





# MDP Overview



# What are the challenges?



# How is it meant to work once adopted?

## Council



- Sets priorities based on objectives, strategies and policies in plan
- Makes decisions based on the plan
- Approves annual budgets based on growth needs and priorities in the plan
- Regional & local partnerships

## Administration



- Monitor plan's targets, measures and provides reports back to Council
- Reviews Asset Management Plan and Municipal Plan objectives
- Annual budgeting and priorities
- Regulations (zoning) & policies implemented
- Review and update municipal plan on regular intervals

## Community



- Identifies priorities, follows implementation, partners on and leads certain actions, and provides feedback



# BREAK



# MDP Visioning & Values

**Vision** statements are the critical glue that holds together MDP principles and policies. They tell the story of the community and its future.

A **vision** statement should be:

- Concise
- Forward-thinking
- Reflect organizational values
- Reflect community aspirations

# Cell phone polling

When poll is active respond at [PollEv.com/planning250](https://PollEv.com/planning250) Send **planning250** and your message to **37607**





# MDP Visioning & Values

Online polling activity:

**What word(s) describe your  
VISION for the future of Diamond Valley?**



What word(s) describe your VISION for the future of Diamond Valley?

Nobody has responded yet.

Hang tight! Responses are coming in.

# MDP Visioning & Values

**What are the top challenges the MDP should tackle? (choose up to 2)**

Answers:

- Housing affordability
- Local economy / focus on increasing non-residential tax base
- Recreation facilities / amenities
- Environmental conservation / preservation
- None of the above

## What are the top challenges the MDP should tackle?

Nobody has responded yet.

Hang tight! Responses are coming in.

# MDP Visioning & Values

**What makes Diamond Valley unique? Describe in 1-2 words**



## What makes Diamond Valley unique? (word cloud)

Nobody has responded yet.

Hang tight! Responses are coming in.



# MDP Visioning & Values

**What is your #1 solution to keeping property taxes reasonable?**

Answers:

- Develop more industrial, commercial & mixed land use
- Develop residential areas in a more compact way
- Make sure development levies cover the cost of development
- Make sure the delivery of municipal services is efficient



## What is your #1 solution to keeping property taxes reasonable?

A - Develop more industrial, commercial & mixed land use

0%

B - Develop residential areas in a more compact way

0%

C - Make sure development levies cover the cost of development

0%

D - Make sure the delivery of municipal services is efficient

0%

None of the above

0%

# MDP Visioning & Values

**What is your preferred process for making decisions related to non-residential growth? (choose up to 2)**

Answers:

- Directing growth to existing commercial/industrial areas only
- Considering other locations for commercial/industrial in the Town (even if they are not currently zoned for non-residential)
- Directing/encouraging non-residential growth to a central area
- Directing/encouraging non-residential growth across Town as equally as possible



## Rank suggested preferred strategies for commercial/industrial growth

A - Focus growth in one downtown area

B - Focus growth in both downtown areas

C - Focus growth in existing industrial areas

D - Grow and expand new commercial areas

E - Grow and expand new industrial areas

None of the Above

# MDP Visioning & Values

**What is your preferred process for handling infrastructure replacement costs? (choose up to 2)**

Answers:

- Increase taxes later (push off the issue)
- Cut services
- Create a very efficient Town Hall
- Build higher density residential
- Build more non-residential development



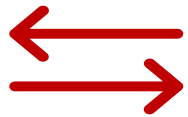
# SWOT Workshop Activity (60 mins)



STEP 1: Split into 4 Groups – one for each SWOT category



STEP 2: Brainstorm ideas for that specific SWOT



STEP 3: After 15 Minutes switch to a new SWOT category



STEP 4: Repeat x4



# BREAK





# SWOT Results and Prioritization



STEP 1: Vote on the topics you feel are the top priority for the MDP in each SWOT category.



STEP 2: Results and Discussion



# Next Steps



**1 | PROJECT LAUNCH & BACKGROUND RESEARCH**  
AUGUST 2024 - NOVEMBER 2024

▶ We are here!



