

Area Structure Plan

# **CONRICH – FUTURE POLICY AREA**

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## **Engagement Summary Report**



**ROCKY VIEW COUNTY**  
Cultivating Communities



## Table of Contents

1.0	INTRODUCTION .....	3
2.0	ENGAGEMENT PROCESS .....	3
3.0	WHAT WE HEARD: HAMLET BOUNDARY FEEDBACK.....	5
4.0	WHAT WE HEARD: FUTURE POLICY AREA FEEDBACK .....	6
5.0	WHAT WE HEARD: HAMLET DEVELOPMENT FEEDBACK .....	9
6.0	NEXT STEPS:.....	12
	APPENDIX A: SURVEY RESULTS.....	13
	APPENDIX B: WORKSHOP DESIGN TABLE FEEDBACK .....	25
	APPENDIX C: STAKEHOLDER COMMENTS .....	31
	APPENDIX D: LANDOWNER MEETINGS.....	37



## 1.0 Introduction

The [Conrich ASP](#) was adopted in December 2015. The ASP was originally brought for Council consideration on May 12, 2015. The ASP provides a comprehensive planning and technical framework for a development area identified as a full-service Hamlet and regional business centre. The plan ensures the integration of residential and business uses in a manner that provides for appropriate transition of land uses, compatibility, and mitigates the impacts of development.

Extensive public engagement for the Conrich ASP was conducted between 2013 and 2015 with several surveys and events gathering stakeholder feedback. At the time, Rocky View County Council supported an amendment to the Conrich ASP to include a Future Policy Area around the traditional Conrich centre. It was determined that the area required further consultation, analysis and design.

Rocky View County, with support from B&A Planning Group, has run public engagement to facilitate the development of the Conrich Future Policy Area. The purpose of the project is to:

1. Establish a Hamlet boundary that will concentrate future community development;
2. Determine a comprehensive land use strategy within the Future Policy Area that will provide a framework to guide future development; and
3. Create a policy framework to facilitate the development of the Future Policy Area.

The final amendments will be brought to Council for consideration. If adopted, they will be incorporated into the amended Conrich ASP. This engagement summary report documents the input received during Spring/Summer 2019 engagement on the Conrich Future Policy Area.

## 2.0 Engagement Process

This summary report provides an overview of the feedback received through an online survey and public workshop. To generate project awareness, engagement activities received support through a dedicated project webpage, an outreach letter and an email blast to stakeholders. The goal of the communications and engagement approach was to share relevant information about the project in a timely manner, while gathering feedback, listening to concerns and responding to questions. More details on the outreach activities are provided below.

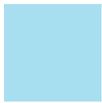
Date	Outreach Activity
April 2019	<p><b>Project Kick-Off</b></p> <p>Stakeholder engagement for the Conrich Future Policy Area started in spring 2019. B&amp;A Planning Group was brought on to support the urban design and engagement activities associated with the project.</p>
April 2019	<p><b>Project Website</b> - <a href="http://www.rockyview.ca/ConrichFPA">www.rockyview.ca/ConrichFPA</a></p>



	The website provided background information on the Future Policy Area and project timeline. An online survey was developed with the intent of gathering feedback from stakeholders.
May 13, 2019	<p><b>Letter to stakeholders</b></p> <p>Rocky View County sent out a project initiation letter to stakeholders that participated in previous engagement. The letter shared details about the June 10<sup>th</sup> workshop, project website link, and generally introduced the project.</p>
May 27 through June 17, 2019	<p><b>Online survey</b></p> <p>The online survey featured questions on the proposed Hamlet boundary and design elements for commercial and residential forms. Stakeholders were asked to identify community characteristics they would like to see in the Hamlet. Results are detailed in Appendix A and have been incorporated into the, “What we Heard” analysis below.</p>
May 28, 2019	<p><b>Email to stakeholders</b></p> <p>To launch the survey, an email update went out to all stakeholders. The email shared the link to the survey and reminded residents about the upcoming workshop.</p>
June 10, 2019	<p><b>Public workshop</b></p> <p>The evening event had 66 attendees. 4 representatives from Rocky View County and 3 representatives from B&amp;A Planning Group facilitated the event. The format included:</p> <ul style="list-style-type: none"> <li>• 12 open house information boards;</li> <li>• Two feedback boards for attendees to leave comments; and</li> <li>• Two design stations with Future Policy Area maps. Urban Design specialists were facilitating the tables asking stakeholders questions about land use within the Future Policy Area. All comments were documented directly on the maps and are summarized below. Maps from the session are included in Appendix B.</li> </ul>

**Engagement by the numbers:**

Outreach Activity	Stakeholder Participation
Online Survey	29 Responses
June 10 <sup>th</sup> , 2019 Workshop	66 Attendees
Post-it Notes at June 10, 2019 Workshop	28



Written Comments	40
Landowner Meetings	5

The following “What We Heard” sections highlight the feedback received on different topic areas and demonstrates how the feedback informed recommendations provided by the consultant, B&A Planning Group.

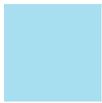
### 3.0 What We Heard: Hamlet Boundary Feedback

Rocky View County’s Municipal Development Plan supports development within the Hamlet of Conrich. Conrich has been designated by the County as a growth area. One of the main goals of the Conrich Future Policy Area engagement project was to gather feedback from stakeholders on the proposed Hamlet boundary.

The original Conrich ASP identified the boundary detailed in Figure 1. Through the online survey and at the workshop, stakeholders were asked if they support the hamlet boundary as originally proposed. 86% of survey respondents were in support or unsure, with the majority being in support. Some of the comments that were not in support of the proposed Hamlet boundary expressed a desire for it be extended to Highway 1. Conversations at the workshop design tables were generally supportive of the proposed boundary.

