



Conrich Area Structure Plan – Future Policy Area Amendments

Electoral Division: 6

File: 1012-100

Date:	July 9, 2025
Presenter:	Althea Panaguiton, Senior Planner
Department:	Planning

REPORT SUMMARY

The purpose of this report is to present the Conrich Area Structure Plan (ASP) Future Policy Area (FPA) amendments for Council’s consideration, which are intended to facilitate development of the Future Policy Area (FPA). When the ASP was first adopted in 2015, the FPA contemplated an expanded hamlet boundary, a Community Core, and residential areas, to be planned at a future time. Amendments have been prepared that achieve this vision, so that a complete community can be developed within the expanded hamlet area.

On October 16, 2024, Administration presented the proposed FPA policies and associated revisions to the ASP to Council at a public hearing. At that meeting, Council referred the document back to complete additional revisions with consideration for Council’s direction and comments received from the public at the public hearing. Highlights of the revisions made to the draft since the last public hearing include:

1. Setting a lower average density target of 5 units per acre for the new planned development areas;
2. Limiting the scale and location of multi-family development within the ASP area;
3. Additional policies guiding architectural controls, including building heights and transitions between building forms;
4. Revised Neighbourhood Area boundaries and consolidating the Community Core within the Northwest Neighbourhood Area;
5. Revision to the phasing of the Hamlet area now focuses development sequence based on servicing availability;
6. Removing references to the Calgary Metropolitan Growth Board;
7. Providing an effective date of Bylaw C-8569-2024; and
8. Minor clerical amendments to the documents to update and align with recent approvals and terminology.

Attachment D of the report provides a summary of the affected sections of the ASP and the rationale behind each proposed change.

The proposed plan continues to identify a Long-Term Development Area that protects lands east of the Hamlet Policy Area from interim uses or fragmentation to ensure future efficient development pattern. Policies from this section remain the same as previous version of the draft plan.

The revised Conrich ASP has been prepared in accordance with Section 633 of the *Municipal Government Act* (MGA) and in alignment with the policies set out the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), the Municipal Development Plan (MDP), and with the revised Terms of Reference (TOR) adopted by Council on May 6, 2025.

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ADMINISTRATION'S RECOMMENDATION

THAT Bylaw C-8569-2024 be amended in accordance with Attachment A.

THAT Bylaw C-8569-2024 be given first reading.

THAT Bylaw C-8569-2024 be given second reading.

THAT Bylaw C-8569-2024 be considered for third reading.

THAT Bylaw C-8569-2024 be given third and final reading.

BACKGROUND

Location

The Conrich FPA, covering approximately 1,100 hectares (2,717 acres), includes the hamlet of Conrich and considers an expanded hamlet boundary, neighbourhood areas, and a Long-Term Development Area.

