

COLTS CROSSING

AREA STRUCTURE PLAN

MARCH 2025

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1. INTRODUCTION

The Colts Crossing Area Structure Plan (CC-ASP) has been prepared to facilitate the development of 122 ha (301 ac) of existing agricultural lands (the Subject Lands), annexed from Foothills County into the Town of Black Diamond in 2020 under Order in Council 15/2020 and is now part of the newly amalgamated Town of Diamond Valley created under Order in Council 2022-156.

“Colts Crossing” is named to reflect the community of Diamond Valley’s connection to its ranching roots and small-town character. The colt invokes the spirited strength it took to build the past economic foundation of the area through ranching and farming. The colt also represents the potential arising from the growth spirit that inspires the hard work a small town thrives on. It is here the past and present will cross to build towards the future. Community engagement supported a name that reflected the area and culture of what is now Diamond Valley.

Community Engagement Themes



1. Town & Community Character

The community vision focuses on preserving the legacy of craftsmanship, rich history, and distinct small-town ambience.



2. Housing Diversity & Density

The plan area is comprehensively planned to provide a diversity of housing types to suit different demographics.



3. Transportation & Connectivity

Roads within and around the Colts Crossing community are expected to accommodate the current and future anticipated traffic flows with minor signalization upgrades required.



4. Employment Opportunities

A commercial and light industrial area will provide employment opportunities.



5. Open Space & Recreational Amenities

Park space has been optimized to provide community gathering spaces for residents and visitors.

On January 20, 2021, Black Diamond Town Council directed Administration to prepare a Terms of Reference for a Conceptual Plan for two of the four quarter Sections that were annexed for future growth in 2020. The CC-ASP fulfills the requirements of the Terms of Reference for a Conceptual Plan on the Subject Lands and addresses the findings of the public engagement completed for the development. Please see Section 1.3, and Section 8 respectively for additional detail.

The development design for the Subject Lands incorporates the objectives of the Town of Black Diamond, Municipal Development Plan (MDP), Bylaw #10-14 (current to date of adoption of this ASP).

Black Diamond MDP Objectives		Colts Crossing ASP
7.2a	To promote and provide the development of safe, attractive and functional neighbourhoods that will meet the household accommodation needs of a full range of socio-economic groups.	The plan area is comprehensively planned to provide a diversity of housing types to suit different demographics.
8.2a	To accommodate a variety of commercial, industrial and tourism opportunities within the Town of Diamond Valley.	A commercial and light industrial area will provide employment opportunities
10.2b	To ensure the development of a comprehensive recreation network including trails, recreation facilities, open space and parks, heritage resources and natural areas.	Interconnected park space has been optimized to provide community gathering spaces for residents and visitors.
12.2b	To provide residents with a well-developed transportation network.	Pedestrian interfaces will be accommodated into the streetscapes of Colts Crossing. Multi-use pathways are also proposed as part of the open space plan. See Section 4 for more detail.
15.3e	To minimize capital expenditures on infrastructure through the promotion of efficient patterns of development.	The ASP has been divided into phases in order to provide for transportation and utility services in an efficient and cost-effective manner. See Section 3 for more detail.

Table 1 – Colts Crossing ASP MDP Alignment



1.1 Vision

The vision for the Colts Crossing community is to maintain the town's indomitable frontier identity amidst the dramatic rolling landscapes surrounding it. Crafting a modern interpretation of the town's frontier-style is a key component of the community's design. The intention is to provide residents of Diamond Valley with a complete community which is also an important tenet of the Black Diamond MDP and a shared aspiration of the landowner.

Complete Community

A neighbourhood where there is an opportunity for a wide variety of demographics to live, work, and play. This includes housing at a variety of sizes and price points for first-time home buyers, seniors, and/or families as well as employment opportunities.

Community Features

Community features will offer vibrancy to the community residents. With exciting options and strong connectivity to nature, parks spaces will be dynamic community gathering spaces that stimulate local activity.

Residential Development

Residential development will be compatible with the small-town character of Diamond Valley. A variety of housing types are provided that include offerings that are currently in limited supply in town such as grade-oriented, medium-density residential unit forms.

Flexible Land Use Patterns

The concept has been designed to allow for the maximum density of each land use type – providing future opportunities for densification. A mixed-use node offers flexibility in how local commercial uses could be located within the community itself. See Section 3 for more detail.

Industrial/Commercial Use

Retail and shopping amenities will provide opportunities that complement rather than compete with the existing Station and Commercial Service District in the west. See Section 3 for more information on the proposed concept.

Architecture and Design

Maintaining Diamond Valley's indomitable frontier identity amidst the dramatic rolling landscapes that surround it. Crafting a modern interpretation of the town's frontier style the focus for the community's design.

Industrial Farmhouse Inspiration



Park Programming Inspiration



1.2 Black Diamond Context

In the late 1800s, a government land surveyor discovered abundant local coal deposits in this area. The discovery of oil and gas in neighboring Turner Valley, stimulated a construction boom in Black Diamond. By the mid-1940's, activity in the petroleum industry had shifted north to Leduc. Black Diamond survived the change, but many businesses and families in the area moved elsewhere and neighboring settlements like Little Chicago, Naphtha and others vanished from the landscape.

On May 25, 2022, the Council of Turner Valley and Black Diamond received the Order in Council (Order 2022-156) from the Lieutenant Governor to enable the formation of the new Town of Diamond Valley, Alberta effective January 1, 2023.

Today, Diamond Valley remains a small but thriving town. It is prospering through development activity in Calgary's urban fringe, tourism along Highway 22, and growth from within by an energetic local population and business community. Current economic industries in Diamond Valley include agriculture/agri-foods, retail services, tourism, food and hospitality services, light industry, home-based businesses, arts, health and wellness services, and value-added products.

The Subject Lands were annexed from Foothills County into the Town of Black Diamond in 2020 under Order in Council 15/2020 and is now part of the newly amalgamated Town of Diamond Valley. Most of the site has been used for agriculture in addition to wetlands, open water areas, and semi-native shrub and tree patches (see Section 2.2 for more detail).



Plan Area, looking southwest from the northeast corner

1.3 Terms of Reference

On April 21, 2021, the Town of Black Diamond (now Diamond Valley) Town Council adopted a Terms of Reference for a Conceptual Plan under Resolution 2021-136 and an Engagement Strategy for the Conceptual Plan under Resolution 2021-137.

The Terms of Reference provides direction for the content of the CC-ASP in absence of direction through the Black Diamond MDP current at the time of application. The CC-ASP has been completed in anticipation of a future MDP for the amalgamated Town of Diamond Valley.

The Terms of Reference includes the following six objectives:

Terms of Reference Objectives	Colts Crossing ASP Alignment
1. To outline a specific vision for the future use and development of the lands that meets the mutual needs of the landowner and Town of Black Diamond.	See Section 1.1.
2. To further the objectives of the Town of Black Diamond as outlined in various plans and policy documents.	See Table 1 in Section 1.
3. To comprehensively engage Town Council, Administration, key stakeholders within the community and the general public to design a neighbourhood that will accommodate new growth and contribute positively to the Town of Black Diamond.	See Section 7 for a summary of engagement that was completed prior and during the creation of the CC-ASP. More information is provided in the What We Heard Report under separate cover.
4. To provide a framework for future redistricting and subdivision.	See Sections 3.3-3.5 for information regarding proposed land uses and phasing of the CC-ASP.
5. To allow for the concurrent processing of a Redistricting Application for an appropriately sized first phase of development alongside the Conceptual Plan application.	See Sections 3.2 and 3.4 for information regarding the proposed land uses and details on Phase 1 respectively.
6. To plan for the development of commercial and light industrial in the north half of NE 9-20-2- W5, with residential and related uses on the balance of the lands.	The land use concept provides for commercial and light industrial uses in the north half of the plan area with the remainder being residential and related uses. See Section 3 for more detail.

Table 2 – Colts Crossing Terms of Reference Alignment

According to the Terms of Reference, no Area Structure Plan (ASP) was required for the development of this new community. To meet the goals of the Terms of Reference, the project team developed a Concept Plan for the entire community of Colts Crossing, informing a coherent plan for Phase 1.

The Terms of Reference facilitates the consideration of the development of Phase 1 under this ASP. The Terms of Reference requires the Colts Crossing ASP to include the purpose, policy context, and land use concept (See Appendix A for more detail).

On February 5, 2025, the Town of Diamond Valley adopted Bylaw 2024-91 to require an ASP for the subject lands.



1.4 Authority and Interpretation of the ASP

This ASP is adopted by Bylaw in accordance with the requirements of Section 633 of the *Municipal Government Act*.

Where an objective statement accompanies a policy, it is provided for information purposes only to enhance the understanding of the policy. Should an inconsistency arise between the objective statement and a policy, the policy will take precedence.

Where "must" is used in a policy, the policy is considered mandatory, usually in relation to a statement of action, legislative direction or situation where the desired result is required.

Where "should" is used in policy, the intent is that the policy is strongly encouraged. Alternatives can be used where the policy is unreasonable or impractical in a given situation, or where unique or unforeseen circumstances provide for courses of action that would satisfy the general intent of the policy. However, the general intent is for compliance.

Where "may" is used in a policy, it means there is a choice in applying the policy and denotes discretionary compliance or the ability to alter the requirements as presented. Where a policy requires compliance at the Subdivision, Land Use Redesignation or Development Permit approval stage, that requirement may be deferred to a subsequent stage if deemed appropriate by the approving authority and if the overall intent of the policy can still be achieved.

Where a policy requires submission of studies, analysis or information, the exact requirements and timing of the submission shall be determined at the appropriate stage declared in the ASP. Where a study has been completed at a previous stage or included within a study report for any area it shall be considered complete; if parameters have changed, a letter addressing the update may be required.

1.5 Guiding Documents

The future growth in this ASP aligns with the intended future growth described in relevant policy, including the Joint Growth Strategy. This document plans for responsible and balanced growth, provide a variety of housing types to accommodate current and future residents, and offer opportunities for future industrial and commercial development. The mix and location of land uses corresponds with the intentions of the governing statutory framework (i.e., the MDP and Intermunicipal Development Plan). Guidance for the preparation of the ASP is provided by the Town's current framework of statutory plans, studies, and reports, including:

- Black Diamond Municipal Development Plan, Bylaw 01-14 (2001);
- Foothills / Black Diamond / Turner Valley Intermunicipal Development Plan (2002);
- Black Diamond / Turner Valley Joint Growth Strategy (2018);
- Black Diamond / Turner Valley Annexation Report (2019);
- Black Diamond Community Economic Development Plan (2017);
- Kaiser Area Structure Plan (2017);
- Black Diamond Stormwater Management Program Plan (2018);
- Black Diamond Historic Downtown Design Standards (2004);
- Black Diamond / Turner Valley Annexation Lands Servicing Review (2018); and
- Black Diamond Policy Admin-021 Engineering Standards Policy (2018).
- Bylaw 2024-94 Amendment to MDP to require ASPs
- Amending Bylaw 14-12, to Amend Bylaw 04-15



1.6 Supporting Documents

Supporting information to the Plan consists of the following (See Appendix B for more detail on each report):

Environmental

- Biophysical Impact Assessment for the Thorarinson Lands Within East ½ 9-20-2 W5M (2024)
- Phase 1 Environmental Site Assessment Thorarinson (2022)

Engineered Servicing

- Preliminary Servicing Report (2024)
- Staged Master Drainage Plan (2024)
- Thorarinson Lands, Preliminary Servicing Strategy (2022)
- Thorarinson Lands – Concept Plan Geotechnical Evaluation Report (2022)

Transportation

- Colts Crossing Community Concept Plan Transportation Impact Assessment V4 (2024)

Market & Financial

- Thorarinson Lands Market Analysis and Development Strategy (2021)
- Colts Crossing Fiscal Impact Analysis (2024)

Visioning

- Black Diamond Visioning Document (2022)
- What We Heard Report Colts Crossing Conceptual Scheme Town of Diamond Valley (2024)

DRAFT



2. SITE DESCRIPTION

The Subject Lands Include the following parcels:

Ptn. Ne 09-020-02-5, 61.04 Ha (150.98 Ac)

