

To: **Conrich Area Structure Plan Future Policy Area Project Team**
planning_policy@rockyview.ca

Good Day Team,

On behalf of my clients, landowners in the Conrich Area Structure Plan (ASP) area, I wish to share with you, their concerns, mainly surrounding the density factor. This document has been divided into three parts:

1. a letter of high-level statements related to the ASP and its density challenges;
2. Appendix A with six scenarios (1, 1A, 1B, 2, 3, 4, and 5) to assist in understanding the correlation between housing diversity policies/statements and a prescribed density that is too low; and
3. Appendix B, containing general comments regarding ASP wording and requests for either changes or clarification.

Linking to the Draft MDP Directives, Goals, Objectives

"Mixed use communities...co-locate higher intensity development...range of residential options...diverse mix of uses to meet resident needs...mix of housing types.....shall provide a variety of housing options...range of affordability to meet residents' needs." These statements are found in the draft Municipal Development Plan and while they are still in "draft" form, they remain relevant and require acknowledgement within the county's hierarchy of planning framework. While the ASP promotes this in many of its sections, the density metric precludes the implementation. Appendix A scenarios prove this out: what happens is if a landowner/developer is required to meet the 5-upa metric, they are forced to artificially widen the lots, removing the ability to be attainable for all income levels.

Affordable Housing

Canada is in a major housing crisis however, the proposed ASP leans heavily on the low-density, single-detached housing product with a price point start of approximately \$900,000. This ASP limits the target market to those who can afford this price point, and based on the language of the ASP, more specifically to multi-generational families (*Hamlet Development*, p34). The plan speaks to "a range of housing options," but in practice, it caps the non-single-detached residential component to just 10% which, as illustrated in the scenarios, is ineffective.

Housing Shortage

The plan says it can "evolve over time based on market conditions", however, now is the time. We live in a constant housing shortage and waiting to deal with density later doesn't really make sense when the problem exists today. The market needs more variety and more attainable options right now and not later.

ASP is Not in Line with Government Mandates

Both the federal and provincial governments are pushing for more supply, density, and zoning changes, yet the Conrich ASP doesn't align with that at all. If this gets approved the way it's written now, Rocky View will stay stagnant, they'll probably miss out on all this new funding tied to housing targets, and in general it just sends the message that Conrich is for a high-income bracket.

Development Pays for Development

The economics of the cost of tying into county services, offsite and standard levies, standard requirements in Conrich as a fully serviced hamlet, requires greater flexibility for density policies, as the scenarios above demonstrated. As presently proposed, the ASP policies will restrict housing diversity, and while may allow a variety of single detached housing product (Scenarios 2, 3, and 4), will fail to reach out to all housing market segments (townhouses, rowhouses, semi-detached, duplex, and multi-unit). The land use districts in the current, approved land use bylaw permit smaller lot product, where they should be located, i.e. in fully serviced hamlets, such as Conrich. Council is asking for the enlargement of the hamlet boundary from its historical one and therefore, there must be an understanding that the land uses, conducive to the hamlet lifestyle, are expected, with the following land use districts available for use in hamlets (under their respective PURPOSE statements), R-SML, R-MID, and R-MRU. These hamlet districts push the density expectation beyond the 5-units-per-acre metric, plus 10%, or 5.5 units per acre, unless you propose small amounts of non-single detached residential housing and call it a day.

In conclusion, I would like the county to be mindful of the evolving world in which we live in, in considering the proposed ASP density/housing diversity policies: if you restrict the development industry too much, then you risk losing opportunities for strong housing options in the Conrich area and defeat the purpose of permitting everyone a chance to have a roof over their heads, which should be a goal of any municipality, rural or urban. Rocky View County surrounds the City of Calgary on three sides, one of Canada's fastest growing major cities, and growth pressures are evident now and will continue into the foreseeable future. The county now has an opportunity to lead by creating tools for the development industry to build diversity of housing without the restriction of a non-sustainable density in a hamlet setting.

Every municipality has a role to play in addressing this national issue.

Sincerely,



N Darrell Grant

Planning Consultant

SCENARIO 1

Based on the Minimum Parcel Widths in the R-MID Land Use District

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DET PORTION	
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET			
GROSS AREA	8.74	21.60	100.0%							
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			168		
Rowhouses	0.62	1.53	7.1%	98	321	6.09	19.98	16	} 16 10%	
Detached	0.58	1.43	6.6%	264	866	9.14	29.99	29		
Detached	4.02	9.93	46.0%	1125	3690	9.14	29.99	123		
MUNICIPAL RESERVE	0.81	2.00	9.3%							
PUBLIC UTILITY LOT	0.4	0.99	4.6%							
ROADS	2.31	5.71	26.4%							
DENSITY										
								19.2	UNITS PER HECTARE	
								7.8	UNITS PER ACRE	

