

AUGUST 2025



TOWN OF
**DIAMOND
VALLEY**



Municipal Development Plan | What We Heard Report

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1 Introduction

1.1 PROJECT BACKGROUND

The Town of Diamond Valley is on an exciting journey to create its first-ever Municipal Development Plan (MDP), a critical statutory document that will guide the community's growth and development over the next 20+ years. This comprehensive plan will serve as a blueprint for the Town's future, reflecting the needs, priorities, and aspirations of those who live, work, play, and contribute to the community.

Writing an MDP is a collaborative and multifaceted process that considers various factors to be robust, inclusive, and forward-thinking. These factors include analyzing current land use patterns, environmental sustainability, infrastructure needs, economic development opportunities, and long-term growth projections. However, the heart of this process is **community**. Informing and listening directly from those who live and work in Diamond Valley provides invaluable perspectives and helps the MDP reflect the unique character and priorities of the community.

1.2 PURPOSE OF THIS REPORT

This "What We Heard" report summarizes the valuable feedback collected during Round 2 engagement, which took place in June 2025, as well as the final touch point with the community in August 2025.

In Round 2, the project team shared the draft Municipal Development Plan (MDP) and invited community input on key policy areas to help refine and strengthen the final plan. The focus areas for feedback included:

- Downtown Strategy
- Housing
- Open Space and Environment
- Land Use, Growth Strategy, and Economic Development

Round 2 engagement included a World Cafe workshop, a drop-in open house and an online survey – with each method designed to capture a diverse range of voices.

This report highlights the input received across all engagement methods during the Round 2 engagement process. It provides a foundation for refining the draft MDP to align with the community's values, and the town's fiscal capacity and long-term goals. The feedback summarized in this report plays a key role in finalizing the direction of the MDP. Combined with technical expertise and data analysis, these insights will help create a plan that balances growth with preservation, innovation with tradition, and community values with future opportunities within a fiscal framework. Together, we are building a shared vision for Diamond Valley's future.

2 Internal Engagement

2.1 MUNICIPAL DEVELOPMENT PLAN STEERING COMMITTEE MEETINGS

The Municipal Development Plan Steering Committee is tasked with spearheading the development of the new Municipal Development Plan. It was established as a Committee of Council under the Council Committees Bylaw 2023-13, as amended. It comprises all members of Council, two previous members of the Town's dissolved Municipal Planning Commission, and two previous members of the Town's stood-down Economic Development Advisory Committee.

Round 2 of engagement included the third and final working group session with the Steering Committee, which was held on June 17, 2025. The purpose of this working session was to capture any additional comments from the Steering Committee and validate the MDP before finalizing the Plan. The Steering Committee confirmed the direction of the MDP Growth Strategy and Land Use Concept, proposing minor revisions. The Steering Committee also commented on the MDP's approach to development constraints (e.g., flooding), vision, and core values, and discussed specific edits throughout the MDP that will be reflected in the final draft Plan.

3 Public Engagement

Round 2 engagement activities included a World Café workshop, a public open house, and a survey.

The following communication methods were used to raise awareness and encourage participation in Round 2 engagement events:

- Informational updates on the Town's webpage;
- An email invitation to targeted stakeholders;
- Social media posts on Town social media pages; and
- Two newspaper advertisements on May 29, 2025 and June 5, 2025.

The intent of Round 2 engagement was to gather feedback on the draft MDP to help refine and finalize the Plan.

3.1 WORLD CAFE

The Town conducted a World Café session before the Open House on June 10th, 2025, at the Flare 'N Derrick Community Hall from 4 to 6 p.m. A World Café is an interactive event designed for conversation where participants have the opportunity to discuss different topics and engage in meaningful dialogue with members of the project team and other community members. Facilitators rotate between tables, sharing ideas and building on each other's perspectives, which encourages collaborative thinking and diverse input. The World Café began with a presentation that introduced what an MDP is and summarized the draft MDP core values and key themes.

The World Café session involved three tables. **Twenty-two participants rotated through the following topics:**

- Downtown Strategy;
- Housing; and
- Land Use and Growth Strategy / Economic Development.

3.1.1 World Café Station 1: Downtown Strategy



Station 1 focused on the Downtown Strategy, inviting participants to share their thoughts on Diamond Valley's two downtowns and the draft MDP's proposed approach. Key discussion points are summarized below:

- Some participants felt the two downtowns should intentionally pursue distinct personalities; Turner Valley with an eclectic or international theme, while Black Diamond could emphasize its country and western heritage.
 - In contrast, other participants felt that both downtowns should maintain a consistent design aesthetic, continuing to honour their shared country and western heritage.
- There is support for a wayfinding strategy (referenced in policy 6.3.3) that helps direct people between parking areas, downtowns, and key community amenities.
- Participants suggested that design guidelines should be standardized and applied to both downtowns using the same planning tool, through an area redevelopment plan and the Land Use Bylaw.
- A hotel or motel is seen as a much-needed addition to support local businesses in the downtown areas.
- Campgrounds located near the downtowns are viewed positively, as they help drive business to local shops and services.
- Some participants strongly supported the idea of a vehicle bypass, believing the Town should advocate to the Province to construct one. They feel this would allow the Town to have greater control over its main streets and enable improvements to the downtown environment.
 - However, others were concerned that creating a bypass could negatively impact the downtowns by reducing traffic and activity, potentially making them feel lifeless or "deadened."
- There was broad agreement that growth and development should not compromise the small-town character that residents value.

3.1.2 World Café Station 2: Housing

Station 2 focused on Housing, where participants discussed key growth topics such as building in rather than out, expanding housing types and variety, and supporting the community's desire to maintain its small-town scale. Key discussion points are summarized below:

- Participants emphasized the importance of learning from Calgary's approach, including being cautious with blanket rezoning and being sensitive to the impacts of new housing.
- A preference was expressed for gentle density rather than high-density developments, with questions raised about why existing buildings are not being redeveloped to support density.
- Increased site coverage and more flexibility in infill design was encouraged to promote redevelopment.
- Suggestions included the need for clear design guidelines to apply across communities, particularly for infill development. Concerns were voiced about setting a target density of 30 units per hectare, especially in new areas, due to potential height restrictions (e.g., fire truck access limitations).
 - Some participants felt that 30 units per hectare is too high and questioned how this would be achieved in practice.
 - Fourplexes are often seen as unsuitable and hard to maintain, while well-designed duplexes are generally supported.
 - Participants thought housing should reflect the character of the community and pride in homeownership is valued.
 - It was highlighted that residential areas must have adequate parking (e.g., 2 stalls per unit).
 - Some participants supported parking reductions for medium density developments, provided it was balanced with other planning tools.
- There is a strong need for infrastructure to support new housing development, including roadways, water systems, schools, commercial services, and especially medical system capacity.
 - Concerns were raised about water infrastructure keeping up with population growth and before approving more growth.
 - There's a need to balance business retention, promotion, and economic development.
- Participants stressed the importance of preserving municipal reserve (MR) green space in new developments.
- There was an emphasis on building sustainable homes with both environmental and economic rationale.
- Questions were raised about the target demographic, especially for seniors and aging populations. There is a noted need for bungalow-style or right-sized housing.
 - It was noted that seniors require long-term housing solutions that are thoughtfully designed and suited to smaller households.
- It was agreed that the community has two key housing deficiencies: affordable housing and seniors' housing.
 - It was highlighted that increasing housing supply is important to ease market pressures.

3.1.3 World Café Station 3: Land Use and Growth Strategy / Economic Development

Station 3 focused on Land Use, Growth Strategy, and Economic Development. Participants explored how the Town's fiscal resilience influences decisions about where and how Diamond Valley should grow — or where it should not. Key discussion points are summarized below:

- Participants found the information on growth and its fiscal implications to be useful for understanding the community's future direction.
- One participant expressed a desire to maintain the small-scale character of the community and emphasized the importance of preserving its current identity.
- There was concern about preventing greenfield growth, with a preference for more compact and sustainable development patterns.
- Participants highlighted the need for non-residential growth, particularly by capitalizing on tourism opportunities and raising the town's profile. Suggestions included increasing business readiness, attracting new businesses, and creating conditions that support the growth of small businesses.
- Some participants voiced that growth should not exceed the existing water supply thresholds and stressed that the Town should avoid becoming like Okotoks in terms of scale and intensity of development.
- There was significant interest in understanding where infill development would be directed, as well as identifying environmentally contaminated lands and strategies for their remediation.
- Business representatives noted challenges in employing young people due to the lack of affordable and accessible housing options in the community.
- While the majority of feedback reflected a welcoming and inclusive community vision, one comment expressed concern about increasing cultural diversity in Diamond Valley. The project team does not support discriminatory views and remains committed to fostering an inclusive and welcoming community for all residents.

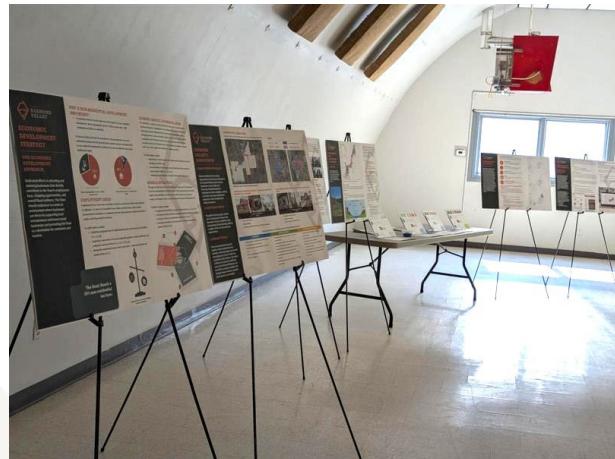
3.2 OPEN HOUSE

Following the World Café session, an Open House was held on June 10, 2025, from 6 to 8 p.m. at the Flare' Derrick Community Hall. This drop-in style event provided an opportunity for residents and stakeholders to review the draft MDP, ask questions, and share their feedback through feedback frames, comment cards, hard copy surveys, and conversations with the project team.

Approximately 30 community members attended the Open House.

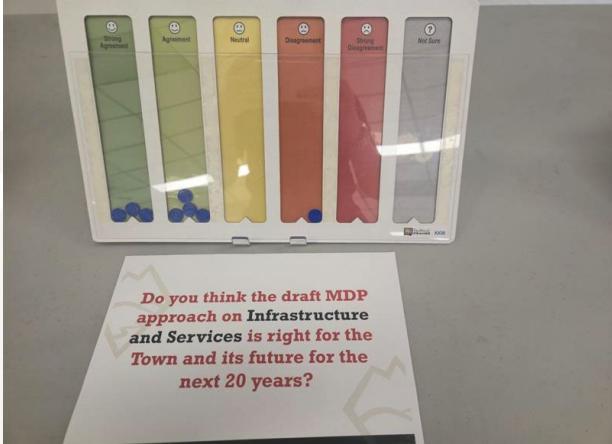
The Open House was supplemented by 10 engagement boards explaining the draft MDP's approach to the following key challenges facing the Town:

- Infrastructure and services;
- Housing;
- Environment and development constraints;
- Amalgamation and governance;
- Economic development strategy;
- Diamond Valley's downtowns;
- The MDP Growth Strategy; and
- The MDP Land Use Map.

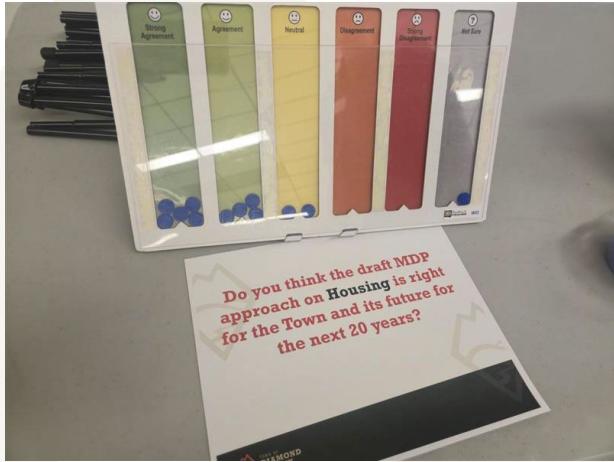


3.2.1 Feedback Frames

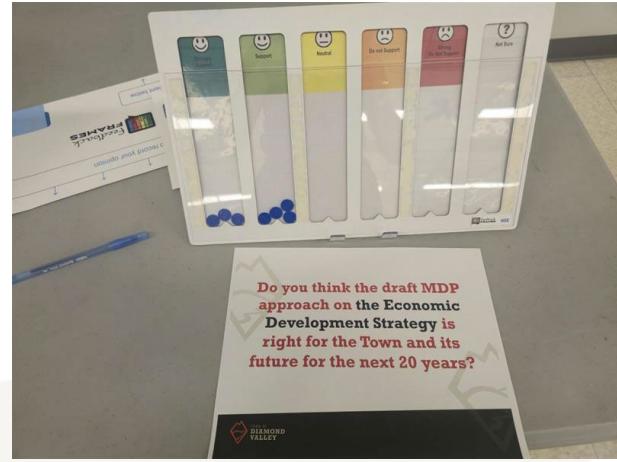
Feedback frames are a visual and interactive engagement tool used to gather input from participants through an anonymous voting method. Each of the eight frames asked where participants could share the level of agreement on how the MDP policies propose to deal with a key topic.

| Feedback Frame Summary | | | | | | | |
|---|--|---|--|---|--|--|--|
| The approach for infrastructure and services is generally supported with 3 participants in strong agreement, 4 participants in agreement, and 1 participant in disagreement. | | | | The approach for amalgamation and governance is generally supported with 4 participants in strong agreement, 2 participants in agreement, and 1 participant neutral. | | | |
|  |  | <p><i>Do you think the draft MDP approach on Infrastructure and Services is right for the Town and its future for the next 20 years?</i></p> <p><i>Do you think the draft MDP approach on Amalgamation and Governance is right for the Town and its future for the next 20 years?</i></p> | | | | | |

The approach for **housing** is generally supported with 5 participants in strong agreement, 4 participants in agreement, and 2 participants neutral. There is 1 participant who was unsure.



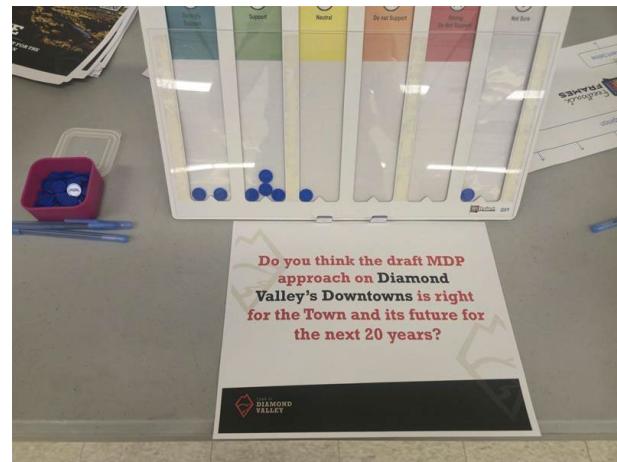
The approach for **the economic development strategy** had only support expressed with 3 participants in strong agreement and 4 participants in agreement.



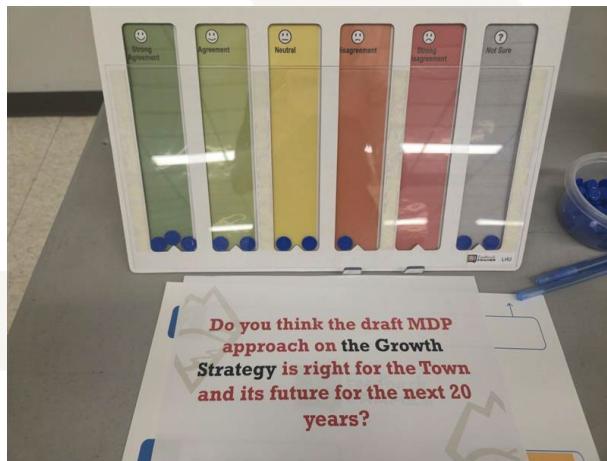
The approach for **the environment and development constraints** is generally supported with 4 participants in strong agreement, 5 participants in agreement, and 1 participant in disagreement. There was 1 participant who was unsure.



