



LETHBRIDGE COUNTY

Hamlet of Diamond City

GROWTH STUDY

DRAFT – December 2020



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Prepared for Lethbridge County

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LETHBRIDGE COUNTY HAMLET OF DIAMOND CITY GROWTH STUDY

Part 1

STUDY OVERVIEW

Commencing in 2017 Lethbridge County began to undertake hamlet growth studies for each of its hamlets within the County. The purpose of these studies are to support the economic viability and potential feasibility of growth of the urban rural communities. Additionally, the studies are a tool to assess the current conditions of each of the hamlets and highlight areas of concern that may need to be addressed within each. The studies are to analyze current and future servicing needs along with determining logical growth areas for each hamlet. The municipality has authorized the Oldman River Regional Services Commission, as municipal planners for the municipality, to review and prepare the studies/reports on behalf of the County.

The Lethbridge County Municipal Development Plan (MDP) has identified that planning for future hamlet growth areas is desirable within its land use management strategy. The MDP is designed to be a long-range statutory document that provides a framework of policies for decision makers regarding future growth and development opportunities. As part of the growth policies in the MDP, one of the County's objectives is to sustain the hamlets within the County and continue to protect agricultural land uses by encouraging residential development in and around the hamlets. In particular, the MDP outlines the following policies:

- The County shall support hamlet growth provided appropriate servicing provisions exist to facilitate expansions.
- The County shall, where required, undertake servicing master plans and the development of infrastructure required to facilitate growth.

The completed hamlet growth studies are to guide and facilitate the long-term comprehensive planning and development of servicing that will be needed to support the anticipated growth.

1.1 Intent

This report presents a summary of existing conditions and future considerations to support the growth and long-term viable expansion of the Hamlet of Diamond City.

1.2 Objectives

- To highlight the general characteristics of the hamlet and evaluate the overall quality of life within Diamond City for its residents.
- To plan for the future of the hamlet by identifying and facilitating logical growth patterns within the community to accommodate a 25 year projected land growth requirement.

- To identify lands available within the hamlet to accommodate growth in a contiguous and logical manner by developing available vacant land or subdividing larger parcels of land.
- To identify logical growth lands for the hamlet to assist in making future development more efficient, cohesive and cost effective.
- To provide a planning framework to facilitate future development that could be readily serviced by municipal infrastructure. The reports' findings may be used to address and facilitate long-term infrastructure planning and management for the County, including assisting with the planning for future water and waste water (sewer) system and lagoon expansions needed.
- To provide an assessment/opportunity summary with recommendations to assist decision makers in Lethbridge County with future planning, servicing and management of the hamlet.

Part 2

LEGISLATIVE BACKGROUND

Hamlets are unincorporated communities which are governed, taxed, and managed by the rural municipality within which hamlets are located. The following is an excerpt from the Municipal Government Act which outlines criteria for designating an unincorporated community.

The Municipal Government Act (MGA), section 59(1) states: *“The council of a municipal district or specialized municipality may designate an unincorporated community described in subsection (2) that is within its boundaries to be a hamlet.”*

Subsection (2) states, *“an unincorporated community may be designated a hamlet if the community:*

- (a) consists of 5 or more buildings used as dwellings, a majority of which are on parcels of land smaller than 1850 square metres,*
- (b) has a generally accepted boundary and name, and*
- (c) contains parcels of land that are used for non-residential purposes.”*

Subsection (3) states, *“The designation of a hamlet must specify the hamlet’s name and boundaries.”*

The Hamlet of Diamond City conforms to the stipulated MGA criteria.

This Growth Study is not a statutory plan as defined by the MGA, but is a tool to help guide and shape direction and policy for Lethbridge County regarding planning for the hamlet. The vision and recommendations may be incorporated into the County’s Municipal Development Plan.

Part 3

HAMLET OVERVIEW

The Hamlet of Diamond City is located along Highway 25, physically located just 3.5 kilometers north of the City of Lethbridge boundary, but approximately 13 kilometers (8.1 miles) by highway travel (Map 1). The hamlet has a land area consisting of 130 acres (52.6 ha) within its designated boundary, located within the W½ 6-10-21-W4M. The Oldman River is situated southeast of the community approximately a half-mile from the hamlet boundary. The hamlet is largely surrounded by agricultural operations to the north and west and undulating coulees and natural features to southeast. The hamlet is also bordered by a Canadian Pacific Railway (CPR) line that runs adjacent to the south and east side of the hamlet boundary. It is no longer categorized as an active rail line, but it is sometimes used to store rail cars from the active Coalhurst-Kipp spur line.

3.1 Population

According to the 2016 Census of Population data, the hamlet recorded a population of 184 residents living in the community, which was an increase of 2.7% per annum (or 13.5% over the 5 year period) from its population of 162 recorded in 2011 (see Table 1). Data from Statistics Canada indicates that the number of private dwellings had also increased from 54 in 2011 to 64 in 2016 which is an 18.5% increase in total dwellings in the hamlet.¹ The Hamlet of Diamond City is the third largest hamlet (population wise) in the County after the Hamlets of Monarch and Shaughnessy. Table 1 displays the historical population census data.

Table 1
Census Population and Growth

	2016	2011	2006	2001	1996
Population	184	162	162	177	179
5 year total growth (or decline) %	13.6%	0.0%	-8.5%	- 1.11%	--
No. of private dwellings	64	54	--	--	--

**Note: Census data information for private dwellings prior to 2011 was not available*

3.2 Hamlet History

Similar to the beginnings of the Hamlet of Shaughnessy nearby, the establishment of the community of Diamond City is also the direct result of the coal industry. In 1901, the Alberta Railway and Coal Company had title to the land referred to as the ‘Townsite of Diamond City’, located north of the City of Lethbridge (see Diagram 1). Diamond City was settled and named after the coal deposits, or “black diamonds”, that were found in the area. The mine officials applied to have it named Black Diamond after the coal seams

¹ Population and dwelling counts, for Canada, provinces and territories, and designated places, 2016 and 2011, 2011 and 2006 censuses (Alberta). Statistics Canada

that were found by the Diamond Coal Company, but as another town in Alberta had already applied for the name, so officials named the community Diamond City.²

The community grew rapidly after the coal discovery with a coalmine opening in 1905 and the hamlet became a village in 1910.³ As was common in many rural communities, Diamond City still experienced significant fluctuations in population though due to the boom and bust cycles that are prevalent in natural resource extraction industries. As such, Diamond City incorporated as a town only two years after it became a village and had grown significantly during that time with a total of 800 residents. With the establishment of the Northern Irrigation District and the development of irrigation to the surrounding area, the area began being increasingly settled by farmers and ranchers in addition to the miners.

Schools and churches were built and the community blossomed. At the height of its peak, the community had a hotel, four grocery stores, boarding house, meat market, drug store, bank, barber shop and a fire hall amongst other services. Over the years the mine began to dwindle and the town of nearly 800 people began to diminish. Coal mining began to decline in the 1920s along with the population and the mine officially closed in 1927. People and houses began to move out as some homes were relocated to area farms or other communities. This eventually led to the dissolution of the town in 1937 and Diamond City reverted to hamlet status once again.⁴ Even once the bust of the 'dirty Thirties' greatly shrank the size and prosperity of the community, Diamond City still had an active central store and post office (Diamond City Store) operating in the hamlet as the commercial hub for many decades.



Diamond City
Courtesy Galt Museum & Archives: 19730023014

With the hamlet being located a short distance from the steady growing west side of the City of Lethbridge, and offering larger lot sizes at a value typically less than the City of Lethbridge, Diamond City may become an attractive urban alternative to life in a larger urban setting. The growth of commercial activities of West Lethbridge also provide residents of Diamond City an even greater opportunity to access amenities and needs that cannot be met in the smaller sized hamlet, without having to travel too far. The larger lots and peaceful nature of the community are positive features to attract new growth.

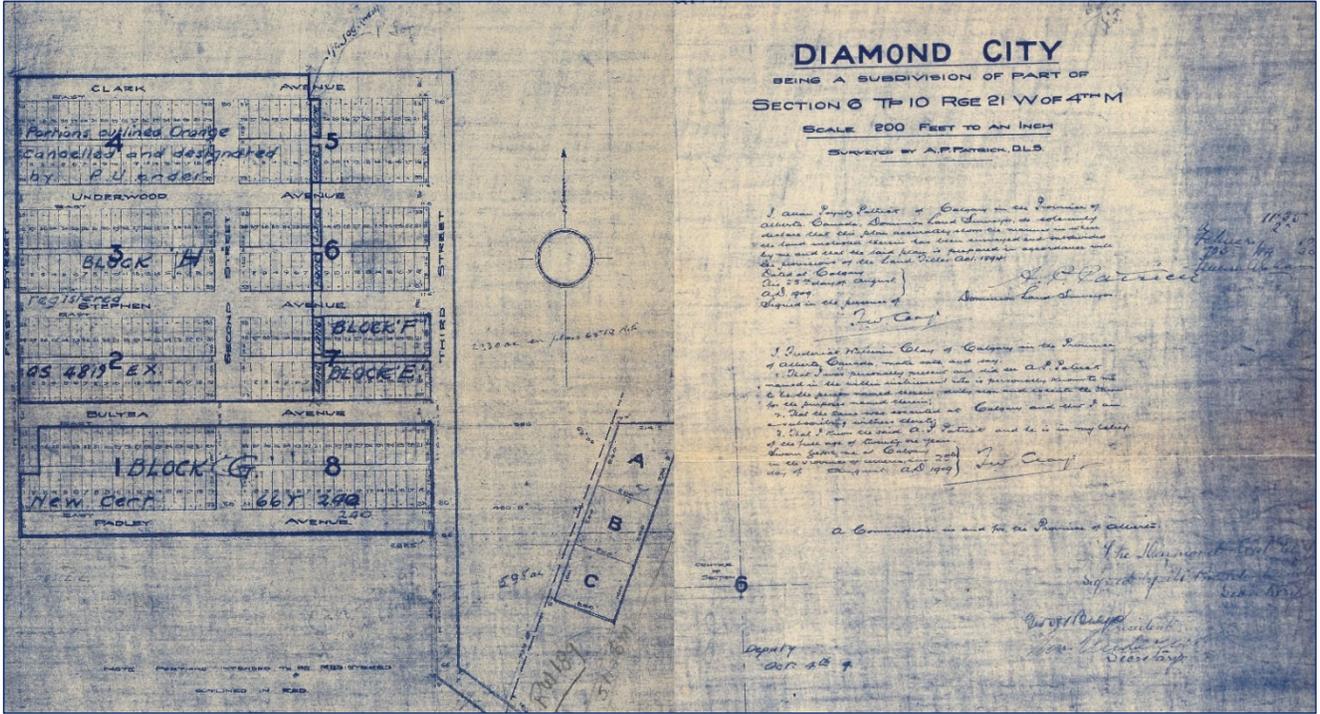
² *Place-names of Alberta*. Ottawa: Geographic Board of Canada. 1928

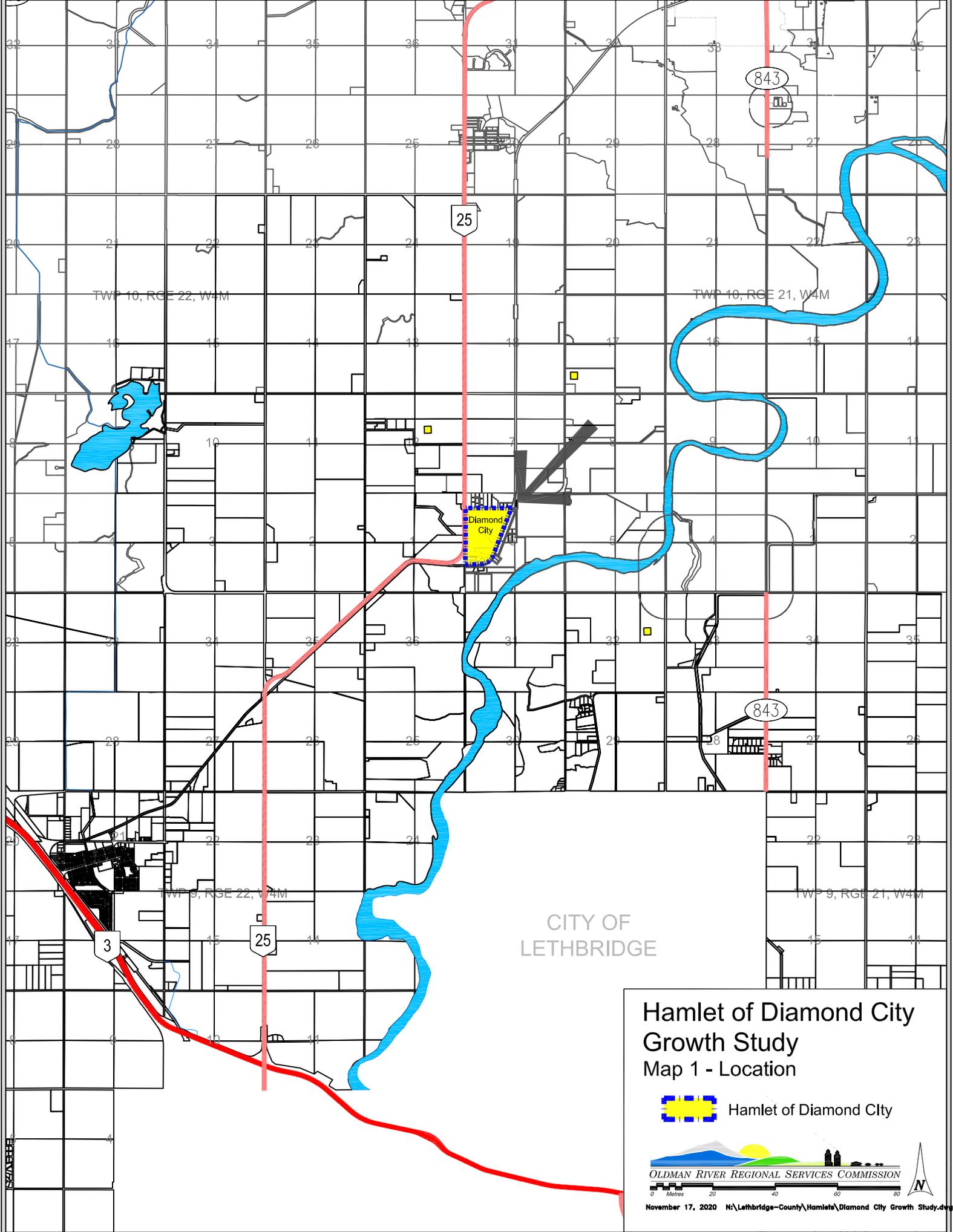
³ Coyote Flats Historical Society (1967), *Coyote Flats: historical review, 1905-1965. Volume 1*. Lethbridge: Southern Printing.