**2 | ROUND 1 PUBLIC ENGAGEMENT**  
DECEMBER 2024



**3 | DRAFTING THE MDP**  
OCTOBER 2024 - JUNE 2025



**4 | ROUND 2 PUBLIC ENGAGEMENT**  
JUNE 2025



**5 | FINALIZING THE MDP**  
JUNE 2025



**6 | APPROVALS PROCESS**  
JULY 2025 - SEPTEMBER 2025



# Extra Information



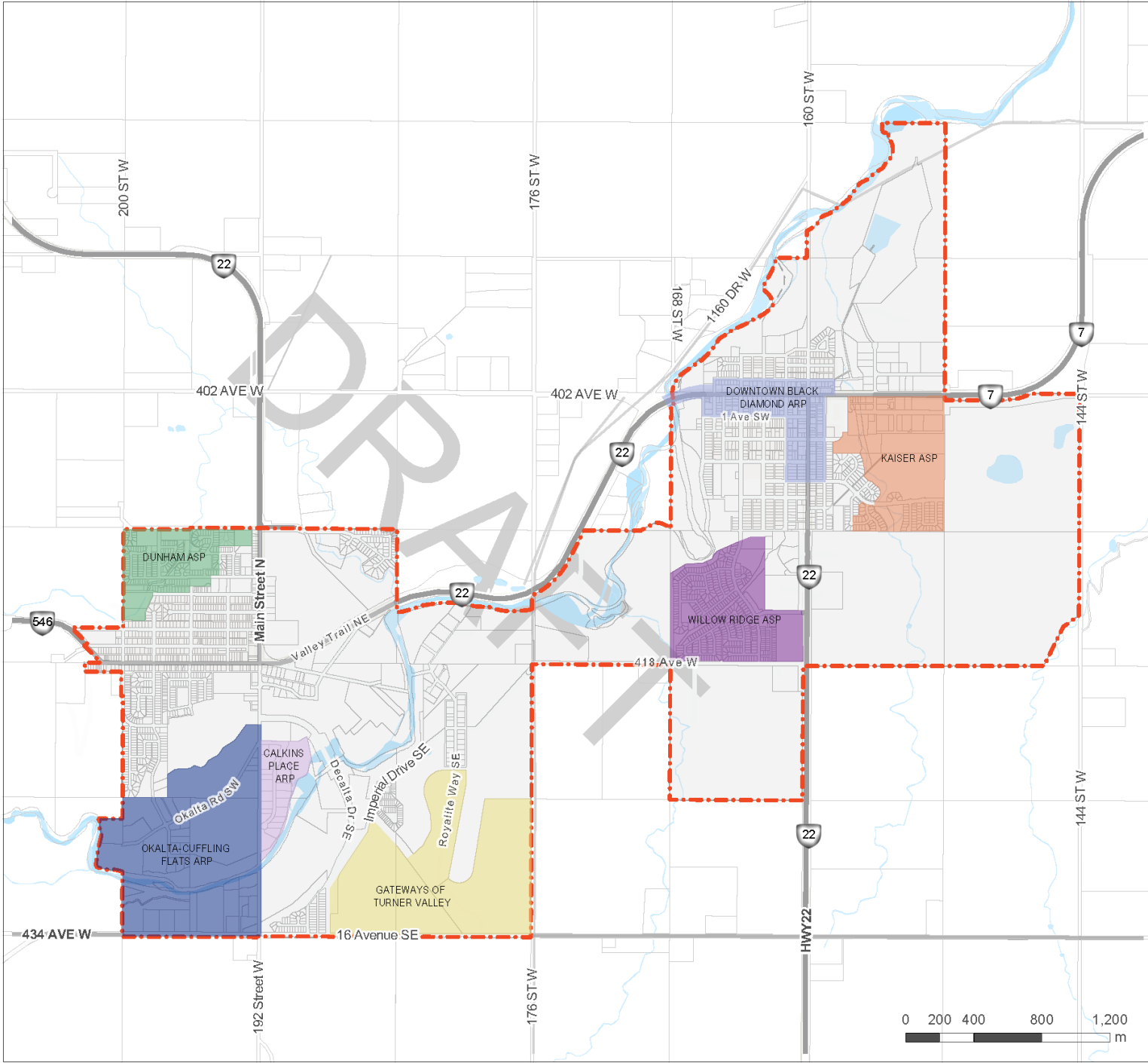
Area Structure Plans and  
Area Redevelopment Plans

- TOWN OF DIAMOND VALLEY  
BOUNDARY
- PARCELS
- WATER BODY



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder  
DATE: September 16, 2024