Meridian 5 Range 2 Township 20
Section 9
Quarter North East
Containing 64.7 Hectares (160 Acres) More or Less
Excepting Thereout:

Plan	Number	Hectares	Acres
Road	9010969	1.27	3.13
Road	9011745	2.39	5.89

Excepting Thereout All Mines and Minerals

Ptn. Se 09-020-02-5, 60.85 Ha (150.49 Ac)

Meridian 5 Range 2 Township 20
Section 9
Quarter South East
Containing 64.7 Hectares (160 Acres) More or Less
Excepting Thereout:

	Hectares	(Acres)	More or Less
A) Plan 9411282 Subdivision	3.85	9.51	
Excepting Thereout All Mines and Minerals			
and The Right to Work the Same			

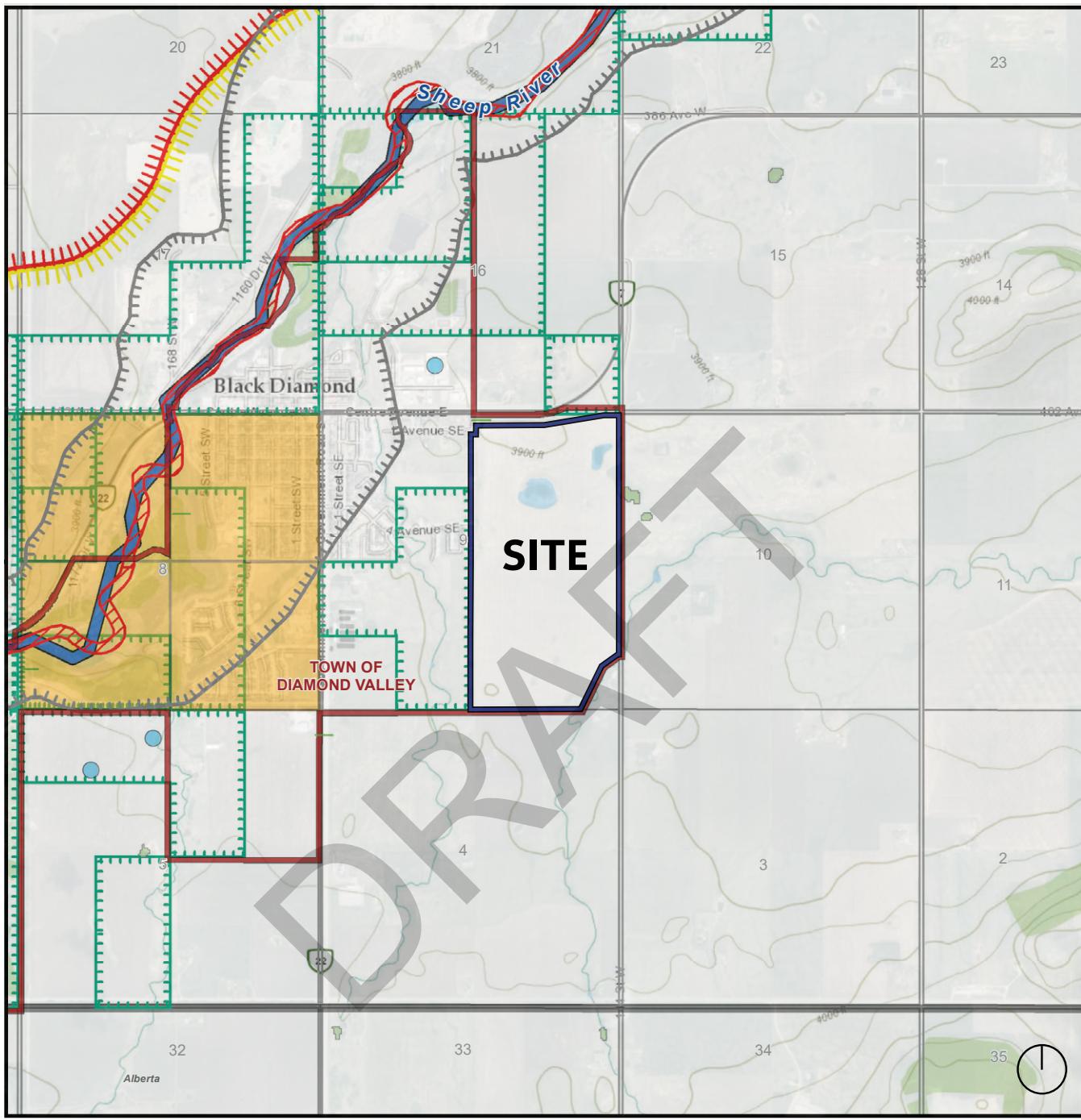
2.1 Location

Colts Crossing is located on the eastern edge of town and bounded by 6 Street SE to the west, 144 Street W on its eastern boundary, and 402 Avenue W to the north as outlined in [Map 1](#).

Colts Crossing consists of 121.89 ha (301.47 ac).

- The north boundary is formed by a service road on the south side of Highway 7/Center Avenue.
- Highway 7 remains a Provincially controlled (formerly known as Primary), Rural Arterial Undivided Highway, and is within Foothills County.
- The service road, 402 Avenue W is within the Town of Diamond Valley.
Note: Naming may change with updated addressing plans.
- 144 Street SW/ Range Road 23 forms the East boundary and is within Foothills County.
- There is no existing road or road allowance along the south boundary. The naming convention would be 418th Avenue, which is a Foothills County convention, and could change with updated addressing plans.





Map 1 – Context Map



2.2 Existing Features

Topography

The Subject Lands are located within the Highwood River watershed. The land surrounding the site drains northeast toward the Sheep River between Diamond Valley and Okotoks. The Sheep River then joins the Highwood River, which subsequently drains into the Bow River.

The land is locally 6-8 m higher in elevation in the north end of the project area, and slopes downward over the first 100-150 m to the south. Most of the land is then relatively level with a slight gradient toward the south and east; the land is gently undulating in the north quarter Section but mostly level in the south. Shallow depressions occur occasionally across the site.

In the southeast corner of the site, the land slopes to the east. An acreage property is located to the south and east of the site adjacent to the project.



Figure 1 – Seasonal Dugout and Spoil Pile Associated with Wetland

Hydrology and Waterbodies

The project site lies within the Highwood River drainage basin, south and east of the Sheep River, which is underlain entirely by the Coalspur formation which is a 600 m thick simple monocline formation of the Paleocene age (Government of Alberta, 2019). According to the Springs of Alberta, there is one spring within three kilometres of the Project site.

There were no watercourses or drainages identified within the project footprint. There is a large drainage system located just outside of the project area to the southeast of the site. Following the field investigation, three ephemeral waterbodies, three temporary marshes, eight seasonal marshes, one dugout (included as a part of a wetland boundary), and one shrubby swamp were identified within or adjacent to the project site during the field assessment.

Vegetation

Based on field observations and post-field Mapping, approximately 90% of the proposed project area is cultivated ([Map 2](#)), with vegetation dominated by non-native and agronomic grasses. Dominant species observed within the project area include a planted cereal crop and smooth brome along field edges. Ditches along roads contained Kentucky bluegrass, sweet clover, and dandelions.

Fish and Fish Habitat

There are no fish bearing watercourses or connections to fish bearing watercourses within the project footprint.



Figure 2 – Cultivated Land Containing a Cereal Crop

Wildlife

A search of the Alberta Environment and Parks (AEP) FWMIS online Mapping tool indicated there were records of golden eagle, alder flycatcher, barn swallow, eastern kingbird, grasshopper sparrow and least flycatcher found within a 1.5 km search radius from the project site.

Environmentally Significant Areas (ESA)

There are no ESAs within the project footprint. The nearest provincial ESAs are located approximately 1.5 km north of the Project site along the Sheep River.

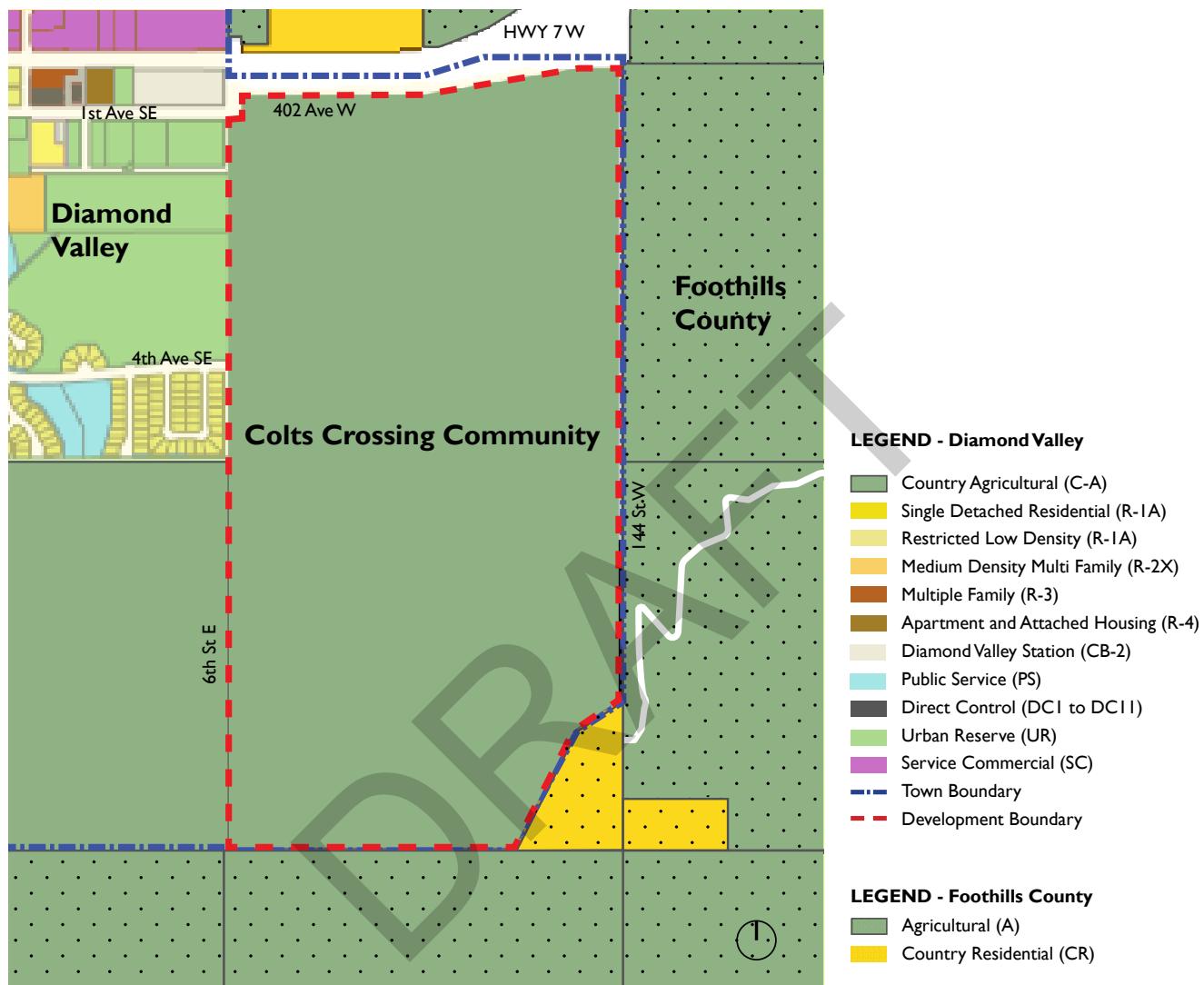


Map 2 – Existing Conditions



2.3 Current Land Use

The Subject Lands are currently designated within the Agricultural District (A) within Black Diamond's Land Use Bylaw and are being used for cultivated cropland. The adjacent land use district to the west includes Restricted Low Density Residential (R-1A) and Urban Reserve (UR). **Map 3** illustrates the site and the adjacent land use districts.



Map 3 – Current Land Use Map

3. COLTS CROSSING ASP

The Colts Crossing ASP is intended to guide the development of Colts Crossing. The objective sets the ultimate end goals of the development components. The policies set direction and aim to achieve the stated objectives.

