

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

## Welcome

### Conrich Future Policy Area Project Workshop

#### Today's Purpose:

1. Explore land use concepts.
2. Review hamlet boundary.
3. Provide feedback on desired development forms through round-table discussions.

Your questions and ideas are most welcome!



#### Workshop format:

1. Small groups (4-6) per table (see staff who will direct you to a table).
2. 10-15 minute discussions.
3. Provide feedback on desired development forms.
4. In the meantime, feel free to read the display boards and chat with the project team!

# What is an ASP?



An Area Structure Plan (ASP) sets out our community's vision for the future and provides a roadmap for getting there.

It contains maps, goals and policies, which establish general locations for major land uses.

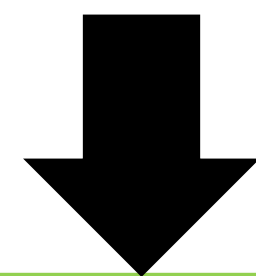
The Conrich Future Policy Area Project seeks to amend the existing Conrich Area Structure Plan.



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# Process Overview

We are here



## Phase 1

Background  
Analysis  
January – March  
2019

- Project initiation.
- Scoping of technical studies.

## Phase 2

Engagement and  
Policy Drafting  
April – June 2019

- Workshop with stakeholders.
- Intermunicipal engagement.
- Public engagement summary.
- Begin policy drafting.

## Phase 3

Release of Draft  
Plan  
July – September  
2019

- Finalize draft plan.
- Intermunicipal engagement.
- Circulation and release of draft plan.

## Phase 4

Finalizing the  
Plan  
October –  
December 2019

- Finalize area structure plan amendments.
- Presentation of plan to Council at Public Hearing.



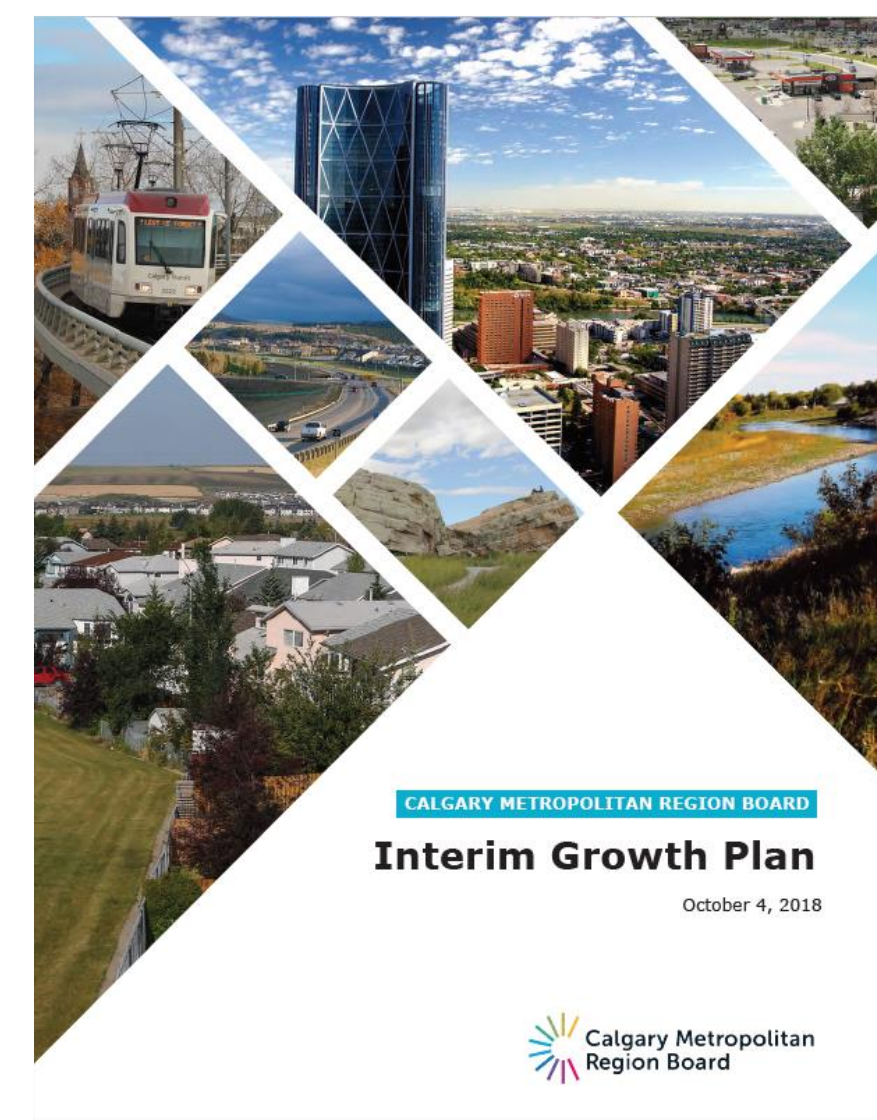
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# Planning Framework

Several Plans will influence the development of the Area Structure Plan amendments. Some of the key direction from these plans is as follows:

## Interim Growth Plan (IGP)

- Environmentally responsible land-use planning and growth management.
- Economic wellbeing and competitiveness of the Region.



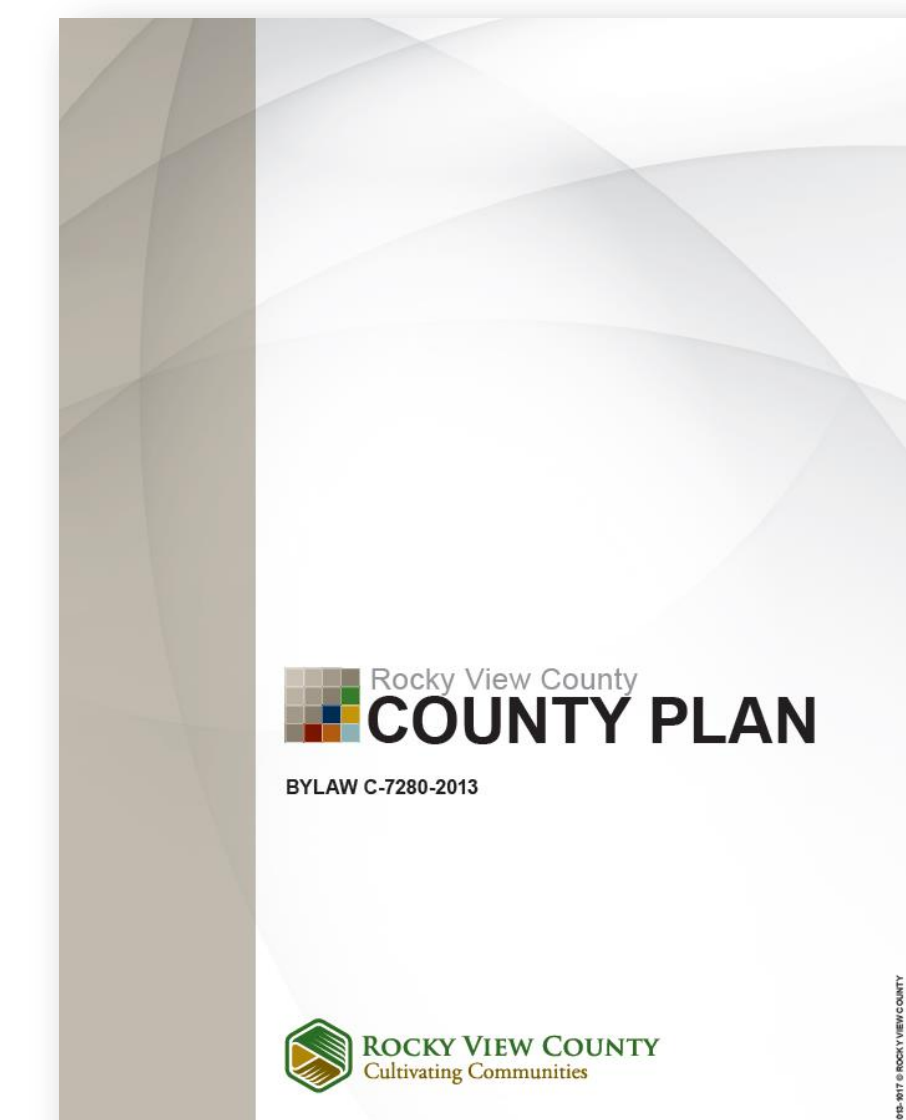
## South Saskatchewan Regional Plan (SSRP)

- Reduce amount of land taken up by development.
- Conserve and maintain environmental benefits using conservation tools.