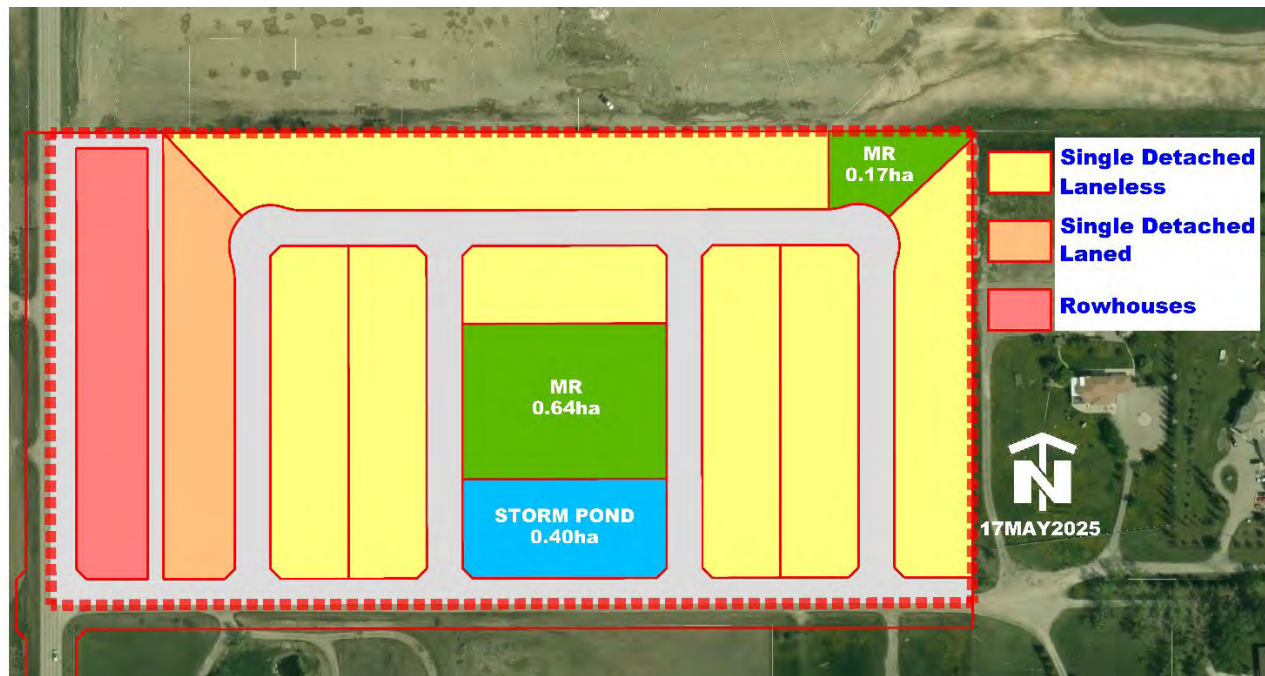
NOTE

This scenario focusses on the minimum lot widths in the R-MID land use district plus 10% as non-single detached housing.

The result is density is beyond the proposed Conrich density of 5upa and there is **minimal housing diversity**:

152 one-lot-width single detached housing

16 rowhouses



appendix a

SCENARIO 1A

Based on the Minimum Parcel Widths in the R-MID Land Use District

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DET PORTION	
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET			
GROSS AREA	8.74	21.60	100.0%							
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			165		
Semi Detached	0.62	1.53	7.1%	130	426	7.92	25.98	16	16	10%
Detached	0.58	1.43	6.6%	232	761	9.14	29.99	25		
Detached	4.02	9.93	46.0%	1125	3690	9.14	29.99	123		
MUNICIPAL RESERVE	0.81	2.00	9.3%							
PUBLIC UTILITY LOT	0.4	0.99	4.6%							
ROADS	2.31	5.71	26.4%							
DENSITY										
								18.9	UNITS PER HECTARE	
								7.6	UNITS PER ACRE	

NOTE

This scenario focusses on the minimum lot widths in the R-MID land use district plus 10% as non-single detached housing.

The result is density is beyond the proposed Conrich density of 5upa and there is **minimal housing diversity**:

149 one-lot-width single detached housing

16 semi-detached



appendix a

SCENARIO 1B

Based on the Minimum Parcel Widths in the R-MID and R-MRU Land Use Districts

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DET PORTION	
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET			
GROSS AREA	8.74	21.60	100.0%							
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			168		
Multit-Dwelling	0.62	1.53	7.1%	95	312			16	16	10%
Detached	0.58	1.43	6.6%	267	876	9.14	29.99	29		
Detached	4.02	9.93	46.0%	1125	3690	9.14	29.99	123		
MUNICIPAL RESERVE	0.81	2.00	9.3%							
PUBLIC UTILITY LOT	0.4	0.99	4.6%							
ROADS	2.31	5.71	26.4%							
DENSITY								19.3	UNITS PER HECTARE	
								7.8	UNITS PER ACRE	

