



Town of Diamond Valley

## AGENDA

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

**Wednesday, February 12, 2025 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 Bearspaw, 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 February 12, 2025 Agenda.

#### **4. ADOPTION OF MINUTES**

**4.1.** Adoption of the Minutes of the November 27, 2024 meeting of the Municipal Development Plan Steering Committee.

#### **5. PROJECT UPDATES**

**5.1.** Round 1 Engagement Recap + Discussion – Kristen (5:30 – 5:45)

**5.2.** Confirming the Vision – Kristen (5:30 – 5:45)

#### **6. ACTION ITEMS**

**6.1.** Growth Scenarios Workshop – Jonathan/Nick (6:20 – 8:00)

1. Presentation of growth scenarios
2. Digital polling for anonymous preference of growth scenarios
3. Discussion of results
4. Refinement of the preferred growth scenario

**6.2.** Name that Town / Name that Downtown – Kristen (8:00 – 8:25)

1. Digital polling ideas for naming of town “areas”
  - i. Manual voting on flip chart for preferred options

2. Digital polling ideas for naming “downtown” areas
  - i. Manual voting on flip chart for preferred options

**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. ADJOURNMENT**

Close – *Kristen (5 mins – 8:30 pm)*



**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, November 27, 2024 AT 5:30 PM.**

<b>PRESENT</b>	Mayor Barry Crane, Councillor Brendan Kelly, Councillor Jonathan Gordon, Councillor Cindy Holladay, Councillor Hazel Martin, Councillor Heather Thomson, David Farran, Jessica Harcombe Fleming, Jackie Stickel
	Planning & Development Manager Kari Florizone
<b>REGRETS</b>	NONE were absent and sent THEIR regrets.

**CALL TO ORDER**

Meeting called to order at 5:35 pm by David Farran.

**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.

**ADOPTION OF MINUTES**

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

**PROJECT UPDATES**

Project Team Introductions

*No motions were introduced for consideration.*

MDP Project Overview – Work to Date

*No motions were introduced for consideration.*

Communications & Engagement Update

*No motions were introduced for consideration.*

MDP Education Session by Nick Pryce

*No motions were introduced for consideration.*

**ACTION ITEMS**



## MUNICIPAL DEVELOPMENT PLAN STEERING COMMITTEE MEETING

November 27, 2024

### MDP Visioning and Values

*No motions were introduced for consideration.*

### SWOT Workshop Activity

*No motions were introduced for consideration.*

### SWOT Workshop Results & Prioritization

*No motions were introduced for consideration.*

### **ADJOURNMENT**

The meeting was adjourned at 8:55 PM.

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Chair

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Planning Manager



TOWN OF  
**DIAMOND  
VALLEY**



# Municipal Development Plan

## STEERING COMMITTEE MEETING

February 12, 2024

# AGENDA

5:30 pm start

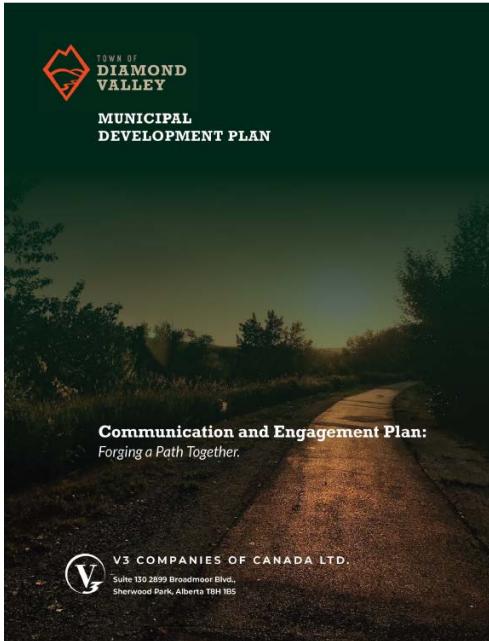
1. Round 1 Engagement Update (5:30 – 5:45)
2. Confirming the Vision (5:45 – 6:15)

**BREAK (6:15-6:20)**

1. Growth Scenario Discussion (6:20 – 8:00)
2. Name that Town / Name that Downtown (8:00 – 8:25)
3. Closure and Next Steps (8:25 – 8: 30)

8:30 pm finish

# Communications & Engagement Update



## NOVEMBER 2024

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

## 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



We are Here

## -----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

# Round 1 Engagement Update



## Top 3 Results

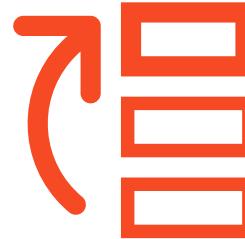
Things to Celebrate

- Small town character
- Support for local business
- Access to health and wellness services/local shops, cafes, and restaurants

Photo 1: People looking at a display board indoors, possibly at a community event or exhibition.

Photo 2: People at an outdoor event under a tent, possibly a winter festival or community gathering.

# Survey Results



## Priorities

### Top 3 Results

<b>Biggest Challenges</b>	<ul style="list-style-type: none"><li>• Aging infrastructure</li><li>• Housing affordability and availability</li><li>• Growth of non-residential tax base</li></ul>
<b>Most Valued Recreation Facilities/Amenities</b>	<ul style="list-style-type: none"><li>• Parks and open spaces</li><li>• Trail networks</li><li>• Proximity to Kananaskis</li></ul>
<b>Most Important Local Services or Amenities</b>	<ul style="list-style-type: none"><li>• Walking infrastructure (sidewalks, trails)</li><li>• Public safety and emergency services</li><li>• Parks and open spaces</li></ul>

# Survey Results



Housing

## Top 3 Results

### Top Priorities for Housing

- Availability of Services for New Housing (Municipal water/sewer)
- Care Facilities
- Housing Affordability

## Bottom 3 Results

### Lowest Priorities for Housing (bottom 3)

- Land Available for New Housing
- Assisted Living
- Housing for 55+

# Key Themes

## GOVERNANCE



- More transparency and communication of the “why” behind decisions

## STRATEGIC GROWTH



- No new growth vs. recognition growth is needed
- Agreement any growth should not have impacts to charm and way of life

## SMALL TOWN ATMOSPHERE



Engagement participants shared that they appreciate the town's small size, slower pace, and access to nature

## HOUSING



- Concern and discomfort about housing types + housing inventory, including and affordable housing vs.
- Desire for housing types for all ages, from young families to seniors. Smaller lots and smaller residences, higher density

# Key Themes

## SAFE COMMUNITY



- Value feeling safe in the community and expressed a desire to be community oriented

## BUSINESS/ ECONOMIC DEVELOPMENT



- Prioritize small businesses over big box-type commercial developments vs. a desire for additional amenities and services, citing examples like a major grocery store, a hotel, and more restaurant and nightlife options

## RECREATION



- Indoor recreation facility and programming for other recreation activities to benefit the community
- Importance of access to nature and appreciation for outdoor recreation opportunities

## FISCAL HEALTH / TAXES



- Concern about current property taxes and potential increases in the future due to aging infrastructure and other deferred maintenance costs in the community.

# Key Themes

## INFRASTRUCTURE



- Desire to address aging infrastructure that needs significant upgrades and maintenance (e.g., sewer, water, stormwater) across town

## WATER RESOURCE



- Concerns about water capacity and maintaining water quality, including the capacity of current water licenses and how that affects population growth

## TRANSPORTATION



- Desire for transportation options in Diamond Valley, including seniors' transportation and taxi services

## DOWNTOWN



- Appreciation for the unique composition of businesses and tourism opportunities downtown and would like to see distinct visions for each previous downtown area of Turner Valley

# Stakeholder Workshop

**What is the most attractive thing about developing/building/owning a business in Diamond Valley?**

COMMUNITY	LOCATION & ACCESSIBILITY	SMALL-TOWN APPEAL	BUSINESS/ ECONOMIC DEVELOPMENT	LIFESTYLE & AMENITIES
<ul style="list-style-type: none"><li>• Supporting local</li><li>• Local customers</li><li>• Good people</li><li>• Interactive</li></ul>	<ul style="list-style-type: none"><li>• Location</li><li>• Country living close to the city</li><li>• Proximity</li><li>• Access to Kananaskis</li></ul>	<ul style="list-style-type: none"><li>• Country living close to the city</li><li>• Access to Kananaskis</li><li>• Mountains</li></ul>	<ul style="list-style-type: none"><li>• One of the fastest-growing markets in southern Alberta</li><li>• Affordability</li><li>• Attractive</li><li>• Approval Process</li><li>• Being part of responsible growth</li></ul>	<ul style="list-style-type: none"><li>• Convenience</li><li>• Recreation opportunities</li><li>• Recreation</li><li>• Health care</li><li>• Attainable housing</li></ul>

# Stakeholder Workshop

What is your biggest **challenge** developing/building/owning a business in Diamond Valley?

INFRASTRUCTURE & RESOURCE	MARKET & ECONOMIC CHALLENGES	GOVERNANCE	COMMUNITY & PERCEPTION	POSITIVE RESPONSE
<ul style="list-style-type: none"><li>• Uncertainty of water (as a developer)</li><li>• Limited town resources</li><li>• Affordable housing for workers</li><li>• Labour availability</li><li>• Servicing constraints/ cost of servicing</li></ul>	<ul style="list-style-type: none"><li>• Small population/customer base</li><li>• Demand for development at an unprecedented level</li><li>• The Town has financial challenges</li><li>• Lack of funds to support community initiatives</li></ul>	<ul style="list-style-type: none"><li>• Regulation, red tape,</li><li>• Too much turnover in the town office</li><li>• No sense of urgency</li><li>• Poor vision</li></ul>	<ul style="list-style-type: none"><li>• Not supported by locals</li><li>• Being taken for granted</li><li>• Surrounding areas do not know how great it is</li><li>• Getting our message out</li></ul>	<ul style="list-style-type: none"><li>• I don't have any challenges in owning my business</li></ul>

# Confirming the Vision

neighbor-supportive      supportive      fiscally-resilient  
natural integrity      jewel      brilliant charm  
paradise      sharing      growing  
peaceful      individuals      family      scenic      fresh  
attractive      nature      community      one      healthy  
living      coming      pride      safe      caring  
together      outdoorsy      together      active      walkable  
outdoorsy      together      active      cares      unity      friendly  
active      escape      connected      respect      vibrant  
gathering-place      life      healthy-environment  
recreation      ttendy      power-in-unity      vibrant      clean  
unique



## What does the future look like for Diamond Valley, in 20+ years?

*Diamond Valley is a vibrant, fiscally resilient community with an entrepreneurial spirit, where natural beauty and modern charm coexist harmoniously.*

*Our town is safe, friendly, and connected, fostering active lifestyles in a healthy environment. We proudly support our local businesses and offer a peaceful escape from the hustle and bustle of busy life.*

*Our decisions today are made with the future in mind, creating spaces and places that are welcoming to all while celebrating the unique elements that contribute to our small-town charm.*

# BREAK



TOWN OF  
**DIAMOND**  
**VALLEY**

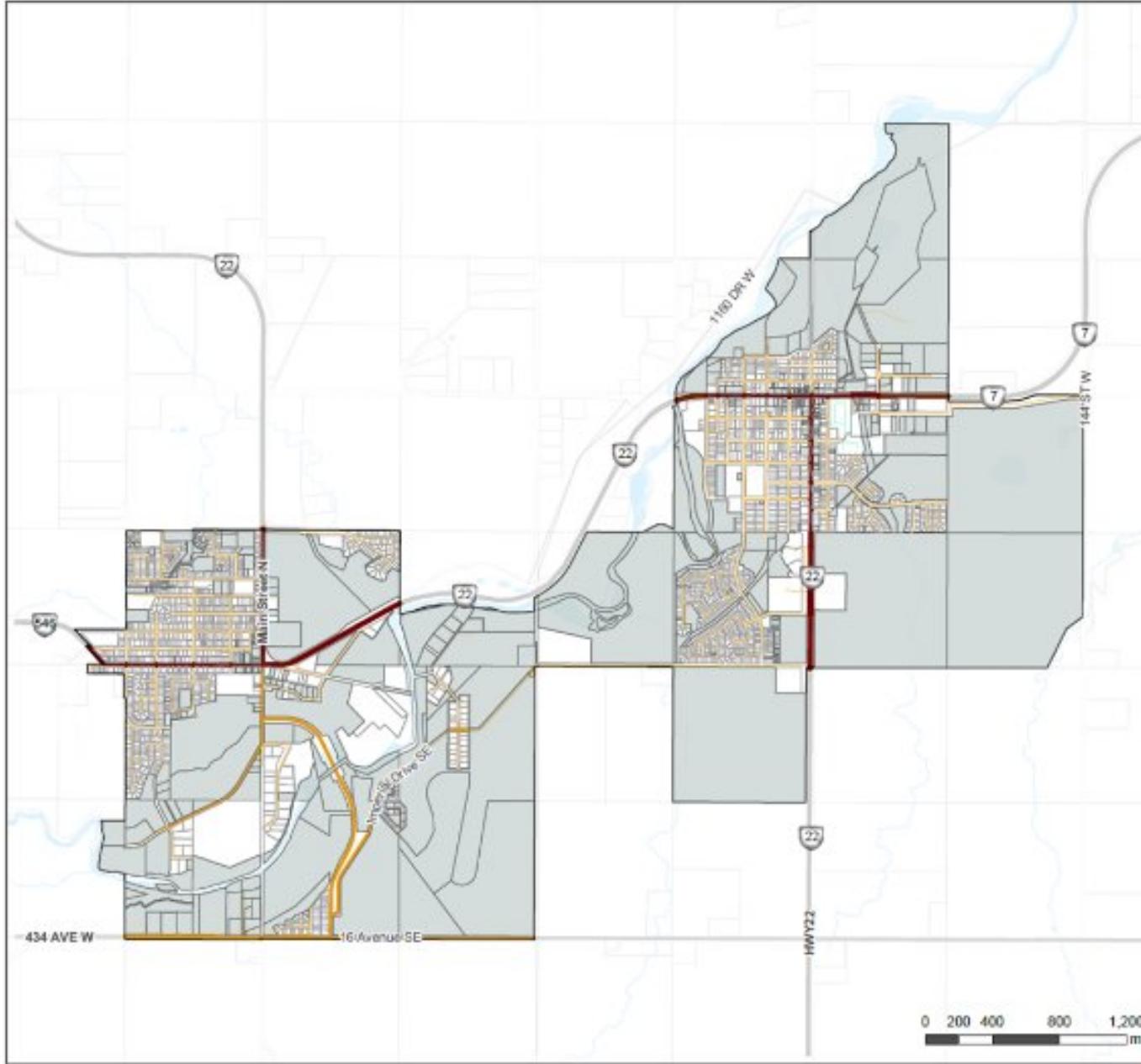
# Vacant Land Review

## What's included:

- Lands zoned Agriculture or Urban Reserve
- Lands with a value of less than 10K
- Lands with value but have no buildings