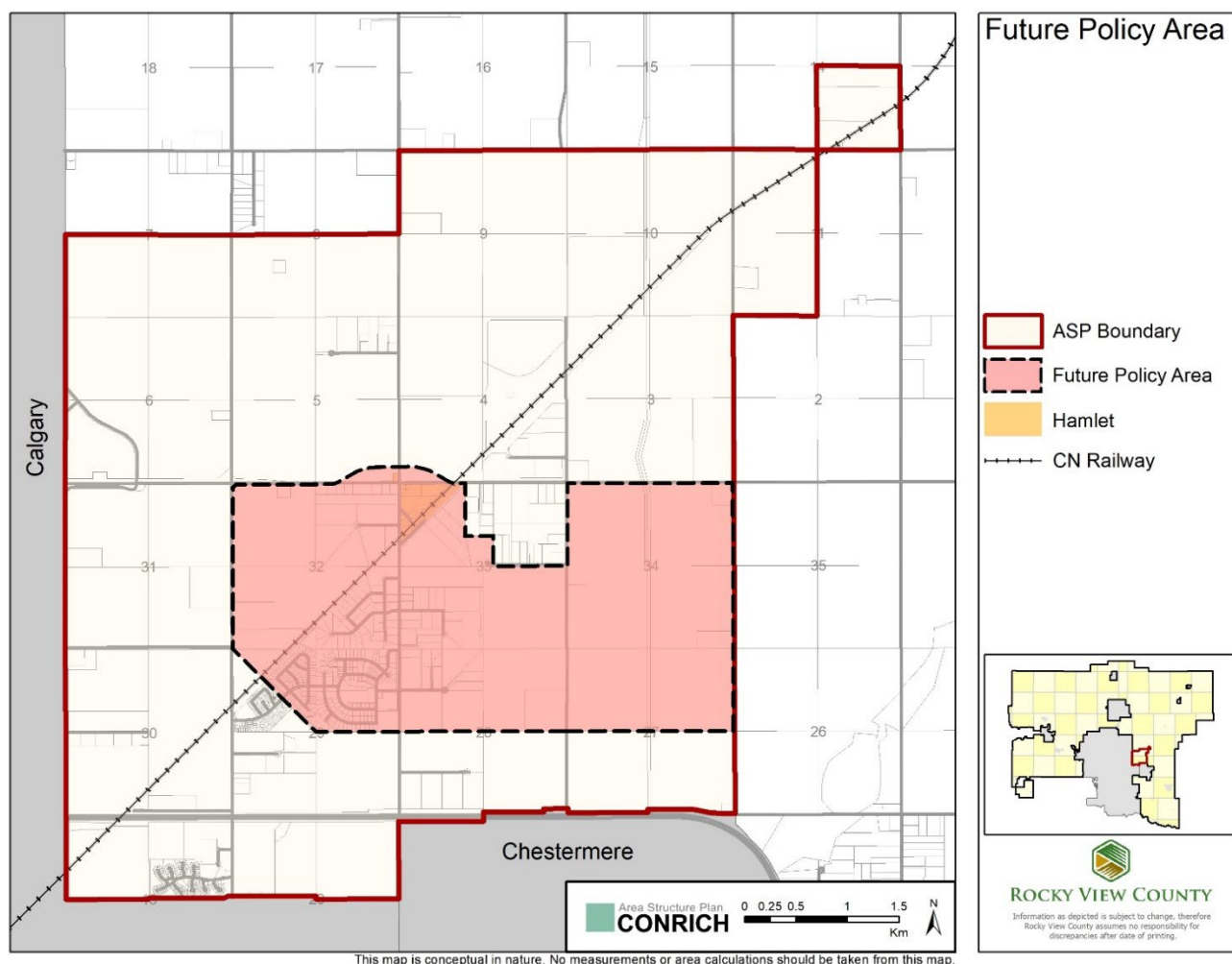


Figure 1 Future Policy Area

Project Context and Timeline

The existing Conrich ASP was adopted in December 2015 (effective 2017 following Municipal Government Board decision), and the area currently contains a mix of residential, industrial, and

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agricultural uses. The Conrich ASP provides a comprehensive planning and technical framework for a development area identified in the County Plan as a Full-Service Hamlet and Regional Business Centre.

The adopted ASP identified a Future Policy Area (Figure 1) to be planned at a future time. On November 27, 2018, Council approved terms of reference for the development of these identified lands. The project has been ongoing for the past several years and on October 16, 2024, Administration presented the draft of the Conrich Area Structure Plan for approval at a public hearing, outlining the changes proposed within the FPA. Council referred the FPA document back to Administration to complete further revisions to the plan in concert with a review of the wider Conrich ASP.

On December 10, 2024, Council voted to rescind the resolution adopted at the October 16, 2024 public hearing and instead, directed Administration to complete further refinements to the Plan incorporating feedback that was heard at the public hearing, especially with respect to the phasing strategy, long-term development area, and distribution of residential densities throughout the Future Policy Area to be presented by Q2 of 2025.

On April 15, 2025, Administration provided an update on the project to the Governance Committee, introducing the revisions to date. At that meeting, the Committee recommended that the terms of reference be updated for the project to achieve the following objectives:

- Revised residential density target within the Neighbourhood area from the 7.25 UPA to 5.0 UPA;
- Prioritize single-family dwellings as the predominant residential development form;
- Limit multi-family residential land uses to less than 10% of the residential area; and
- Focus multi-unit development in proximity to the Community Core.

Council approved the amended TOR on May 6, 2025. Administration amended the Draft ASP according to the updated TOR, and circulated the new draft to adjacent municipalities, external agencies, and landowners.