The overall concept ([Map 4](#)) proposes service commercial and light industrial uses along the northern boundary of the site for easy access from Highway 7 and to provide a buffer between the highway and residential uses to the south. A variety of interconnected open spaces and pathways of varying sizes are proposed throughout the plan area with easy access from all residential areas. Higher density residential areas are proposed within a “mixed-use node” and transition outwards to lower density residential areas. The irregular shape of the southeast boundary of the plan area lends itself to estate and custom estate lots of larger sizes that can take advantage of this irregular boundary. The anticipated population of the entire Colts Crossing community is approximately 3,524 ([Table 3](#)) with approximately 50% of the total ASP area dedicated to residential uses ([Table 4](#)). Based upon the intended uses described above, the area should achieve an anticipated intensity of 58 residents per hectare and an overall density of 25 units per hectare (uph) or 10 units per acre (upa).

Community Programming Concept

In order to create highly livable and vibrant spaces in Colts Crossing, specific design aspirations have been identified. The programming features described below and shown in [Map 4](#) illustrate a design vision that reflects connectivity, dynamic spaces, and conservation of western charm.

The Community Programming Concept identifies how programming of different design aspirations could occur in the community of Colts Crossing.



Streetscapes

Streetscapes address the boulevard and landscapes along the roadways in the community.



Trails, Paths & Wayfinding

Trails refer to spaces designed to be traveled through – and provide pedestrian paths through the community.



Municipal/School Reserves

Municipal Reserves are public park spaces which include trails, recreation facilities and natural areas.



Playgrounds

Playgrounds offer a local community destination where children and their families can congregate at to enjoy a shared recreational experience.



Joint Use Site

The Joint Use Site is the location where a public school could be constructed at a future stage. These are also part of the Municipal Reserves.



Future Right-of-Way

The Future Right-of-Way will be developed by others at a future stage if required. Until that time, it will be green space.



Pavilions & Shade Structures

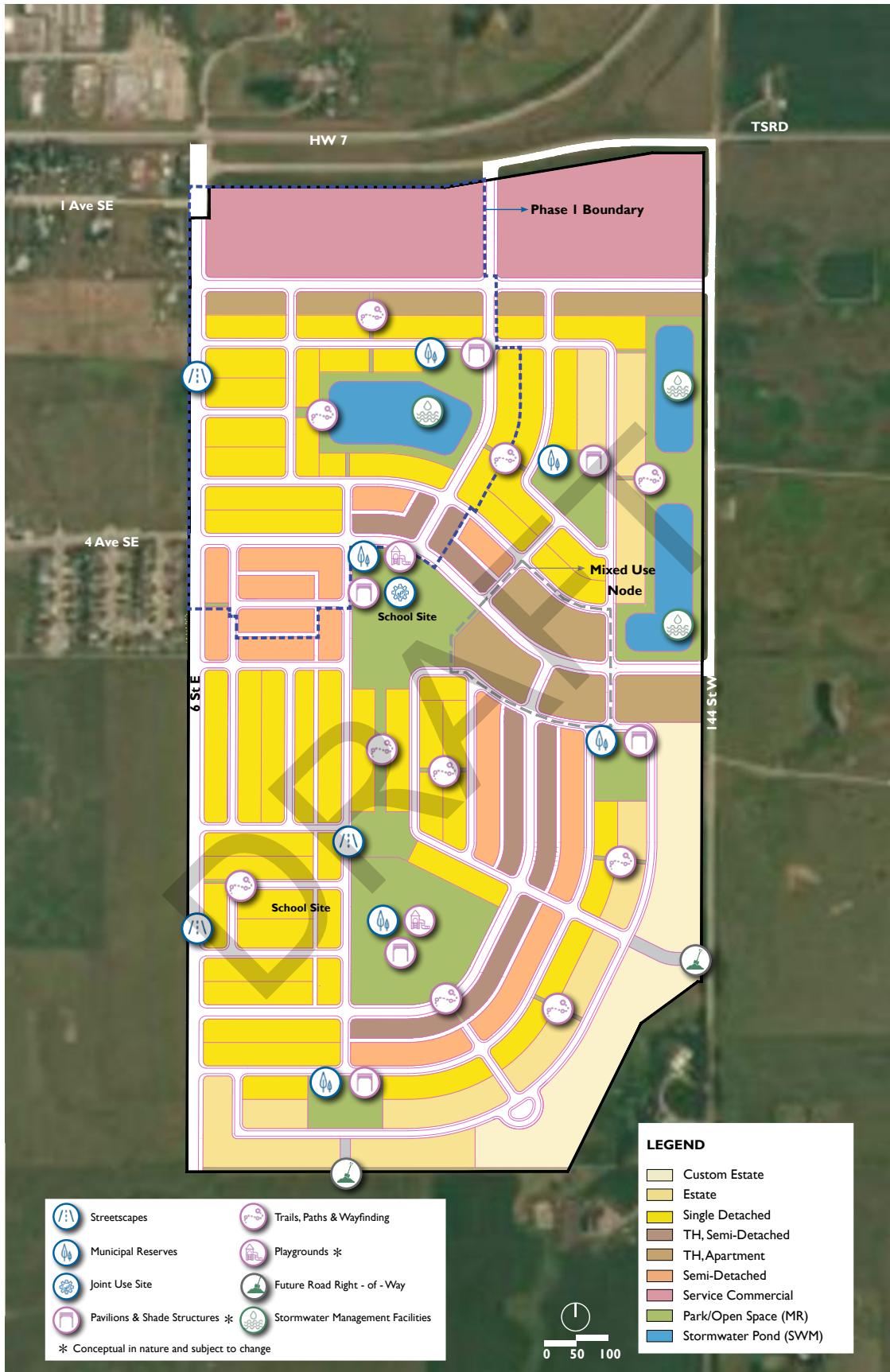
Pavilions & Shade Structures refer to organized spaces in an area. These can include covered seating areas, picnic sites, lookouts, and shade structures.



Stormwater Management Facilities

Storm Water Management Facilities are the areas designated to manage stormwater from within the community.





Map 4 – Colts Crossing Conceptual Buildout



Product	Unit Count			Population	
	Anticipated	Maximum	PPU	Anticipated	Maximum
R-2N (Single Detached)	751	1017	2.30	1728	2340
R-2N (Semi-Detached)	208	310	2.30	479	714
R-3M (Townhouse, Semi-Detached)	154	192	2.30	354	442
R-3M (Townhouse, Apartment)	297	362	2.30	682	832
ESTATE	88	117	2.30	203	269
CUSTOM ESTATE	33	43	2.30	77	98
TOTAL	1531	2041		3522	4694

Table 3 – ASP Estimated Population and Unit Count

Anticipated and maximum populations were estimated by taking the total proposed frontage of each housing and lot type and divided it by the anticipated and minimum lot widths.

Areas	Ha	Ac	%
Gross Area	121.75	300.84	100.00%
Environmental Reserve (ER)	0.00	0.00	0.00%
Net Developable	121.75	300.84	100.00%
Residential	61.21	151.25	50.28%
Service Commercial (SC)	12.01	29.67	9.86%
Municipal Reserve (MR)	16.29	40.25	13.38%
Public Utility Lot (PUL)	4.87	12.03	4.00%
Roads / Lanes	27.07	66.88	22.23%
Future Road R/W to be developed by others if required	0.30	0.75	0.25%

Table 4 – ASP Land Use Statistics

3.1 ASP Policies

General

Objective: to facilitate the administration of future development in alignment with this ASP.

- 3.1.1 The policies within this ASP must apply to all phases of Colts Crossing.
- 3.1.2 Should a conflict arise between the ASP policies and the governing Land Use Bylaw, the governing Land Use Bylaw must prevail.
- 3.1.3 The land use types within Colts Crossing must generally align with **Map 4**.

- 3.1.4 Development should conform to the City of Calgary Engineering Standards until such time as they may be replaced by Diamond Valley Engineering Standards.
- 3.1.5 A concept for the proposed parks and open space must be required at each phase of the subdivision. At the time of detailed design, a detailed landscape plan must be submitted.
- 3.1.6 When required, landscaping plans should generally align with City of Calgary standards.



Development Standards

Objective: to provide commercial, light industrial, and multi-residential uses that are compatible with the small-town character of Diamond Valley. The policies below apply to all commercial, light industrial, and multi-residential areas unless otherwise specified.

- 3.1.7 Any equipment that sits outside of a building must be screened and located at the rear or side of the building, or at a location that is not openly visible from a public road or from adjacent residential properties.
- 3.1.8 Garbage enclosures for commercial buildings should be constructed of materials that compliment the principal building.
- 3.1.9 Gates should be installed and used on garbage enclosures.

- 3.1.10 Pedestrian routes must be separated from vehicular traffic and the separation should be clearly demarcated.
- 3.1.11 No sign must be located where it will interfere with pedestrian or traffic safety.
- 3.1.12 All loading areas should be screened from pedestrian circulation routes.

Mixed-Use Node

Objective: to allow for future mixed commercial and residential uses that complement the small town character of Diamond Valley while establishing a unique identity for the Colts Crossing community.

- 3.1.13 Mixed-use must be encouraged within the Mixed-use Node on Map 4
- 3.1.14 Commercial uses may be located within the Mixed-Use Node on Map 4.
- 3.1.15 Commercial integration of uses within the Mixed-Use Node may be located at grade below or adjacent to residential uses.
- 3.1.16 Commercial uses should generally front the street within the Mixed-Use Node.
- 3.1.17 Land use applications within the Mixed-Use Node that propose commercial and/or mixed uses must not require an amendment to this ASP.



Commercial/Industrial

- 3.1.18 All development and building permit applications on commercial/industrial lots must conform to the Black Diamond Historical Downtown Design Standard until such time as Diamond Valley Design Standards are produced.
- 3.1.19 Final parcel dimensions of commercial/industrial parcels must be determined at the subdivision stage.
- 3.1.20 The landscaping plan for commercial lots must address the interface between the development and adjacent context.
 - Landscaping plans should consider noise, screening, and other commercial nuisances where and when applicable.
- 3.1.21 Landscaping for commercial lots should be utilized to buffer the view of parking areas, storage areas, and loading areas.
- 3.1.22 The frontages of commercial parcels should be landscaped with a combination of low mass planting and trees.
- 3.1.23 Signage should be integrated into the commercial building design and shown in the development permit plans for new buildings.

Residential

Objective: to allow for a variety of housing types that establish a unique community identity while complementing the small-town character of Diamond Valley.

- 3.1.30 Multi-residential parcels adjacent to 144th St must include enhanced landscaping along the interface boundary.
- 3.1.31 Multi-residential parcels must provide a landscaping plan at development permit.
- 3.1.32 Residential architectural controls must be established prior to subdivision endorsement. Residential architectural controls should establish a unique identity for the community.

Parks, Pathways and Open Space

Objective: to provide a safe and connected active transportation network and programmed open space within the community and the rest of Diamond Valley.

- 3.1.33 The pathway system in the plan area must be developed to facilitate safe and convenient pedestrian movements. The developer must be responsible for construction of all pathways in the plan area. The exact location of the pathway connections should be determined at the subdivision stage.
- 3.1.34 The specific location and distribution of neighborhood parks, amenities and specific MR requirements within the Conceptual Scheme Phase 1 Plan Area must be determined at the subdivision stage.





Figure 3 – Proposed Colts Crossing Development Process

3.2 Proposed Land Use Districts

Colts Crossing will be a vibrant and comprehensively planned community that adds to the vitality of Diamond Valley while respecting the natural beauty of the surrounding environment. The land use consideration strives to strike a balance between flexibility and certainty and allowing for opportunities to respond to changing market conditions.

The following land use districts are proposed for Colts Crossing. They include both existing land use districts under the current Black Diamond Land Use Bylaw and new proposed districts. Additional districts may be considered for future phases of the ASP, however, due to uncertain timing of the preparation of a Diamond Valley Land Use Bylaw, they will be proposed at the time of land use amendment.