## VACANT LANDS

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

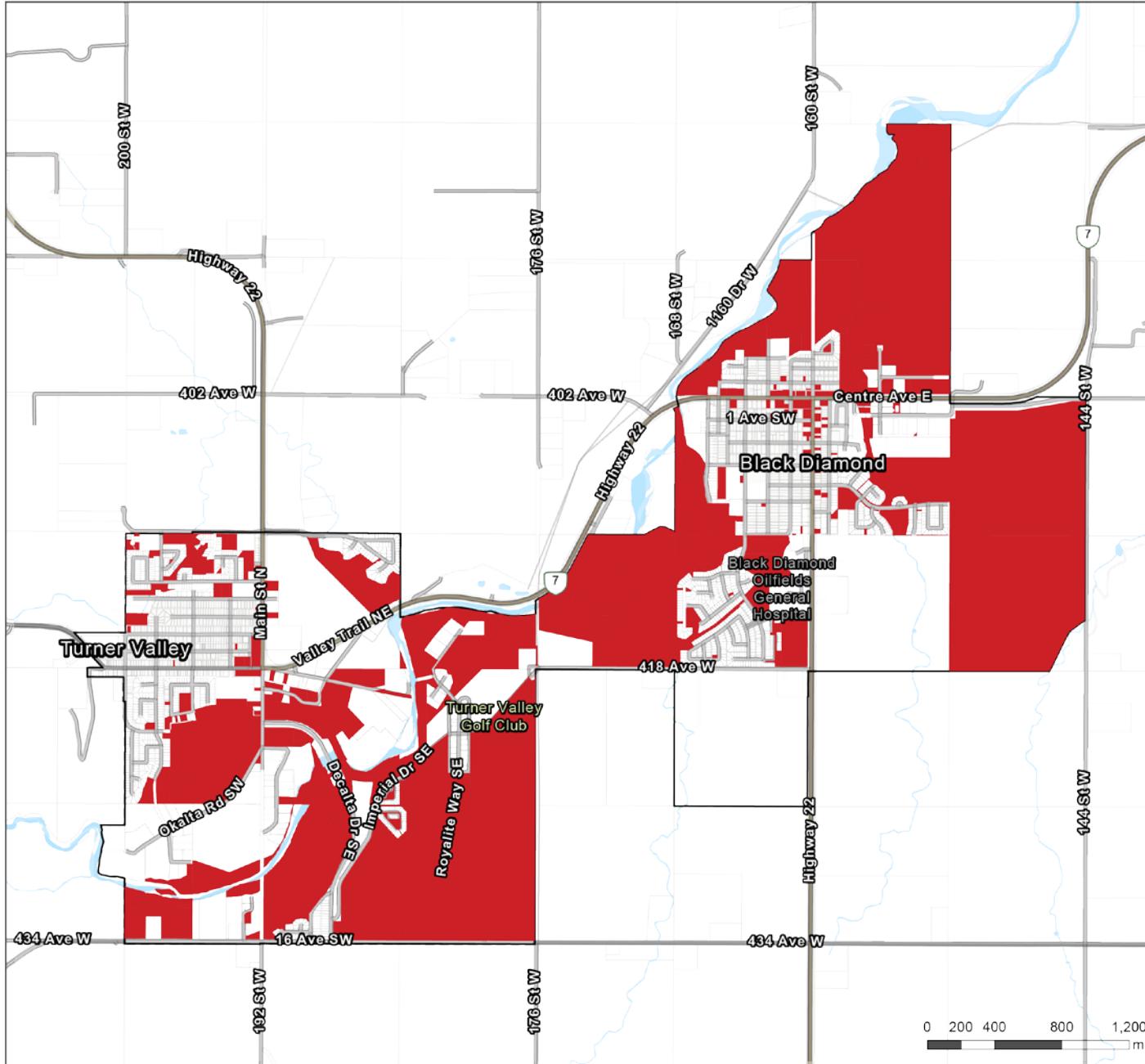


## VACANT LANDS

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

## LAND USE

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



## CONSTRAINTS

— TOWN OF DIAMOND VALLEY BOUNDARY

□ PARCELS

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■ WATER BODY

■ WETLANDS

— CONTOUR

■ VACANT

■ ESA

■ OVERLAND FLOOD

■ FLOODWAY

■ FLOOD FRINGE

■ CONTAMINATED LANDS

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**LISTING OF HISTORIC RESOURCES**

■ 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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**PIPINES**

— ABANDONED

— DISCONTINUED

— OPERATING

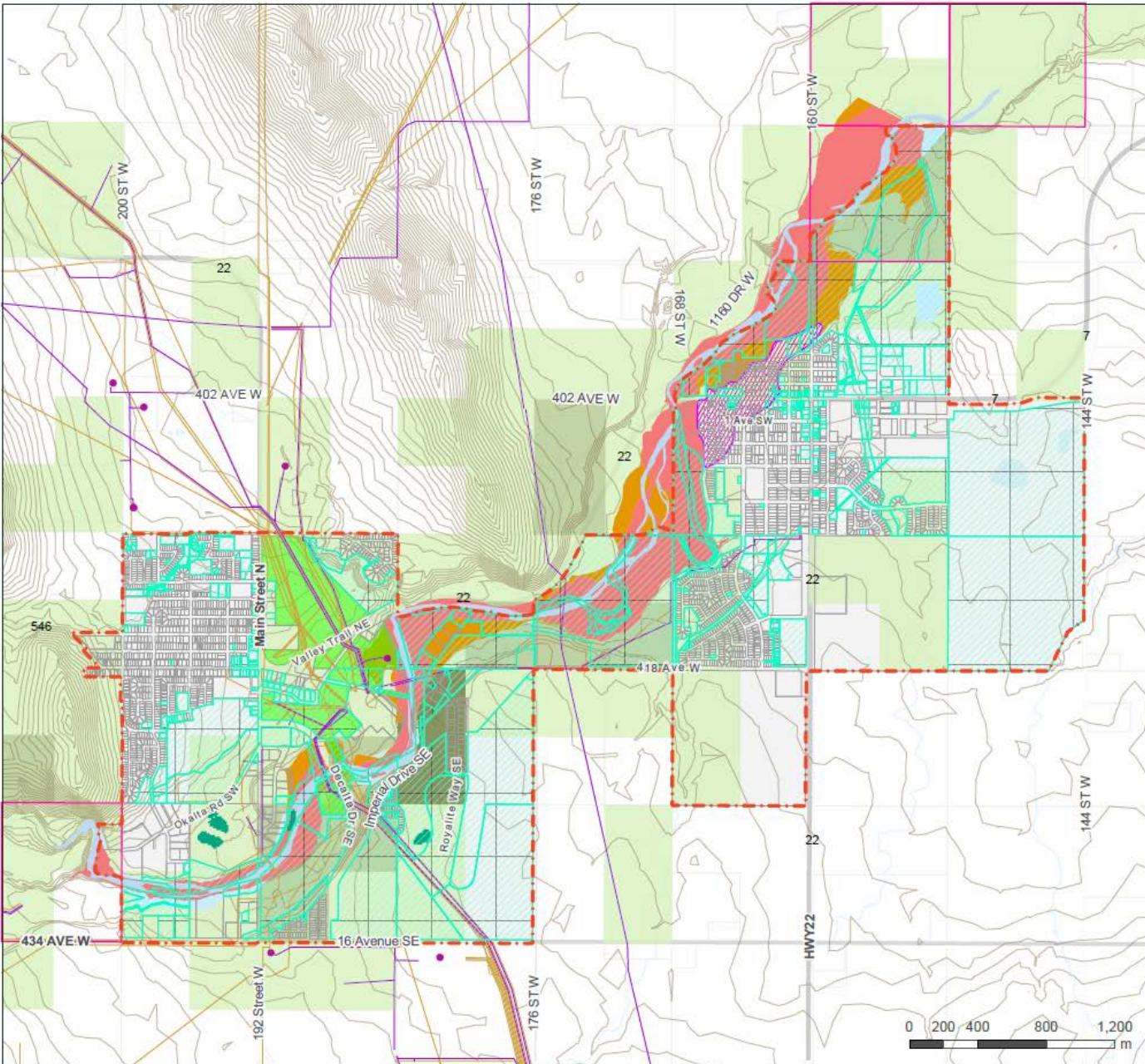
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**OIL WELLS**

● ACTIVE

Source: Town of Diamond Valley GIS Data



## CONSTRAINTS

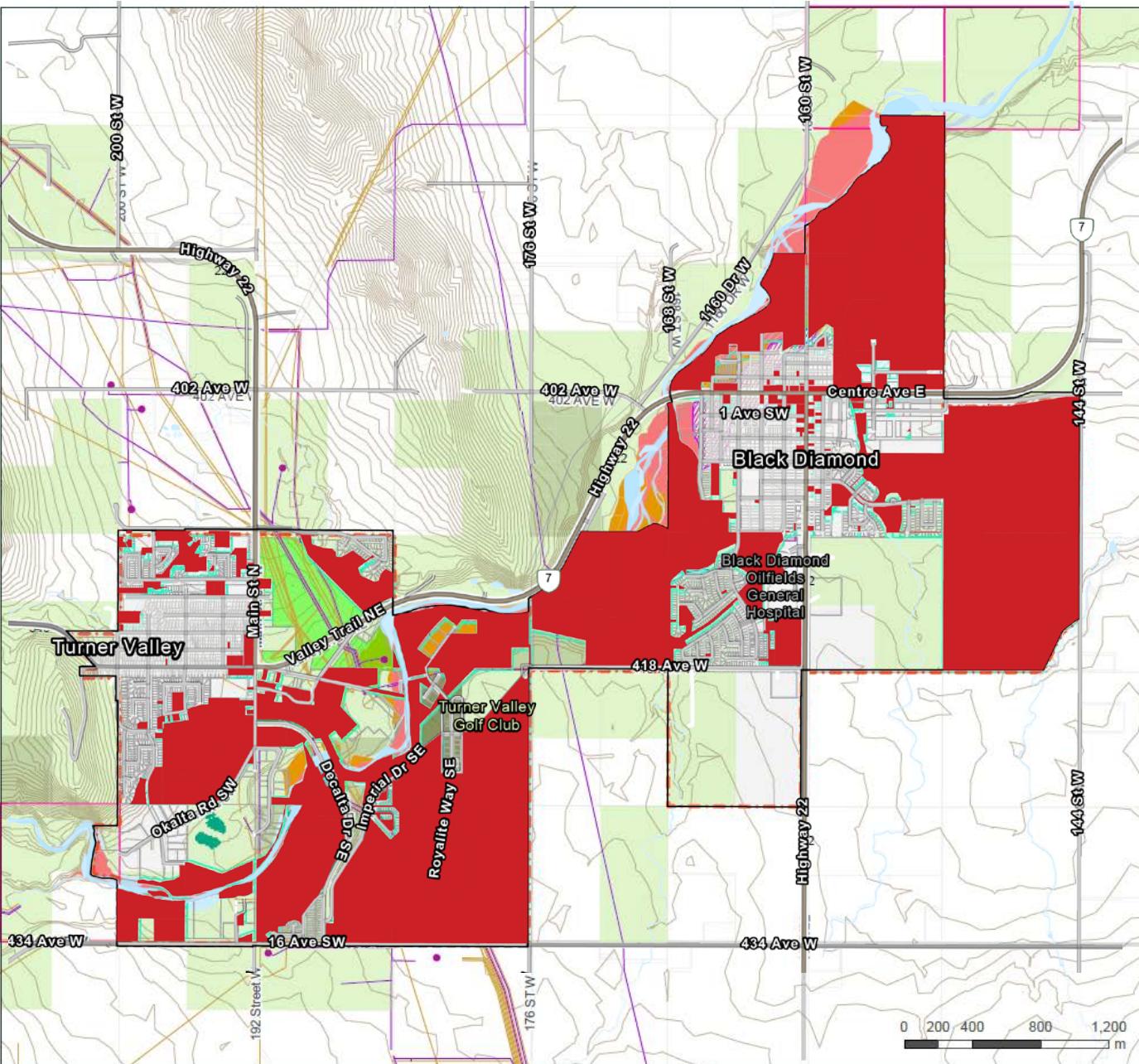
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**LISTING OF HISTORIC RESOURCES**

