



CONRICH ASP

FUTURE POLICY AREA REVIEW

Terms of Reference

TOR # 1012-370

Introduction

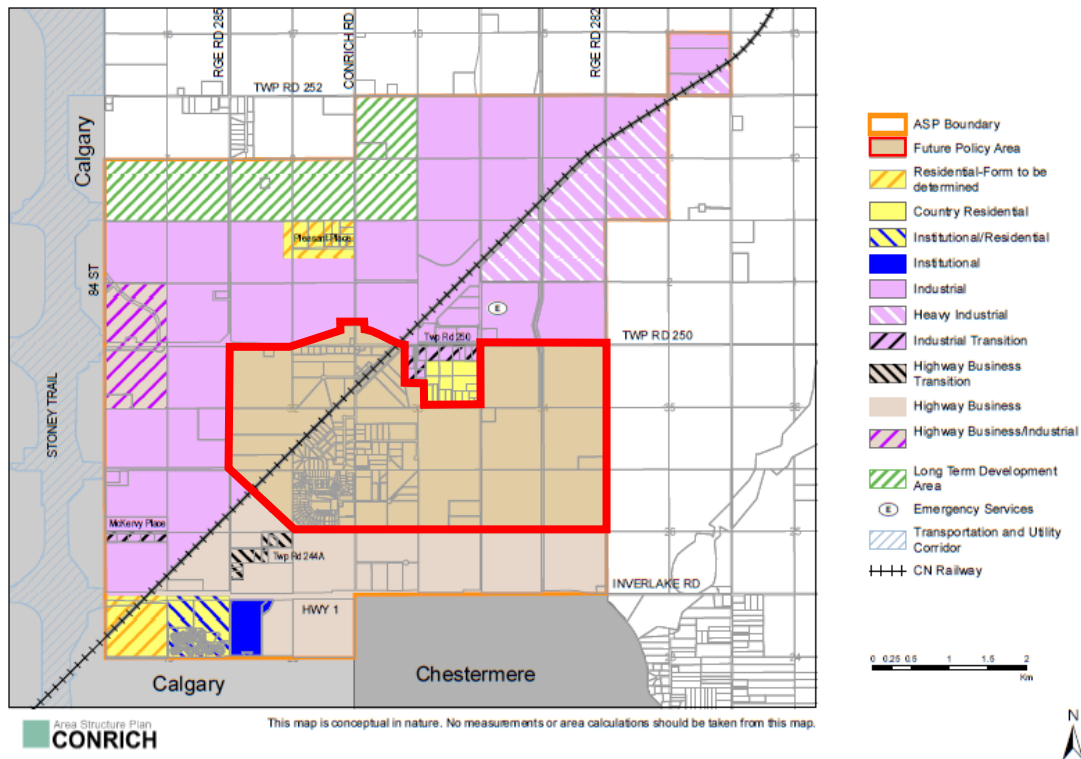
- 1 The hamlet of Conrich is located approximately 3 km north of the city of Chestermere and 3 km east of the city of Calgary. The County's Municipal Development Plan (MDP) supports the development of the hamlet as a full service community with services in accordance with the Area Structure Plan.
- 2 The Conrich Area Structure Plan (CASP) was adopted in 2015 and amended by Municipal Government Board (MGB) Order 020 / 17. The CASP guides the future land use, subdivision, and development in the hamlet and the surrounding area. As directed by Action #1 on page 90 of the CASP, Administration has developed these terms of reference.
- 3 The CASP includes a Future Policy Area that is approximately $\pm 1,100$ hectares ($\pm 2,717$ acres) in size (Figure 1 – Conrich Area Structure Plan). The Future Policy Area includes the hamlet of Conrich and considers an expanded hamlet boundary, a community core, and residential areas.
- 4 Currently, Section 7.1 of the CASP does not support local plans, land use redesignation, or new subdivision applications within the Future Policy Area. The CASP Future Policy Area Review will undertake a comprehensive land use strategy for the Future Policy Area lands to determine the extent of the hamlet expansion and the land use policy for the lands. Section 7.0.1 of the CASP does not expect that all of the land within the Future Policy Area will form part of the hamlet. Land not located within the final hamlet boundary will be identified for other uses that are consistent with the CASP.
- 5 The goal of the CASP Future Policy Area Review is to explore the potential development scenarios and to establish a comprehensive land use strategy for lands designated Future Policy Area in accordance with the CASP's visions, goals, and policies. The CASP Future Policy Area Review will provide direction and certainty to the Conrich community and landowners on how the lands will be developed over time.
- 6 Contributing to CASP Future Policy Area Review would be:
 - (1) Community and stakeholders input;
 - (2) Intermunicipal input;
 - (3) Baseline technical studies;
 - (4) Growth projections;
 - (5) Fiscal impact to the County;
 - (6) Benefit to the community;
 - (7) Compatibility and integration with the surrounding area (e.g. CN Calgary Logistics Park);