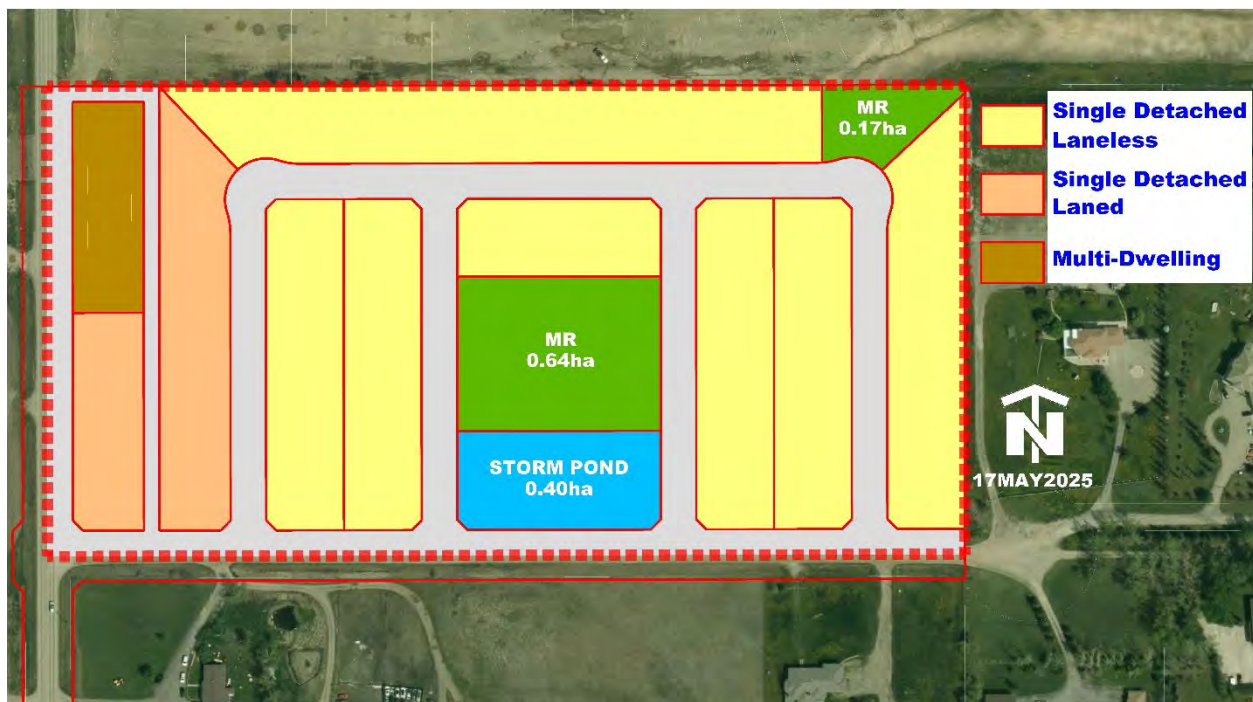
NOTE

This scenario focusses on the minimum lot widths in the R-MID land use district plus 10% as multi-dwelling 3-storey housing at 50uph.

The result is density is beyond the proposed Conrich density of 5upa and there is **minimal housing diversity**:

152 one-lot-width single detached housing

16 multi-dwelling housing



appendix a

SCENARIO 2

Based on a Maximum Overall Density of 5 Units per Acre with Some Housing Diversity

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DETACHED PRODUCT		
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET				
GROSS AREA	8.74	21.60	100.0%								
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			108			
Rowhouses	0.62	1.53	7.1%	87	285	7.92	26.00	11		11	10%
Semi-Detached	0.58	1.43	6.6%	275	902	9.75	32.00	28			
Detached	4.02	9.93	46.0%	1125	3690	16.46	54.00	68			
MUNICIPAL RESERVE	0.81	2.00	9.3%								
PUBLIC UTILITY LOT	0.4	0.99	4.6%								
ROADS	2.31	5.71	26.4%								
DENSITY											
								12.3	UNITS PER HECTARE		
								5.0	UNITS PER ACRE		

NOTES

This scenario represents a maximum 5-upa metric and the results of incorporating three housing forms: rowhouses, semis, and singles.

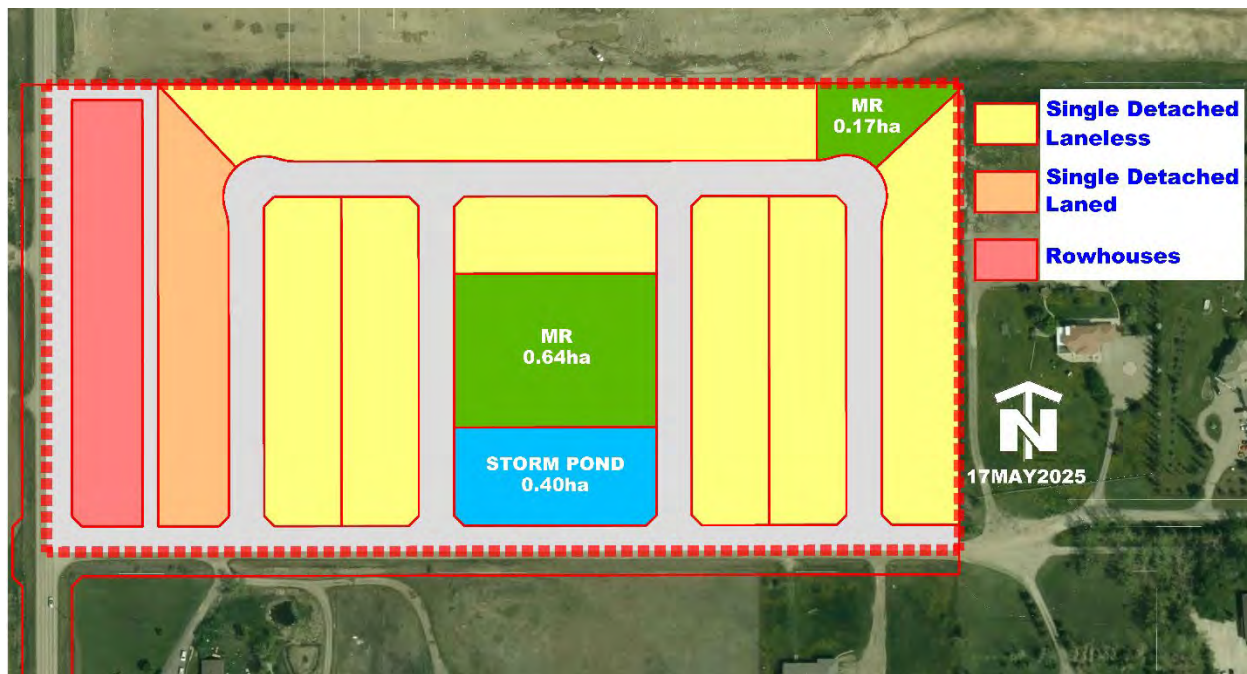
However, all the products must be artificially widened to accommodate this density metric.