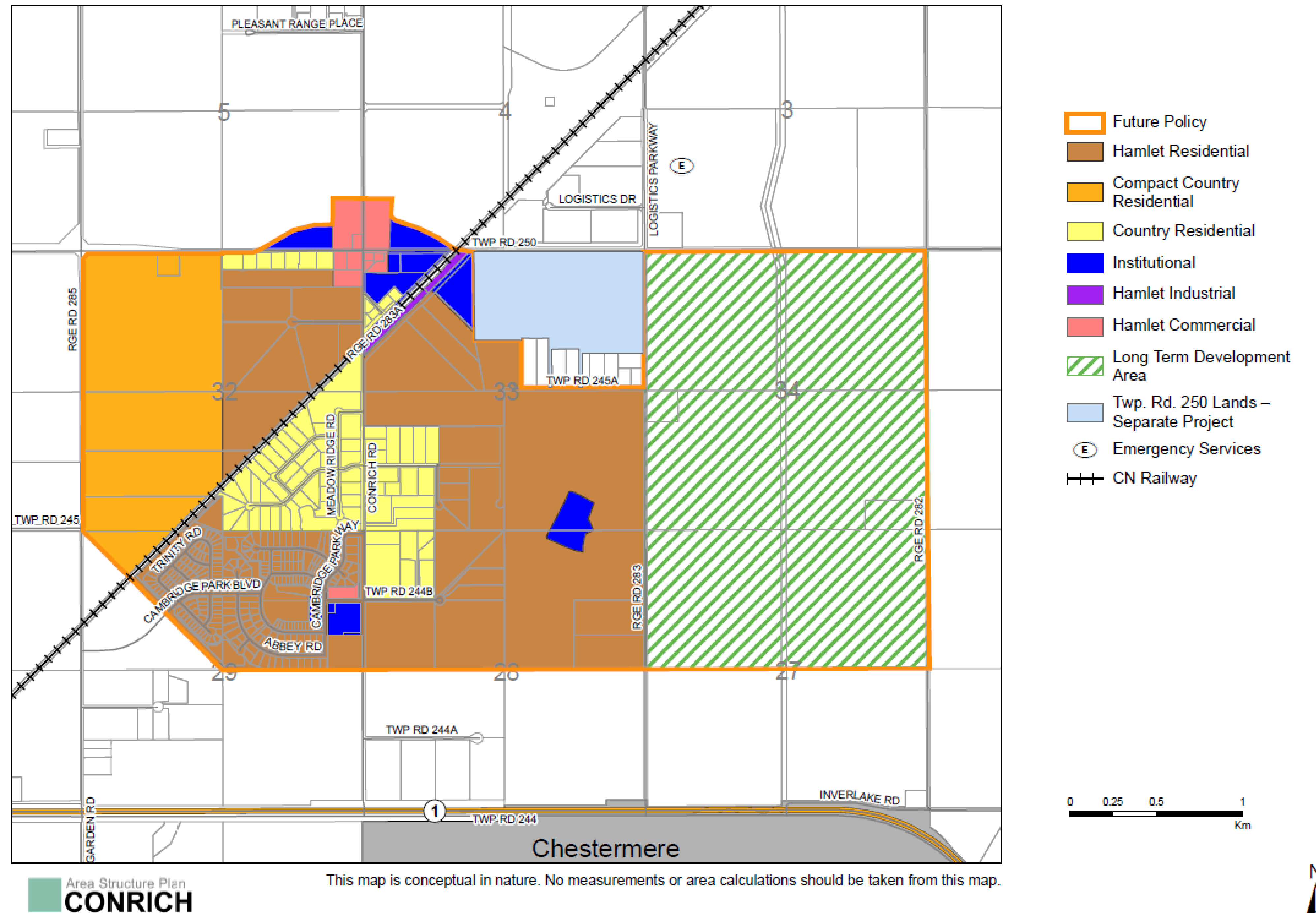
## Rocky View County Municipal Development Plan (MDP)

- Balance of social, environmental, and economic factors.
- Guides the development of country residential area structure plans.



# Original Land Use Strategy

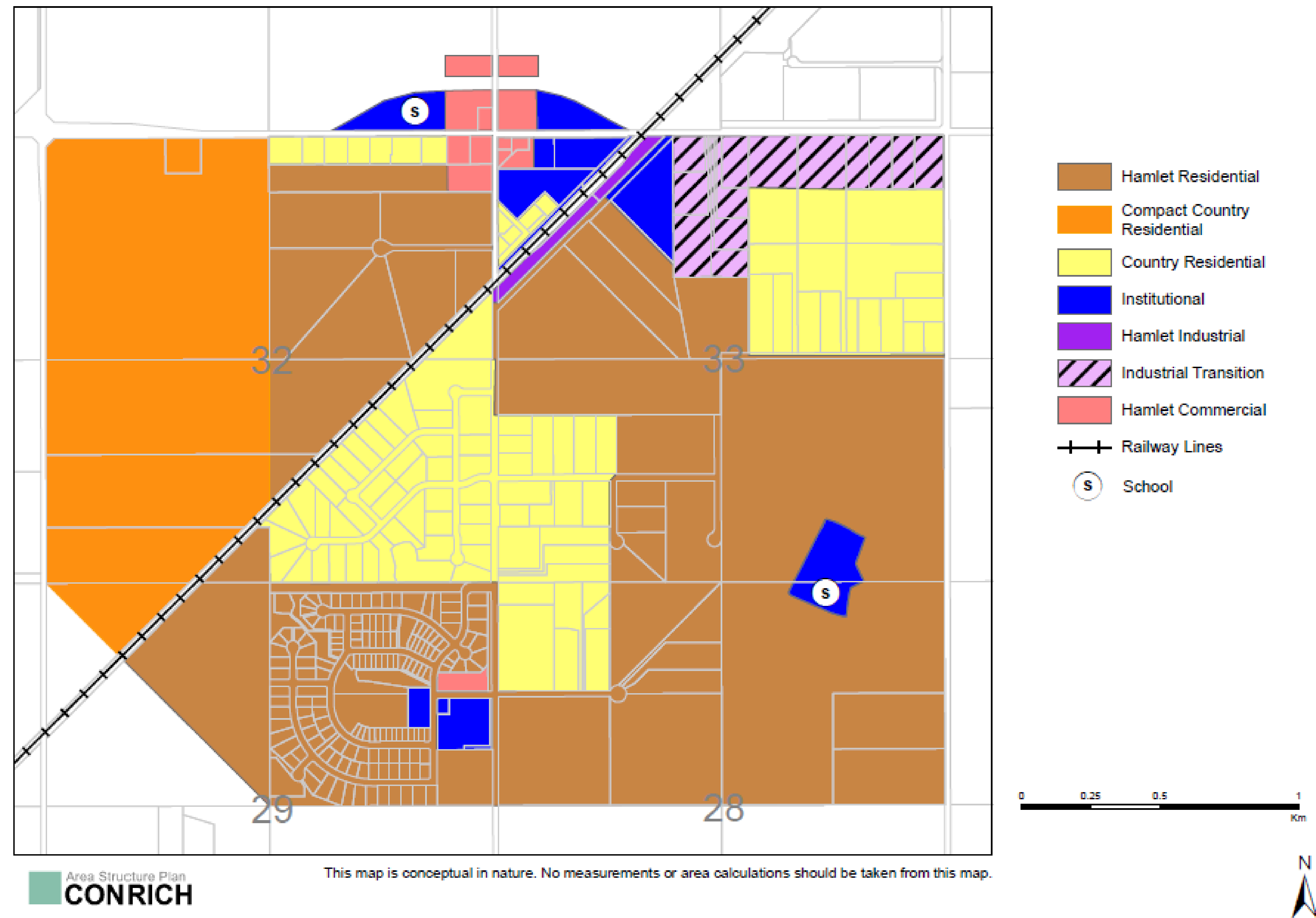
- The original draft Conrich Area Structure Plan included a land use strategy for the Future Policy Area.
- Amendments to the plan resulted in the creation of the Future Policy Area.
- What do you like about the original land use strategy? What should change?