- HRV 1: Contains a World Heritage Site
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PIPELINES  
— ABANDONED  
— DISCONTINUED  
— OPERATING  
— REMOVED  
OIL WELLS  
● ACTIVE

Source: Town of Diamond Valley GIS Data

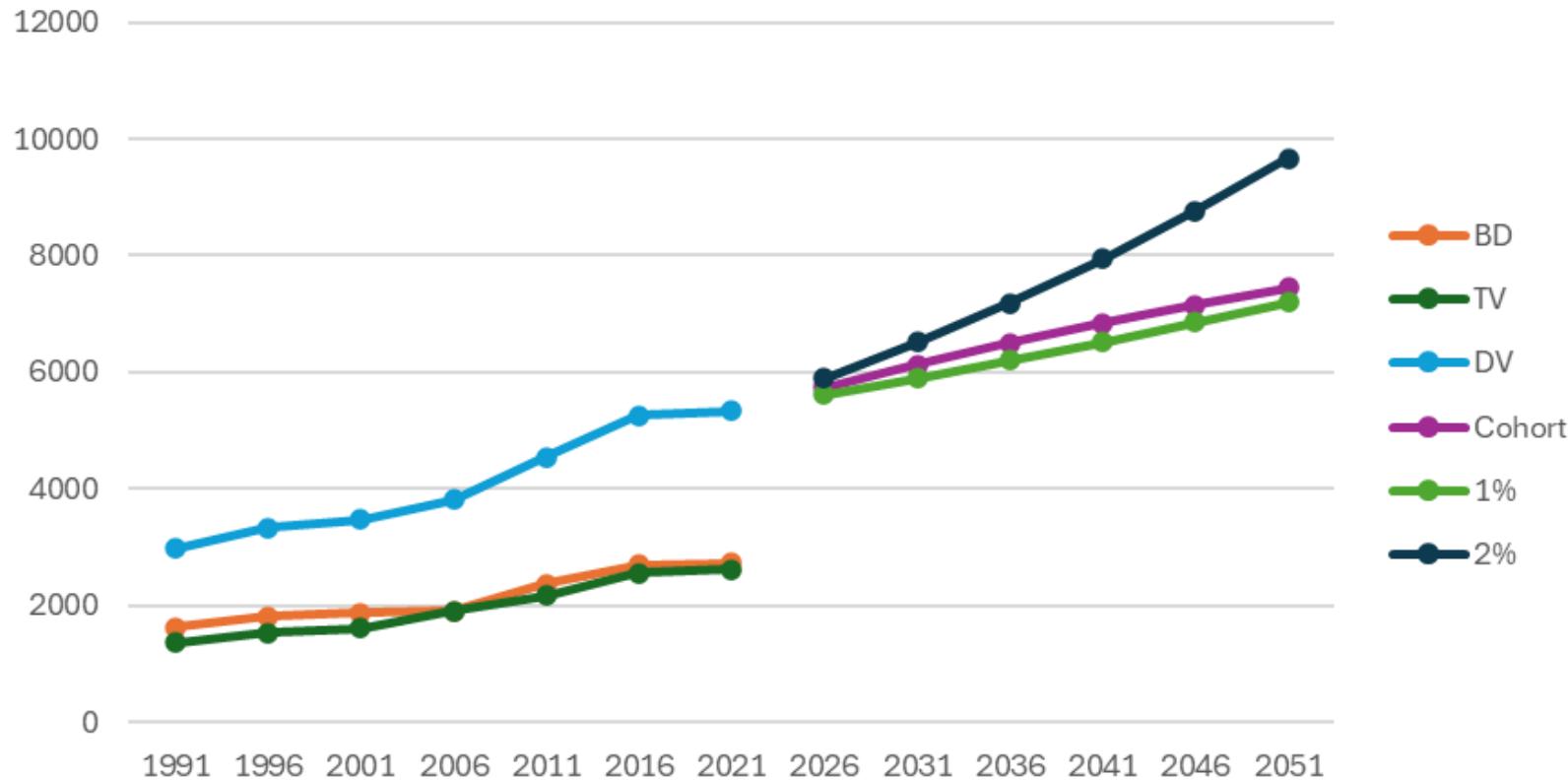


# Constraints reduce the amount of vacant land available for development

- Environmentally sensitive areas
- Floodway/flood fringe
- Contaminated sites (data for Turner Valley only)
- Historical Resource Value 1
- Steep slopes (5m slopes)
- Oil and gas infrastructure

# Population Growth Needs

Diamond Valley Population Projections



	1% growth	Cohort Model	2% growth
2026	5,613	5,740	5,897
2031	5,900	6,124	6,511
2036	6,201	6,495	7,188
2041	6,517	6,846	7,936
2046	6,849	7,158	8,762
2051	7,199	7,443	9,674

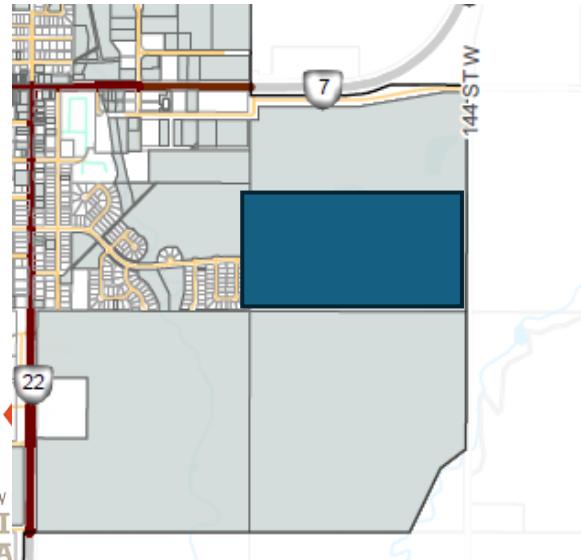
# 25 YR Population Needs

Cohort model seems most realistic.

Pop Growth =

- 2,102 new people by 2051
- 895 new dwelling units

Which is  
90 acres @ 10 units / acre  
45 acres @ 20 units / acre

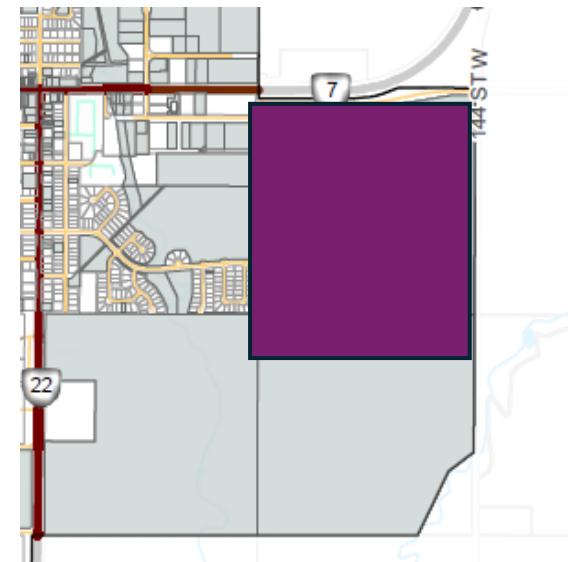


2% growth model

Pop Growth =

- 4,330 new people by 2051
- 1842 new dwelling units

Which is  
184 acres @ 10 units / acre  
92 acres @ 20 units / acre

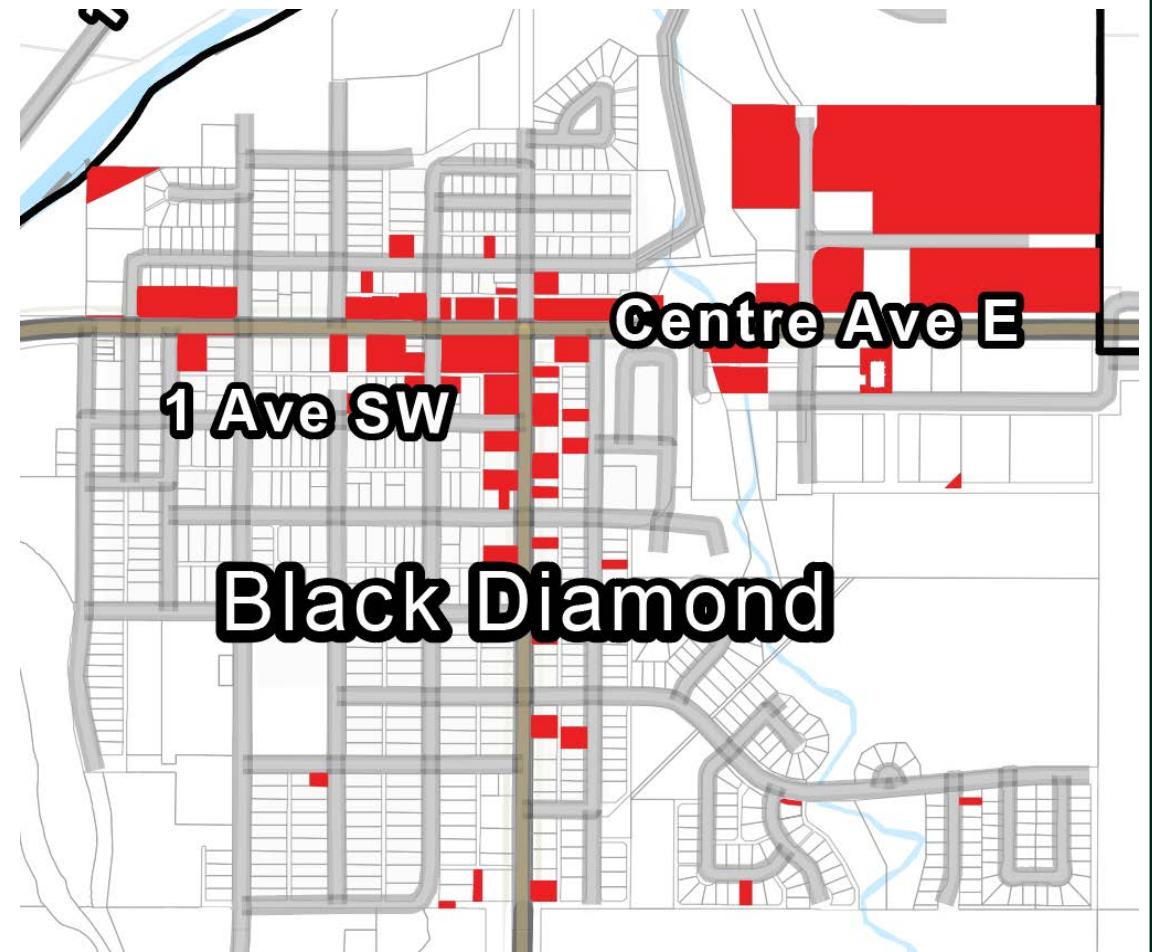
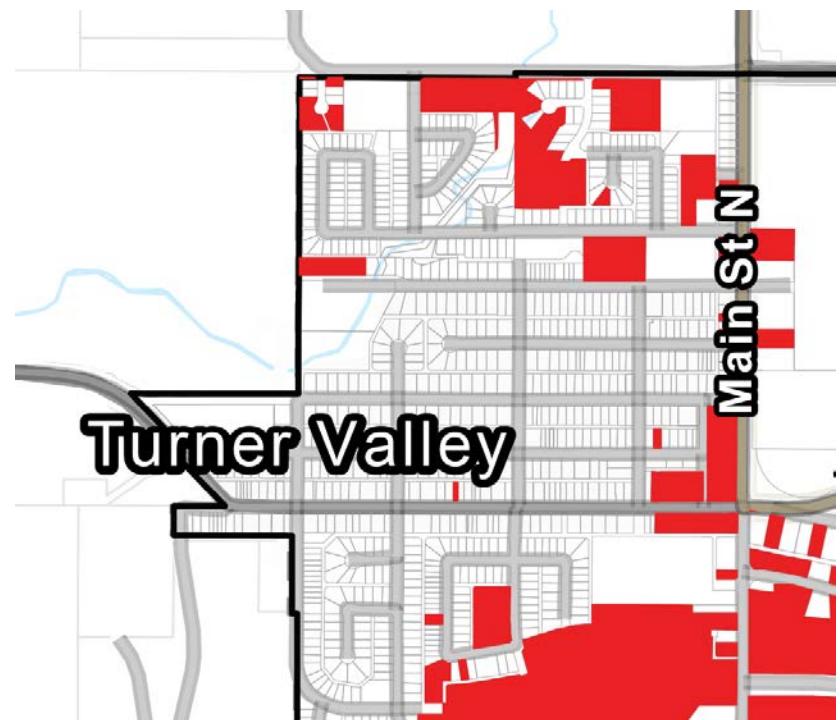


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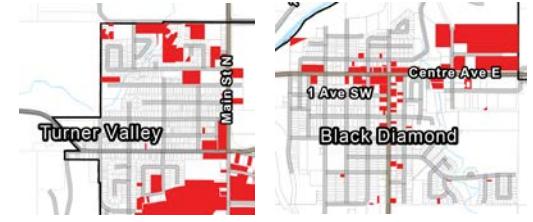
But....what about  
in-filling existing  
vacant lands?

# Land Growth Needs

There's a lot of  
vacant land!