⁴ "The Alberta Gazette, 1937 (Volume 33), *The Town of Diamond City Reverted to the Status of a Villages and the Said Village, Dissolved and Reverted to the Status of a Hamlet*". Government of Alberta. June 16, 1937.

Diagram 1
ORIGINAL DIAMOND CITY TOWNSITE PLAN

(Plan 705AA)





Hamlet of Diamond City Growth Study Map 1 - Location

 Hamlet of Diamond City



Part 4

EXISTING CONDITIONS AND OVERALL ASSESSMENT

A study was conducted to evaluate hamlet conditions which included a land use assessment and general assessment of community characteristics. This review included assessing the following:

- Analysis of Population & Growth
- Land Use patterns
- Community services - churches, schools, community halls, commercial (e.g. groceries)
- Parks and Recreation (i.e. playgrounds, ball diamonds, green space, etc.)
- General State Synopsis - personal property conditions, weeds, unsightly premises
- Confined Feeding Operations (CFOs) - proximity / effects
- Identification of Vacant land parcels
- Servicing - municipal and private utilities

After reviewing existing conditions, a general assessment of the community was completed and is provided in this section. General conclusions of existing conditions of the different land uses within the hamlet are provided on the identified constraints present or potential need for the provision of various municipal or community services.

As part of the hamlet study a resident survey questionnaire was sent to every household in the Hamlet of Diamond City. The survey consisted of 12 questions with some opportunity for written comment. The purpose was to obtain hamlet citizen feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively plan for future growth. A total of 72 survey questionnaires were sent out in mid-October 2020 with a November 17, 2020 stipulated reply date. There were 51 surveys filled-out and returned resulting in a 71% survey response rate which is an excellent and higher than normal survey response. Overall, residents seem to be satisfied with the quality of life in Diamond City, with 76% replying they were very satisfied. Fifty-eight percent of the survey respondents have lived in Diamond City for 10-years or more, with 40% residing there over 20-years. Residents stated they like the people and the friendly, quiet, peaceful nature of the hamlet. Respondents also mentioned they appreciate the county living lifestyle and like the large yard and lot sizes. Over a third of the respondents indicated they don't see anything major that needs to be improved and they like Diamond City just the way it is. The responses provided from the hamlet residents were used to help formulate the growth plan strategy and municipal recommendations.

For the complete results and comments as supplied by the residents who filled-out the survey, please refer to Appendix B.

4.1 Population Projections and Growth

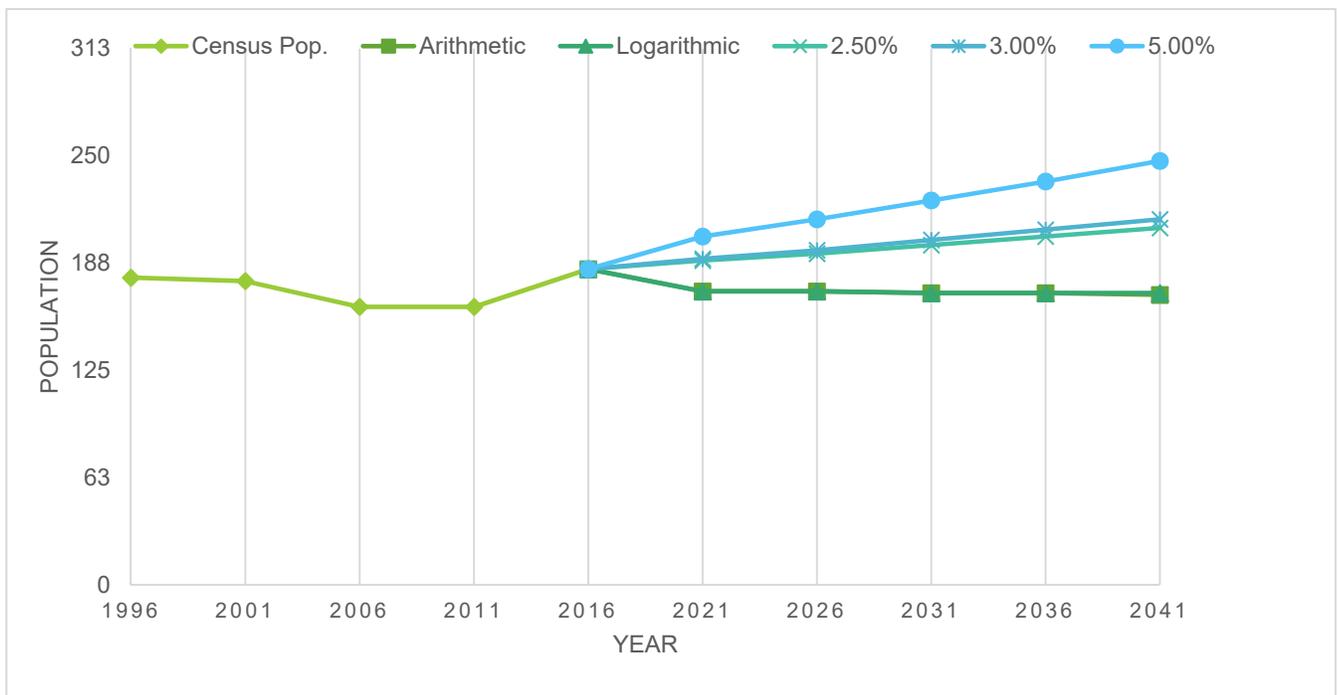
Table 2 displays projected population growth for Diamond City using annual growth percentages based on the 2016 population data to predict future hamlet growth. Along with the Arithmetic and Logarithmic straight line projections, three other growth rates were applied to the 2016 data; including slow growth (2.5%), medium growth (3.0%) and strong growth (5.0%), which is illustrated for five year census period intervals.

The fixed growth rate method of 2.5% and 5.0% predicts that the hamlet may reach a population between 208 and 235 people by 2041. Based on the past population growth of 2.7% per annum in the hamlet between 2011 and 2016, it is probable that Diamond City could expect a 2.5% to 3.0% growth rate in the future. The Arithmetic and Logarithmic projections in Diagram 2 both display a slight decline in population, hovering around a population of 170 people. This is due to the fact the hamlet has experienced historical population fluctuations and decreases; however, the population has remained relatively stable around 180 persons over the past 20 years. A consistent increase of the population is not likely to occur unless development and growth in Diamond City is actively promoted.

Table 2
Projected Population Growth (2016-2041) Per Census Period

Year	Arithmetic	Logarithmic	2.5% Growth	3.0% Growth	5% Growth
2016	184	184	184	184	184
2021	171	171	189	190	193
2026	171	170	193	195	203
2031	170	170	198	201	213
2036	170	169	203	207	224
2041	169	169	208	213	235

Diagram 2
Population Projections Line Graph



4.2 Residential Assessment – Existing Conditions

There appears to be a portion of older residential, approximately 40 year old housing, located throughout Diamond City. However, Diamond City and land adjacent to the hamlet also have a significant portion of newer housing that has been built within the last decade. There have also been a number of larger, newer custom built homes constructed within the last few years.



- Generally, housing within the hamlet is in good condition with some homes that have appeared to have resided or made other improvements to the exterior of their dwelling. There is only a small number of residences considered being in poor condition or abandoned, especially in comparison to other County hamlets.
- The majority of residents in Diamond City have well landscaped and maintained yards and generally appears to take pride on home ownership.
- Overall, Diamond City appears to have fewer problems with outdoor storage issues and what may be considered unsightly premises as what is experienced in some other communities.

4.3 Business Commercial/Industrial Assessment – Existing Conditions

There is little commercial activity as the hamlet serves as a rural bedroom community due to its proximity to the City of Lethbridge. Diamond City previously had a small general store that sold basic grocery supplies but it is no longer in business. This is quite a significant change from the 1920s when the booming hamlet had a large and active commercial business sector.



- There are only 0.129 acres (0.05 ha) of land designated as ‘Hamlet Commercial – HC’. The building located on this parcel appears to be vacant and was up for sale at the time the community was assessed for vacant lots (Spring 2020). The building is the old general store and post office.
- There is no land designated for industrial activity within the hamlet.
- There is private construction business operating as a home occupation type use situated at the north end of Diamond City on McKechny Ave.

4.4 Community Services Assessment – Existing Conditions

Within Diamond City there is very limited community or institutional service type organizations that are active in the hamlet.

- There is approximately 4.412 acres (1.79 ha) of designated 'Hamlet Public Institutional – HP' land existing within the hamlet (originally named Alberta Park). Approximately 3.84 acres (1.55 ha) of this is occupied by the community hall center, with multiple sets of playground equipment, both modern and up to date, as well as some open space and a closed in basketball court. The remaining 0.572 acres (0.23 ha) of land is a fenced-in field with an abandoned house on the property.
- There is an outdoor community postal box site located at the north-end of the community hall parking lot in which the residents pick-up their mail.
- Due to the size of the hamlet and proximity to the City of Lethbridge, there are no formal government, personal health or care services (e.g. medical, seniors care, etc.) available. The City of Lethbridge offers a variety of health care services which serves small communities surrounding the city, including Diamond City.
- There are no religious church buildings within the hamlet boundaries; however, there is a church to the northwest across Highway 25 outside the boundary.

4.5 Parks and Recreation Assessment – Existing Conditions

Outdoor recreational amenities are available in the eastern portion of the hamlet near the Community Hall. Currently, there are multiple sets of playground equipment, an enclosed basketball court and an open field space for activities such as soccer.

- There are approximately 3.84 acres of County public land designated as 'Hamlet Public/Institutional – HPI' containing the community hall, park and playground facilities (Alberta Park).
- The hamlet contains one of the more modern and up to date playgrounds and equipment should not be in need of replacing for quite some time with regular and routine maintenance performed.
- The County maintains all county owned parks and schedules for any repairs and maintenance of recreational facilities within the hamlets.
- The Diamond City community hall is a building from Lethbridge's WWII P.O.W. encampment that was moved to the hamlet and retrofitted for hall use but it is now showing its age. Unfortunately, many building maintenance and safety code issues need to be addressed in order to safely continue to be used as a community gathering public space.



4.6 Confined Feeding Operations (CFOs) – Proximity / Effects

The County contains a significant number of Confined Feeding Operations (CFOs) which contribute to the economy of the area. These operations are regulated by the Natural Resources Conservation Board (NRCB) which has outlined minimum separation distances between livestock operations and residences. There are typically some nuisances related to living near a livestock operation which can include odour,

dust, noise and traffic. These conflicts between land uses are further complicated by the relative lack of control the municipality has on the management of these operations, as they fall under the oversight and regulation of the Natural Resources Conservation Board (NRCB).

Map 7 outlines the location, type, and size of CFOs within the hamlet area. The CFOs and associated numbers⁵ below correspond to the numbers identified on the map within a 2-mile radius of Diamond City which include:

1. SW 1-10-22-W4M – 39,000 broiler chickens
 2. NW 36-9-22-W4M – 150 dairy cows (plus associated dries and replacements).
 3. NE 35-9-22-W4M – 300 beef finishers, 60 swine farrow to wean.
 4. SE 11-10-22-W4M – 13,600 beef finishers.
 5. NE 12-10-22-W4M – 8,000 beef (no information on type of animal units).
 6. NW 7-10-21-W4M – 1,000 beef finishers.
 7. SW 17-10-21-W4M – dairy (grandfathered, no permit info. for type or number of animal units).
 8. SE 17-10-21-W4M – 310 swine farrow to wean.
 9. NE 32-9-21-W4M - 7,500 beef finishers.
- There is a fairly large concentration of confined feeding operations sited and operating within 2-miles of the hamlet.
 - There is a CFO Exclusion Zone located for approximately ½-mile around the hamlet that corresponds to the ‘Rural Urban Fringe –RUF’ zone and the established exclusion area along the Oldman River valley as defined in the Lethbridge County Municipal Development Plan.

⁵ CFO information or permit numbers at time of hamlet study in spring 2020

Part 5

GROWTH AND LAND USE STUDY

A community assessment of land use within the hamlet is required to determine likely growth within the community. The analysis will provide crucial information regarding land availability within the hamlet for future development, adjacent areas outside of the hamlet available for hamlet growth, whether expansion is likely and when it would be anticipated to occur. The following matters have been reviewed as part of the planning analysis and are described in more detail in this section:

(a) Infill Opportunity (inward growth)

- Inventory of vacant lots and potential to further develop
- Identifying the potential to further subdivide large parcels
- Potential to service and provide access to parcels

(b) Future Hamlet Boundary Expansion (outward growth)

- Identifying constraints (highways, railways, coulees, sewer lagoons, abandoned gas wells, etc.)
- Examining adjacent land uses / conflicting uses
- Studying physical features – elevations, topography, wetlands, known flood areas, etc.
- Identifying future land growth and expansion directions

(c) Municipal Services

- Water and sewer
- Storm water management
- Roads/lanes

(d) Area Structure Plan (ASP) Needs / Considerations

5.1 Infill Opportunity (inward growth)

Existing vacant⁶ and potential infill lots were identified as part of the community assessment to determine internal growth potential within Diamond City. These lots were identified through an aerial photo review of the hamlet and confirmation of the development potential identified by a site visit inspection of the hamlet in the spring of 2020.