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- (8) Market demand; and
 - (9) Direction and intent of higher order documents (e.g. Municipal Development Plan).
- 7 The CASP Future Policy Area Review will be a set of amendments to be adopted as part of the CASP, prepared in accordance with the *Municipal Government Act* (MGA).

Map 1 – Conrich Area Structure Plan.



Study Area

- 8 As indicated in Section 7.0 of the CASP, the study area encompasses the entirety of the Future Policy Area: $\pm 1,100$ hectares ($\pm 2,717$ acres). The study area includes the hamlet of Conrich, residential uses, commercial use, agricultural uses, institutional uses, and industrial uses.

Base Assumptions and Circumstances

- 9 A number of basic assumptions and circumstances guiding the planning framework for the area have changed since adoption of the CASP in 2015 and the MGB amendment in 2017:
- (1) In 2016 the Province of Alberta reviewed and amended the MGA.
 - (2) The City of Calgary approved the East Stoney ASP on May 23, 2017. The East Stoney ASP borders the CASP to the northwest and has an estimated population of 5,000 and an estimated 750 jobs.



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Background

History

- 10 The CASP encompasses 68 quarter sections for a total of approximately 4,402 hectares (10,876 acres). The Future Policy Area of the CASP is approximately $\pm 1,100$ hectares ($\pm 2,717$ acres) in size and includes the hamlet of Conrich.
- 11 The CASP was adopted by Council on December 8, 2015.
- 12 The CASP was amended by MGB Order 020 / 17 on May 10, 2017.
- 13 A Future Policy Area is identified on the lands south of Township Road 252 and north of the highway business zone in the CASP. Current CASP policy restricts development within the boundary of the Future Policy Area until a review of the Future Policy Area is completed, identifying a land use strategy.