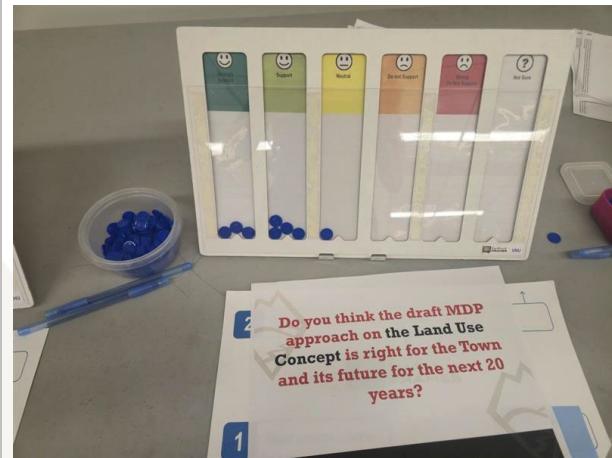
The approach for **Diamond Valley's downtowns** is generally supported with 2 participants in strong agreement, 4 participants in agreement, and 1 participant neutral. There was 1 participant who was unsure.



The approach for **the growth strategy** had more mixed responses than the other approaches. 50% of responses were supportive with 3 participants in strong agreement and 2 participants in agreement. However, there was 2 participants who were neutral and 1 participant in disagreement. 2 participants indicated they were unsure.



The approach for **the land use concept** is generally supported with 3 participants in strong agreement, 4 participants in agreement, and 1 participant neutral.



3.2.2 Comment Cards

To complement the interactive feedback tools at the open house, comment cards were also provided for participants to share their thoughts, ideas, and feedback on the draft MDP. These cards offered a flexible and private way for attendees to express their opinions, whether it was general feedback, suggestions for improvement, or specific concerns about the proposed policies. The verbatim comments received are provided below, along with the corresponding response. Some information was redacted for privacy reasons.

| Verbatim Comments | Response |
|--|--|
| <p>The MDP should clearly define:</p> <ul style="list-style-type: none"> • Greenfield/Infill • Shall/should • Sidewalks both sides • Regs re character | <ul style="list-style-type: none"> • The MDP includes a definition for Infill but a definition for greenfield will be added. • Must/will, should, may, and must/will not are defined on page 3 "Levels of Direction". <p>The draft MDP includes a policy 7.5.1 requiring sidewalks on both sides. However, the MDP Steering Committee has requested the removal of this policy.</p> <ul style="list-style-type: none"> • The MDP proposes that the Town explore design regulations for: |

| Verbatim Comments | Response |
|---|--|
| | <ul style="list-style-type: none"> ○ Infill residential areas (policy 6.7.3); ○ Downtown areas (policy 6.3.3); and ○ Highway commercial (policy 6.4.6). <ul style="list-style-type: none"> ● The MDP also proposes that Architectural and Neighbourhood Design Standards accompany all new Area Structure Plans in the Flex Planning Area (policy 14.2.14). |
| <p>We need businesses, and other groups for things for adult residents – especially young + middle age adults to do recreationally.</p> <p>Destination + Boutique Businesses.</p> <p>What attracts people of all ages? Services, employment, ambiance recreational opportunities. Affordable.</p> | <ul style="list-style-type: none"> ● The MDP supports the creation and maintenance of accessible, multi-seasonal recreational facilities that promote social interaction and cultural engagement for all residents, including adults (policy 8.2.1). <ul style="list-style-type: none"> ○ The MDP also supports recreational facilities and community infrastructure through finding funding opportunities for the development and maintenance of these facilities (policies 7.10.6 and 7.10.9). ● The Town aims to enhance boutique and destination-style businesses by supporting new and existing businesses in its two distinct downtown areas (policies 6.3.5 – 6.2.11). ● Policies support the development of mixed-use areas that encourage walkability, social spaces, and vibrant streetscapes, enhancing the “ambiance” and attractiveness of Diamond Valley for residents and visitors alike (policies 6.8.2 – 6.8.6). ● The MDP recognizes the challenge of retaining young and middle-aged adults and includes strategies to improve amenities, affordable housing, and employment to help reverse out- |

| Verbatim Comments | Response |
|---|---|
| | migration and meet the needs of this group (policies 6.5.2 and 6.7.2). |
| <p>Re: flood mitigation – Calkens Place SE.</p> <p>FYI – Flooding – I lived @ [redacted] for almost 30 yrs. Any flooding I had. including 2013 was from rising water table, not Sheep River overflow</p> <p>Also Tourism is a huge draw + should noted as a source of revenue to local businesses</p> | <ul style="list-style-type: none"> • New Provincial flood mapping was released in May 2025. Infrastructure, engineering, and planning considerations of the Town will continue to take into consideration potential flooding from various sources including overland, groundwater flooding, pluvial flooding, and sewer failures. • The MDP recognizes the importance of tourism and how it can be an economic driver for the Town (policies 6.9.3, 6.9.7, 6.9.10, and 8.2.2). |
| <p>Continue pathway development to make the community more walkable.</p> <p>Housing: provide municipality owned land for very low cost to developers with the caveat that the houses need to cost less than \$250K or \$200K.</p> <p><i>[Redacted]</i></p> <p>Recommend that land use bylaws are non-discriminatory and more feasible. If we want to be known as a unique place why do we need to have everything look the same. Allow creativity while still adhering to safety requirements.</p> <p>Within that same vain – allow more utilization of existing properties for backyard suites in the LUB.</p> <p>Thank you!</p> | <ul style="list-style-type: none"> • The MDP supports identifying and improving trail linkages through the creation of a Parks, Recreation, Open Space, and Trails Master Plan (policy 8.2.1). • The MDP supports exploring partnerships and creative tools to enable affordable housing, including potential use of municipally owned land where appropriate (policy 6.1.6). • The MDP encourages diverse, well-designed housing that reflects local character without enforcing uniformity, and upcoming Land Use Bylaw updates will support more flexibility (policies 6.1.5, 6.4.2, 6.7.1, and 6.8.1). • The MDP supports permitting two units on a lot in Established Community Areas through future land use bylaw amendments (policy 6.1.5). |
| <p>Thank you for providing this opportunity. A vision for the town could include capping the population at 10,000, providing more recreational opportunities for all ages, especially the younger demographic eg bowling alley, larger gym.</p> | <ul style="list-style-type: none"> • The MDP does not specify a population cap. However, limits on water licensing and use will limit population and development growth. • The MDP supports the Town's recreational programs and facilities that serve youth (policies 7.10.3 – 7.10.5). |

| Verbatim Comments | Response |
|---|---|
| <p>Very much appreciate the content of the open house posters and the feedback windows.</p> <p>As discussed with staff + consultants, I and the Friends of Sheep River Valley Parks Society are ready to support + partner to enhance river valley + pathway access as a resource for our town.</p> | <ul style="list-style-type: none"> • The Town has reached out directly to discuss the respondent's interests. |
| <p>Can we have a conversation about MDP policy that we find problematic from a development perspective.</p> <p><i>[Redacted]</i></p> <p>The World Cafe did not allow for detailed feedback on the draft itself.</p> <p>Thanks</p> | <ul style="list-style-type: none"> • The Town has reached out directly to discuss the respondent's concerns. |
| <p>My favourite place or thing to do in Diamond Valley is to walk the trails with my dog, go for coffee or a meal with my friends</p> <p>I am actually very happy with it (the Town) as it is I can walk to shops + church.</p> <p>Kids and teens would feel more comfortable and included with more activities for them throughout the year – outdoor + indoor</p> | <ul style="list-style-type: none"> • The MDP supports the town's recreational programs and facilities that serve youth (policies 7.10.3 – 7.10.5). |

3.3 SURVEY

An online survey was created to supplement in-person engagement events. It was launched on the Town's website from June 10 to 20, 2025. The survey asked participants to share their thoughts on the draft MDP and how it aligns with the community's vision and priorities.

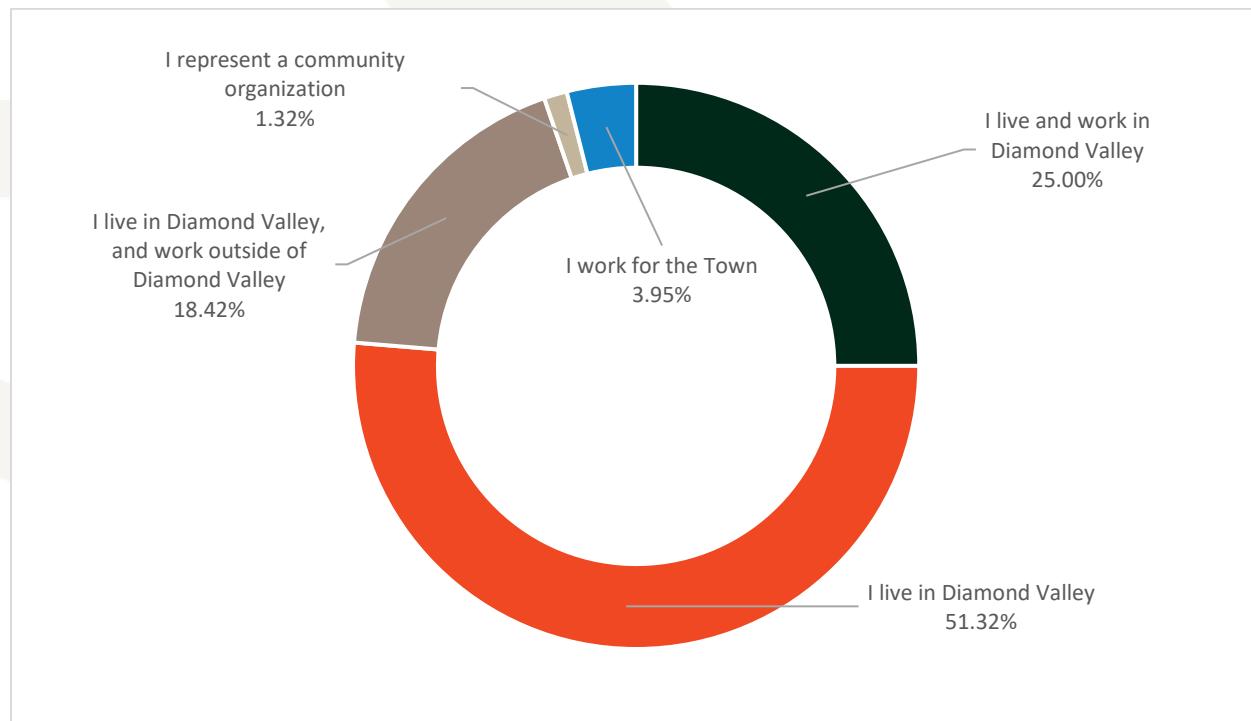
76 survey responses were received, with 114 individual comments.

3.3.1 Survey Analysis

Section 1: Demographic Questions

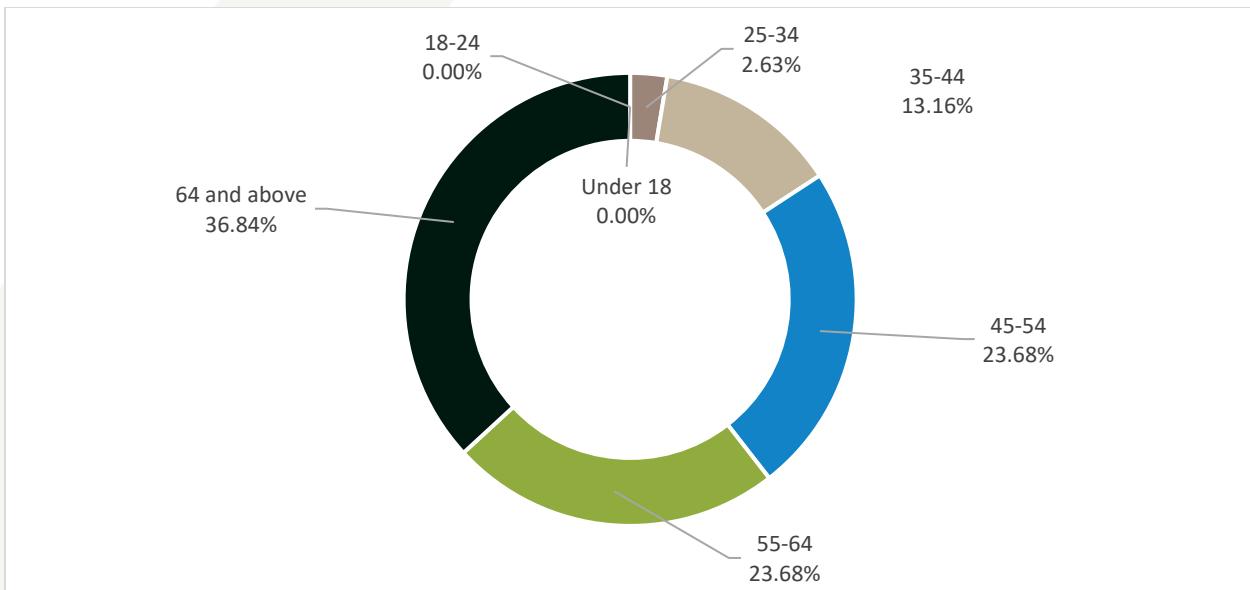
1. What best describes your relationship to Diamond Valley?

The survey responses indicate that 94.74% of respondents live in Diamond Valley, of which **25.00%** (19 responses) are also working in town, and **18.42%** (14 responses) work outside of town, suggesting a notable commuting pattern. In addition, **1.32%** of respondents represented community organizations, and **3.95%** work for the town. Overall, the responses highlight representation from residents of Diamond Valley, with a significant portion also contributing to the local workforce, with some commuting for work outside the town.



2. Age Range

The responses show the largest group that completed the online survey were aged 65 and above, representing 36.84% (28 respondents). This was followed by respondents aged 55-64 and 45-54, each with 23.68% (18 respondents). There were ten respondents aged 35-44 (13.16%) and 2 respondents were aged 25-34 (2.63%). No responses were received from participants under 25.



