

Conrich Future Policy Area Workshop

June 10, 2019

5:00 p.m. – 8:00 p.m.

Welcome and thank you for attending this event. The purpose of the evening is to:

- Review the original land use concept for the Future Policy Area and determine what should change;
- Review the hamlet boundary as it was originally proposed; and
- Provide feedback on desired development forms for hamlet core.

Workshop Format

- This workshop includes display boards set up around the perimeter of the hall and round-tables centrally located for group discussion;
- The round-table discussions are organized in the following way:
 - Small groups of 4-6 per table (a project team member will direct you to a table);
 - 10-15 minute discussions;
 - Review of graphics and design work at the tables; and
 - Provide feedback on desired development forms with one of the Urban Designers.
- The display boards provide background detail on the project including information regarding land use and technical considerations – feel free to visit these and speak with the project team in between your round-table exercise.

Get Involved

Information about the Conrich Future Policy project is available online at www.rockyview.ca/ConrichFPA.

Here, you will find background details, links to important information, the ability to sign up for email updates, and an online survey that is available until **June 17, 2019**.

Please see some of the backgrounders included in this package for more information about the Conrich Future Policy Area project.



Land Use Strategy

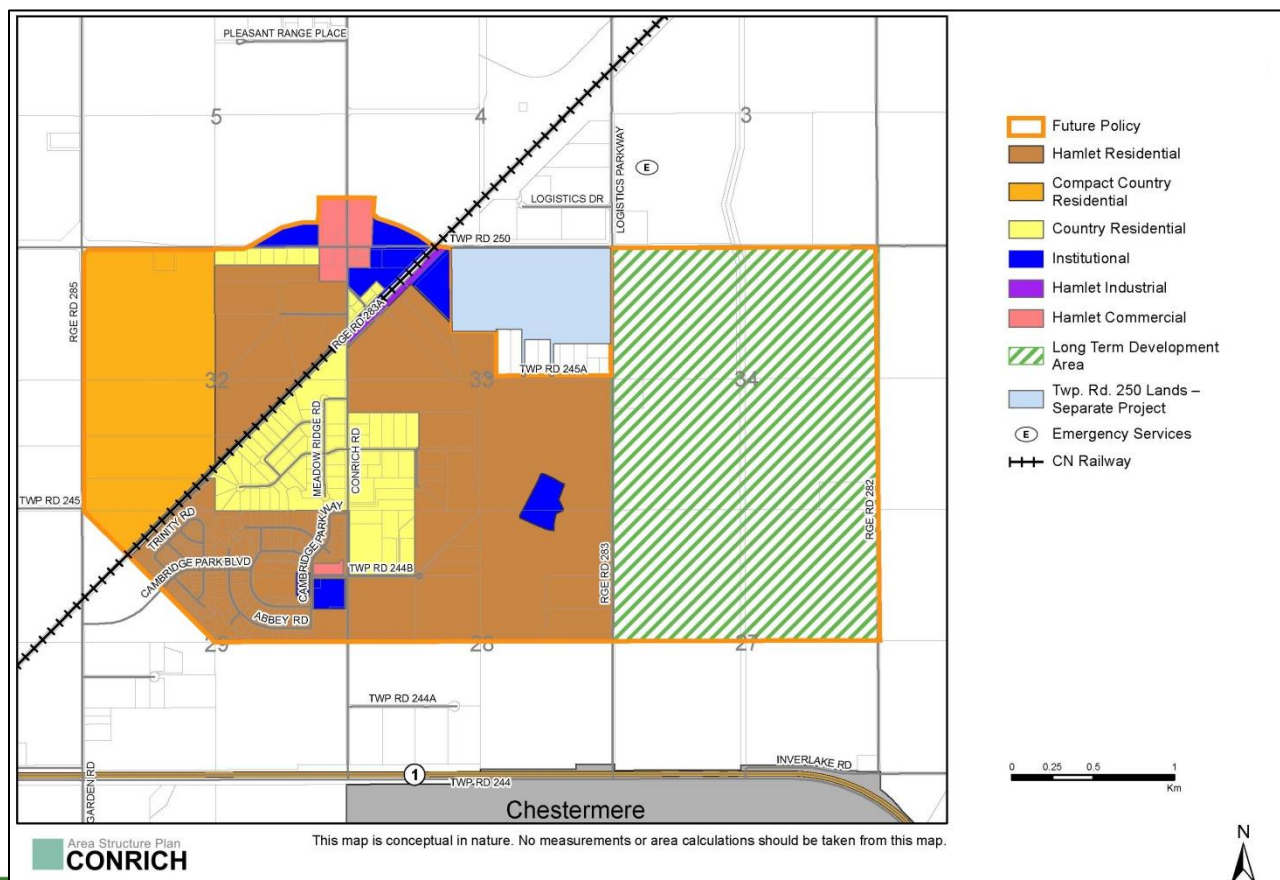
The amendments to the Conrich ASP will include a land use strategy for the Future Policy Area that will accommodate population growth. Specifically, the amendments will describe the intended form and type of development, together with any development opportunities and constraints.