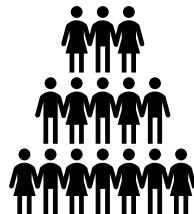
# Land Growth Needs



**203** acres of **vacant** residential land

**57** acres of **vacant** commercial and industrial land

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This is enough land for:

**4,747 people!** (or 2020 dwelling units at 10 units per acre)

**&**

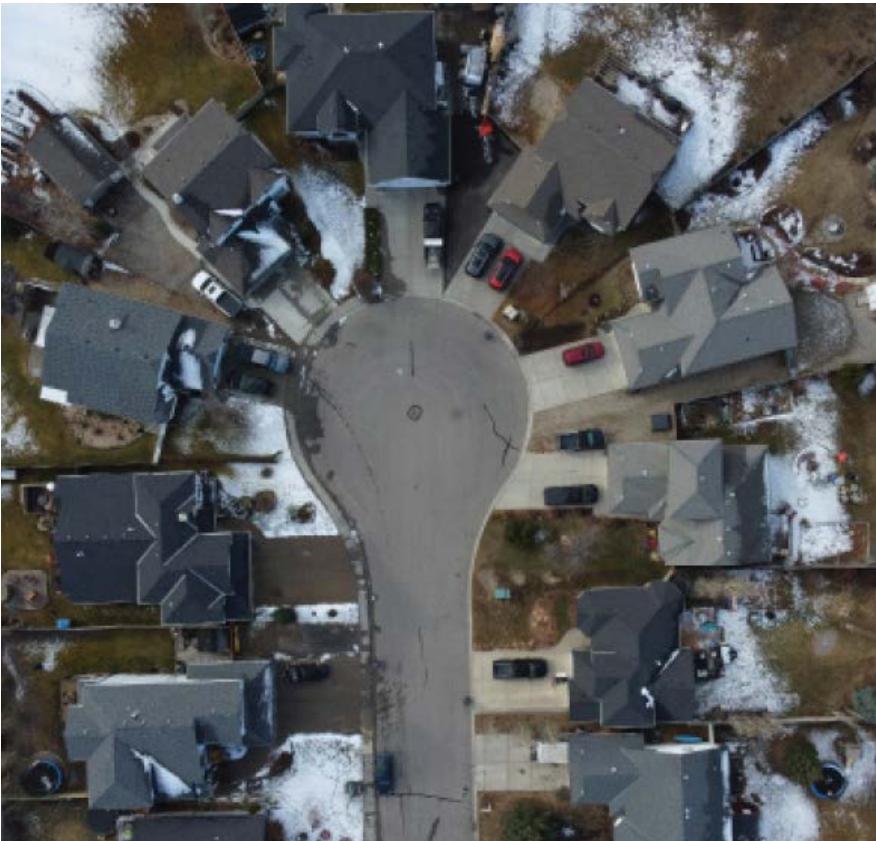


**\$13M** in commercial / industrial assessment value  
(~\$120,000 in municipal taxes / 15% increase)

# Density

11 units per hectare

4.44 units per acre



High River, Alberta

# Density

**28 units per hectare**

**11.2 units per acre**



Airdrie, Alberta

# Density

**41 units per hectare**

**16.5 units per acre**

\*Financially net positive density.

Property taxes will pay for long-term maintenance and replacement costs.

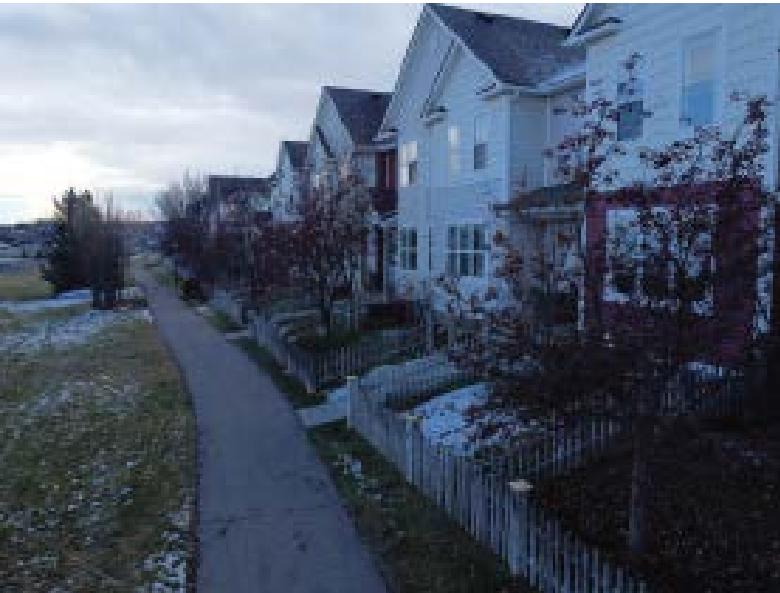


High River, Alberta

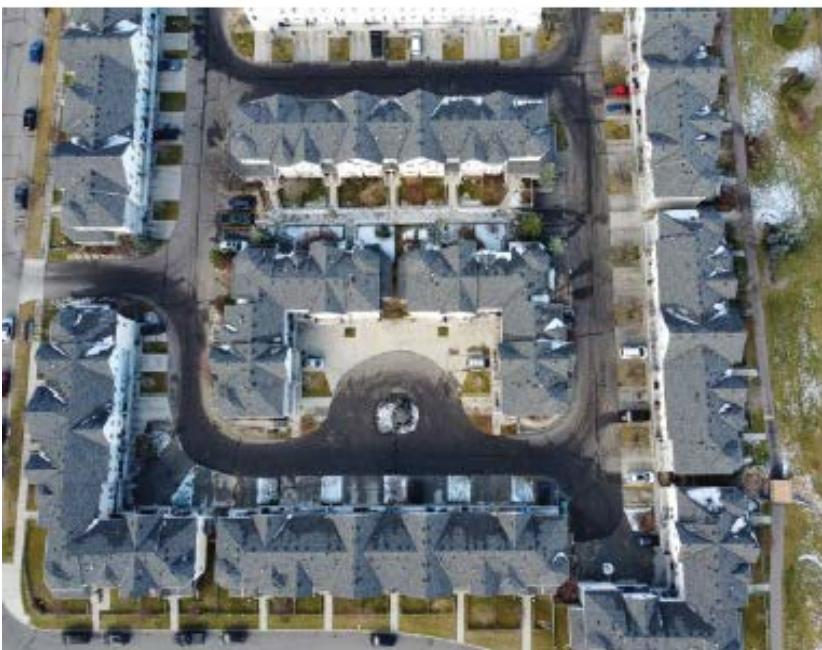
# Density

**44 units per hectare**

**17.7 units per acre**



High River, Alberta



# Land Growth Needs

## Conclusion

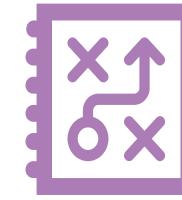
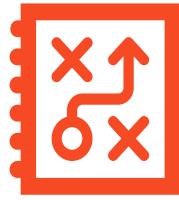
There's a lot of vacant land without the development of large sections of vacant agricultural land / greenfield (newly annexed lands)

### Options:

- Meet your needs through infill OR
- Meet your needs through greenfield

*Next we will walk through a few scenarios to help this decision-making >>*

# Growth Scenarios



# MDP Growth Scenarios



## What are growth scenarios?

- Growth scenarios are the big picture moves the Town wishes to make in the future that will be put into the MDP policies.
- The preferred scenario will be implemented through multiple MDP policies and on the key MDP map – the Land Use Concept (thus a growth scenario is much more than one policy)
- We want the MDP to clearly reflect where you want to go as a Town.
- The preferred Growth Scenario should identify:
  - Where you wish to grow in the future
  - How fast you want to grow
  - What types of developments and land uses you want in the Town
  - Benefits and trade-offs of the choice (e.g. financial, environmental, social)

# MDP Growth Scenarios



## Growth scenario process:

- Create 3 scenarios that provide stark choices and trade-offs. Clear obvious differences
- Consult with committee, Council and citizens on the 3 scenarios and gather feedback on which scenario(s) is preferred (and WHY!)
- Either choose a preferred scenario or create a hybrid scenario that reflects the wishes of the most people
- Use the preferred scenario to create the Draft MDP policies and Land Use Concept
- Engage with the community on the Draft MDP policies and Land Use Concept

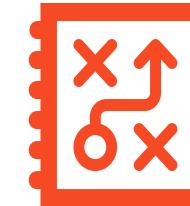


## Growth scenario implementation:

- What if we are faced with decisions after the MDP is implemented that do not reflect the approved MDP growth scenario?
  - The preferred scenario will be embedded in the MDP through policies and maps. Any change to that scenario will require an MDP amendment(s)
  - However, it is recommended that the Town make a firm decision at this stage in the MDP that gets adopted. MDP amendments that occur shortly after adoption of a major statutory plan can erode public trust in the MDP engagement process and in the public process in general.

# MDP Growth Scenarios

## Scenario 1 - Status Quo (Flexible Fast Paced Growth)



Moto: “Let the market decide”

- Focus on low-density greenfield residential growth or whatever the market brings first to market (give broad flexibility for developers to build what they want)
- No financial constraints
- No water constraints - “We will figure it out later!”

# SCENARIO A: MARKET RESIDENTIAL

Mainly traditional low density residential growth

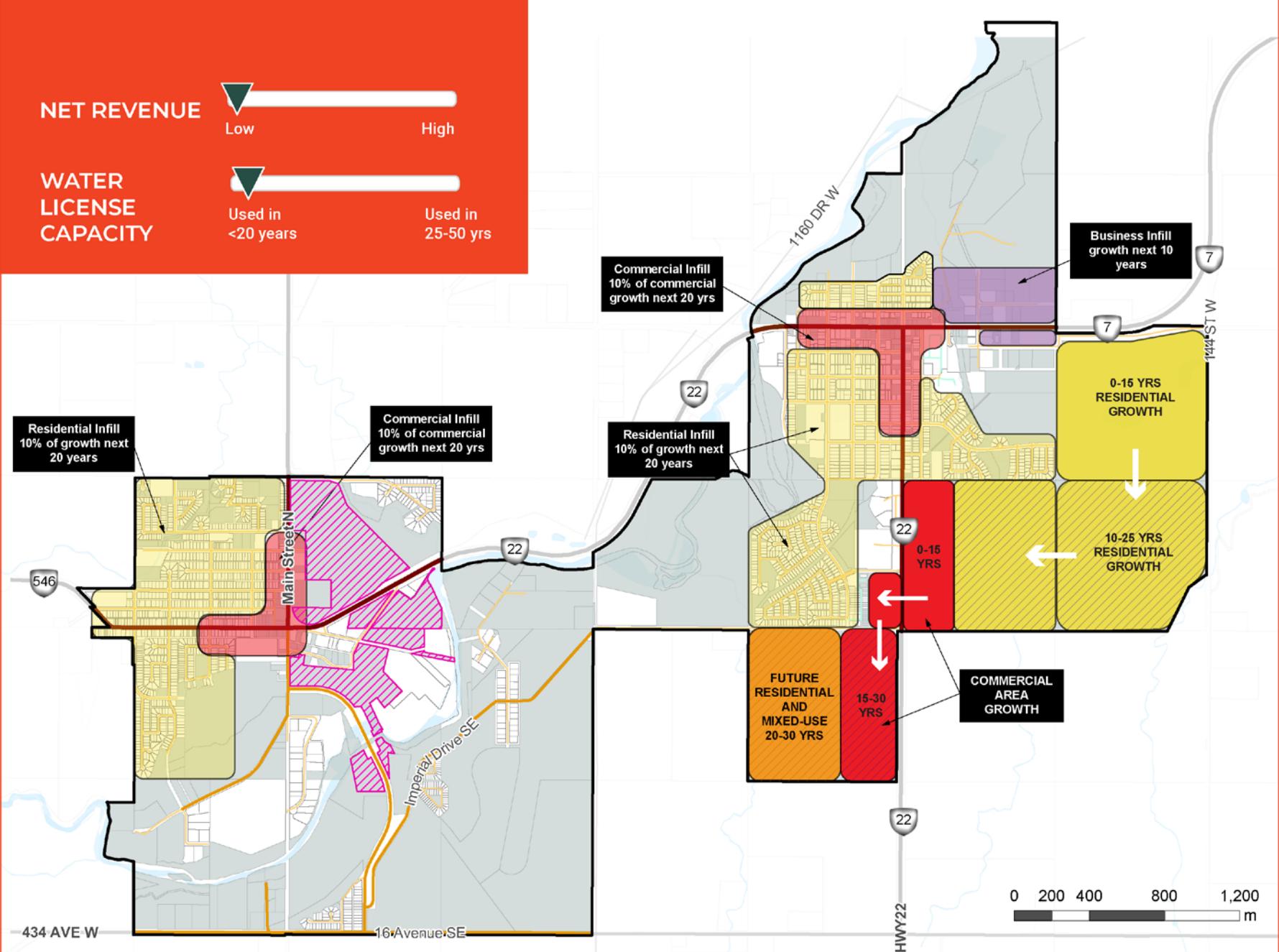
*"Let the market decide."*

- TOWN OF DIAMOND VALLEY BOUNDARY
- PARCELS
- WATER BODY
- VACANT
- CONTAMINATED LANDS

- COMMERCIAL GREENFIELD
- COMMERCIAL INFILL
- MIXED-USE
- RESIDENTIAL GREENFIELD
- RESIDENTIAL INFILL
- EMPLOYMENT INFILL
- Exceeds Current Water Capacity

**Plan for:**  
**10% residential infill**  
**10% commercial infill**



# MDP Growth Scenarios

## Scenario 2 - Mixed Development (Medium Paced Growth)



Moto: *“Right Growth in the Right Place”*

- There is a mix of residential and non-residential, but a minimum density of residential that will be financially viable (e.g., 40 UPH) must be ensured.
- Pace of growth is not constrained as long as minimum residential density targets are set and there's a ~30+% mix of residential vs. non-residential)