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# Original Hamlet Boundary

- The original Conrich Area Structure Plan identified a hamlet boundary.
- Amendments to the plan now require that the hamlet boundary be confirmed.
- Do you agree with the original hamlet boundary? Should it be changed?



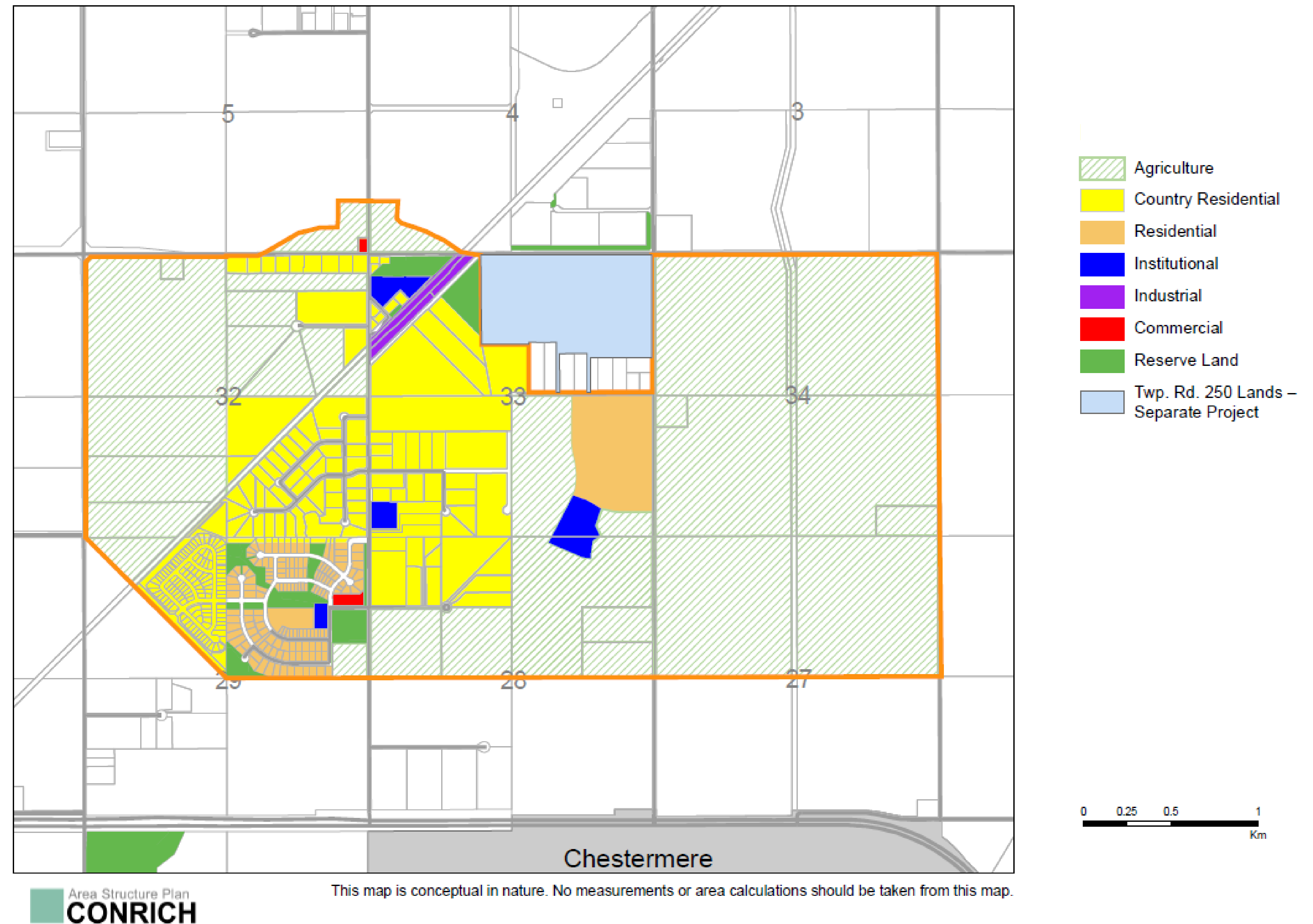
# What are your thoughts?

Please let us know what your thoughts on the original land use strategy and hamlet boundary.

What did you like?	What do you want changed?

