

Black Diamond

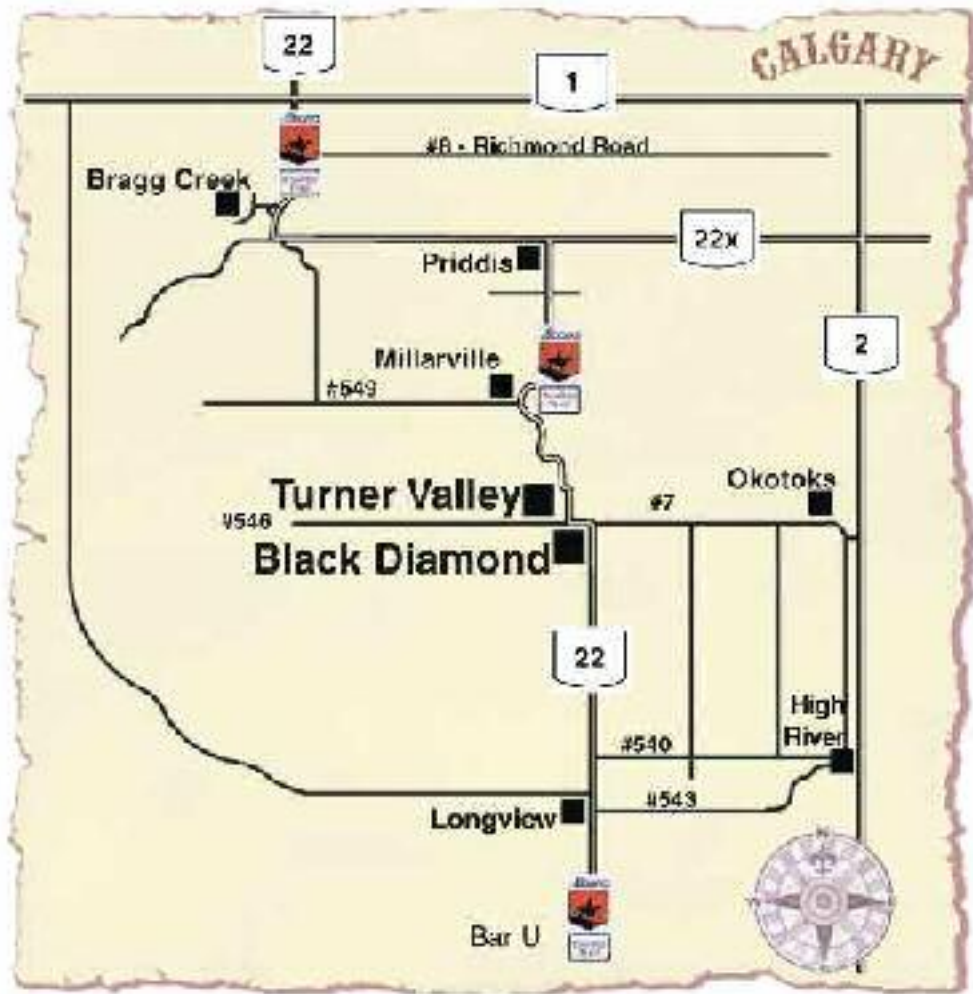
www.town.blackdiamond.ab.ca

Welcome

Welcome to Black Diamond, Alberta, located in the majestic foothills of Alberta's Rocky Mountains. Just a 30 minute drive southwest of Calgary, the town is a gateway to the ranchlands along the Cowboy Trail and the entrance to Kananaskis Country, Alberta's pristine wilderness and outdoor recreational area. A spectacular setting, friendly rural atmosphere, fascinating history, and a thriving artistic community are just a few of the qualities that give the town its unique appeal.



Enjoy specialty shops and unique dining on the main street.



Located at the doorstep of the Rockies. Photo credit: Wolfpack Studio, Turner Valley

Area Overview

Strategically situated on the Highway 22, also known as the Cowboy Trail, the town actively promotes the community's historic character. Restoration of the downtown is underway through the Main Street Project, which encourages the preservation of local history through the enhancement of the original Boomtown storefronts. The Town also benefits greatly from the growth in Calgary's urban fringe.