The community analysis also included an assessment of larger lots within the hamlet to determine the potential to subdivide into additional lots. Planning for infill development where feasible and where services are readily available can assist the municipality in enabling growth but also allows the limitation of the installation of costly new infrastructure. With the availability of water and sanitary, regular minimum lot sizes of 5,000 sq. ft. are permitted. Many existing Diamond City lots are twice this size.

⁶ Vacant refers to land that is a parcel or lot registered on a subdivision plan, but has no current buildings or improvements on it.

The hamlet analysis confirmed that there are a number of existing vacant titles or large parcels, comprising almost 38-acres of land, with potential to be resubdivided (displayed on Map 4). The following is a breakdown of potential land available for development:

- There are currently **3 vacant lots** available in the hamlet on 3 St. that do not contain any development. Based on the single family dwelling criteria of LUB 1404 for minimum lot size area (50 ft. by 100 ft. lots), these 3 lots could be subdivided to create **8 additional lots**.
- There are 15 larger sized lots or titles that could have the potential to be further subdivided if water and sewer capacity were available. There are 2 large pasture parcels situated on the west-end of the hamlet adjacent to Highway 25 (north and south sides of the main Bulyea Ave hamlet access) that contain the largest portion of undeveloped land in Diamond City. There are also a number of large parcels of land within the hamlet boundary that contain just a single family dwelling. A breakdown of the potential is as follows:
 - Block H, Plan 705AA (21.23 acres in size) north of Bulyea Ave has the potential to be subdivided into **76 lots** for residential use based on the minimum lot area calculation of the LUB 1404.
 - Block G, Plan 2010910 (13.32 acres in size) south of Bulyea Ave (formerly Block L, Plan 6510AE) is shown in the concept design on Map 6 may be subdivided into **26 lots** (based on the minimum lot area) and **8 large lots**, (designed to act as a transition area to the established large lots to the south in the Davy Place subdivision).
 - Lot 14 & 15, Block 12, Plan 1612913 (5.8 acres in size) in the northeast at the corner of Railway St. and McKechney Ave, has the potential to be subdivided into **17 additional lots** as shown on Map 6.
 - Block M, OT, Plan 6510AE (3.32 acres in size) has the potential to be subdivided into **6 lots** based on minimum lot area for single family dwellings. (The lot potential for this parcel is based on considerations of frontage onto 3 St. and the layout and orientation of existing buildings on the parcel.)
 - Lot 2, Block G, Plan 1711163 (0.95 acres in size) has the potential to be subdivided into **3 lots** at the west based on minimum lot area for single family dwellings. (One new dwelling is being constructed on the parcel on the eastern portion fronting 3 St.)
 - Other existing large lots are significant in size (refer to Map 4, Infill Subdivision Potential), many being over 20,000 sq. ft. in size, but only have the potential for 1 to 2 lot subdivisions due to the layout of the single family dwelling on the parcel or the particular yard layout of the lot. This may result in a potential **10 to 12 additional** infill lots available.
 - The estimated potential for the additional lots is an estimation based on the existing average hamlet lot size (54 ft. x 120 ft.). This will likely be reduced once lot layout was considered and on the recognition residents generally like the slightly larger sized lots.

RESIDENTIAL:

Existing Vacant Residential Titles: (identified in yellow on Map 4)

- There are currently **3 vacant subdivided lots** that do not contain any residential development (this does not include the large vacant pasturelands).
- The vacant lots could be subdivided further to create an additional **8 lots**.

Infill Potential of Existing Residential Titles: (identified in green on Map 4)

- Existing large residential lots or parcels that have undeveloped portions that could be resubdivided to create a potential **146 additional lots**.

RESIDENTIAL TOTAL:

- **3 lots** (with no subdivision); or
- **154 lots** - Existing and Infill Potential Residential Lots for internal hamlet growth (with subdivision occurring at existing hamlet average 54 ft. x 120 ft. lot sizes).
- **Note:** If most new Infill Potential Residential Lots were created at a slightly larger size (75 ft. width x 120 ft. length average) then the probable new subdivided lot yield would be in the range of **90 to 110 lots** total. This may be the more realistic scenario.

COMMERCIAL:

Existing Vacant Commercial Titles:

- There are **no vacant** commercial parcels within the hamlet. (There is a commercially zoned lot that contains an existing building that appears to be vacant at the time of analysis.)

Infill-potential of Existing Commercial Titles:

- There is infill potential for **4 new** commercial lots with subdivision.

COMMERCIAL TOTAL:

- **0 lots** (with no subdivision); or
- **4 lots** - Infill Potential for internal hamlet growth (with subdivision occurring).

INDUSTRIAL:

Existing Vacant Industrial Titles:

- There is currently **no** land designated for industrial use within the hamlet.
- **No identified** potential for industrial parcels within the hamlet.

5.2 Future Hamlet Boundary Expansion (outward growth)

GROWTH AND LAND USE PROJECTIONS

The hamlet encompasses approximately 130 acres (52.6 ha) of land within its boundary. For the purposes of this hamlet study, lands outside of the existing hamlet boundary were also assessed to identify logical areas for long-range planning options of potential future hamlet growth.

Potential long-range land requirements for Diamond City were calculated based on population projections to determine approximate land needs to accommodate hamlet growth over the next twenty years. The potential requirements for the hamlet are illustrated in Chart 1 in Appendix A. The calculations were based on 2.5% (slow) growth and 5.0% (high) growth scenarios to determine potential growth for long-term planning requirements for Diamond City.

In 2016, the average number of persons per dwelling unit was 2.9 and the average number of dwelling units per acre was 2.1. From a land use and planning perspective, this is considered a very low land use density. Based on these calculations, it is possible to predict the amount of land that may be needed in order to accommodate additional dwelling units that will be required with the forecasted growth over the next 25 years. The growth calculations were completed for three different household sizes (2.7, 2.9, and 3.1 persons per dwelling unit) using two different annual growth rates (2.5% and 5.0%). Two land use projection growth rate charts are provided, one at the current hamlet low density land use with the large lot sizes (11,000 to 15,000 sq. ft.), and a second at a slightly higher density (lots averaging 8,400 sq. ft. in size). (Refer to Appendix A, Chart 1 - Land Use Projections.)

The calculations indicate that if growth continues at the current rate and development continues at the same density, 3.7 acres of additional land may be required to accommodate the 2041 population (8.1 acres if growth were to occur at the 5.0% rate for each census period). If household sizes became smaller overtime (2.7 persons per dwelling unit), potentially up to 11 acres of land could be required.

GROWTH STRATEGY AND LAND USE PLANNING

The required land projections in Charts 1 & 2 are to accommodate new growth for the hamlet. If land is subdivided and developed internally, then there is less of a need to identify lands outside the boundary. In the case of Diamond City, the land use projections conclude that future growth can be accommodate entirely within the present hamlet boundary as there is approximately 38-acres of undeveloped land.

In the scenario where limited internal development were to occur, the land to the east of the hamlet appears to be the only reasonable long-term outward growth direction. Land to the south contains Grouped Country Residential development and is limited by the presence of the coulees to the Oldman River. To the north of the hamlet is fragmented and has been developed into Grouped Country Residential use. West of the hamlet is Highway 25 which creates an access barrier and safety constraint. However, based on the growth and land calculations, there is no need to incorporate any lands outside the current hamlet boundary for the foreseeable future. If growth were to even occur at the constant higher rate, there should be a 100 year plus land supply internally.

The initial planning and subdivision of large parcels should consider the potential preferred road network and block design is displayed in Maps 6 and 7. The subdivision concept layout in the diagram is for planning analysis, and may not have to be developed exactly in this manner; however, the grid pattern

block design and grid road connections should be adhered to. The future hamlet growth area may be subdivided and developed in logical phases in a contiguous manner.

COAL MINING ACTIVITY CONSIDERATIONS

Diamond City is situated adjacent to and partially on top of a coal seam with past mining operations that extend for approximately ½-mile to the southeast into the river valley as identified in the Alberta Energy Regulator (AER) provincial coal mine data (refer to Map 8). This should not create a constraint for future growth and development of internal lands for Diamond City but it is a land issue to be cognizant of.

HISTORICAL RESOURCE CONSIDERATIONS

As the hamlet is situated within ½-mile of the Oldman River valley and is adjacent to coulee land to the south and east, the province has identified areas as containing potential historical resources. The provincial data illustrates that the east-half of the hamlet has historical resources of an HRV 5 category that may contain archeological and paleontological value. This historical value category increases to a 4a outside the boundary to the east, closer to the coulees. This is a planning consideration that can be examined and addressed in more detail at future Area Structure Plan and subdivision stages. Land developers are responsible to adhere to any directives of the provincial Historical Resource Administrator.

5.3 Municipal Services and Infrastructure

EXISTING

WATER: The community is serviced with potable water by Lethbridge County through a regional pipeline from the City of Lethbridge. An agreement is in place between the County and City which includes that the City treatment plant is used to treat the water. There are fire hydrants dispersed through-out the hamlet. The County also has a bulk water station located on the park parcel with access to Railway Ave but this is primarily used by rural residents or businesses.

SEWER: Diamond City commenced the installation of municipal sewer in the hamlet in the fall of 2005. The sewage lagoon that serves the community is located approximately one mile northeast of the hamlet boundary in the SW 8-10-21-W4M. Sewer for the community is currently near capacity and all the allotted (80) stub-ins from the 2005-2006 installation have been spoken for. Future infill development that does not currently have a stub-in will require an upgrade to the current infrastructure.

DRAINAGE: Current storm water drainage is managed through surface and overland drainage means as no formal (i.e. piped) municipal storm water drainage infrastructure system is in place. The elevations of Diamond City generally drop to the southeast (10 m over an 850 m distance) as drainage is naturally directed to the coulees and Oldman River basin. The northwest area is the highest point of elevation. The hamlet has not traditionally experienced major drainage issues, other than perhaps some minor local ponding during significant rain events. There has been some periodic flooding experienced due to the CPR tracks acting as a barrier/dam as there are only three main culverts for the hamlet to drain east through.

ROADS: The majority of local municipal roads within the hamlet are paved and may be considered overall in very good condition. Most blocks have rear lanes with a mix of observable standards, as many are graveled but some are more of a trail/pathway or have extremely overgrown vegetation extending into them. The lanes also contain overhead power lines. Generally, there are no sidewalk provisions on streets within the hamlet.

GROWTH SERVICING CONSIDERATIONS

In planning for future growth, the capacities for sewer and water infrastructure must be examined and addressed as part of the growth strategy.

WATER: Any future development within the hamlet will be required to connect with the hamlet Lethbridge County potable water as supplied through the regional pipeline. Capacity should not be an issue as it is provided under the County's water license but future growth should be monitored as it impacts the overall municipal allocation.

SEWER: Diamond City does have a municipal sanitary waste system in place. As the current system is at or near its capacity, with all available stub-ins reserved, an engineering study will be required to determine future servicing needs for any future development within the hamlet. This study and the projected potential number of lots that could be created internally can be used as the basis for planning infrastructure expansion and upgrades. No private individual septic systems are allowed within the hamlet as the municipal system was installed in 2005-2006 to address private septic problems. Any future subdivision and development is contingent on additional future municipal service infrastructure and capacity being available.

STORMWATER MANAGEMENT: Landowners/developers who plan to develop future identified growth areas will need to address storm water management as it pertains to their plans for subdivision at the Area Structure Plan or Conceptual Design Scheme preparation stage. Developers will be obliged to submit a storm water management plan which must be professionally prepared by a licensed, qualified engineer. It is anticipated an overland/ditch type of system would be planned and utilized in a similar and compatible fashion to the existing situation. Discharge water quality may be a concern with surface drainage systems entering the coulees and river basin to the south and this issue should be considered in the preparation of any subsequent storm water management plan.

ROADS: The illustrated potential future parcel block and road network layout is conceptual to demonstrate the general location and required connection points to the internal hamlet road network and must be refined further at the Area Structure Plan or Conceptual Design Scheme stage. The continuation of the existing grid road network pattern is preferred. All new roads should be paved and are to be constructed by developers in accordance with Lethbridge County's *Engineering Guidelines and Minimum Servicing Standards*.

It is also recognized that although Highway 25 is the responsibility of the province and Alberta Transportation, and not Lethbridge County, the two main entrances into Diamond City are from the provincial highway network. Residents have expressed concerns that the south hamlet entrance does not have turning lanes into Diamond City. The County may highlight with Alberta Transportation any concerns with access and safety to the provincial highway network. As future development and growth plans unfold for the hamlet, future consultation with the provincial department will be warranted.