Intermunicipal and Agency Circulation (Attachment C)

The revised draft of the Conrich ASP was circulated to all relevant agencies including The City of Calgary, City of Chestermere, and Alberta Transportation and Economic Corridors (ATEC). A portion of the ASP is located within the Rocky View County / City of Calgary IDP Policy Area, and therefore, the ASP is subject to the policies of that statutory plan. The City of Calgary provided several comments to clarify policies on intermunicipal collaboration and mapping issues; Administration reviewed these comments and revised aspects of the draft to address these concerns.

The City of Chestermere was also circulated the revised draft; however, the County did not receive any response to the circulation.

Landowner Circulation (Attachment D & E)

The proposed Conrich ASP was circulated to 941 landowners located within the ASP boundary for the period from May 6, 2025, to May 27, 2025, in accordance with the MGA and Council Policy C-327. During this circulation period, four submissions were received with recommendations for revision and concerns relating to the updated density requirements. One letter received noted concerns with impact to the wider ASP and the transportation network. No letters were received in support of the ASP.

ANALYSIS

Guiding Policy Framework

The proposed Conrich ASP is required to align with the higher-level policies and requirements of the Rocky View County / City of Calgary Intermunicipal Development Plan, and the Municipal Development Plan.

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Intermunicipal Development Plan

City of Calgary

The purpose of the Rocky View County / City of Calgary IDP is to identify areas of mutual interest, minimize land use conflict across municipal borders, provide opportunities for collaboration and communication, and outline processes for resolution of issues. The IDP includes policy regarding development interfaces between the two municipalities, coordination of utilities, transportation, open space and recreation, watersheds and source water.

The proposed Conrich ASP FPA project addresses the policy items of the IDP by:

- Providing opportunity for intermunicipal collaboration to address cross boundary impacts prior to local plan and land use applications.
- Modernizing and strengthening policy on integrated regional and local active transportation network and interconnected open space and policy committing to continued collaboration with Calgary on recreational amenities.

Municipal Development Plan (MDP)

The proposed Conrich ASP FPA remains in alignment with the current County's MDP, which supports the development of a full-service hamlet in Conrich, providing a range of land uses, housing types, and rural services to their residents and local area.

The County is also in the process of developing a new MDP and the current draft identifies Conrich as a Growth Hamlet. Within the context of the FPA project, the Hamlet Area promotes a range of housing types, encourages local businesses within each neighbourhood area, and also identifies a Community Core to be developed within the Northwest Neighbourhood, aligning with the Hamlet Core policies of the draft MDP.

Land Use Strategy

The primary revision made in the ASP specific to the FPA is through the introduction of the Hamlet Policy Area and the Long-Term Development Area.

Hamlet Policy Area

The Hamlet Policy Area encompasses existing and new residential development with an expanded boundary beyond its historical surveyed area; this in turn provided an opportunity to introduce two neighbourhood areas with a future Community Core, including linkages between existing and new developments, as well as community amenities.

Neighbourhood Area

The draft plan presented to Council in October 2024 presented four areas including three neighbourhood areas and a Community Core along Conrich Road. The revised land use strategy has merged the previously proposed area boundaries to create just two Neighbourhood Areas. The revised boundaries reflect the physical separation of the Hamlet by the railway, with the "Northwest Neighbourhood" being northwest of the rail line, and "Southeast Neighbourhood" being southeast of the rail line as shown on Figure 2 Hamlet Area map. The Neighbourhood Areas will be planned through two separate neighbourhood plans that will be led by the County or in partnership with a developer. These plans could be prepared concurrently depending on servicing availability and any additional justification as provided by prospective applicants.

The Community Core is now to be incorporated into the Northwest Neighbourhood, with final location and design to be determined at the neighbourhood planning stage. Hamlet policies direct multi-unit or other forms of higher density development within the Community Core of the Northwest Neighbourhood.

Southeast Neighbourhood includes the existing Buffalo Hills Conceptual Scheme. Planning of this Neighbourhood will seek to integrate new communities into existing planned areas by including logical

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connections to the road and pathway network as planned in Buffalo Hills. The Southeast Neighbourhood may include small local amenities to serve residents.

