

PLANNING

TO:	Council	
DATE:	September 13, 2022	DIVISION: 6
FILE:	1012-370	APPLICATION: N/A
SUBJECT:	Update: Conrich Area Structure Plan Amendments (Future Policy Area)	

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council an update on status of the Conrich Area Structure Plan Future Policy Area (FPA) amendments, the next steps prior to presenting the draft ASP for Council's consideration at a public hearing, and to provide a brief analysis of the implications of the adoption of the Regional Growth Plan (RGP).

Development of the Future Policy Area has been ongoing for the past several years. As per recent direction from Council in December 2021, Administration has been working with the community and other stakeholders, including The City of Calgary to revise to previous drafts of the plan.

With respect to the RGP, Conrich is identified as a Preferred Growth Area within Joint Planning Area 2 (JPA2). While the County is required to prepare a Context Study for JPA2, jointly with The City of Calgary and the City of Chestermere, ASP amendments in Joint Planning Areas may continue to be approved. With some revisions, the proposed Conrich ASP FPA amendment is generally aligned with the RGP; therefore, Administration recommends that the project proceed in accordance with the approved Terms of Reference, and that the revised ASP be presented for Council's consideration at a public hearing in the coming months.

ADMINISTRATION RECOMMENDATION:

Administration recommends that the update report on the Conrich Area Structure Plan Future Policy Area amendment project be received for information in accordance with Option #1.

BACKGROUND:

The Conrich ASP was adopted in December 2015 and the area currently contains a mix of residential, industrial, and agricultural uses.

The existing Conrich ASP provides a comprehensive planning and technical framework for a development area identified as a Full-Service Hamlet and Regional Business Centre. The Plan seeks to ensure the integration of residential and business uses in a manner that provides for the appropriate transition of land uses and compatibility, and mitigates the impacts of development.

Prior to adoption of the Plan, Council sought multiple amendments to address intermunicipal concerns and development constraints, including the proximity of the CN rail line. Among the most critical amendments, there were changes to the land use strategy for the hamlet core to establish the Future Policy Area. The intent of the Future Policy Area is to establish a hamlet boundary, community core, residential areas, and other land use areas that are consistent with the rest of the ASP policies.

The Conrich ASP was adopted in December 2015 (effective 2017 following MGB decision) with direction to undertake development of the Future Policy Area at a future time. On November 27, 2018, Council approved a Terms of Reference for the development of the Conrich FPA. The Conrich FPA, covering approximately 1,504 hectares (3,717 acres), includes the hamlet of Conrich and considers an expanded hamlet boundary, a community core, and residential areas.

Administration Resources

Jessica Anderson, Planning Policy



DISCUSSION:

The project is currently in Phase 3 (Draft Amendments), wherein the amendments are being finalized in conjunction with updates to the technical studies. The next steps for the project include:

- Finalizing technical studies
 - Master Drainage Plan Update (completed July 2022);
 - Environmental Screening Report (ESR) – following adoption of the RGP, it was determined that an ESR would be of benefit to ensure alignment (underway);
- Final ASP amendments (underway);
- Presentation of the final land-use scenario to residents, stakeholders, and adjacent municipalities for review and feedback (Q3-4 2022); and
- A public hearing (Q4 2022).

The initial work plan for the project assumed a draft ASP amendment would be presented for Council's consideration by the end of 2021. However, due to limitations on traditional public engagement throughout the COVID-19 pandemic, delays in completion of updates to the Master Drainage Plan, and competing priorities for Administration during the last 12 months, the project timeline has been delayed. In July 2022, the Master Drainage Plan updates were completed by MPE and the RGP was adopted (effective August 15, 2022).

With respect to the RGP, the Conrich ASP is identified as a Preferred Growth Area located within Joint Planning Area 2 (JPA2) (Schedule 1 Regional Growth Structure). While the County is required to prepare a Context Study for JPA2, jointly with the City of Calgary and City of Chestermere, the RGP further provides that ASP amendments in Joint Planning Areas may continue to be approved prior to completion of the Context Studies, subject to the policies of the RGP (RGP Policy 3.1.3.3). In particular, the Future Policy Area may be defined and made available for development, while high-level, regional planning exercises are undertaken for the wider area.

Further, the Conrich FPA will be required to meet RGP targets for Preferred Place types, which includes a minimum average residential density of 5 units per acre (RGP Policy 3.1.4.4 (b)). The draft Conrich ASP contemplated 4 units per acre, so further assessment and revision will be required to align with the RGP. In addition, policy should be included to acknowledge regional planning considerations and to require implementation of relevant outcomes at local planning stages and/or during future ASP updates. While work on the project has continued with consideration of the draft RGP, final adjustments can now be made to incorporate RGP policy.

Based on Administration's review, the Conrich ASP FPA is generally consistent with the RGP; therefore, Administration recommends that the project proceed in accordance with the approved Terms of Reference.

Next steps for the project include presentation of a revised draft of the Conrich ASP to the community and agencies (including The City of Calgary), completion of an Environmental Screening Report, and final adjustments to the draft ASP, following which, the draft ASP will be scheduled for Council's consideration at a public hearing this fall. See Attachment 'A' for further details on forthcoming project milestones, engagement, and deliverables.



OPTIONS:

Option #1: THAT the update report on the Conrich Area Structure Plan Future Policy Area amendment project be received for information.

Option #2: THAT alternate direction be provided

Respectfully submitted,

Concurrence,

“Brock Beach”

“Dorian Wandzura”

Acting Executive Director
Community Services

Chief Administrative Officer

JA/rp

ATTACHMENTS

ATTACHMENT ‘A’: Forthcoming project milestones, engagement and deliverables.