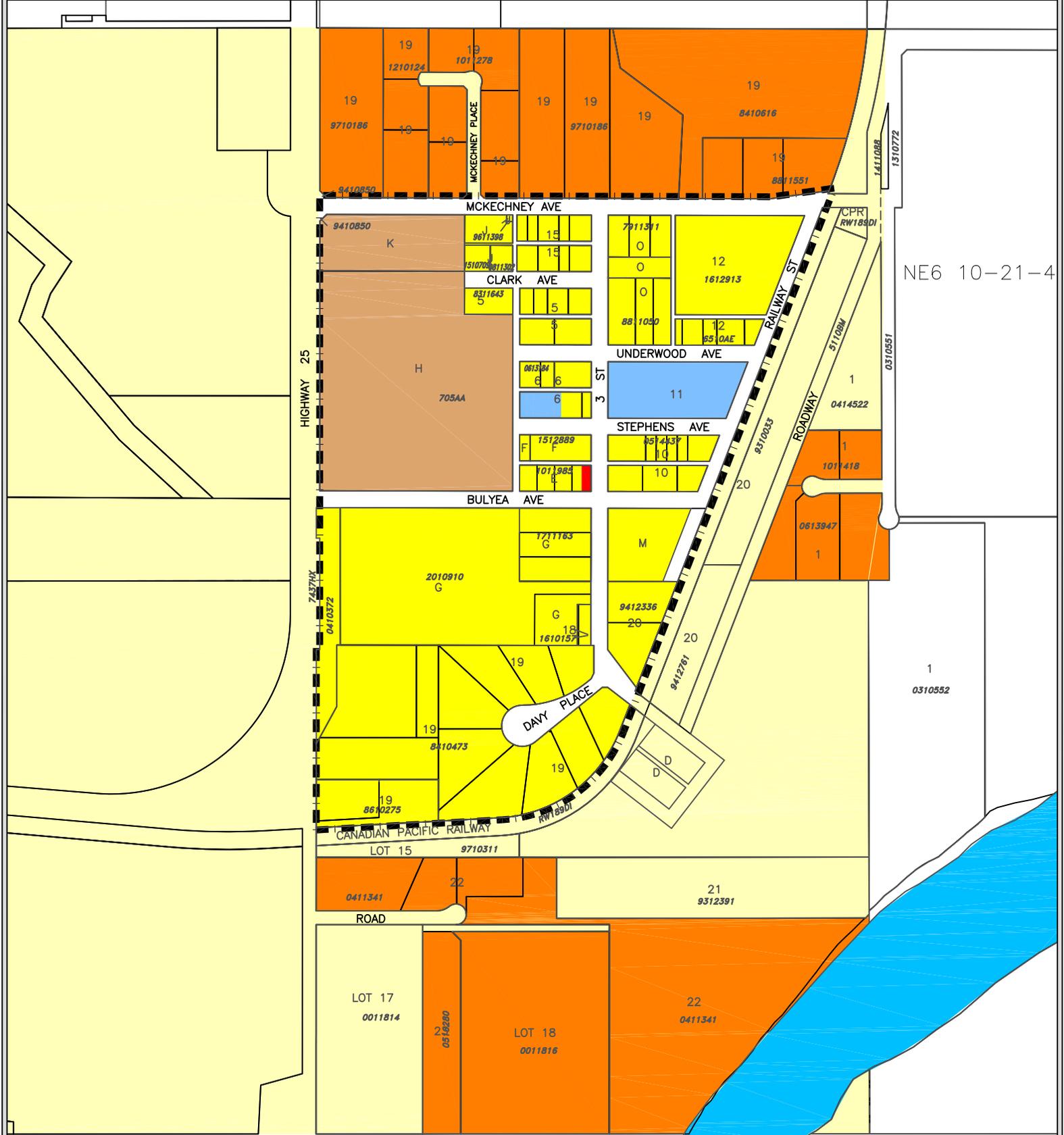
5.4 Area Structure Plan (ASP) Considerations

An Area Structure Plan (ASP) is required prior to multi-lot subdivision or at a land use redesignation stage for undeveloped lands in the identified future growth areas. Much of the potential land for infill subdivision is already zoned 'Hamlet Residential – HR' but the larger parcel north of Bulyea Ave (Block H, Plan 705AA) is designated as 'Hamlet Transitional - HT' and would require a redesignation. There may be

multiple separate ASPs designed and prepared for the three main identified larger internal growth areas. Some of the smaller infill parcels or areas identified may provide a Conceptual Design Scheme with associated servicing details.

When an ASP or Conceptual Design Scheme is required it must be professionally prepared at the developer's/landowner's expense and shall comply with any and all relevant and applicable County policies. It is noted that without an existing sewer stub-in in place to a parcel of land, further subdivision and development of land may not occur until sewer and water capacity and infrastructure matters are addressed. An ASP may illustrate logical phases of subdivision for a defined area to be developed overtime.

Information that may be requested for an Area Structure Plan in the County shall be in accordance with the requirements of Lethbridge County's Municipal Development Plan, Land Use Bylaw and this study, and may include: site plans, lot density and layout, sewer and water systems, roadways, utilities and services, surface drainage and storm water management, geotechnical investigations, municipal reserve, development concept, staging of development, development specifications, and any other matters deemed necessary by the County.



NE6 10-21-4

0310552

Hamlet of Diamond City Growth Study Map 2 - Land Use Districts

■ | ■ ■ ■ Hamlet Boundary



December 21, 2020 N:\Lethbridge-County\Hamlets\Diamond City Growth Study.dwg

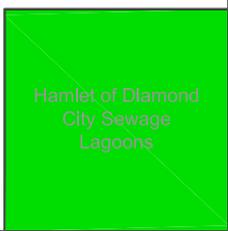
- Rural Urban Fringe – RUF
- Grouped Country Residential – GCR
- Hamlet Commercial – HC
- Hamlet Transitional / Agricultural – HT/A
- Hamlet Residential – HR
- Hamlet Public / Institutional – HP/I

HIGHWAY 25

SW7 10-21-4

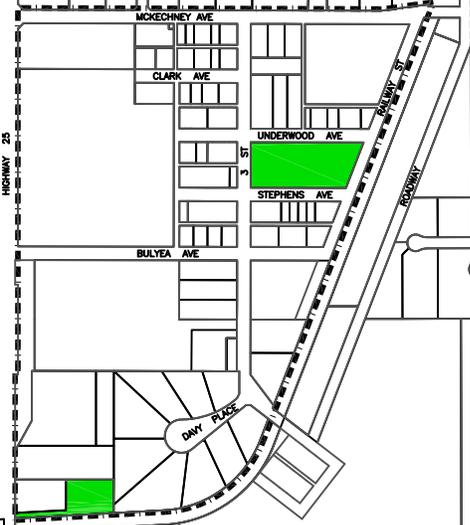
SW8 10-21-4

SE7 10-21-4



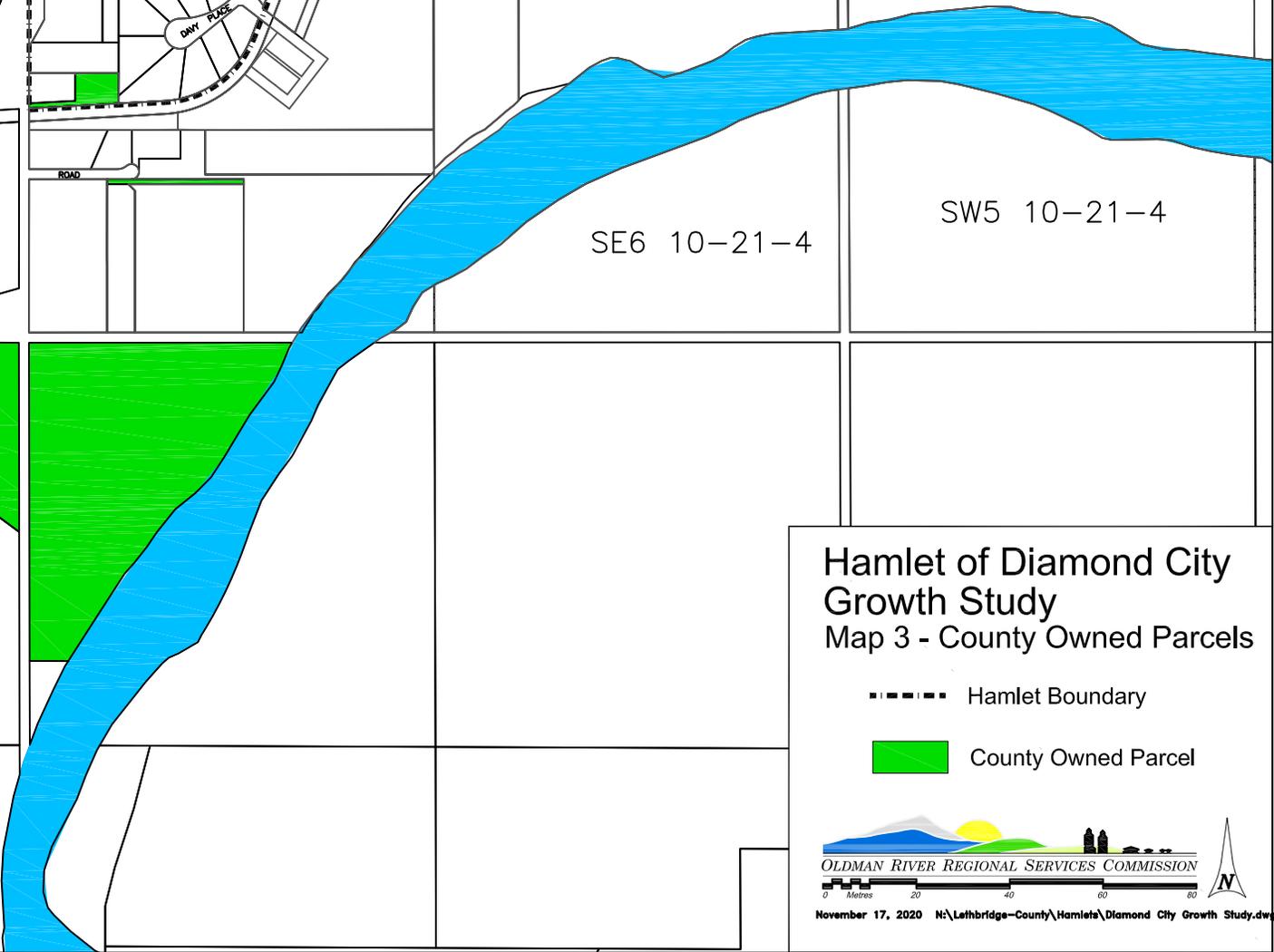
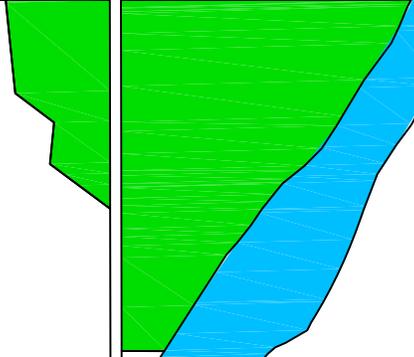
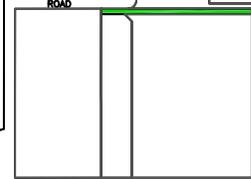
Hamlet of Diamond
City Sewage
Lagoons