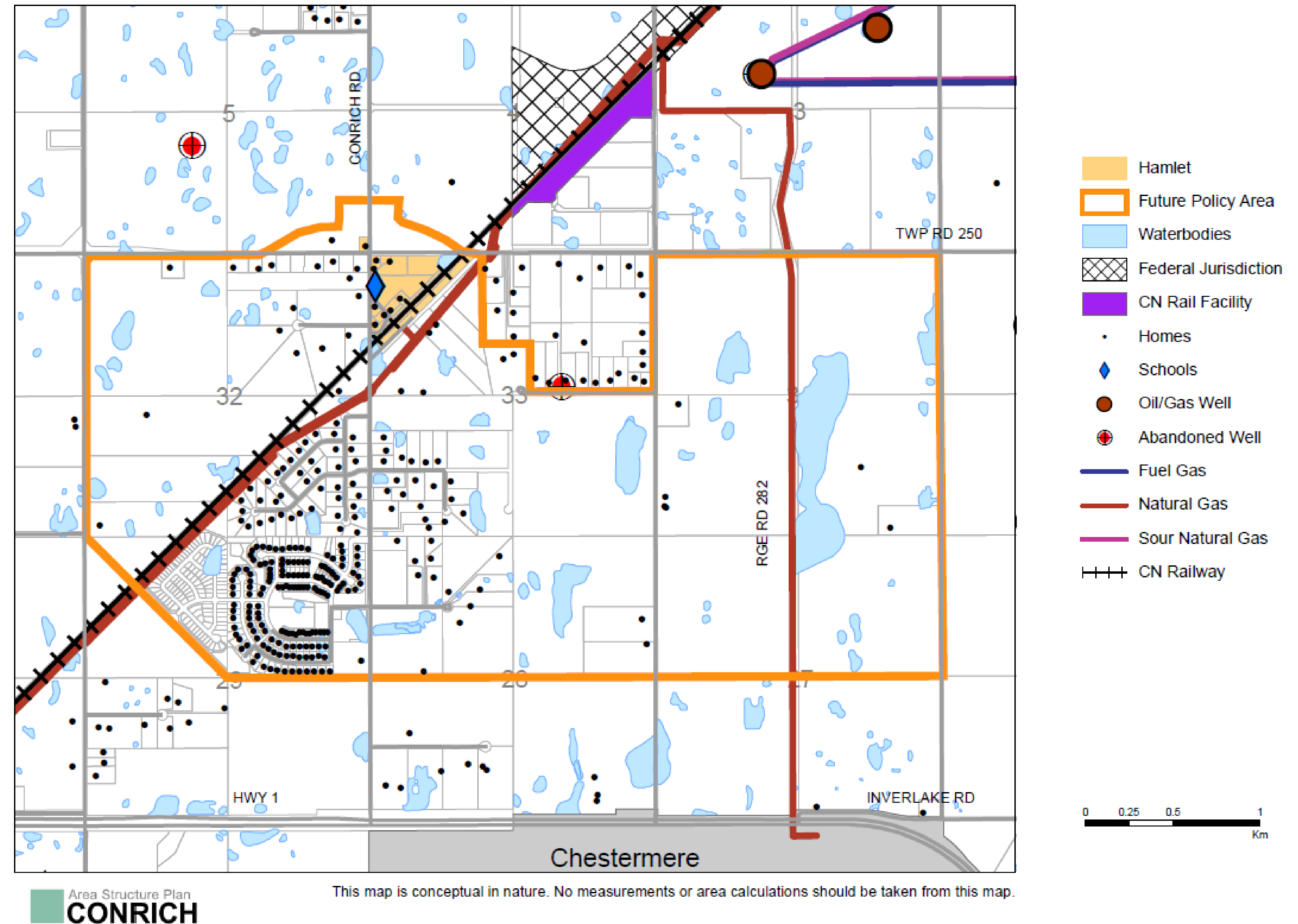
# Existing Land Use

- Amendments will seek to establish a land use strategy for the Future Policy Area.
- Feedback provided will help inform a future land use strategy and hamlet boundary.
- What type of development do you envision for Conrich? Where should it be located?



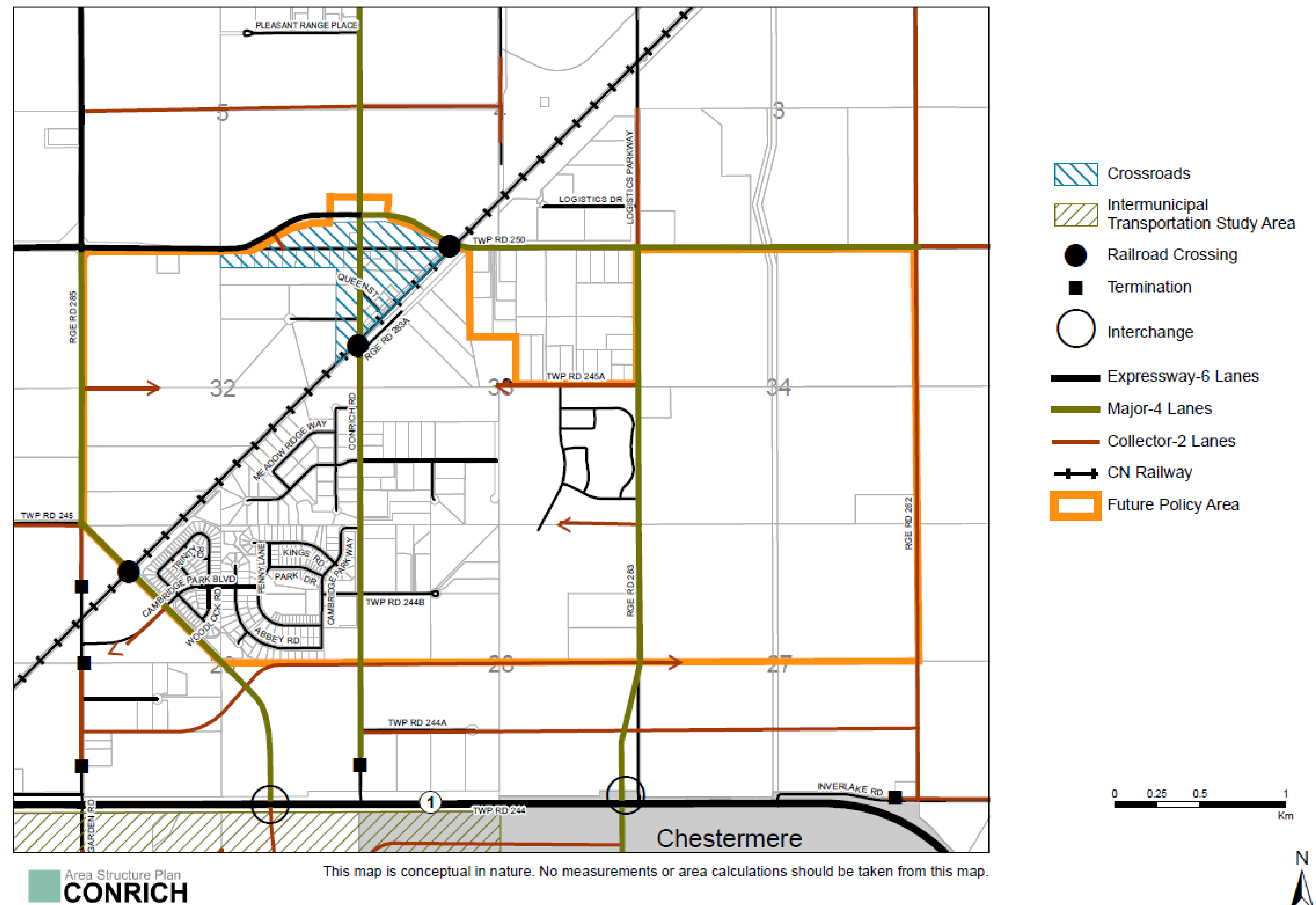
# Existing Conditions

- Protection of key environmental features.
- Effective stormwater management.
- What conditions need to be accounted for with increased development?



