



June 02, 2025

City Files: RV23-28, RV24-27

Department of Planning and Development
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

SUBJECT: Draft Conrich Area Structure Plan Amendments – May 2025 Circulation

Dear Andrew Chell,

The City would like to thank Rocky View County Administration for circulating the proposed Conrich Area Structure Plan (ASP) amendments for our review. The City of Calgary has reviewed the application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)*, and other applicable policies. City of Calgary Administration offers the following updated comments for your consideration.

Planning:

- Map 13: Local Plans has been updated and the previously identified '84 Street Local Plans A and C' on either side of the Westcon Business Park Conceptual Scheme along 84th Street have both been removed, while reference to this important planning area and the requirement for local plans remains in policies 27.8.c and 28.12. The City requests 84 Street Local Plans A and C be added back in Map 13.
- The City understands that the Community Core is no longer proposed to be it's own defined area, rather it is to be incorporated within the Northwest Neighbourhood Area and the location is to be determined at the neighbourhood plan stage. As such, The City notes there are still references to the Community Core 'as shown in Maps 5 and 6' throughout the document.
- The City requests the following addition to Policy 27.6, even though the formal Joint Planning Area work is no longer continuing with the repeal of the Growth Plan, collaboration is still required between adjacent municipalities:

27.6 Prior to approval of local plan and land use applications ~~falling within the Joint Planning Area as identified by the Region Growth Plan~~, the County should consider the use of appropriate mechanisms, including but not limited to joint studies and infrastructure cost sharing agreements, to address cross boundary impacts identified by the County **in consultation with the adjacent municipality.**

Recreation:

- The City and Rocky View County are working towards an overarching shared recreation agreement between both municipalities that will focus on ensuring the provisions of financial compensation and needed recreation facilities and services are addressed. A recreation agreement, once adopted, would set out the parameters to address recreation related development impacts to allow developments to proceed in a timely fashion.

Water Resources:

- Drainage solutions (interim and ultimate) are required to comply direction prescribed by CSMI.

Thank you for the opportunity to review and provide comments. If you have any further questions, do not hesitate to contact myself.

Sincerely,

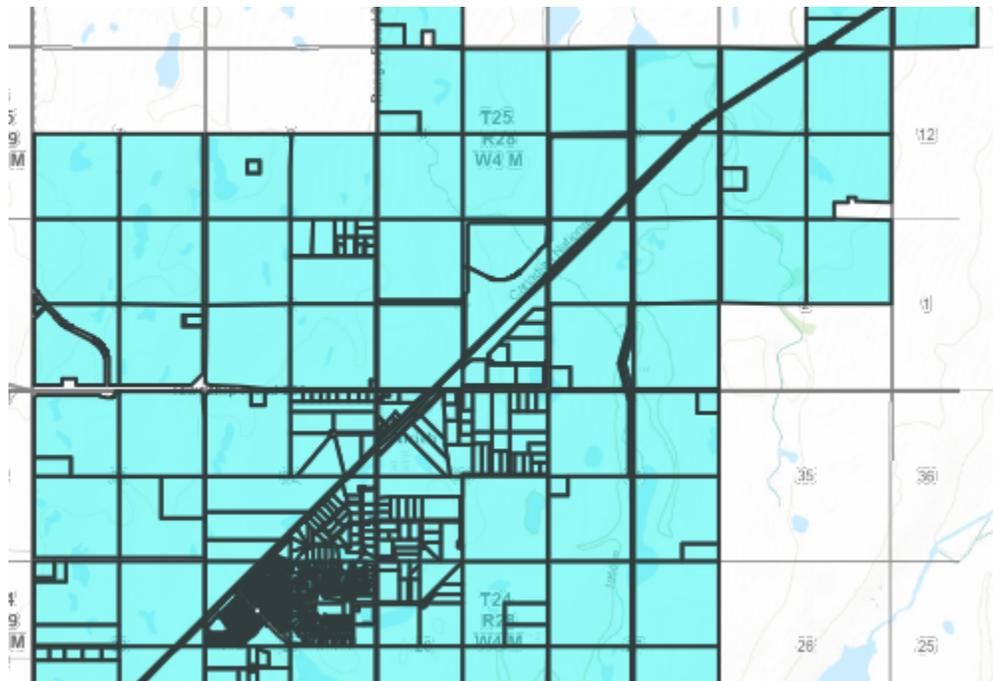


Kristine Cave

Planner 2, Regional Planning
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Transportation and Economic Corridors Notice of Referral Decision
Statutory Plan in Proximity of a Provincial Highway