**Figure 1 - Proposed Hamlet Boundary**



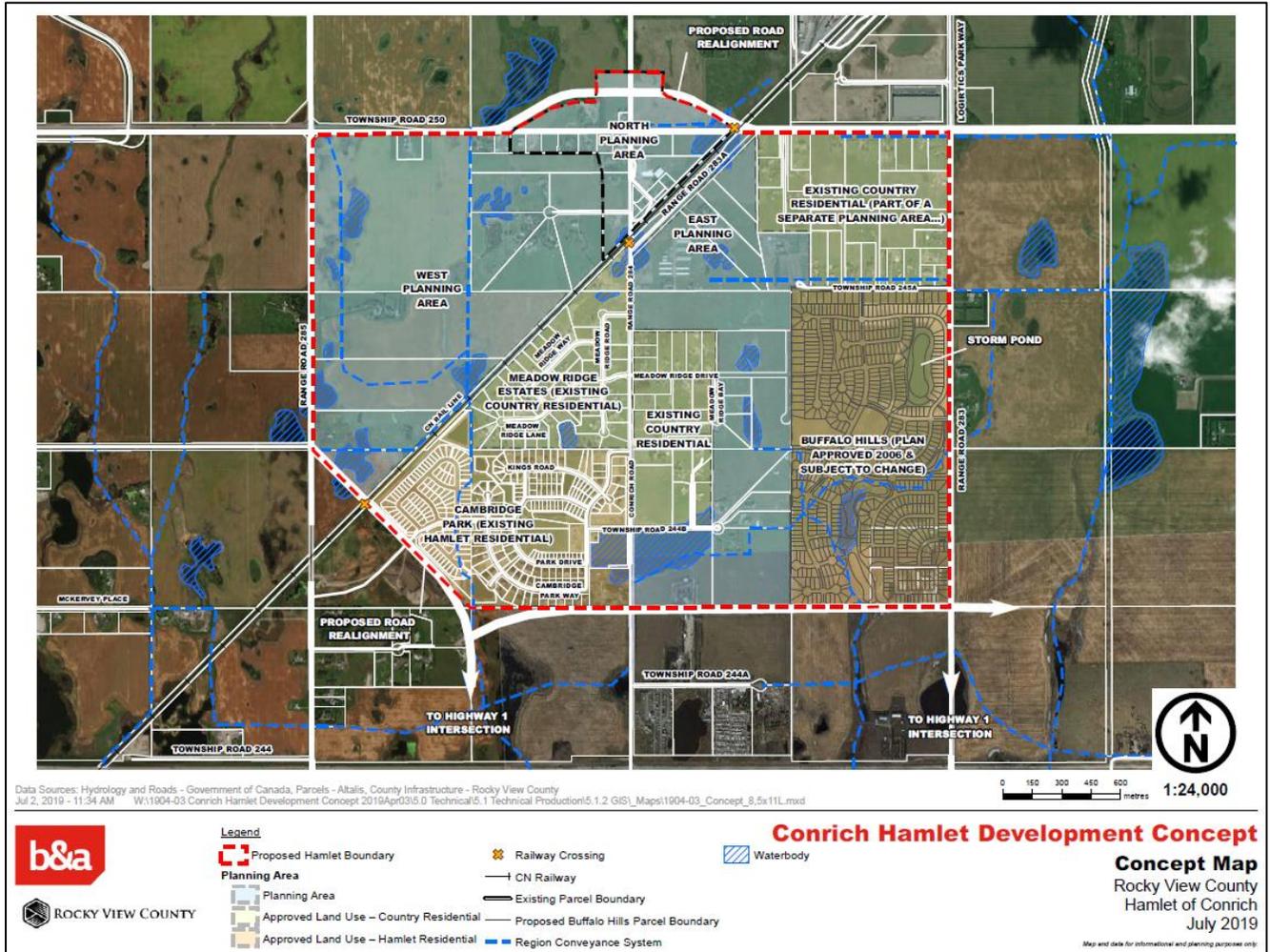


## 4.0 What We Heard: Future Policy Area Feedback

At the June 2019 public workshop, stakeholders were invited to provide comments and feedback on land use in the Future Policy Area. Two design stations allowed stakeholders to provide feedback in an interactive method with facilitators. Comments were recorded directly on maps that identified three planning areas that still required input: West Planning Area, North Planning Area and East Planning Area (see Figure 2).

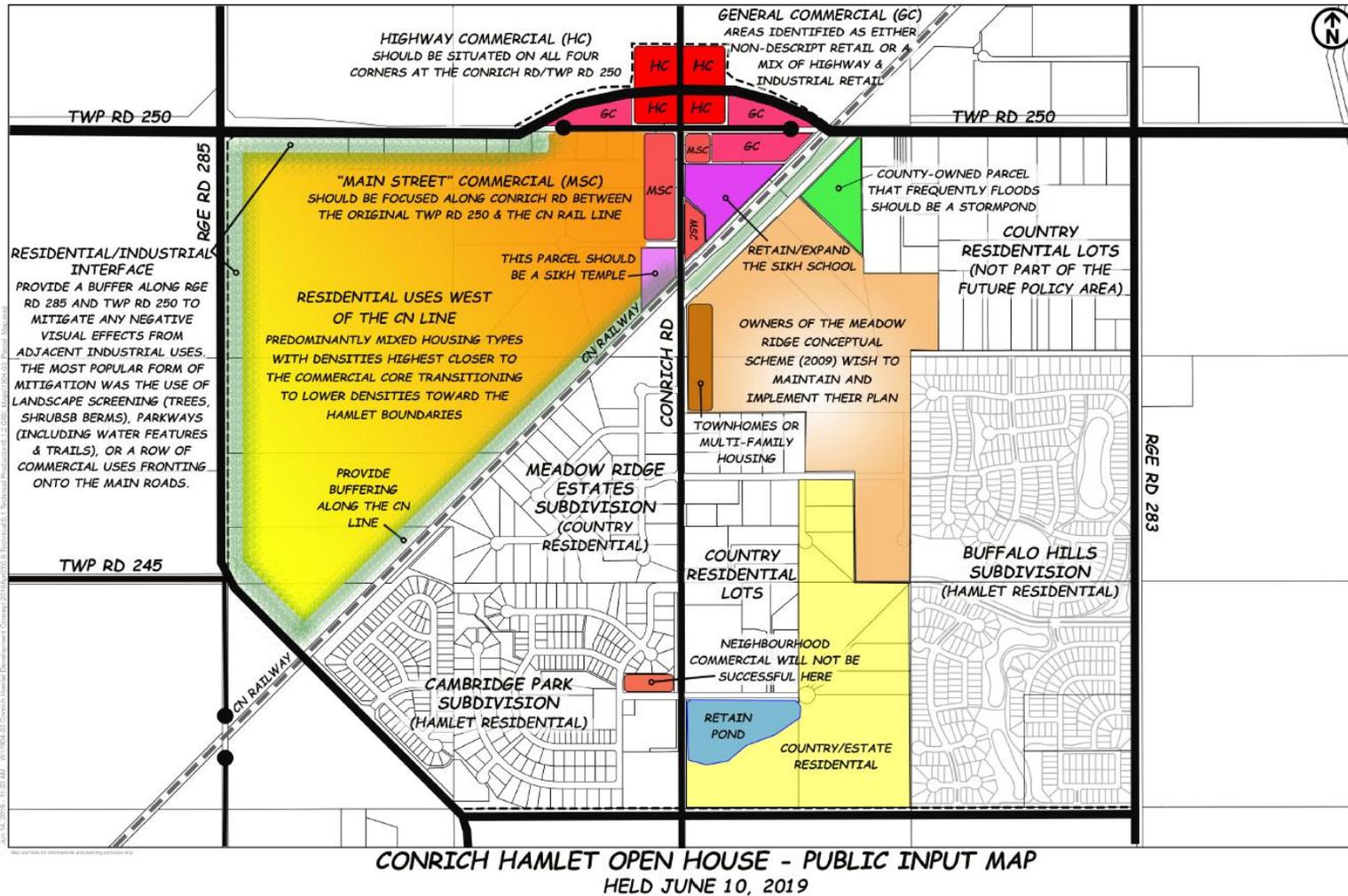
Stakeholders provided comments on residential densities, commercial uses, interface areas and institutional uses. A summary of the feedback received is highlighted in Figure 3. Feedback maps that were completed are included in Appendix B. Recommendations have been developed based on the workshop feedback as well as the online survey results. The Future Policy Area recommendations are detailed in Figure 4.