# LAND USE

- TOWN OF DIAMOND VALLEY BOUNDARY
- PARCELS
- WATER BODY
- ROADS

## FUTURE LAND USE

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

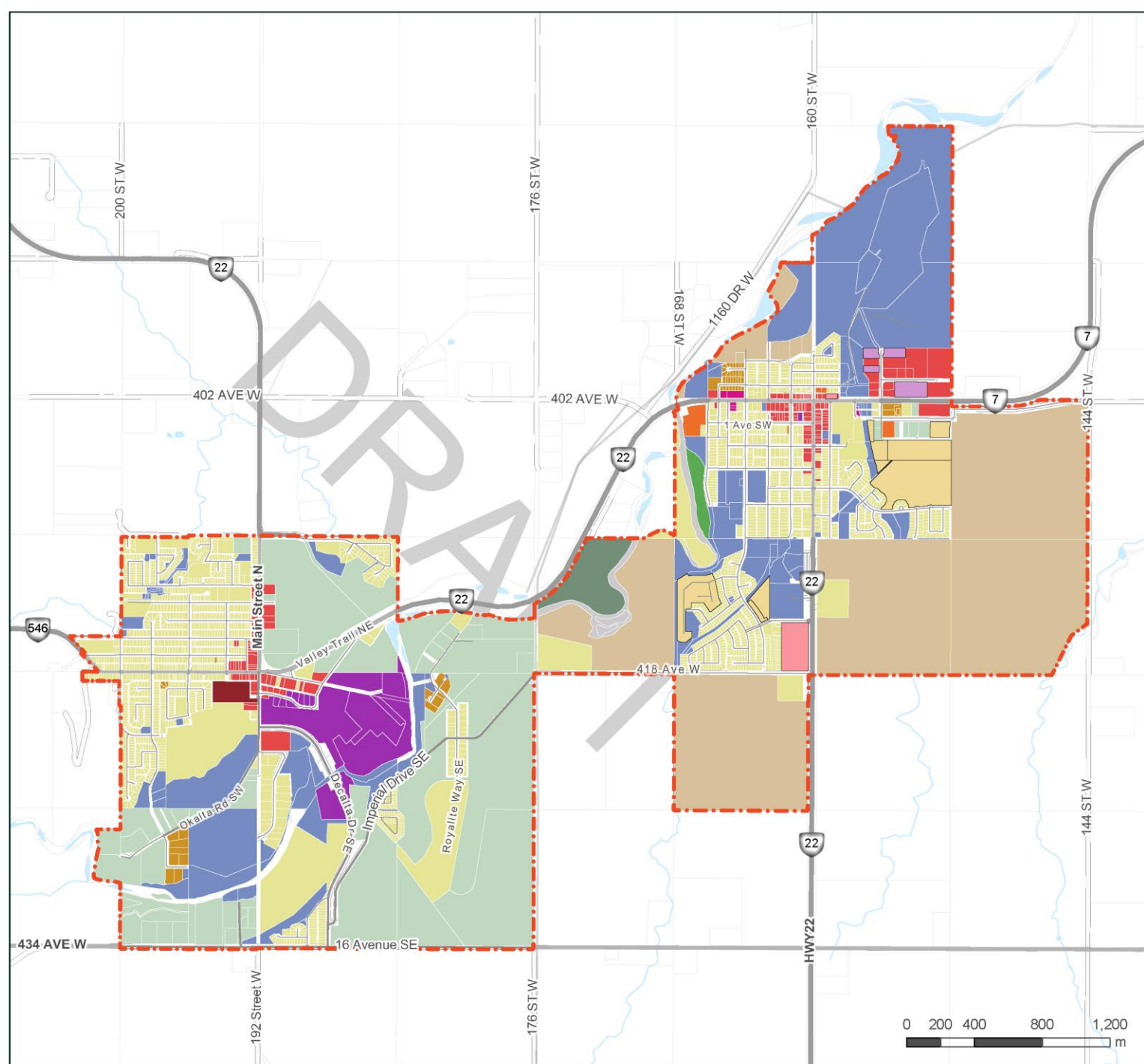
## LAND USE

- AGRICULTURAL
- BUSINESS/COMMERCIAL
- DC-MIXED (AG/C/IN)
- DC-BUSINESS/COMMERCIAL
- DC-RESIDENTIAL
- INDUSTRIAL
- MIXED-USE
- NO ZONING
- OPEN SPACE
- PUBLIC SERVICE
- PUBLIC UTILITY
- RESIDENTIAL
- URBAN RESERVE



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder  
DATE: September 16, 2024