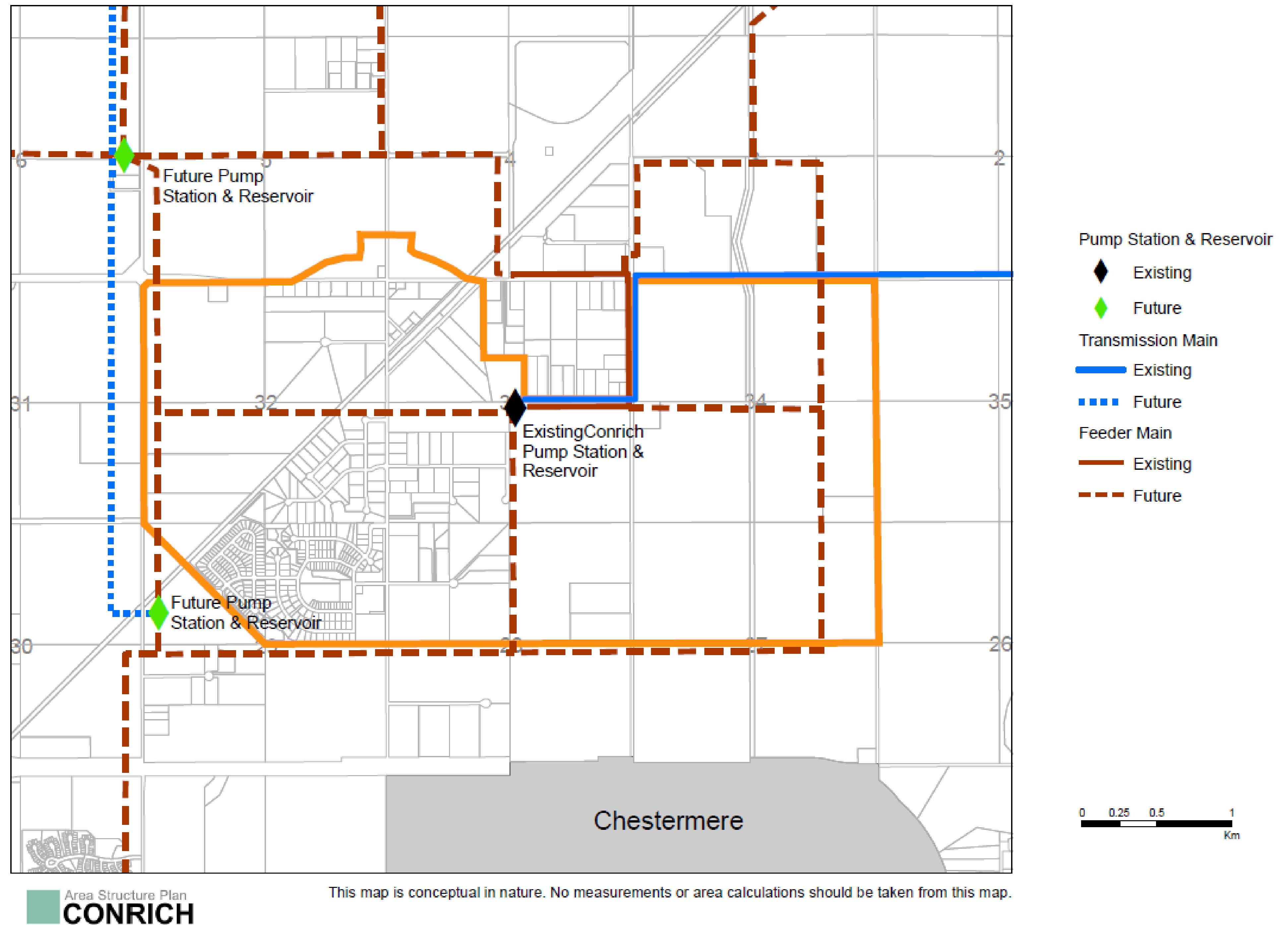
# Transportation Network

- The existing transportation study will be updated to identify key infrastructure.
- An appropriate funding model will be established.



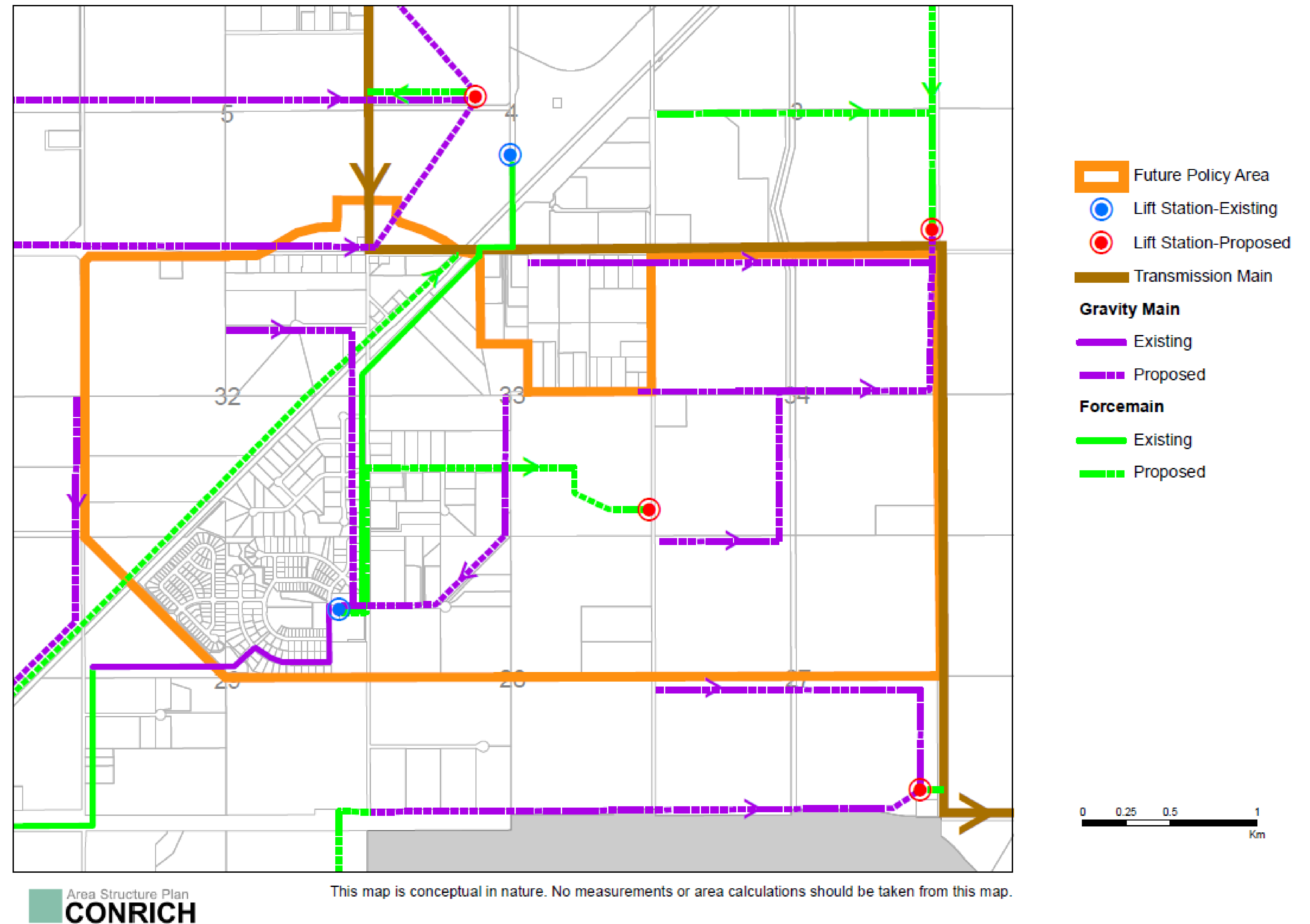
# Water Servicing

- Update to existing water supply study.
- Connecting to the municipal system.
- Appropriate cost-recovery for developments that upfront infrastructure costs.