Section 2: Municipal Development Plan Draft Vision

The draft MDP vision sets the overall direction for where the Town wants to go in the next 20+ years. The draft MDP vision is:

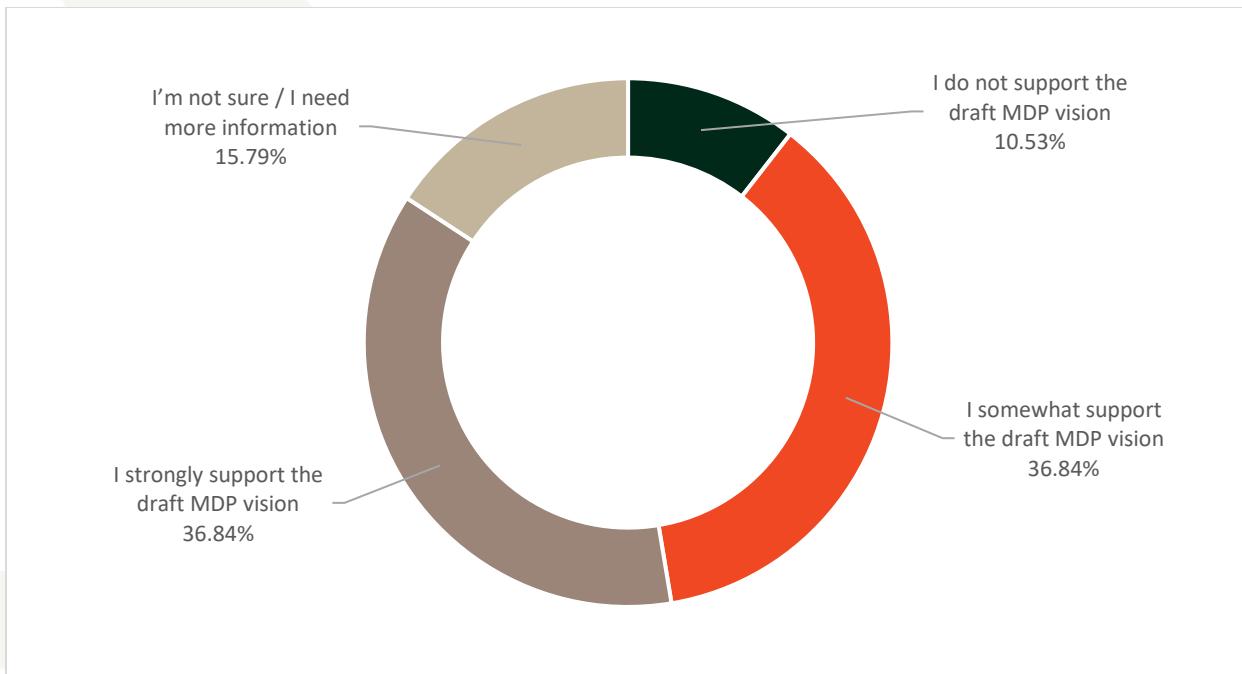
Diamond Valley aspires to be a vibrant and fiscally resilient community where natural beauty and modern charm coexist harmoniously.

We envision a safe, friendly, and connected town that nurtures unity and pride among our residents, creating a healthy environment that supports active lifestyles and local businesses and offers a peaceful escape from the hustle and bustle.

The town will continue to be a unique and attractive gathering place that respects its heritage and embraces an inclusive, welcoming environment for our families and neighbours.

3. What is your level of support for the MDP vision?

Participant's level of support showed a range of responses, with a majority indicating some level of support. A combined 73.68% of respondents (28 responses being strongly support and 28 responses being somewhat support) expressed support for the draft MDP vision, suggesting that the vision aligns with many participants' expectations or values. However, 10.53% (8 respondents) stated they do not support it, and 15.79% (12 respondents) indicated uncertainty or a need for more information. This suggests that while the vision is generally well-received, the vision could be further revised.



4. *If you answered “I do not support the draft MDP vision” or if you’re unsure, please tell us why:*

All responses to this question were analyzed, and verbatim comments that reflect major themes are shared below.

| Verbatim Comments | Response |
|--|---|
| Not sure if this will be adhered to as the town is scrambling for more revenue and this vision counteracts that. | <ul style="list-style-type: none"> The MDP vision is intended to reflect municipal and community aspirations 20+ years in the future. |
| From what I see above that isn't a plan. That is a statement. | <ul style="list-style-type: none"> The MDP vision is intended to reflect municipal and community aspirations 20+ years in the future. |
| I feel like we need more transparency with upcoming development projects. | <ul style="list-style-type: none"> The MDP emphasizes clear communication and encourages ongoing public engagement as individual projects come forward (Section 4.1). The Town's notices of development proposals must follow the requirements of provincial legislation set out in the Municipal Government Act and the |

| Verbatim Comments | Response |
|---|---|
| | Town's planning process, which includes public notifications, opportunities for input, and Council review. |
| I think we should push harder to Alberta Transportation to reconsider their plan through here with wider road !! Sundre sucks because of this !! | <ul style="list-style-type: none"> The MDP supports working with Alberta Transportation with an emphasis on the importance of creating a pedestrian-friendly downtown (Section 7.5). |
| I need more info | <ul style="list-style-type: none"> The MDP is readily available on the Town webpage for public review. |
| The reason is simple, this town has water issues, road issues and this council thinks if they had more money they will fine the truth is this council and staff have no clue when it comes to planning and handling money! | <ul style="list-style-type: none"> The MDP reflects the Town's commitment to fiscal resilience, including updating the Infrastructure Master Plan to prioritize and coordinate upgrades. It also supports exploring partnerships and alternative funding sources to help manage costs and reduce the burden on local taxpayers (Section 4.2). The MDP also includes informed decision-making policies that support development that is fiscally responsible (Section 4.3). |
| because all you are doing is going to raise taxes because you like to spend other peoples money. And yet, when it fails, no responsibility or accountability | <ul style="list-style-type: none"> Section 3.2 discusses challenges and opportunities related to property taxes, and outlines the sections that address taxes. The MDP also includes informed decision-making policies that support development that is fiscally responsible (Section 4.3). It should also be noted that the cost of infrastructure has increased significantly against the rise in taxes creating fiscal challenges in Council decision making. |
| More specific information about projects and detailed timelines are necessary. Concerns about on congested traffic, residential areas infringed upon by commercial building, and the use of resources, i.e. air quality, green space. | <ul style="list-style-type: none"> The Town's notices of development proposals must follow the requirements of provincial legislation set out in the Municipal Government Act and the Town's planning process, which includes public notifications, opportunities for input, and Council review. The MDP aims to balance growth with community livability, so that different |

| Verbatim Comments | Response |
|--|--|
| | <p>types of commercial development are directed to appropriate areas. Large scale commercial development will be buffered from residential areas, however, small scale, mixed-use or home-based businesses support fiscal resilience by generating non-residential property tax revenue (Section 6).</p> <ul style="list-style-type: none"> • The MDP includes policies that support active transportation and reduce traffic congestion through road and pathway connections (Section 7.5 and 7.6). • Environmental consciousness is a core value of the MDP, and it has policies that promote environmental protection and stewardship (Section 8.1 and 8.2). |
| I haven't fully reviewed the draft document - what I have read, I support, particularly the environmental approach to our green spaces | Thank you for your comment. |
| It is almost too aspirational and implementing it will be extremely challenging given our current legal and economic context. | <ul style="list-style-type: none"> • The MDP vision is intended to reflect municipal and community aspirations 20+ years in the future. • The MDP incorporates an implementation plan (Section 11.4) that guides decision making and prioritization for short, medium and long term actions. |
| It doesn't speak to development. It does speak to the kind of place Diamond Valley wants to be, which sounds nice. But if all of this work is about development, the draft vision should speak to that so that residents and business owners can provide fulsome comment. For example, is the vision to grow the commercial tax base so that the municipality is operationally sustainable without significant increase to the residential base? I think a lot of community members would support something like that. | <ul style="list-style-type: none"> • The MDP vision is intended to reflect municipal and community aspirations 20+ years in the future. • The MDP speaks to development, through policies that support a balanced mix of residential and non-residential growth so that the Town has long-term sustainability (Section 6). |
| Too wordy | <ul style="list-style-type: none"> • Thank you for your comment. |
| I'm not sure of a lot of decisions this council makes, there is a lot of trust issues since amalgamating & to slowly integrate more housing, employment, & | <ul style="list-style-type: none"> • The draft MDP includes policies related to improving planning with certainty (Section 4.1); however, this section will |

| Verbatim Comments | Response |
|---|---|
| <p>fast food joints does not elevate a small town, only exploits it.</p> <p>People moving here need to understand we are no Calgary or Okotoks or Bragg Creek. Diamond Valley is its own unique place. No large box stores, no starbucks. Expansion does not need to mean the lose of small town.</p> | <p>be modified prior to the MDP Bylaw being presented to Council, following additional input from the Steering Committee.</p> <ul style="list-style-type: none"> The MDP is built on the understanding that Diamond Valley is a unique community, and supports gradual, well-designed growth, promoting character through the creation of Infill Design Guidelines (Section 6). |
| <p>Too long and repetitive.</p> | <ul style="list-style-type: none"> Thank you for your comment. |
| <p>I don't think the town is on the path to have a healthy environment away from the hustle and bustle. With all the new proposed development we'll be like any other suburb of Calgary soon with more drains on low resources, increased crime, etc. The sprawl is here as my spouse likes to say.</p> | <ul style="list-style-type: none"> The MDP is built on the understanding that Diamond Valley is a unique community, and supports gradual, well-designed growth, promoting character through the creation of Infill Design Guidelines (Section 6). Community safety is a core value in the MDP. The MDP supports Crime Prevention Through Environmental Design (CPTED) and prioritizes protective and health services (Section 7.7 and 7.8). |
| <p>I do not support the plan to use old lots for infill purposes as based on the examples already approved and seen in practice they do not fit in or make neighborhoods better. Trailers on screw piles are not 'cottage Jones' They're ugly.</p> | <ul style="list-style-type: none"> The MDP is built on the understanding that Diamond Valley is a unique community, and supports gradual, well-designed growth, promoting character through the creation of Infill Design Guidelines (Section 6). |
| <p>Have you considered the additional parking ? Hospital wait times are already between 2-6 hours. Schools are overcrowded and combining classes. You're thinking about saving on existing utility lines and not what is already a struggle in town on a daily basis.</p> | <ul style="list-style-type: none"> Parking can be reviewed during the Town's next Land Use Bylaw update. Schools and hospitals are within provincial regulation and control. However, the MDP supports provincial provision of services such as education and healthcare (Sections 7.7 and 10.2) Leveraging existing infrastructure, such as utilities, reduces municipal spending on maintaining new infrastructure. |
| <p>"The town will continue to be unique." In our older area of town. Example Government road, West to 4th Ave. SW are older, large lots. Why are we now</p> | <ul style="list-style-type: none"> Low density development is not fiscally sustainable due to the infrastructure and other municipal facilities maintenance |

| Verbatim Comments | Response |
|---|---|
| <p>making changing them from large single family lots to "high density." We have something "Unique", it's called space. Why are we turning this into down town Calgary???</p> | <p>required, which results in higher property taxation particularly when there is a low non-residential tax base. The rate of infrastructure costs has increased far greater than the rate of tax increases that creates challenges in maintaining the existing infrastructure. The MDP is built on the understanding that Diamond Valley is a unique community, and supports gradual, well-designed growth, promoting character through the creation of Infill Design Guidelines (Section 6).</p> <ul style="list-style-type: none"> Low density Country Residential Areas will be maintained as shown in Section 6.2. |
| <p>I support the majority of the plan. Well thought out and considers many of the challenges and needs we need to move forward as a vibrant community. What I do not support, is the infill of small homes in established communities with large lots. On page 52, you have the word 'sensitive' regarding the urban framework. There are people on Facebook posting monthly looking for large lots in the community. On page 73, it is mentioned that 'comparable' use, referencing building sizes is important. However, I would also mention that maintaining lot size is equally important for a variety of reasons. Gardening, parking of items, home business, family, secondary suites, and a variety of other reasons. Its not just about buildings. It is mentioned many times about protecting the integrity of the community, and failing to protect these large lots, that cannot be found anymore is a failure. I support the development of diversified options that provide choice, but please designate a new area that can meet these needs. If you respect choice, then respect the choices of the people who have chosen to purchase in these areas and not somewhere else. When a large lot has come up for sale near me, it is sold and has been used in a way that most lots within this community could not support. You will lose that.</p> | <ul style="list-style-type: none"> Low density development is not fiscally sustainable due to the infrastructure and other municipal facilities maintenance required, which results in higher property taxation particularly when there is a low non-residential tax base. The rate of infrastructure costs has increased far greater than the rate of tax increases that creates challenges in maintaining the existing infrastructure. The MDP is built on the understanding that Diamond Valley is a unique community and supports gradual, well-designed growth, promoting character through the creation of Infill Design Guidelines (Section 6). While the MDP supports greater flexibility for development of private property in Town, existing large lots will not experience change unless they are sold or redeveloped by their current owner. Country Residential Areas will be maintained as shown in Section 6.2. In greenfield developments, large lots can also be accommodated and is offset by other housing forms to meet the minimum density requirements. |

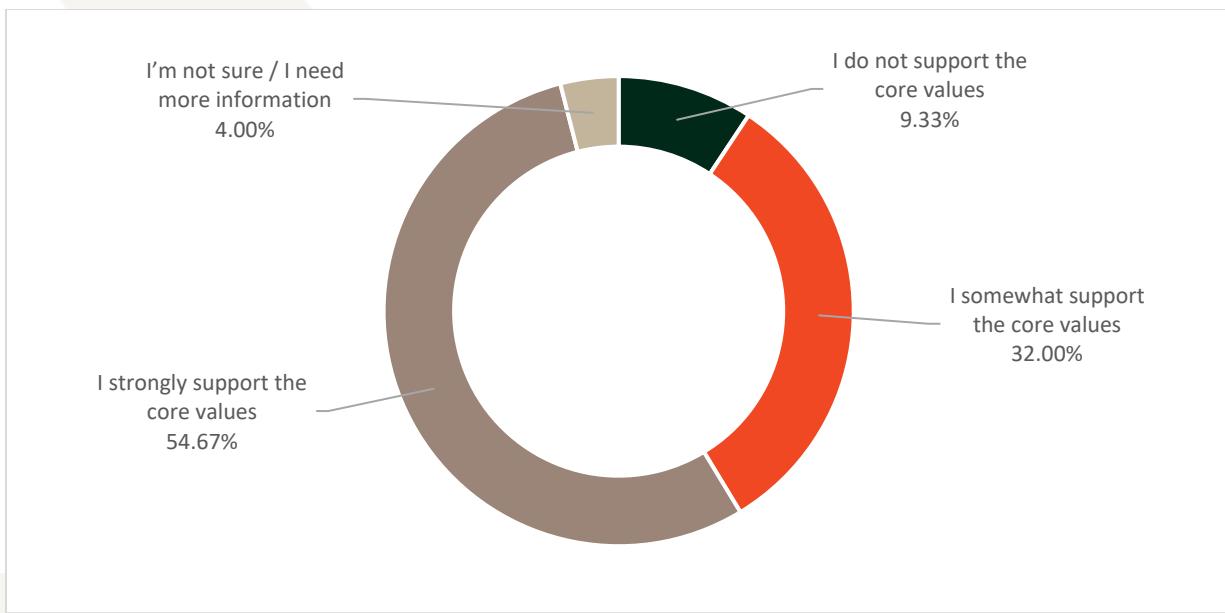
Section 3: Draft MDP Core Values

The draft MDP outlines core values created from our discussions during Round 1 engagement with the Town's departments, council, and the public. The draft core values are:

- **Small-Town Feel:** We believe in community and preserving our small-town charm.
- **Fiscally Responsible:** We will govern in a fiscally responsible manner, making tough decisions now to create a brighter future for future generations.
- **Safe & Inclusive:** We will create safe, inclusive places for our residents and visitors.
- **Diversified Employment:** We will prioritize establishing diversified employment opportunities that support a resilient local economy.
- **Strategic Growth:** We will pursue strategic growth that respects our past while planning for the needs of future generations.
- **Environmentally Conscious:** We are environmentally conscious and hold space for our natural environment in our decision-making.
- **Government Transparency:** We will be transparent in our communications and create opportunities to educate residents about municipal projects and initiatives.

5. *What is your level of support of the core values?*

The MDP's core values received a largely positive response, with 86.67% of respondents expressing some degree of support, 54.67% (41 responses) strongly supporting and 32.00% (24 responses) somewhat supporting the values. Only a small portion, 9.33% (7 responses), indicated they do not support the core values, and a smaller group (4.00%, or 3 responses) expressed uncertainty or a need for more information. These results suggest that the core values resonate with the majority of participants, providing a strong foundation for the intent of the MDP policies.