Affordability is now in question as **servicing fewer homes increases the lot cost.**

11 rowhouses

28 semi-detached units

68 single detached houses



appendix a

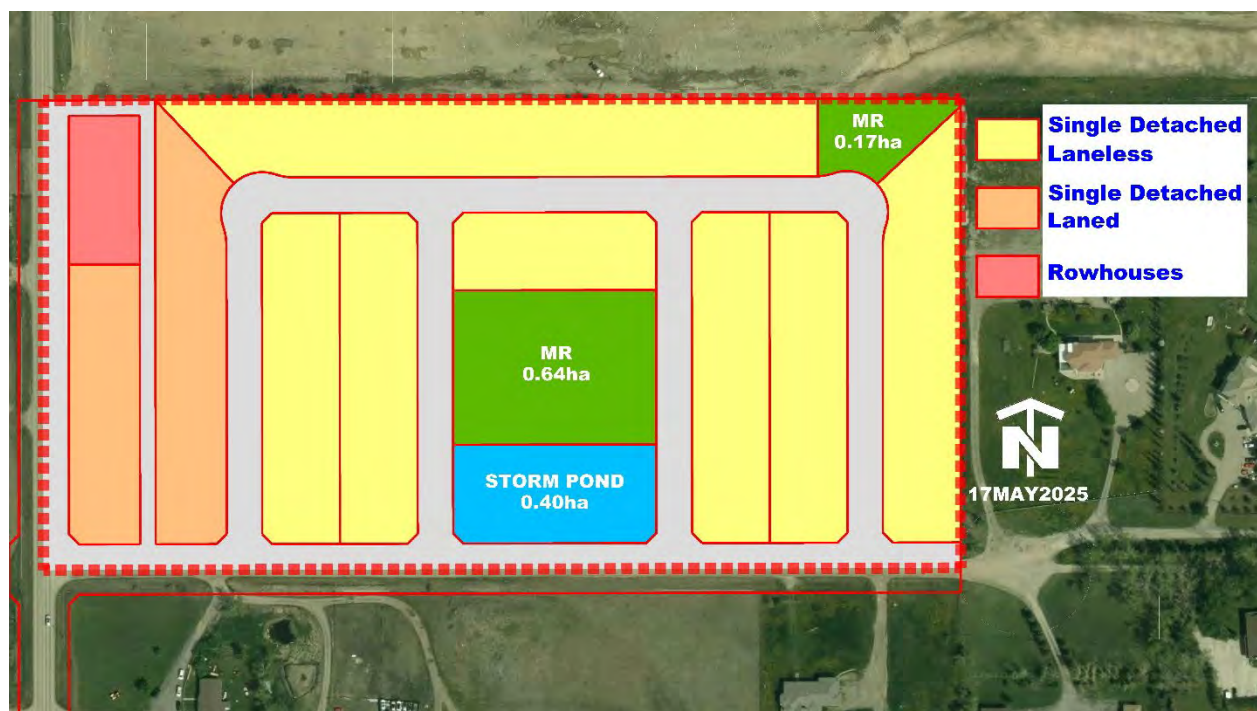
SCENARIO 3

Based on a Maximum Overall Density of 5 Units per Acre & 10% Multi-Dwelling

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DETACHED PRODUCT	
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET			
GROSS AREA	8.74	21.60	100.0%							
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			108		
Rowhouses	0.62	1.53	7.1%	67	220	6.10	20.00	11	11	10%
Detached-Laned	0.98	2.42	11.2%	126	413	9.14	29.99	14		
Detached	0.58	1.43	6.6%	169	554	13.41	44.00	13		
Detached	3.04	7.51	34.8%	1125	3690	15.85	52.00	71		
MUNICIPAL RESERVE	0.81	2.00	9.3%							
PUBLIC UTILITY LOT	0.4	0.99	4.6%							
ROADS	2.31	5.71	26.4%							
DENSITY									12.4	UNITS PER HECTARE
									5.0	UNITS PER ACRE

NOTES

In order to keep the density at 5 units per acre and allowing a maximum of 10% non-residential housing, **there is little housing diversity** : only three different lot sizes of single detached and 11 non-single detached units out of 109 units in total. The detached housing must be artificially widened to accommodate this density metric. Affordability is now in question as **servicing fewer homes increases the lot cost**.



appendix a

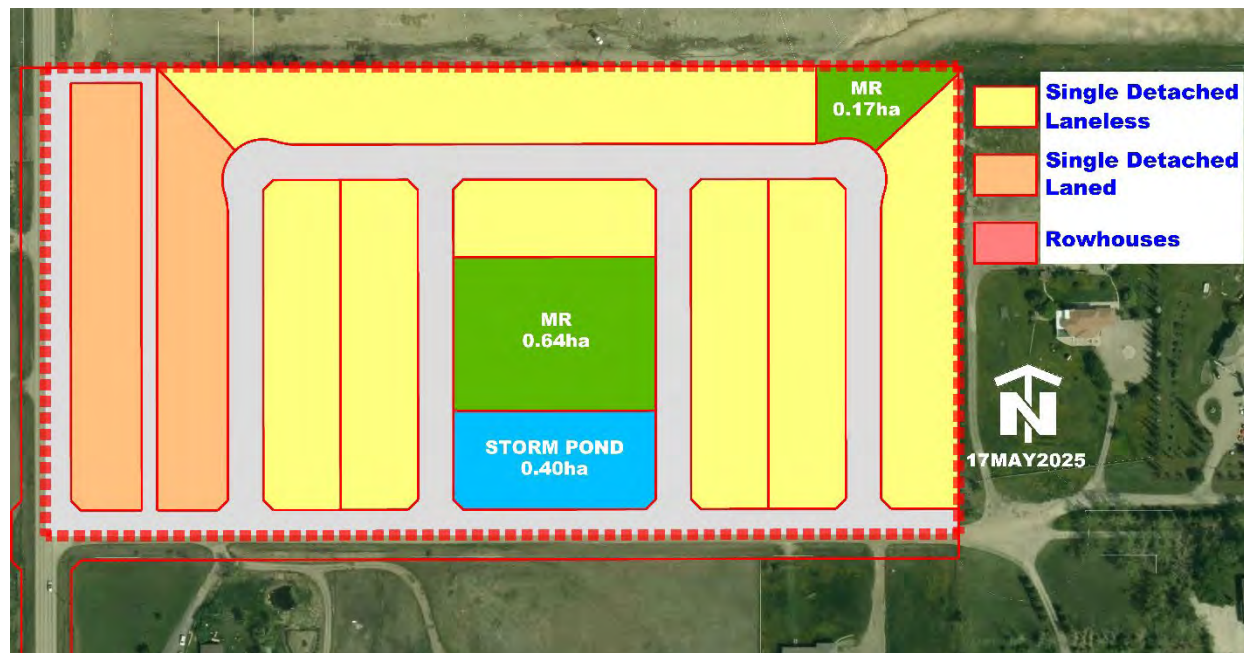
SCENARIO 4

Based on a Maximum Overall Density of 5 Units per Acre & **No Multi-Dwelling Opportunity**