Municipal Development Plan

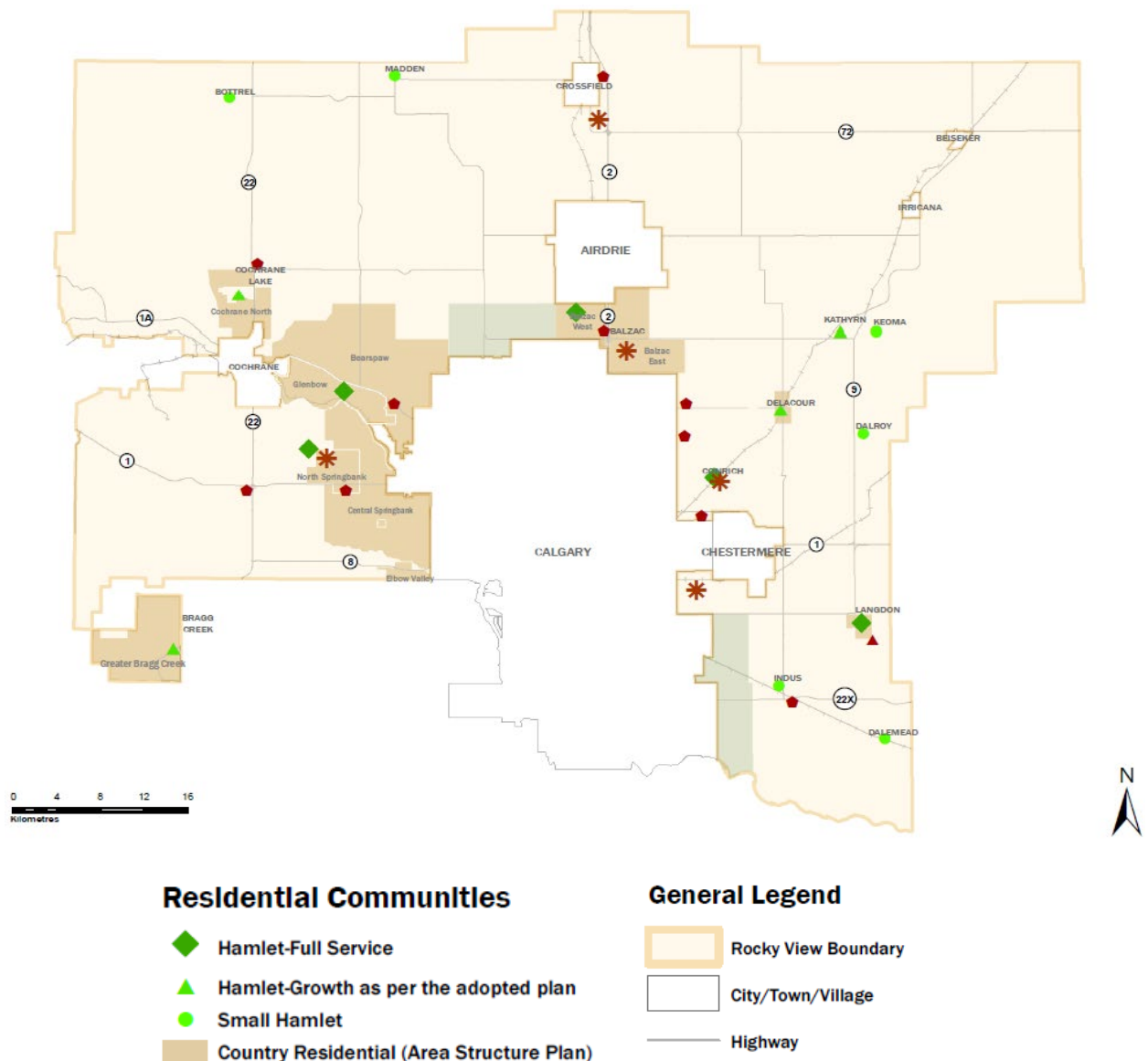
- 14 The Municipal Development Plan was adopted in 2013 and identifies three fundamental principles of growth for Rocky View County:
 - (1) Achieve a moderate level of growth, amounting to no more than 2.5 to 3 per cent of the region's population over the 10 to 12 year time frame;
 - (2) Direct the majority of residential growth to identified areas;
 - (3) Manage residential growth so that it conforms to the County's environmental, fiscal, and community goals, and so that the rural character of the County is retained.
- 15 The Municipal Development Plan outlines the importance of setting priorities in order to achieve a moderate level of residential growth while maintaining fiscal sustainability. It identifies the Hamlet of Conrich as a 'Hamlet – Full Service' (Figure 2 – County Plan Managing Growth Map).
- 16 In accordance with the Municipal Development Plan (Policy 9.8), an area structure plan for a hamlet shall address the following planning and design matters:
 - (1) Future land use concept;
 - (2) The amount of remaining undeveloped land within existing boundaries;
 - (3) Population estimates and impact on existing services, infrastructure, and amenities;
 - (4) Form, quality, design, and compatibility of proposed development;
 - (5) Potential for enhancements to the main street, crossroads area, and/or community gathering places;
 - (6) Provision of sufficient parks, open space, amenities, and pedestrian connections;
 - (7) Impact on the environment;



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- (8) Interface design with adjacent agricultural land;
- (9) Provision for regional transit connections; and
- (10) The development review criteria identified in section 29 of the Municipal Development Plan.