6. If you answered “I do not support the core values” or if you’re unsure, please tell us why:

All responses to this question were analyzed, and verbatim comments that reflect major themes are shared below.

| Verbatim Comments | Response |
|---|---|
| Again, I do not have confidence in our town council upholding these values. | <ul style="list-style-type: none"> • Thank you for your comment. |
| Are you planning to become fiscally responsible? Or do you feel that you already are? | <ul style="list-style-type: none"> • The Town recognizes the complexity of its fiscal challenges (Section 3). See policies in Section 4.2 related to fiscal resilience, and in Section 6 related to the growth Strategy, to see how the plan aims to increase fiscal health. An overview of various ways to finance municipal operations is presented in Appendix A of the MDP. |
| Money talks. Small businesses get little back; wealthy individuals get to do whatever they want. No grants and no subsidy's. Take the tax and run at its very best. We are trying to keep this town alive and a lot of us are footing the bill ourselves. | <ul style="list-style-type: none"> • The MDP includes policies aimed at supporting local economic development, encouraging investment, and creating a more balanced property tax base to help ease the burden on individual taxpayers (Sections 6.3, 6.4, 6.5, 6.9). • The MDP supports exploring partnerships, incentives, and funding opportunities to help small businesses |

| Verbatim Comments | Response |
|---|---|
| | thrive and contribute to a resilient local economy (Section 6.9). |
| Every project there has been a town meeting on with the people the project affects was voted against and council pushed it through with out the support of the people! | <ul style="list-style-type: none"> • Thank you for your comment. |
| I don't want significant growth | <ul style="list-style-type: none"> • The purpose of the MDP is to plan for sustainable growth (Section 6). No growth is not a feasible option for the Town. The following are some of the implications of not enabling growth: <ul style="list-style-type: none"> ○ Increasing housing costs due to low supply or low housing cost because of high Town taxes to support the services required. ○ Exodus of young families, seniors, and young professionals due to lack of housing variety and low supply. ○ Exodus of labour to support small businesses. ○ Exponential rise in taxes yearly as the existing property tax base must cover increasing infrastructure maintenance costs, risking significant breakdowns (e.g., pipe bursts, no clean water, sewage backups, flooding). |
| explain to everyone how you intend to keep a small town feel yet homes keep getting built etc.? I don't care about the small town feel. This town has more problems than that ridiculous premise. | <ul style="list-style-type: none"> • The MDP proposes the development of design guidelines to guide how infill development is introduced into existing neighbourhoods, reflecting their look and scale (Section 6.1). See Section 6.6 to review the policies on the MDP approach to growth in new areas |
| Much of the information is vague, be specific with details, and projected timelines. | <ul style="list-style-type: none"> • The MDP incorporates an implementation plan (Section 11.4) that guides decision making and prioritization for short, medium and long term actions. |

| Verbatim Comments | Response |
|---|--|
| <p>"Small town feel" is just that - a feeling. How can you accurately capture and regulate a feeling?</p> | <p>The MDP recognizes that small town feel is closely tied to the look, scale, and character of neighbourhoods and proposes the development of design guidelines to help enable that new development, like infill and gentle density, respects and reflects the visual and spatial qualities that contribute to that feeling (Section 6.1).</p> |
| <p>I support some of them: Small Town Feel, Fiscally Responsible, Environmentally Conscious, Government Transparency. I don't support Diversified Employment - It would serve taxpayers better to evolve this value to be about encouraging a diversified set of applicants to express interest in working as part of the MDP (and the municipality) and provide development opportunities to qualified candidates. Additionally, I don't support Strategic Growth as it is written now - it's not specific enough. Is this population growth? Tax base growth? Municipal footprint and land base growth? Commercial/industrial tax revenue growth?</p> | <ul style="list-style-type: none"> • Diversified employment means increasing the Town's non-residential property tax ratio in an effort to relieve the tax burden from residential property owners (Sections 3.2 and 4.2). • The Strategic Growth section endeavours to balance future development that promotes fiscal resilience, while maintaining flexibility for applicants. |
| <p>We believe in small town charm. - then do so!!! Why pack so many "trailers or modular homes" on a single lot? Small town charm has space for kids to play in their yards. Room for people to have gardens and room to breath vs living on top of one another.</p> | <ul style="list-style-type: none"> • The MDP proposes the development of design guidelines to guide how infill development is introduced into existing neighbourhoods, reflecting their look and scale (Section 6.1). |
| <p>Enough with the DEI. Everyone should have equal opportunity not focused on minority bias.</p> | <ul style="list-style-type: none"> • Our core value of being safe and inclusive is about creating spaces where everyone, residents and visitors alike, feels welcome and respected. It's not about focusing on any one group, but enabling equal opportunity and safety for all members of the community (Section 2.2). |
| <p>Again, trust issues with this council us the problem so no, not on support. Its just beautiful the way it is.</p> | <ul style="list-style-type: none"> • The MDP is intended to provide a clear, community-driven framework that guides future decisions, regardless of changes in Council over time (Section 4). • By establishing transparent, long-term direction, the MDP helps establish a structure of accountability and |

| Verbatim Comments | Response |
|---|---|
| | consistency in how the community grows. |
| I have concerns based off of the lack of transparency with the proposed cell tower that was cancelled. It was obvious that someone in the town was involved prior to it going to council and there has been little transparency about it. Additionally, I am concerned that we may be too aggressive with growth and allowing too many chain stores and restaurants in. | <ul style="list-style-type: none"> • Thank you for your comments. • Cellular infrastructure is within federal jurisdiction with the Town purely making recommendations. • Planning and land use approvals focus on the type of use (e.g., a restaurant) as defined by the Land Use Bylaw, not the specific business or brand, allowing both independent and franchise establishments to operate under the same permit. Franchise stores, like chain restaurants, share standardized features, brand recognition, support and resources from the franchisor, but function similarly to independent businesses in terms of local permitting and day to day operations. |
| How about maintaining the older infrastructure and getting the road paved before you start creating new development that will strain the infrastructure already in place. | <ul style="list-style-type: none"> • The MDP reflects the Town's commitment to fiscal resilience, including updating the Infrastructure Master Plan to better prioritize and coordinate upgrades. It also supports exploring partnerships and alternative funding sources to help manage costs and reduce the burden on local taxpayers (Section 4.2). • The MDP promotes responsible residential growth by encouraging development within existing neighbourhoods and on vacant or underused lands, rather than expanding outward into greenfield areas (Sections 6.7 and 6.8). • The MDP Growth Strategy establishes Area Structure Plan requirements to guide future greenfield development applications (Section 11.2). |
| Better commitment to following the core values needs to be demonstrated. We're not creating a | <ul style="list-style-type: none"> • The MDP is intended to provide a clear, community-driven framework that |

| Verbatim Comments | Response |
|---|---|
| <p>healthy environment by spraying 2-4D every year, and there's a lack of effective communication and signage around those environmental issues. We can also kiss any small town vibes goodbye with all the development that's coming. I expect we'll see the environmental fall out from that on the water supply, birds and insects as our night sky continues to light up.</p> | <p>guides future decisions, regardless of changes in Council over time (Section 4).</p> <ul style="list-style-type: none"> The MDP recognizes the importance of preserving valued green spaces within the community (Sections 8.1 and 8.2). It also acknowledges concerns such as light pollution and proposes policies to support the development of Dark Sky regulations (Section 8.3) to preserve night sky views and maintain the character that residents appreciate. |
| <p>It appears that the town is leaning towards a woke/DEI/safteyism/"safe places" approach to many of its core values. I do not support this and would prefer a much less costly (in terms of insurance, policing, infrastructure) "use at your own risk" approach</p> | <ul style="list-style-type: none"> Our core value of being safe and inclusive is about creating spaces where everyone, residents and visitors alike, feels welcome and respected. (Section 2.2). The plan supports Crime Prevention Through Environmental Design (CPTED), which uses features like lighting, visibility, and layout to reduce crime and improve public safety. These approaches are cost-effective and preventative, helping reduce long-term demands on policing and infrastructure while supporting a welcoming environment for everyone (Section 7.8). |
| <p>I would absolutely support those goals, it'd be nice if the town actually did too.</p> | <ul style="list-style-type: none"> Thank you for your comment. |
| <p>I support all of the Core Values. Something you need to be very mindful of as you develop this MDP. Purchasing a home is a major decision. It is not a building, it is a life time investment of money, time and commitment to have something of your own. People buy in areas that meet their needs, considering price, aesthetics, location, community feel, and many other factors. Altering large lots in established communities where people intentionally purchased does not maintain the community standard. For many, in these economic times, this may be the only savings they will have that can be passed on to the next generation. As a result, I have not seen Government Transparency exercised in the proposed corner lot development in Black Diamond (Established Community). People</p> | <ul style="list-style-type: none"> The purpose of the MDP is to plan for sustainable growth (Section 6). No growth is not a feasible option for the Town. The following are some of implications of no growth occurring: <ul style="list-style-type: none"> Increasing housing costs due to low supply or low housing cost because of Town taxes to support the services required. Exodus of young families, seniors, and young professionals due to lack of housing variety and low supply. Exodus of labour to support small businesses. |

| Verbatim Comments | Response |
|---|--|
| <p>in the area were against this proposal, many strongly. There was not the support that Town Employees and Mr. Sutherland claim, yet it was simply dismissed by council. If this was such a great thing, why was Mr. Gordon not pushing for empty lots in his community to be more 'diversified'. Why did Mr. Kelly work to stop development of land by the Hospital that would have 'diversified' and provided 'choice' in our community (Article from Western Wheel - Jan 2018)? Why is Ms. Thomson not supporting the corner lot development in Willow Ridge where she lives? Why was infrastructure upgraded for multiple units for this corner lot last year before the final decision was even made? Why were all citizens who were against this proposal not listened to when they shared their concerns, yet town told during the third reading by Town Employees and the Developer for the proposed lot that everyone they talked to supported it? Maybe I am wrong, but this sure doesn't sound like transparency.</p> | <ul style="list-style-type: none"> ○ Exponential rise in taxes yearly as the existing property tax base must cover increasing infrastructure maintenance costs, risking significant breakdowns (e.g., pipe bursts, no clean water, sewage backups, flooding). |

Section 4: Housing

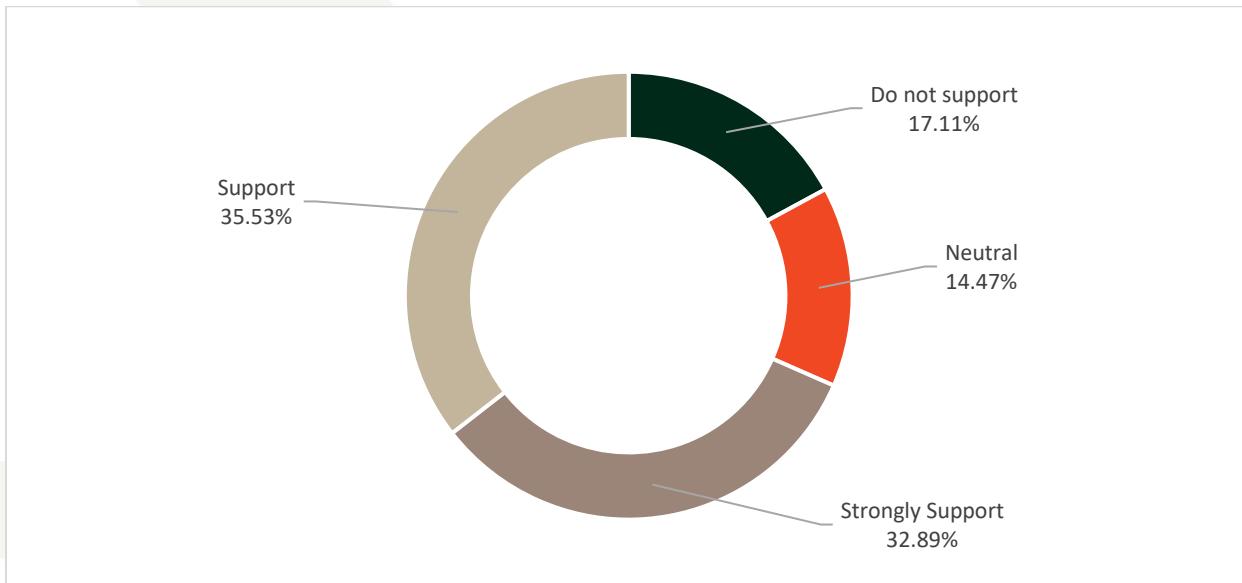
Diamond Valley faces a housing challenge. The Town is missing variety in housing type and tenure, making it difficult for people of different ages, incomes, and lifestyles to find housing that suits their needs.

The draft MDP proposes a more flexible and sustainable approach by encouraging a wider range of housing types, focusing on infill development, and promoting “gentle density” that fits into existing neighbourhoods. This approach aims to support housing choice, protect community character, and make smart use of existing infrastructure.

7. *The draft MDP policies support the creation of diverse housing types (like townhomes, apartments, and secondary suites) to meet the needs of residents at different life stages and income levels. Do you support this approach?*

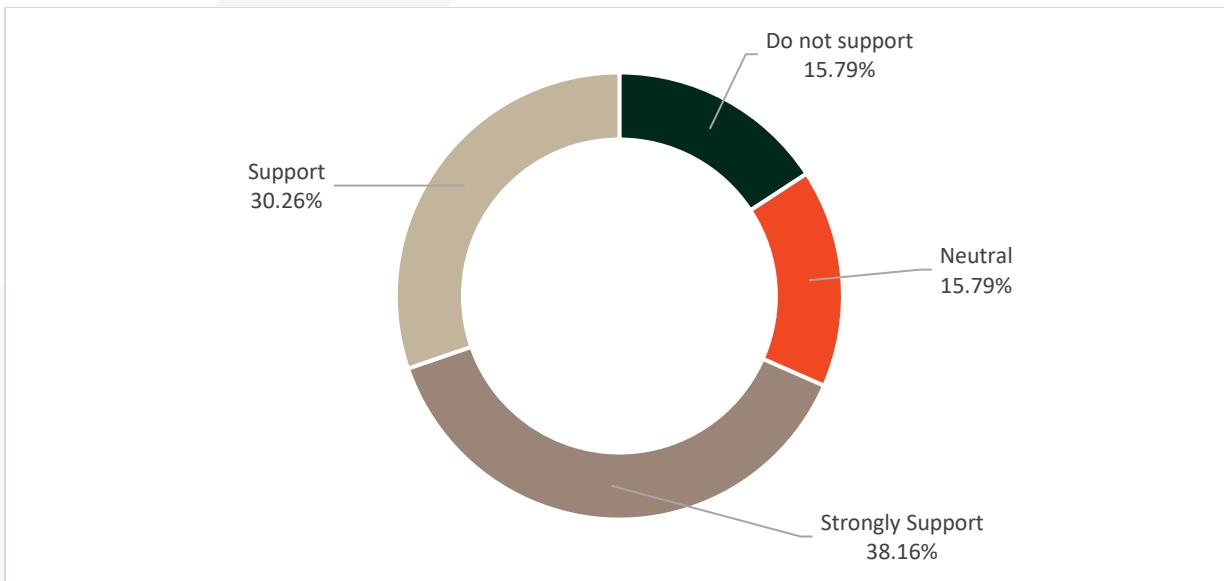
Policies that encourage diverse housing types received generally positive feedback, with a combined 68.42% of respondents (35.53% support with 27 responses and 32.89% strongly support with 25 responses) in favor of this approach. This suggests that a majority recognize the importance of offering varied housing options to meet the needs of residents across different life stages and income levels. There were 11 responses (14.47%) indicating neutral suggesting that most participants are at least comfortable with this approach, even if not strongly in favor. 17.11% (13 respondents) indicated opposition, showing

that while there is some concern, the majority of respondents are either supportive or not opposed to the goal of providing a range of housing options to meet different life stages and income levels.



