



Conrich Area Structure Plan: Terms of Reference

Electoral Division: 6

File: N/A

Date:	March 4, 2025
Presenter:	Althea Panaguiton, Planner 2
Department:	Planning

REPORT SUMMARY

On October 8, 2024, Council approved a motion directing Administration to create a Terms of Reference (TOR) to complete a review of the Conrich Area Structure Plan (ASP). The purpose of this report is to present the proposed TOR which outlines scope, timelines, and strategies for completing the Conrich ASP review project.

ADMINISTRATION'S RECOMMENDATION

THAT Council approves the Conrich Area Structure Plan Terms of Reference as presented in Attachment A.

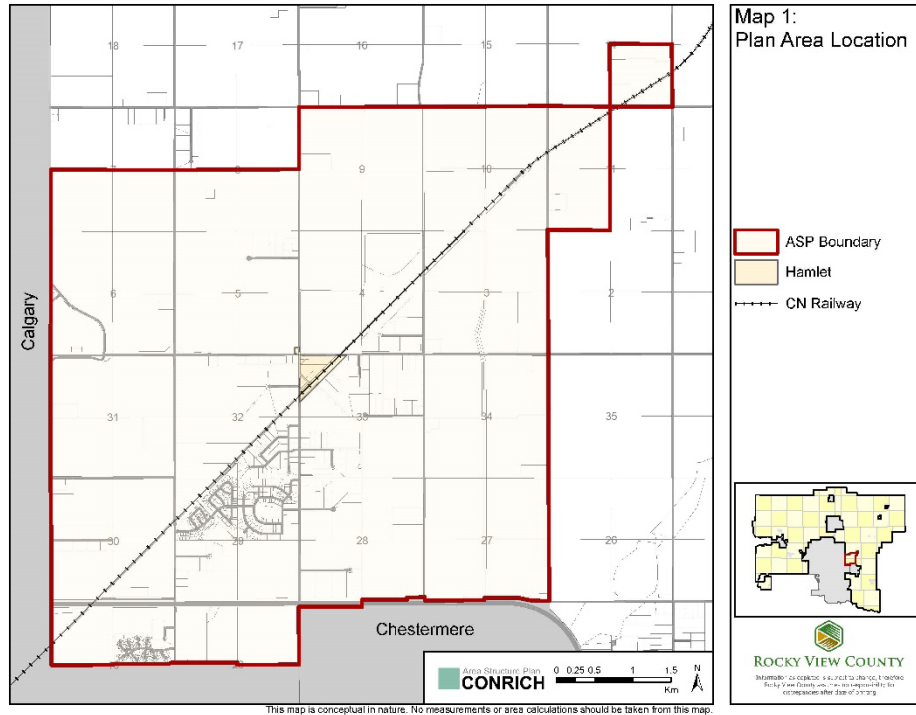
THAT Council approves the budget adjustment prepared in Attachment B.

BACKGROUND

The subject lands are located on the southeast quadrant of the County, neighbouring the city of Chestermere along the south and city of Calgary on the west and south. The existing Conrich ASP was adopted in December 2015 (effective 2017 following Municipal Government Board decision); the area is approximately 10,900 acres in size containing a mix of residential, industrial, and agricultural uses. The ASP provides a comprehensive planning and technical framework for an area identified in the Municipal Development Plan (County Plan) as a Full-Service Hamlet and Regional Business Centre.

In 2019, the County initiated a review of the Conrich ASP to facilitate the development of the Future Policy Area (FPA) of the ASP. Along with clerical updates to the Plan, proposed amendments include a Hamlet Policy Area, introducing neighbourhood areas, a community core, and identifying a Long-Term Development Area that protects lands east of the Hamlet Policy Area. The Conrich ASP review project will incorporate the work already completed through the FPA project into the final draft of the Plan.

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ANALYSIS

The Conrich ASP will involve community and stakeholder engagement, technical review and studies, and review of land use scenarios. The proposed Conrich ASP is required to align with higher-level policies and requirements of the *Municipal Government Act*, the South Saskatchewan Regional Plan, the Calgary Metropolitan Region Growth Plan, the Rocky View County / City of Calgary Intermunicipal Development Plan, and the Municipal Development Plan. The review of the ASP will include policy analysis and will ensure that the proposed ASP complies with the direction of these higher-level plans.

Ten years have passed since the adoption of the ASP, and while there have been conceptual schemes approved since, progression to development stage has been limited. Further, feedback received from developers during the FPA project mentioned incompatibilities with existing land use categories to the types of uses that are in market demand today. The wider review of the Conrich ASP will include a market and residential demand analysis to inform a new land use strategy for the lands outside of the FPA. The project will consider the need for all types of land uses, including commercial, industrial, institutional, and residential uses. The project scope will also include technical studies to determine stormwater, water, and wastewater management to confirm efficiencies and capacity for servicing in the plan area.

A primary objective of the ASP project is to create a plan that is reflective of the community's vision; consulting and working with the residents, landowners, and stakeholders will be a priority throughout the project. A deliverable of Phase 1 includes the development of an engagement strategy that will outline how the County's project team will collaborate with the community, local stakeholders and municipal partners. Engagement will occur throughout the phases of the project with multiple opportunities for the public to participate in the planning process.

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COMMUNICATIONS / ENGAGEMENT

Phase 1 includes the preparation of a Public Engagement Strategy, which will outline engagement objectives and methods to be undertaken with the community, developers, intermunicipal neighbours, and other stakeholders. Engagement with the public and stakeholders will also occur throughout the various phases of the project to ensure alignment with the community vision.

IMPLICATIONS

Financial

A budget adjustment will be required in the amount of \$360,000, which will cover the costs associated with technical studies and public engagement events.

STRATEGIC ALIGNMENT

Key Performance Indicators		Strategic Alignment	
Thoughtful Growth	TG1: Clearly defining land use policies and objectives for the County –including types, growth rates, locations, and servicing strategies	TG1.2: Complete Area Structure Plans (ASPs) in alignment with the Regional Growth Plan and Council priorities	The proposed ASP will be prepared in alignment with the Region Growth Plan and as directed by Council.
Thoughtful Growth	TG2: Defined land use policies and objectives are being met and communicated	TG2.1: Land use approvals that are supported/aligned with the Regional Growth Plan & MDP	As above.

ALTERNATE DIRECTION

Administration does not have an alternate direction for Council's consideration.

ATTACHMENTS

Attachment A: Conrich Area Structure Plan Review – Terms of Reference
Attachment B: Budget Adjustment

APPROVALS

Manager:	Dominic Kazmierczak
Acting Executive Director:	Dominic Kazmierczak
Chief Administrative Officer:	Reegan McCullough