**Figure 2 – Workshop Design Table Map**



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**Figure 3 – Public Workshop Input Summary**





## 5.0 What We Heard: Hamlet Development Feedback

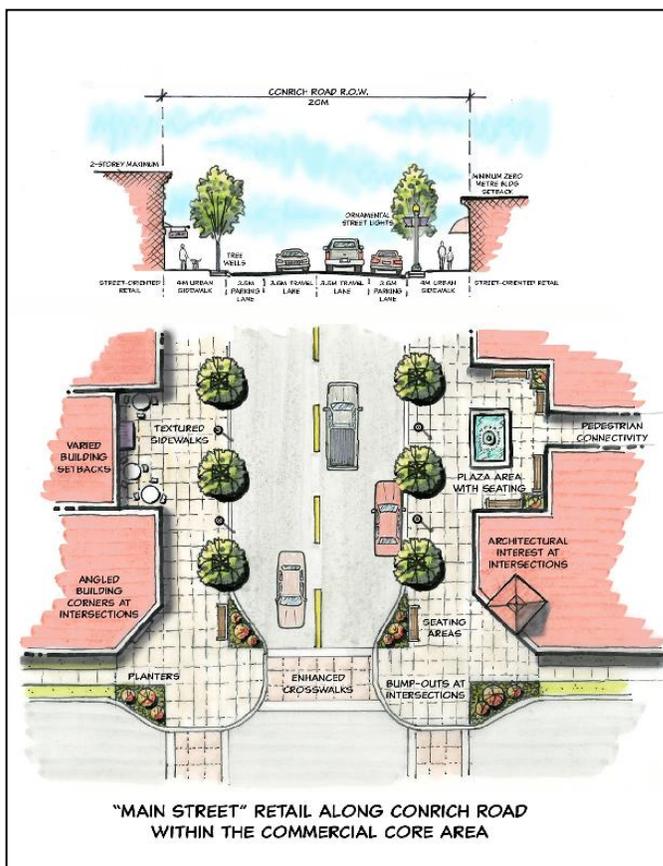
Since 2013, Rocky View County has gathered valuable input from local residents and stakeholders through a series of public engagements in order to gauge the most appropriate vision for the Hamlet of Conrich. The most recent engagement took place in the Spring of 2019. Feedback gathered through an online survey and at a public workshop provided context for laying out development and design guidelines for the Hamlet of Conrich. From these engagements, ten key developmental goals have emerged:

### 1. Retain a small-town character

Through the survey, stakeholders identified a desire for a complete community with services, connectivity and a commercial core. Nearly half of the responses to the survey felt that a “small town” feel is a desirable characteristic, while the other half were neutral on this trait.

### 2. Create an activity core that provides convenient local services

**Figure 5 – Conrich Road Conceptual Cross Section**



Through public engagement, stakeholders have expressed a desire that the Hamlet of Conrich develop a “downtown” core, near the traditional heart of Conrich along Conrich Road between Township Road 250 and the CN rail line. Conrich Road was frequently identified as a possible main street and area that could have more dense development.

A conceptual cross-section (see Figure 5) was designed to demonstrate a mainstreet retail configuration in the existing Conrich Road right-of-way.

**3. Keep single family housing as the predominant housing type, while providing the opportunity for other housing options**

Although there is a strong desire to maintain a mainly suburban character in Conrich (i.e. large single-family homes on large ¼ acre lots), residents and stakeholders have also identified the need to provide future residents with a variety of housing options. Stakeholders felt that areas such as the community core and Conrich Road would be best suited to mixed-use housing, seniors housing and generally more dense development.

**4. Develop with the natural environment where possible**

Stakeholders felt that, where possible, parks should be planned around and integrated with natural features (such as ponds, wetlands and streams). Some stakeholders expressed support for parks and pathway networks aligning with the regional overland drainage system that flows through Conrich's stormwater ponds.

**5. Distribute parks and open space throughout the Hamlet**

Area residents and stakeholders shared a very strong desire to create a community that has easily accessible park space close to residences. There was support for a central gathering space to be planned within the community core area (preferably adjacent to Conrich Road) which can function as a "Town Square", where activities such as festivals or farmer's markets can occur.

**6. Link parks, open spaces, schools and retail areas by a multi-modal pathway system**

Stakeholders expressed support for a comprehensive trail system that connects to other parks, schools and the community core.

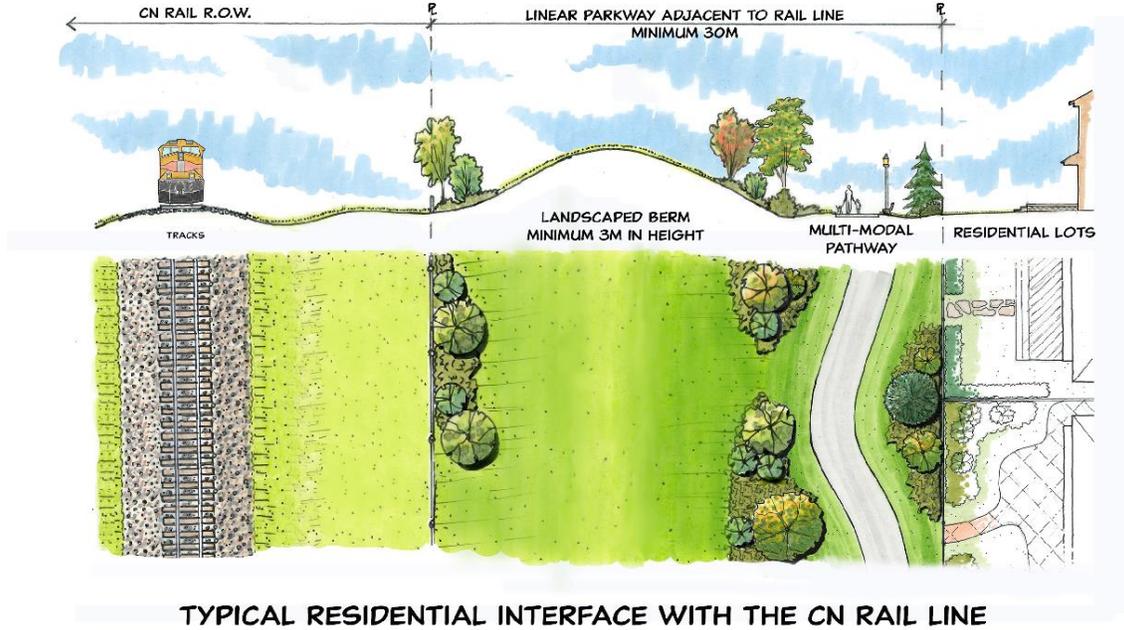
**7. Establish appropriate interfaces and boundary conditions between residential areas and other uses – both within and surrounding the Hamlet**

One of the most common concerns from stakeholders is how to address potential noise and sight issues from surrounding industrial and commercial uses, as well as from busy external roads and the railroad line that bisects the Hamlet. Parkways were cited as a preferred tool to help mitigate potentially undesirable industrial interfaces along the Hamlet boundaries and along the CN rail line.

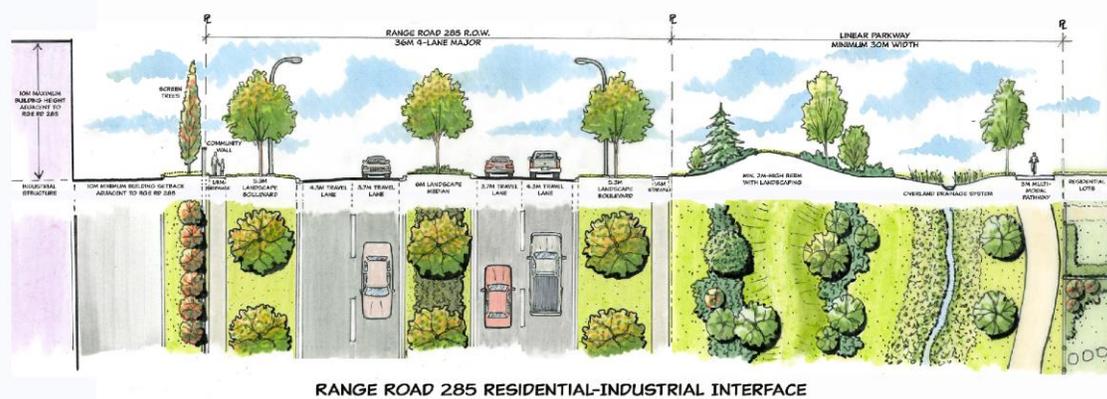
Conceptual cross-sections have been prepared to provide examples of a typical residential interface with the CN rail line (Figure 6) and industrial uses on Range Road 285 (Figure 7).