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DETACHED PRODUCT
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET		
GROSS AREA	8.74	21.60	100.0%						
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			108	
Detached Laned	1.20	2.97	13.7%	193	633	9.14	29.99	21	
Detached	4.02	9.93	46.0%	1294	4244	14.94	49.00	87	
MUNICIPAL RESERVE	0.81	2.00	9.3%						
PUBLIC UTILITY LOT	0.4	0.99	4.6%						
ROADS	2.31	5.71	26.4%						
DENSITY								12.3	UNITS PER HECTARE
								5.0	UNITS PER ACRE

NOTE

In this scenario, there is no opportunity for any non single-detached housing to add to diversity, and the **single-detached housing widths are reduced to two metrics:** 30 feet for the laned product and 49 feet for the laneless product.



appendix a

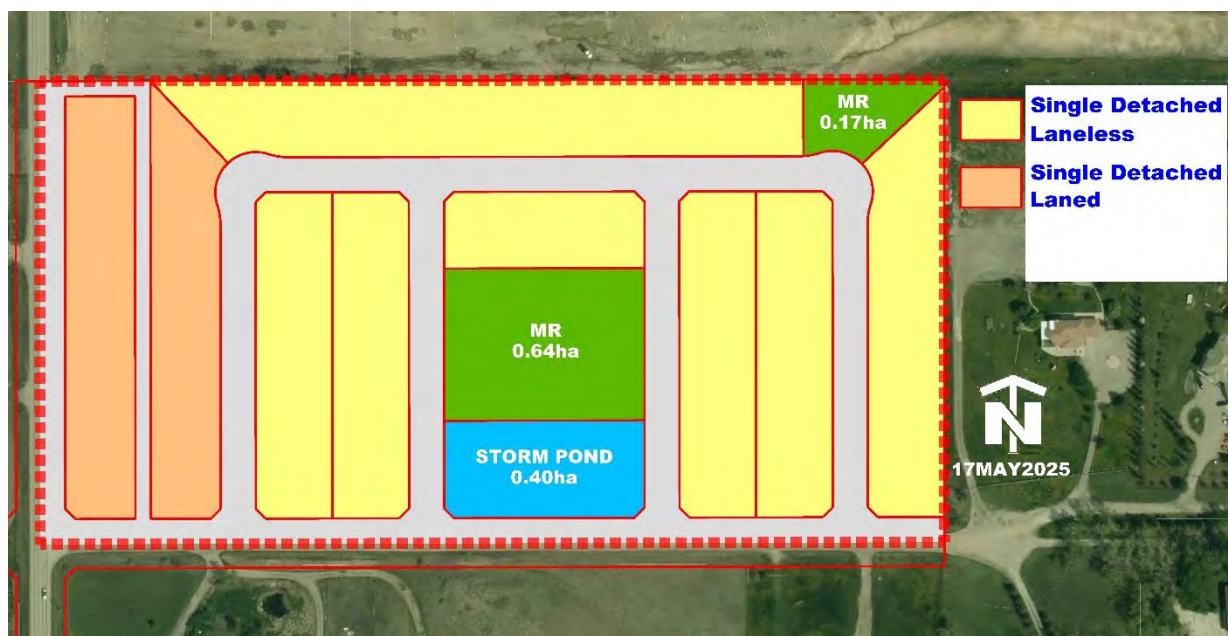
SCENARIO 5

Based on a Maximum Overall Density of 5 Units per Acre & R-SML Land Use District: **No Multi-Dwelling Opportunity**

USE	AREA			FRONTAGE		AVERAGE LOT WIDTH		NO. OF UNITS	NON-SINGLE DETACHED PRODUCT
	HECTARES	ACRES	PERCENTAGE	METRES	FEET	METRES	FEET		
GROSS AREA	8.74	21.60	100.0%						
RESIDENTIAL	5.22	12.90	59.7%	1487	4877			110	
Detached Laned	1.20	2.97	13.7%	193	633	13.50	44.29	14	
Detached	4.02	9.93	46.0%	1294	4244	13.50	44.29	96	
MUNICIPAL RESERVE	0.81	2.00	9.3%						
PUBLIC UTILITY LOT	0.4	0.99	4.6%						
ROADS	2.31	5.71	26.4%						
DENSITY								12.6	UNITS PER HECTARE
								5.1	UNITS PER ACRE

NOTE

In this scenario, the single-detached housing width is the minimum in the R-SML district: there is no opportunity for any non single-detached housing to create diversity. There is one lot width of 44.29 feet for both the laned and the laneless products. Typically there would be two different market segments.



appendix b

COMMENTS FOR THE PROPOSED CONRICH ASP

ASP text is shown as: *housing options such...*

Author's Commentary: *numbers factor in...*

Population p25

People per unit (ppu) should be acknowledged in the document, just as density is, i.e. 2.7ppu.

Do the population numbers factor in the additional 10% allowance for multi-dwelling opportunities?

For Prince of Peace, the metric of 2.7ppu is inaccurate: it is likely less than this metric due to the nature of the residents' makeup.

Hamlet Development p34

Single detached housing remains the primary and desired development form however, policies also provide other housing options such as townhomes, semi-detached units, multi-unit or similar forms of development, to ensure that The Plan meet (sic) density requirements and offer (sic) a range of housing types.

The scenarios illustrated in Appendix A disprove meeting the density of 5 units per acre with the inclusion of "other housing options", aka non-single detached residential house forms. This mix requires a greater density than 5 units per acre and a greater density offers the opportunity for hamlet services to be sustained, as well as justifying the costs to tie to the county's utility system.