Single and Semi-Detached Narrow Parcel (R-2N) District

Proposed New District

This land use district accommodates single detached and semi-detached housing, allowing for narrower lots compared to the current minimum width requirement in the Land Use Bylaw while still allowing for wider lots if desired in the future. Public engagement identified that affordability was one of the main concerns of the public. As a result, smaller lots were brought into this land use district as a means of providing single-detached housing in a form that could be more attainable to a wider variety of incomes. Smaller lot sizes can also be a way of attracting families and seniors wanting to be in a single detached home at a more attainable price. R-2N lots are mainly located along the residential streets, where there is a desire to calm vehicular traffic and focus on the pedestrian experience. Some R-2N lots are located along 6th street and the collector streets as well.

Multiple Dwelling Residential (R-3M) District

Proposed New District

The purpose of this district is to accommodate at grade medium to high density housing forms such as semi-detached, townhouses, and apartments. The lots located along 6th Street and collector streets, and adjacent to commercial land uses are proposed to be designated within the R-3M District. The form and nature of the lands enable fee simple townhomes; a product not previously seen in Diamond Valley.

Service Commercial (SC) District

The northern portion of the Subject Lands, immediately adjacent to 402 Ave W, is proposed to be designated as SC District. This District provides flexibility for commercial and light industrial uses as well as professional offices and manufacturing.

Public Service (PS) District

A series of interconnected open spaces and pathways are proposed within the Plan Area that are to be designated as PS district. The open spaces will include public parks with amenities residents can use e.g., a playground and trails and pathways, surrounding Public Utility Lots (PUL) to accommodate stormwater ponds. The proposed Municipal Reserve (MR) dedication is comprised of all the PS lands less any required PUL land area requirements.

Estate

The estate lot and housing type proposed in Phase 5 is generally based on the R-1N land use district of the Black Diamond Land Use Bylaw in place at the time of adoption with a larger frontage and target depth.

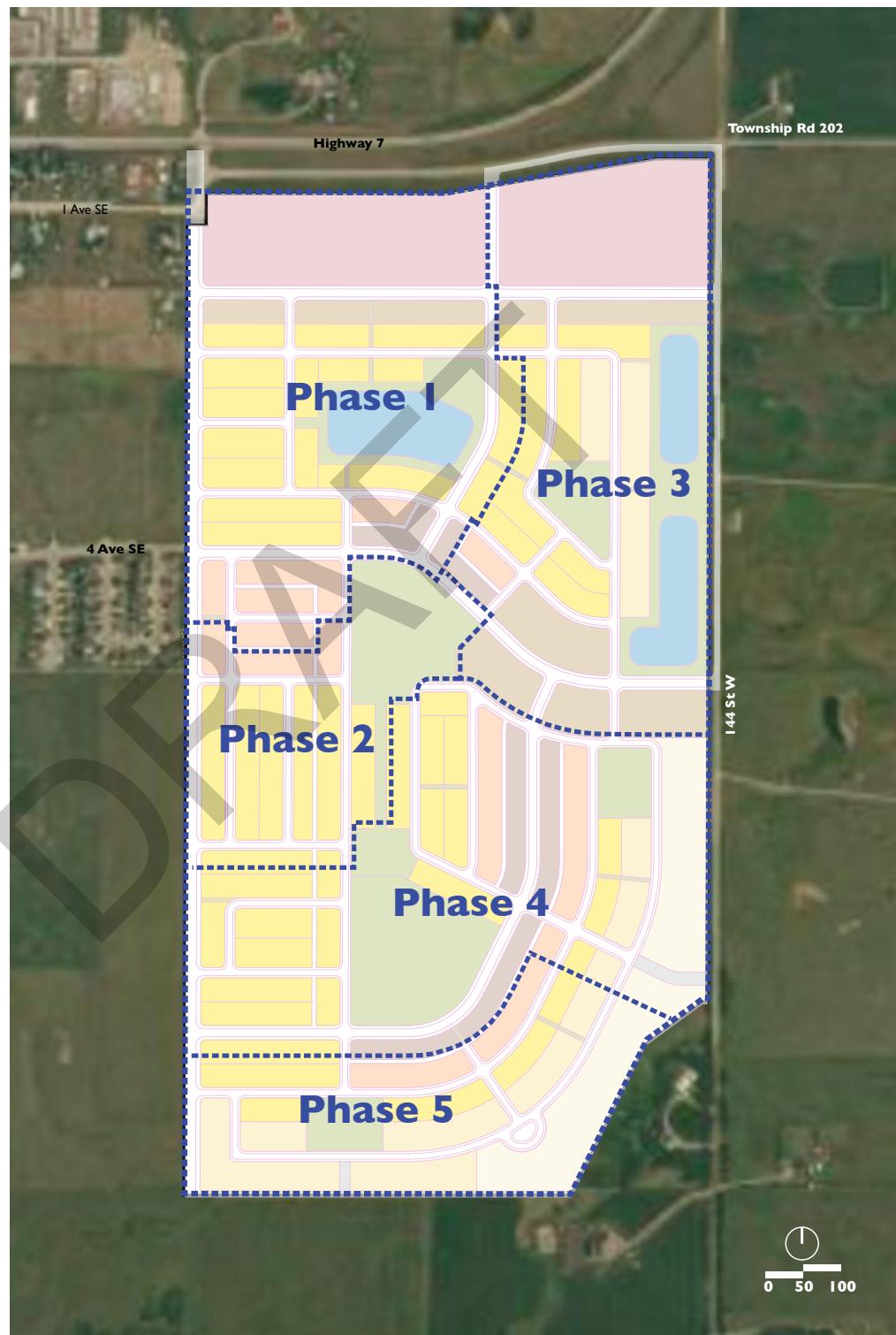
Custom Estate

The custom estate lot and housing type proposed in Phases 4 and 5 is generally based on the R-1 land use district of the Black Diamond Land Use Bylaw in place at the time of adoption with a target depth.



3.3 Phasing Plan

Below represents the five phases proposed for the ultimate development of Colts Crossing with an estimated 30-year build-out.



Map 5 – Colts Crossing Phasing Plan



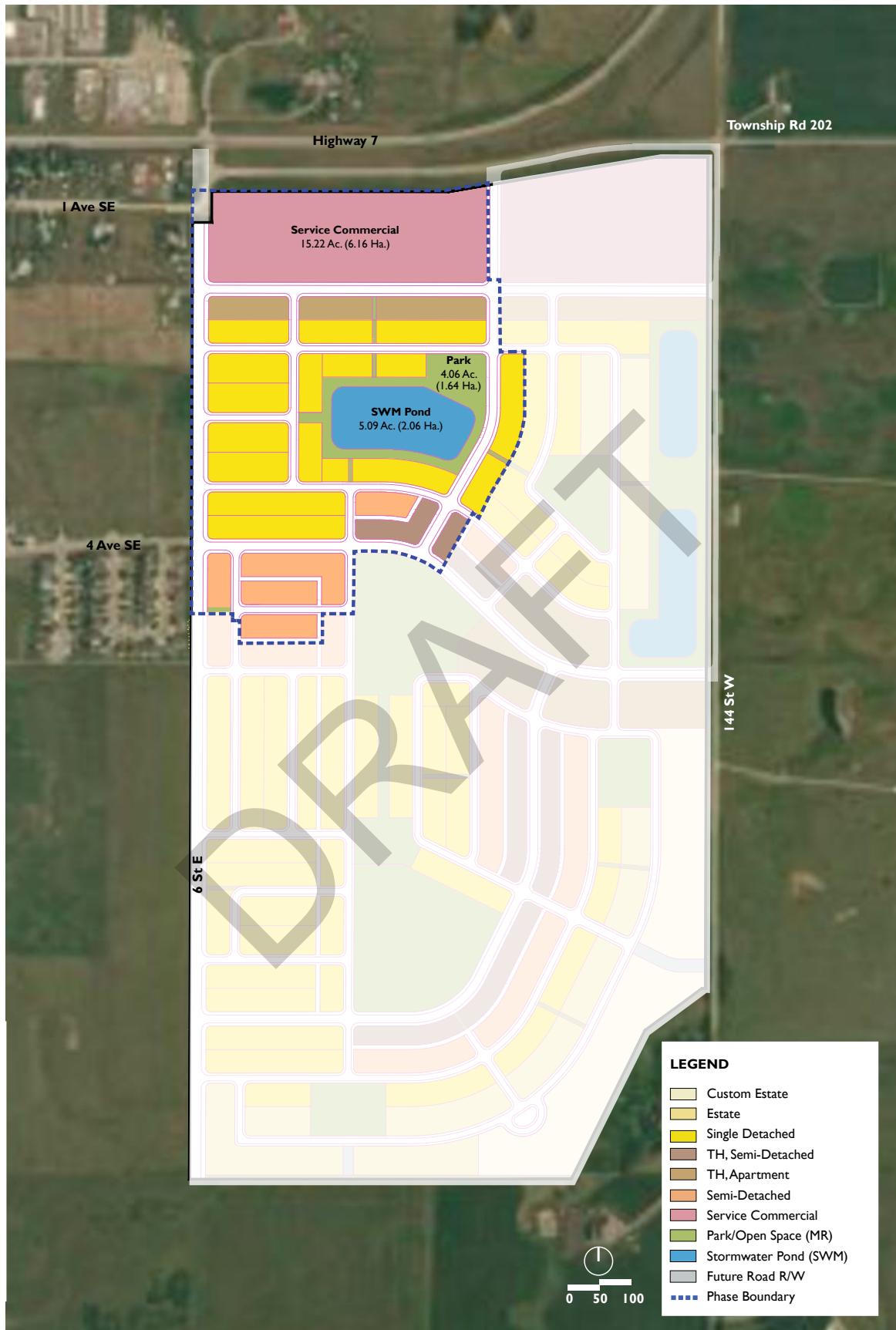
3.4 Phase 1

Colts Crossing is proposed as a five-phase development designed to manage the Town's growth and address market trends. This Section discusses the first phase of the ASP. [Map 6](#) shows the location of Phase 1 in relation to the Colts Crossing community. Emergency access to Phase 1 is via Highway 7, 1 Ave SE, and 4 Ave SE. Approximate build-out timing is 5-10 years.

A 1.64 ha (4.05 ac) area in the middle of Phase 1 is being proposed for parks and open space. This parcel is central to the Phase 1 area and is proposed to be designated to the Public Service (PS) District. This central open space will include a public park with amenities residents can use (e.g., a playground and trails and pathways), surrounding a Public Utility Lot (PUL) to accommodate a stormwater pond. The total area of MR proposed for Phase 1 is 6.16%. This represents an under dedication of the MR at this phase however, the total MR percentage proposed is 13.38%, representing an over dedication for the community as a whole.

