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**BLACK DIAMOND, MD OF FOOTHILLS, TURNER VALLEY  
INTERMUNICIPAL DEVELOPMENT PLAN REVIEW**

***What is an Intermunicipal Development Plan (IDP)?***

**An Intermunicipal Development Plan (IDP) is a plan developed between two or more municipalities, that provides a framework for decision making on lands in areas of mutual interests.**

The purpose of the plan is to:

- identify each municipality’s interests relative to land and develop policies and decision making processes that respect the municipalities involved;
- provide broad guidance on land use within the plan area and to help minimize potential land use conflicts within the plan area;
- provide opportunities for collaboration and communication between the municipalities;
- establish policy direction and processes to address intermunicipal issues that may arise.

***Why are we amending the Plan?***

The current Town of Black Diamond/ MD of Foothills/Town of Turner Valley Intermunicipal Development Plan was adopted by all three respective Council’s in the summer of 2002.

While the current IDP has served the needs of the three municipalities since its adoption, changing needs, emerging trends and the following ongoing initiatives have acted as catalysts for a review and update of the document:

The Town of Turner Valley Economic Development Plan adopted in September of 2012 by Town Council, provides direction to the Town to consider lands for future growth that are currently outside those lands agreed upon in the current IDP.

The Town of Black Diamond Growth Study completed in 2012 also identifies lands outside those agreed upon in the current IDP as potential future growth areas.

The Area Concept Plan (ACP) entitled Diamond Ridge: an Area Concept Plan was “supported in principle” by MD Council in October 2010. The type and intensity of development was not considered on the lands in question under the current IDP.

The review of the current IDP provides an appropriate forum with which to address the above topics, and any others that may be identified through the review process.



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# What is the Amendment Process?

## “PLANNING FOR PROGRESS” WORKSHOP SERIES

CAO, Council members, and staff from each Municipality review intentions, interests and concerns, potential future growth areas, joint planning opportunities, and communication strategies.

## PUBLIC OPEN HOUSE

Introduction to the plan Review process , explore opportunities and constraints for future urban/rural growth, and obtain public feedback on what the future of our community should look like.

## STAKEHOLDER/LANDOWNER MEETINGS

Identification of interest, opportunities and concerns with those landowners and stakeholders that are located within the draft IDP area and individual meetings with the landowners identified within proposed future growth areas or removed from previously noted growth areas.

## DRAFT COMPONENTS OF THE INTERMUNICIPAL DEVELOPMENT PLAN FOR REVIEW

Draft the new components of the IDP based on the review of the current plan, the information formed through the “Planning for Progress” Workshop and feedback gathered from the stakeholder meetings.

## PUBLIC OPEN HOUSE

A minimum of one open house will be held to review components of the draft Intermunicipal plan.

## DRAFT INTERMUNICIPAL DEVELOPMENT PLAN

Staff will create a draft IDP based on all the information gathered in the process to date. This draft plan will be available for review and discussion at the public hearing.

## PUBLIC HEARING

A public hearing , either joint or by each respective Council will be held for review and the eventual endorsement of the draft IDP.

## How can you get involved?

**We want the public to be involved and encourage you to bring your knowledge of the area and participate throughout the process. We will be providing the following opportunities to allow public participation in the process:**

Public open houses and stakeholder meetings will be held throughout the process to keep the public informed and to give you an opportunity to provide feedback into the plan;

Exit surveys will be available at the open houses and online where possible to allow for additional feedback to be provided;

A public hearing will be held in each municipality too allow for the public to review and comment on the final draft IDP document.

We will keep the public informed on the progress of the IDP through the following means of communication:

Posting of information and summary reports on the municipal websites;

Updating information in municipal newsletters when available;

Advertising of open houses and public hearings in the Western Wheel and municipal websites;



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