Figure 2 - County Plan Managing Growth Map





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Conrich Area Structure Plan

- 17** The CASP consists of a number of goals that are relevant for the Hamlet Expansion Strategy, including:
- (1)** The expansion of the hamlet of Conrich and its evolution as a diverse, vital, residential community.
 - (2)** The integration of residential and business uses in a manner that provides for the transition of land uses, promotes land use compatibility, and mitigates impacts on adjacent lands.
 - (3)** The identification of agricultural land that will remain in production until such time as it is required for other uses, and the protection of the natural environment in the face of significant growth.
- 18** Further to the goals listed above, the CASP also specifies that the Future Policy Area should:
- (1)** identify population and density targets;
 - (2)** include a community core with hamlet commercial uses;
 - (3)** identify the location of future school sites;
 - (4)** identify the location of pathway and servicing connections; and
 - (5)** identify development phasing.

Envisioned ASP Amendments To Date

- 19** The County will prepare amendments to the CASP for the Future Policy Area land in Map 1: Conrich Area Structure Plan.
- 20** The intent of the project is to prepare, for Council's consideration, amendments to the CASP for the Future Policy Area lands shown in Map 1 – Conrich Area Structure Plan.
- 21** The following details the objectives, goals, and project timing that guide the review process.
- (1)** Mapping amendments, which will:
 - (a)** refine the land use strategy to reflect land use planning best practices, development feasibility, and community input;
 - (b)** determine the extent of the expanded hamlet boundary;
 - (c)** reflect results of new technical studies.
 - (2)** Policy revisions in the plan to:
 - (a)** confirm and update the community's vision for Conrich;
 - (b)** align policies with higher-order policy and guiding documents adopted since 2015;



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- (c) create a land use strategy for the Future Policy Area to promote the development of a full-service hamlet with an expanded hamlet boundary;
- (d) update technical policies to reflect new and revised studies; and
- (e) address policy gaps related to the Future Policy Area in the existing CASP identified by Administration and the community.

CASP Amendment Goals

22 In addition to the goals already listed in the CASP (see Section 18 and 19), the CASP Future Policy Area Review should also take into account a number of goals:

- (1) Have intent to develop the hamlet expansion area as a distinct and attractive community;
- (2) Be supported by growth projections, desired growth size, and limitations of servicing;
- (3) Achieve a logical extension of growth patterns, including vehicular and pedestrian transportation infrastructure;
- (4) Explore appropriate methods to infill existing development;
- (5) Explore the use of alternate forms of development;
- (6) Demonstrate sensitivity and respect for key environmental and natural features;
- (7) Allow the County the ability to achieve rational growth directions, cost effective utilization of resources, and fiscal accountability;
- (8) Achieve effective community consultation in a fair, open, considerate, and equitable manner;
- (9) Alignment with other planning documents; and
- (10) Other achievable goals identified by the community.

ASP Amendments' Objectives

23 The objectives for the CASP Future Policy Area Review should be achievable, based on existing studies and additional work as described in the following subsections:

Work Plan

24 To develop a Work Plan that identifies and implements key process requirements, timelines, and technical analysis that result in the timely creation of a new area structure plan.

Community, Stakeholder, and Intergovernmental Engagement

25 To implement an effective and meaningful engagement process with the general community, identified stakeholder groups, and intergovernmental organizations that:

- (1) Raises the awareness of the planning process and encourages participation;
- (2) Identifies the full set of issues and opportunities the amendments should address;



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- (3) Shapes the content of the Plan through a blend of research, input, and discussion-focused activities;
 - (4) Responds constructively to the interests of various audiences; and
 - (5) Ensures broad support for the resulting amendments.
- 26 A detailed communications and engagement strategy will identify all relevant interest groups within the study area, the wider Conrich community, as well as intermunicipal partners and external stakeholders affected by the planning process outcomes. The strategy will spell out how the process will proceed through several phases, and how various tools/techniques will be used in each phase to meaningfully engage a range of participants.
- 27 The strategy will identify an engagement strategy to collaborate with our intermunicipal partners, specifically the City of Calgary and City of Chestermere, to ensure compliance with the IGP.
- 28 The strategy will result in a participatory process that is educational, inclusive, transparent, responsive, and timely, and builds community and stakeholder trust.