**Figure 6 – Conceptual CN Rail Interface Treatment**



**Figure 7 – Conceptual Residential Industrial Interface**



**8. Ensure good vehicle circulation between new and existing neighbourhoods**

Stakeholders were interested to see how existing and approved development will connect with unplanned areas. There must be cohesion between the existing neighbourhoods within the Hamlet and future development areas. Therefore, good vehicular circulation throughout the Hamlet is imperative.



**9. Implement service infrastructure in a timely manner as the area develops**

Some Conrich residents have concern regarding residential areas being developed before adequate services are installed or the capacity of services does not exist at the time of implementation.

**10. Develop in a meaningful and comprehensive manner rather than a fragmented approach**

To date, neighbourhoods in the Conrich area have been planned and built as a series of individual developments that have no connectivity to each other. Stakeholders expressed a desire for policies that aim to make Conrich a more cohesive community.

## **6.0 Next Steps:**

We appreciate the input from our community and stakeholders. All questions, comments and concerns received during the 2019 engagement project have been documented and summarized in this report. The final amendments will be brought to Council for consideration and will be incorporated into the amended Conrich ASP. Should you have any questions about the Future Policy Area, Hamlet Boundary, or project next steps please reach out to:

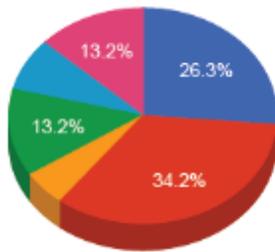
**PAUL SIMON, RPP, MCIP**  
Planner | Planning, Development & Bylaw Services  
**ROCKY VIEW COUNTY**  
Phone: 403-520-6285  
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## APPENDIX A: Survey Results

The following results summarize the 29 responses received through the online survey, which was open from May 27 through June 27, 2019. Comments received through the survey have been included with other written comments received during engagement in Appendix B.

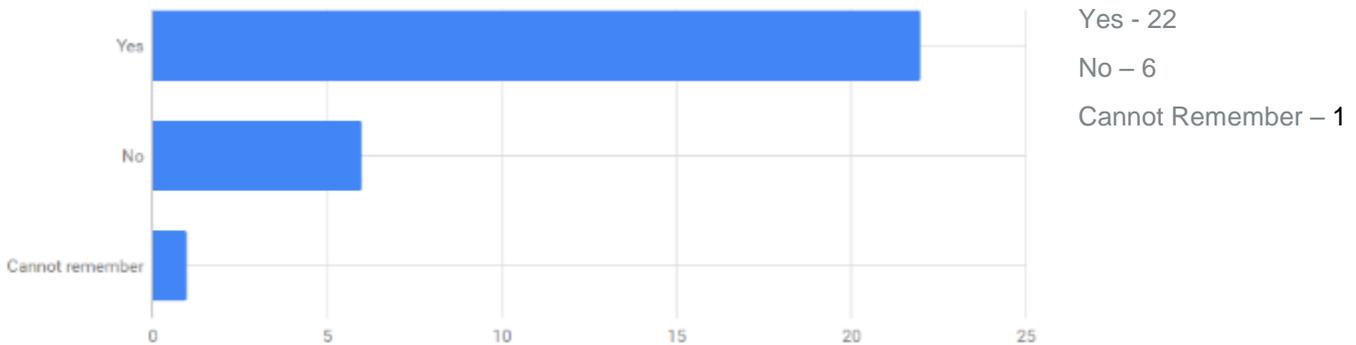
### 1) Please select your relationship to the community of Conrich (select all that apply):



Agricultural Owner: 10  
 Acreage Owner: 13  
 Business Owner: 2  
 Area Resident: 5  
 Area Employee: 0  
 Interested Rocky View Resident: 3  
 Other categories\*: 5

\*Responses for other categories included: Developer, Non-profit, Consultant, Developer

### 2) Have you participated in previous engagement activity for the Conrich ASP?

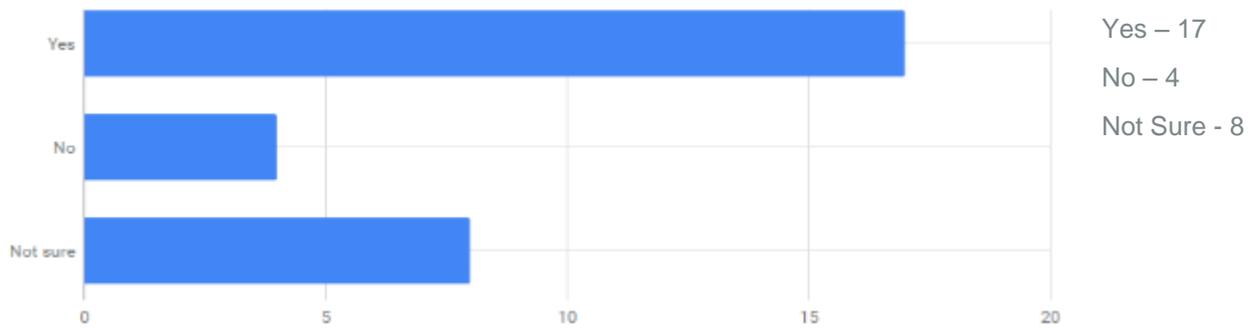




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**CONRICH – FUTURE POLICY AREA**

**3) Are you in general agreement with the proposed Hamlet boundary?**

Proposed Hamlet Boundary for Conrich





**4) Please view the images above and identify the residential development patterns that would be appropriate in the Hamlet. (Check all that apply)**

A) Example of Traditional Grid – 9 responses



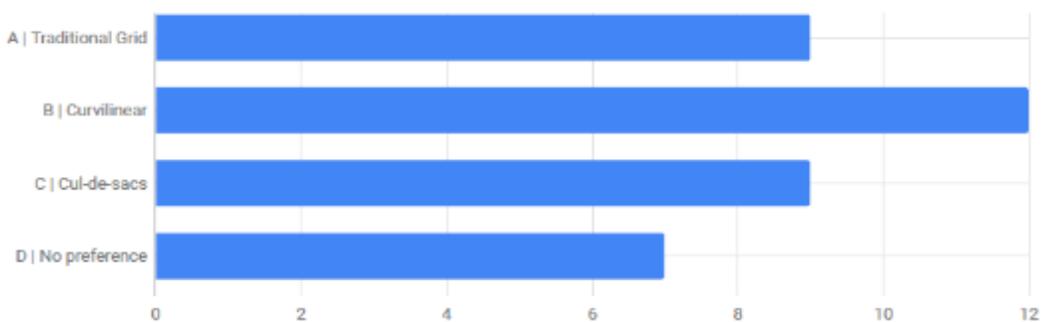
B) Example of Curvilinear – 12 responses



C) Example of Cul-de-Sac – 9 responses



D) No preference – 7 responses





Area Structure Plan  
**CONRICH – FUTURE POLICY AREA**

5) Please view the images above and identify the form of residential development that would be appropriate in the Hamlet. (Check all that apply)