TRANSPORTATION

TOWN OF DIAMOND VALLEY  
BOUNDARY

PARCELS  
WATER BODY

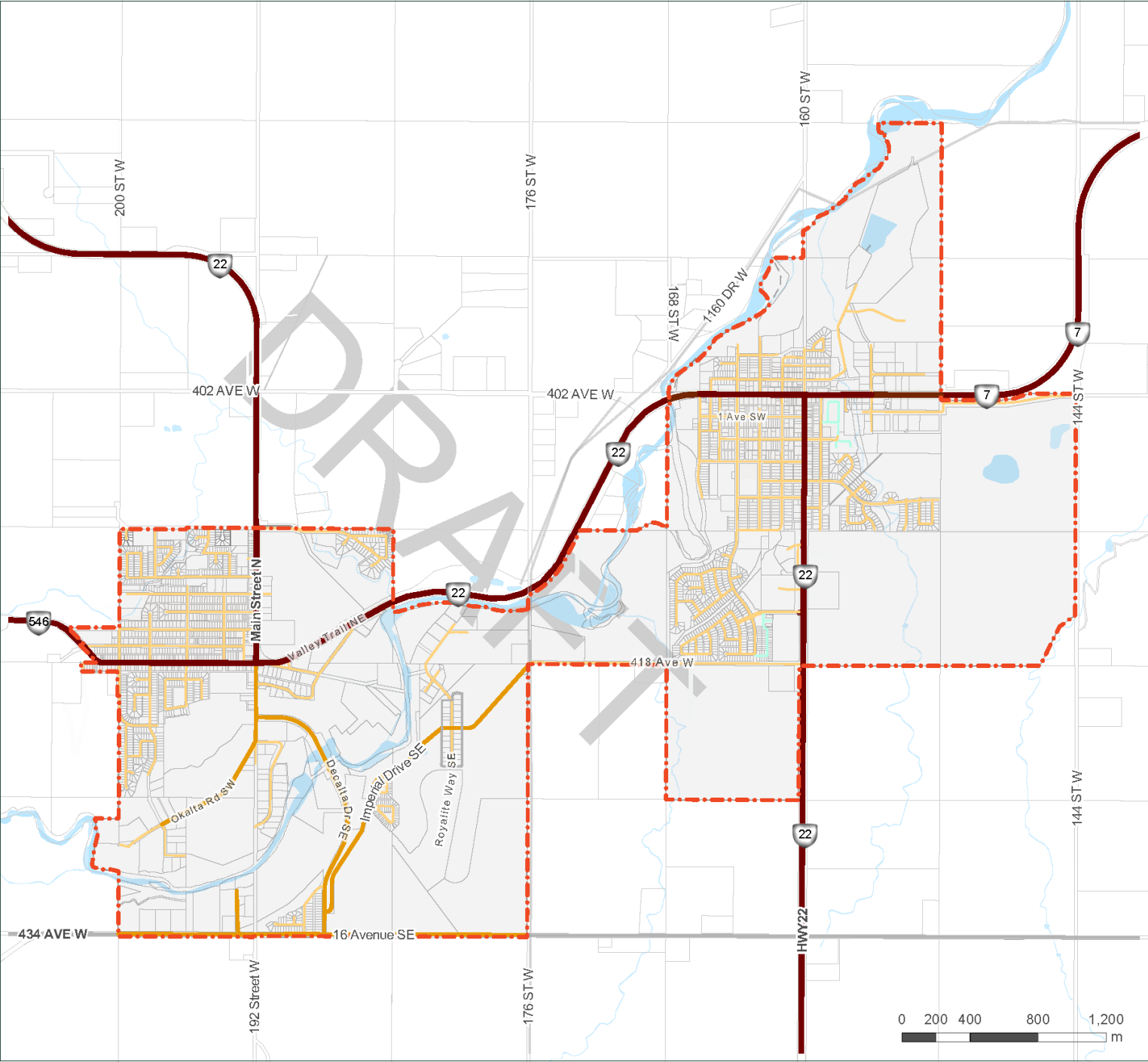
ROADS

HIGHWAY  
ARTERIAL  
COLLECTOR  
STREET  
STRATA  
ALLEY



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder  
DATE: September 23, 2024