Plan Creation

- 29 The amendment process will result in:
- (1) A series of proposed amendments to the CASP that removes the Future Policy Area from relevant policies and associated maps, and the recommended adoption of amendments. No other amendments to the CASP are contemplated at this time.
 - (2) A new Plan that meets the requirements of Section 633 (2) the *MGA*.
 - (3) A new Plan that is consistent with goals and policies of the IGP, the Municipal Development Plan, and where applicable, the Rocky View County / City of Calgary Intermunicipal Development Plan.

Land Use

- (4) To develop a land use strategy;
- (5) To establish a development sequence for future subdivision and development of lands; and
- (6) To determine appropriate integration and transition policies for adjacent land uses;
- (7) To establish a density target of 5 units per acre on average in new residential development areas;
- (8) To support single-family dwellings as the predominant development form yet allow for provision of alternate housing type such as:
 - (a) Townhomes, duplexes, and other forms of multi-family developments not exceeding 10% of the total residential area;
- (9) To guide alternate housing forms such as townhomes, duplexes, and other forms of multi-family developments in proximity to the Community Core.



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- (10) To develop policies relating to building height, architectural appearance, and building form transitions.

Servicing

- (11) To identify land carrying capacities and servicing options that may be available for existing and future development, in alignment with regional servicing;
- (12) To identify current and planned transportation infrastructure under both Provincial and County jurisdiction to determine future transportation needs and opportunities;
- (13) To identify possible transportation (pedestrian, cycling, and vehicular) linkages to ensure the development of a cohesive community; and
- (14) To identify other required physical services;

Physical Environment:

- (15) To identify key environmental and natural features within the Plan area and suggest methods to uphold their form and function; and
- (16) To identify physical constraints to future development that may limit connectivity of land uses, such as wetlands found within the study area.

Local Amenities

- (17) To identify desired and achievable amenities; and
- (18) To determine population thresholds needed to provide various soft services such as parks and recreation areas.

Institutional Development

- (19) To further explore the potential for institutional development identified in the CASP (ex.: school sites);

Phasing

- (20) To explore phasing to accommodate growth projections, and to implement appropriate mechanisms for phasing growth;
- (21) To describe the existing development within the study area and adjacent lands;
- (22) To discover where development opportunities and constraints may exist; and
- (23) To determine the fiscal impact of the proposed land uses.

Other

- (24) To establish a framework for monitoring the long-term effectiveness of the Plan; and
- (25) To meet the intent and direction of the Municipal Development Plan, the CASP, and other relevant policy frameworks.



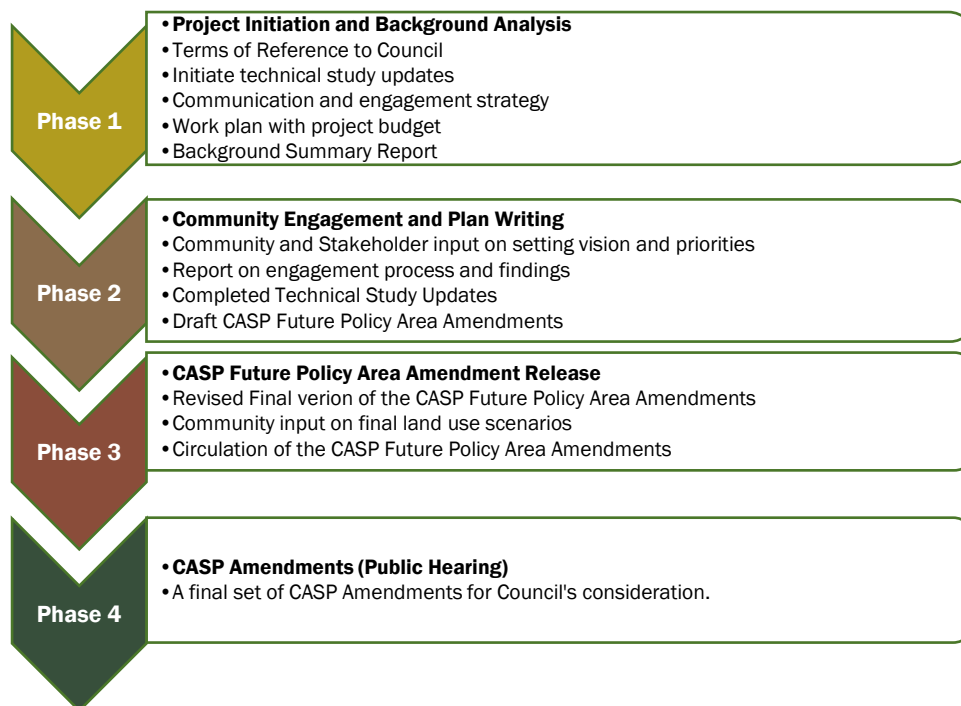
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Enabling Legislation