Moving cattle to greener pastures west of Black Diamond

Climate

Black Diamond experiences similar weather to Calgary, including warm Chinook winds.

Community Services

FAMILY AND COMMUNITY SUPPORT SERVICES

Family and Community Support Services (FCSS) is a provincially and municipally supported agency designed to provide assistance to local citizens with a focus on prevention and community development. A variety of services are available along with referral services to relevant agencies, volunteer coordination and registration. Contact the municipal office 933-4348

CHURCHES

Black Diamond Gospel Chapel 933-4957 Kingdom Hall of Jehovah's Witnesses 933-7352 St. George's Anglican Church 933-3620 St. Michael's Catholic Church 933-7215 Lewis Memorial United Church 933-4114

COMMUNITY FACILITIES AND SERVICES

Arena (Oilfields Regional Arena) 933-5272
Animal Control 933-4348
Bottle Depot 933-7277
Bylaw Enforcement 933-4348 312-6532
Campground (Centennial Park) 933-5785
Edith Park Banquet Room 933-4066 |
Family and Community Support Services 933-4348
Foothills Regional Emergency Services 933-6060
Foothills Foundation (seniors' housing) 933-4028

Hospital (Oilfields Regional) 933-2222
Library (Sheep River Community Library) 933-3278
Medical Clinic 933-4368
Police (RCMP administration) 933-7227
Post Office 933-7767
Public works department 933-7599
Recycling 933-3303

Seniors Housing (Glen Mead Park) 933-4028
Seniors Lodge (High Country Lodge) 933-4028
Seniors long term care (Rising Sun) 933-2222
Student Employment 1-800-652-3700
Swimming pool (seasonal) 933-7483
Town of Black Diamond municipal office 933-4348
Visitor information 933-2347
Welcome Wagon 933-5227

Community Lifestyle

LIFESTYLE, LEISURE, RECREATION IN BLACK DIAMOND

Black Diamond offers a wide range of recreation facilities and activities for every age group. An arena, campground, ball diamonds, curling rink, football and soccer fields and playgrounds provide year round fun. A golf course and swimming pool are located only minutes away in Turner valley. Both Towns are located on the banks of the Sheep River and at the steps of Kananaskis Country for hiking, fishing and camping opportunities.

Friendship Trail - Community pathway This gentle 3 km paved trail linking Black Diamond and Turner Valley is popular among walkers, joggers and cyclists. The trail runs on the north side of Highway 22 and passes scenic view points, secluded rest areas, and the site of the old McPherson coal mine which inspired Black Diamond's name. Impressive rock formations along the trail speak to the area's remarkable geology which sustained the Turner Valley oilfields boom during the 1920s to 1940s.

Fishing

The banks of the Sheep River in Centennial Park Campground are one of many excellent local fishing holes within town or a short driving distance. Contact the local fishing license outlets for tips on the best times and places to fish!

Outdoor Recreation

Only a short drive to both the mountains and the prairie, the Black Diamond area abounds in outdoor recreation opportunities like few other places. Twenty minutes west of town lies Kananaskis Country, a provincial park offering numerous hiking, biking, and horseback riding trails, camping and cross-country skiing opportunities. For details, pick up a copy of the Kananaskis Country Guide or visit www.kananaskis.org or call 403-949-3754.

Oilfields Regional Arena

Home to the Foothills Figure Skating Club, High Country Minor Hockey, and various adult teams, the Oilfields Arena includes a regulation size hockey rink (200 ft x 85 ft), 4 dressing rooms with showers, lobby, concession and a 2,500 SQ. FT. banquet room. (403) 933-5272 or email: orarena@fcl.com.

Oilfields Curling Club

Located at 611-3 Street SW Black Diamond, the curling rink houses four sheets of curling ice, with the lobby and fully licensed bar overlooking the ice area. There is regular league curling for mixed, men, women, seniors and juniors and during the season there are bonspiels for men, women, mixed, Legion's little brown jug and fun bonspiels.

