



PLANNING SERVICES

TO: Council
DATE: November 27, 2018 **DIVISION:** 5
FILE: 1012-370 **APPLICATION:** N/A
SUBJECT: Terms of Reference – Conrich Area Structure Plan Future Policy Area Review

¹POLICY DIRECTION:

Council approved the Conrich Area Structure Plan in 2015. The existing ASP requires a review of the Future Policy Area lands to determine an expanded hamlet boundary and land use policy for those lands.

EXECUTIVE SUMMARY:

The purpose of this report is to present Council with a Terms of Reference to guide the Conrich Area Structure Plan Future Policy Area Review, in accordance with the adopted Conrich ASP. This project has been scheduled for inclusion on the 2019 workplan, in accordance with the criteria of Council Policy 322: Area Structure Plan Priority Policy.

The Conrich Area Structure Plan (CASP) was adopted by Council in 2015 and amended by MGB Order 020 /17 in 2017. Currently, the CASP (Policy 7.1) does not support local plans, land use redesignation, or new subdivision applications within the Future Policy Area until the County undertakes a review of the Future Policy Area lands to determine an expanded hamlet boundary and the land use policy for those lands.

BACKGROUND:

The CASP Future Policy Area, covering approximately ± 1,100 hectares (± 3,717 acres), includes the hamlet of Conrich and considers an expanded hamlet boundary, a community core, and residential areas.

The lands within the Future Policy Area have received increased development interest since the creation of the CASP; however, until the CASP is amended to provide land use policies for the area, applications for local plans, land use redesignation, and subdivision are not supported. Approximately 18 months has passed since the CASP was amended by MGB Order 020 /17; there is now a need to review the CASP Future Policy Area to provide policy direction for the community, creating certainty for the public, landowners, and investors on how the lands will be developed over time.

The development and regulatory context of the area has also changed significantly since 2015:

- 2018** The Calgary Metropolitan Region Board was established and the Interim Growth Plan and Regional Evaluation Framework were passed.
- 2017** 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.
- 2016** The Province of Alberta reviewed and amended the MGA.

¹ **Administration Resources**
Sean MacLean, Planning Services



The CASP Future Policy Area Review will involve community and stakeholder engagement, technical review and studies, policy writing, and development of land use scenarios. Should the proposed Terms of Reference be adopted, the project will be initiated in mid-2019.

BUDGET IMPLICATIONS

The Conrich Future Policy Area Review was budgeted for in 2018. Subject to 2018 year end, Administration would recommend this budget amount be carried forward to 2019.

OPTIONS:

Option #1: THAT the Conrich Area Structure Plan Future Policy Area Review Terms of Reference be approved as presented in Appendix 'A'.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Rick McDonald”

Executive Director
Community Development Services

Interim County Manager

SM/rp

APPENDICES:

APPENDIX 'A': Terms of Reference