The primary residential built-form in the Hamlet will be single-detached residences, with nodes of higher density to be primarily focused within the northwest neighbourhood in proximity to the future Community Core. These residential forms may consist of rowhouses, semi-detached units, mixed-use, or other similar forms of development. This pattern of development aligns with community feedback that there should be a variety of housing choices available in Conrich, with the majority of residences being single detached residences. To support well designed communities, the ASP also requires that community design include architectural controls that address building appearance, lot layout, landscaping, streetscape, and street-oriented design, and to also include interface and buffering to ensure that proposed developments take into consideration adjacent and existing land uses.

New developments within the Hamlet will achieve an average density of 5.0 units per acre. This density is intended to achieve community objectives such as housing affordability and variety, and efficient servicing. Local commercial and community amenities are also encouraged within the neighbourhood plans to ensure residents have access to these services within their community.

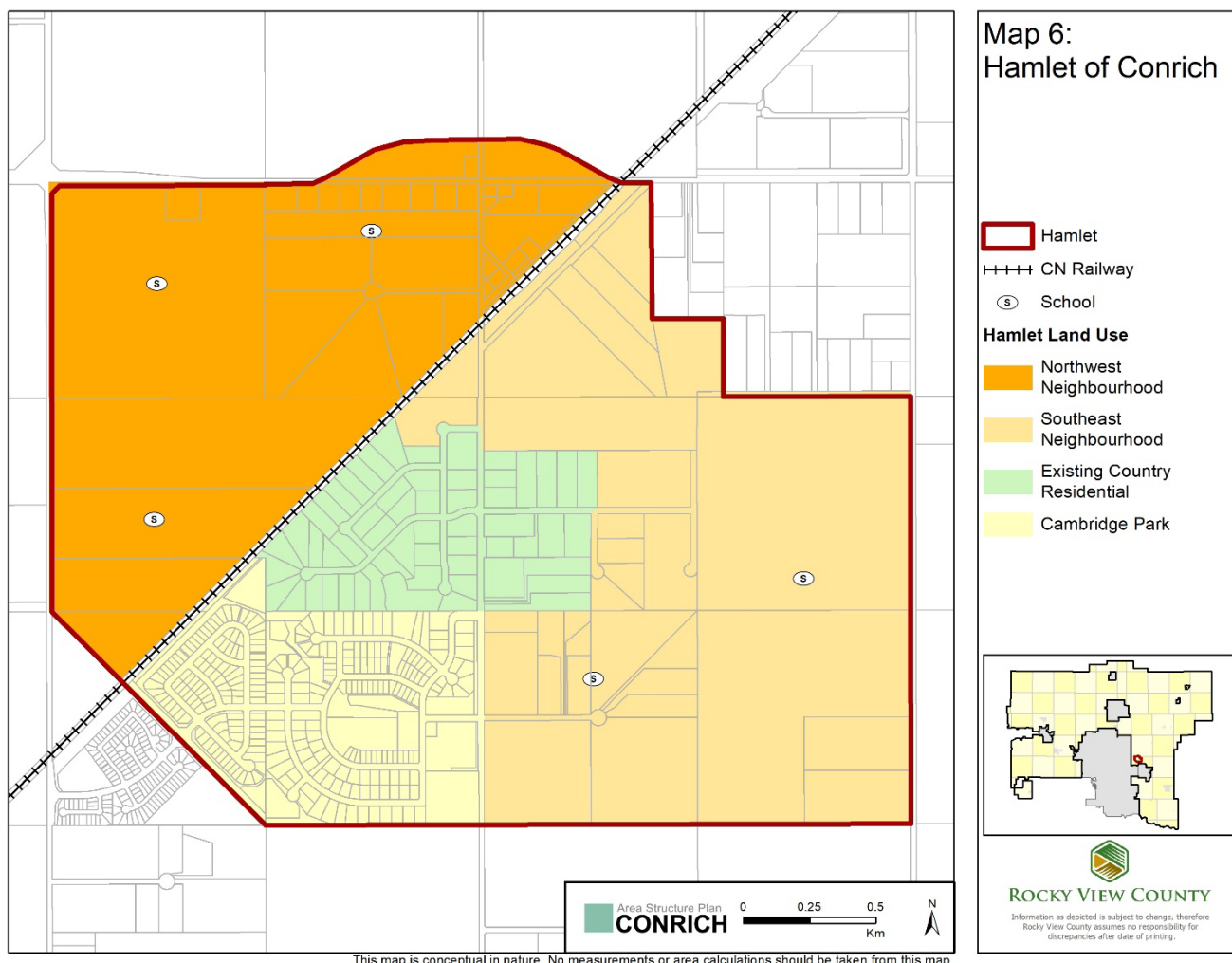


Figure 2 Hamlet Area

Long Term Development Area

The easternmost portion of the Conrich ASP FPA continues to be identified as a Long-Term Development Area, which requires further planning and ASP amendments. It is anticipated that there will not be a demand



