

Date: 27 June 2025

Planning Service Department  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB – T4A 0X2

**Subject: By Law C-8569-2024 – 1012-370 Request for Inclusion of Phase 4 (Cell D) of Cambridge Park Estates within the Future Policy Area (FPA) of the Conrich Hamlet**

Dear Sir / Madam,

On behalf of the residents of Cambridge Park Estates, we wish to formally bring forward the following concerns and request for consideration regarding the current boundaries of the Future Policy Area (FPA) for the Hamlet of Conrich:

**1. Background and Development Context**

The entire Cambridge Park Estates community—including the area now known as Knights Bridge (Phase 4)—has been developed and approved under the **South Conrich Conceptual Scheme (SCCS)**, which was adopted in 2008/2009. This conceptual framework, as shown in **Map 1**, provided the foundational vision and land use planning principles for the community.

**2. Inconsistencies in FPA Boundary Designation**

The boundaries of the current FPA were introduced after the approval of the SCCS. At that time, Phase 4 (also known as **Cell D** in the SCCS) was initially proposed as a **business commercial** area. As a result, it was excluded from the FPA, while Phases 1, 2, and 3 were included—see **Map 2** for reference.

**3. Change in Land Use Vision**

Since the original SCCS proposal, the land use for Phase 4 has been revised, approved, and developed as **single-family residential**, aligning it with the rest of the Cambridge Park community. Land use was changed from B-LOC to DC – see **Map 3** for reference. Given this shift, there is no longer a functional or planning justification for excluding Phase 4 from the FPA.

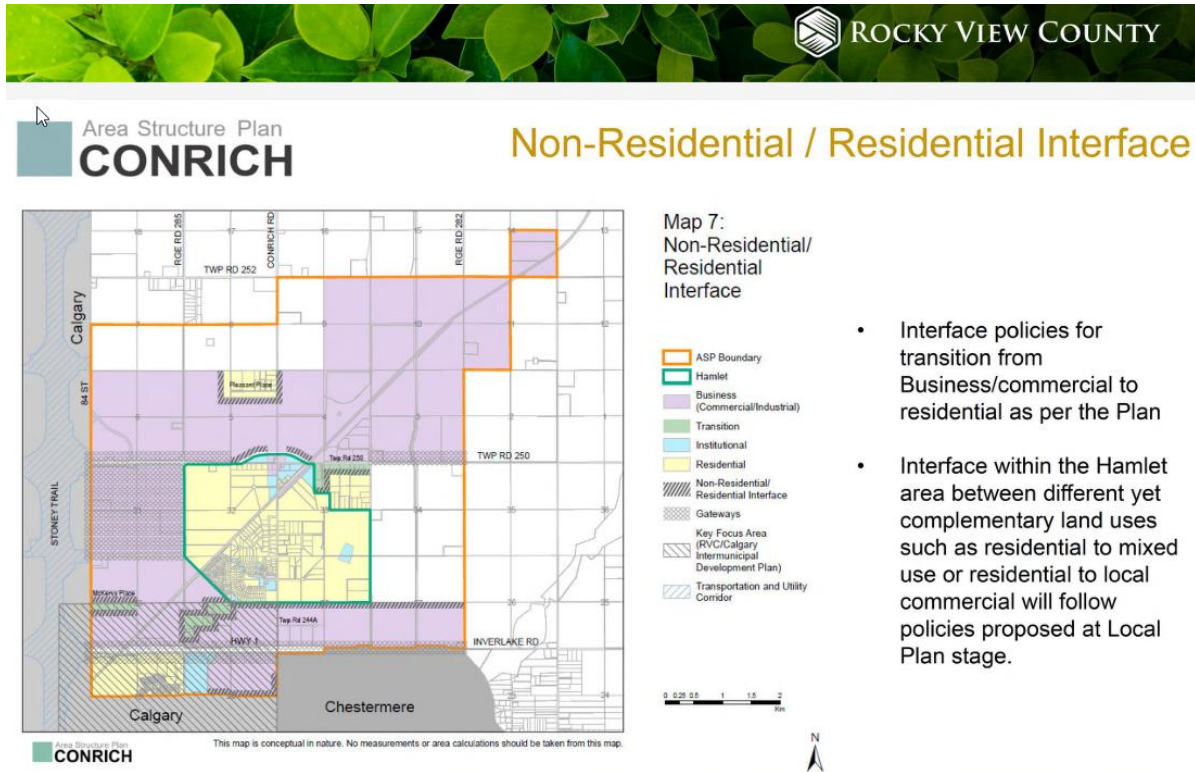
**4. Community Cohesion and Equity Concerns**

Residents are concerned that maintaining this division between Phases 1–3 and Phase 4 may lead to **inequities in services, governance, and policy application**. This separation has the potential to create a fragmented community experience and may introduce inconsistencies in how municipal services and development policies are applied.

**5. Policy Implications and Long-Term Vision**

Different rules or planning considerations applied to Phase 4, as a non-FPA area, could adversely affect the **overall vision and integrity** of Cambridge Park Estates. As all four phases now share the same residential character and development standards, it is both **logical and equitable** to treat them as a unified part of the Conrich hamlet.