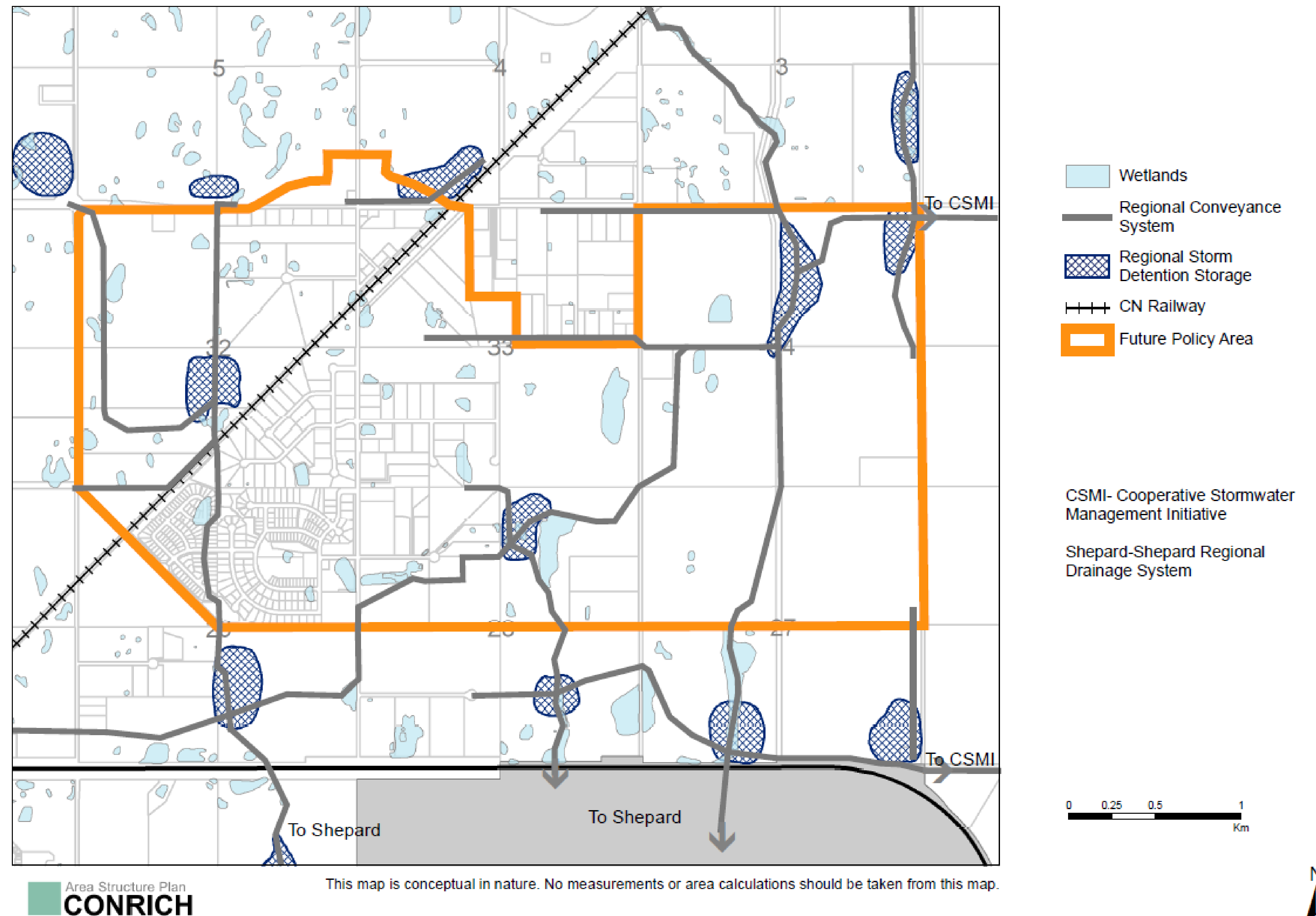
# Wastewater Servicing

- Update to existing wastewater study.
- Connecting to the municipal system.
- Appropriate cost-recovery for developments that upfront infrastructure costs.



# Stormwater Management

- An update to existing Master Drainage Plan is required.
- Connections to regional stormwater conveyance system.
- Appropriate infrastructure to mitigate impacts of flooding.



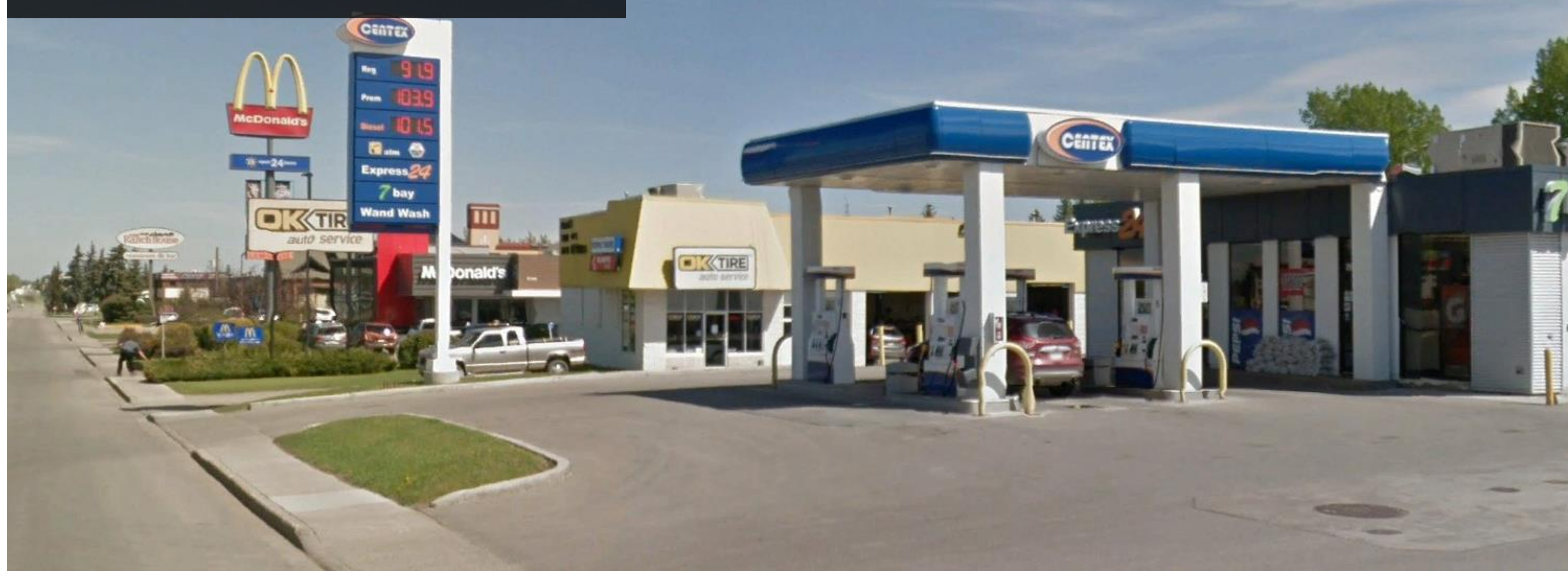
# What are your thoughts?

Please let us know your hopes and fears for the future of the community of Conrich.

What would you like to see?	What don't you want to see?