A) Example of Compact Urban – 7 responses



B) Example of Suburban – 14 responses



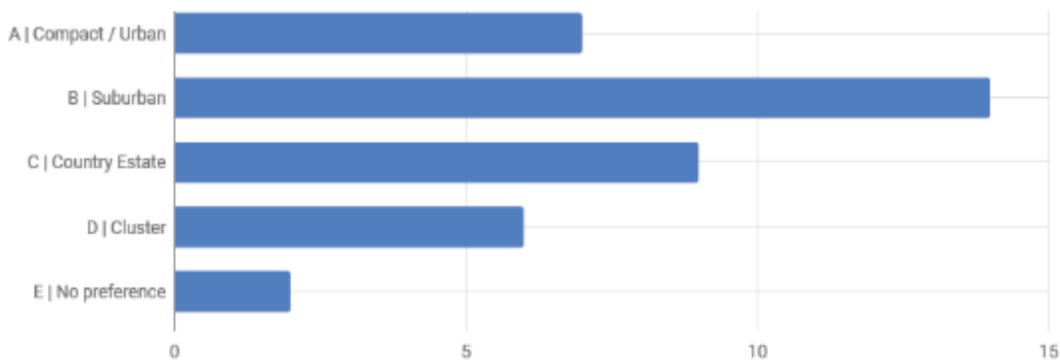
C) Examples of Country Estate – 9 responses



D) Example of Cluster – 6 responses



E) No preference – 2 responses





**6) Please view the images above and identify all residential housing types that would be appropriate in the Hamlet. (Check all that apply)**

A) Estate Homes – 9 responses



B) Single Family – 17 responses



C) Single Family-laned – 12 responses



D) Attached/Semi-attached – 11 responses



E) Townhomes – 12 responses



F) Mixed-use Residential – 14 responses



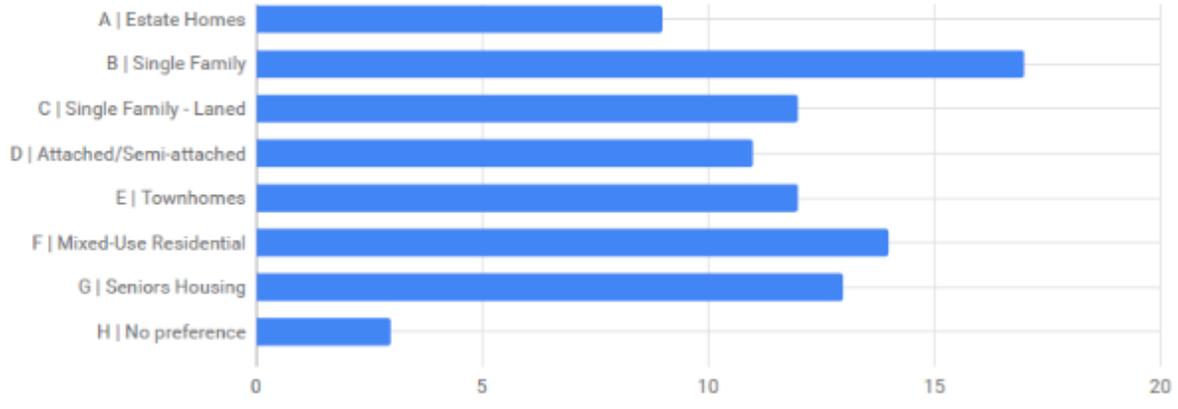
G) Seniors Housing – 13 responses



H) No preference – 3 responses



Area Structure Plan  
**CONRICH – FUTURE POLICY AREA**





**7) Please view the images above and identify all types of commercial uses that would be appropriate in the Hamlet. (Check all that apply)**

A) Highway Commercial – 12 responses



E) Small Scale Shopping Centre - 12 responses



B) Main Street Retail – 14 responses



F) Mixed-use Commercial – 12 responses



C) Neighbourhood Commercial – 18 responses



G) Industrial Retail – 8 responses



D) Strip Mall – 13 responses



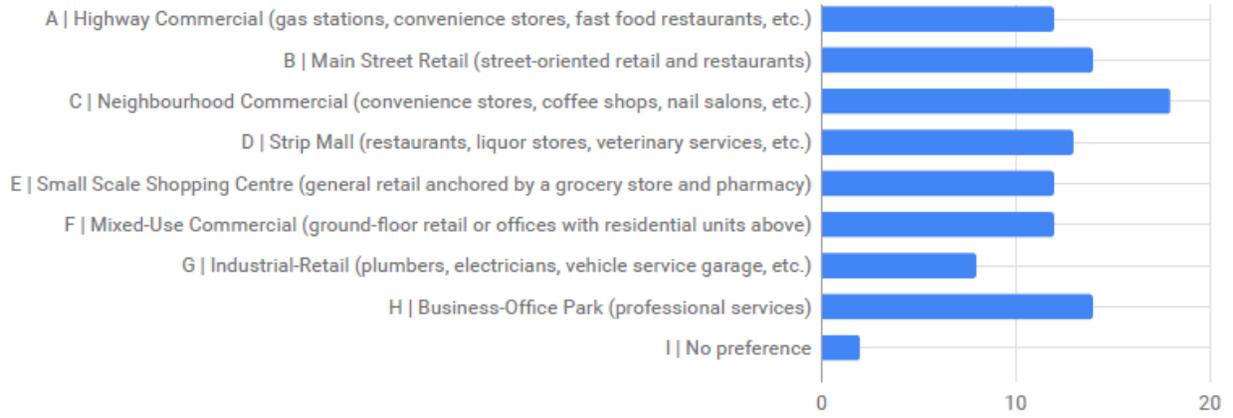
H) Business Office Park – 14 responses



I) No preference – 2 responses



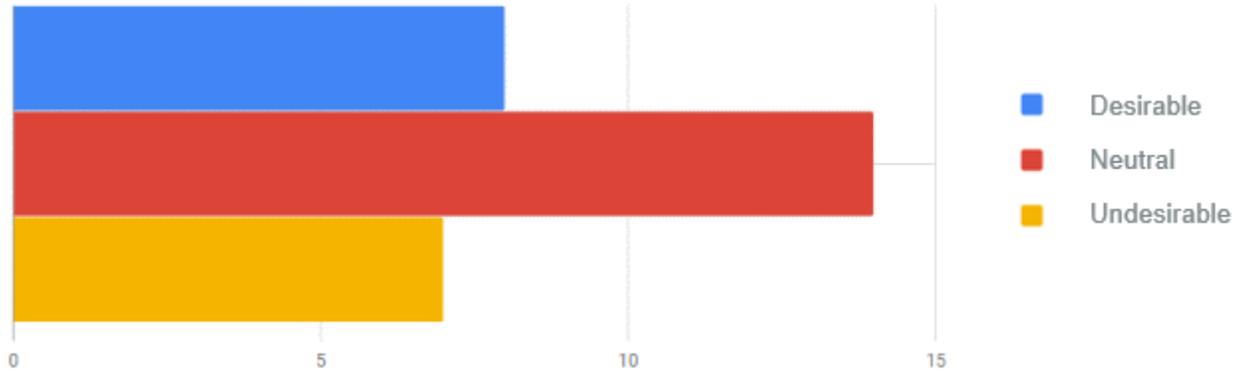
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**CONRICH – FUTURE POLICY AREA**