## SCENARIO B: BALANCED FINANCIALS

Steady Business and Residential Growth that is Fiscally smart

*"No Growth is Better than the Wrong Growth"*

TOWN OF DIAMOND VALLEY BOUNDARY

PARCELS

WATER BODY

VACANT

CONTAMINATED LANDS

COMMERCIAL GREENFIELD

COMMERCIAL INFILL

MIXED-USE

RESIDENTIAL

EMPLOYMENT GREENFIELD

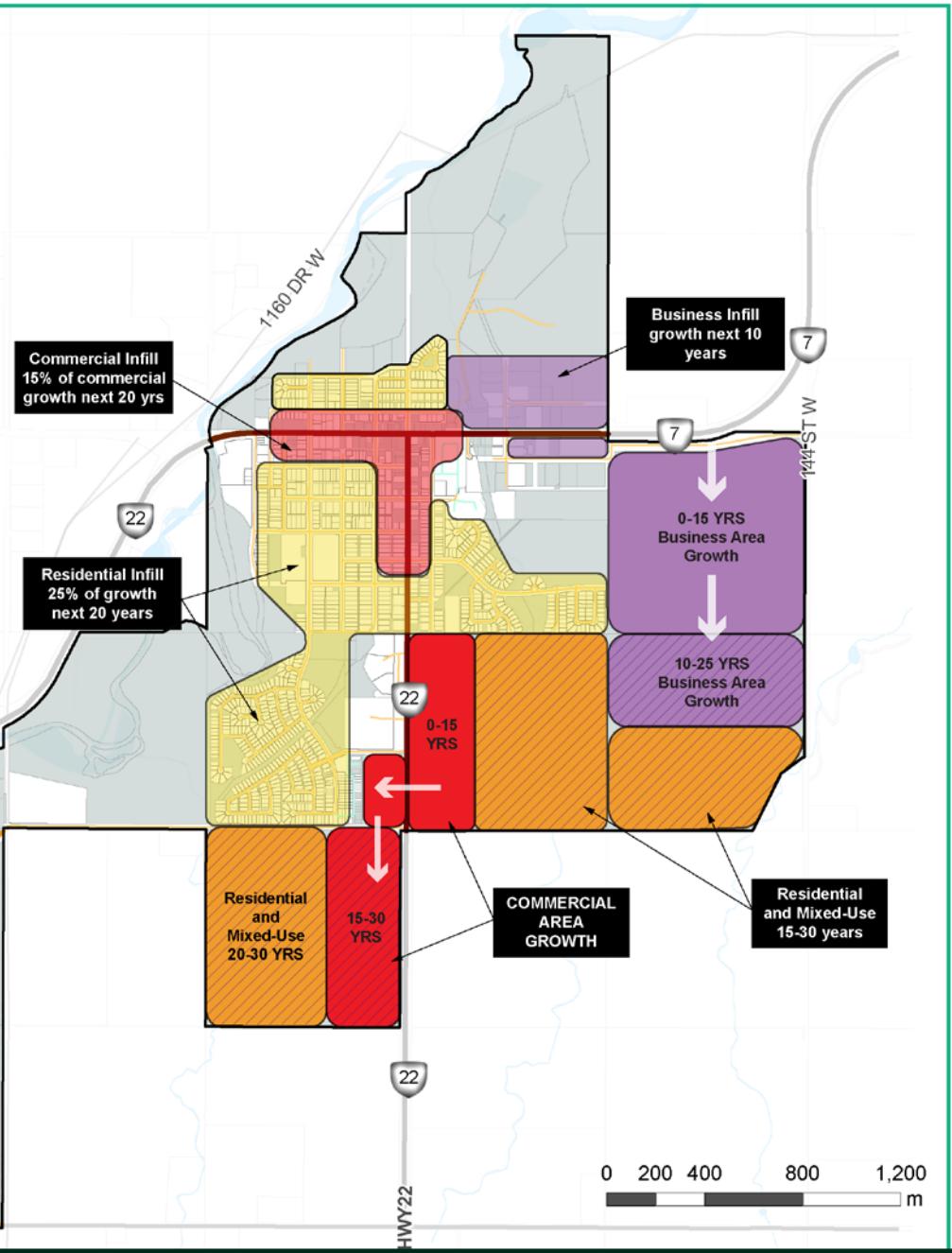
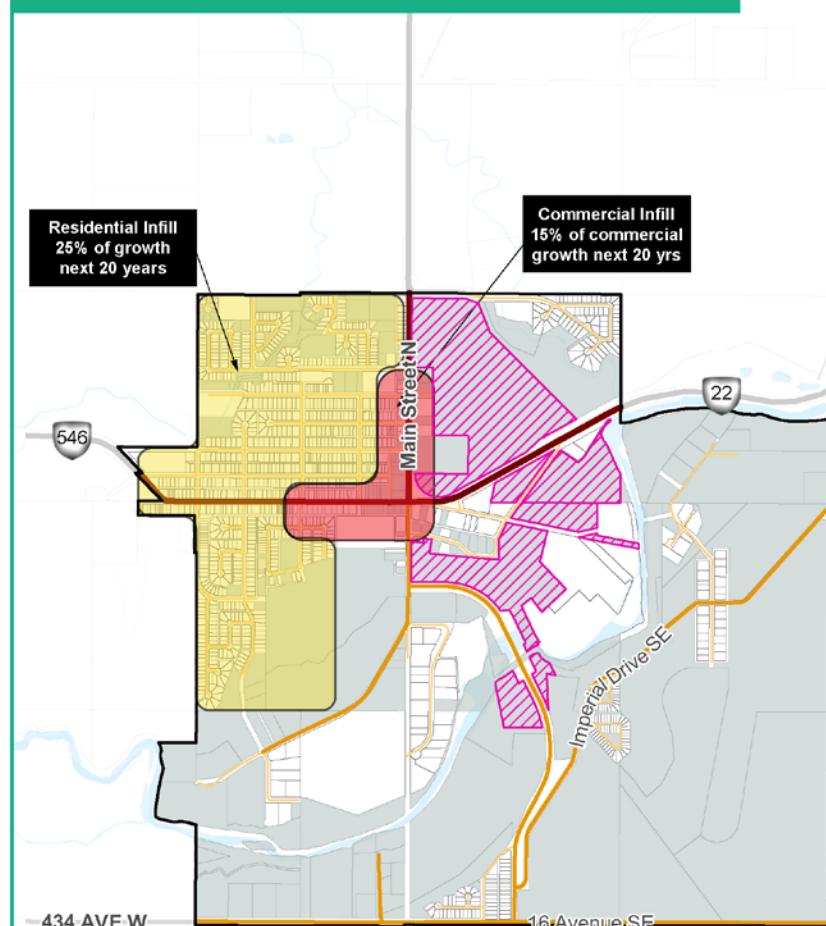
EMPLOYMENT INFILL

Exceeds Current Water Capacity

NET REVENUE

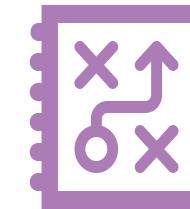


WATER  
LICENSE  
CAPACITY



# MDP Growth Scenarios

## Scenario 3 - Employment Focus (Slow Sustainable Paced Growth)



Moto: “No growth is better than the wrong growth”

- Focus on growing the economy.
- No greenfield residential / infill only, only employment growth and maybe some mixed-use buildings in greenfield areas.
- Residential growth in infill / redevelopment areas.
- Water constraint considerations

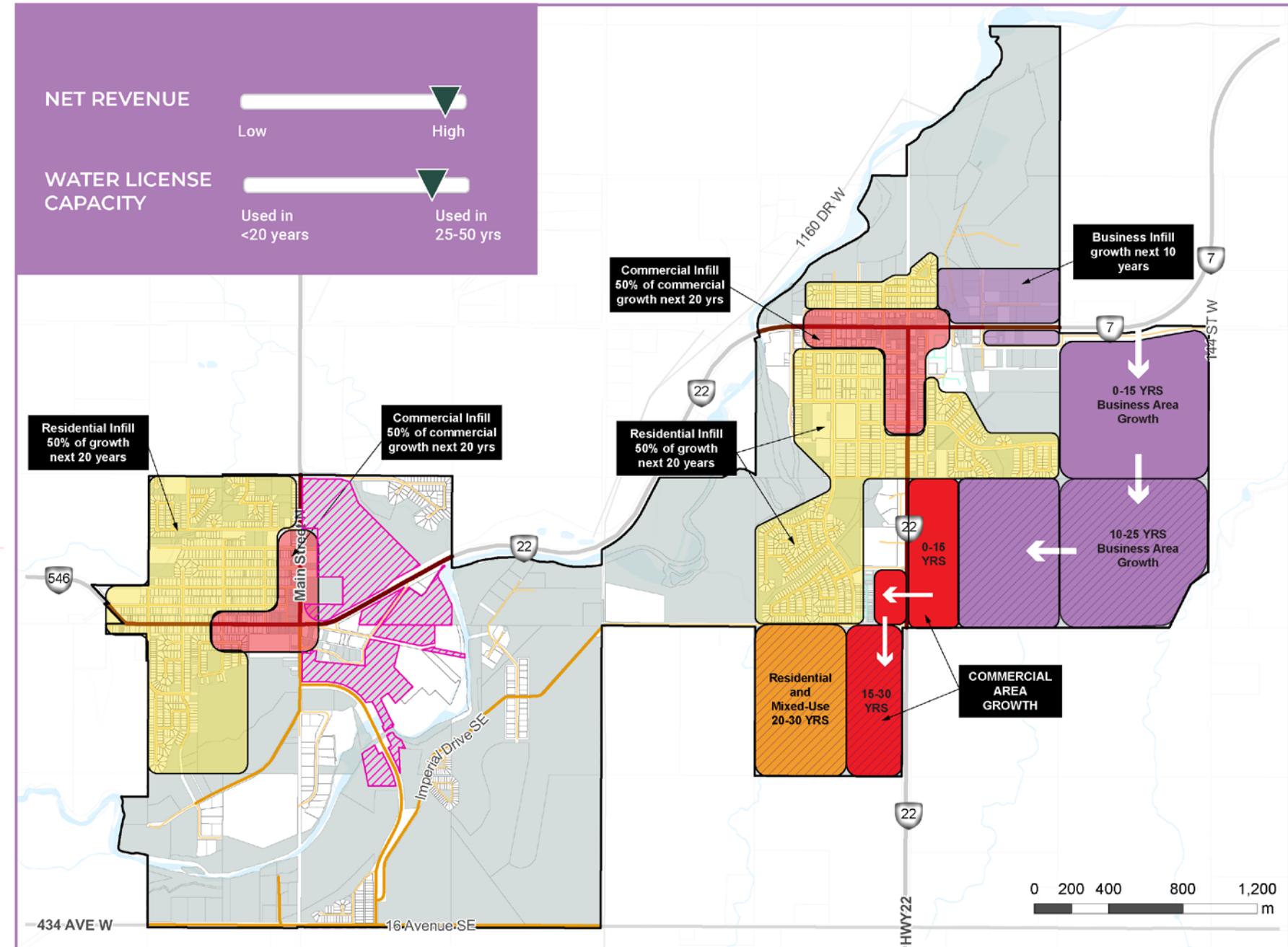
# SCENARIO C: ECONOMIC POWERHOUSE

Slow Sustainable Business Growth

*"No Growth is Better than the Wrong Growth"*

- TOWN OF DIAMOND VALLEY BOUNDARY
- PARCELS
- WATER BODY
- VACANT
- CONTAMINATED LANDS
- COMMERCIAL GREENFIELD
- COMMERCIAL INFILL
- MIXED-USE
- RESIDENTIAL INFILL
- EMPLOYMENT GREENFIELD
- EMPLOYMENT INFILL
- Exceeds Current Water Capacity

**Plan for:**  
**50% residential infill**  
**50% commercial infill**



# Growth Scenario Report Card (20+ years)



Scenario 1  
Status Quo



Scenario 2  
Mixed Development



Scenario 3  
Employment Focus

Net Revenue  
(Infrastructure costs minus revenue)

NEGATIVE/LOW

POSITIVE/MODERATE

POSITIVE/HIGH

Infill Development  
(in %)

LOW/SLOW

MODERATE

HIGH

Greenfield Development  
(in %)

LOW/SLOW

MODERATE

HIGH/FAST

Water Licensing /  
Capacity

USED IN <20 YEARS

USED IN 20-30 YEARS

USED IN 25-50 YEARS

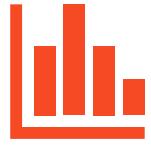
Non-Residential  
Development

LOW

MEDIUM

HIGH

# Growth Scenarios Workshop



Step 1: Use digital polling on your personal device to select your preferred Growth Scenario (1, 2 or 3).



Step 2: Review of results as a group



Step 3: Select the preferred scenario for MDP



Step 4: Refine the scenario if required

# Growth Scenarios Question 1



Scenario 1  
Status Quo



Scenario 2  
Mixed Development



Scenario 3  
Employment Focus

Q1: What is your preferred scenario?

# Growth Scenarios Question 2



Scenario 1  
Status Quo



Scenario 2  
Mixed Development



Scenario 3  
Employment Focus

Q2: Why is it your preferred scenario?