NE6 10-21-4



SE6 10-21-4

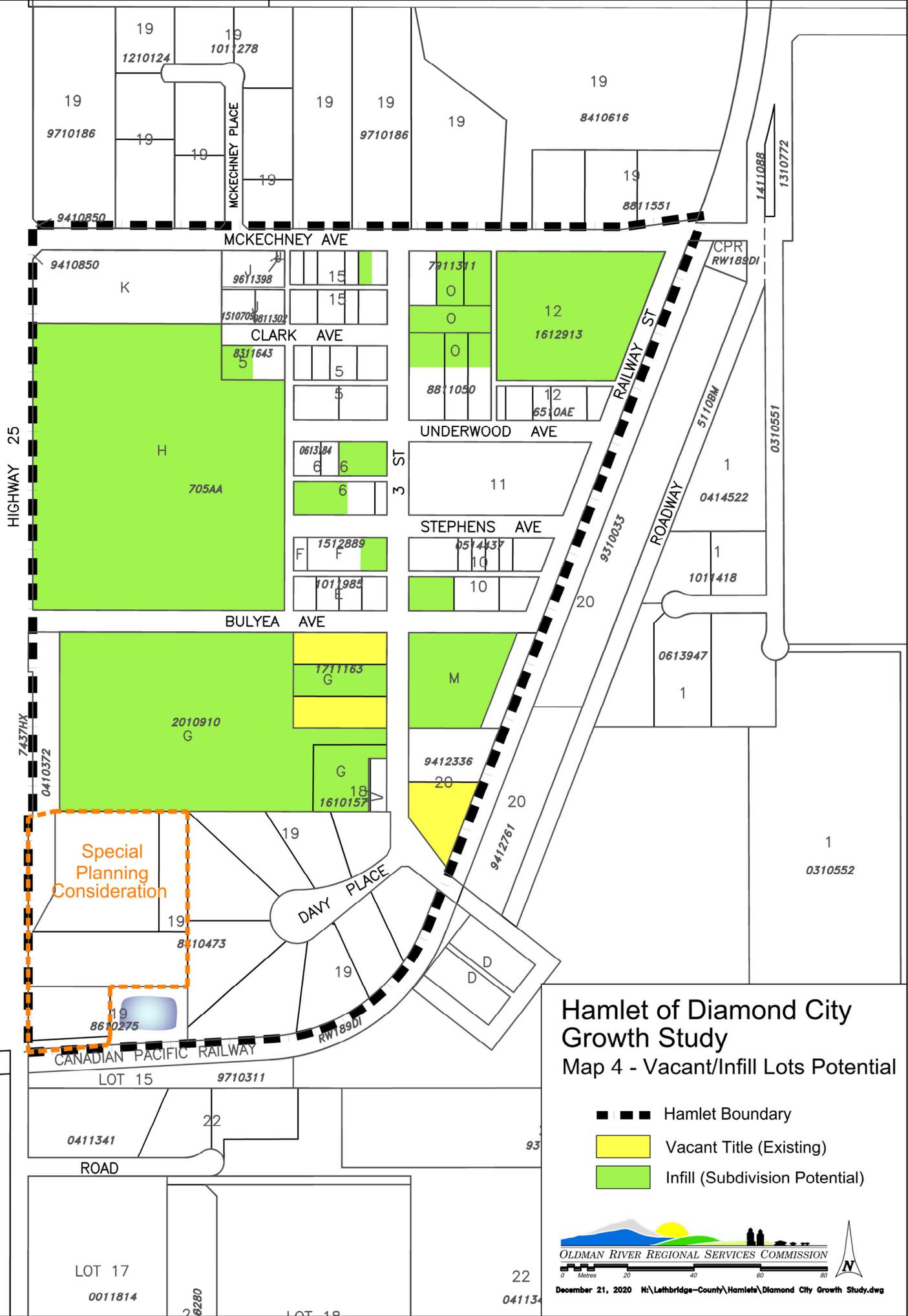
SW5 10-21-4



Hamlet of Diamond City Growth Study Map 3 - County Owned Parcels

- Hamlet Boundary
-  County Owned Parcel



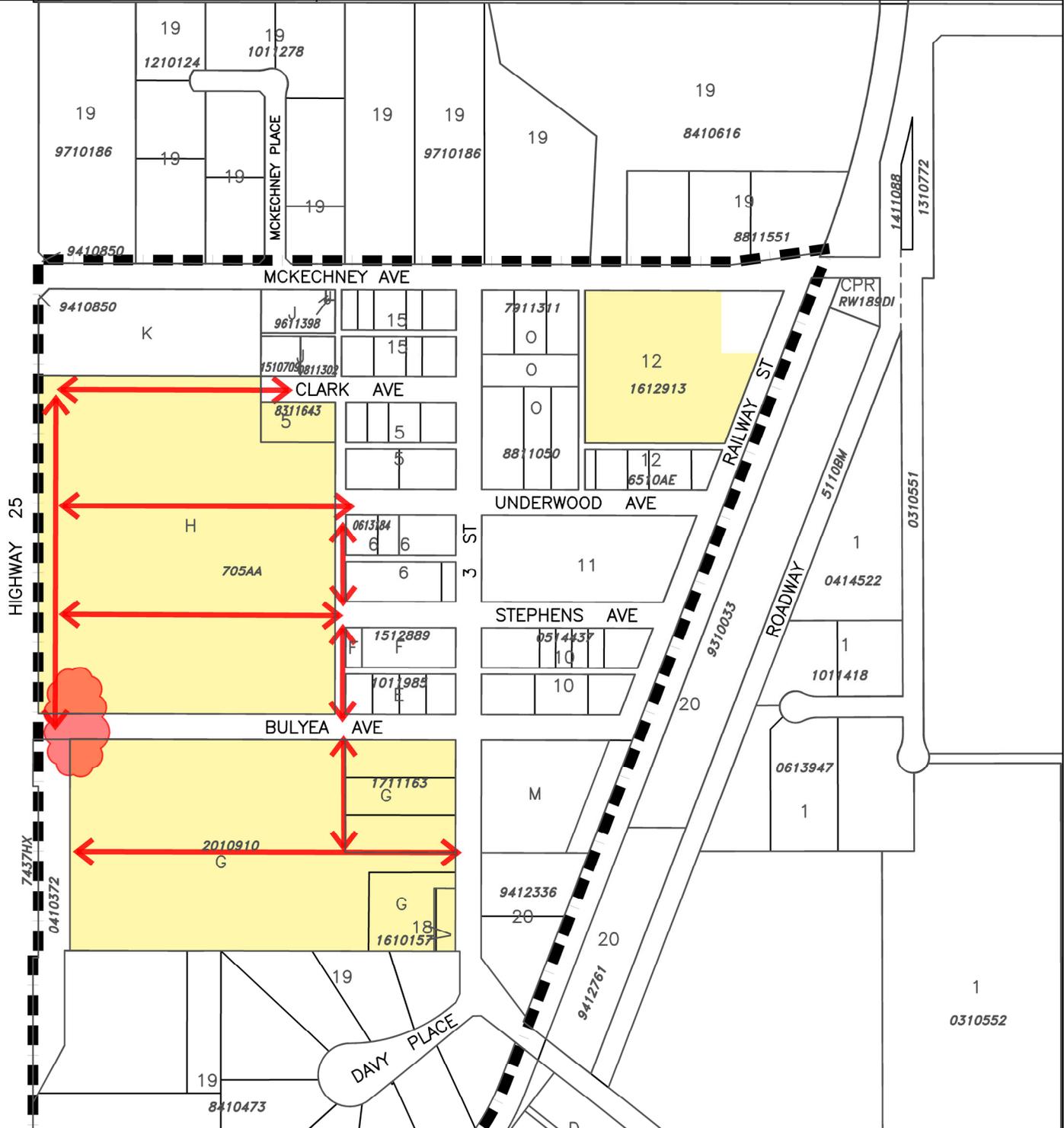


Special Planning Consideration

Hamlet of Diamond City Growth Study

Map 4 - Vacant/Infill Lots Potential

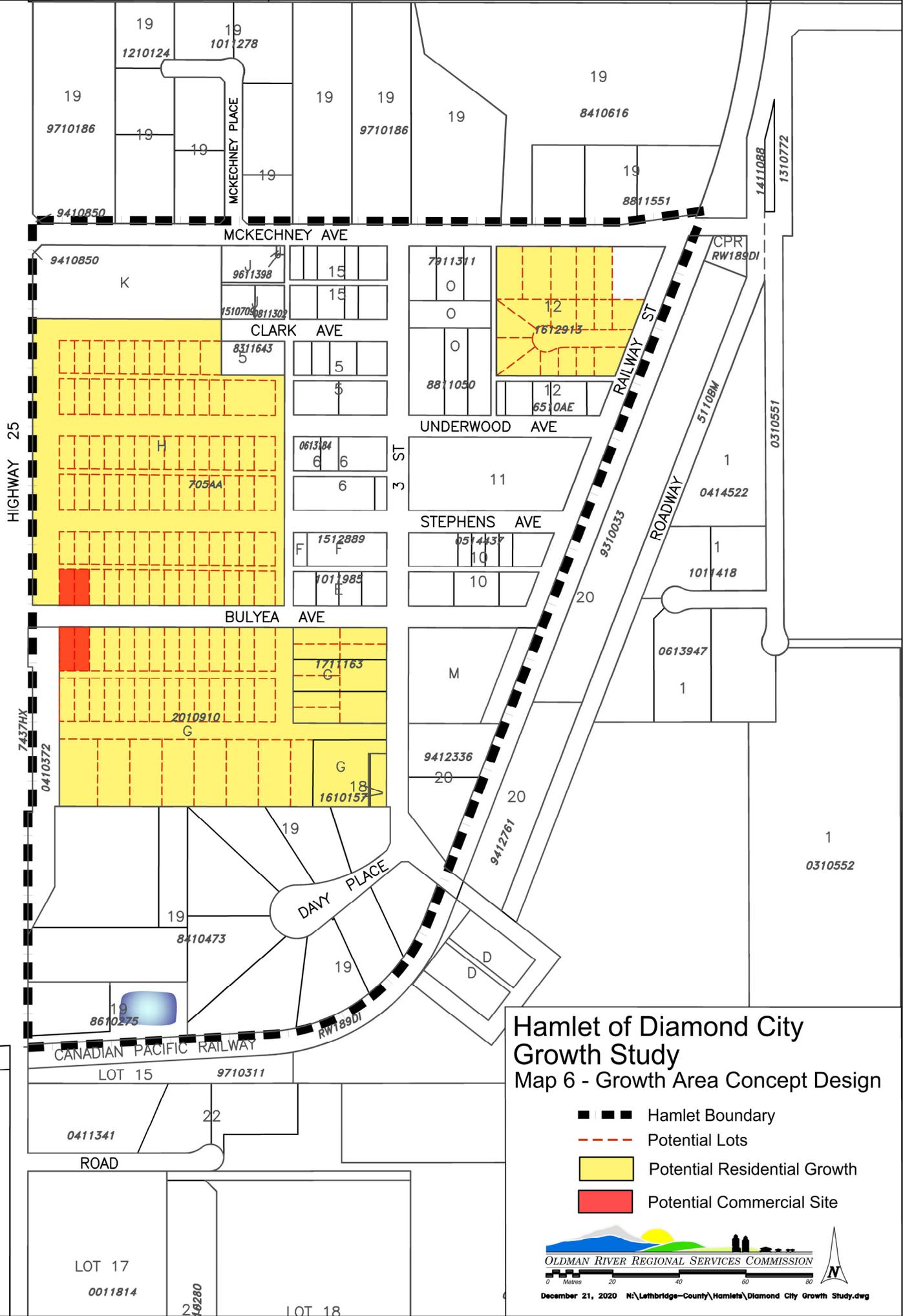
-  Hamlet Boundary
-  Vacant Title (Existing)
-  Infill (Subdivision Potential)



Hamlet of Diamond City Growth Study Map 5 - Growth Area General Direction

-  Hamlet Boundary
-  Future Road Network
-  Residential Growth
-  Potential Commercial Site

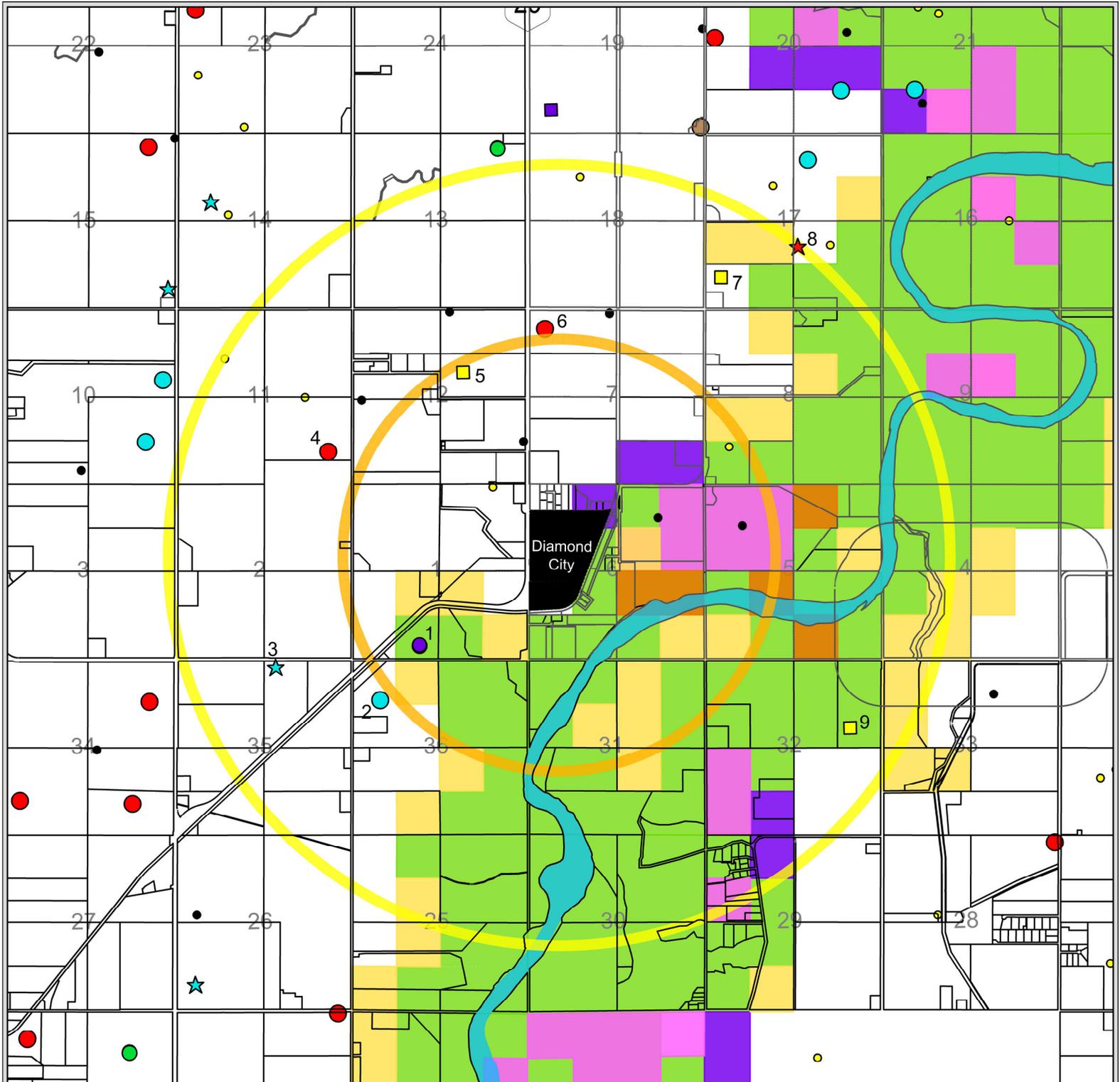




Hamlet of Diamond City Growth Study Map 6 - Growth Area Concept Design

-  Hamlet Boundary
-  Potential Lots
-  Potential Residential Growth
-  Potential Commercial Site





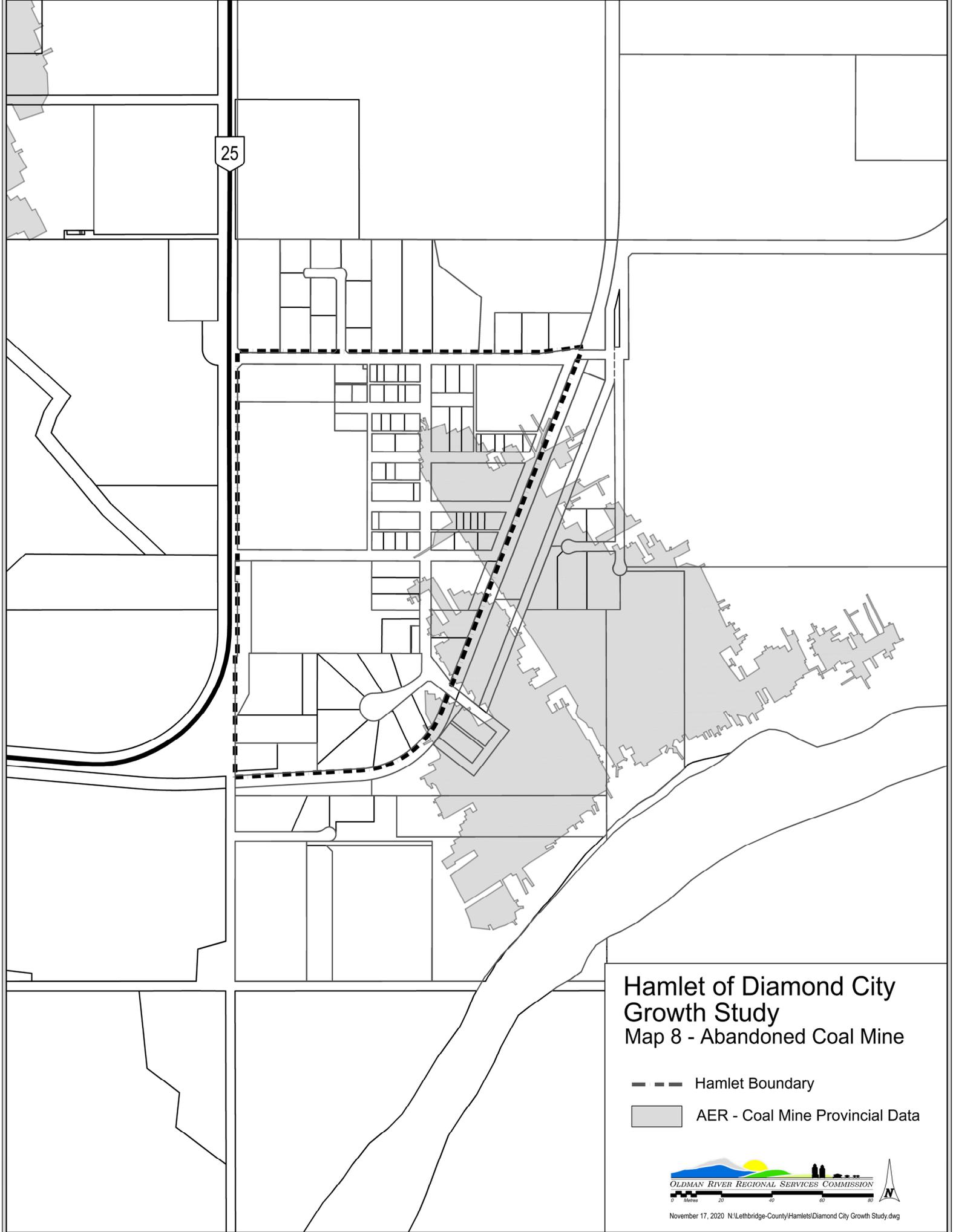
Hamlet of Diamond City Growth Study Map 7 - Land Use Analysis