# SERVICING WATER

--- TOWN OF DIAMOND VALLEY  
BOUNDARY

□ PARCELS

■ WATER BODY

○ WATER HYDRANT

## WATER POINT

● ACTIVE

○ PROPOSED

## PRESSURE MAIN

— ACTIVE

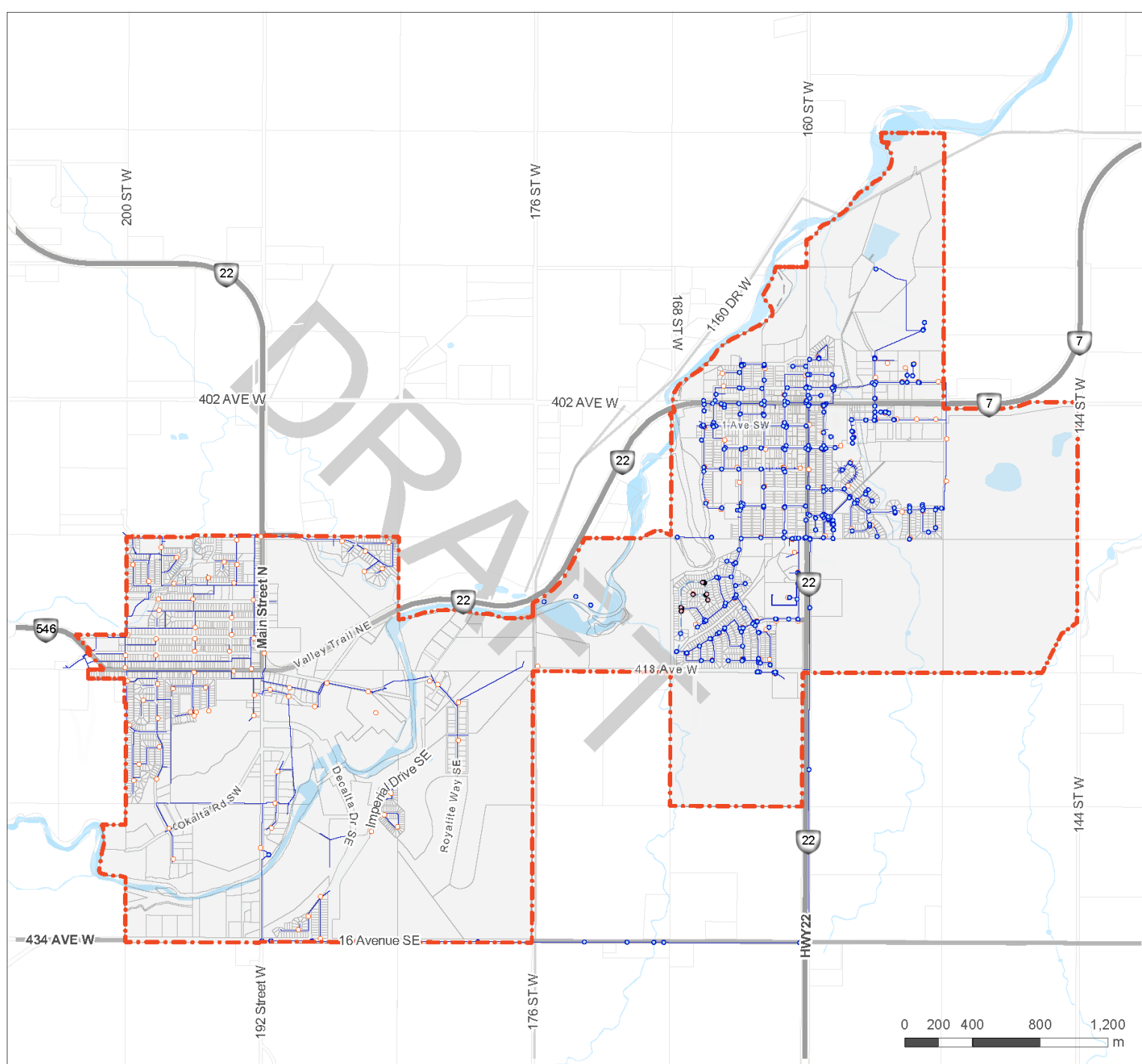
- - - PROPOSED



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder

DATE: September 23, 2024



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# SERVICING SANITARY

--- TOWN OF DIAMOND VALLEY  
BOUNDARY

□ PARCELS

■ WATER BODY

● SANITARY LIFT STATIONS

○ SANITARY MANHOLE