# Commercial Use Examples

Highway Commercial



Neighbourhood Commercial



Main Street Commercial



Retail Industrial Commercial



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# Residential Housing Types

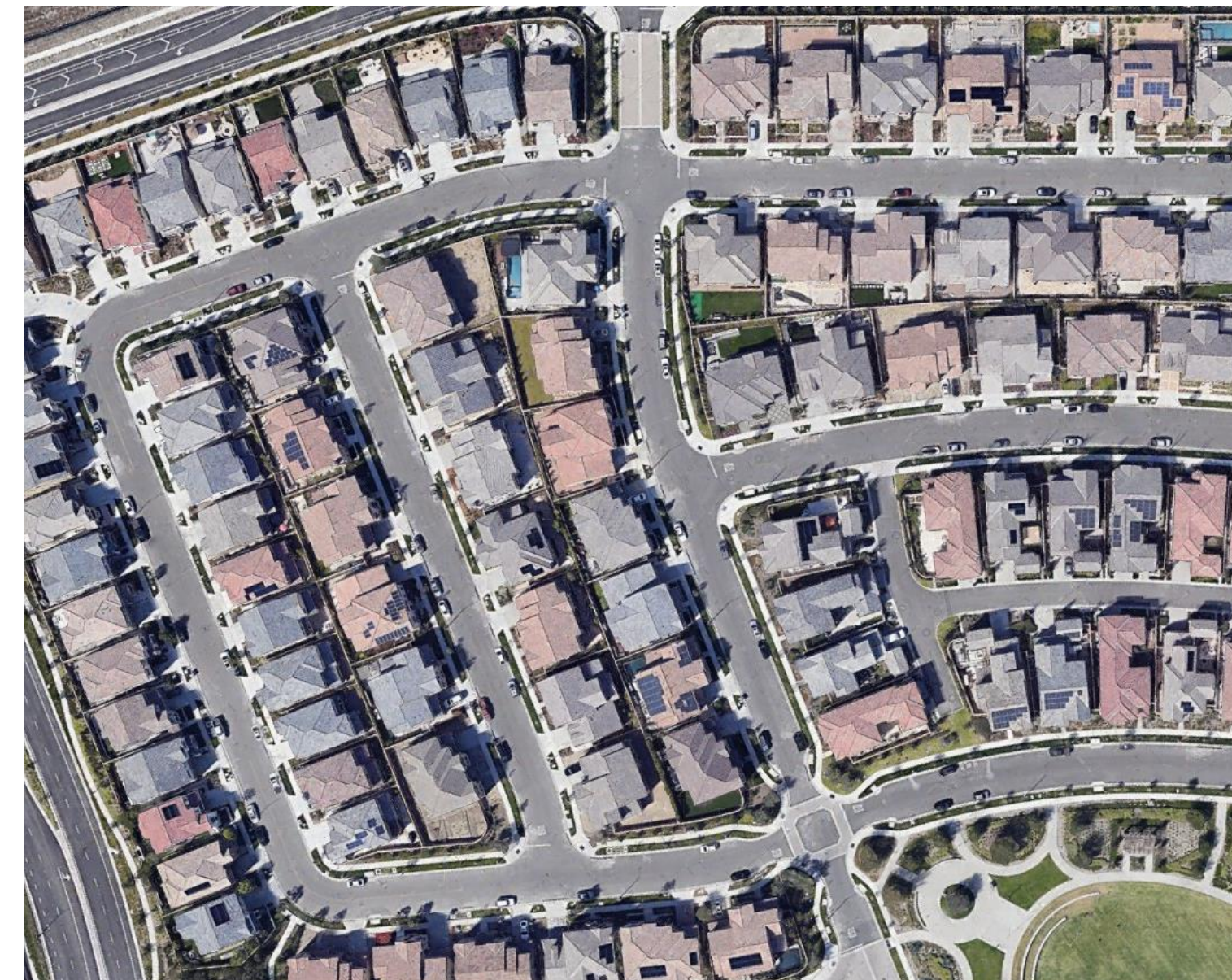
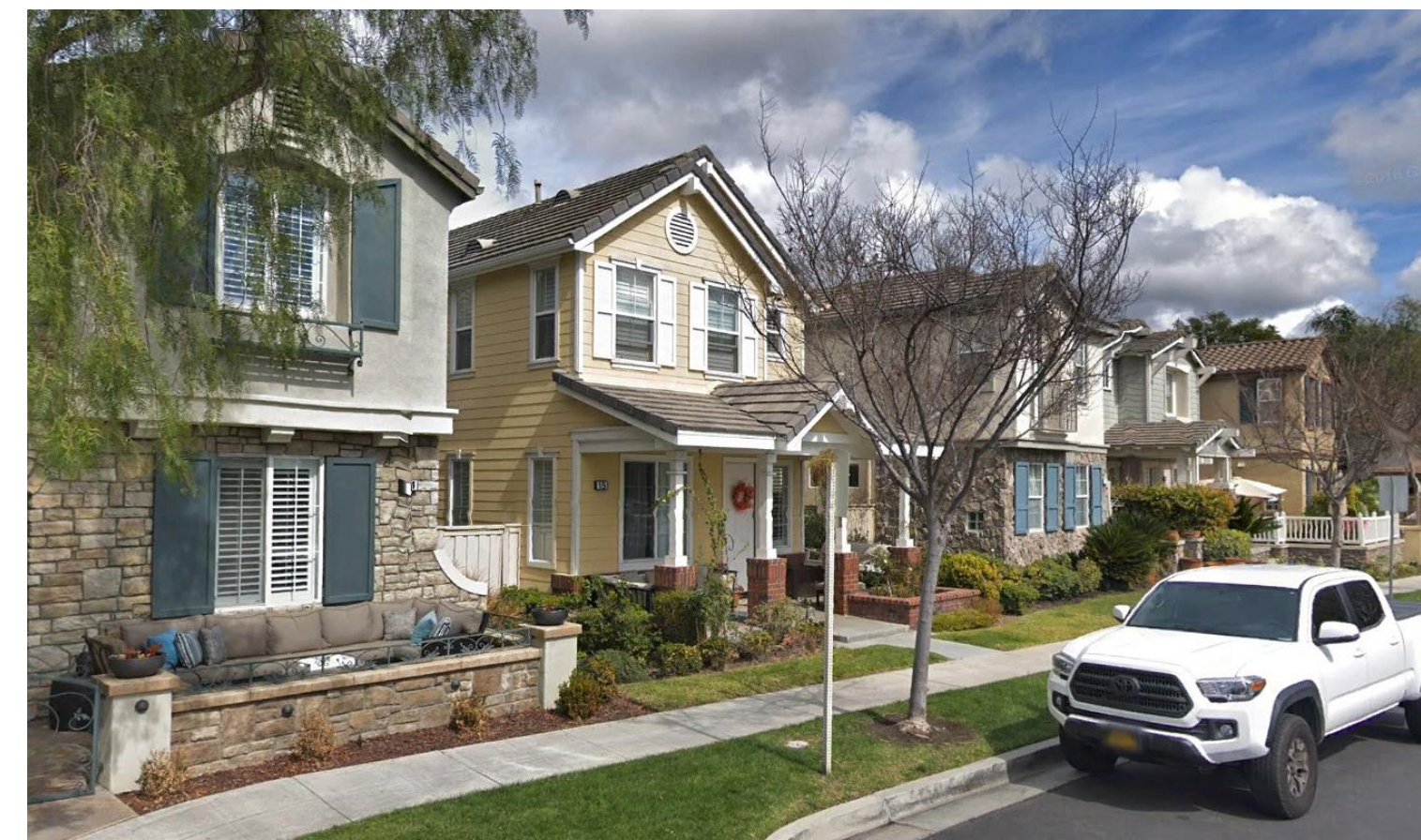
**Single Family - Low Density**