**Map 1:** South Conrich Conceptual Scheme. Future Cell D is now residential, same as cell A,B and C



**Map 2:** Cell D or Phase 4 is shown is Pink as Business Commercial in FPA





27 June 2025

Althea Panaguiton  
Legislative Services  
Rocky View County  
262075 Rocky View Point  
Rocky View County, AB – T4A 0X2

**Re: By Law C-8569-2024 – 1012-370**

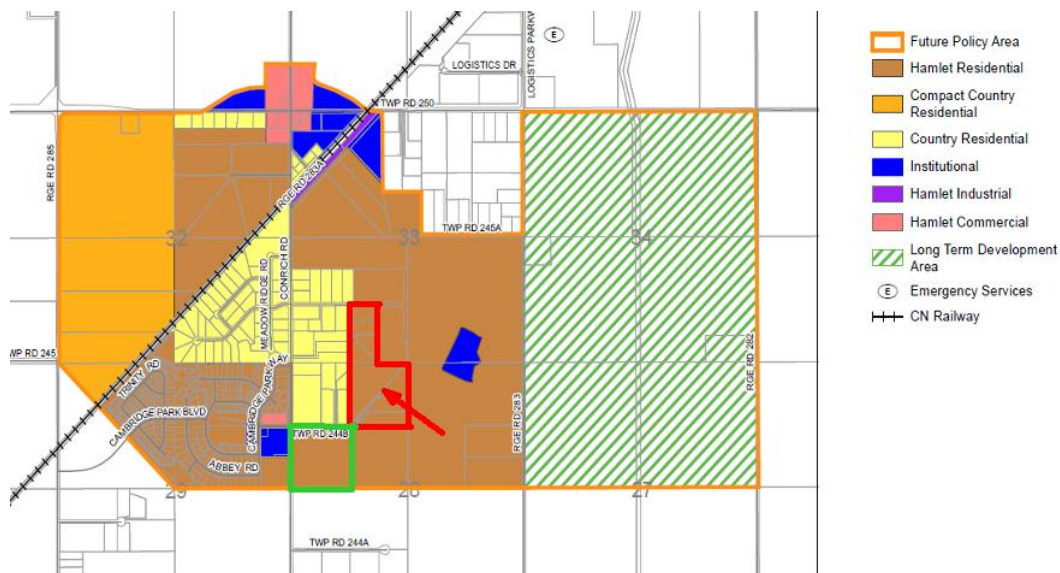
Dear Althea,

I am the owner of the property located at 244122 Conrich Road, identified as the land parcel marked in green **Figure 1**. I appreciate the opportunity to engage with the planning department regarding future development opportunities and policies affecting the Future Policy Area (FPA) and adjacent Country Residential parcels.

Following my recent meeting with the planning department, I understand that in order to initiate any development within the FPA, a conceptual scheme covering a minimum of one quarter section must be submitted by the developer. While I understand the intent behind this requirement, I would like to formally express the following concerns:

**a. Fragmented Ownership Adjacent to My Parcel**

A significant portion of the land surrounding my property is comprised of country residential parcels under fragmented ownership. Many of these parcel owners have no known intention or interest in pursuing redevelopment or consolidation for future planning. This reality presents a substantial obstacle in meeting the minimum quarter section requirement, thereby placing my parcel at a developmental disadvantage despite being within a designated growth area. The parcels marked in red on the **figure 1** should be designated as Country Residential, similar to other nearby parcels that are already recognized as such. This would provide consistency and reflect the current use of those lands.



**Figure 1**

**b. Limited Ability to Collaborate with Adjacent Landowners**

The structure of fragmented ownership complicates any potential collaboration or land assembly efforts. Many of the adjacent landowners may not be willing to coordinate on a unified conceptual scheme, especially if they are long-term residents with no interest in land use change. As a result, my ability to responsibly and efficiently advance any development plan is unduly restricted, even if my parcel is fully capable of supporting a viable and appropriately scaled project. Fragmented parcels currently used as country residential should be formally included in the Country Residential zoning within the FPA. This reflects their established use and acknowledges that redevelopment is not imminent or likely.

**c. Request for Flexible Policy Interpretation**

Given the constraints imposed by the surrounding land use pattern, I respectfully request that the planning department consider greater flexibility in interpreting the conceptual scheme requirement. Specifically, I propose that:

- Individual landowners within the FPA be allowed to bring forward smaller-scale development proposals, provided they demonstrate alignment with the overarching goals and policies of the FPA.
- The County explore mechanisms (such as policy amendments or incentive-based frameworks) to facilitate development for parcels that are otherwise landlocked by residential fragmentation.

**d. Long-Term Impact on Land Value and Fairness**

Restricting development opportunities due to conditions outside of an owner's control not only impacts the viability of the land but also raises questions of fairness in the application of County policy.

I am eager to be part of the region's future growth, and I believe that equitable access to development opportunities should be extended to landowners who are proactive and willing to invest in responsible planning. Only non-fragmented parcels—those capable of meaningful development and assembly—should be subject to the requirement of preparing a conceptual scheme. This approach would ensure planning efforts are focused on lands with realistic development potential.

Sincerely,

Paramdeep Sidhu