Municipality File Number:	1012-370	Highway(s):	791, 1, 201, MCKNIGHT BOULEVARD
Legal Land Location:	RA QS-SW SEC-26 TWP-024 RGE-28 MER-4	Municipality:	Rocky View County, Calgary, Chestermere
Decision By:	Evan Neilsen	Issuing Office:	Southern Region / Calgary
Issued Date:	June 17, 2025	AT Reference #:	RPATH0050799
Description of Development:	Rocky View County is proposing amendments to the Conrich Area Structure Plan. Please note that red text was considered at a previous public hearing Oct. 16, 2024. Text in blue is entirely new text as part of this amendment.		



This will acknowledge receipt of your circulation regarding the above noted proposal. Transportation and

Economic Corridors primary concern is protecting the safe and effective operation of provincial highway infrastructure, and planning for the future needs of the highway network in proximity to the proposed development(s).

Transportation and Economic Corridors offers the following comments and observations with respect to the proposed development(s):

- Pursuant to Section 618.3(1) of the Municipal Government Act (MGA), the department expects that the municipality will comply with any applicable items related to provincial highways in an ALSA plan if applicable
- Pursuant to 618.4(1) of the Municipal Government Act, the department expects that the Municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, in accordance with Policy 7 of the Provincial Land Use Policies.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. Transportation and Economic Corridors expects that the municipality will mitigate the cumulative impacts of traffic generated by developments approved on the local road connection to the highway system, pursuant to the South Saskatchewan Regional Plan and Section 648(2)(c.2) of the Municipal Government Act.
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. Any proposed subdivision or development should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
3. The proponent may be required to submit a Traffic Impact Assessment or a Traffic Impact Assessment Memo at the time of further development and/or subdivision prepared in accordance with relevant departmental guidelines at the time identifying the likely traffic impacts that such development may have to the provincial highway network.
4. Any future accesses to Highway 201 (Stoney Trail), Highway 1 (Trans-Canada Highway), or any other designated freeway shall be in accordance with Order in Council 587/2009, with specific attention to Map 1.2 (Highway 1) and Map 201.1 (Stoney Trail). No additional freeway access shall be granted outside of these designated locations as per section 4 (2) of the Highways Development and Protection Act.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information



Issued by **Evan Neilsen, Development and Planning Tech**, on **June 17, 2025** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



FW: Conrich Area Structure Plan Amendment - Circulation

From Carly Davies <cardavies@rockyview.ab.ca>
Date Fri 06/20/2025 10:00 AM
To Althea Panaguiton <APanaguiton@rockyview.ca>
Cc Navi Sunkaranam <nsunkaranam@rockyview.ab.ca>

1 attachment (31 KB)

RVS Comments Conrich ASP_Section 16 - 20250620.docx;

Hi Thea,

Thank you for meeting with us last week. I personally found it so much easier to just discuss on a high level where we both needed to clarify what was happening in Conrich due to the hierarchy of documents.

IMPORTANT NOTE: With the upgraded density, the school sites noted in the plan will be what RVS need for our students, 4 plus 1 high school. It would be very likely that Calgary Catholic and Francophone schools will want additional sites. I wouldn't say MAY either as that will likely be the minimum as is.

“Rocky View County and the school authorities administering the schools in the County have determined that **a minimum of four elementary and a high school** may be required for the Conrich area. **Locations identified on Map 6 are conceptual based on the initial discussions with the school boards, and will be finalized in accordance with demand, the policies of this plan, and further consultation with the school boards during Neighbourhood Plan preparation.** Locational criteria and school size respect the reserves agreement in place with Rocky View Schools, **Francophone School Board**, and the Calgary Catholic Board of Education.”

I think the updates in the maps will also really drive home the need for the school sites. I appreciate the changes you have made, and I will look forward to fine tuning the details within the local documents. Thank you for hearing our concerns.

Looking forward to seeing the final draft.

Thanks again Thea,

Planning

Rocky View Schools
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From: Althea Panaguiton <APanaguiton@rockyview.ca>
Sent: June 17, 2025 11:17 AM
To: Planning <planning@rockyview.ab.ca>
Subject: Fw: Conrich Area Structure Plan Amendment - Circulation

CAUTION: This email originated from outside of Rocky View Schools. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Carly and Navi,

Thank you very much for meeting with us last week to go over the comments on the Conrich Area Structure Plan. I'm sending a follow up to confirm a few items that we discussed.

