

**TOWN OF BLACK DIAMOND/ M.D. OF FOOTHILLS  
ANNEXATION NEGOTIATING COMMITTEE MEETING**

Thursday, May 24, 2018 at 1:00 P.M.  
Town of Black Diamond, Council Chambers

**MEETING PARTICIPANTS**

Town Of Black Diamond

Mayor, Ruth Goodwin

Deputy Mayor, Brian Marconi

Councilor, Jackie Stickel

Planning Manager, Rod Ross

Planning and Development Officer, Denice Stewart

Municipal District of Foothills

Reeve Larry Spilak

Deputy Reeve Delilah Miller

Councilor, Jason Parker

Municipal Manager, Harry Riva Cambrin

Planning and Development Officer, Drew Granson

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1. **Call to Order**

The meeting was called to order at 1:04 P.M. by Mayor Goodwin.

2. **Adoption of Agenda**

Deputy Reeve Miller moved to accept the Agenda for the May 24, 2018, Annexation Negotiation Committee Meeting.

3. **Adoption of April 28, 2018, Minutes**

Deputy Mayor Marconi moved to accept the amended Meeting Notes for the April 28, 2018, Annexation Negotiation Committee Meeting to include clarification regarding the population projections within the *Black Diamond Annexation: Summary of Annexation Proposal for Discussion*, noting that projected rate of population growth is compounded on each consecutive year's growth.

4. **Black Diamond Annexation Servicing Study**

Mr. Rod Ross, noted that Municipal Government Board requires that a municipality's annexation application include details regarding servicing of water, wastewater, stormwater and transportation infrastructure for the proposed lands. Based on a 60 year growth area the town is undertaking a high level servicing study expected to take two months to complete and will present to the Committee once complete.

Mayor Goodwin clarified that the study will include the SE quarter of section 9 as it is the same landowner as the NE quarter, and asked the MD if this was appropriate to include these lands in the study.

Deputy Reeve Miller noted that it is common for landowners to request to be annexed and the Town is not responsible to ensure all of one landowner's property to be included. Ultimately, the Town needs to justify the need for proposed lands and the cost effectiveness of including specific lands.

Clarification was requested from MD Committee Members regarding the densities used for the projected population growth and how much land was determined to be required for the low and high growth projections.

Mr. Rod Ross clarified that at the low projected growth rate, 2.2 quarter sections would be required for 40 years of growth, and 3.1 quarter sections would be required for the high projected growth. In addition, a density of 5.5 units per acre is the target for the first 10 years with goal to increase to 6.5 units per acre beyond 10 years.

MD Committee Members expressed concern that the growth projections don't seem to justify the proposed amount of land even when considering the high projected growth rate.

Mr. Harry Riva Cambrin noted that while it is desirable for the Town to obtain 40 to 50 years of land to secure for future growth, it is not entirely necessary to get all the land under one annexation. It can be more beneficial to obtain land for a shorter timeline then come back if more is required. This makes it easier to warrant servicing for the annexed lands, specifically water capacity and licensing to accommodate the growth.

Committee members determined that any properties that are being considered should be included within the high level servicing study. By including them it gives the Town a comprehensive understanding of the feasibility and financial requirements of servicing those lands and may help to eliminate properties that will be difficult or uneconomical to service.

5. **Landowner Consultation Updates**

Reeve Spilak made motion to go into Camera – Motion was passed at 1:35pm

Councillor Parker made motion to go out of Camera – Motion was passed at 2:04pm

6. **Public Consultation Program and Materials**

Mr. Rod Ross provided an overview of what actions have been commenced and the next steps. Notice of intent has been issued and The Town has been meeting with landowners in the annexation area. To date no information concerning the annexation proposal has been made available to the general public

Councillor Parker asked if the Town is awaiting the servicing study prior to identifying lands.

Mayor Goodwin noted that the goal is to complete the servicing study before the Town identifies specific lands proposed to be annexed and whether this will include 3 or 4 quarter sections. The notice of intent illustrates proposed lands, but these may change subject to the service study and negotiations.

The Committee acknowledged the current draft of the Frequently Asked Questions intended for public information and directed Municipal Staff to review and provide comments and additions for review by the Committee.

7. **Next Meeting**

The following meeting was agreed upon:

- June 28<sup>th</sup>, 1:00pm, at the MD of Foothills Joint Council Chambers in High River.

*Note: Due to a scheduling conflict, the June 28<sup>th</sup> meeting was later relocated to be hosted by the Town of Black Diamond at the Black Diamond Council Chambers.*

8. **Adjournment**

Mayor Goodwin moved to adjourn the May 24<sup>th</sup>, 2018, meeting at 2:27 pm.