Turner Valley Golf & Country Club

Located amidst stunning foothills scenery between Turner Valley and Black Diamond, this picturesque and challenging 18-hole course offers relaxed golf which will challenge both beginners and expert golfers. visit www.turnervalleygolf.com for more information.

For more information on recreation facilities and opportunities, contact the Town of Black Diamond at **403-933-4348** or our visitor information centre (Wonders Coffee Shop) at **403-933-2347**.

HOUSING AND DEVELOPMENT

Black Diamond offers a wide range of housing to suit every budget, from older residences to new developments. Seniors' housing includes self-contained units at the

Glen Mead Park complex and High Country Lodge.

Single family homes cost range: 1,200 sq. ft. house is estimated at between \$140,000 and \$180,000. (2004)

Average lot size: 50 – 55 ft. frontage x 100 - 120 ft. deep

Average lot size 5,500 sq. ft.

RESIDENTIAL LOTS: Large, serviced lots are available in the Diamond Meadows and Willow Ridge subdivisions. Affordably priced, close to schools, shopping and the hospital. Contact the municipal office for information.

Total # of Dwellings 820

Dwelling Types by %:

Single Family 75.74

Semi-detached, duplex, triplex,

Apartments 2.56

Mobile Homes 8.78

Institution - extended care, lodge 6.10

Seniors apartments - Glen Mead 6.10

Other - hotel, motel 0.74



The annual parade is just one of many family events staged throughout the year.

Economic Base

LOCAL ECONOMY

Black Diamond's economy is fuelled by various industries and related services, primarily farming and ranching, oil and gas, residential housing, tourism and service-based industry.



Charming shops in restored Historic Black Diamond

Economic Facts

- Downtown Business Association
- Diamond Valley Chamber of Commerce
- Highwood Business Development Corporation
- Alberta Economic Development and Tourism

Strategically situated on the Highway 22, also known as the Cowboy Trail, the town actively promotes the community's historic character. Restoration of the downtown was completed in 2004 through the Main Street Project, which encourages the preservation of local history through the enhancement of the original Boomtown storefronts. The Town also benefits greatly from the growth in Calgary's urban fringe.

Municipal trading area 5,000
Regional trading area 15,000

The community is well served by a variety of commercial, home-based and professional services. The Town encourages the

development of its business and industrial base, We endeavour to work with business to provide information to assist them in reaching their business goals .



In the shadow of the mountain, ranching and farming remain an important part of the local economy.

Education

SCHOOL

Several facilities serve the educational needs of children providing modern classrooms, gymnasiums, computer and science labs, fully equipped playgrounds, sports fields and highly qualified and caring staff.

Public System

C. I McLaren, Black Diamond (grades K to 6)

Oilfields High School (grades 9 – 12)

Education Plus

Contact: Foothills School Division (403) 652-3001

Separate schools are located in nearby Okotoks
Separate: Good Shepherd School (grades 1-9)
Holy Trinity Academy (grades 10-12)
St. Mary's School (grades 1-6)

Contact: Christ the Redeemer Catholic School Division (403) 938-2659

Private: Edison School (403) 938-7670
Strathcona Tweedsmuir (403) 938-4431
Alternative education:
Sheep River Alternative School (403) 938-6116
Home school information (403) 938-2477

Adult learning:

Bow Valley College (403) 652-8338
Foothills Continuing Education Council (403) 652-3392
Okotoks Community Resources (403) 938-8955
Mount Royal College (403) 240-6111
Southern Alberta Institute of Technology (403) 284-8110
University of Calgary (403) 220-5110

Emergency Services

PROTECTIVE and EMERGENCY SERVICES

Black Diamond is serviced by a local detachment of the Royal Canadian Mounted Police, a Bylaw Enforcement Department - Special Constables and professionally trained volunteer fire fighters.

Emergency Medical Services – 24-hour emergency response units, fully trained and equipped for rescue and advanced life support. Air ambulance service is available in the area.