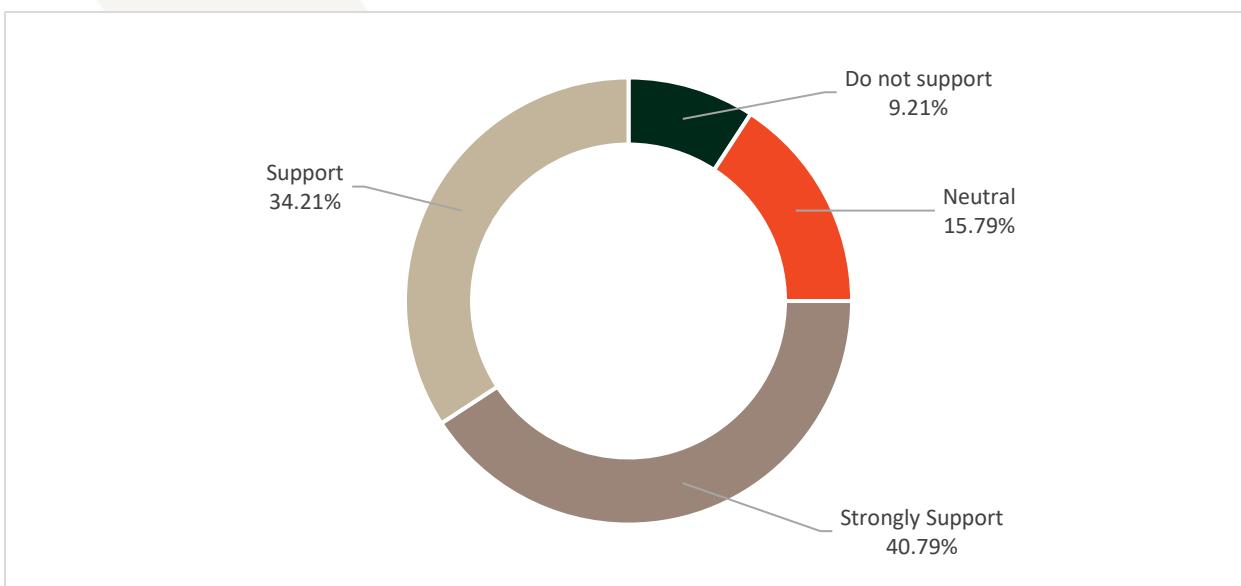
8. *To strengthen the Town's fiscal resilience, the MDP encourages building new homes in existing areas, developing vacant lots or redeveloping existing ones, rather than expanding into new greenfield areas (vacant, undeveloped areas). Developing in existing neighbourhoods allows new buildings to leverage existing roads and infrastructure (water, sewer), without taking on the burden of new infrastructure. Do you support this approach?*

The approach of supporting development within existing areas to strengthen the Town's fiscal resilience received mostly positive responses. A combined 68.42% of respondents (38.16% or 29 respondents strongly support, and 30.26% or 23 respondents support) are in favour of this approach, which emphasizes using existing infrastructure rather than expanding into new greenfield areas. An additional 15.79% (12 respondents) were neutral, indicating they are not opposed to the concept. 15.79% (12 respondents) expressed opposition. Overall, the results suggest strong general support for a fiscally responsible growth strategy that focuses on infill development and efficient use of existing municipal resources.



9. *The MDP recognizes that protecting the Town's small-town feel means that new development should be sensitive to the existing urban form. Policies propose the creation of urban design guidelines to guide new development in existing neighbourhoods. Do you support this approach?*

Policies to create urban design guidelines so that new development respects the Town's small-town character received strong overall support. A combined 75% of respondents (40.79% or 31 responses strongly support, and 34.21% or 26 responses support) are in favour of this approach. An additional 15.79% (12 respondents) were neutral, indicating general comfort with the idea, even if not strongly committed. 9.21% (7 respondents) did not support the approach. These results suggest broad agreement that urban design guidelines are a useful tool to help integrate new development sensitively within existing neighborhoods and maintain the community's desired character.



10. If you answered that you do not support any of these approaches, please tell us why:

All responses to this question were analyzed, and verbatim comments that reflect major themes are shared below.

| Comments Verbatim | Response |
|--|--|
| So finally say NO to colts crossing | <ul style="list-style-type: none"> • The MDP Growth Strategy establishes Area Structure Plan requirements to guide future greenfield development applications (See Section 11.2). |
| How does focusing on infill development, and promoting “gentle density” fit into existing neighborhoods? It is the exact opposite of fitting in with the existing R1 neighborhoods. Council is pushing 4 small houses on old town lots which will destroy those areas. Promoting Colts crossing would be ideal, as long as the developer takes on the burden of infrastructure upgrades. | <ul style="list-style-type: none"> • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. • Infill development utilizes existing infrastructure that is currently requiring upgrading vs the Town taking on more infrastructure to manage (road network, water and sewer). • Redevelopment in infill areas allows for a greater variety of housing type and tenure, supporting affordability. |
| Where are the people in lower income housing going to work? How do they get there if they are assisted living? Developers will make vast amounts of money out of all this. Crime will rise. Transient risks will rise. We moved to a small town for a reason. | <ul style="list-style-type: none"> • The MDP is focused on supporting a complete and balanced community, which includes planning for both housing and employment opportunities (Sections 6.1, 6.4, 6.5, 6.7, 6.6, 6.9). • The Municipal Development Plan guides future growth and promotes growth that results in fiscal resilience of the Town. • Community safety is a core value in the MDP. The MDP supports Crime Prevention Through Environmental Design (CPTED) and prioritizes protective and health services (Section 7.7 and 7.8). |
| No one wants this it's just the mayor and council how many more mistakes will be found in the by-laws, zoning | <ul style="list-style-type: none"> • The Town is required by the province to develop and maintain a Municipal Development Plan in alignment with the |

| Comments Verbatim | Response |
|--|--|
| | <p>Municipal Government Act. The purpose of the Municipal Development Plan is to outline responsible growth and develop over time.</p> |
| <p>I don't understand why we need more housing. Small towns have always had limited housing and resources. It is what it is. You can't have a small town feel if we keep expanding or provide a "peaceful escape from the hustle and bustle" as per the town's vision if we continue devolving.</p> | <ul style="list-style-type: none"> More housing and smaller units create more places for loved ones to live, for children and grandchildren, or for aging grandparents to stay in the community in the face of a supply shortage and rising rents and mortgages. Five bedrooms may be too many, but two or three could be just right. Caring for a large lawn may not be possible for aging or mobility-challenged people. Now more than ever adults are living as individuals, having fewer or no children, or incorporating multi-generational living into their plans. The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and "gentle density" are introduced into existing neighbourhoods reflecting their look and scale. The MDP's approach to growth is focused on gentle density and design that fits within the existing character of neighbourhoods, as shown in Sections 6.1, 6.7, 6.8. |
| <p>We need to protect our existing green spaces and turn our current vacant lots into town used green spaces. Any newer development should be up to developers in new areas. Keep with high end homes and stay away from diverse housing. Creating diverse housing is the start of losing small town feel. If anything, create estate style homes/properties</p> | <ul style="list-style-type: none"> More housing and smaller units create more places for loved ones to live, for children and grandchildren, or for aging grandparents to stay in the community in the face of a supply shortage and rising rents and mortgages. Five bedrooms may be too many, but two or three could be just right. Caring for a large lawn may not be possible for aging or mobility-challenged people. Now more than ever adults are living as individuals, having fewer or no children, or incorporating multi-generational living into their plans. |

| Comments Verbatim | Response |
|--|---|
| | <ul style="list-style-type: none"> • A diversity of housing allows a range of people to live and work in town, creating a vibrant community. Exclusionary housing or mono-cultures are socially and fiscally less resilient. • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |
| Development also has to take in consideration what type of housing belongs in a small town, the location of that development and why it needs to be considered/exist. | <ul style="list-style-type: none"> • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |
| I prefer eclectic neighbourhoods with all different designs. These are far more interesting than "more of the same" neighbourhoods. | <ul style="list-style-type: none"> • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |
| I am not interested in living in a community filled with high density housing. High density housing in this economy will NOT be affordable. Developers will build high density housing and price those that need the housing out of the market therefore, the plan for young families/seniors to be able to buy affordable housing is simply not possible in this economy - when an apartment style condo lists at \$350,000 or more, high density will simply bring in more affluent seniors/commuters from Calgary, it will not help those that need it. | <ul style="list-style-type: none"> • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |

| Comments Verbatim | Response |
|---|---|
| <p>We need entry-level homes for seniors, singles and couples, using pocket neighbourhood concept, as found in Ross Chapin & other designers, 8 units on a single lot. Free up family homes by providing seniors small home options, give toe-hold in the market for youngsters. You might look at: https://www.pocket-neighbourhoods.net/blog/videos/</p> | <ul style="list-style-type: none"> The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |
| <p>1st Sw - 3St Sw. Where else in Alberta can families purchase a lot to have a garden, have room for kids to play, build a garage on their property and have room? Everywhere else doesn't offer this. Why are we not treasuring this area as it's unique and rare. Why don't we treasure an area that is not the same as all other towns/ cities in the province. People still are looking for larger lots! Why not draw these people to our community? Let's treasure what we offer?</p> | <ul style="list-style-type: none"> The Municipal Development Plan will not directly result in development and the Town does not develop the lands but regulates the use and form. It is the right of a landowner to apply for a development application in accordance with the Town's Land Use Bylaw, or sell a property that may result in development of their land. The Land Use Bylaw needs to be consistent and in alignment with the MDP and therefore will eventually need to be updated following the approval of the MDP. More housing and smaller units create more places for loved ones to live, for children and grandchildren, or for aging grandparents to stay in the community in the face of a supply shortage and rising rents and mortgages. Five bedrooms may be too many, but two or three could be just right. Caring for a large lawn may not be possible for aging or mobility-challenged people. Now more than ever adults are living as individuals, having fewer or no children, or incorporating multi-generational living into their plans. A diversity of housing allows a range of people to live and work in town, creating a vibrant community. Exclusionary housing or mono-cultures are socially and fiscally less resilient. The MDP's approach to growth is focused on gentle density and design that fits within the existing character of neighbourhoods, as shown in Sections |

| Comments Verbatim | Response |
|--|--|
| | <p>6.1, 6.7, 6.8. In greenfield developments, large lots can also be accommodated and is off-set by other housing forms to meet the minimum density requirements.</p> |
| <p>I support the concept of building new homes in existing areas, developing vacant lots or redeveloping existing ones, rather than expanding into new greenfield areas. However you also stated the existing infrastructure has not been maintained or is near the end of its life cycle. How can increasing the burden on this infrastructure (specifically water & waste) be accomplished within the fiscal restrictions the Town must observe?</p> | <ul style="list-style-type: none"> The MDP supports the preparation of an Infrastructure Master Plan that will assess current conditions and guide prioritized, fiscally responsible investment in water, wastewater, and other systems (Section 7). |
| <p>Building multi-family housing will ruin the small town feel. There's no benefit to current residents. Taxes will never go down with increased population</p> | <ul style="list-style-type: none"> The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and "gentle density" are introduced into existing neighbourhoods reflecting their look and scale. More housing and smaller units create more places for loved ones to live, for children and grandchildren, or for aging grandparents to stay in the community in the face of a supply shortage and rising rents and mortgages. Five bedrooms may be too many, but two or three could be just right. Caring for a large lawn may not be possible for aging or mobility-challenged people. Now more than ever adults are living as individuals, having fewer or no children, or incorporating multi-generational living into their plans. |
| <p>I feel that allowing new business development like Dollarama and Boston Pizza flies away from a small town feel</p> | <ul style="list-style-type: none"> New businesses will need to align with the Municipal Development Plan (Sections 6.4, 6.5, 6.8, 6.9). |
| <p>I don't want to see the existing greenspaces developed within town. Those are vital. For example the field in behind Okalta (and below the new Diamond Ridge proposed development).</p> | <ul style="list-style-type: none"> The Municipal Development Plan will not directly result in development and the Town does not develop the lands but regulates the use and form. It is the right |

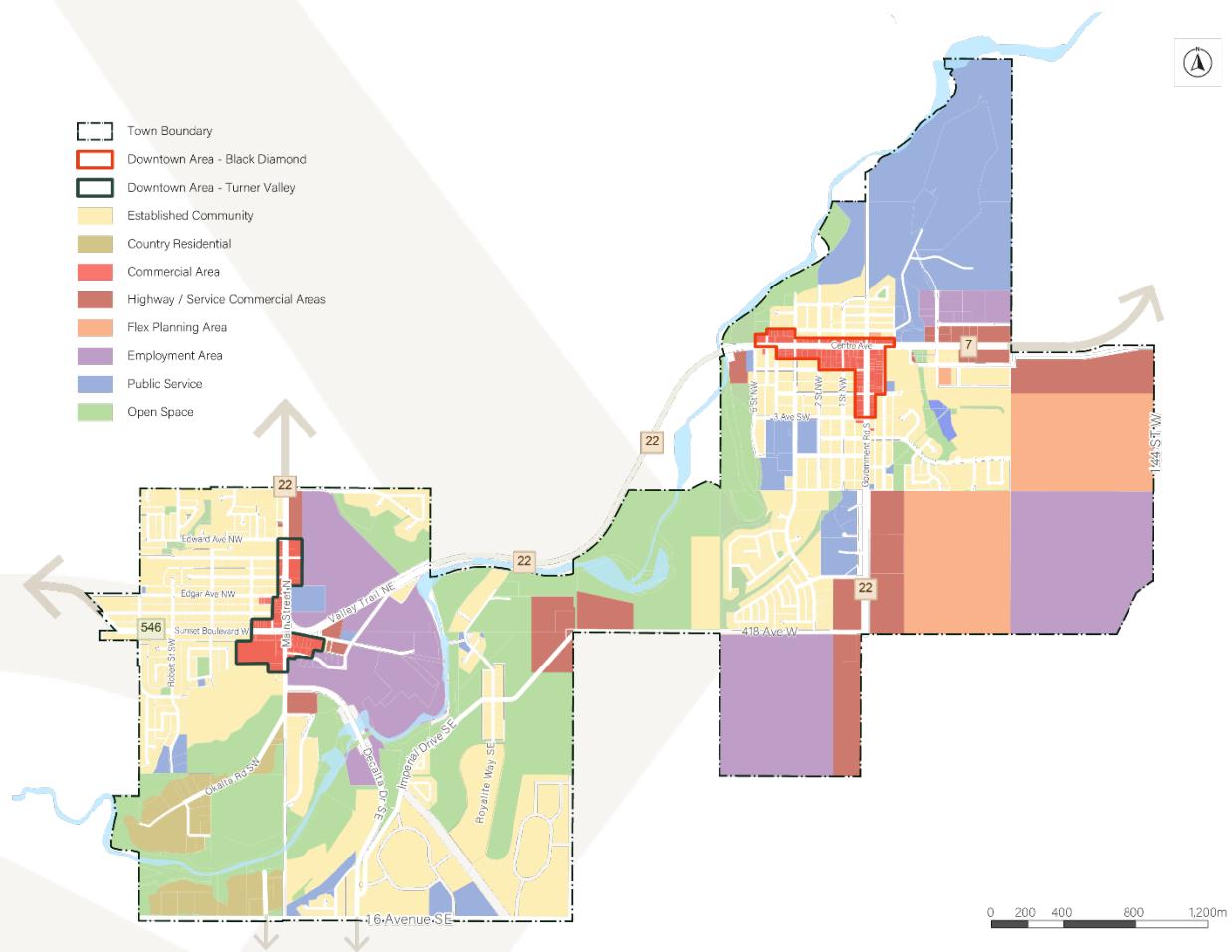
| Comments Verbatim | Response |
|---|--|
| <p>Houses on top of houses, that is not why we moved here so we can al be cramped in together with the night sky lit up with all the streetlights and house lights.</p> | <p>of a landowner to apply for a development application in accordance with the Town's Land Use Bylaw, or sell a property that may result in development of their land. The Land Use Bylaw needs to be consistent and in alignment with the MDP and therefore will eventually need to be updated following the approval of the MDP.</p> <ul style="list-style-type: none"> • The MDP recognizes the importance of preserving valued green spaces and the night sky within the community (Sections 8.1 - 8.3). |
| <p>Without a view into what "urban design guidelines" actually means, it's hard to comment for or against.</p> | <ul style="list-style-type: none"> • The MDP will be revised to incorporate a definition for design guidelines. |
| <p>Ian concerned about who makes these guidelines, what specifically they are. Many projects see to get approved by council that the public does not support. The public feels they are not listened to. It's concerned that this is a top down decision making process that should not be.</p> | <ul style="list-style-type: none"> • The Town will lead the development of design guidelines. If they are to be adopted into a municipal bylaw, such as the Land Use Bylaw, there will be formal opportunities for public review and input. |
| <p>Considering the current political and economic climate and the already huge expense for residential tax payers, this is no time for further development. People move to Black Diamond/Turner Valley to enjoy a rural small town setting. There's always Okotoks and High River for those who want to live in a bigger town and pay less taxes.</p> | <ul style="list-style-type: none"> • The purpose of the MDP is to plan responsibly for growth (Section 6). No growth is not a feasible option for the Town. The following are some of the implications of not enabling growth: <ul style="list-style-type: none"> ○ Increasing housing costs due to low supply or low housing cost because of Town taxes to support the services required. ○ Exodus of young families, seniors, and young professionals due to lack of housing variety and low supply. ○ Exodus of labour to support small businesses. ○ Exponential rise in taxes yearly as the existing property tax base must cover increasing infrastructure maintenance costs, risking significant |