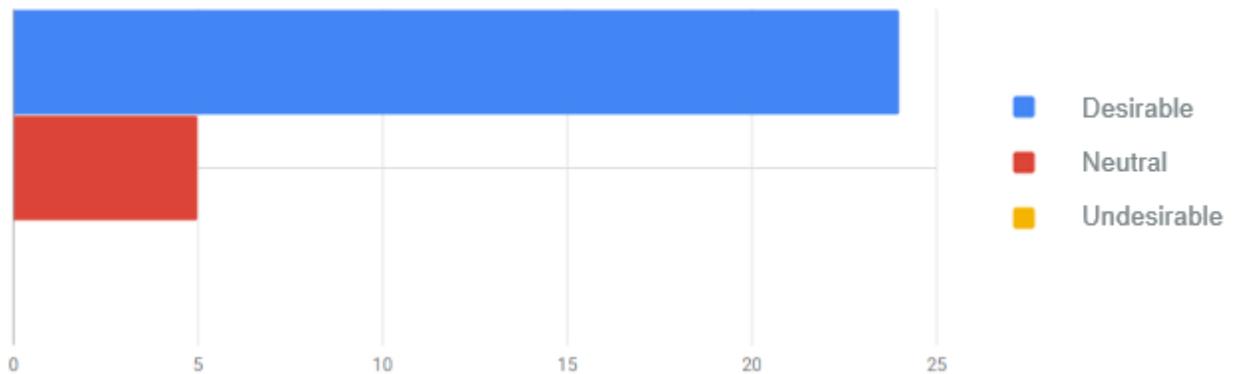


**8) Please rate the following community design characteristics as Desirable, Undesirable, or Neutral in regards of what you prefer to see within the Hamlet:**

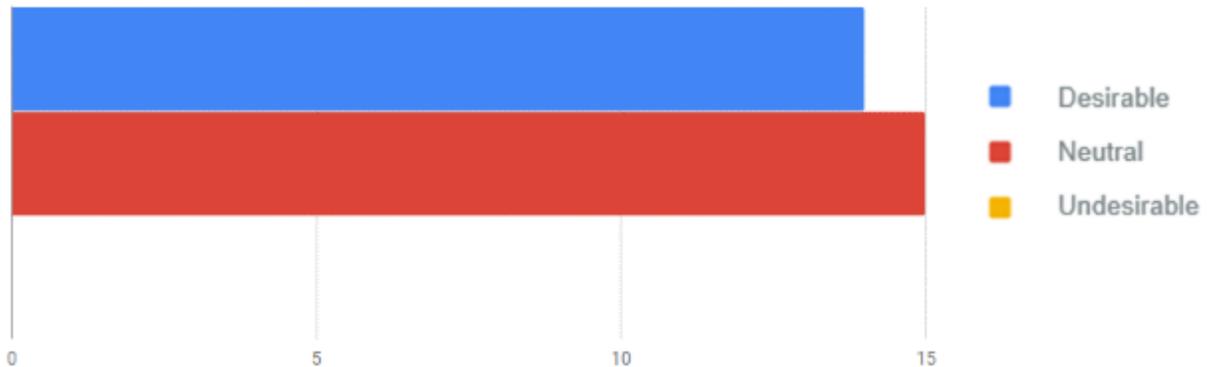
Exclusiveness (I prefer isolation from my neighbours.)



Connectivity (I like being able to get around easily within my community.)



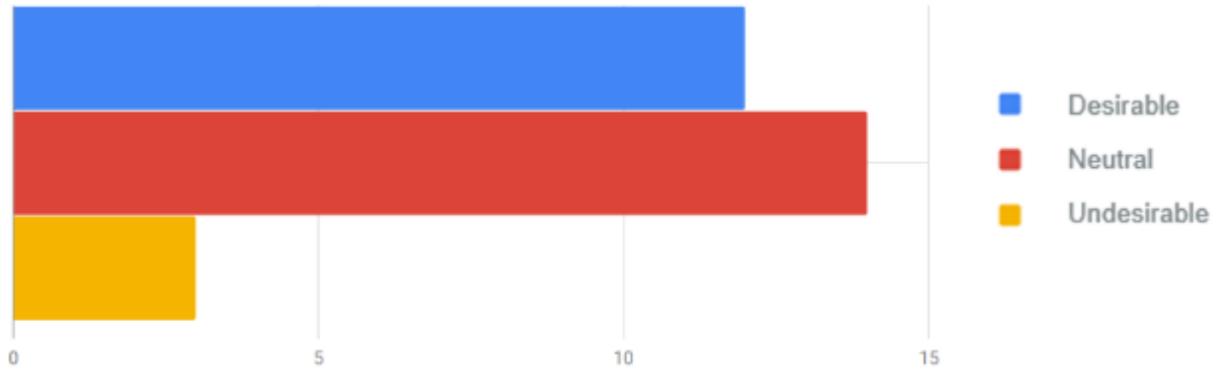
Environmental/Eco-friendly (I want my community to be designed with nature in mind.)



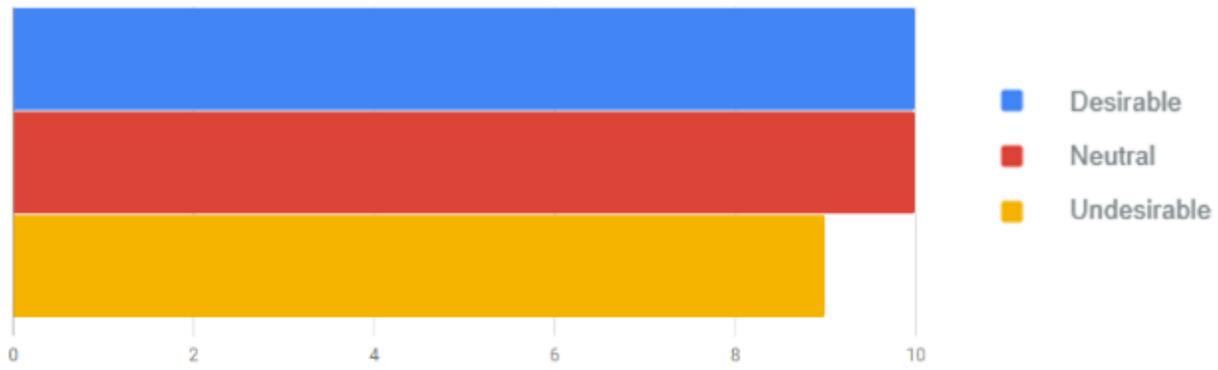


Area Structure Plan  
**CONRICH – FUTURE POLICY AREA**

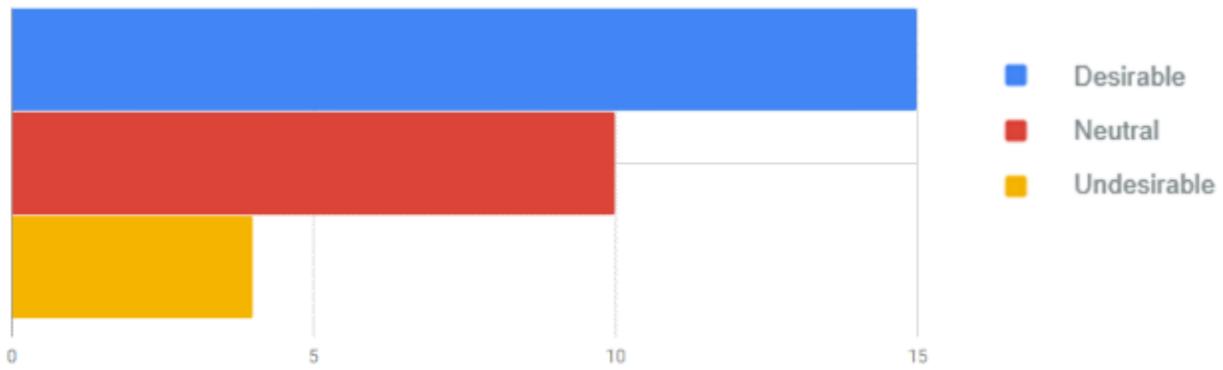
Traditional (I like living in a community with a small-town feel.)



Innovative (I am open to unconventional housing types and urban forms.)