- 30 The *Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26, as amended*, enables Council to adopt an ASP for the purpose of establishing a framework to guide subsequent subdivision and development within a defined area. In accordance with the MGA, the CASP must describe, provide notification to intermunicipal partners, and be consistent with the Act.

Project Timeline

- 31 The Project Timeline is anticipated to occur in four (4) phases.



Phase 1 – Project Initiation and Background Analysis (January - April 2019)

- 32 In this phase of the project, technical studies will be conducted while the project initiation and background analysis take place:
- (1) Confirm goals and objectives of the project and update Terms of Reference;
 - (2) Review, scope, and tender technical study updates (as required) including, but not limited to, Water and Wastewater Servicing Strategies and Transportation Analysis;
 - (3) Develop a community communication and engagement strategy;
 - (4) Create a work plan and budget to guide overall project management; and



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- (5) Create a Background Report to inform the CASP amendments. The timing of the public release of the report findings will be in accordance with the community engagement strategy.

33 Phase 1 – Deliverables:

- (1) Initiate technical study updates (as required);
- (2) Communication and engagement strategy;
- (3) Budget;
- (4) Work plan;
- (5) Identification of planning issues; and
- (6) Background report.

Phase 2 – Community Consultation and Plan Writing (2019 - 2024)

- 34** This phase marks the official public launch of the project. It begins with community and stakeholder engagement and finishes with the writing of a draft plan. Community and stakeholder engagement will be as per the engagement plan.

- 35** The preparation of the draft CASP Future Policy Area Review to integrate the community's vision for Conrich, with:

- (1) The goals and objectives identified in the Terms of Reference;
- (2) Updated technical studies (as required);
- (3) Other relevant planning documents; and
- (4) Municipal Development Plan.

36 Phase 2 – Deliverables:

- (1) A report on communication and engagement process and findings;
- (2) Updated required technical studies; and
- (3) A draft of the CASP Future Policy Area Review.

Phase 3 – Draft Area Structure Plan Release (April - June 2025)

- 37** This phase of the project is the release of the revised draft ASP with an opportunity for public and agency review. Upon completion of the external review, the Plan will be amended as required.

38 Phase 3 – Deliverables:

- (1) Final version of the revised amendments;
- (2) Release of the revised amendments (final - proposed); and
- (3) Circulation of the revised amendments to agencies.



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Phase 4 – Area Structure Plan Amendments Public Hearing (July 2025)

- 39** This phase of the project is to bring the revised ASP draft for Council consideration at a public hearing in July 2025.
- 40** The Future Policy Area is identified in current municipal documents as a location for a full service hamlet with an expanded hamlet boundary. These amendments will ensure the CASP maintains consistency with higher order municipal policy, and that the area is prepared to accommodate future growth.



Approval Date

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Replaces

- n/a

Lead Role

- Chief Administrative Officer

Committee Classification

- Council

Last Review Date

- May 6, 2025

Next Review Date

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CAO

Approval Date