FIRE

RCMP } 911

AMBULANCE }

BYLAW ENFORCEMENT 933-4348

Health Care

HEALTH SERVICES

Oilfields General Hospital, provides extensive health services. Other medical facilities and services include a medical clinic, chiropractors, massage therapists, natural health practitioners, dental clinic and pharmacy

Seniors Housing

A seniors' lodge, seniors apartments and extended care services are available in Black Diamond. The Griffith's Memorial Centre houses a seniors drop in centre.

Key Contacts for Business Development

Municipal

Rolly Magee, Mayor

<mailto:info@town.blackdiamond.ab.ca>

Dianne Kreh, Town Manager

ph. (403)933 4348, fax. (403) 933-5865

Email: <mailto:info@town.blackdiamond.ab.ca>

Provincial

Walter Valentini, Director

Alberta Economic Development

#300, 639 - 5th Avenue, SW

Calgary, Alberta

T2P 0M9

Tel: 403-297-8920

Fax: 403-297-6168

Email: walter.valentini@gov.ab.ca

Dianne Fitzsimmons, Information Officer

Email: dianne.fitzsimmons@gov.ab.ca

Dr. Ted Morton (PC)

MLA for Foothills-Rocky View

Constituency Office

6, 160 Maclaurin Drive

Calgary

T3Z 3S4

Phone: (403) 216-2221

Toll Free: 1-866-843-4314

Fax: (403) 221-2225

foothills.rockyview@assembly.ab.ca

Legislature Office

723 Legislature Annex

9718 107 Street

Edmonton

T5K 1E4 Phone: (780) 422-2768

Fax: (780) 422-1671

Federal

Ted Menzies

Member of Parliament[MP]

Macleod Constituency

House of Commons

Ottawa, Ontario

K1A 0A6

Tel: 613-995-8471

Fax: 613-996-9770

E-Mail: Menzies.T@parl.gc.ca

Constituency Address

4925 1st Street West, P.O. Box 40

Claresholm, Alberta

T0L 0T0

Telephone: (403) 625-5532

Taxation

	<u>Residential/Farmland</u>	<u>Non-Residential</u>
2005		
Municipal Tax Rate	9.2467	9.2467
Education - Alberta School Foundation Fund Tax Rate	4.1503	6.2589
Education Opted Out Tax Rate	4.1503	
Seniors Lodge Accommodation Tax Rate	.1145	.1145

Utilities

UTILITIES – MUNICIPAL SERVICES

Atco Gas 933-7355
Epcor (electricity) 310-4300
Telus (telephone) 310-7353 Water, Sewer and waste collection 933-4348
Cable 1-800-465-1000
Internet (cable and ADSL available)
Recycling: A recycling depot is located in Turner Valley

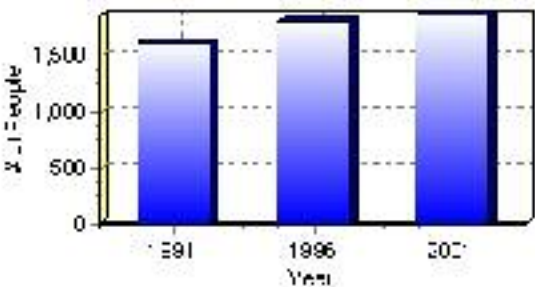
Population

Total Population

Population 2004*	1,866
Population 2003*	1,866
Population 2002*	1,866
Population 2001**	1,865
Population 2000*	1,857
Population 1996**	1,811
Population 1991**	1,623
Population % change 1991-1996	10.38%
Population % change 1996-2001	2.95%

* Source: Official Population List, Alberta Municipal Affairs
** Source: Statistics Canada 1991, 1996, & 2001 Census