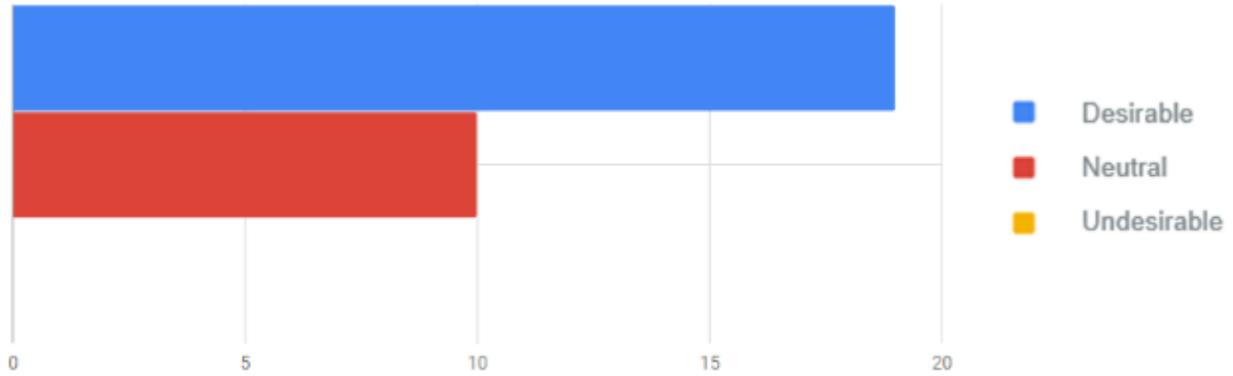
Housing Variety (I favour having a mix of housing types within my neighbourhood.)



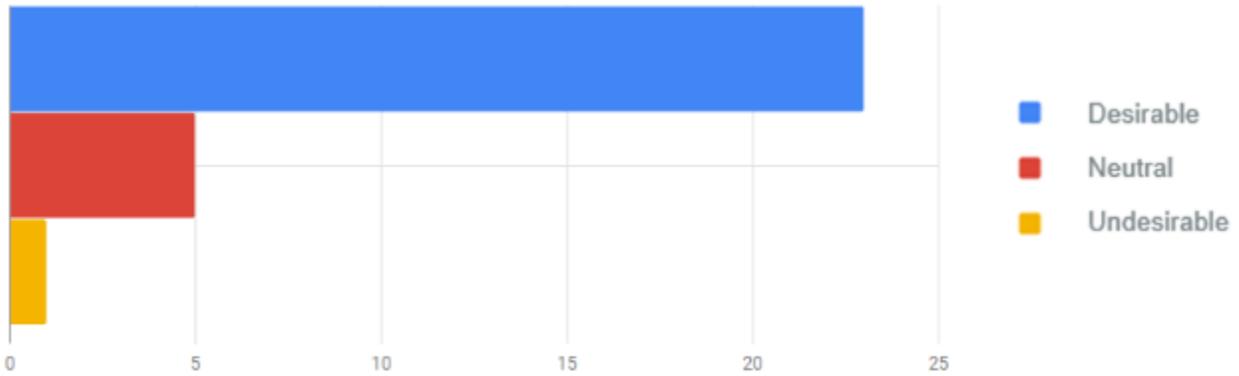


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**CONRICH – FUTURE POLICY AREA**

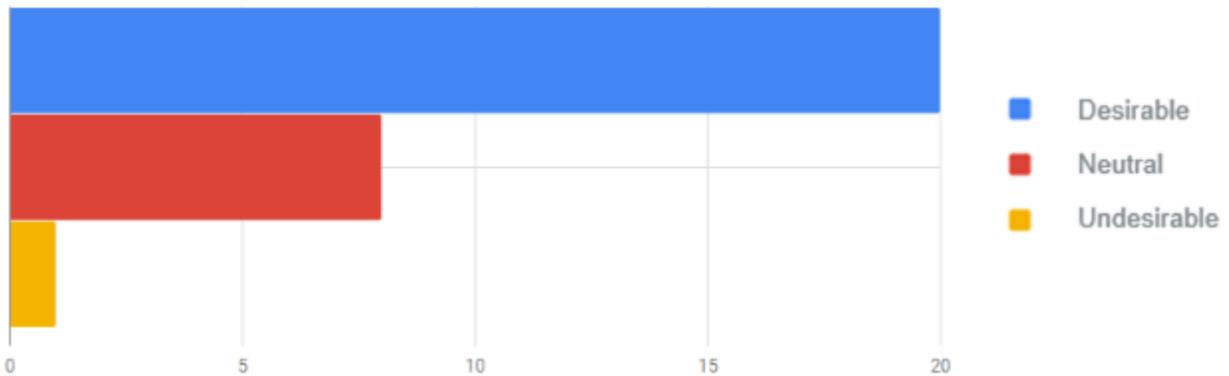
Convenience (I enjoy having services close to where I live and easy to get to.)



Parks & Open Space (I value having easily accessible green space close to home.)

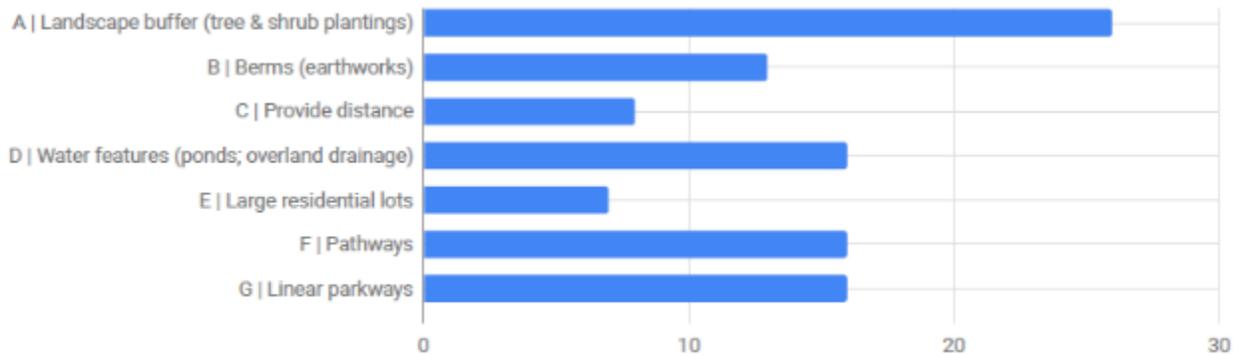


Pathways (I want the ability to walk or bike anywhere within my community.)





9) Based on the current Conrich Area Structure Plan, the Hamlet has the potential to be surrounded by industrial and commercial activities, as well as interfacing with busy roadways. To help mitigate the interface between these uses and Hamlet of Conrich residential areas, please select all appropriate screening methods (Check all that apply):



- A) Landscape buffer – 26 responses
- B) Berms – 13 responses
- C) Provide distance – 8 responses
- D) Water features – 16 responses
- E) Large residential lots – 7 responses
- F) Pathways – 16 responses
- G) Linear parkways – 16 responses





Area Structure Plan  
**CONRICH – FUTURE POLICY AREA**









## APPENDIX C: Stakeholder Comments

Comment	Engagement Opportunity	Comment Source	Comment Policy Area	Comment Topic Area
Address drinking water quality issue, water shortage issue, at Cambridge Park that is under development at present. This often restrict water even using hose to flower every year. On the other hand developer keep building more houses. What will be the future of the houses due to water shortage?	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Conrich Future Policy Area	Servicing
Garbage pick-up system most complicated and costly in all of Alberta in Cambridge Park.	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Rocky View County	Servicing
Money collected under housing association never published budget and expense. Is there any governing body that can address these issues!!	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Rocky View County	
We want high density residential development.	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Conrich Future Policy Area	Land Use
Just make a decision and assign a zoning so everyone knows. Developers can tweak at time of permit issue.	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Conrich Future Policy Area	Process
Needs more subdivisions but with easy process of existing lots.	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Conrich Future Policy Area	Process
Would like to see bike paths put into the plan. So residents can ride the path from their communities.	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Conrich Future Policy Area	Connectivity