Different terminology is used in this document for density: *minimum density*, *minimum average density*, and *average density*. Note, *minimum average density* is a confusing term: *minimum density* is one metric (not to exceed...) and *average density* is another metric (provides a range that meets somewhere in between).

Hamlet Development Policies - General P35

8.4 *The primary residential land use within the hamlet shall be single detached dwellings.*

a. Notwithstanding Policy 8.4, Nodes of higher density, which may consist of townhomes, semi-detached units and multi-unit development may be supported to achieve the density requirements as per Section 8.7.

and

DENSITY p36

8.7 *The average residential density for new developments within the hamlet residential area should be 2.02 units per hectare (5.0 units per acre).*

The *average residential density* of 5 units per acre does not provide the opportunity for "nodes of higher density" as stated above. Appendix A contains concepts and statistical scenarios to illustrate the disconnect between the proposed density and the ability to deliver housing diversity at an affordable price point. The appendices summarize densities based on various housing forms with at least the minimum lot

appendix b

COMMENTS FOR THE PROPOSED CONRICH ASP

ASP text is shown as: *housing options such...*

Author's Commentary: *numbers factor in...*

widths allowed in the existing R-MID land use district¹, identifying the challenges of meeting housing diversity and the restrictive nature of the 5-units-per-acre model.

- 8.8 Townhomes, duplex, multi-unit residential land use should not exceed 10 per cent of the net developable area within a hamlet residential area.

Townhome is not defined in the ASP or Land Use Bylaw.

Why are semis and rowhouses listed in the Land Use Bylaw, excluded? Perhaps, consider using the term: non-single detached residential uses

- a. Density within an area should vary to address planning context in alignment with the policies of this Plan.

Unclear as to the purpose of this statement: what area is implied? If density is restricted to 5 units per acre, it will hinder the ability to promote housing diversity with housing for all.

- b. Applications for residential development with greater density than the minimum average density dwelling units per acre may be supported if it is demonstrated that the greater density will not unduly affect the character of the hamlet, transportation and servicing requirements.

Generally, how is density calculated? This ASP version has not specified it.

- 8.29 A *neighbourhood plan* shall be prepared for each Neighbourhood Area, as shown on Map 6, in accordance with the policies of this Plan.

- a. A *neighbourhood plan* shall cover the extent of the relevant Neighbourhood Area as shown in Map 6.

Why would a Neighbourhood Plan be required to include the Buffalo Hills CS area, since it already has an approved Conceptual Scheme?

- 8.29 c. Neighbourhood plans shall be developed to connect and interface with other Neighbourhood Areas. This includes ensuring infrastructure connectivity, appropriate development transitions, compatible architectural style and an interconnected open space and parks network.

The interface between the two Neighbourhood Areas is the CNR line, creating a limiting barrier to connectivity: there are three road crossings of the CNR line: two existing and one future: one at each end

¹ The R-MID, R-SML, and R-MRU land use districts are identified in their respective PURPOSE statements as appropriate districts in hamlets. These districts include non-single detached residential uses as Permitted and/or Discretionary

appendix b

COMMENTS FOR THE PROPOSED CONRICH ASP

ASP text is shown as: *housing options such...*

Author's Commentary: *numbers factor in...*

and one in the middle. The requirements in this policy should be funded through a hamlet funding mechanism and not placed on any one affected landowner.

Is it Neighbourhood Plans or Neighbourhood Areas? Should it be one or the other?

8.33 Multiple type (sic) of housing should be integrated into the Neighbourhood Areas to meet the density requirements.

a. Notwithstanding Policy 8.33, mixed use development should only be focused along the Community Core or local commercial areas.

At present, the Community Core is not identified on any maps with this entity intended to be addressed at the Neighbourhood Plan stage. Perhaps, the required Traffic Impact Assessment could direct the locations of local commercial. For example, rowhouses lined along a main road may not be in the Community Core nor near a local commercial site but are appropriate on a collector-type road. There is also a stigma here, that multi-dwelling housing should be located next to commercial, ergo, single detached housing should not.

Multiple types of housing and mixed-use development are not defined in this document – should they be, to clarify, so there is less uncertainty at the detailed planning stage?

8.34 A market demand study shall be conducted as part of the *neighbourhood plan* to support the proposed size of the *neighbourhood commercial* area and to demonstrate that the proposed development will not compromise the viability of similar uses in the Community Core.

Is this necessary since the size of commercial has already been restricted in this document (Section 8.26), meaning some analysis has presumably been done? Perhaps this requirement could be included “if” the proposed retail is greater than “x” square metres?

BUFFALO HILLS p48

The Buffalo Hills Conceptual Scheme (2006) includes a residential development within the two northernmost quarters (sic) sections of The Plan, with a regional business and institutional centre developed on the southern quarter section.

8.66 *The Buffalo Hills Conceptual Scheme (Bylaw C-6288-2006) general land use located as identified on Map 6 shall be supported by this Plan.*

8.67 *Amendments to the Buffalo Hills Conceptual Scheme (Bylaw C-6288-2006) identified on Map 6 shall adhere to the requirements of this Plan.*

There is no reference to the Buffalo Hills Conceptual Scheme on Map 6.

appendix b

COMMENTS FOR THE PROPOSED CONRICH ASP

ASP text is shown as: *housing options such...*

Author's Commentary: *numbers factor in...*

GENERAL

Seniors' Housing and Occupancy Rates and Density

Seniors' housing from a density perspective is calculated differently. Institutional seniors' housing has low square footage and low occupancy rates. Independent seniors' living has low occupancy and medium sized housing units. Further qualification is required. For the population of Prince of Peace, there should be a finite count of residents, rather than a 2.7 people-per-unit, generalized metric. For future institutional seniors' housing considerations in the Conrich ASP area, density should not include institutional facilities.