-  CFO Buffer - 2 mile*
-  CFO Buffer - 1 mile

-  HRV Category 4 Archaeological
-  HRV Category 4 Palaeontological
-  HRV Category 5 Archaeological
-  HRV Category 5 Archaeological
-  HRV Category 5 Palaeontological, Archaeological
-  CFO - Farrow/wean
-  CFO - Mixed
-  CFO - Feeder Hog

-  CFO* - Beef
-  CFO - Cow/Calf
-  CFO - Dairy
-  CFO - Broiler/chicken
-  CFO - Farrow/finish
-  CFO - Turkey
-  CFO - Unknown Type
-  Active Wells
-  Abandoned Wells

*CFO locations outside of 2 mile buffer are considered potential CFO locations (not confirmed with NRCB)



25

Hamlet of Diamond City Growth Study Map 8 - Abandoned Coal Mine

- Hamlet Boundary
- AER - Coal Mine Provincial Data



Part 6

GROWTH VISION / STRATEGY

In respect of the hamlet planning analysis completed, land use constraints, and the feedback provided by the citizens of Diamond City, a growth vision for the hamlet has been formulated based on the following main general planning strategies:

- The Hamlet of Diamond City should be actively planned and supported as a community to direct County residential growth as it is an ideal location in close commuting proximity to the City of Lethbridge and is an attractive, well-kept community that may readily attract new residents. Diamond City is seen as one of the County hamlets with perhaps the most residential growth potential.
- The primary strategy of pursuing infill development is the first and highest priority as there is a large amount of undeveloped land available within the hamlet boundary. This should occur on existing larger parcels of vacant land prior to considering expanding outside of the current hamlet boundaries.
- The County may have to play a more active role moving forward to consult and support Diamond City landowners who own the larger sized undeveloped parcels identified for internal growth to help ensure Diamond City is able to grow, and may do so in a desired, efficient and timely manner.
- New hamlet growth would be envisioned to primarily accommodate residential use. Planning for and encouraging some minor local neighborhood commercial activity that serves the residents may be beneficial if the population were to increase in the future; however, it is not foreseen that there is any significant opportunity to dedicate or develop industrial land within the hamlet.
- A main consideration and strategy for supporting growth for Diamond City is that this would entail a need for the municipal water and sewer system infrastructure to be expanded, as growth cannot occur without this element.
- To maintain the character of the existing community that has historically been developed with larger sized residential lots, new lots may continue to be subdivided in such a manner (9,000 to 15,000 sq. ft. in size).⁷ However, future planning may also consider providing a combination of lot sizes and include regular lots (5,000 sq. ft. in size) as permitted under the bylaw.

⁷ In consideration of the SSRP land use principles, the larger lots may be considered as part of the County's efficient use of land strategy, as promoting and directing residential growth in the hamlet has the goal of envisioning less of a need or demand to subdivide county residential parcels 2 acres or greater in size in rural agricultural areas outside of the hamlet.

Part 7

GROWTH EXPECTATIONS SUMMARY AND RECOMMENDATIONS

This final section provides an overall summary of the existing and future growth expectations for the hamlet. Recommendations are also offered on planning matters that need to be addressed to enable growth, and/or the constraints that may be present for providing various municipal or community services.

LAND USE – GROWTH

1. A first priority for Diamond City to accommodate growth should be to encourage and allow infill development and subdivision, such as the subdivision of existing larger parcels once they are able to connect to water and sewer stub-ins that may be made available with municipal infrastructure expansion.
2. There appears to be no imminent need to expand the hamlet boundaries for growth (if servicing were available), as there seems to be a significant amount of internal land available over the next 25 year or more growth period. Based on current growth rates and the undeveloped land calculations, it is not anticipated that there would be a need for an estimated 75 to 100 years.
3. The most crucial aspect of accommodating hamlet growth is the need for undertaking an engineering study to determine future servicing needs as the current system is at or near its capacity. Without an existing hamlet sewer stub-in in place, further subdivision and development of land may not occur until sewer and water capacity and infrastructure matters are addressed.
4. This hamlet study and the estimated number of potential lots that could be created internally based on growth projections should be used as the basis for future engineering studies and the planning of infrastructure expansion and upgrades that will be needed, particularly as it pertains to sewer service.
5. The County adopted a Local Improvement Bylaw for the Hamlet of Diamond City to recoup the costs of the municipal water and sewer infrastructure improvements that were installed by the County in 2005-2006. Likewise, any future municipal infrastructure expansion and upgrades to the water and sewer services will need to impose a similar local improvement levy to raise revenue to pay for the local improvements needed to facilitate growth.
6. Land directly to the east of the present Diamond City hamlet boundary is recognized as a possible logical long-term growth direction area largely due to constraints present with the other directions (as Diamond City is basically boxed-in on the other three sides). However, this should not be considered until after substantial infill has occurred within the hamlet and this may be examined in the future as the hamlet growth situation is reviewed over time.
7. The westerly parcels of Block H, Plan 705AA, Block G, Plan 2010910, and Lots 14 & 15, Block 12, Plan 1612913 are identified as having the largest growth and subdivision potential which should logically provide the hamlet with at least a 100-year land supply (refer to Maps 4 to 6). This gives the County adequate time to develop and evaluate the on-going planning and servicing needs of the hamlet long-term.
8. It is recognized that most of the land identified for residential infill potential is privately owned and there are no guarantees that landowners may further subdivide it for new development. As such, the County may have to play a more proactive role in encouraging, supporting and consulting with the

various Diamond City large land/title owners about the potential and guide them through the various processes of land development to enable hamlet growth to occur.

9. Many Diamond City residents prefer their larger lot and yard sizes and may be hesitant to want to subdivide. The residents also indicated in the survey responses they would prefer if the hamlet were continue to develop in this manner. This may result in a lower land use density and less land available to accommodate growth and development.
10. The future internal growth areas as identified on Map 6 will require an Area Structure Plan (ASP) or Conceptual Design Scheme to more fully address future lot layouts, servicing, road networks and utility right-of-ways that will be needed. Any ASP created to guide growth within the west portion of the current hamlet boundary should respect the traditional grid layout block pattern design.
11. The future road network in internal growth areas should connect to existing hamlet roads and should be designed as a traditional grid pattern with adequate street lighting also planned and provided for. (In the survey questionnaire responses many residents commented that there was not sufficient street lighting within the hamlet.)
12. There may be separate ASPs designed and prepared for the three main identified larger parcel internal growth areas. Some of the smaller infill parcels or areas identified may provide a Conceptual Design Scheme with associated servicing details. To enable land to remain as pasture for as long as possible, an ASP may illustrate logical phases of subdivision for a defined area to be developed overtime provided it addresses the sequence of servicing.
13. Careful consideration should be given to retaining the existing parcel on the corner of Bulyea Ave and 3 St. designated as 'Hamlet Commercial – HC' for such use (easterly portion of Lot 1, Block E, Plan 1011985), as the hamlet has no other lots available for commercial activity. The potential siting of future commercial land at the entrance to the community and along Highway 25 is also an important consideration based on locational factors. It is recognized the commercial need may not arise until additional residential population growth occurs.
14. Any commercial developments planned for the designated parcels adjacent to Highway 25 will require consultation with Alberta Transportation and provincial roadside permit approval.
15. It is recommended that the County proactively consult with the private title owner of Lots 9 to 14 of Block 6, Plan 705AA to redesignate these lots from 'Hamlet Public Institutional - HPI' to 'Hamlet Residential - HR'. The land has historically had this designation for over 50 years but is not used for these purposes and there is not foreseen a need for it. This may enable some additional infill residential lots to be considered on this parcel if services were made available.
16. Additional development/subdivision of large land parcels in the very southwest area of the hamlet (adjacent to eastside of Rge Rd 22-0) identified as a 'Special Planning Consideration Area' is not recommended until matters relating to access, servicing, siting of improvements, and feasibility are investigated through further detailed planning analysis (see Map 4).⁸

⁸ Note: This is needed to address the unique existing circumstances as some lots are still on individual private septic systems, one is isolated and does not have physical road access, and subdivision potential is presently limited due the location of existing improvements on the land.

COMMUNITY – GENERAL

1. The existing community park space owned by Lethbridge County (Block 11, Plan 6510AE) containing the open space and multiple pieces of playground equipment, should be protected and remain as public space. Upgrading does not appear to be required for the playground equipment at this time, but specific attention should be focused on keeping it maintained.
2. The condition and future use of the Community Hall and how to plan for the future community gathering needs is an important issue that will need to be addressed. The County should continue to consult with Diamond City residents and the Community Association to determine a feasible course of action.
3. Dependent on the future plans related to the Community Hall and development on the County's community park space parcel, consultation may be needed with Canada Post if the present location of the community postal boxes becomes problematic or if there may be an improved layout or structure established to better facilitate postal delivery service.
4. The County should continue as best it can to regularly assess the conditions of roads, rear lanes, and municipal properties. The roadways within the hamlet appear to be in very good condition. Special attention should be given to keeping these well maintained to prevent expensive upgrades in the future. (Some residents did comment in the survey questionnaire on the desire for more snow removal/maintenance in the winter, which the County does as budgetary allocations allow. Also, suggestions that the west service road, Rge Rd 22-0, should be paved or have dust suppression applied more regularly.)
5. Diamond City may benefit from the design and installation of an attractive, unique community gateway/entrance sign(s) off Highway 25 (e.g. "Welcome to the Hamlet of Diamond City") to create sense of place and identify the community. This process may involve collaboration between Lethbridge County, the Community Association, residents and local area business people to coordinate and help create, construct and raise funds to implement this type of community enhancement project.
6. Although the development and provision of commercial retail services, such as convenience stores, is left to the private business sector and the municipality is not involved, the County may assist the situation through some proactive measures such as ensuring suitable land is designated or could be designated for such use, providing information and assistance to potential business prospects, and promoting and encouraging the use wherever possible. It is recognized that from an economic viability perspective, a population threshold of 1.5 to 2-times or more the present hamlet population would likely be needed to support some retail services like a small commercial store.
7. Consideration may need to be given to expanding the CFO exclusion area around the hamlet, at least in some areas. This could assist in successfully promoting residential growth and attract new residents. This may be a future Municipal Development Plan update discussion for County Council.
8. The County should continue to regularly engage and communicate to the citizens of Diamond City about possible future plans and as the onward planning of the hamlet unfolds over time.
9. This Hamlet of Diamond City growth study and long-range strategy should be reviewed by Lethbridge County periodically over time to confirm its relevancy and to consider any necessary updates that may be warranted, especially if any infrastructure or servicing conditions change.

Appendix A

LAND USE PROJECTIONS

Appendix A

LAND USE PROJECTIONS

CHART 1 & 2
Land Use Projections

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		2016 Dwelling Units per Acre*	Land Acreage Requirement	
	High	Low		High	Low		High	Low		High	Low
2021	193	189	3.10	62	61	64	-2	-3	2.10	-0.83	-1.44
			2.90	67	65	64	3	1	2.10	1.22	0.56
			2.70	71	70	64	7	6	2.10	3.56	2.86
2026	203	193	3.10	65	62	64	1	-2	2.10	0.71	-0.83
			2.90	70	67	64	6	3	2.10	2.86	1.22
			2.70	75	71	64	11	7	2.10	5.33	3.56
2031	213	198	3.10	69	64	64	5	0	2.10	2.24	-0.06
			2.90	73	68	64	9	4	2.10	4.50	2.04
			2.70	79	73	64	15	9	2.10	7.09	4.44
2036	224	203	3.10	72	65	64	8	1	2.10	3.93	0.71
			2.90	77	70	64	13	6	2.10	6.31	2.86
			2.70	83	75	64	19	11	2.10	9.03	5.33
2041	235	208	3.10	76	67	64	12	3	2.10	5.62	1.47
			2.90	81	72	64	17	8	2.10	8.11	3.68
			2.70	87	77	64	23	13	2.10	10.97	6.21

Note: * Units per acre with area for roads, reserve land, utility right-of-ways removed

Year	Population		Assumed Persons per D.U.	Total Required D.U.		Existing Number of D.U.	New D.U. Needed		Dwelling Units per Acre* 2	Land Acreage	
	High	Low		High	Low		High	Low		High	Low
2021	193	189	3.10	62	61	64	-2	-3	3.30	-0.53	-0.92
			2.90	67	65	64	3	1	3.30	0.77	0.36
			2.70	71	70	64	7	6	3.30	2.27	1.82
2026	203	193	3.10	65	62	64	1	-2	3.30	0.45	-0.53
			2.90	70	67	64	6	3	3.30	1.82	0.77
			2.70	75	71	64	11	7	3.30	3.39	2.27
2031	213	198	3.10	69	64	64	5	0	3.30	1.43	-0.04
			2.90	73	68	64	9	4	3.30	2.86	1.30
			2.70	79	73	64	15	9	3.30	4.51	2.83
2036	224	203	3.10	72	65	64	8	1	3.30	2.50	0.45
			2.90	77	70	64	13	6	3.30	4.01	1.82
			2.70	83	75	64	19	11	3.30	5.75	3.39
2041	235	208	3.10	76	67	64	12	3	3.30	3.58	0.94
			2.90	81	72	64	17	8	3.30	5.16	2.34
			2.70	87	77	64	23	13	3.30	6.98	3.95

Note 1: the 2.1 dwelling units per acre is the 2016 hamlet density for Diamond City (average 13,500 sq. ft. sized lots).