*Open-ended question*

# Name That Town / Downtown!

We heard:

- We want to respect / preserve the history identify of the Town, pre-amalgamation
- There is little consensus / no official approach to naming areas in the town

Why it's important:

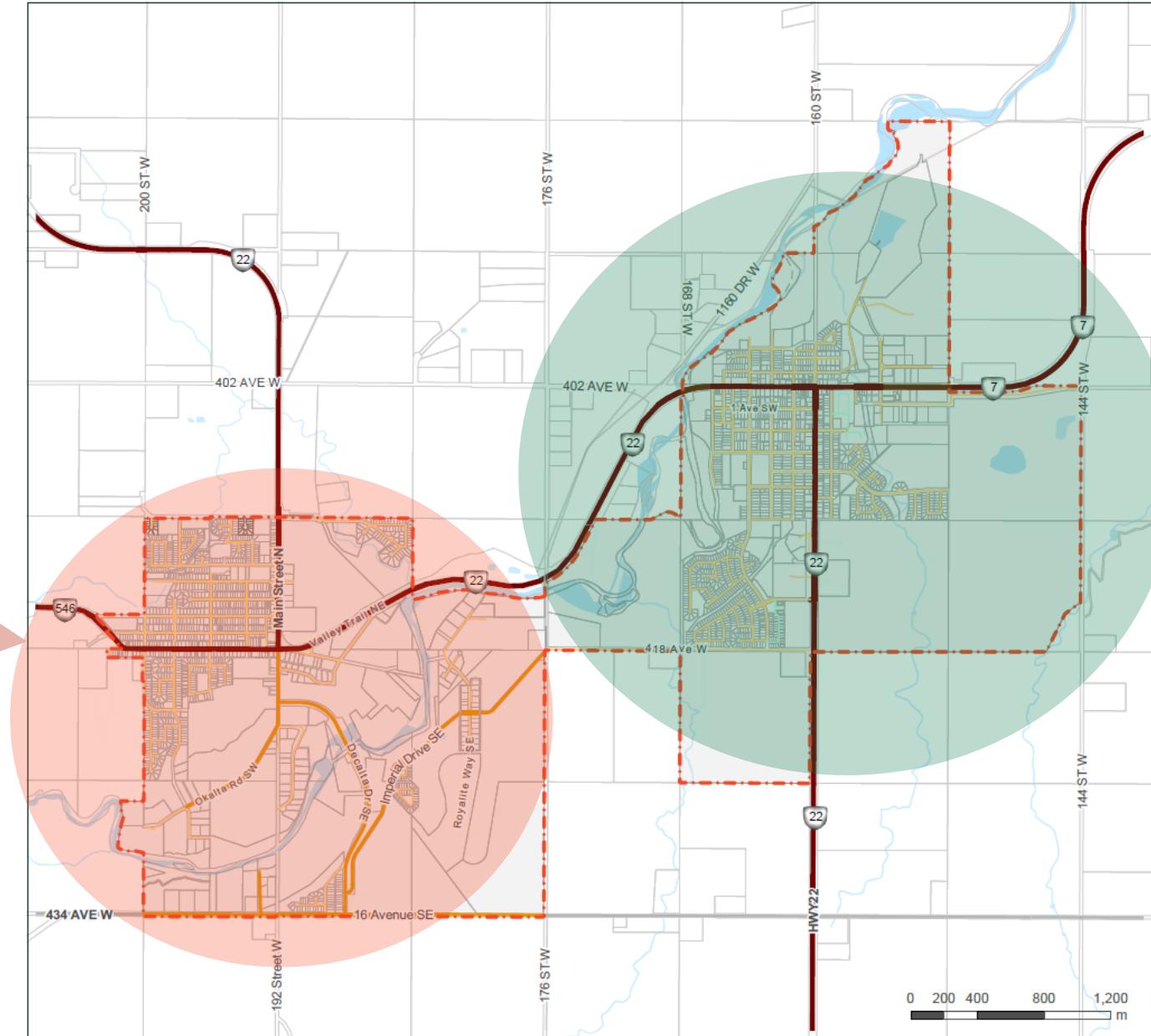
- Foster a new joint identity
- Foster individual identifies for the “two downtowns” to promote economic. dev
- Guidance for the MDP (if policies refer to areas in Town)
- Wayfinding / tourism opportunities

For discussion:

- Level of public input. The timing of the draft MDP coincides with Round 2 Engagement.

# Name That Town!

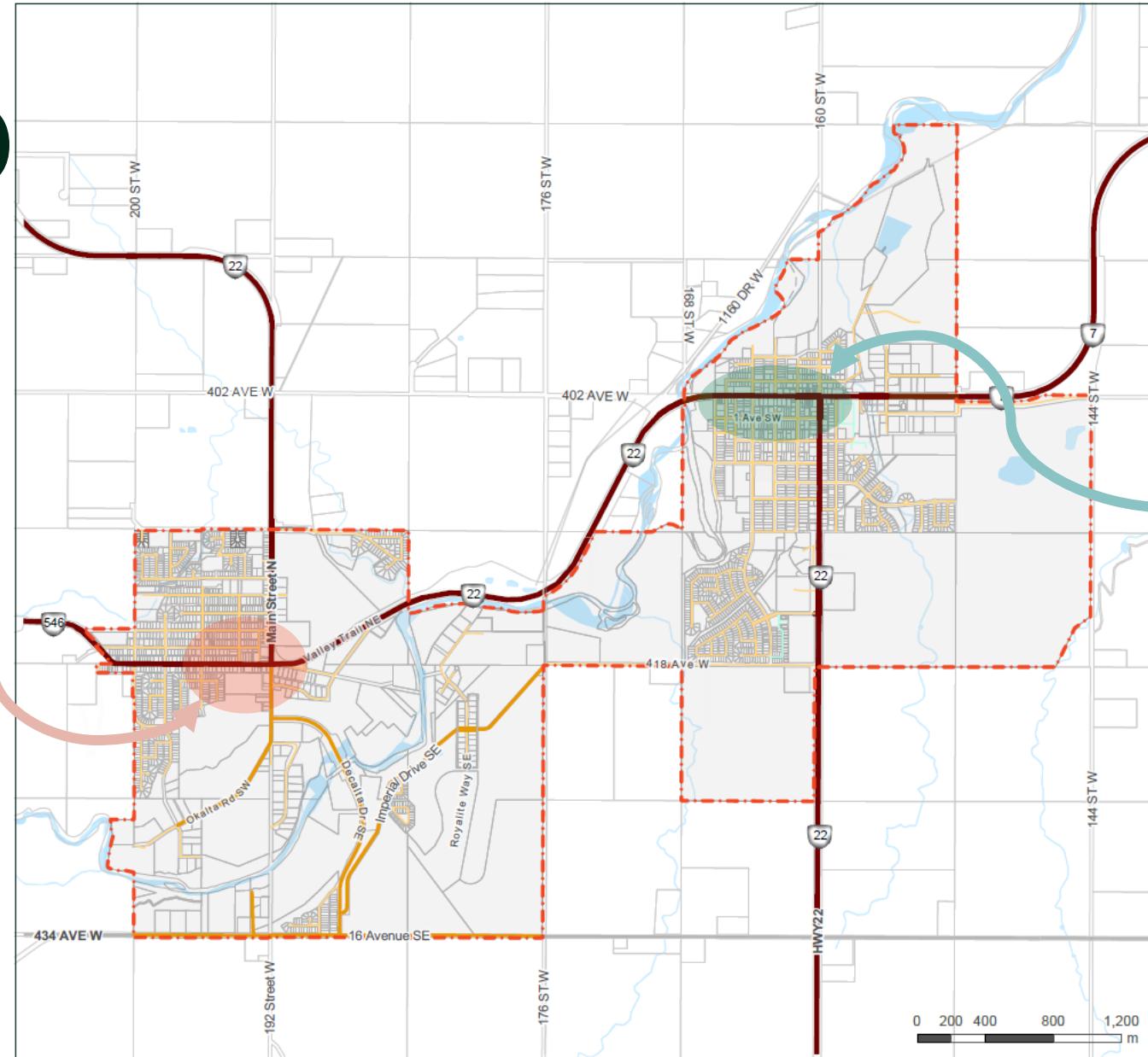
Westside  
West Turner  
Turner West  
West Valley  
Turner



Eastside  
East Diamond  
Diamond East  
East Valley  
Diamond

# Name That (down) Town!

Turner Gateway  
Turner Junction  
Uptown



Central Diamond  
Diamond Crossing  
Downtown

# Next Steps



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



**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

→ We are here!

# Extra Information

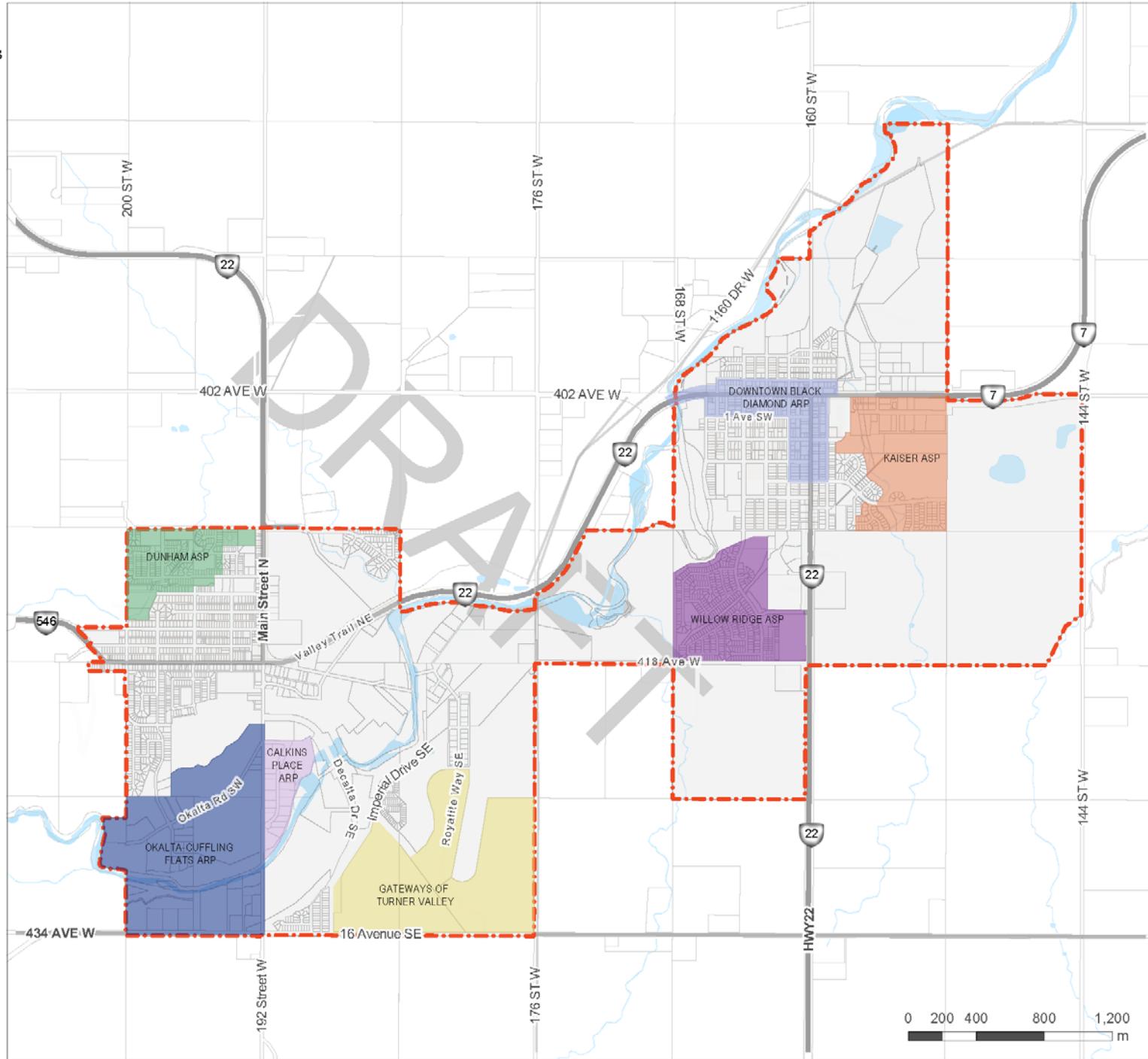
## Area Structure Plans and Area Redevelopment Plans