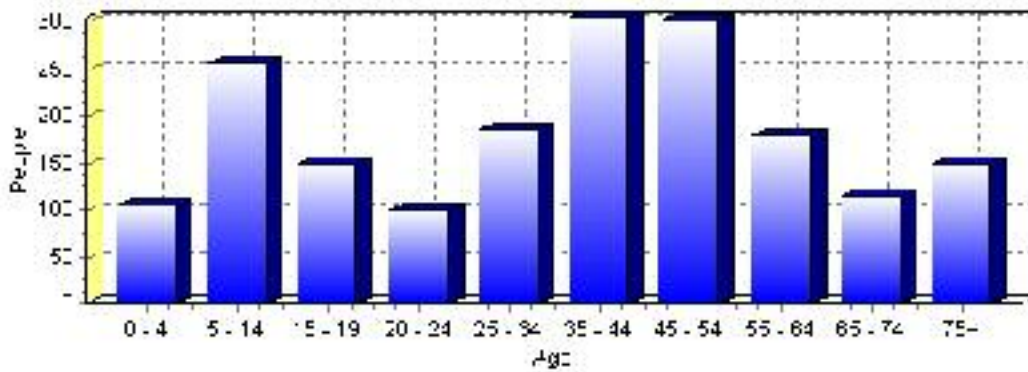
Total Population 1991-2001



Population by Age and Gender	1996 Male	1996 Female	1996 Total	2001 Male	2001 Female	2001 Total
Age 0 - 4	65	55	120	55	50	105
Age 5 - 14	170	130	300	135	120	255
Age 15 - 19	50	50	100	75	75	150
Age 20 - 24	40	40	80	60	40	100
Age 25 - 34	120	140	260	85	100	185
Age 35 - 44	155	150	305	150	155	305
Age 45 - 54	110	95	205	150	150	300
Age 55 - 64	80	80	160	90	90	180
Age 65 - 74	55	60	115	60	55	115
Age 75 and older	40	110	150	50	100	150
Total All Persons	900	910	1,810	920	950	1,870

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Black Diamond Population by Age Group (2001)

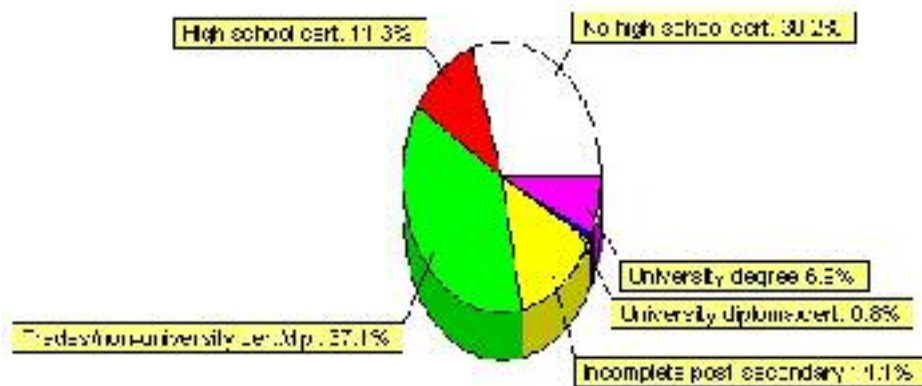


Education Statistics

Highest level of schooling for Population 20yrs and older	2001	%
People without high school certificates	375	30.24%
People with high school certificates	140	11.29%
People with trades or non-university certificate or diploma	460	37.10%
People with post-secondary education (not completed)	175	14.11%
People with university diploma/certificate	10	0.81%
People with university degree	85	6.85%
Total Population 20 years and older	1,240	100.00%

Source: Statistics Canada 2001 Census (numbers may not add up due to rounding)

Black Diamond Highest Level of Schooling 2001



Population with Post Secondary Qualifications	1996	%	2001	%
Agriculture and biological sciences	20	4.30%	15	2.68%
Commerce, management and business administration	85	18.28%	85	15.18%
Educational, recreational and counseling services	45	9.68%	40	7.14%
Engineering and applied science tech. and trades	140	30.11%	240	42.86%
Engineering and applied sciences	10	2.15%	20	3.57%
Fine and applied arts	35	7.53%	25	4.46%
Health professionals, science and technologies	80	17.20%	85	15.18%
Humanities and related fields	10	2.15%	20	3.57%
Mathematics and physical sciences	10	2.15%	10	1.79%
Social sciences and related fields	10	2.15%	25	4.46%
Other and/or no specialization	0	0.00%	0	0.00%
Total people with post secondary qualifications	465	100.00%	560	100.00%
Females with post-secondary qualifications	235	50.54%	250	44.64%
Males with post-secondary qualifications	230	49.46%	310	55.36%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Labour Force