Rocky View County is amending the Conrich Area Structure Plan (ASP) to facilitate development in the Future Policy Area and is looking to hear from you. Through this interactive workshop, you will learn about the project and have the opportunity to provide input on how you want the area to develop.

Why are we amending the Plan?

The Conrich ASP was adopted in December 2015. When the draft ASP was presented to Council, it included a land use strategy and corresponding policy framework to guide development in the hamlet core and surrounding residential area. However, in adopting the final ASP, the decision was made not to proceed with this land use strategy and, instead, the final ASP designated the hamlet core and surrounding area as the Future Policy Area. The figure below shows the original land use strategy for the Future Policy Area. We are now looking for feedback from the community to see what about the original land use strategy works, and what should change.

Original Future Policy Area Land Use Strategy

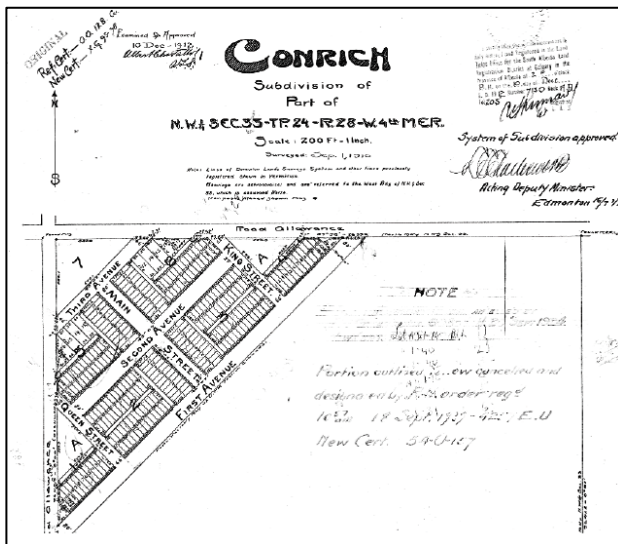


Hamlet Boundary

Hamlets form a traditional part of the rural landscape. They are important areas where different forms of development can be undertaken to support the growth of a complete community. Hamlets have a distinct character, provide local commercial options, and support amenities for the community.

The Conrich settlement area was identified as a hamlet in 1913 with the building of a grain loading platform for the Grand Truck Pacific Railway. The original survey from 1910 identifies the current hamlet boundary. Until the late 1950's and early 1960's, the Conrich area remained predominately agricultural. After this time, the demand for acreages and small agriculture lots adjacent to the hamlet began to occur.