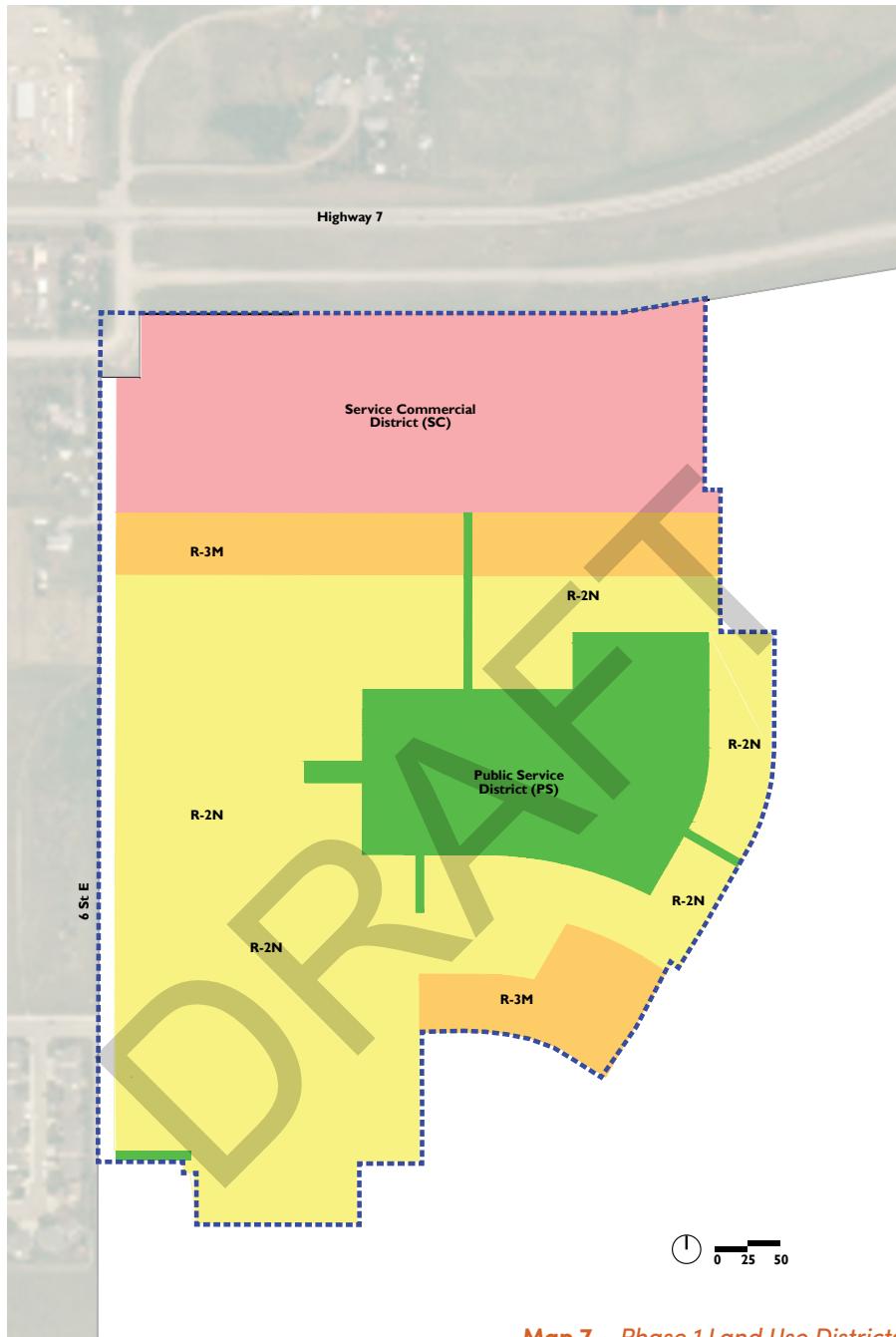
It is expected that some stages of the ASP will result in less MR dedication and other stages in more, but the overall MR dedication for the community will be approximately 10% as required under the Municipal Government Act.

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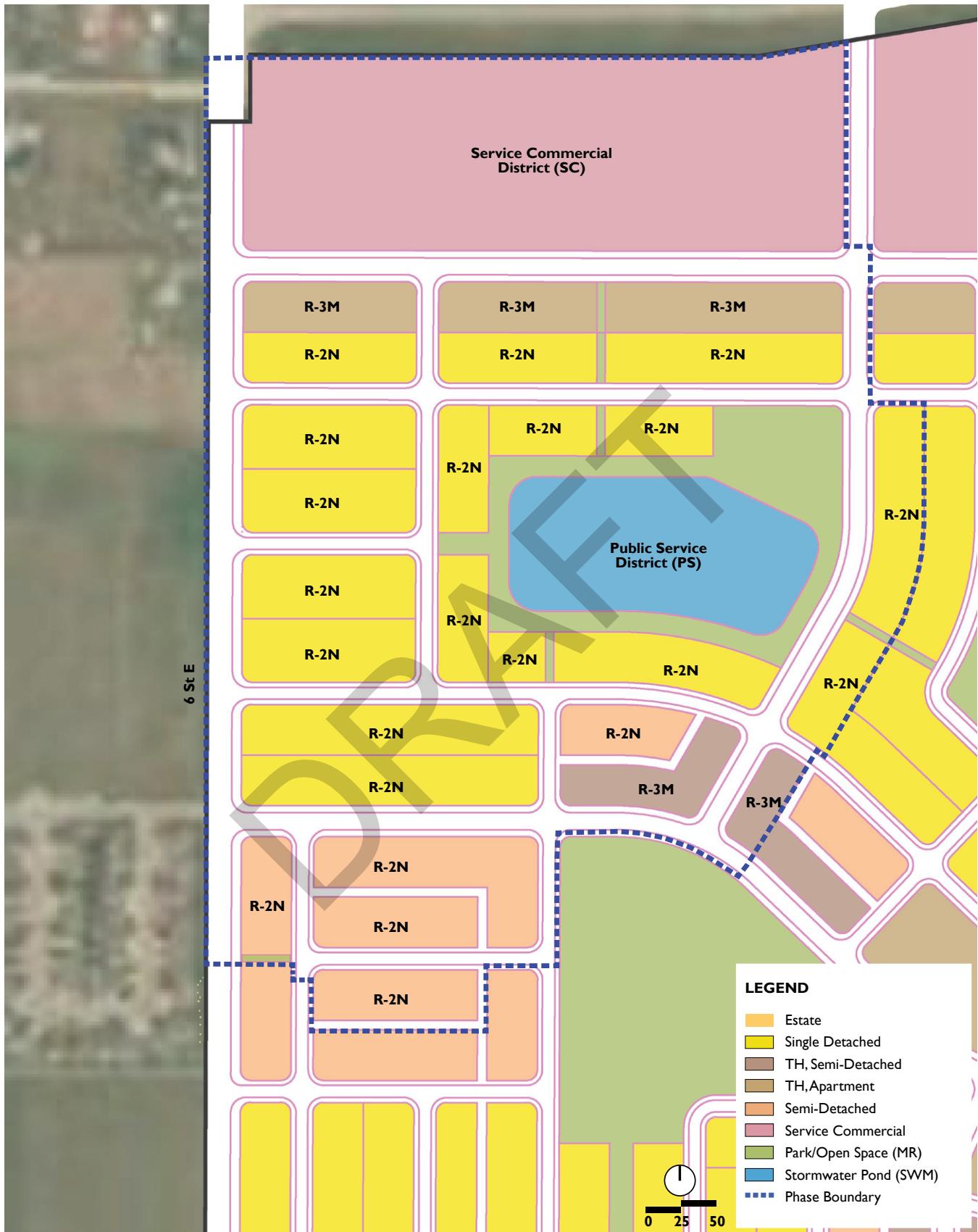
Map 6 – Phase 1 Location and Context

The Phase 1 Land Use Districts Map ([Map 7](#)) illustrates the proposed land use districts within the Phase 1 Area.



Two types of residential land use districts and one commercial/industrial land use district are proposed within the Phase 1 area. The purpose of these land use districts is to enable the implementation of the plan by directing how development can proceed within the area. The proposed land uses are in alignment with MDP policy, Preliminary Servicing Strategy and public engagement feedback.

The Phase 1 Proposed Lot and Housing Types ([Map 8](#)) shows how the proposed land uses will result in a future subdivision plan with a variety of lot sizes and housing types. It also illustrates the relationship between the different land use and the road network.

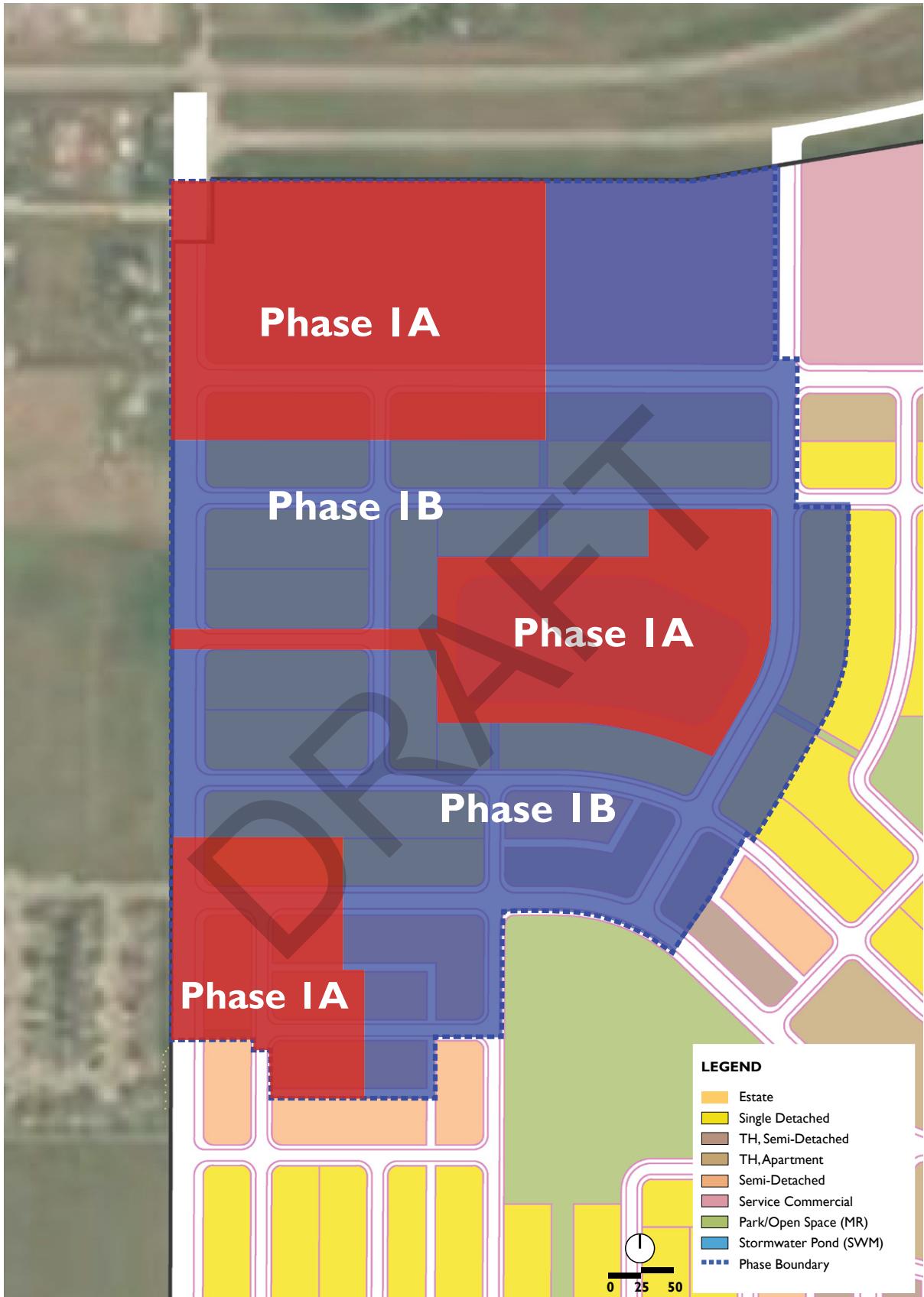


Map 8 – Phase 1 Proposed Lot and Housing Types

Product	<i>Lot Width (m)</i>		<i>Unit Count</i>		<i>PPU</i>	<i>Population</i>	
	<i>Anticipated</i>	<i>Minimum</i>	<i>Anticipated</i>	<i>Maximum</i>		<i>Anticipated</i>	<i>Maximum</i>
R-2N (Single Detached)	10.36	7.65	207	281	2.30	477	645
R-2N (Semi-Detached)	9.10	6.10	64	96	2.30	148	221
R-3M (Townhouse, Semi-Detached)	7.62	6.10	25	32	2.30	58	72
R-3M (Townhouse, Apartment)	6.10	5.00	68	82	2.30	155	189
Estate (150' Lot Depth)	19.81	15.00	0	0	2.30	0	0
Custom Estate (170' Lot Depth)	21.37	16.76	0	0	2.30	0	0
TOTAL			364	491		838	1128

Table 5 – Phase 1 Residential Unit Mix

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Map 9 – Phase 1 Subphasing



3.5 Future Development Phases

Development sequence of the Conceptual Scheme phases consider the TIA, the EIS, the efficient extension of municipal infrastructure, planning and provision, and phasing of public services and amenities. The approximate build-out timing of each phase is 5-10 years. Approximate areas of each land use type are included in **Table 6**. The estimated student population projection is 900 students at full build-out.