- TOWN OF DIAMOND VALLEY BOUNDARY
- PARCELS
- WATER BODY



Source: Town of Diamond Valley GIS Data

Drawn: Bindarya 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

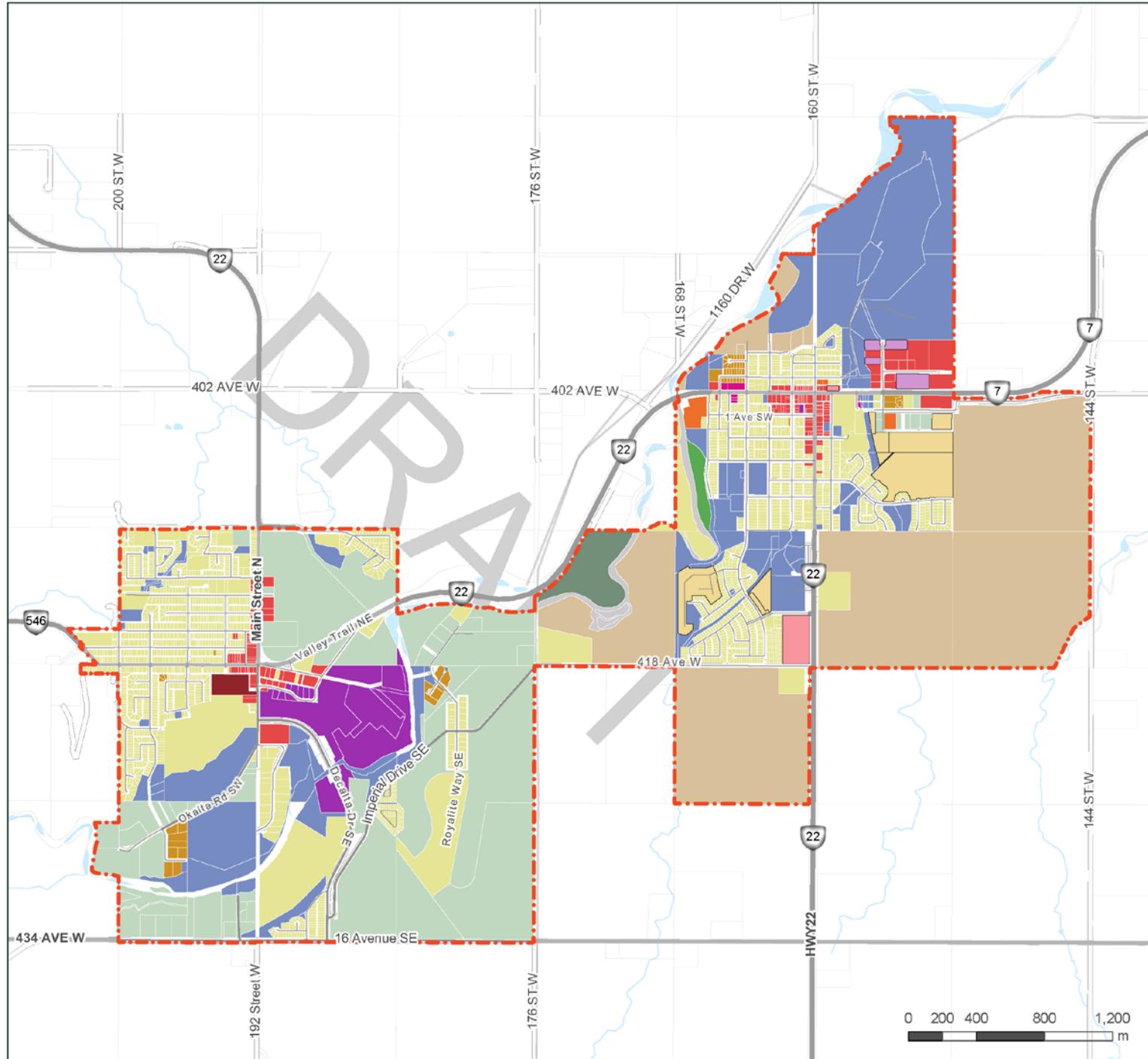
## LAND USE

— 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



0 200 400 800 1,200  
1m

## TRANSPORTATION

TOWN OF DIAMOND VALLEY BOUNDARY

PARCELS

WATER BODY

### ROADS

HIGHWAY

ARTERIAL

COLLECTOR

STREET

STRATA

ALLEY

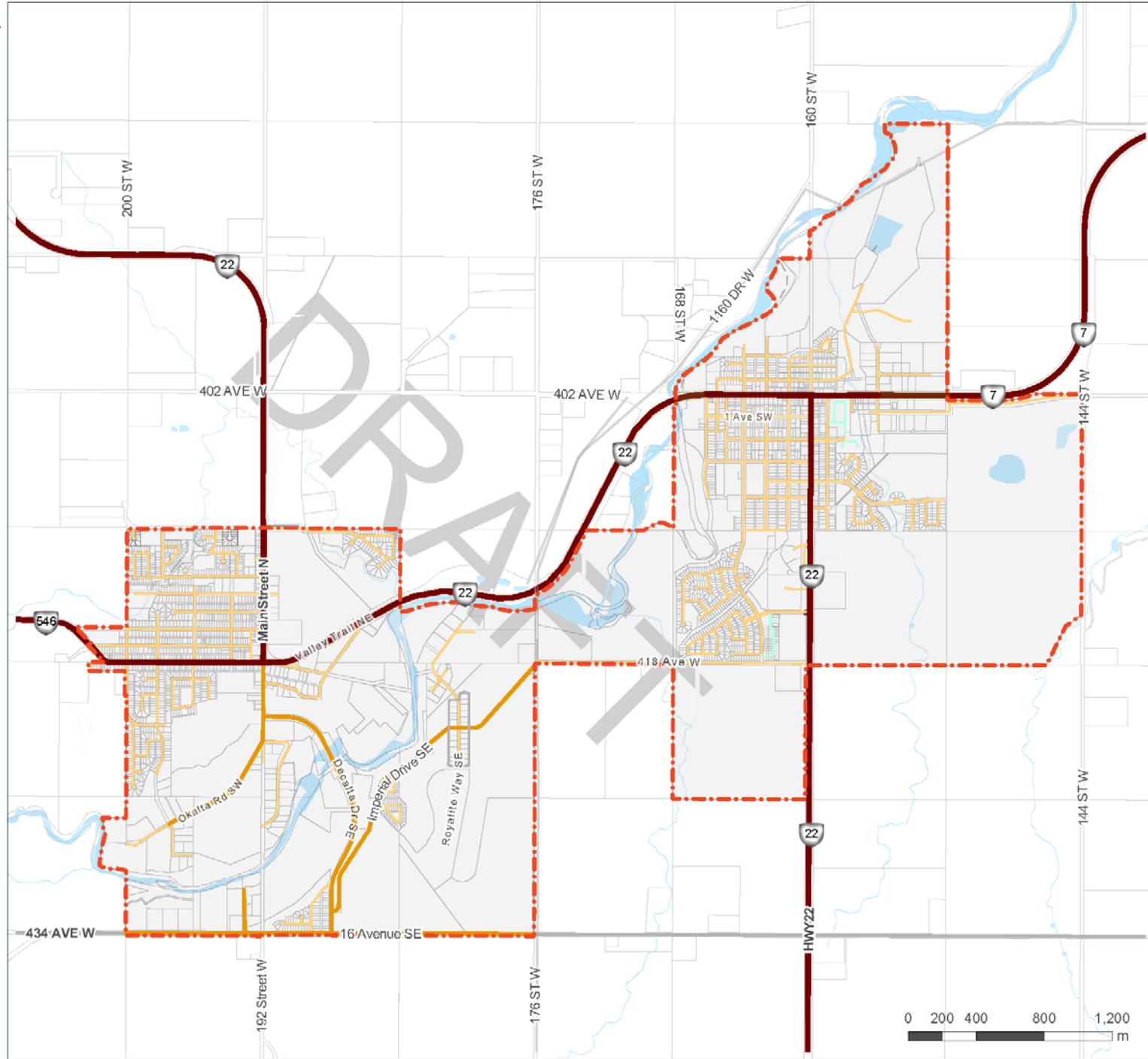


Source: Town of Diamond Valley GIS Data

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

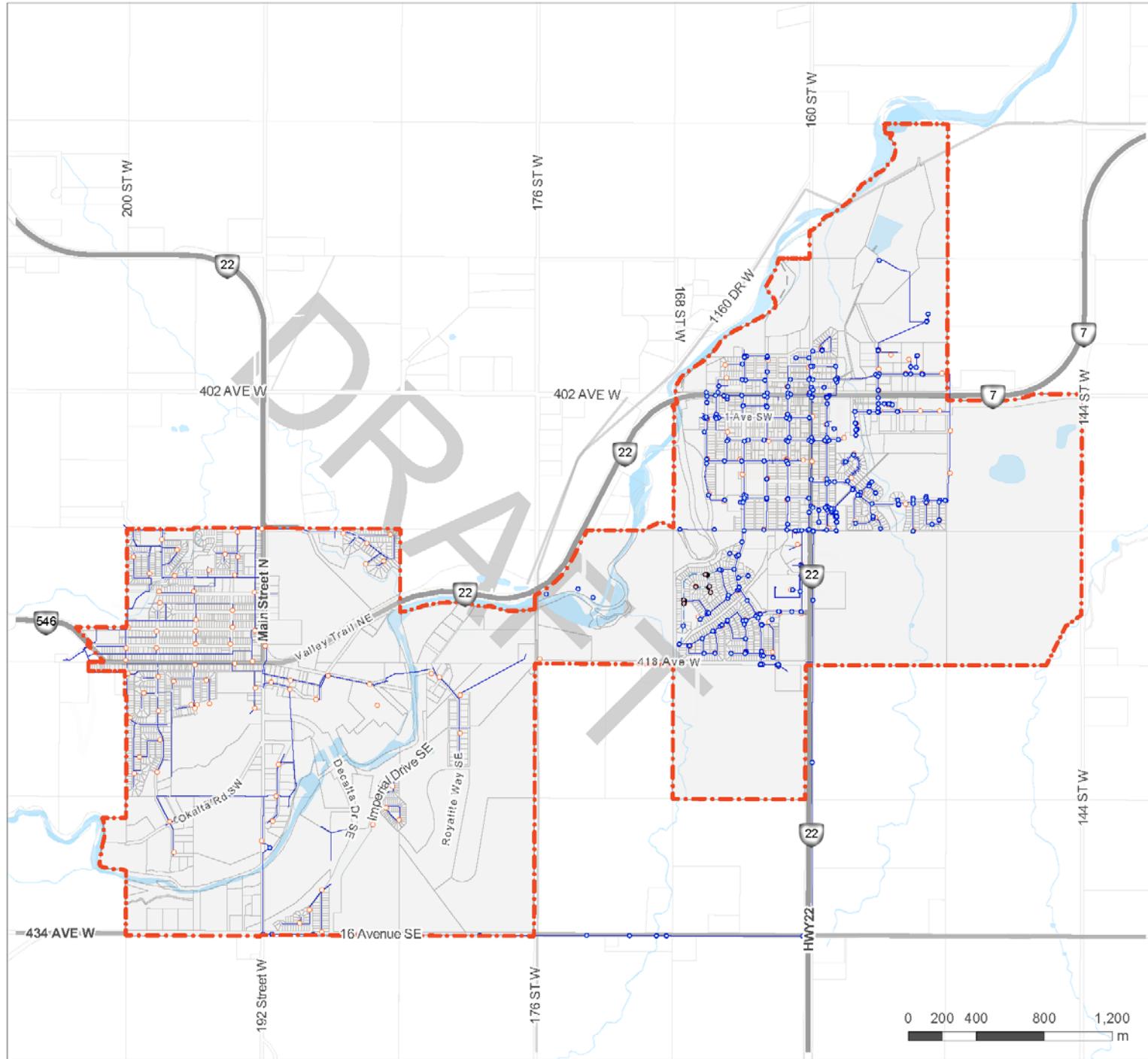
PRESSURE MAIN

- ACTIVE
- PROPOSED



Source: Town of Diamond Valley GIS Data

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



# SERVICING SANITARY

TOWN OF DIAMOND VALLEY  
BOUNDARY

PARCELS

WATER BODY

- SANITARY LIFT STATIONS
- SANITARY MANHOLE

## PRESSURE MAIN

- ACTIVE
- INACTIVE

## GRAVITY MAIN

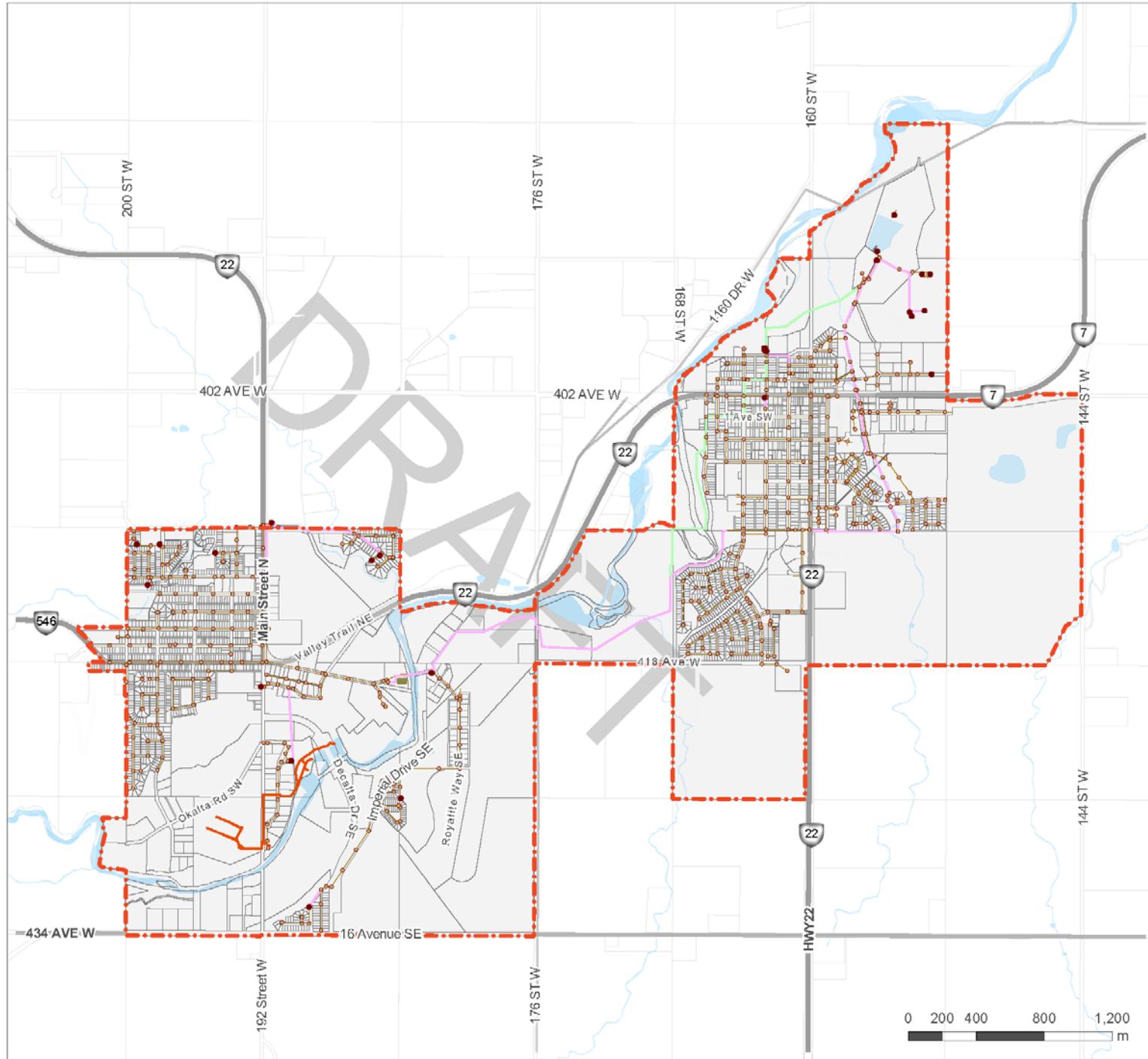