Labour force by activity	1996	2001
In the labour force, both sexes	785	985
Not in the labour force, both sexes	530	405
Total population 15 and over	1,310	1,390
Employed, both sexes	720	945
Unemployed, both sexes	60	40
Participation rate, both sexes	59.00%	71.00%
Unemployment rate, both sexes	7.00%	4.00%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Labour Force by Industry Division	1996	% of total	2001	% of total
Agriculture	35	4.46%	25	2.56%
Mining	40	5.10%	45	4.62%
Manufacturing	125	15.92%	90	9.23%
Construction	100	12.74%	145	14.87%
Transportation. & Utilities	50	6.37%	95	9.74%
Retail and Wholesale	75	9.55%	160	16.41%
Finance	25	3.18%	30	3.08%
Business & Community Services	240	30.57%	370	37.95%
Public Administration	40	5.10%	25	2.56%
Total All Industries	785	100.00%	975	100.00%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Black Diamond Labour Force By Industry - 2001



Labour Force by Major Occupational Groups	1996	%	2001	%
Management occupations	30	3.82%	75	7.73%
Business, Finances and administrative occupations	105	13.38%	110	11.34%
Natural and applied sciences and related occupations	60	7.64%	65	6.70%
Health occupations	30	3.82%	35	3.61%
Occupations in social science; education; government and religion	10	1.27%	30	3.09%
Occupations in art; culture; recreation and sport	30	3.82%	10	1.03%

Sales and service occupations	215	27.39%	285	29.38%
Trades; transport; equipment operators and related occupations	165	21.02%	275	28.35%
Occupations unique to primary industry	65	8.28%	55	5.67%
Occupations unique to processing; manufacturing and utilities	60	7.64%	35	3.61%
Occupations not elsewhere classified	0	0.00%	10	1.03%
Total - All Occupations (major groups)	785	100.00%	970	100.00%
Females - All Occupations	310	39.49%	460	47.42%
Males - All Occupations	475	60.51%	515	53.09%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Income

Family Income (Number of Families)	1996	%	2001	%
less than \$19,999	45	10.98%	30	8.33%
\$20,000 - \$39,999	150	36.59%	145	40.28%
\$40,000 - \$59,999	115	28.05%	155	43.06%
\$60,000 and over	100	24.39%	100	27.78%
Total number of families	410	100.00%	430	119.44%
Average family income	\$45,910		\$53,528	
Median family income	\$45,889		\$49,488	

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Household Income (Number of Households)	1996	%	2001	%
less than \$19,999	170	27.42%	45	6.67%
\$20,000 - \$39,999	160	25.81%	195	28.89%
\$40,000 - \$59,999	170	27.42%	210	31.11%
\$60,000 and over	50	8.06%	215	31.85%
Total number of households	620	100.00%	675	100.00%
Average household income	\$39,567		\$50,459	
Median household income	\$37,297		\$47,320	

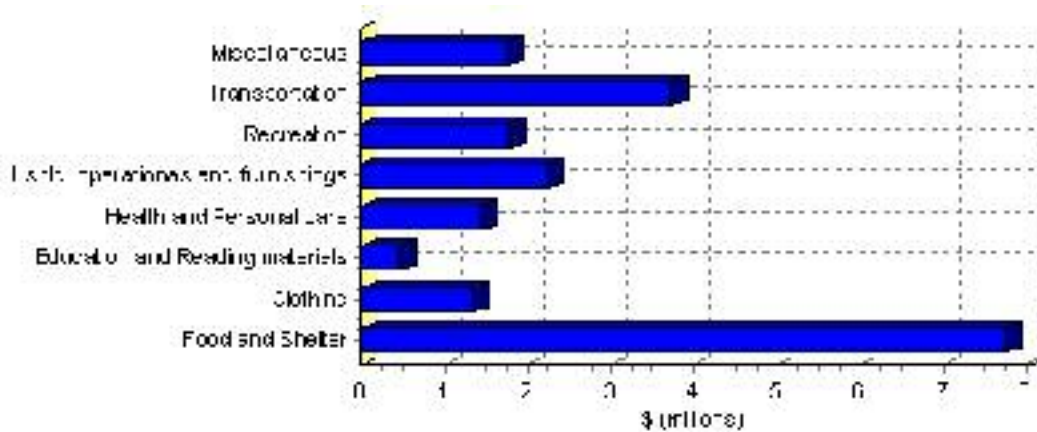
Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Family Expenditure