Should and Shall Directive Terms

The author appreciates that these terms are clearly defined in the ASP and the density is a ***should*** directive, meaning *"...a directive term that indicates a strongly preferred course of action by Council, Administration, and/or the developer but one that is not mandatory. Typically, applications will be required to comply with a "should" policy unless the proponent provides a valid rationale for why the policy cannot be complied with."*

However, the author's observations are that Administration tends to lean on the side of caution when making a recommendation to council and will use a *should* instance to recommend refusal (e.g. use of panhandles). Since density in this ASP is defined to as a *should* statement and under its definition, the applicant would need to justify the reason(s) why (to deviate from the 5-upa metric). Will Administration still recommend refusal? Understanding that council makes the final decision, however, the negatively charged atmosphere has already been created. Or is it better for Administration to recommend a higher metric in the ASP, based on supporting housing diversity and sustaining services, municipal or otherwise?

1674481 Alberta Ltd.
110 – 1118 Homer Street
Vancouver, B.C.
V6B 6L5
(604) 687-3100

May 14, 2025

Conrich Area Structure Plan Future Policy Area Project Team
Planning | Rocky View County
403-230-1401 | planning_policy@rockyview.ca

Re: Concern for the proposed Cap on Multi-Family Density in the Hamlet of Conrich

We are significant landowners in the Conrich ASP and I am writing to urge the Planning Department to reconsider the proposed blanket maximum density of five units per acre in the updated Area Structure Plan (ASP) for the Hamlet of Conrich. While the intent to encourage varied housing types-including townhouses and other multifamily options-is commendable, the current proposed density cap effectively prevents these much-needed forms of housing from being economically viable.

Key Arguments for Allowing Greater Multi-Family Density:

Workforce Housing Needs:

The industrial area surrounding the CN intermodal yard requires a growing younger workforce. These workers need affordable, manageable housing options near their employment. Multi-family developments, such as townhouses and apartments, are essential to meet this demand and to prevent workforce shortages due to lack of suitable housing nearby.

Community Diversity and Resilience:

Diverse housing options create vibrant, resilient communities that can better weather economic shifts and attract a broad demographic, from young professionals to retirees. Studies show that neighborhoods with a mix of housing types experience lower foreclosure rates and are more adaptable to change.

Urban Design and Character:

Allowing higher-density multi-family housing will break up repetitive single-family sprawl, offering architectural and social diversity. This aligns with modern planning best practices and creates more visually interesting, walkable neighborhoods that appeal to a wider range of residents.

Alignment with Regional Growth Policies: The Regional Growth Plan (RGP) envisions higher average densities (7.25 units per acre) and supports nodes of higher density to balance single-family preferences with the need for affordable, diverse housing. The County's own planning documents and recent ASP amendments recognize the importance of accommodating future growth and housing needs in a sustainable manner.

-2-

Economic Feasibility:

At a five units per acre cap, only single-family lots are economically viable. The land value attributed to multi-family units is significantly lower, making their development unattractive under the current policy. Without higher allowable densities, developers will not build townhouses or apartments, undermining the County's stated goal of housing diversity.

Conclusion:

To truly achieve a full-service, economically vibrant, and inclusive hamlet, the ASP should allow for higher multi-family densities-at least in designated nodes or areas-so that townhouses and apartments can be built where they are most needed. This will support local employment, provide housing for all life stages, and help Conrich grow as a diverse, resilient community. While the current amended ASP seems to acknowledge these attributes, the five units per acre overall cap overlooks the lack of economic viability for this product type and creates a practical veto on this use.

Thank you for your consideration

Yours truly,


Collin Ferguson

cc: Rockyview Council

Althea Panaguiton

From: Peter Chouhan [REDACTED]
Sent: Friday, May 23, 2025 1:29 AM
To: Andrew Chell; Althea Panaguiton
Cc: Himat Gill
Subject: Feedback on our May 20th meeting regarding the draft Conrich ASP

Categories: Conrich

Subject: Follow-Up on Meeting – Sidewalks & Commercial Space Considerations

Dear Althea and Andrew,

I hope this email finds you well. I want to extend my sincere appreciation for our meeting on Tuesday, May 20th. It is truly a pleasure to collaborate with a team that takes the time to listen to our concerns and engage in constructive discussions.

Following our conversation, I conducted a quick review of the potential impact of mandatory sidewalks throughout the hamlet's residential areas on our project. Based on my analysis, the number of single-family home lots would decrease from approximately 230 to around 150 of comparable size. This significant reduction poses a challenge in achieving the density targets set by the ASP while still maintaining single-family homes as the predominant dwelling type.

To address this concern, I propose adjusting the language to state that "Sidewalks should be required on at least one side of main arterial roadways," while omitting requirements for smaller roadways. This approach would help balance pedestrian accessibility with the need to maintain viable residential development.

Regarding the commercial space limitation of 64,000 square feet for local plan areas, we strongly believe that this restriction should not be proscriptive. Due to the setback requirement of a high-pressure gas line residential development is not feasible in a significant portion of our land. However, we could utilize the land near the pipeline for surface parking which means commercial development remains a viable option. If the ASP imposes strict limits on commercial potential, this land could only be designated as park space, effectively resulting in the loss of approximately seven acres of developable land. Given that we have already allocated ample open space and municipal reserve in other areas of the plan, such an outcome would not be ideal from a development standpoint.

We encourage the ASP to reconsider its approach to neighborhood commercial areas to allow for flexibility where appropriate. We want to ensure that the policy wording does not inadvertently hinder potential development through overly restrictive language.

Additionally, we have spoken with other landholders in the area, including Gurjinder Gill and Iqbal Gill, who own separate parcels within the Northwest Neighbourhood Plan area. Both share concerns that the sidewalk requirements and commercial space limitations could have a severe negative impact on their development plans.

We sincerely hope your team can identify a strategy that aligns with the broader vision while considering the unique challenges posed by irregularly shaped parcels. Many other landholders may face even greater difficulties in accommodating stringent sidewalk requirements due to the odd layout of their properties.