| Comments Verbatim | Response |
|--|--|
| | breakdowns (e.g., pipe bursts, no clean water, sewage backups, flooding). |
| The examples of infill housing that are already taking place are not in fitting with the feel of the neighborhood. | <ul style="list-style-type: none"> The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |
| What the town considers a cottage home is much different than the trailers you have allowed to be placed on the lots thus far. | <ul style="list-style-type: none"> The Land Use Bylaw determines the type of dwellings allowed in Town. |
| We still need a medium to higher end homes in our community to bring in tax dollars and attract and maintain business in our community. All we hear from this council is "affordable housing or low income" In 10+ years, where are the tax funds going to be coming from?? | <ul style="list-style-type: none"> The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. More housing and smaller units create more places for loved ones to live, for children and grandchildren, or for aging grandparents to stay in the community in the face of a supply shortage and rising rents and mortgages. Five bedrooms may be too many, but two or three could be just right. Caring for a large lawn may not be possible for aging or mobility-challenged people. Now more than ever adults are living as individuals, having fewer or no children, or incorporating multi-generational living into their plans. |
| I am okay with the building of suites and have seen some really nice ones. I am all in for creating this type of housing in new areas with a plan. Our large lots are unique. Why are we chopping them up to be like every other community. They are beneficial to families, home business, secondary suites, larger | <ul style="list-style-type: none"> The Municipal Development Plan will not directly result in development and the Town does not develop the lands but regulates the use and form. It is the right of a landowner to apply for a development application in accordance |

| Comments Verbatim | Response |
|---|--|
| <p>parking spaces, urban agriculture, gardening, and many other uses. We are unique, leave the large lots alone. Build in a specifically designed area that meets these needs where everything is of similar design. Do not break up the community. You may not be aware, but there are people putting pressure on seniors to buy their lots who do not want to sell now that the one in Diamond Valley is approved. We also needs some standards in place. The manufactured homes on stilts is not sensitive to the existing urban form. Its also not just about the houses built, but maintaining the lot sizes. People are looking for these large lots. Stop trying to make our beautiful small town look like every other cookie cutter community.</p> | <p>with the Town's Land Use Bylaw, or sell a property that may result in development of their land. The Land Use Bylaw needs to be consistent and in alignment with the MDP and therefore will eventually need to be updated following the approval of the MDP.</p> <ul style="list-style-type: none"> • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and "gentle density" are introduced into existing neighbourhoods reflecting their look and scale. |

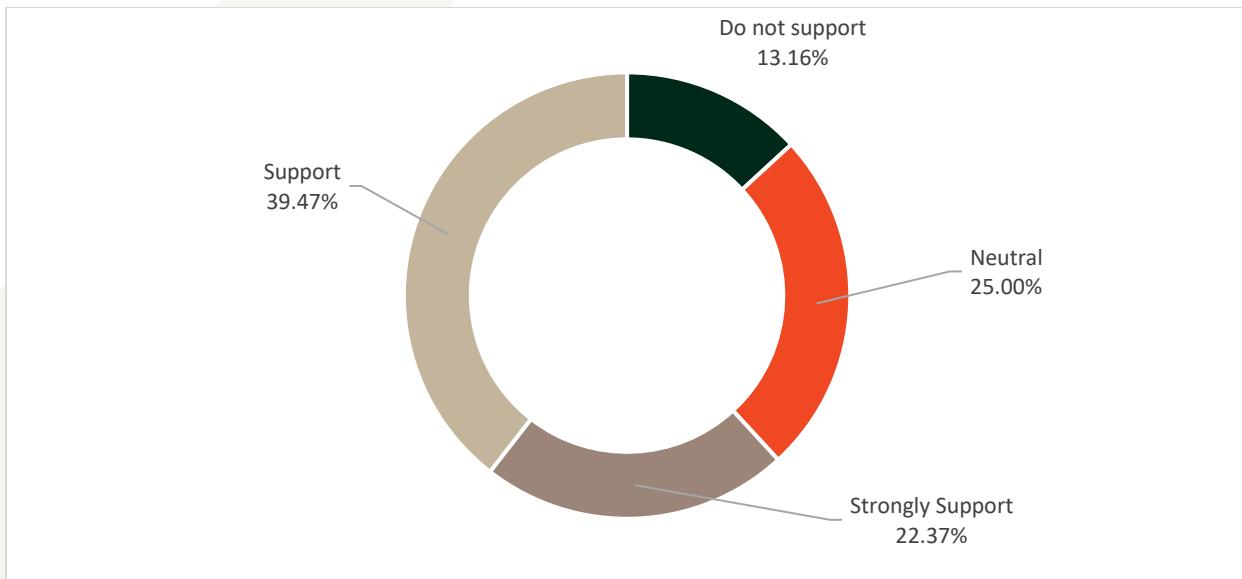
Section 5: Land Use Concept

The Town needs to increase its revenues to support the service level historically provided to residents and businesses. One way to achieve this is to attract and retain businesses that directly contribute to the Town's employment base. In addition to maintaining a reserve of dedicated employment land, the Town should endeavour to create an environment where businesses can thrive by supporting local entrepreneurs and home-based businesses and promoting the Town as a destination for commerce and tourism.



11. The draft MDP Land Use Concept prioritizes the use of undeveloped land for employment growth, prioritizing non-residential development (commercial, industrial, or mixed-use) over new residential. Do you support this approach?

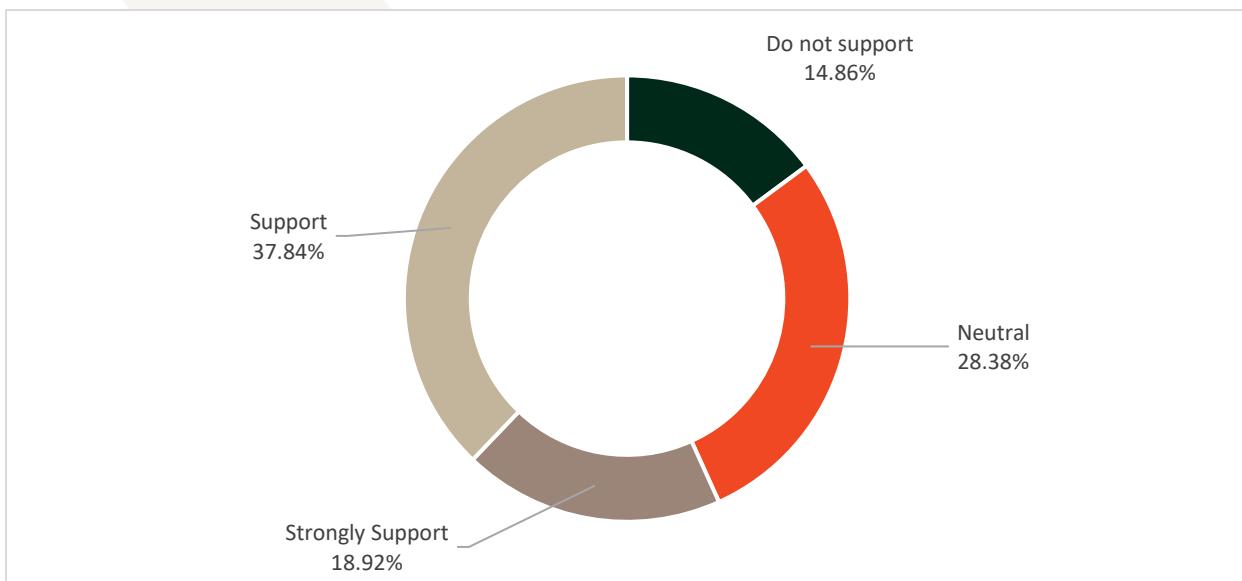
Prioritizing undeveloped land for employment growth through non-residential development received generally favorable responses. A combined 61.84% of respondents (39.47% or 30 responses support, and 22.37% or 17 responses strongly support) are in favor of this approach. Additionally, 25.00% (19 respondents) selected neutral, suggesting a level of openness or non-opposition to the concept. 13.16% (10 respondents) expressed disagreement. Overall, the results indicate broad support for focusing undeveloped land on job-generating uses rather than residential, reflecting an interest in economic development and long-term fiscal sustainability.



12. *The Draft Land Use Concept outlines the different types of land uses intended to guide all future land use decisions made by the Town. All of the Town's plans and policies must demonstrate alignment with the Land Use Concept and this MDP.*

Do you support the organization of land uses proposed in the Town?

The organization of land uses proposed in the Draft Land Use Concept received generally positive feedback. A combined 56.76% of respondents (37.84% or 28 responses support, and 18.92% or 14 responses strongly support) indicated support for the proposed framework. An additional 28.38% (21 respondents) were neutral, suggesting they are not opposed but may want more information or clarity. 14.86% (11 respondents) expressed opposition. These results indicate a majority of respondents are comfortable with the land use direction outlined in the Draft MDP, though a significant neutral response points to an opportunity for further explanation or engagement.



13. If you answered that you do not support any of these approaches, please tell us why:

All responses to this question were analyzed, and verbatim comments that reflect major themes are shared below.

| Comments Verbatim | Response |
|---|--|
| #11 - I would only support this if already established green spaces are maintained - this includes the Catholic School plot on 3rd Ave & 6th Street SW. A Church is not for the good of all, only a select few, and a poor use on a beautiful green space. | <ul style="list-style-type: none"> The MDP includes policies to protect and preserve open and green spaces (Sections 8.1 and 8.2). |
| We do not have the required infrastructure to be able to add as many new homes as proposed. We need to make sure that the growth is sustainable. | <ul style="list-style-type: none"> The MDP supports the preparation of an Infrastructure Master Plan that will assess current conditions and guide prioritized, fiscally responsible investment in water, wastewater, and other systems (Section 7). This plan will determine the Town's capacity for future growth. |
| Map provided as visual and legend cannot be read and reviewed on this survey page | <ul style="list-style-type: none"> The Land Use Map can be accessed on the Town's webpage in the MDP here: Municipal Development Plan (MDP) Diamond Valley, AB |
| Questions 11-12 are not clear | <ul style="list-style-type: none"> Thank you for your comment. If you have any further questions, please contact Kari Florizone – Manager of Planning and Development at planning@diamondvalley.town. |
| Our development officer has made a few questionable decisions thus far. One must question her motives. Why isn't there a scheme for local business to take advantage of the 'generosity'? | <ul style="list-style-type: none"> Thank you for your comment. For concerns with planning and development processes please contact Kari Florizone – Manager of Planning and Development at planning@diamondvalley.town. |
| The people in the two towns don't want this, they didn't even want the two towns to join together to create Diamond Valley there was no \$1million in saving the cost for RCMP went up water up a 100% garbage up a 100% upgrades to the water system will be out of date before it's paid for! 20% of the towns budget goes to administration. They did fire one Fire Chief after towns became one | <ul style="list-style-type: none"> Creating and maintaining a Municipal Development Plan is a mandatory requirement under the provincial Municipal Government Act. |

| Comments Verbatim | Response |
|---|--|
| <p>See previous response. My family does not want to see any future development.</p> | <ul style="list-style-type: none"> The purpose of the MDP is to plan responsibly for growth (Section 6). No growth is not a feasible option for the Town. The following are some of implications of not enabling growth: <ul style="list-style-type: none"> Increasing housing costs due to low supply or low housing cost because of Town taxes to support the services required. Exodus of young families, seniors, and young professionals due to lack of housing variety and low supply. Exodus of labour to support small businesses. Exponential rise in taxes yearly as the existing property tax base must cover increasing infrastructure maintenance costs, risking significant breakdowns (e.g., pipe bursts, no clean water, sewage backups, flooding). |
| <p>this is all a cover up as you will still increase our taxes and our property assessments will keep going up like you want so you can charge us more taxes. haven't seen anything yet here about not raising taxes, but it is easier to spend other peoples money isn't is criminals?</p> | <ul style="list-style-type: none"> Section 3.2 discusses challenges and opportunities related to property taxes, and outlines the sections that address taxes. The MDP also includes informed decision-making policies that support development that is fiscally responsible (Section 4.3). Municipal finances and fiscal resiliency are complex. An overview of various ways to finance municipal operations is presented in Appendix A of the MDP. |
| <p>The concept of small town diminishes with plans such as these ones. It's an oxymoron.</p> | <ul style="list-style-type: none"> Creating and maintaining a Municipal Development Plan is a mandatory requirement under the provincial Municipal Government Act. The MDP recognizes the importance of maintaining the character of existing |

| Comments Verbatim | Response |
|---|--|
| | neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and “gentle density” are introduced into existing neighbourhoods reflecting their look and scale. |
| some lands like the area adjacent to the flood fringe is described as established community and are not currently suitable for development | <ul style="list-style-type: none"> The MDP includes policies specifically aimed at mitigating flood risk and guiding safe, sustainable development (Section 5.1). |
| I can not support commercial, industrial, mixed use unless I know where it will be located and what types of commercial, industrial, mixed use are in the works. I do not feel the need to encourage more visitors from Calgary; frankly, I would like to use the pool/visit a restaurant/disc golf/golf/dog park etc...on the weekend and it is all but impossible as these spaces are filled with people who do not live in this community. My tax dollars are paying for Calgarians fun - not ideal. | <ul style="list-style-type: none"> The Land Use Concept and Growth Management maps in the MDP show the general areas where different types of development, like commercial, industrial, and mixed use, could be located in the future (Section 6). The MDP is a high-level planning document that sets direction, but it does not determine the exact businesses or industries that will come, those are market-driven and depend on investor interest and community needs. |
| The proposed land uses don't designate any new open space in the big undeveloped flex planning and employment area spaces, and there aren't new country residential designated spaces - which give the town a lot of its charm and speak to its history. | <ul style="list-style-type: none"> The MDP is a high-level, long-range plan, so it does not identify the exact location of future open spaces. Flex Planning Areas will require Area Structure Plans that will identify the location of future open spaces in undeveloped areas (Section 6.6). |
| I have to say neutral simply because the plan/map is so small and labels are blurry and for the most part unreadable. Please provide a larger and more readable plan! | <ul style="list-style-type: none"> The Land Use Map can be accessed on the Town's webpage in the MDP here: Municipal Development Plan (MDP) Diamond Valley, AB. |
| I'm not in favour of how you decide which land you designate. | <ul style="list-style-type: none"> Land is designated based on several key considerations: <ul style="list-style-type: none"> Environmental constraints Social need Housing need Fiscal resilience (need for non-residential tax base) |