The current circulation was in regard to the Future Policy Area (FPA) project showing the newly expanded Hamlet boundary as well as the "Long Term Development Area". Within the Hamlet, Administration is proposing 2 new Neighbourhood Area - Northwest and Southeast. These two neighbourhoods will be further planned by the County (or in partnership with a developer) through a "Neighbourhood Plan", at Neighbourhood planning stage further details such as the location of the community core, additional road networks, community amenities, and school sites will be determined.

Other revisions that Administration is proposing predominantly clarify policies that may be affected due to the Hamlet Area. I've attached here the revisions we've made to Section 16 - Schools to date for your review. Can you please confirm if these satisfy your initial concerns with regards to the proposed Plan?

I do want to follow up with regards to the ASP map, the school symbols are conceptual. The legends were initially placed in areas that may provide efficient connection between communities and to keep the sites central. It doesn't confirm the final location and total number of schools that will be developed in the community, possibly there could also be multiple schools co-located in that one area. The policies within the ASP reflect this direction and the preamble in Section 16 mentions the need for further planning will occur later in the process. As we discussed we anticipate that further conversations with the school boards will be completed at neighbourhood planning stage to confirm final sites.

Further, outside of the FPA project, the County will be completing a full review of the wider Conrich Area Structure Plan. We anticipate many of the activities in the project will begin in the fall and we'll certainly reach out to begin initial conversations with schools while forming the land use concept.

If there is anything that I missed, please let me know. We appreciate again your time and efforts in providing your feedback on the proposed Conrich ASP.

Cheers,

Thea Panaguiton

She/Her/Hers

Senior Planner, Policy | Planning

Rocky View County

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From: Planning <planning@rockyview.ab.ca>
Sent: Monday, June 09, 2025 3:08 PM
To: Althea Panaguiton <APanaguiton@rockyview.ca>
Cc: Navi Sunkaranam <nsunkaranam@rockyview.ab.ca>
Subject: RE: Conrich Area Structure Plan Amendment - Circulation

Hi Thea,

Thank you again so much for the extra time to review. Our team found this circulation particularly tricky as it doesn't contain a lot of the information, we typically use to review plans thoroughly. After meeting Kaitlyn regarding the MDP update, we were able to understand some of the differences and expectations for ASPs in rural areas; However, we felt there was still a lot of missing information we would need to comment appropriately on this area.

Please feel free to reach out if you have any questions or comments, we are happy to chat about this further.

Planning

Rocky View Schools

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Jun. 06, 2025

Thea Panaguiton
Senior Planner, Policy
262075 Rocky View Point
Rocky View County

RE: Comments on Conrich Area Structure Plan Amendment.

Dear Ms. Panaguiton,

Thank you for the opportunity to review the proposed amendment to the Conrich Area Structure Plan (ASP). Rocky View Schools (RVS) has completed its review and provides the following comments for your consideration.

It is critical to clarify inconsistencies between this ASP and the proposed Municipal Development Plan (MDP). For example, the ASP references Conrich as a regional business centre, whereas the MDP identifies it as a growth hamlet. This distinction is significant for school planning, as the educational infrastructure needs differ greatly depending on the long-term vision for the community.

The proposed amendment allows for a substantial increase in residential development. Given, Conrich's unique demographic profile—including a high prevalence of multi-generational households—this growth will result in a greater demand for school sites than in other areas of the County. However, the current ASP does not reflect these increased demands and existing mapping and supporting statements do not align with the expected population growth.

Based on the scale of residential expansion within the hamlet and surrounding country residential areas, RVS will require a minimum of four elementary/middle school sites and one high school site. The high school site must be clearly identified in the ASP maps. Moreover, a clear timeline for servicing and development sequencing is essential to ensure that school sites are available in a timely manner to meet the needs of incoming residents. This information is currently missing.

Throughout the document, terms such as "Local Plans" and "Neighbourhood Plans" are used interchangeably. It must be clarified whether these are intended to replace or serve the same function as "Conceptual Schemes," to avoid confusion during future planning stages.

The ASP must also clearly require that at least one school site be shovel-ready as part of the first phase of community build-out. Additionally, certain maps need to be updated to reflect the closure of Prince of Peace School and to correctly identify any remaining institutions as private schools.

Finally, the proposed amendments to the Municipal Reserve (MR) allocation highlight the need for greater clarity regarding future planning expectations. To support transparency and alignment among shareholders, the ASP should clearly articulate the intended approach to MR allocation, with the understanding that further detail and refinement will follow during the conceptual planning stage.