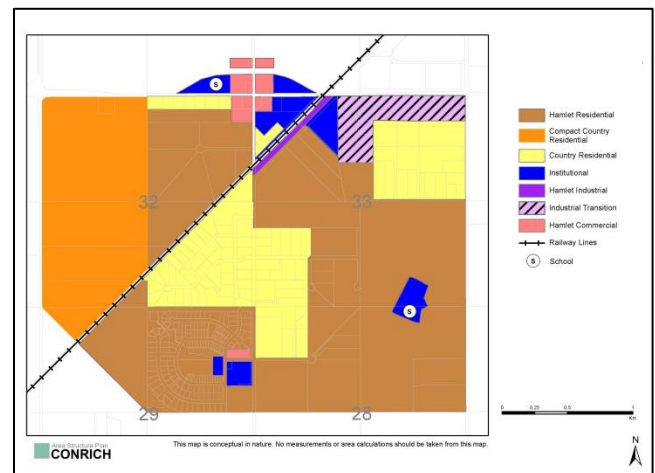
Current Hamlet Boundary



Given the significant changes that Conrich has experienced in recent years, establishing a new hamlet boundary with a distinct character is important for the area. Subsequent policies of the Plan will ensure specific standards to maintain the hamlet character are addressed as new development in the area proceeds.

When the Conrich ASP was brought for Council consideration, it had established a new hamlet boundary. The new boundary included the existing hamlet, as well as the surrounding residential area.

Hamlet Boundary as Proposed in Conrich ASP



Changes made at the public hearing resulted in an amended version of the Plan that did not establish a new hamlet boundary. One of the main objectives of the Future Policy Area project is to establish a boundary for the hamlet of Conrich.

We are looking for feedback from the community regarding the original hamlet boundary as proposed in the Conrich ASP, and whether or not it should change. We also want to hear ideas regarding what development in this area should look like, and how we retain the character of the hamlet.



Servicing & Transportation

In completing the Future Policy Area Project, Rocky View County will identify and assess the main infrastructure services (water, wastewater, stormwater, etc.) and transportation networks to ensure that they accommodate future growth in an environmentally and fiscally sustainable way.

The ASP amendments will need to be supported by updating the previous technical studies that were undertaken for the Conrich ASP. These updated studies will identify cost effective and responsible servicing strategies.

Revisions to the technical studies will be undertaken after the land use strategy has been drafted, based on feedback from the community.

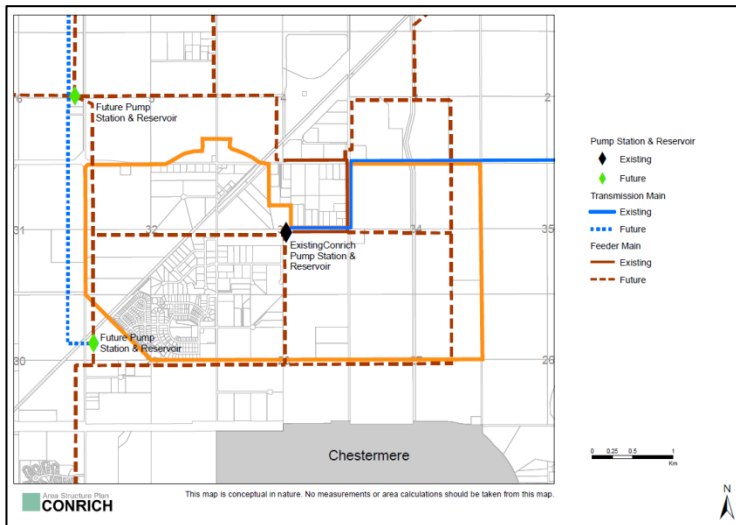
Water

Traditionally, development in Conrich has relied on stand-alone water supply systems including groundwater wells. With the development of the Balzac East Regional Business Center north of Conrich and the CN Rail facility, piped water to support development is available in Conrich.