- ACTIVE
- PROPOSED

- RAW WATER
- SANITARY LAGOON



Source: Town of Diamond Valley GIS Data

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



# SERVICING STORM

TOWN OF DIAMOND VALLEY  
BOUNDARY

PARCELS

WATER BODY

STORM POINT

STORM MANHOLE

STORM CULVERT

STORM CATCH BASIN

STORM SWALE

STORM GRAVITY MAIN

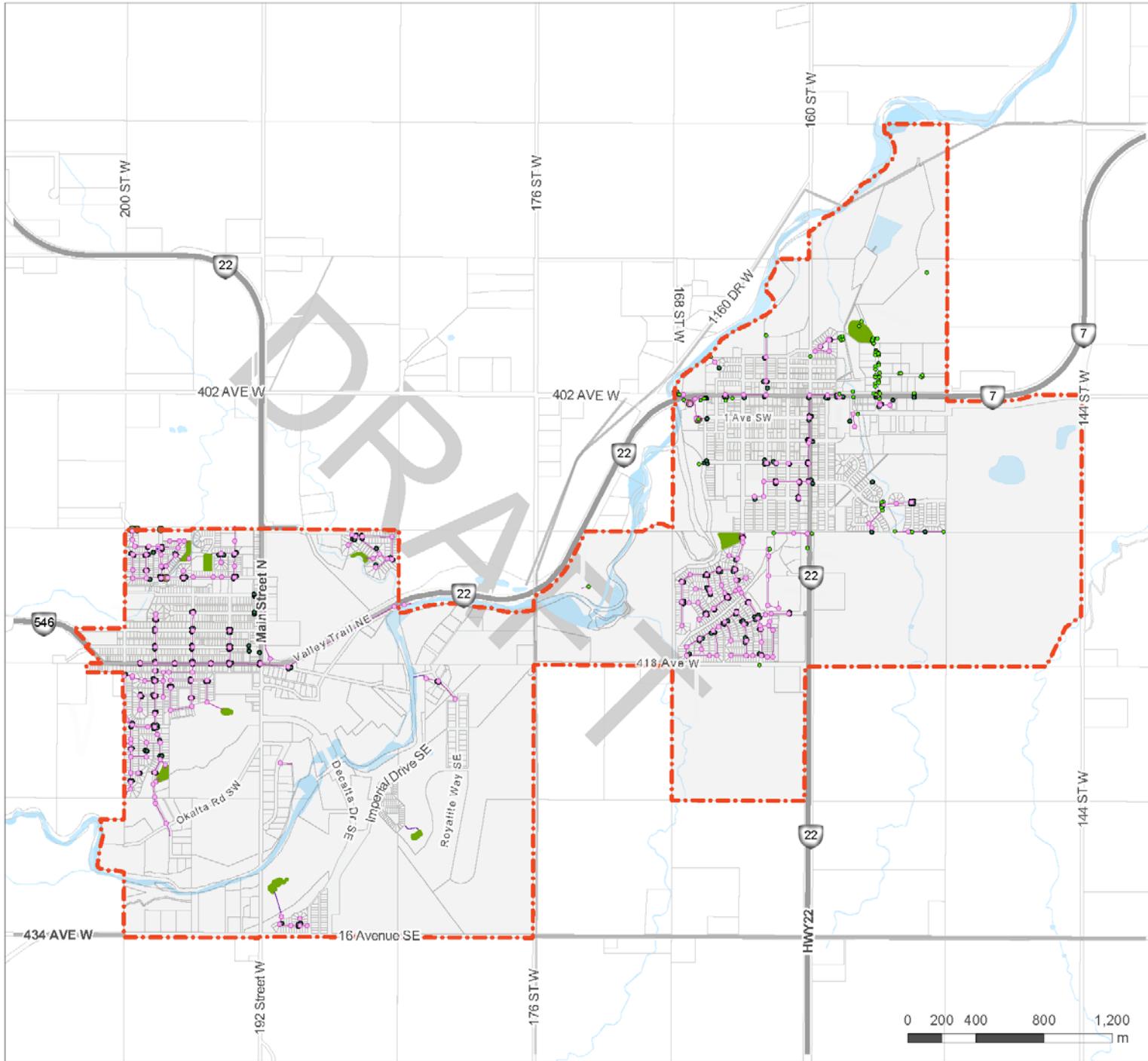
STORM STORAGE

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

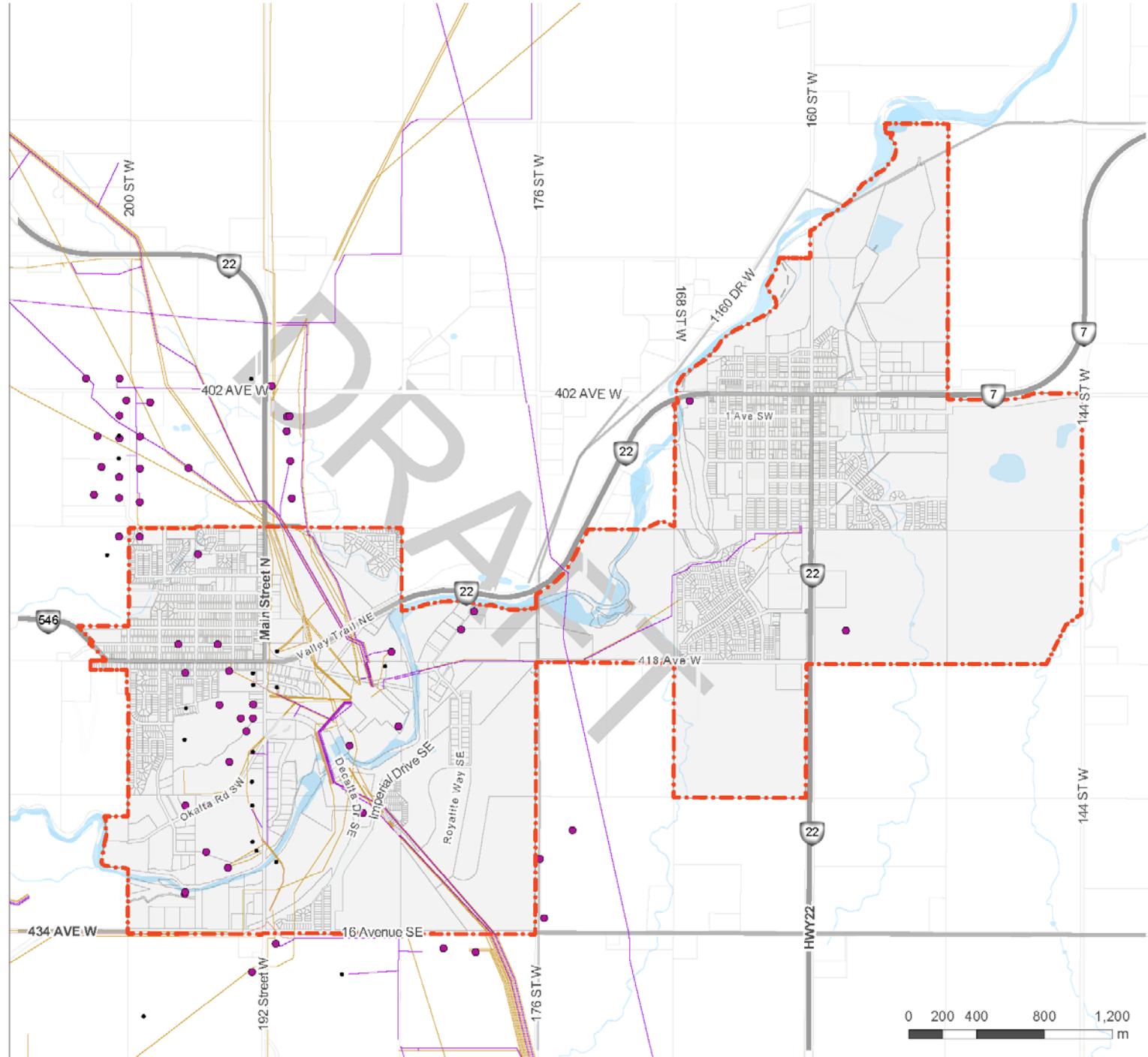
## OIL WELLS

ACTIVE  
ABANDONED/SUSPENSION



Source: Town of Diamond Valley GIS Data

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



0 200 400 800 1,200  
m

## 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

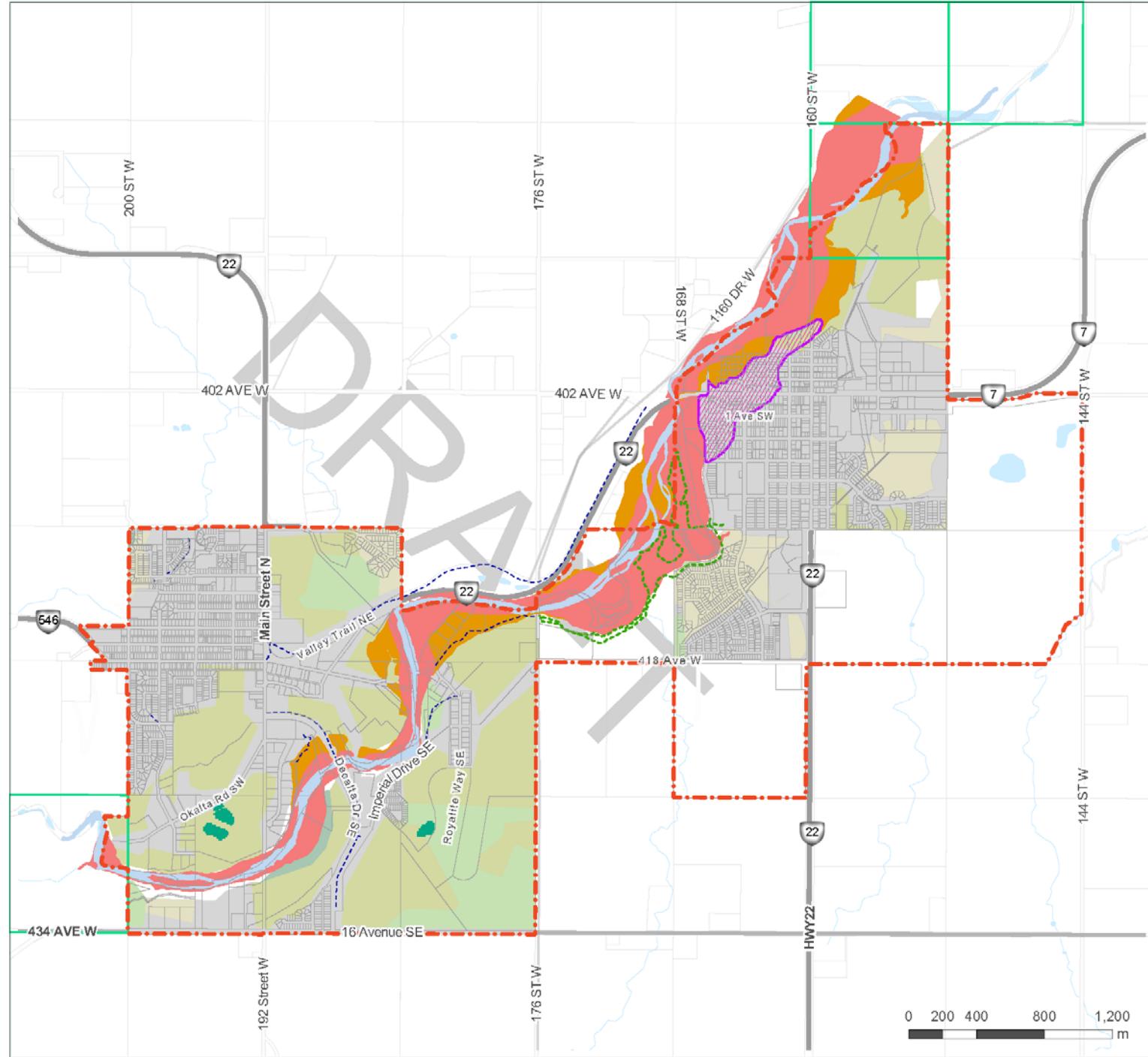
SHRUBLAND



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



Source: Town of Diamond Valley GIS Data

Drawn: Binderya Oyunbaatar  
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DATE: September 23, 2024