## PRESSURE MAIN

— ACTIVE

— INACTIVE

## GRAVITY MAIN

— ACTIVE

--- PROPOSED

— RAW WATER

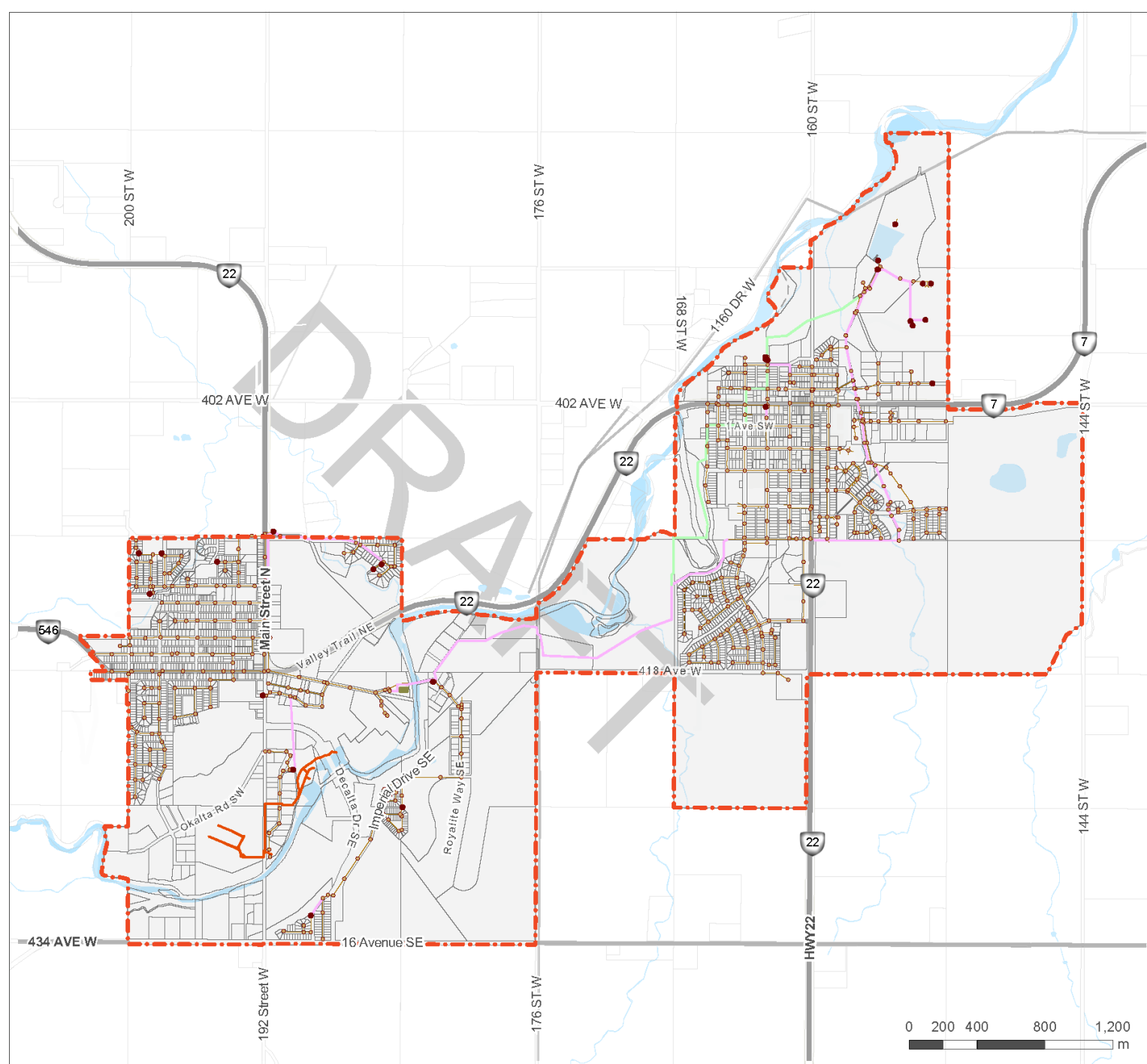
■ SANITARY LAGOON



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder

DATE: September 23, 2024



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# SERVICING STORM

--- TOWN OF DIAMOND VALLEY  
BOUNDARY

□ PARCELS

■ WATER BODY

● STORM POINT

● STORM MANHOLE

● STORM CULVERT

● STORM CATCH BASIN

— STORM SWALE

— STORM GRAVITY MAIN