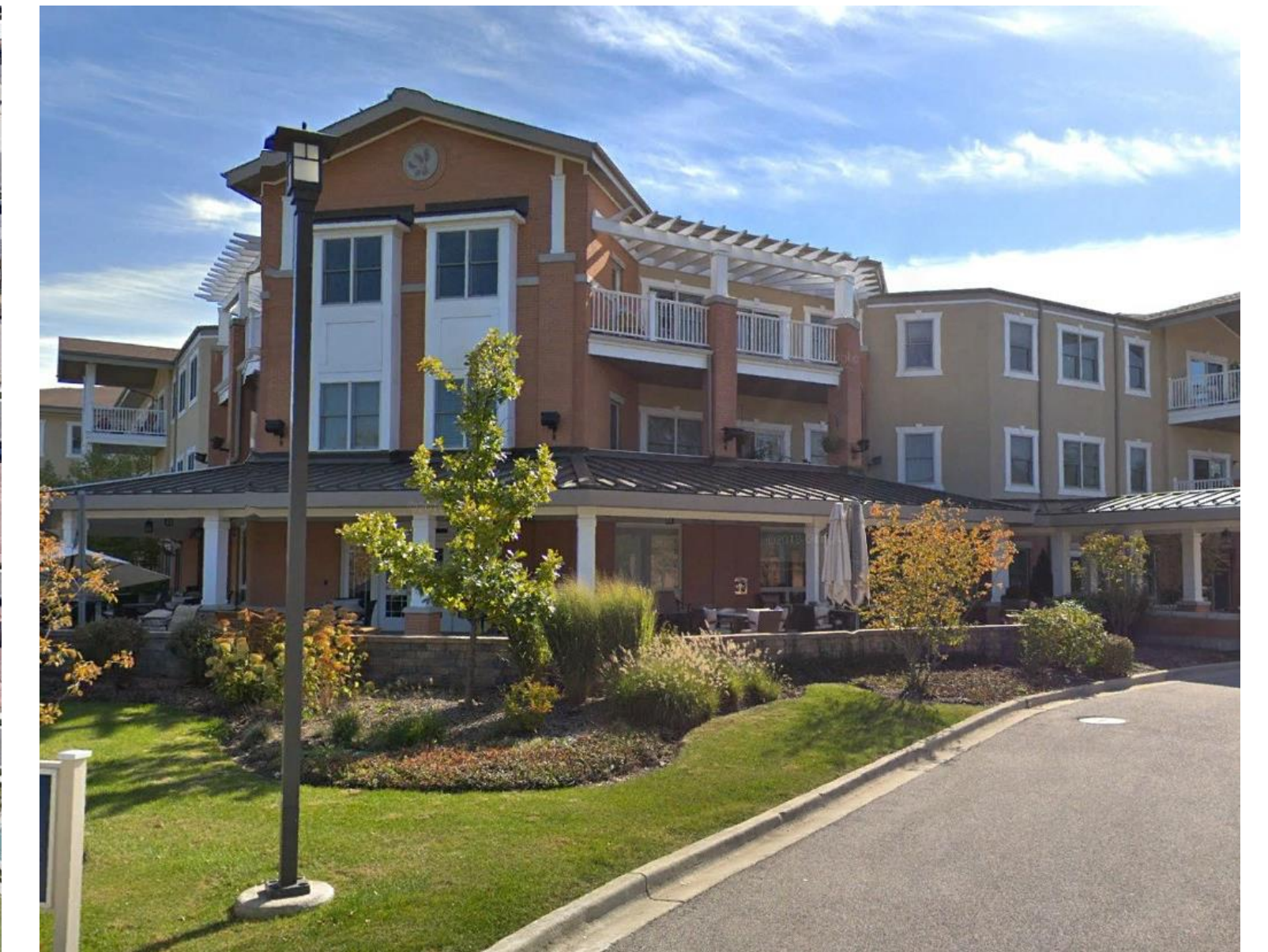
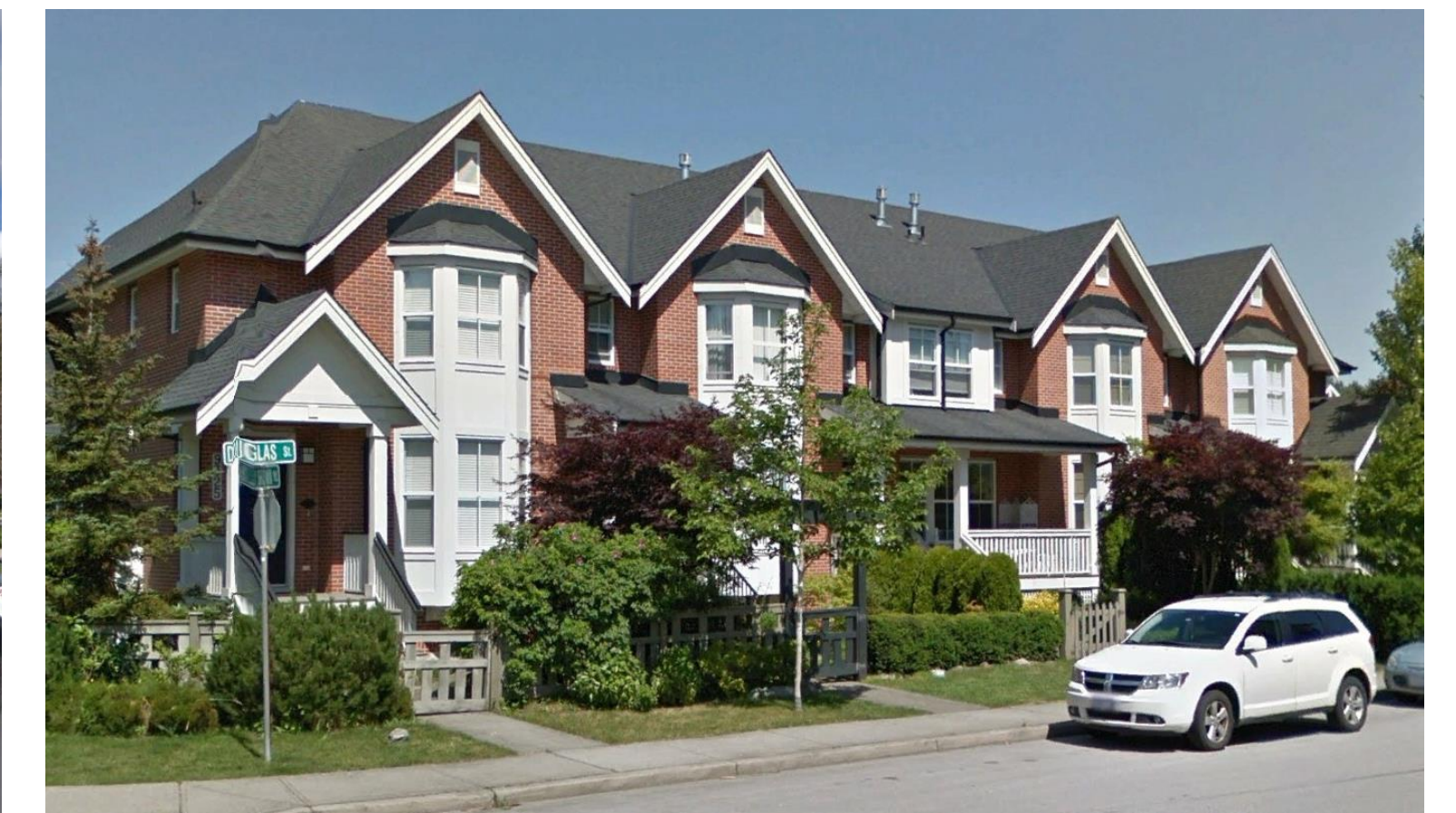
**Single Family - Medium Density**



**Single Family - High Density**



**Attached – Multi-Family**



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