While RVS has identified several areas where additional clarity and alignment would strengthen the amendment, we are not in a position to support the document in its current form. We remain committed to ongoing collaboration with Rocky View County and welcome the opportunity to work together to refine the ASP so it can effectively meet the long-term educational and community needs of Conrich.

Please do not hesitate to reach out should you require any clarification or wish to discuss these comments further. We appreciate the opportunity to contribute to this important planning process.

More detailed comments from RVS are enclosed for your consideration.

Sincerely,

Navi Sunkaranam
Director of Planning and Capital Projects

Encl: Detailed Comments on Conrich ASP amendment.

Conrich Area Structure Plan Amendment: Rocky View School's Detailed Comments. (June 09, 2025)

Pg #	Policy #	Statement	Question	Comments
16	MAP 4	<i>School sites shown as blue diamonds.</i>		<p>1) The school in the prince of peace area was closed and changed into a retirement home. Please remove the diamond as there is no longer a school site available.</p> <p>2) The legend should read private school by the blue diamond. The map should show that there are no public schools in Conrich ASP area.</p> <p>3) The map should be updated to show all the homes. (For example, Chateau Estates Manufactured Home Park.) It seems like a lot of the population is not shown.</p>
22	Goals 1.b.	<i>The goals are as follows: Facilitate the development of the hamlet of Conrich as a vital and distinct community that retains its rural heritage and provides residents with a community focal point with public gathering places, parks, schools, other institutional uses, and local commercial services;</i>		As this is suggesting a community focal point, it's interpreted as one node for the Conrich hamlet or even the Conrich greater area. This should specify the high school should be at the community focal point and neighbourhood nodes as elementary schools.
30 / 31	Map 5 & 6			School sites are approx. however, when requesting funding from Alberta, the location of a school site will not be allowed within 500m of a train tracks. It would be ideal to move the one site further away so we would get approval. Even with the proposed barrier with the Railway interface concept in figure 3, the school site should be shown further away from the tracks for future approval

				requirements. AS per the policy in this document. 22.31
34	8	<i>Unique to the community of Conrich is the general trend of multi-generational living. While still in the form of single detached dwelling, houses are typically larger in size and are built on bigger urban lots of approximately 0.25 acres in size. Each home accommodates multiple family members within one household and have more residents than the average 3 people per household. While the average density in the hamlet may appear lower, the number of residents per household may be typically higher than the average Rocky View County residence.</i>		The calculation for students is based on the general RVC resident / household numbers. Therefore, the 5 sites needed is calculated at the lower rate, does this align with the higher calculation rates from RVC for Conrich. 4 school sites and 1 high school site.
36	8.10 c.	<i>8.1 Redesignation, subdivision and development applications within the hamlet residential area shall be guided by a local plan prepared in accordance with the policies of this Plan; c. notwithstanding Section 8.4, a local plan is not required for a development</i>	What does this mean? Could you please clarify if this effects the school sites?	should be 8.1.a point "a" not "c".

		<i>application that is supplemental, accessory to, or secondary, to an approved principal use, should that use been approved prior to amending Bylaw C-8567-2024</i>		
37	8.19 a.	<i>8.19 Local plans in the Hamlet shall provide an analysis of open space and recreational needs and opportunities to determine the amount and location of land to be dedicated to parks and open space within the hamlet development areas; a. Where the opportunity exists to provide connections to an existing or planned active transportation route, municipal reserve dedication in residential areas should be provided by dedication of land to facilitate the establishment of fully functional pathways and open space areas within a development.</i>	How can MR be determined large enough for a school site without being specific to separating parcels with at minimum 200 acres to get 20 acres for a school site? Or even for a 10 acre parcel for an elementary school? Could you please confirm that the local plans will be developed in the area sited and as the neighbourhood areas?	Should be stated that if the development has a school site shown in the map systems, that developer is responsible for providing the school site and the high school site should be shown in the neighbourhood community node with 25 acres to accommodate the facility and recreational requirements.
39	8.27 and 8.29	<i>8.27 The following uses within the Neighbourhood Areas may be allowed where they are determined to be compatible, appropriate, and consistent with the policies of this Plan: a. public, recreational, and institutional uses such as schools, childcare facilities, 8.29. a.a. A neighbourhood plan shall cover the extent of the relevant</i>	Please confirm that Norwest Neighbourhood and Southeast neighbourhood are pre- set areas for specific local plans? The Hamlet area will be split into two conceptual schemes? For previous sites that have paid CIL or for future sites on commercial and industrial areas that pay CIL for their determined MR, it should be determined that school sites are a priority and should be contributing to these sites. How does this work internally and how can it be managed based on policy?	Same comments as before. Ensure size of local plans are sufficient for providing a school site. Whether that is from the reserve allocation from the internal area or deferred, transferred or bought through CIL from other sites in the area. Airdrie is currently working from a levy-based system to fairly provide for high school sites. It may be valuable for Conrich to navigate a process in the same fashion.