■ STORM STORAGE

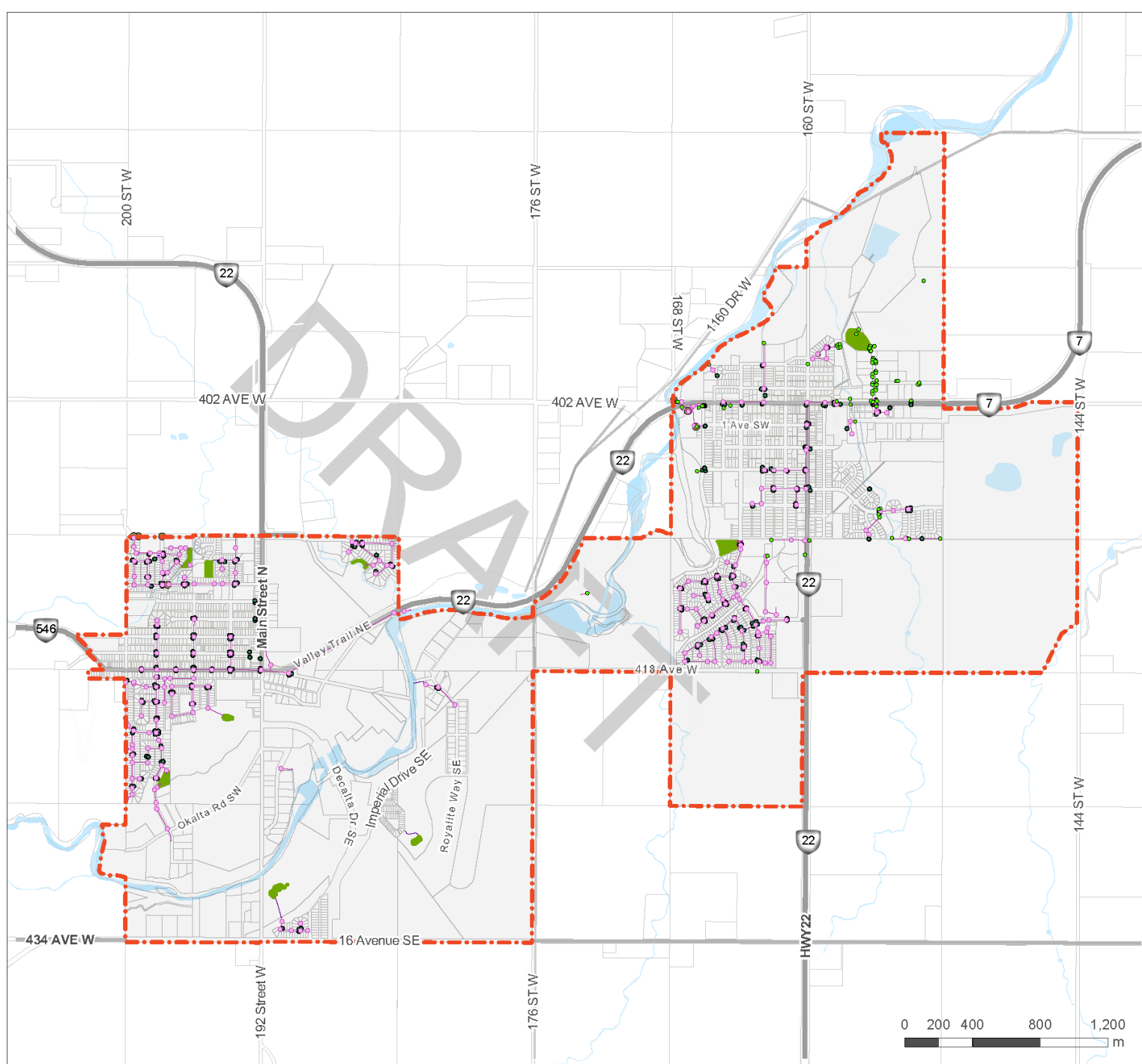
■ STORM POND



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder

DATE: September 23, 2024



OIL & GAS  
INFRASTRUCTURE

TOWN OF DIAMOND VALLEY  
BOUNDARY

PARCELS

WATER BODY

PIPELINES

ABANDONED

DISCONTINUED

OPERATING

REMOVED

OIL WELLS

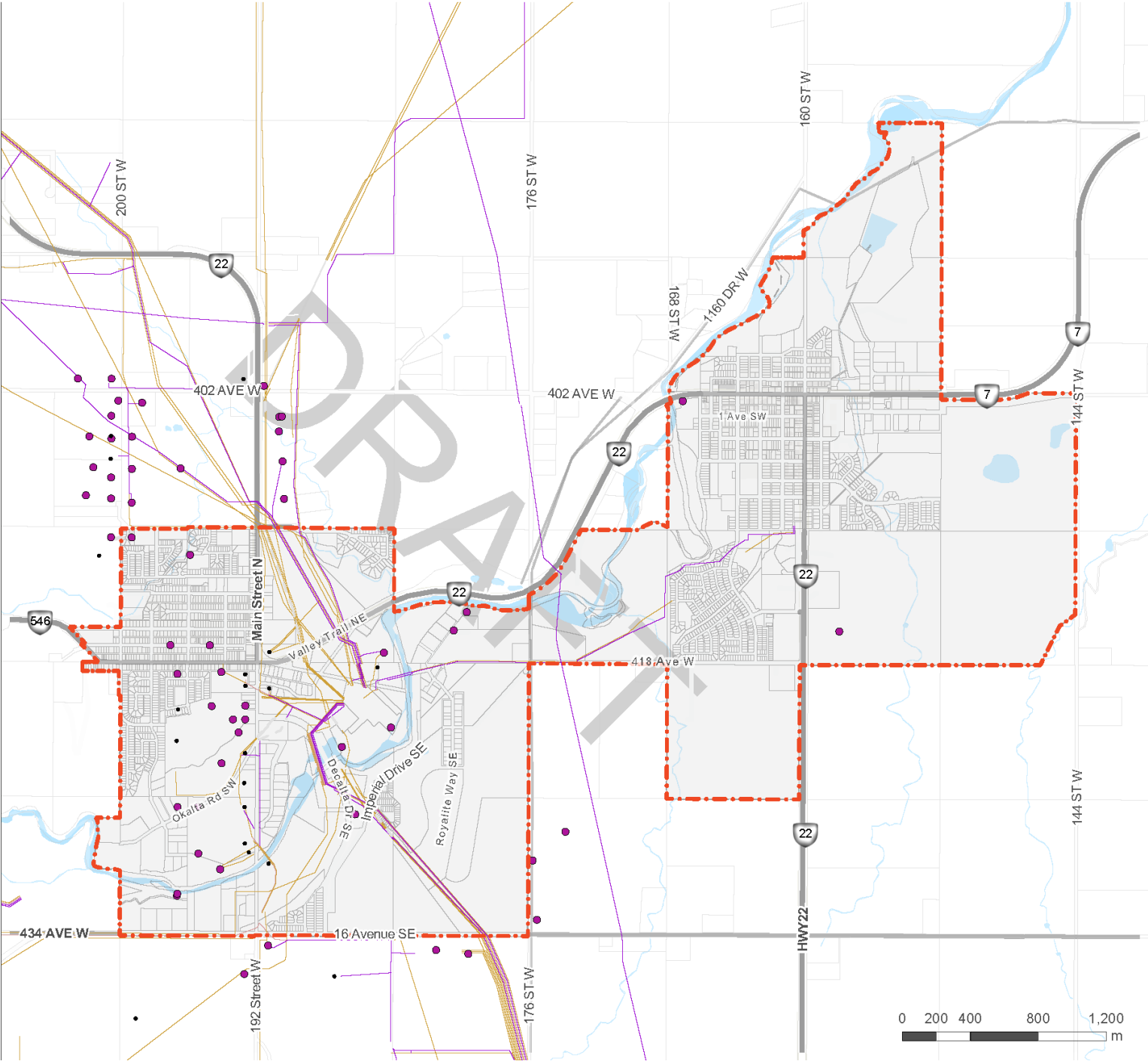
ACTIVE

ABANDONED/SUSPENSION



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
Checked: Kristen Harder  
DATE: September 16, 2024