Expenditure Category	1992	% of total	1996	% of total
Food and Shelter	\$5,571,570	37.81%	\$7,747,550	37.85%
Clothing	\$986,340	6.69%	\$1,335,927	6.53%
Education and Reading materials	\$286,780	1.95%	\$456,940	2.23%
Health and Personal care	\$942,600	6.40%	\$1,441,669	7.04%
Hshld. operations and furnishings	\$1,608,430	10.92%	\$2,247,960	10.98%
Recreation	\$1,108,590	7.52%	\$1,768,747	8.64%
Transportation	\$3,040,180	20.63%	\$3,722,223	18.18%
Miscellaneous	\$1,182,900	8.03%	\$1,749,278	8.55%
Total Current Consumption	\$14,733,780	100.00%	\$20,470,294	100.00%
Total # of Households	550		620	
Average Consumption per Household	\$26,789		\$33,017	

Source: Statistics Canada Family Expenditure Survey 1992 & 1996 (numbers may not add up due to rounding).

Black Diamond Family Expenditures (1996)

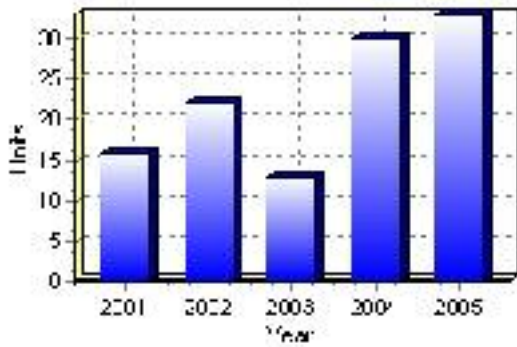


Building Permits

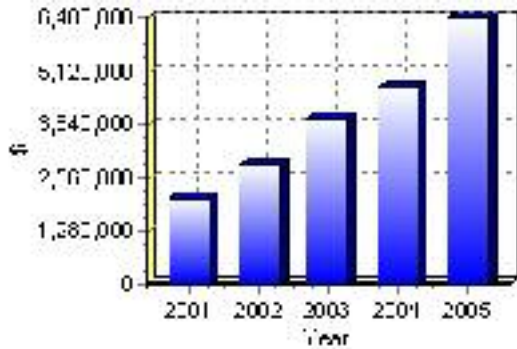
Total Building Permit Values	2001	2002	2003	2004	2005
Building Permits Value, Commercial	\$35,000	\$150,000	\$223,000	\$20,000	\$300,000
Building Permits Value, Industrial	\$20,000	\$0	\$20,000	\$0	\$0
Building Permits Value, Institutional	\$70,000	\$0	\$1,900,000	\$0	\$1,140,000
Building Permits Value, Residential	\$1,959,000	\$2,737,000	\$1,841,000	\$4,722,000	\$4,965,000
Building Permits Value, Total	\$2,084,000	\$2,887,000	\$3,984,000	\$4,742,000	\$6,405,000
Total Housing Starts	16	22	13	30	33

Source: Statistics Canada 2000-2004 Building Permits (numbers may not add up due to rounding)

Total Housing Starts



Value of Building Permits



Dwellings

Occupied Private Dwellings by Type	1996	% of total	2001	% of total
Apartments	75	12.10%	20	2.96%
Detached Duplexes	0	0.00%	5	0.74%
Movable Dwellings	55	8.87%	60	8.89%
Other single attached house	0	0.00%	0	0.00%
Row and semi-detached house	10	1.61%	35	5.19%
Single-detached house	475	76.61%	560	82.96%
Total number of occupied private dwellings	620	100.00%	675	100.00%
Private dwellings, owned	490	79.03%	580	85.93%
Private Dwellings, rented	130	20.97%	95	14.07%