Once again, thank you for your time and thoughtful consideration of these matters. We greatly appreciate the opportunity to collaborate and look forward to further discussions.

Best regards,

--

Peter Chouhan

E-mail: [REDACTED]
Phone: [REDACTED]
Cell: [REDACTED]



Outlook

Re: Concerns Regarding BylawC-8569-2024 and its use to Impact Long Standing Landowners to facilitate future Development in outlijned Policy Area.

From Carol McKervey [REDACTED]

Date Wed 06/18/2025 9:44 AM

To Althea Panaguiton <APanaguiton@rockyview.ca>

Thank you for the information. I enjoyed our chat, very informative. I did send a copy to Legislative Services, for which they will include in their meeting. But I believe you have Calmed my concerns, for the time being .

Have a Great Day,

Carol McKervey
Sent from my iPad

On Jun 17, 2025, at 3:24 PM, Althea Panaguiton <APanaguiton@rockyview.ca> wrote:

Hi Carol,

Thank you for our quick chat over the phone. I spoke to our engineer regarding site access, and I was advised that at this time, there are no changes proposed on your current access, and it is to remain as is. 84th Street is under the City of Calgary's jurisdiction, and currently there is no access to HWY 1 directly from 84th Street. With regards to 100th Street, the access will ultimately shift east through development of an interchange. Please see the attached map for reference, this is the proposed transportation network map per the area structure plan.

When we chatted over the phone, you mentioned that some of your questions below were answered. Do you still need me to provide further information on any of the items below? Happy to go over it with you if need be.

Thank you,

Thea Panaguiton

She/Her/Hers

Senior Planner, Policy | Planning

Rocky View County

262075 Rocky View Point | Rocky View County | AB | T4A 0X2

Phone: 403-520-7281

APanaguiton@rockyview.ca | www.rockyview.ca

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

From: Carol McKerverey [REDACTED]

Sent: Thursday, June 12, 2025 5:03 PM

To: Althea Panaguiton <APanaguiton@rockyview.ca>

Subject: Concerns Regarding BylawC-8569-2024 and its use to Impact Long Standing Landowners to facilitate future Development in outliined Policy Area.

Dear Ms Panaguiton,

I hope this message finds you well.

I am writing to express my concerns regarding the use of BylawC-8569-2024 which proposes amendments to the Conrich Area Structure Plan to facilitate the Development in the Future Policy Area. While I appreciate the Country's efforts to plan for sustainable growth I am particularly concerned about how these changes may impact long term and long standing landowners in the area, including myself.

1. Impact on Property Rights Will there be any changes to zoning, land use restrictions on property rights for existing landowners in the expanded hamlet area and long term development area?
2. Infrastructure and Services How will the County ensure that ilnfrastructure and services keep pace with the proposed development and will existing landowners be affected by additional levies or costs. (Suggested road closure at 100th and 16th Ave) one we are against.
3. Environmental Considerations What measures will be implemented to preserve the character and natural environment of the area, which is vital to many residents who have lived here for decades.
- 4 Community Engagement What opportunity will you offer to the long term residents to provide input and guarantee these concerns will be addressed,

As a long-standing member of this community, I have a vested interest in ensuring that any development aligns with the needs and rights of current residents while also considering the broader vision for the area, I would greatly appreciate it if you could provide further details on how the County plans to address these concerns.

Thank you, for taking the time to read my email, I look forward to your response and any additional information you can provide.

Warm regards,

Carol McKervery
285213 McKervery Place
Rockyview County
T1Z0K5
<Map 9 Transportation Network_V5.jpg>



Stantec Consulting Ltd
200-325 25 Street SE
Calgary AB T2A 7H8 CA

June 26, 2025
File: 116508034

Attention: Althea Panaguiton

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

Dear Althea,

RE: WRITTEN SUBMISSION TO BYLAW C-8569-2024 (PROPOSED CONRICH ASP AMENDMENT - FPA)

On behalf of Farm Air Properties Inc., Stantec Consulting Ltd ('Stantec') provides the following written submission for consideration of the proposed bylaw C-8569-2024 at the Public Hearing on July 9, 2025. Farm Air Properties Inc. owns several quarter sections of land within the Conrich Area Structure Plan (ASP), including:

- SW7-25-28-W4M
- SE7-25-28-W4M
- NW6-25-28-W4M
- NE6-25-28-W4M
- NW5-25-28-W4M
- SW6-25-28-W4M
- SW5-25-28-W4M

As a landowner, Farm Air Properties ('Farm Air') has closely followed the preparation and amendment of the Future Policy Area within the Conrich ASP. While we support the amendments proposed within the Hamlet, we are eagerly anticipating the upcoming opportunity to be part of review and amendments to the wider Conrich ASP commencing this year. We understand the recently approved Terms of Reference (TOR #1012-103) approved on March 4, 2025 seeks to refine the wider ASP to bring it up to date with current market demands/opportunities, while collaborating with landowners to facilitate future development opportunities for the area. With upcoming engagement, Farm Air looks forward to collaborating with Administration to facilitate a coordinated growth approach that will benefit the long-term success of Conrich and Rocky View County.

June 26, 2025

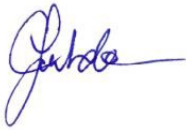
Page 2 of 2

Reference: Proposed Conrich ASP Amendment - FPA

Should you have any questions or require any further information regarding the above, please contact the undersigned.

Regards,

Stantec Consulting Ltd.



Christina Lombardo

Urban Planner

Phone: 403 207 7569

christina.lombardo@stantec.com

Cc Robert Manning, Farm Air Properties
David Symes, Stantec Consulting

\\CA0002-PPFSS01\workgroup\1165\active\116508034\conrich\003_external_files\circulations\2025\bylaw_c-8569-2024_submission_20250709.docx