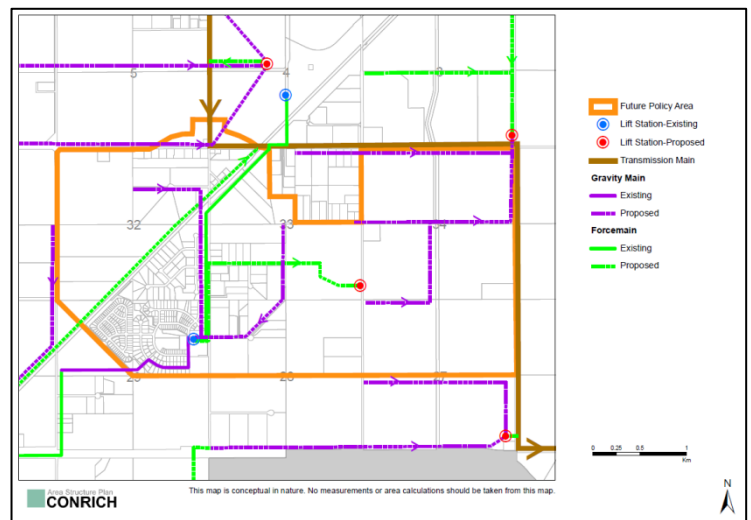
Wastewater

Development within Conrich has historically relied upon on-site servicing solutions such as septic fields and tanks. As part of the servicing evaluation for the Conrich ASP, the Conrich Wastewater Servicing Plan was developed. The Plan analyzes the existing East Rocky View Wastewater Transmission Line, which conveys wastewater flows from Balzac to the Langdon Wastewater Treatment Plant. The study identifies tying in to the transmission line as the optimal method of providing wastewater servicing for the Conrich area. In accordance with the provisions of the Conrich ASP, new development within the Conrich area is tying into the County wastewater system.

Proposed and Existing Water Infrastructure



Proposed and Existing Wastewater Infrastructure



ROCKY VIEW COUNTY

Stormwater

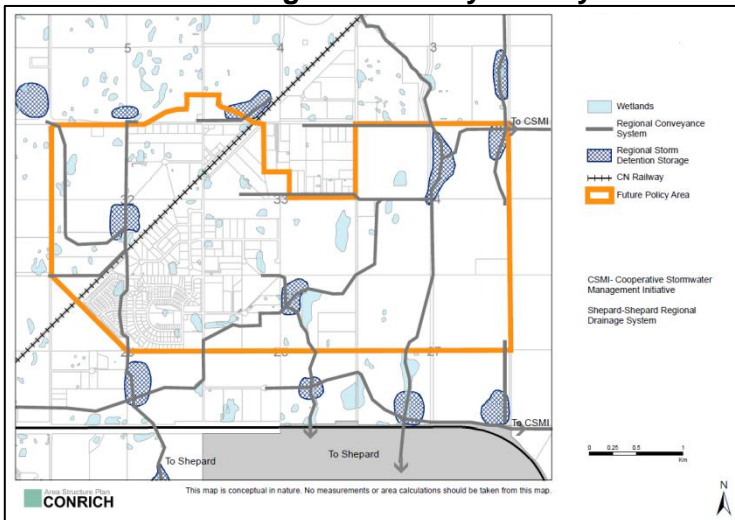
Conrich is located within the Shepard Regional Drainage Basin which empties into the Bow River. Over time, the north to south movement of storm water has been impeded by buildings, roadways, and irrigation canals. Intensified development requires the identification and construction of a regional conveyance and treatment system involving multi-jurisdictional partners.

The Conrich ASP examined two possible regional storm water conveyance and treatment systems:

- Cooperative Storm Water Management Initiative (CSMI), which takes water east and north to the Red Deer River drainage basin; and
- Shepard Regional Drainage Plan, which takes water south to the Bow River.

A Master Drainage Plan was completed for the Conrich ASP which includes a number of key considerations including low impact development, strategies to reduce runoff, and local conveyances / interim solutions.

Stormwater Regional Conveyance System



Transportation

The Trans-Canada Highway (Highway 1) runs to the south of the Future Policy Area in the east west direction. Existing development in the Conrich area has resulted in upgrades to the transportation network. These upgrades specifically enhance pre-determined haul routes to and from the CN Logistics Park, as well as traffic flows to and from Highway 1, due to an increase in population as the residential area develops. The Conrich Area Network Study was developed to support the ASP. This study identified infrastructure to accommodate the buildout of the Conrich ASP.

Aside from necessary road upgrades, an important transportation component for the project is the Canadian National Rail (CNR) line which bisects the Future Policy Area. Historical development in the Conrich area has taken advantage of the proximity of the rail line to support industrial development. The rail line today includes numerous road crossings which provide a challenge to the safe and efficient movement of local traffic that will be accounted for when planning for the Future Policy Area.

Conrich Transportation Network