Source: Statistics Canada 1996 & 2001 Census (numbers may not add up due to rounding)

Private Dwellings by Period of Construction	# of Dwellings	% of total
Period of construction, before 1946	145	21.32%
Period of construction, 1946 - 1960	70	10.29%
Period of construction, 1961 - 1970	75	11.03%
Period of construction, 1971 - 1980	160	23.53%
Period of construction, 1981 - 1990	100	14.71%
Period of construction, 1991 - 2001	130	19.12%
Total number of private dwellings constructed	680	100.00%

Source: Statistics Canada 2001 Census (numbers may not add up due to rounding)

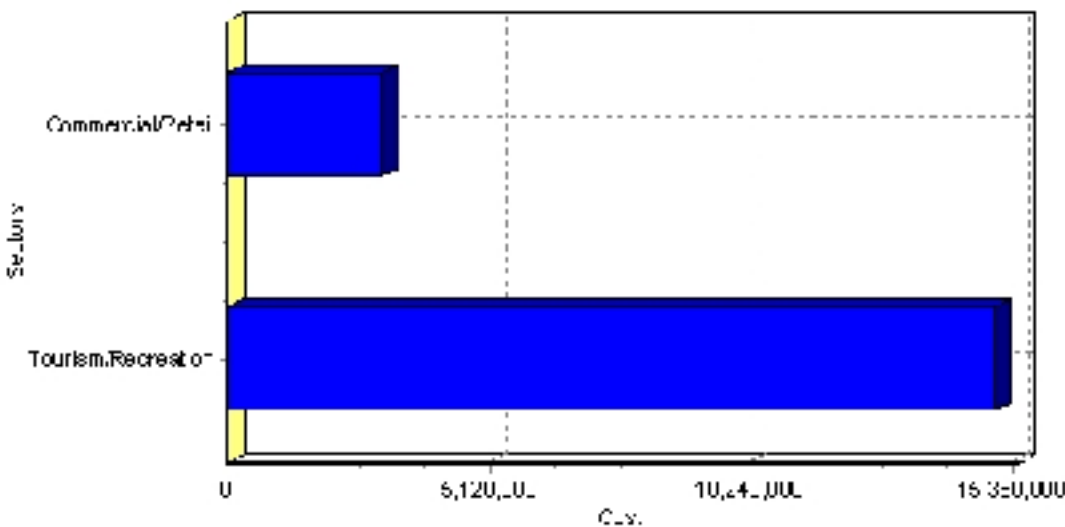
Projects

Summary of Projects in Black Diamond as of September 2006

Project Sector	Number of Projects	Project Cost
Tourism/Recreation	1	\$15,000,000
Commercial/Retail	1	\$3,000,000
Total	2	\$18,000,000

This inventory lists projects in Alberta that have recently been completed, are under construction, or are proposed to start construction. Not all projects are listed due to reasons of confidentiality and/or due to information not being available at the time of printing. Project data is obtained from public information sources, where possible, this data has been verified with the project proponent/developer, users of the Inventory may wish to confirm project data with the proponent/developer. The inventory does not breakdown project expenditures by any given year. The cost of a project is the value of expenditures expected over all phases of project construction, which may span over two or more years. Cost of projects listed in the Inventory are estimated values only. Source: Alberta Economic Development, 2004.

Value of Projects by Sector (as of September 2006)



Project Status	Number of Projects	Project Cost
Proposed	2	\$18,000,000
Total	2	\$18,000,000

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Largest Projects in Black Diamond as of September 2006

Company Name	Project Description	Project Location	Project Cost	Construction Schedule	Status
Town of Black Diamond	New Arena / Community Hall Complex	Black Diamond	\$15,000,000	-	Proposed
Bedfordshire Holdings Ltd.	Shopping Centre Phase 1	Black Diamond	\$3,000,000	-	Proposed

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