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for these lands for an extended period of time, and, it is important to protect these areas from interim uses or fragmentation. In order to commence development in the Long Term Development, an amendment to the ASP will be required.

Technical Items

The Conrich ASP FPA is supported by the following technical studies:

- Environmental Screening Report (December 2022)
- Conrich Master Drainage Plan (May 2024)
- Conrich ASP Transportation Network Review (May 2024)
- Conrich Wastewater Servicing Study (May 2024)
- Conrich Potable Water Servicing Plan (May 2024)

The Environmental Screening Report was completed to determine existing environmental conditions of the Plan area, and to assess environmental impacts that may occur resulting from the proposed type of development. Information provided by the report is used to inform development and natural environment policies of the proposed ASP.

The Master Drainage Plan provides recommendations to manage stormwater runoff. The study identifies potential constraints, opportunities, and design parameters for managing current and future drainage infrastructure and provide guidelines to developers and the County. The study informs the stormwater policies, and the recommendations are implemented by the ASP.

The Conrich ASP Transportation Network Review examined existing traffic volumes in the ASP, forecasted future traffic volumes, and identified the ultimate transportation network to support the full build out of the community based on the proposed land uses. Further, the study provides information on long term transportation improvements required to support the ASP.

The Conrich Wastewater Servicing Study and the Conrich Potable Water Servicing Plan were completed to analyze future wastewater collection and potable water distribution to the Conrich area. Both studies were completed to develop a strategy for the ASP and are used as background information.

Proposed revisions to the FPA policies did not require updates to the technical studies however, further analysis and technical review will be completed instead at the neighbourhood planning stage. The neighbourhood plan is envisioned to provide detailed design of each neighbourhood area which will be developed through supporting technical studies. Additionally, as each development progresses through various planning stages, update to the technical studies above will be required.

COMMUNICATIONS / ENGAGEMENT

Various public engagement sessions have been conducted for the Conrich ASP FPA review project since its initialization in 2018. Below is a brief synopsis of the engagement conducted:

- May 2019: The official public launch of the project and includes engagement with the public and municipal neighbours to set the community vision, objectives, and high-level land use strategy. Several further rounds of engagement were held as various iterations of the draft ASP were released for public input.
- October – November 2023: A comprehensive engagement program was undertaken following the release of a revised draft plan, which included an in-person open house and workshop sessions, a virtual open house, surveys, and written submissions.
- July 2024: Two one-and-a-half hour online sessions during the public circulation period to inform of the proposed ASP and answer questions.

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The draft plans have also been circulated to various internal and external agencies as well as to landowners within the ASP Plan area. Furthermore, Administration regularly posted news and updates on the website and e-newsletter.

IMPLICATIONS

Financial

No financial implications have been identified at this time.

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
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

ALTERNATE DIRECTION

THAT Council refers Bylaw C-8569-2025 to Administration to allow Council to submit proposed amendments to the draft bylaw.

AND THAT Administration be directed to return with Bylaw C-8569-2025, and Council’s proposed amendments, for consideration at a public hearing held no later than July 17, 2025.

ATTACHMENTS

- Attachment A: Bylaw C-8569-2024
- Attachment B: Conrich Area Structure Plan (Red Line)
- Attachment C: Conrich Area Structure Plan (Clean Copy)
- Attachment D: Proposed ASP Revisions and Rationale
- Attachment E: Agency Responses
- Attachment F: Landowner Circulation Map
- Attachment G: Public Submissions

APPROVALS

Manager:	Dominic Kazmierczak, Executive Director, Community Services
Executive Director/Director:	Dominic Kazmierczak, Executive Director, Community Services
Chief Administrative Officer:	Reegan McCullough, Chief Administrative Officer