ENVIRONMENT

--- TOWN OF DIAMOND VALLEY  
BOUNDARY

▭ PARCELS

▭ WATER BODY

--- PATHWAY

--- TRAIL

▭ ESA

▨ OVERLAND FLOOD

▭ FLOODWAY

▭ FLOOD FRINGE

▭ WETLANDS

LAND COVER

▭ AGRICULTURE

▭ BROADLEAF FOREST

▭ DEVELOPED

▭ GRASSLAND

▭ SHRUBLAND

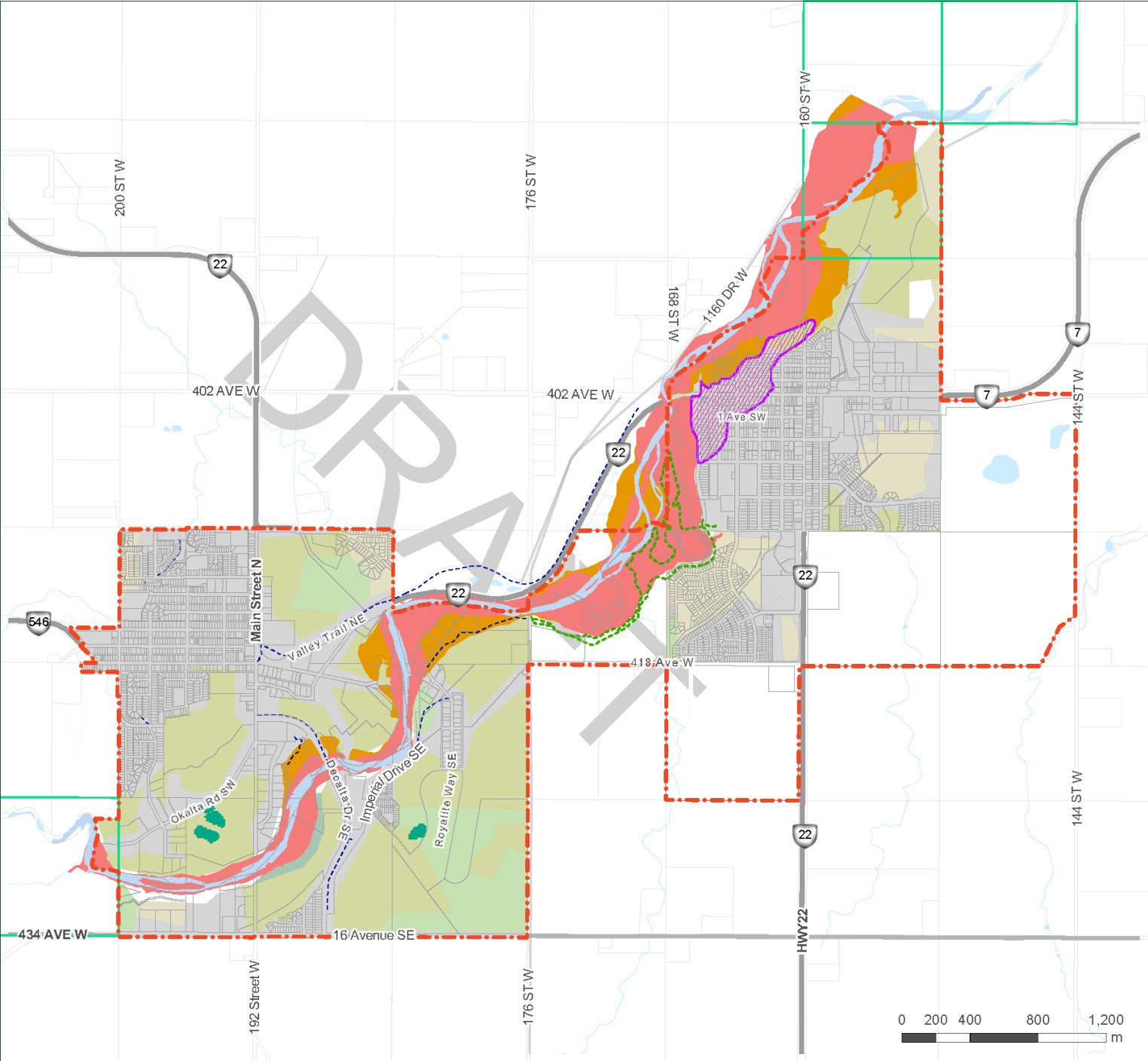


Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar

Checked: Kristen Harder

DATE: September 23, 2024



**HISTORICAL  
RESOURCES**

--- TOWN OF DIAMOND VALLEY  
BOUNDARY

□ PARCELS

■ WATER BODY

■ WETLANDS

**LISTING OF HISTORIC  
RESOURCES (2023)**

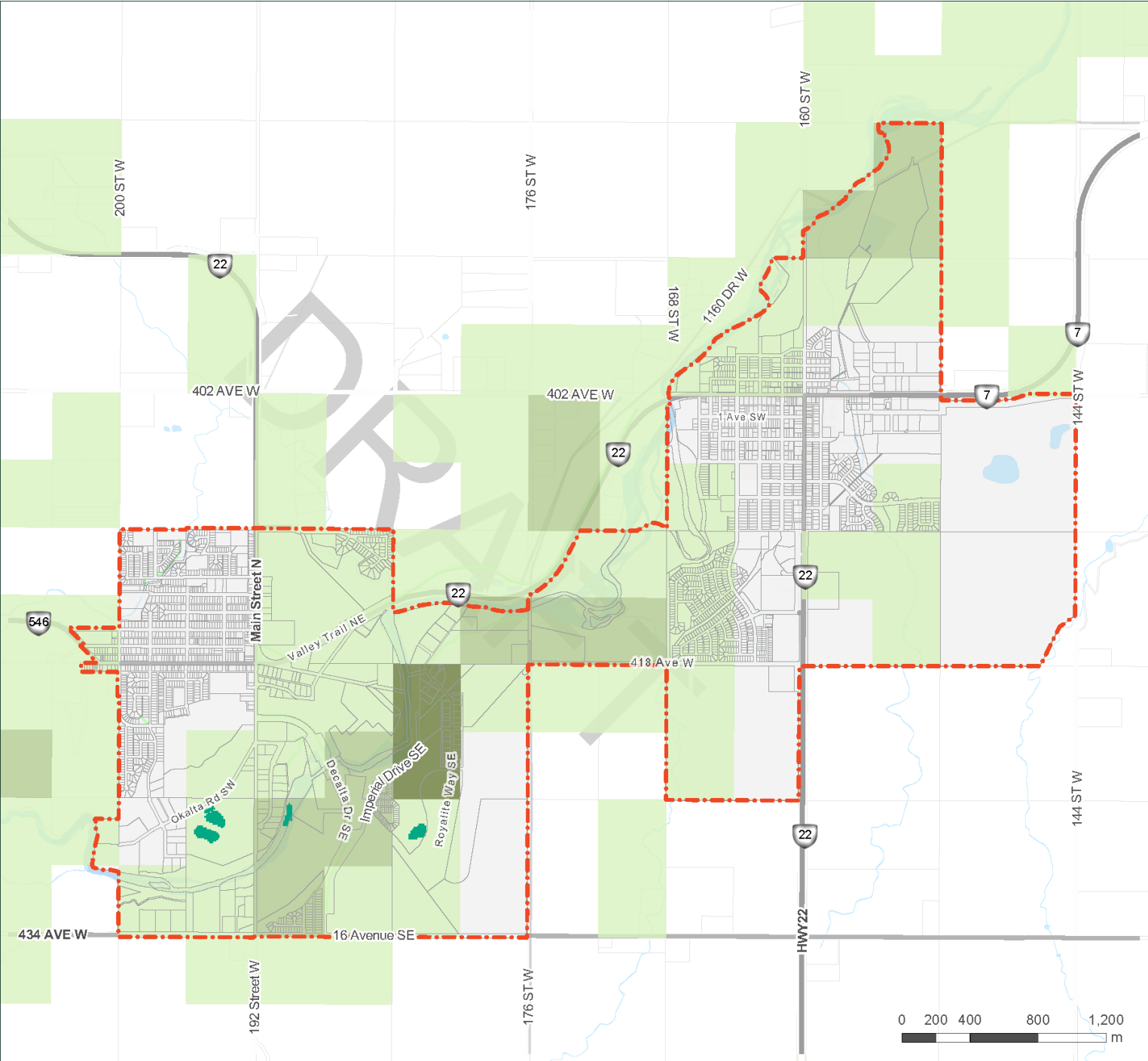
**HISTORIC RESOURCE VALUE (HRV)**

- HRV 1: Contains a World  
Heritage Site
- HRV 4: Contains a historic  
resource
- HRV 5: High potential to  
contain a historic resource



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# Amalgamation Goals and Objectives

## THE PROCESS

### Goals

1. Balancing service levels with long-term cost,
2. Joint decision making that is effective, adaptive, and based on honesty and integrity, and;
3. Developing and implementing policies that are fact based, action focused, and achievable within a realistic and feasible timeframe.

### Shared Objectives

1. Diversified and Resilient Economy
2. Integrated Policy Framework
3. Sustainable Service Delivery
4. Expanded Community Capacity
5. Responsive Local Governance

**AMALGAMATION PROCESS**  
BLACK DIAMOND - TURNER VALLEY



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