	Phase 1		Phase 2		Phase 3		Phase 4		Phase 5		Total	
	ha	ac	ha	ac								
Single Detached	8.28	20.47	5.65	13.97	3.87	9.56	8.76	21.65	2.55	6.30	29.12	71.95
Semi-Detached	2.25	5.56	1.03	2.56	0.34	0.83	2.08	5.13	1.38	3.42	7.08	17.50
Townhouse, Semi-Detached	0.65	1.62	0.00	0.00	0.27	0.66	2.65	6.54	0.00	0.00	3.57	8.81
Townhouse, Apartment	1.50	3.71	0.00	0.00	2.46	6.08	0.00	0.00	0.00	0.00	3.96	9.79
Estate	0.00	0.00	0.00	0.00	2.49	6.16	1.06	2.62	4.80	11.87	8.36	20.65
Custom Estate	0.00	0.00	0.00	0.00	0.00	0.00	3.25	8.04	3.15	7.79	6.41	15.83
Service Commercial	6.16	15.22	0.00	0.00	5.85	14.45	0.00	0.00	0.00	0.00	12.01	29.67
Open Space	1.78	4.39	3.58	8.84	3.77	9.32	5.80	14.34	1.02	2.51	15.95	39.40
Stormwater Pond	2.06	5.09	0.00	0.00	2.79	6.89	0.00	0.00	0.00	0.00	4.85	11.98

Table 6 – Estimated Land Use Type Calculations by Phase

4. TRANSPORTATION

A Traffic Impact Assessment (TIA) has been completed to support both the Conceptual Scheme. Road Right-of-Way (ROW) classifications have been established by the TIA and are based on City of Calgary standards, as shown in [Map 11](#) and Figure 3, Figure 4, and Figure 5. Roads within and around the Colts Crossing community are expected to accommodate the current and anticipated traffic flows with minor signalization upgrades required. In later stages of the development of the Colts Crossing community, monitoring is recommended as volumes increase to determine if Highway 7 is a candidate for twinning and to determine when reclassification of Highway 7 west of 6 Street from an urban primary collector or arterial would be required.



Figure 4 – 6th Street Modified Collector Cross Section

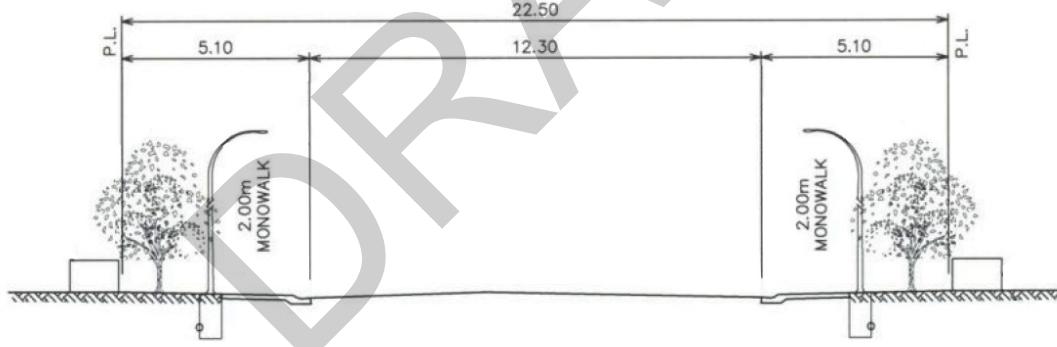


Figure 5 – Collector Cross Section

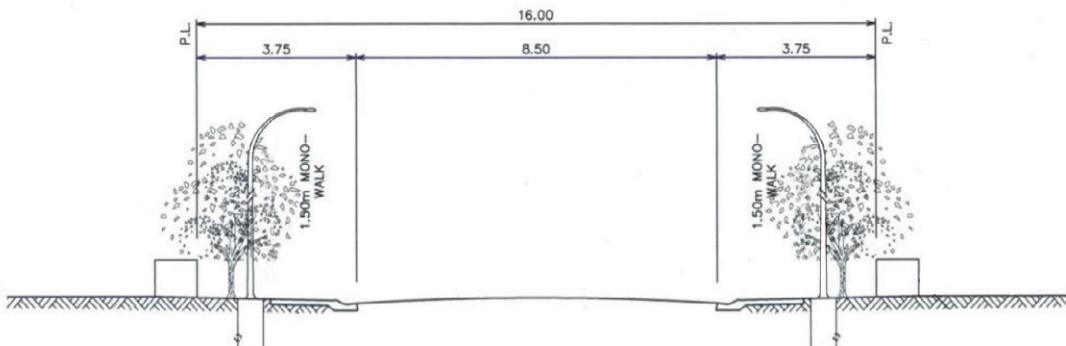
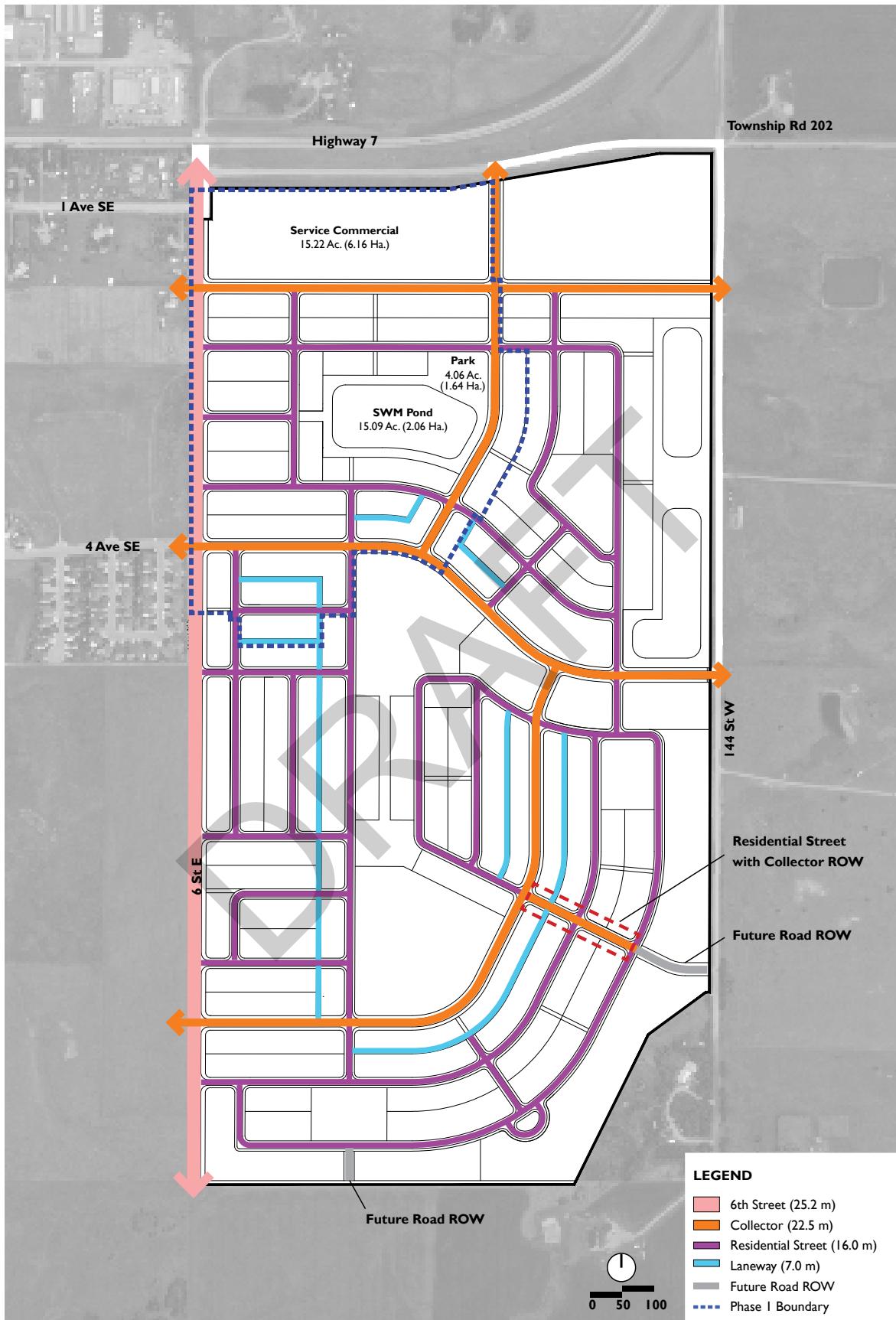
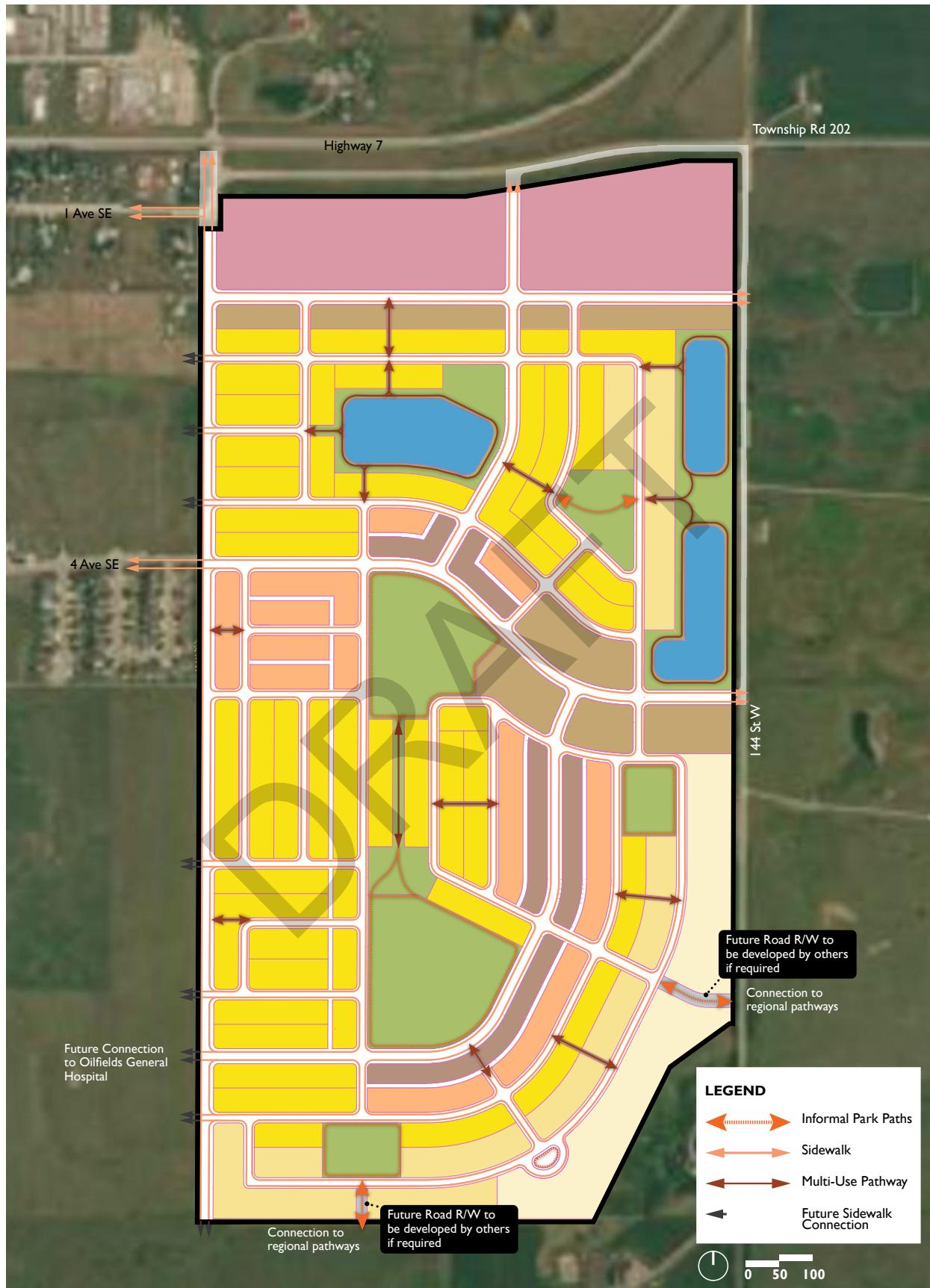


Figure 6 – Residential Street Cross Section





Map 10 – Right-Of-Way Classification



Map 11 – Active Transportation Plan

4.1 Transportation Policies

Objective: to facilitate safe and efficient vehicular and pedestrian connectivity within the Colts Crossing community and Diamond Valley.