| Comments Verbatim | Response |
|---|---|
| <p>Highway/Service Commercial and Flex Planning are heavily on the BD side and will have more direct impact on BD side.</p> | <ul style="list-style-type: none"> • Due to large parcels of contaminated lands in Turner Valley, there is limited land that can accommodate Highway/Service Commercial and Flex Planning areas (Sections 3.7 and 5.1). |
| <p>Several area such as the Conoco Philips land, the Turner Valley Gas Plant and the Turner Valley Golf Club are not owned by the Town and present huge developmental costs and liabilities for future pollution.</p> | <ul style="list-style-type: none"> • This is correct. See how the MDP proposes to address these challenges in (Sections 3.7 and 5.1). |
| <p>I support parts of this land use designation and would like to see in writing permanent designations of the open spaces as green spaces not to be developed period. The proposed business development on the north side of the friendship trail in TV is a bit concerning. So the nature pathway would partly bisect industrial or other business? More info is needed on specifics of what types of business can operate in those areas, and how much of that green space and country feel are we losing?</p> | <ul style="list-style-type: none"> • The MDP includes policies to protect and preserve open and green spaces as key parts of the community's identity and livability (Sections 8.1 and 8.2). • The MDP outlines the approach of handling future development near environmentally sensitive areas in Section 8.1. |
| <p>What is the plan for acquiring these lands for commercial development? Expropriation? No. Also if we need more housing, why are these large tracts of land for non-residential? Also. NO big box stores ever. (Walmart types, they may employ people but all the profits go elsewhere.)</p> | <ul style="list-style-type: none"> • The Municipal Development Plan will not directly result in development and the Town does not develop the lands but regulates the use and form. It is the right of a landowner to apply for a development application in accordance with the Town's Land Use Bylaw, or sell a property that may result in development of their land. The Land Use Bylaw needs to be consistent and in alignment with the MDP and therefore will eventually need to be updated following the approval of the MDP. |
| <p>Do not build anything until you can address the existing shortages withing schools, health care and employment.</p> | <ul style="list-style-type: none"> • The MDP supports working with provincial agencies to provide services (Section 10.2, 7.7, 6.4, 6.5, 6.6, 6.9). • Schools and hospitals are within provincial regulation and control. However, the MDP supports provincial |

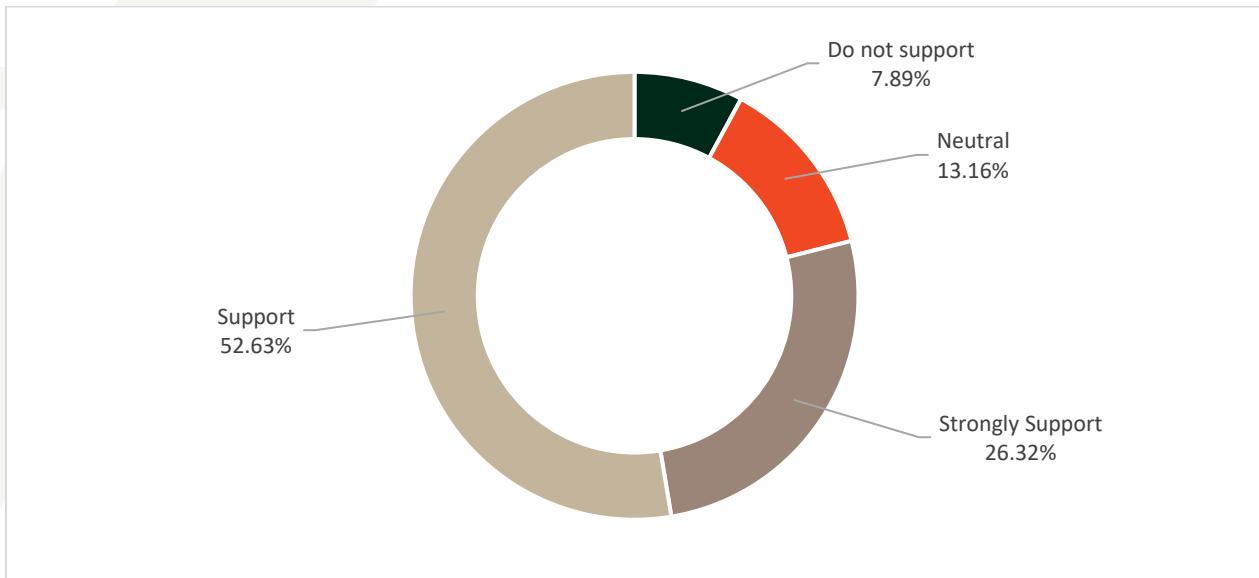
| Comments Verbatim | Response |
|---|---|
| | provision of services such as education and healthcare (Sections 7.7 and 10.2) |
| I support it for right now and glad there is thought being put into making our community great. Thanks for doing this. Maintain our established communities and build diversified housing in new areas with a plan and infrastructure to support. | <ul style="list-style-type: none"> • Thank you for your comment. |

Section 6: Downtown Approaches

Diamond Valley is unique in having two historic downtowns, Downtown Turner Valley and Downtown Black Diamond, each with its own charm, culture, and small-town character. The draft MDP envisions both downtowns thriving together, connected by thoughtful planning, unified design standards, and shared events, while maintaining what makes each one special.

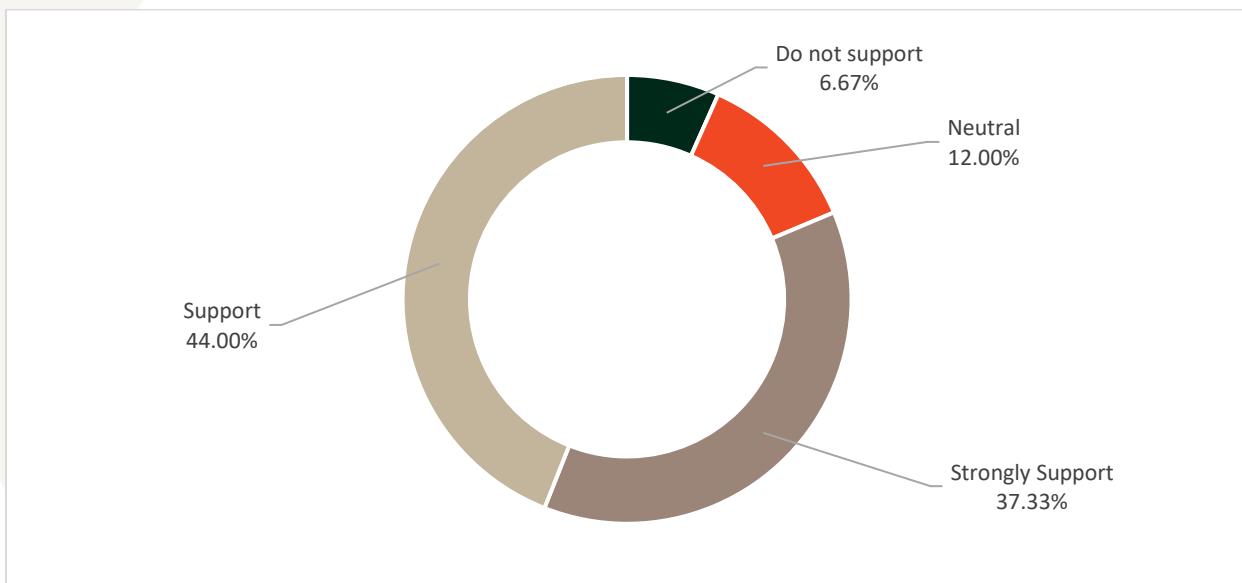
14. The MDP proposes further planning initiatives to identify ways to enhance and activate Downtown Areas, including a review and update of the Black Diamond Area Redevelopment Plan, and a potential Turner Valley Downtown Area Redevelopment. Do you support this approach?

Supporting further planning initiatives to enhance and activate Downtown Areas received strong support from respondents. A combined 78.95% (52.63% or 40 responses support, and 26.32% or 20 responses strongly support) are in favor of reviewing and updating the Black Diamond Area Redevelopment Plan and exploring a potential Turner Valley Downtown Area Redevelopment. An additional 13.16% (10 respondents) were neutral, suggesting general acceptance or openness to the idea. 7.89% (6 respondents) indicated opposition. Overall, the results show clear support for investing in and revitalizing the Town's downtown areas as part of the broader MDP vision.



15. *The MDP proposes that new development in the Downtown Areas be designed to enhance the pedestrian experience, limiting vehicle-oriented buildings (like drive-thrus) and locating parking lots away from the street face. Do you support this approach?*

Designing Downtown Areas to prioritize the pedestrian experience over vehicle-oriented development received strong overall support. A combined 81.33% of respondents (44.00% or 33 responses support, and 37.33% or 28 responses strongly support) are in favor of this approach, which includes limiting drive-thrus and locating parking away from the street. An additional 12.00% (9 respondents) were neutral, indicating they are generally comfortable with the idea or undecided. 6.67% (5 respondents) expressed opposition. These results highlight a clear community preference for creating more walkable, people-focused downtown environments.



16. *If you have reviewed the Draft MDP, do you have any other feedback to share with us? Please expand below:*

All responses to this question were analyzed, and verbatim comments that reflect major themes are shared below.

| Comments Verbatim | Response |
|---|---|
| Thank you to all involved for the efforts. My only comment is to avoid large commercial franchises as much as possible and, where unavoidable, maintain very strict design guidelines to disguise the impersonal character and mimic independent "mom and pop" vibe critical to our community's public appeal and presentation. | <ul style="list-style-type: none">The MDP aims to support local economic growth in a way that balances new business opportunities that are considerate of design, through the creation of downtown and commercial design guidelines (Sections 6.4, 6.5, 6.8, 6.9). |
| The draft MDP reads like a series of aspirational statements with no real substance. Map of MDP | <ul style="list-style-type: none">The Land Use Map can be accessed on the Town's webpage in the MDP and the |

| Comments Verbatim | Response |
|---|--|
| <p>area and legend cannot be read and reviewed online on the survey page. Description of what a "World Café" is should be explained to increase interest in the open house participation opportunity. Emphasizing downtown historical redevelopment only serves "mom and pop" restaurants and businesses that provide lower wage employment, seasonal opportunities and does not provide high employment opportunities. Houses options and diversification will only serve to increase Diamond Valley as a metro adjacent bedroom community to Calgary. Attracting real investment in jobs and employment will require providing investment in infrastructure and tech to support future business investment. Area provided for economic development and the types of economic development are not clear along with servicing requirements. Explanation of community recreation and lifestyle amenities is not clear. Downtown assessment of "historical" is not clear. Appears to be copy cat of Cochrane and Okotoks that have struggled with similar concepts and success. Regional and inter-municipal along with partnership opportunities are not addressed in plan. Concept of growth management is absent. The town has no water for much residential growth and / or manufacturing and industrial growth. New residential growth will continue to be paid by existing tax payers. Growth never pays for itself. My alley and roads around my house continue to ignored, unpaved and neglected by the town. Yet new residential areas of paved roadways, stormwater systems that work, pathways etc. Town refused to deal with ageing sewer lines connecting my house and others when road was resurfaced. Including refusing to fix simple curb areas that cause flooding and water pooling on the road in front of house. Back alleys flood and town refuses to work with home owners to find mutual solutions. Draft MDP needs some serious review and suggest a review by similar communities of size and growth potential to provide examples of opportunities. Water and wastewater systems will be a massive limiting factor to growth along with available water licensing.</p> | <p>World Café was also described on the Town's webpage here: Municipal Development Plan (MDP) Diamond Valley, AB.</p> <ul style="list-style-type: none"> • The MDP supports downtown revitalization (Section 6.6) to enhance Diamond Valley's unique identity, but this is only one part of the economic strategy. The MDP also designates Highway Commercial, Employment, and Flex Planning Areas to support a range of job types, including higher-paying opportunities in light industry, trades, and professional services (Sections 6.4, 6.5, 6.9). • The MDP includes policies to build the Town's Downtowns with its own identity (Section 6.6). Downtown revitalization policies will be supported by further work, including potential heritage design guidelines and area redevelopment plans, which would be informed by public engagement. • Section 6 of the MDP outlines the growth plan for the Town and includes a Growth Strategy map. • There are policies with the MDP that addresses how the town will manage development and water resources (Sections 6.5, 7.1, 7.2, 7.3, 7.4). • The MDP promotes responsible residential growth by encouraging development within existing neighbourhoods and on vacant or underused lands, rather than expanding outward into greenfield areas (Sections 6.7 and 6.8). • The MDP reflects the Town's commitment to fiscal resilience, including updating the Infrastructure Master Plan to better prioritize and coordinate upgrades. It also supports exploring partnerships and alternative |

| Comments Verbatim | Response |
|--|---|
| | funding sources to help manage costs and reduce the burden on local taxpayers (Section 4.2). |
| [Retracted] can seemingly do and plan as he pleases. The rest of us fight for scraps from the table. | <ul style="list-style-type: none"> • Thank you for your comment. For concerns with planning and development processes please contact Kari Florizone – Manager of Planning and Development at planning@diamondvalley.town. |
| Roads leading in and out of Diamond Valley need upgrades to handle this growth the Main Street running through town is a hiway how is this safe for kids, no sidewalks in areas kids are forced to walk on the road, on line articles even state Diamond Valley is not kid friendly or bike friendly, we are a bedroom community and people who work in Calgary will always buy where the sales are in Calgary to off set the cost of commuting, there is no bus going to and from Calgary to get people to their jobs, families that use low-cost living homes can't afford to commute back and fourth to work, they won't have two cars in the family. | <ul style="list-style-type: none"> • Highways 22 and 7 are under the jurisdiction of Alberta Transportation. However, the MDP includes policies that encourage the Town to work collaboratively with the Province to improve the safety and function of highway corridors (Sections 7.5 and 7.6). |
| My 2 concerns with new development are .1 with this plan there will be a need to build a senior high school grades 10 to 12 with upgrades to our school now which is grades 7 to 12 . Oil Field schoolWould need upgrades to mutton this into a jr. high school also our 2 elementary schools could not maintain the school enrolment as we grow . Second iour hospital would need more room to accommodate our community. I'm also concern about lower housing for lower income seniors, families, and for our youth . | <ul style="list-style-type: none"> • The MDP supports working with provincial agencies to provide services (Section 10.2, 7.7, 6.4, 6.5, 6.6, 6.9). • Schools and hospitals are within provincial regulation and control. However, the MDP supports provincial provision of services such as education and healthcare (Sections 7.7 and 10.2) |
| You need to have accessibility. Businesses need parking. You want to bring business into town but take away accessibility. Sounds counter productive. We need better traffic flow, not less | <ul style="list-style-type: none"> • Parking and vehicle orientation for new developments are regulated by the Town's Land Use Bylaws. |
| I believe this is headed in the right direction. | <ul style="list-style-type: none"> • Thank you for your comment. |
| It is time that large logging trucks, gravel trucks, tanker trucks, etc. we re-routed OUT of the middles of the towns. Are we really waiting until a vehicle accident takes lives? | <ul style="list-style-type: none"> • Highways 22 and 7 are under the jurisdiction of Alberta Transportation. However, the MDP includes policies that encourage the Town to work collaboratively with the Province to |