Note 2: the proposed 3.3 dwelling units per acre is based on a slightly higher hamlet density (smaller lots at 8,400 sq. ft. on average).

Note 3: 2016 Census, the average number of persons per dwelling unit (D.U) was 2.9 for Diamond City

Note 4: 'Low' population growth is based on 2.5% and 'High' population is based on 5.0%, for 5-year intervals

Appendix B

HAMLET RESIDENTS SURVEY AND RESPONSES

Hamlet of Diamond City

Resident Engagement Survey

Connecting the Community

Please check a single box to answer the question, unless otherwise indicated. If a question has a space to add a comment or to elaborate, please feel free to write in a response. You do not need to sign the survey and answers can remain anonymous. If you have filled-out the paper version of the survey, please return it to Lethbridge County as indicated on the cover page notice. Thank you for your time!

1. Please describe your type of property/resident status within the hamlet.

- Property Owner - non-resident (i.e. do not live in the hamlet)
- Property Owner - resident (i.e. live in the hamlet)
- Renter - resident

2. If a resident, how long have you lived in the Hamlet of Diamond City?

- Less than 3 years
- 4 to 6 years
- 7 to 10 years
- More than 10 years, but less than 20
- 20 or more years

3. Overall, how satisfied are you with residing in the hamlet and your quality of life?

- Very satisfied
- Somewhat satisfied
- Neither satisfied nor dissatisfied
- Somewhat dissatisfied
- Very dissatisfied

If dissatisfied, can you explain why?

4. What do you like best about living in the Hamlet of Diamond City? (*please describe*)

5. What do you like least about living in the Hamlet of Diamond City? *(please describe)*

6. Are any of the following items things you feel could be improved in the hamlet community? *(may choose more than one answer)*

- Better provision of municipal services (please explain what) _____
- Quality of housing available
- Increase homeowner's pride in yard/home ownership (i.e. less unsightly properties)
- Condition of roads
- More retail / commercial businesses
- More recreational opportunities
- More frequent policing or bylaw enforcement
- Nothing, I like things just the way they are
- Other (explain)

Comment?

7. A recent condition assessment of the Diamond City Community Hall revealed that without several hundred thousand dollars of maintenance in the next few years, the hall is coming to the end of its useful life. With this in mind, your opinion is needed to help guide planning for the future.

A. How important is it to you to have a Community Hall in Diamond City?

- Extremely Important
- Very Important
- Somewhat Important
- Not very important
- Not important at all

B. Would you be willing to commit time and energy to help fundraise for a new community hall or picnic shelter over the next few years?

- Yes
- No
- Maybe

C. How much annual tax increase would you be willing to support for a 20-year period to help assist with the costs if a new community hall or alternative structure (picnic shelter with BBQ, picnic tables, etc.) were to be built?

- \$300
- \$200
- \$100
- \$0
- Other \$ _____

8. The hamlet generally contains larger sized residential lots (65 to 100 ft. x 125 ft.) than what you typically find in a town or city (50 ft. x 100 ft. standard). Do you feel the hamlet should continue to develop this way in the future?

- Yes, I like having the larger sized lots and want them to remain
- I like the larger lots, but I do not mind if my neighbor develops a smaller lot (not less than 50 ft. wide as per current bylaw minimum width)
- Lot sizes do not matter to me
- I support efficient land use, subdividing and creating standard urban sized lots (50 x 100 ft.) wherever possible

9. The County has identified some potential general areas within and adjacent to the hamlet to accommodate future development and growth, primarily residential, but also some potential commercial (please refer to attached map). Do you have any concerns or would you be supportive of the County planning to potentially allow for some future growth opportunity in these areas?

- Yes, I am supportive and have no concerns with such proposals
- Yes, provided the residents of the area are consulted in the planning process
- Neutral opinion - it does not matter to me
- No, I am not supportive

If you answered No and checked the last box, can you explain why?

10. Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary, approximately ½-mile in each direction. Do you generally feel this is suitable?

- Yes, this appears reasonable
- No, it should be a consistent 1-mile radius
- No, it should be a consistent 2-mile radius
- No, it should be increased to _____
- No, it should be decreased to _____
- Neutral, no opinion on the matter

Comment?

11. What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Diamond City? *(feel free to comment)*

1. _____

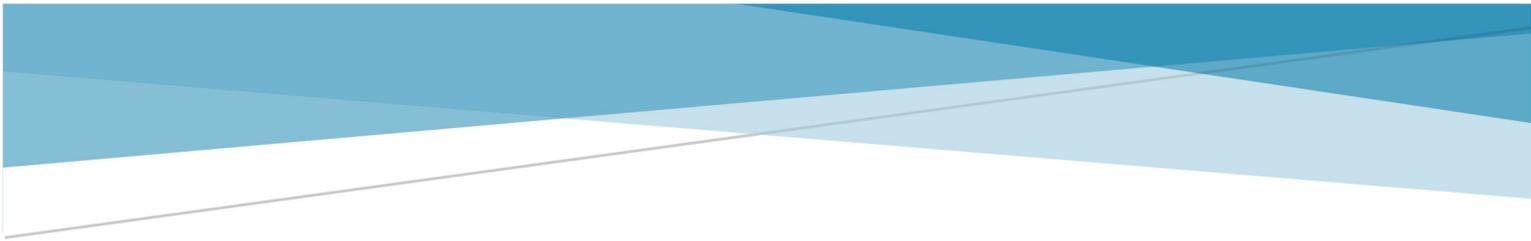
2. _____

12. Any additional hamlet matters you would like to provide comment on?

- No
- Yes, Comment:

Thank you for your time and feedback!

Please return by November 17, 2020



GENERAL SUMMARY
HAMLET RESIDENT RESPONSES

SURVEY RESULTS

Resident Engagement Opinion Survey

Hamlet of Diamond City Growth Study

Abstract

Responses and results of a public engagement questionnaire survey that was sent to every household in the Hamlet of Diamond City in October, 2020

Compiled December 2, 2020
By: Oldman River Regional Services Commission

Hamlet of Diamond City Growth Study

RESULTS - Resident Engagement Opinion Survey

SURVEY OVERVIEW

The following are the results of a questionnaire survey that was sent to every household in the Hamlet of Diamond City as part of public engagement for preparing the Lethbridge County hamlet growth study. The survey consisted of 12 questions with some opportunity for written comment. The purpose is to obtain ratepayer feedback and help Lethbridge County better understand existing conditions and issues to more comprehensively and efficiently plan for municipal services and potential future growth.

A synopsis of the general findings of the completed survey is summarized below. The actual compiled resident responses to the individual questions and a general summary of the main written comments they provided is attached (starting on page 2, after the summary). (The questionnaire was an anonymous exercise and individuals did not need to provide their name or contact information.)

GENERAL SUMMARY

A total of 72 questionnaires were sent out on October 21, 2020 with a requested reply-by date of November 17, 2020. There were **51 surveys filled-out**, 23 responses provided on-line through the website portal and 28 hand written submissions, resulting in a **71% overall survey response** rate. For a community engagement survey this is considered as an excellent and higher than normal response, as typically 20% or less is the usual experience in this type of exercise.

Overall, residents seem to be generally satisfied with the quality of life in Diamond City, with 76% of respondents stating they were very satisfied. Fifty-eight percent of the survey respondents have lived in Diamond City for 10-years or more, with 40% residing there over 20-years. Residents stated they like the good people and the friendly, quiet, peaceful nature of the hamlet. Over a third of the respondents indicated they don't see anything major that needs to be improved and they like Diamond City just the way it is. The majority (over 84%) like the large lots and want them to remain in the hamlet and do not want smaller city sized lots to be allowed. There was an indication that they live in Diamond City to have big yards, less close neighbors, more space, and many would like to see it continue this way.

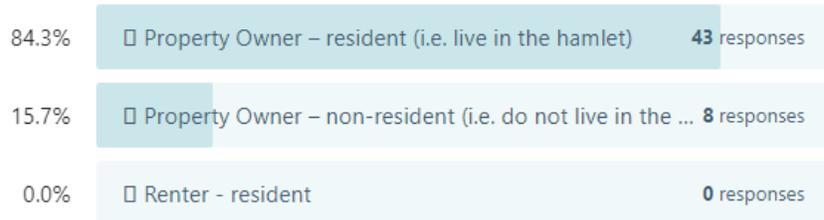
Generally, most respondents (57%) are supportive of planning for internal growth opportunities if the residents are consulted during the process. However, close to a third are not supportive as they do not want additional subdivision and more population, smaller lots, or have some concerns with servicing capabilities, especially sewage. There are mixed opinions on planning for the future of the community hall, but 53% indicate it is an important issue (with 31% stating extremely important). A majority of survey respondents (60%) would like to see an increase in the CFO exclusion distances to the hamlet. Regarding concerns: the lack of amenities, stray dogs running loose, and traffic safety (e.g. speeding), and the lack of current sewer capacity to enable subdivision were a few of the common repeated issues.

For the complete results and comments as supplied by the residents who filled-out the survey, please refer to the attached results compilation.

Question 1:

✓ 1 Please describe your type of property/resident status within the hamlet.

51 out of 51 people answered this question



Question 2:

✓ 2 How long have you been a resident of the Hamlet of Diamond City?

50 out of 51 people answered this question



Comments Summary:

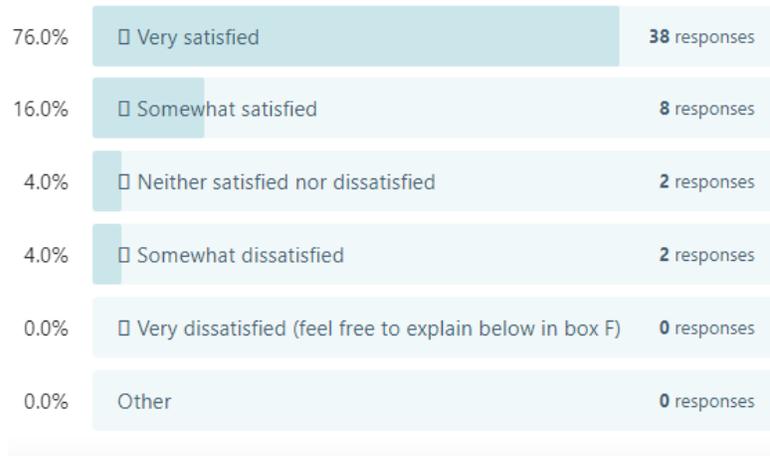
- Approximately 84% of the Diamond City property owners who responded to the survey are also residents of the hamlet. This survey statistic is useful to provide an indication of what the thoughts and opinions of the people are who actually live and interact day-to-day in the hamlet. It was also helpful to gain long-term residents insights, as 58% of the survey respondents have lived in the hamlet for 10-years or more.

(Summary report note: the provided comments are presented as written.)

Question 3:

✓ 3 Overall, how satisfied are you with residing in the hamlet and your quality of life? (You may may also type a response or comment in the last box F "Other")

50 out of 51 people answered this question (with multiple choice)



Comments Summary:

- The majority of residents of the hamlet indicate they are overall pretty satisfied with residing in Diamond City and their quality of life, as the most popular response was 'very satisfied' by 76% of the respondents.

Question 4: What do you like best about living in the Hamlet of Diamond City ?

Comments Summary:

- The most popular response provided about what residents liked best about living in Diamond City was the quiet, peaceful, country atmosphere with it not being overly developed or dense population wise.
- It was frequently mentioned that the residents like having the nice large, spacious lots in the hamlet and much more space than in a town or the City of Lethbridge.
- Many respondents also stated that Diamond City was a safe, friendly, family environment community with great people living there and they know their neighbours.
- There were also many responses that expressed they appreciated the County's maintained roads, city water, sewer service, and the generally up-kept properties.

Question 5: What do you like least about living in the Hamlet of Diamond City ?

Comments Summary:

- For the hamlet of Diamond City residents, there was not one main complaint or issue that stood out as what they liked least about living in the hamlet, but there were a few issues that were repeatedly mentioned. One issue many residents mentioned is that the hamlet has a problem with irresponsible pet owners and wandering animals running all over the community, especially in regards to dogs.
- A very common reoccurring comment related to the issue of police presence and it was suggested there should be more to help with enforcement, especially regarding people not obeying speed limits. It was often stated that there are speeding problems, especially regarding the speed and volume of traffic on McKechney Ave., and it is thought to be unsafe with many young children in the hamlet. It was suggested by some that they would like to see a speed limit for 30 km/hr. in all of Diamond City.
- Another very frequently mentioned issue with living in Diamond City was the close proximity to so many feedlots (i.e. Confined Feeding Operations) due to the foul odour and concerns with health and air quality issues, especially when the wind comes from the north.
- There was a mixed range of responses regarding the possible future growth of the hamlet. Some residents are not supportive of the potential to increase the hamlet population or the ability to have smaller sized lots as they did not like that Diamond City may get busier and bigger. However, other residents complained about the current inability to subdivide and that there was no room for hamlet expansion or additional sewer service available to enable the hamlet to grow.