- 4.1.1 Road connections along the western boundary of the Plan Area must be aligned with existing road patterns to provide and promote access and connectivity through the existing developments.
- 4.1.2 The ROW connections as illustrated on Map 10 are to remain undeveloped until such time as they are deemed necessary. The developer must not be responsible for construction of these ROWs. The exact location of these connections should be determined at the subdivision stage.
- 4.1.3 The developer must be responsible for paving the segment of 144 Street between 402 Avenue W and 4 Avenue SE.
- 4.1.4 The portion of road identified in Map 10 as Residential Street with Collector ROW, must be built to a residential standard with a dedicated collector ROW. Until such time as it is deemed necessary to connect to future development to the east, it will remain a residential street. The developer will not be responsible for any future upgrades to a collector standard.

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5. SERVICING AND UTILITIES

5.1 Phase 1

A preliminary servicing strategy has been completed for the Colts Crossing community. The Phase 1 Servicing strategy is based on the maximum estimated population ([Table 3](#)). Key infrastructure elements further described below include sanitary sewer, water, stormwater management systems, and shallow utilities.

Water

A 400mm diameter pipe (water loop) has been installed along the future 6th Street R/W in an easement along the western edge of the proposed development (from 1st Ave SE to 4th Ave SE) and the intent would be to connect to this 400mm diameter waterline in two locations to service the study area. The 400mm diameter waterline is connected to the existing upstream system at three locations with three 250mm diameter pipes. It is understood that the static pressures along the existing 400mm diameter waterline currently range between 65 and 74psi (estimated based on elevation). Refer to Map 12 for more information.

Wastewater

Two 250mm diameter sanitary sewers are extended to the western boundary of the study area. However, downstream systems are constrained by a pre-existing condition (undersized pipe) that must be upsized or bypassed. It has been identified that immediate development is constrained to a peak sewage flow of approximately 10 L/s for urban development within the study area. It should be noted that this residual capacity must be confirmed at the time of subdivision given there may be growth in other sectors of the community prior to Colts Crossing development that could decrease the allowable sewage discharge from Phase 1.

Sewersheds 1A and Sewersheds 1B ([Map 13](#)) have the potential for gravity service without a lift station based on the existing ground elevations. Sewersheds 1A would tie into the existing 250mm diameter sanitary sewer along 1st Ave SE and Sewersheds 1B would tie into the existing 250mm diameter sanitary sewer along 4th Ave E. These areas will be constructed during the first phase of development as they can be serviced with relatively minimal front end infrastructure costs.

The remaining areas within Phase 1 will be serviced by a lift station and forcemain as identified. An estimated 460 people from Phase 2 are anticipated to eventually contribute to the Phase 1 lift station. The proposed forcemain is expected to tie into the extension of the 250mm diameter sanitary sewer along 1st Ave SE, once upgrades have been completed downstream to increase residual capacity.



Stormwater Management

Stormwater management for Colts Crossing will be comprised of a dual drainage system including a pipe system sized for 1:5 year rainfall events (minor system) and an overland flow and storage system sized for 1:100 year rainfall events (major system).

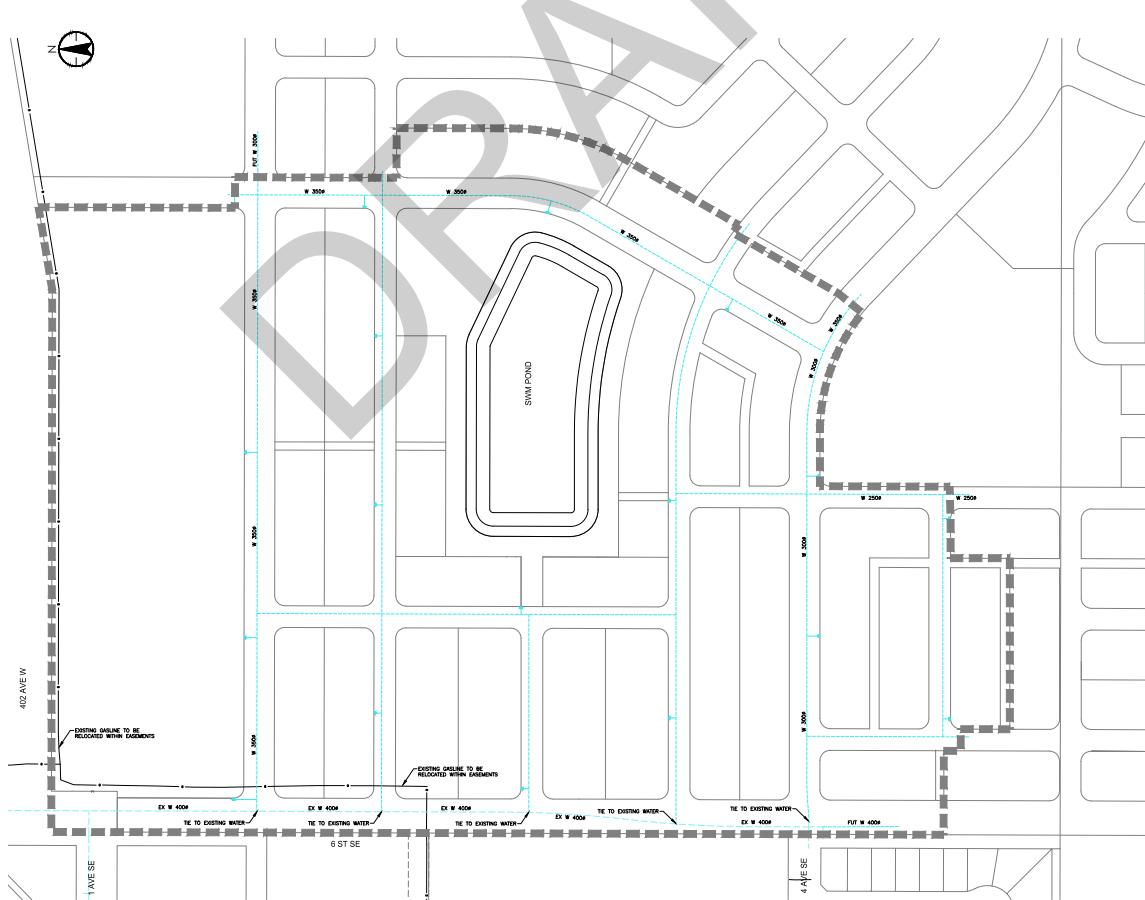
Initial stormwater management systems installed with Phase 1 will need to account for the following:

1. Phase 1 drainage boundaries including lands from the west and south as defined by existing terrain and as-built conditions (Total Drainage Area ~53Ha). All run-off from this area will be attenuated in the central wet pond.
2. Future drainage boundaries including lands from the east and southeast total ~94 ha will be attenuated in offsite ponds as described in. These future ponds located in Phases 3-5 will be pumped to a gravity sewer manhole at the eastern boundary of the Phase 1 Pond.

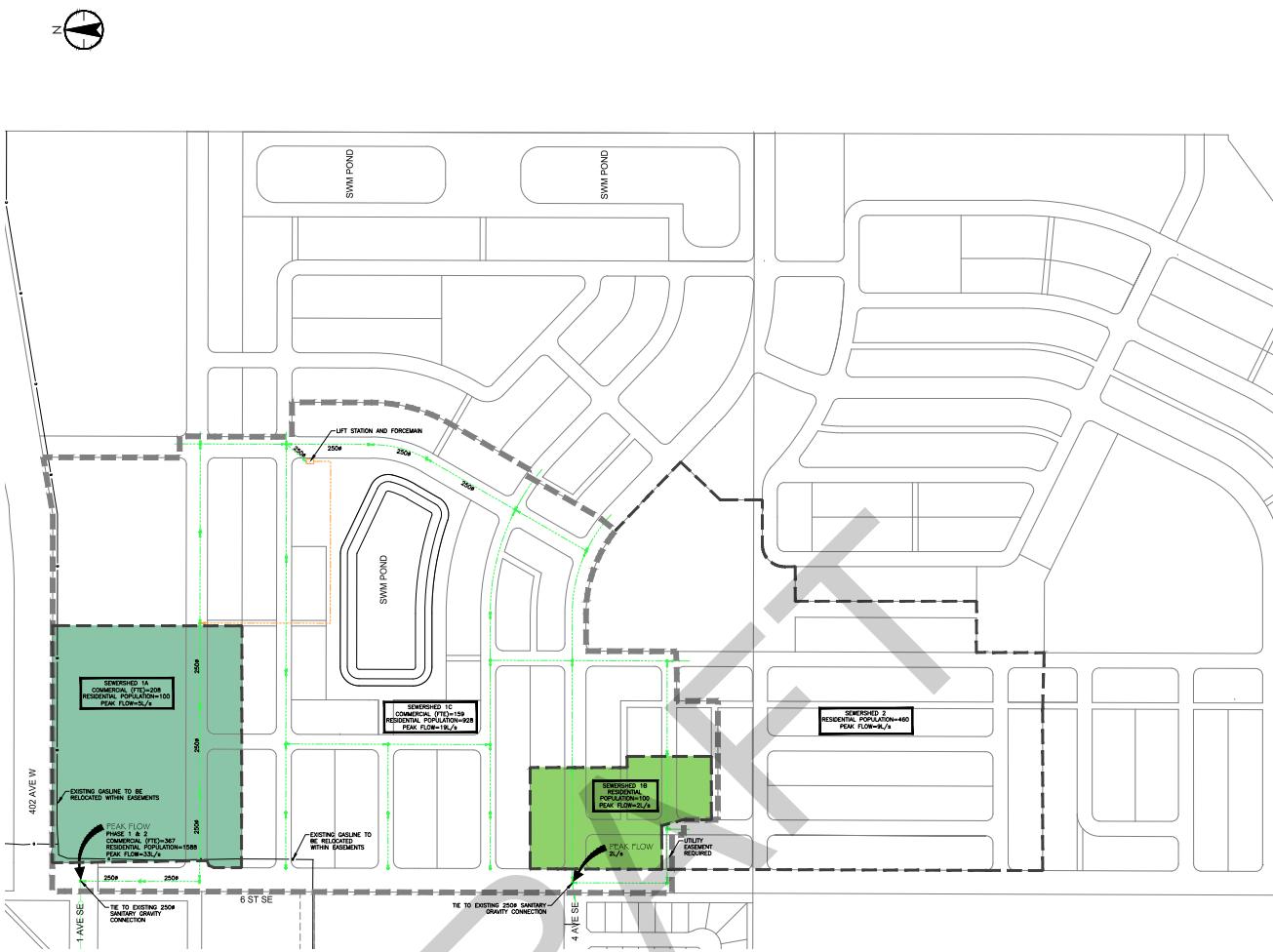
Shallow Utilities

Future servicing of the subject lands during subdivision of parcels for electrical, gas, and telecommunications is anticipated to be completed as a 4-party installation with all utilities in a common trench within a front yard easement.

The existing natural gas line located along the north boundary of the subject lands and extending south along the east side of 6th Street E is a low-pressure distribution line. It is recommended that this line be relocated during construction staging. Based on communications with ATCO, this line can be incorporated into future 4-party designs or be installed along an alternate utility line assignment within the future road right of ways. It is recommended that relocation discussions begin with ATCO during preliminary engineering design of the subject lands.



Map 12 – Phase 1 Water



Map 13 – Phase 1 Sanitary Sewer

5.2 Future Servicing Phases 2-5

Phase 2 will be the logical, next step beyond Phase 1 as both sewage and stormwater management systems have been accounted for in the sizing of downstream support infrastructure in Phase 1. The implementation of Phase 3-5 is governed by stormwater management and as such community expansion will commence in the NE corner of the Phase 3-5 area and extend south as market conditions and support infrastructure capacities permit.

5.3 Servicing Policies

Objective: to facilitate the efficient and timely provision of services to the Colts Crossing community.

- 5.3.1 Publicly accessible passive recreation opportunities will be provided adjacent to the storm ponds and open green spaces within the ASP.
- 5.3.2 At subdivision, PULs and easements for wastewater infrastructure must be coordinated between the developer and the Town.
- 5.3.3 The Town must facilitate servicing easements with Kaiser at the time of subdivision.