| Comments Verbatim | Response |
|--|--|
| | improve the safety and function of highway corridors (Sections 7.5 and 7.6). |
| I support the idea of an environmental/green space inventory and buffers around green spaces | <ul style="list-style-type: none"> • Thank you for your comment. |
| will provide under seperate cover | <ul style="list-style-type: none"> • N/A |
| Given the high degree of interest from existing community members (in particular residents) and concerns about population growth, more transparency would be helpful in making sure consultation discussions are productive. More clear information about the issues the municipal administration and council are concerned about and trying to solve would be helpful. Is the core issue sustainability of the municipality to provide services? There are lots of different options here and increasing the residential tax base does not have to be the top option. As a suggestion, has the municipality considered a budget review and presenting cost cutting options to residents for feedback? | <ul style="list-style-type: none"> • The Town has reviewed the challenges that the community, administration and Council are facing and summarized them in the MDP in Section 3. • The MDP includes policies aimed at supporting local economic development, encouraging investment, and creating a more balanced tax base to help ease the burden on individual taxpayers (Sections 6.3, 6.4, 6.5, 6.9). • The Town reviews its budgets and current tax structures each year. These budgets can be found on the Town's webpage. A comprehensive service level review was conducted post-amalgamation and several Town services were reduced or cut entirely during the budget approval process in 2023 and 2024 to keep taxes lower. |
| The town needs a bypass | <ul style="list-style-type: none"> • Highways 22 and 7 are under the jurisdiction of Alberta Transportation. However, the MDP includes policies that encourage the Town to work collaboratively with the Province to improve the safety and function of highway corridors (Sections 7.5 and 7.6). |
| A better map/plan, the downtown areas are clear enough, it's the areas outside the downtown cores where labels are unreadable. | <ul style="list-style-type: none"> • The Land Use Map can be accessed on the Town's webpage in the MDP here: Municipal Development Plan (MDP) Diamond Valley, AB. |
| Treasure what we have! When people want to move to our community for large lots, don't chop them up! Keep small charm. Stuff these trailer on lots that are now being reduced in price, cause they are not selling!! What the former council did with one area of low income buildings and a | <ul style="list-style-type: none"> • The MDP recognizes the importance of maintaining the character of existing neighbourhoods while accommodating growth (Section 6.1) and proposes the development of design guidelines that will guide how infill and "gentle density" |

| Comments Verbatim | Response |
|--|---|
| <p>daycare within was smart!!! Stuffing low income here and there in established areas is poor planning. If a lot is vacant, before stuffing it with “trailers” allow it to go to public sale. So many people were interested in the lot on 1st sw, but it never went to public sale. Look at the 4 new infill homes between 1st SW and 2st SW. They complement the area and the historic area, vs parts of other countries. People still want space for their families!!!</p> | <p>are introduced into existing neighbourhoods reflecting their look and scale. Infill does not mean trailers, but different forms of housing like duplexes or townhouses.</p> <ul style="list-style-type: none"> More housing and smaller units create more places for loved ones to live, for children and grandchildren, or for aging grandparents to stay in the community in the face of a supply shortage and rising rents and mortgages. Five bedrooms may be too many, but two or three could be just right. Caring for a large lawn may not be possible for aging or mobility-challenged people. Now more than ever adults are living as individuals, having fewer or no children, or incorporating multi-generational living into their plans. |
| <p>Given water supply uncertainty all residential and commercial development must use xeriscape practices for landscaping</p> | <ul style="list-style-type: none"> Landscaping is regulated through the Town’s Land Use Bylaw. |
| <p>I prefer the main streets the way they are</p> | <ul style="list-style-type: none"> Thank you for your comment. |
| <p>I can't wait for a new council. Anything is better than this one.</p> | <ul style="list-style-type: none"> Thank you for your comment. |
| <p>Pathway connectivity more commercial and industrial to offsite residential taxes</p> | <ul style="list-style-type: none"> The MDP supports creating a safe, continuous, and accessible active transportation network to urban and natural areas (Section 7.6). The MDP includes policies aimed at supporting local economic development, encouraging investment, and creating a more balanced tax base to help ease the burden on individual taxpayers (Sections 6.3, 6.4, 6.5, 6.9). |
| <p>Would like to see the downtown area redevelopment proposals before committing to be in support of them.</p> | <ul style="list-style-type: none"> The MDP outlines general land use and policies but does not specify exact business types, that level of detail is determined during future zoning and development applications. |

| Comments Verbatim | Response |
|---|--|
| Not at this time. Re question 16 redevelopment for downtown TV should not be potential but has to be updated along with that of BD. | <ul style="list-style-type: none"> • Thank you for your comment. |
| As the Town grows which I know is inevitable there should be more work put into preserving the natural environment right down to insects, bees and birds. Meaning night sky and lighting bylaws. Less or smaller directed light standards. What's the real toll of all this development on our water supply? The Sheep River gets lower each year. What about bylaws for new homes and the air bnbs or rentals everyone seems to be able to set up in their homes increasing water use, road use, etc. There may be more rental opportunities if air bnbs weren't so prevalent. | <ul style="list-style-type: none"> • The MDP recognizes the importance of preserving valued open and green spaces and dark skies within the community (Sections 8.1 - 8.3). • The Town is creating an Infrastructure Master Plan to help manage long-term water and wastewater capacity, establishing that growth aligns with supply (Sections 7.1, 7.2, 7.3, 7.4). |
| My only real concern is water usage and availability | <ul style="list-style-type: none"> • The Town is creating an Infrastructure Master Plan to help manage long-term water and wastewater capacity, establishing that growth aligns with supply (Sections 7.1, 7.2, 7.3, 7.4). |
| These are small historic towns. This is rural Alberta. ANY growth must respect what that means. Urban style development should not be allowed. Please listen. | <ul style="list-style-type: none"> • Thank you for your comment. |
| 1) The amount of traffic on Hwy 22 has increased enormously the past few years. I have more than once seen frustrated drivers barge their way into oncoming traffic - particularly in the Sheep River Landing area. Another set of lights or 4 way stops are needed to control highway traffic. 2) if you intend to squash more houses into smaller spaces, PLEASE enact or update the bylaws regarding noise control (unmuffled motorcycles, air conditioner, heat exchanger, hot tub placement) and light control (year round blinking LED lights placed under the soffit/fascia along the sides and rear of houses) that impacts the neighbour's enjoyment of their properties.. Both the noise and light issues are significant in the Riverwood subdivision and the impacted property owners have no re-course other than to move. 3) Get rid of the costly federal RCMP. A municipal sheriff and a couple of deputies/peace officers is enough. | <ul style="list-style-type: none"> • Highways 22 and 7 are under the jurisdiction of Alberta Transportation. However, the MDP includes policies that encourage the Town to work collaboratively with the Province to improve the safety and function of highway corridors (Sections 7.5 and 7.6). • The MDP directs the Town to review and update its Land Use Bylaw regulations (Section 11.4). • Policing is within federal and jurisdiction. |

| Comments Verbatim | Response |
|---|---|
| More discretion and discussion prior to (re) development of an area to determine what is (actually) fitting. | <ul style="list-style-type: none"> • Thank you for your comment. For concerns with planning and development processes please contact Kari Florizone – Manager of Planning and Development at planning@diamondvalley.town. |
| Listen to your population. | <ul style="list-style-type: none"> • Thank you for your comment. |
| Please keep the old cowboy style of our town. And please no more smelly fast food joints. We have several mom/ pop small restaurants that are so much better than fast food. We don't need chain stores. We can easily go to Okotoks or the city for that kind of shopping. Keep it small, unique and related to the town roots. Turner Valley needs help getting their main drag more appealing. I have lived here for 25 years and I love it. I hope that we don't become a mini Okotoks. | <ul style="list-style-type: none"> • The MDP aims to support local economic growth in a way that balances new business opportunities that are considerate of design, through the creation of downtown and commercial design guidelines (Sections 6.4, 6.5, 6.8, 6.9). |
| Re-route big trucks outside of town, create a ring road. I know pro/con to this for business sake, but the whole downtown areas for patios, coffee are all noisy. | <ul style="list-style-type: none"> • Highways 22 and 7 are under the jurisdiction of Alberta Transportation. However, the MDP includes policies that encourage the Town to work collaboratively with the Province to improve the safety and function of highway corridors (Sections 7.5 and 7.6). |
| Plan for years to come vs., short term solutions. Example the council from 15+ years ago, planned on the low income area with a daycare off of Main street. For your low income housing. Build this on the vacant land, that has been sitting for years located at 3rd Street SW and Willowridge Blvd. This piece is ideal! Walking distance to the future grocery store, plus other services and a hospital. Plus, walking distance for employment opportunity at the strip mall and hospital. You can build Mini homes, duplexes, modular homes, etc. Build a community within a community. People who currently live in the low income off of Main street, have stated that they love having "like people next door, who understand them." They share babysitting with people next door vs. driving across town or down the street. While some may work night shifts, they have their kids, literally across the parking lot. This is such a huge relief! This lot, behind the hospital would have potential | <ul style="list-style-type: none"> • The MDP is designed to provide a long-term framework for growth (20+ years) by identifying appropriate locations for a variety of housing types as shown in the Land Use Map and Growth Strategy map (Section 6). • Low density development is not fiscally sustainable due to the infrastructure maintenance required, which results in higher property taxation, particularly when there is a lack of non-residential tax base. The MDP is built on the understanding that Diamond Valley is a unique community, and supports gradual, well-designed growth, promoting character through the creation of Infill Design Guidelines (Section 6). |

| Comments Verbatim | Response |
|---|---|
| <p>growth for many years to come for lower income/affordable housing. Leave the large lots for families and seniors who want to have space for gardening or to build a larger detached garage.. These lots are unique, due to their size. How often on Facebook, do you see people asking for large lots? Because no other community can offer what we currently have here, especially between Government road and 3 Street SW. There has been 4, single family homes, built within this community and more people are asking if lots are available, cause they want to move here for this very reason. Let's treasure what we have here and protect this community. Plus, large lots mean more tax revenue for the town. People purchase homes as investments and/or inheritance for families. When you have a beautiful area, it should maintain it's value; now if you have a trailer beside you, with no curb appeal, who would like to be neighbours to that? Not the long time residence of Black Diamond. Yes, you can have a town with different income brackets, but plan for it, vs stuff it in. Please, think long term.</p> | <ul style="list-style-type: none"> • Country Residential Areas will be maintained as shown in Section 6.2 |
| <p>I am 4th generation here and am pleased with how well thought out this MDP has been written. Well done.</p> | <ul style="list-style-type: none"> • Thank you for your support. |
| <p>need more pathways. Its getting better, but keep that moving forward.</p> | <ul style="list-style-type: none"> • The MDP supports creating a safe, continuous, and accessible active transportation network to urban and natural areas (Section 7.6). |
| <p>I hope and trust that this plan will keep Diamond Valley as a small town, with population capped for example at 10,000 so that it does not become like Okotoks or Cochrane with unchecked growth. I like the plan to develop within the existing town. I would like to see Diamond Valley become an example of what a small town can be, without losing its character through unrestrained growth.</p> | <ul style="list-style-type: none"> • Section 6 of the MDP outlines the growth plan for the Town and includes a Growth Strategy map. Water capacity constraints are discussed in Section 7.2. |

NOTE: References to section numbers in this report relate to the sections in the draft MDP. Numbering is subject to change in the final document.

3.4 AUGUST 2025 COFFEE CHATS

In August 2025, the project team offered virtual and in-person coffee chats to provide community members another opportunity to connect directly with the team ahead of the MDP Public Hearing. These informal meetings were designed to create more time and space for personalized conversations – allowing participants to share their thoughts and ask questions about the draft MDP in a comfortable setting.

Timeslots were made available for registration on the project website. Five timeslots were booked, and two of those registrants attended - one as a single participant and the other as a couple, resulting in a total of three attendees.

3.4.1 Summary of Discussions

Governance and Regional Planning

One resident raised questions about how density requirements are determined now that provincial, regional, and subregional plans are no longer in effect. They suggested finding a balance between meeting service cost requirements and maintaining affordable housing and taxes. Recommendations also included updating the planning hierarchy graphic to include the Alberta Land Stewardship Act (ALSA) and the South Saskatchewan Regional Plan (SSRP).

Response: Council and the MDP Advisory Committee were educated on the topic of municipal finances of housing density. Through in-depth discussions, they came to an understanding that while Diamond Valley has a history of low-density residential development, it is no longer financially feasible for the Town to have no density minimums. Thus, the direction from the Council and Committee is to have a minimum of 24 units per hectare in new residential areas, which balances financial return on investment for the Town while keeping housing styles that fit with the character of the community.

Partnerships

One participant suggested exploring partnerships with other like-minded urban municipalities (e.g. Okotoks, High River, Cochrane) instead of simply Foothills County, referencing the cancelled mutual aid agreement as an example of the strained relationship with the County.

Response: This feedback was noted and has been shared with the Town for consideration.

Water and Wastewater

One participant indicated the need for clearer roles and responsibilities for Sheep River Regional Utility Corporation (SRRUC) and Westend Regional Sewage Services Commission which the Town largely owns. They suggested these bodies should have a formal role in confirming service capacity for new developments, and that this should be included in the MDP. They also emphasized the importance of communicating water supply limitations (e.g., tangible numbers behind restrictions) to residents. Questions were raised about the Master Infrastructure Plan that was completed before the amalgamation.

Response: It was noted to the participants that there was no new engineering conducted specifically for the MDP project; instead, it relied on past studies and reports.

Downtown, Transportation and Traffic

One participant strongly felt the Town should have a single, unified downtown rather than two separate ones. The participant related concerns about the impact of heavy truck traffic - particularly gravel and logging trucks - passing through the downtown cores along Highways 22 and 7. Suggestions included:

- Developing a walkable downtown free from large truck traffic via advocacy for a complete bypass of both downtowns;
- Considering a future bypass highway (7 & 22) to divert heavy traffic away from the core (similar to other towns that have done so successfully – e.g. Bassano, Alberta)
- Planning for eventual twinning and division of Highway 22
- Incorporating emergency management needs by creating an additional river crossing for improved access

They noted that while there's often fear a bypass could harm local business, examples from other towns suggest it can improve livability without hurting commerce.

Response: This feedback was noted and will be shared with the Town for further review and consideration.

Wildlife

Wildlife impacts were not seen as a major concern by one participant, but they suggested including a short section in the MDP on mitigation strategies, specifically related to the overpopulation of deer within the Town

Response: The draft MDP includes several objectives related to the natural environment, wildlife, and habitats. These objectives encourage community involvement in conservation efforts, where specific issues, such as managing the deer population, can be explored in more detail. It should be noted that the management of wildlife is the responsibility of the province and/or federal agencies.

Contaminated Lands

A question arose about whether lands labelled “contaminated” are due to actual contamination or the presence of pipelines. Contaminated lands shown in the MDP are anticipated to be from ground contamination and not just the presence of active pipelines.

Response: Information related to contaminated lands is based on historically documented land use and indicates that these lands need either further investigation or remediation prior to development. It was clarified that remediation is required and is the responsibility of the landowner; however, some municipalities may provide economic incentives to assist with clean up.

Town Image and Identity

One participant referenced the appearance of the current sign leaving the community as something that does not reflect positively on Diamond Valley's identity. It was suggested to make sure all signage reflects the new vision and identity of the town.

Response: The draft MDP speaks to promoting a stronger shared identity as the community grows together, and includes various strategies related to signage and art installation to enhance the visual appeal of the Town. This policy speaks to the need for the Town to carry out actions on improving signage.

4 Next Steps

Thank you for your participation in the Municipal Development Plan engagement!

You will have the opportunity to participate in the public hearing for the MDP, anticipated to take place in the fall of 2025. Stay tuned for more details on the project website: [Municipal Development Plan \(MDP\) | Diamond Valley, AB](#).