**CONRICH – FUTURE POLICY AREA**

The residential development should be done as per the developers vision, i.e. how they see the marketability of residential types.	Open House Feedback Board	Hope and fears for future of Conrich - What would you like to see?	Conrich Future Policy Area	Process
Medium density with only 1, no sidewalks	Open House Feedback Board	Hope and fears for future of Conrich - What don't you want to see?	Conrich Future Policy Area	Land Use
There should be no residential lots smaller than 0.2 acres.	Open House Feedback Board	Hope and fears for future of Conrich - What don't you want to see?	Conrich Future Policy Area	Land Use
No requirement should be made for having to have a percentage land for higher residential units.	Open House Feedback Board	Hope and fears for future of Conrich - What don't you want to see?	Conrich Future Policy Area	Land Use
We want high density residential development 0.15 acre lots.	Open House Feedback Board	Hope and fears for future of Conrich - What don't you want to see?	Conrich Future Policy Area	Land Use
Keep residential at medium density, 0.2 acre minimum	Open House Feedback Board	Hope and fears for future of Conrich - What don't you want to see?	Conrich Future Policy Area	Land Use
We do not want to see mandatory sidewalks in residential area. They are not needed.	Open House Feedback Board	Hope and fears for future of Conrich - What don't you want to see?	Conrich Future Policy Area	Connectivity
Like waste water plans and water servicing.	Open House Feedback Board	Original land use strategy & hamlet boundary - What did you like?	Conrich ASP	Servicing
Build the Road Road gas station as fast as possible.	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	

**CONRICH – FUTURE POLICY AREA**

Get the railway to fix the crossing on Conrich Road	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Conrich Future Policy Area	Connectivity
Permit interim servicing for med-low density housing	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Conrich Future Policy Area	Land Use
Tell CNR to fix 285 south	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Conrich ASP	Transportation
Reduce the speed limit and widen RR285 to Hwy 1	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Conrich ASP	Transportation
Offsite levy too high for water and waste water.	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	Servicing
Review and reduce the offsite levies to not stifle highest and best use development.	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	Servicing
Don't re-align McKnight Rd	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Conrich ASP	Transportation
Drop the levies!	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	Servicing
Fix tracks	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	Transportation

**CONRICH – FUTURE POLICY AREA**

Flexible residential and/or commercial within the western portion of the plan area.	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Conrich Future Policy Area	Land Use
Review of the offsite levy's, especially waste water and fresh water	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	Servicing
Reduce the levy for water and wastewater for residential units	Open House Feedback Board	Original land use strategy & hamlet boundary - What do you want changed?	Rocky View County	Servicing
There is no mention of a Highway 1 Rainbow Road overpass that I think is essential to a safe community	Online Survey	Additional Comments Section	Conrich ASP	Transportation
Large landholders should have proportionately greater say in how the vision is to be laid out.	Online Survey	Additional Comments Section	Rocky View County	Process
it's taking too long, what's the hold up, lets get on with it !!	Online Survey	Additional Comments Section	Rocky View County	Process
Professional urban planners should consult with City of Calgary and incorporate Calgary's demands to come up with an acceptable area plan. Continuous meetings and workshops with landowners do not move any development forward. A possible Calgary veto is hanging over any Conrich plan so why not set up the plan using Calgary's input. It has been 10 years since CN moved in and devastated the hamlet, the property values and the quiet country living. Conrich was thrown under the train. Meanwhile the County concentrated on upscale Springbank, Harmony and Balzac mega developments. I just want to be able to move on.	Online Survey	Additional Comments Section	Rocky View County	Process

Area Structure Plan  
**CONRICH – FUTURE POLICY AREA**

I wasn't able to finish writing my comment on the previous space in the beginning of the survey. For the safety of all the residents. Please take in consideration of what we would like to see with the new proposed bypass, not the way it shows on it right now, but the way I have just described. The new proposed bypass must change the direction going north before my property line on [removed for privacy]. Please take a good look at it and I am looking forward to hearing from you. Thank you so much for your time.

Online Survey      Additional Comments Section      Conrich ASP      Transportation

The boundary should extend South to Highway # 1 given the value of this land for future "highway commercial".	Online Survey	Hamlet Boundary Section, question 4	Conrich Future Policy Area	Hamlet Boundary
It does not cover all the land that's in the Original Structure plan it should be moved east to Rge Rd 282	Online Survey	Hamlet Boundary Section, question 4	Conrich Future Policy Area	Hamlet Boundary
The boundary should extend to the highway down RR 285 and along to Rainbow Road RR283	Online Survey	Hamlet Boundary Section, question 4	Conrich Future Policy Area	Hamlet Boundary
My name is [removed for privacy], I own and live on the [removed for privacy]. I have lived here for 36 years and would like to develop my land, so far as I know we are highway business commercial. Question? am I being excluded from the Plan and Why? I own 68 acres there and would like to develop it.	Online Survey	Hamlet Boundary Section, question 4	Conrich Future Policy Area	Hamlet Boundary
the two quarter sections along RR 285 could be excluded. They are currently farm land with access only from RR285 and not really connected to Conrich hub.	Online Survey	Hamlet Boundary Section, question 4	Conrich Future Policy Area	Hamlet Boundary



My property (3 acres) right on [removed for privacy]. I disagree and don't understand why the proposed bypass still goes in front of my property and my neighbor east side of me as well and then the proposed bypass going (curving) north. My driveway connects straight to [removed for privacy] and the traffic is so intense so busy that every time i leave my property or coming home is a challenge on a daily basis, my family and I fear for our safety each time we leave or come home. I got rear ended once already leaving my driveway couple years ago. McKnight Blvd from my property line must be utilized just for a community service road for the safety of the residents. CN trucks are incredibly dangerous on the road. Thanks to you already for the speed limit at 50. What I would like to see is the new proposed bypass start to go (curve) north before my property line to alleviate the heavy traffic and for the safety....

Online Survey

Hamlet Boundary Section, question 4

Conrich ASP

Transportation

The Hamlet area appears to be +/- 12 quarter sections (+/- 1,900 acres). This is a significant area. Is the buildout of this size of area reasonable?

Online Survey

Hamlet Boundary Section, question 4

Conrich Future Policy Area

Hamlet Boundary



## **APPENDIX D: Landowner Meetings**

Between February 19, 2019, and June 26, 2019, County staff held individual meetings with five landowners in the Plan area.

### ***Summary of Key Outcomes of Landowner Meetings***

- Okay with original land use strategy; desire to see specific criteria for when development in eastern portion of Plan area can proceed;
- Look at commercial / industrial land uses on eastern portion of Plan area adjacent to Township Road 250;
- Look at transitional land uses to allow flexibility for development on eastern portion of Plan area;
- For eastern portion of Plan area, okay with any form of development aside from heavy industrial – there is sufficient industrial land in Conrich;
- Desire for some fragmented quarters to have potential of interim servicing and development of lots as small as 1 acre until full servicing is provided through comprehensive development;
- For some quarters that were previously identified as hamlet residential, where there is significant fragmentation, these could be considered residential transition areas to reduce the challenges that come along with coordinating multiple landowners to pursue development;
- Hamlet residential development should be between 3.5 and 4 UPA;
- Challenges associated with requiring 10% medium density development as this product is not desired in Conrich;
- Some residents would like to see pathways over sidewalks in the developments; and
- Existing historical municipal reserve sites should be re-evaluated.