		<i>Neighbourhood Area as shown in Map 6.</i>		
40	8.32 d.	<i>d. provides for public, recreational, and institutional uses;</i>		Be more specific to the details on the public schools and size of sites needed.
44	8.55	<i>Development in the Community Core shall allocate sufficient lands for the future development or expansion of schools and municipal services through appropriate phasing and dedication of municipal reserve lands;</i>		Can this somehow specify that Public School sites must be located where shown on map and the amount of land required is determined in previous policy and are not interchangeable with other institutional or commercial services?
44	8.56	<i>Institutional and community service uses within the Community Core should be broadly identified at the time of preparing a neighbourhood plan while allowing for flexibility at further development stages and shall align with all other relevant policies set out within this Plan.</i>		As mentioned before, at the ASP stage, the school sites, sizes and even ownership should be determined and clearly shown.
General			Where are Buffalo hills and other approved local plans shown on the maps? Are these plans dismissed and now the new determined areas will be adopted in new separate conceptual schemes?	

66	16	Schools	Where is the general parks concept map for the ASP?	general locations should be shown; however, it still should be considered where they are to ensure, at a minimum the overall servicing and transportation are aligning.
66	16.3	<i>16.3 The amount of land dedicated for a future school site should be consistent with the size requirements delineated in the reserves agreement between Rocky View County and the school boards. Current size requirements are 10 acres for an elementary school, 15 acres for a middle school, and 25 acres for a high school.</i>		Although the dedication of exact land and location will be determined at the local plan stage, It would be beneficial to determine the locations, size and ownership of the school sites and compare them to the regional pathway systems. It would also be ideal to determine where the community centre is.
66	16.2	<i>As local plans are prepared, consultation shall occur with the school boards and other relevant partners to confirm additional school needs and specific locations for future school sites. The preferred location for a high school at the present time is on land within the highway business area south of the hamlet of Conrich.</i>		In other ASP's there are typically divided areas that will be future neighbourhood plans or concept plans.
66	16	<i>Rocky View County and the school authorities administering the schools in the County have determined that three elementary schools and a high school may be required for the Conrich area.</i>		1 HS and 3 elementary schools? It should be 5 sites as shown on map as well. Based on the population prediction, RVS would likely require 5 sites. CC and FI may require their own sites as well. The map shows 5 sites. Can we determine which one will be required to be HS? If CC and FI determine there is no need for a school site, the 5 sites will be sufficient.

67	16.9	<i>16.9 The County may partner with the school authorities to facilitate the creation of joint use facilities or amenities.</i>		As per MDP and JUPA requirements, the statement should say " SHALL or Will " not "MAY".
67	16.11	<i>Rocky View County and the school authorities shall collaborate with CN to mitigate impacts of train movement on school access via bussing, walking, or other modes of transportation.</i>		This statement should say " Rocky View County SHALL" and remove the school authorities, it is the county's responsibility to provide a quality site to the school board sufficient for approvals by AB for the school envelope. This includes the distance and safety from the existing train tracks and other concerned areas should be mitigated prior local plan MR designs. School authorities will not collaborate with CN and should be completed prior to approvals and transfer of the sites. AS per policy 22.31 of this document.
77	20.6	<i>20.6 The acquisition, deferral, and disposal of reserve land, and the use of money in place of reserve land, shall adhere to County policy, agreements with local school boards, and the requirements of the Municipal Government Act.</i>		As there is currently no JUPA, can we confirm somehow that the schools' sites demonstrated in the maps will be provided as the priority of MR dedication?
General	MAPS		The school sites should be shown on all the future planning maps.	All maps shall show the proposed school sites including the designated HS site.
111	27.21		Can we add a general statement of school sites to be developed in the first phases of the development of the local plans.	
General			Is there a way to provide a map with all the approved or proposed local plans on it? The ones listed on the website don't fully reflect the map shown in the plan.	