6. IMPLEMENTATION

The process of implementing this ASP starts first with the submission and approval of the plan and corresponding Phase 1 Land Use Redesignation through the Town of Diamond Valley application process. The ASP will then provide direction for phased development through the subdivision and development approval process.

6.1 Implementation Policies

Objective: to facilitate the efficient and orderly development of each phase of Colts Crossing.

- 6.1.1 Should future subdivision or development applications within Phases 1-5 generally align with the intent of this ASP, an amendment or new ASP must not be required.
- 6.1.2 Applications for land use amendment for Phases 2-5 must be accompanied by an Outline Plan submission as per City of Calgary standards. Outline Plan submissions must identify how the estimated population aligns with **Table 3**. Outline Plan submissions must identify how emergency access will be provided.
- 6.1.3 Development within Colts Crossing should generally align with the proposed phasing plan in **Map 5**.
- 6.1.4 At each phase of development, a mobility study must be required to determine the timing and necessity of transportation infrastructure upgrades.
- 6.1.5 The Town of Diamond Valley must implement this ASP through the subdivision and development approval process.
- 6.1.6 Future subdivision and land use applications should align with the policies and vision of this ASP.
- 6.1.7 Subdivision and land use applications must comply with the circulation process of the governing Intermunicipal plan in place at the time of application.
- 6.1.8 Details regarding the infrastructure that should be front ended by the developer must be confirmed prior to subdivision.
- 6.1.9 The developer and the Town of Diamond Valley should work collaboratively on a mechanism for large infrastructure investments at the subdivision or development permit stage.



7. WHAT WE HEARD

The team engaged the public at the earliest possible stage by conducting an online survey and holding a stakeholder and visioning session in 2022. The feedback received during this process was reviewed and incorporated into the overall concept for Colts Crossing. The concept was then tested with the public during an open house in November 2023. The main themes of the feedback during engagement as well as how feedback has been incorporated into the ASP are as follows:

1. Town & Community Character

Public engagement indicated that residents appreciate the current character of Diamond Valley as a peaceful small town with strong ties to the surrounding environment. The Colts Crossing community vision focuses on preserving the legacy of craftsmanship, rich history, and distinct small-town ambiance of Diamond Valley.

2. Housing Diversity & Density

The majority of participants expressed concern that ownership and rental opportunities are missing in the town. The overall plan area is comprehensively planned to provide a diversity of housing types to suit different age groups, household compositions, and income levels. The ASP proposes single and semi-detached housing, townhouses and rowhouses, as well as apartments to meet a variety of housing needs.

3. Transportation & Connectivity

Participants were concerned about the potential for congestion on adjacent roads. The TIA submitted under separate cover indicates no congestion issues. The developer will be required to pay for all roads and future road upgrades when they are required.

4. Employment Opportunities

The majority of participants indicated the need for more employment opportunities. In the mix of land uses proposed in the ASP, Colts Crossing will provide commercial and light industrial areas which will create future employment opportunities. Commercial uses are being prioritized within Phase 1 of the ASP.

5. Open Space & Recreational Amenities

Many participants highlighted the importance of parks and open space and were looking for a variety of recreational amenities. Park space within the ASP has been optimized to provide community gathering spaces accessible to residents and visitors. The central open space will include a public park with amenities that residents can use – such as a playground, trails, and pathways.

For more details, please refer to the “**What We Heard**” report submitted under separate cover.





Figure 7 – Engagement Feedback Themes

8. CONCLUSION

The proposed ASP and Land Use Redesignation is aligned to the Town's MDP and growth targets. Responding to residents, the concept aligns to the small town feel that residents desire for Diamond Valley and proposes a variety of low to medium density housing that will fit within the existing character of the Diamond Valley.



Appendix A ASP and Terms of Reference Alignment

Terms of Reference Scope	Colts Crossing ASP
<p>Purpose: Describe the specific vision of the plan. A description of the intent and rationale of both the developer and the municipality for the development concept, including the following matters:</p>	<p>See Section 1.1 for a description of the community vision.</p>
<p>Reason for the type of development proposed.</p>	<p>The type of development proposed was based on a variety of factors from feedback from public engagement to the results of the market study (submitted under separate cover).</p>
<p>Timing for construction and final build-out.</p>	<p>Please see Sections 3.3 – 3.5.</p>
<p>Benefits to the Town and community.</p>	<p>The characteristics described in Section 1.1 identify benefits to the Town and community including: amenities such as parks and pathways, a proposed school site, an increase supply of house and housing types, additional retail and shopping amenities that will complement the historic Black Diamond downtown.</p>
<p>Plan area's relationship to surrounding areas and uses.</p>	<p>Please see Section 1.1 and Map 3.</p>
<p>Policy Context: Demonstrate how the proposed development is consistent with the relevant policy documents of the Town.</p>	<p>See Table 1 and Section 1.5</p>
<p>Land Use Concept: The land uses are to be identified and must be accompanied by Mapping that indicates the relationship between the uses and supporting roads and infrastructure. A detailed description of the concept is required and should include the following matters:</p>	<p>See Map 4 and Map 10.</p>
<p>Existing land conditions and topography. Identification of special features (historic, biophysical, topographic, geotechnical, etc.).</p>	<p>See Map 1 and Map 2.</p>
<p>Proposed uses</p>	<p>See Section 3.</p>
<p>Parks, open space, Reserves (Municipal, School, Environmental).</p>	<p>See Section 3 and Map 11.</p>
<p>School sites, population, student generation projection.</p>	<p>See Map 4 and Section 3.5.</p>
<p>Transportation links, types of roads, roads hierarchy, linkage to adjacent areas, cost sharing opportunities.</p>	<p>See Section 4.</p>
<p>Pedestrian connectivity.</p>	<p>See Map 11.</p>



Appendix A ASP and Terms of Reference Alignment

Terms of Reference Scope	Colts Crossing ASP
Residential and non-residential populations.	See Table 3 for estimated residential population. Using an assumption of 60 jobs/ha, the estimated non-residential population is 720. Details regarding non-residential demand can be found in the market study (provided under separate cover).
Community facilities.	A school is proposed in Phase 2. See Map 4 and Section 3.5 .
Servicing infrastructure, size, and capacities for all utilities (water, sanitary sewer, storm water management, and shallow utilities).	See Section 5 .
Impact on existing infrastructure.	See Section 4 and Section 5 . A TIA and servicing report are submitted under separate cover.
Institutional uses (e.g., Places of worship, government facilities, civic sites, etc.).	A school is proposed in Phase 2. See Map 4 and Section 3.5 .
Transition between land uses & mitigation of externalities.	The policies have been drafted to allow for and encourage transition between uses, densities, and communities. See Section 3.1 .
Phasing.	See Sections 3.3 – 3.5 .
Impact on municipal fiscal capacity.	A Municipal Fiscal Impact Assessment has been submitted under separate cover. The assessment identified that no net negative fiscal impact is anticipated due to the development of the Colts Crossing community.
Description of the public engagement program, summary of feedback and how public and stakeholder input informed the Plan.	See Section 7 . A What We Heard Report has been submitted under separate cover.



Appendix B Supporting Reports Details

	Title	Summary
Environmental	Biophysical Impact Assessment for the Thorarinson Lands Within East ½ 9-20-2 W5M (2024) AAR Environmental Services	“While local residual impacts will occur to several environmental items, residual cumulative effects in the regional area were rated low.” BIA content has informed Section 2.2 .
	Phase 1 Environmental Site Assessment Thorarinson (2022) Athena Environmental Consultants Ltd.	“In summary, there was no evidence of significant environmental liabilities associated with the subject property. The need for more invasive Phase II Environmental Site Assessment does not appear warranted, nor is any recommended, at this time.” ESA content has informed Section 2.2 .
Engineered Servicing	Preliminary Servicing Report (2024) Stantec Consulting Ltd.	Regarding implementation of development, Phase 1A and 1B can proceed to subdivision and detailed design with minimal front-end costs and downstream infrastructure upgrades provided agreements can be reached with the Kaiser ASP lands for the installation of a storm sewer outfall to the east drainage channel. Phase 1C could then follow, but additional costs to improve downstream sewer capacities via upsizing or by-pass of existing “pinch-points” is required along with the investment of a sewage lift station that will provide servicing for the balance of Phase 1 and future Phase 2. Servicing requirements have been used to inform the phasing plan (Map 5), subphasing plan (Map 9), and Section 5 .
	Staged Master Drainage Plan (2024) Stantec Consulting Ltd.	Provides more detailed information than provided in Section 2.4 of the Preliminary Servicing Report. Stormwater requirement have been used to inform the phasing plan (Map 5), subphasing plan (Map 9), and Section 5 .



Appendix B Supporting Reports Details

	Title	Summary
Engineered Servicing	Thorarinson Lands, Preliminary Servicing Strategy (2022)	<p>"The following preliminary servicing strategy for sewer, water, grading and stormwater management has been prepared for the Thorarinson Lands to: Identify Servicing Opportunities and Constraints, Develop Overall grading strategy (subject to final community concept by others), Review potential servicing strategies with the municipality and confirm servicing direction, Inform the community concepts direction as it relates to roadway networks, overland conveyance, and public utility space."</p> <p>Servicing content informed the land use concept and phasing plan (Section 3) and Section 5.</p>
	Thorarinson Lands – Concept Plan Geotechnical Evaluation Report (2022) Englobe	<p>"Surficial topsoil cover overlying lacustrine silty clay of medium to high plasticity overlying low to medium plastic glacial till overlying gravels is the general soil profile at the project site area. At this time the design grades are not known, however the soils encountered in the investigation are suitable for the proposed development provided the recommendations of this report are followed."</p> <p>The Geotechnical Report content has informed Section 2.2.</p>
	Laboratory Results Thorarinson Concept Plan (2023) Englobe	<p>"Laboratory testing of selected soil samples recovered from the subject site has been completed. Natural moisture contents are presented on the attached updated borehole logs, as well as, organic contents, and soluble sulphate contents."</p> <p>This testing was completed by request of the Town and has helped to inform Section 2.2.</p>
Transportation	Colts Crossing Community Concept Plan Transportation Impact Assessment V4 (2024) Buntt & Associates	<p>"The Town of Diamond Valley in conjunction with Alberta Transportation requested a Transportation Impact Assessment (TIA) to review the traffic impacts of the proposed development."</p> <p>The TIA has informed the land use concept (Map 8), the right-of-way classifications (Map 10), and the content and policies of Section 4.</p>



Appendix B Supporting Reports Details

	Title	Summary
Market & Financial	Thorarinson Lands Market Analysis and Development Strategy (2021) FBM	<p>“Based on this comprehensive market study of commercial, industrial and residential land uses, the overall Thorarinson Lands project is seen to be feasible over a realistic timeline, with overall conservative forecasts assuming a construction start of 2024 and achieving a near full buildout by 2041.”</p> <p>The analysis has informed the land use concept (Map 8) and the overall vision of Colts Crossing (Section 1.1).</p>
	Colts Crossing Fiscal Impact Analysis (2024) Nichols Applied Management Inc.	<p>“The balanced land use mixture provides an assessment base that is more positive than the Town’s existing base which, when fully absorbed, will help shift the Town towards a more favourable residential/non-residential assessment split.”</p> <p>This analysis was completed as a requirement of the Terms of Reference (See Appendix A).</p>
Visioning	Black Diamond Visioning Document (2022) NAK Design Strategies	<p>“Our vision for the new Black Diamond community is one that maintains the town’s indomitable frontier identity amidst the dramatic rolling landscapes that surround it. Crafting a modern interpretation of the town’s frontier style is central to our focus for the community’s design.”</p> <p>The visioning document has informed the land use concept (Map 8) and the overall vision of Colts Crossing (Section 1.1).</p>
	What We Heard Report Colts Crossing Conceptual Scheme Town of Diamond Valley (2024) QuantumPlace Developments Ltd.	<p>“In early 2022, the engagement plan was revised to include varying levels of engagement for the project that the Town and stakeholders can participate in.”</p> <p>The What We Heard Report describes the engagement plan that was followed as well as how feedback from the public and stakeholders informed the land use concept (Map 8) and policies (Section 3.1).</p>






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