Question 6: Are any of the following items things you feel could be improved in the hamlet community? (you may choose more than one answer)

48 out of 51 people answered this question (with multiple choice)



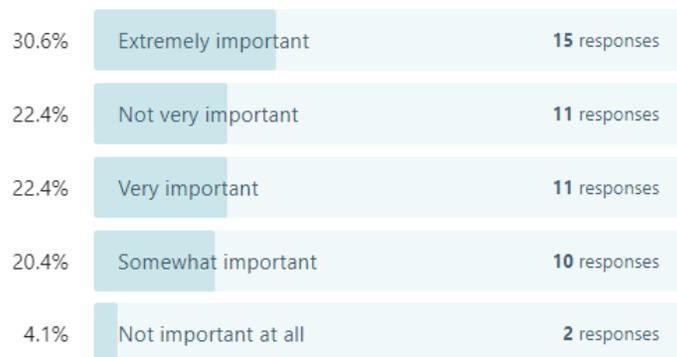
Comments Summary (things that could be improved):

- Overall, the top response by residents (35%) on providing input on things that they felt could be improved was, “nothing, they liked things just the way they are.”
- The next most frequent responses were to increase homeowner’s pride in yard/home ownership, and more frequent policing or bylaw enforcement with the majority indicating it related to animal control and speeding issues in the hamlet.
- Regarding comments made by survey respondents concerning wanting better provision of municipal services, the most frequently made suggestion was in regards to wanting an increase in street lighting (as some streets or areas were seen to be very dark), and better snow removal off of roads.

Question 7: A recent condition assessment of the Diamond City Community Hall revealed that without several hundred thousand dollars of maintenance in the next few years, the hall is coming to the end of its useful life. With this in mind, your opinion is needed to help guide planning for the future.

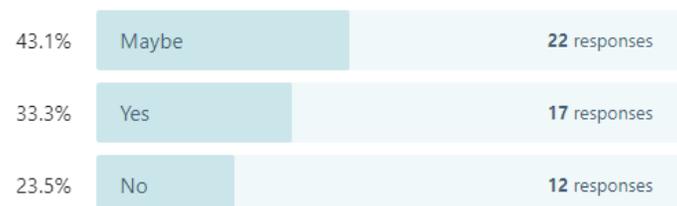
✓ 7a How important is it to you to have a Community Hall in Diamond City?

49 out of 51 people answered this question



✓ 7b Would you be willing to commit time and energy to help fundraise for a new community hall or picnic shelter over the next few years?

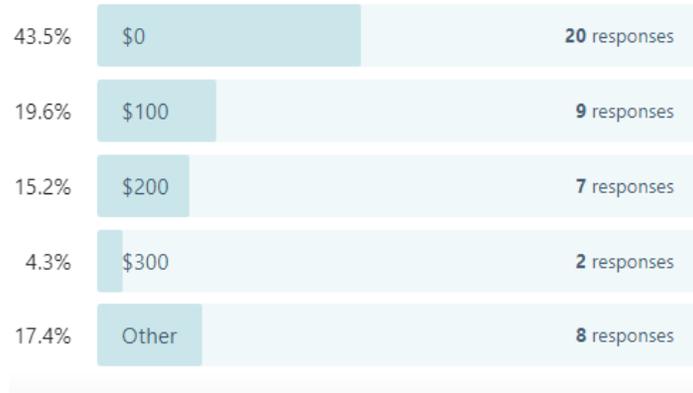
51 out of 51 people answered this question





7c How much annual tax increase would you be willing to support for a 20-year period to help assist with the costs if a new community hall or alternative structure (picnic shelter with BBQ, picnic tables, etc.) were to be built?

46 out of 51 people answered this question

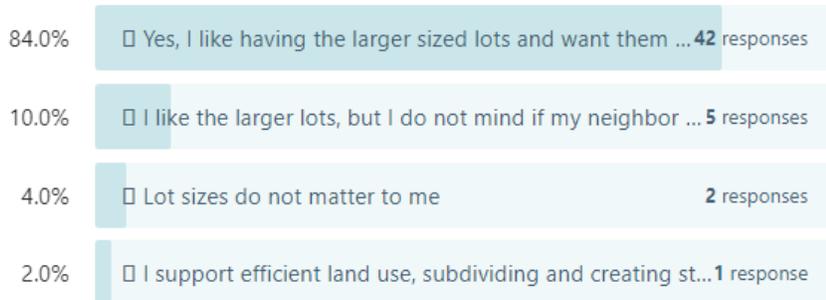


Comments Summary:

- The questions regarding planning for the future of the Diamond City community hall and community gathering needs experienced a range of responses and support from residents. This is obviously an important issue that will need the County to continue to consult with Diamond City residents and the Community Association to determine a feasible course of action.
- Over half of the survey respondents stated that the community hall is important, with 31% stating it is extremely important. About a quarter of the survey respondents did not think it was very important of an issue. The survey illustrated that those residents who have resided longer in the community, for 10-years or more and especially more than 20 years, were more in favor of having and contributing towards a new community hall.
- Overall, there was also a wide range of support or lack of in wanting to help with fundraising or financially help contribute towards a new hall or alternative structure being constructed. Some respondents stated they would be willing to provide absolutely nothing, or they felt taxes were high enough already, or if extra money was needed there should be a community fundraiser held; or alternatively, other residents were in agreement to pay additional yearly taxes over a 20-year period to help pay for a new facility. The amount of how much taxes they were willing to pay also varied amongst the replies.

Question 8: The hamlet generally contains larger sized residential lots (65 to 100 ft. x 125 ft.) than what you typically find in a town or city (50 ft. x 100 ft. standard). Do you feel the hamlet should continue to develop this way in the future?

50 out of 51 people answered this question

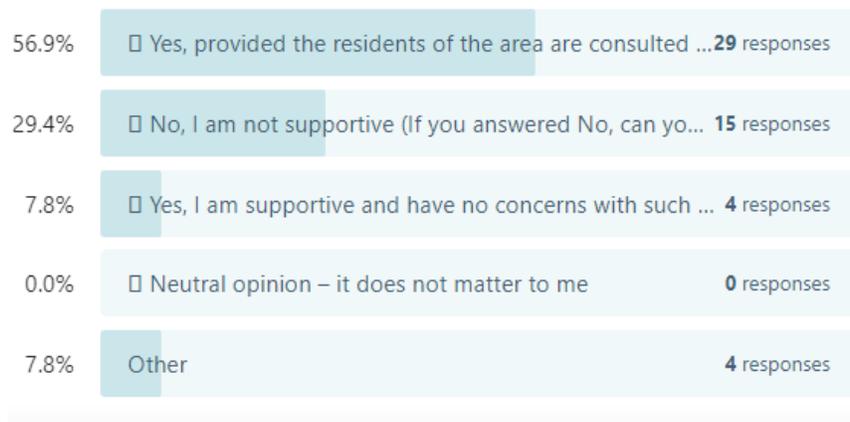


Comments Summary:

- Overall, the overwhelming majority of hamlet residents clearly stated they like the larger sized lots that are in Diamond City and would like the hamlet to continue to develop in this manner.

Question 9: The County has identified some potential general areas within and adjacent to the hamlet to accommodate future development and growth, primarily residential, but also some potential commercial (please refer to attached map). Do you have any concerns or would you be supportive of the County planning to potentially allow for some future growth opportunity in these areas?

51 out of 51 people answered this question (with multiple choice)

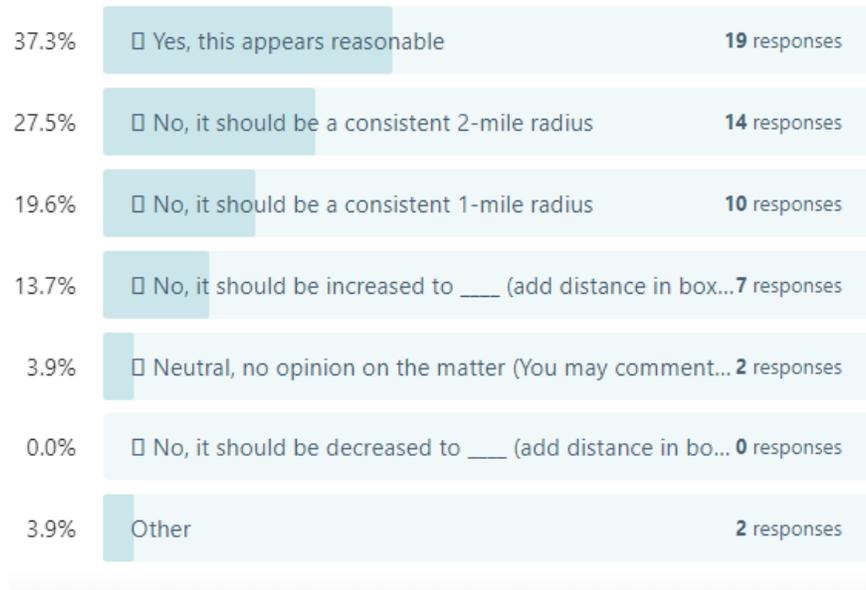


Comments Summary:

- Overall, the majority of survey respondents were supportive of the County planning for future growth areas if the County were to consult with residents in the future on any plans going forward (the most popular response by 57% of the respondents).
- There were a number of respondents who indicated they were not supportive of growth or future development as some stated they moved to Diamond City for the country living lifestyle and to avoid the high density and small lot sizes of the city. Many who were not supportive also indicated that they liked the large lots and some stated that wanted to see only 1 acre or larger lot sizes in the hamlet.
- There were also a few respondents who questioned how the hamlet could grow as they were of the understanding the municipal sewage lagoon could not support any further development or expansion, or some wanted to know how water and sewer services would be addressed to any new lots.

Question 10: Lethbridge County prohibits new confined feeding operations (intensive livestock) being established within a specific distance of the hamlet boundary, approximately 1/2-mile south, west and north. Do you generally feel this is suitable?

51 out of 51 people answered this question (with multiple choice)



Comments Summary:

- There was a range of responses as to what resident’s felt may be the appropriate Confined Feeding Operation (CFO) exclusion distance to apply for the hamlet, with approximately 41% of residents of the opinion the current exclusion zone was either reasonable or they had no opinion. However, overall the majority want some type of an increased buffer distance from the present circumstances.

- The most popular response by approximately 28% of respondents, was that a consistent 2 mile exclusion zone should be applied. It was mentioned that 2 miles is reasonable with respect to any additional/new feeding operations (intensive livestock) given the existing locations and air quality.
- There were a few respondents who referred to the existing poor air quality often experienced by Diamond City residents, and it was mentioned the CFO exclusion distance should be increased so there are no increases in air pollution to the hamlet.

Question 11: What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Diamond City ?

42 out of 51 people answered this question

Comments Summary:

Residents provided a number of ranging items/topics as their top two issues, with some providing multiple responses. However, the top two repeated submissions were items frequently mentioned in earlier parts of the survey responses. The main issues or themes commented upon are as summarized below:

- In regards to items or issues that would fall under the category of municipal services provided to Diamond City residents by Lethbridge County, the most popular provided response related to the need for a greater bylaw officer enforcement in the hamlet especially regarding dealing with animal control (as it was mentioned dogs are roaming everywhere). Some residents also mentioned that more frequent policing was needed to enforce speeding problems in the hamlet especially in regards to speeding on McKechny Ave.
- Other highlighted issues associated with municipal services mentioned the need for more street lighting and better snow removal or winter maintenance on hamlet roads. A couple stated they would like to see a permanent recycling depot or facility in Diamond City.
- There were a number of survey respondents who stated that allowing the opportunity to subdivide and develop properties within the hamlet was important and that the County should put plans in place to provide more water and sewage capacity to help Diamond City grow. It was also mentioned that the lands inside the hamlet should be developed before lands outside of the boundary are developed for residential use.
- A number of the residents reiterated the importance of maintaining/developing a community hall for the hamlet and also that preserving the history of Diamond City was important.
- Others listed that enabling and attracting business opportunities and possible services like a general store/liquor store or a gas station was important. A few also indicated the need for better post office services and a parcel pick up service.
- Although in the minority of responses, a few residents stated they felt there was a need for more recreational facilities, such as a skating rink at the basketball courts or a new indoor/outdoor picnic shelter.
- There were also a number of the survey respondents who stated they felt that nothing needs to be changed in Diamond City, they were overall satisfied with the services provided in the hamlet.

Question 12: Any additional hamlet matters you would like to provide comment on?

46 out of 51 people answered this question

Comments Summary:

- Overall, many respondents final comments reinforced what they had stated earlier in the survey. Most frequently, it was expressed they would like to see additional or better policing and more bylaw enforcement, especially in regards to animal control. A few reiterated that they wanted the County to provide more street lights for improved safety / security.
- There were additional final general comments made relating to future growth planning and that residents should be involved by the County. The residents also wanted the County to ensure the infrastructure was properly addressed and that there was water and sewer capacity made available. Some residents stated they did not want to see Diamond City repeat and experience problems like it had in the past in regards to private septic system failures and water table problems.
- In association with planning for future growth, a number of survey respondents also reiterated their opinion that they do not want to see higher density development and small lots in the hamlet. They wanted Diamond City to retain its low density, rural county residential style of development and they were only supportive of larger yards and lot development in Diamond City.
- Some respondents made final comments again on the issue of the current community hall situation – some felt that adding a new community hall was needed and was probably the best addition that will benefit all citizens of the hamlet; while others were of the opinion that although perhaps a new hall would be nice, the idea of making residents to foot the bill through higher taxes, especially during these tough times, was not desirable.
- In summary, it was indicated through the commentary provided, that the majority of residents generally enjoy living in the Hamlet of Diamond City and feel the hamlet has provided an excellent quality of life. Many residents stated they live in Diamond City to appreciate the beauty of rural/country living and to enjoy the peace and quietness. Overall, they feel that Diamond City is fine just the way it is.