



ROCKY VIEW COUNTY

# WHAT WE HEARD **REPORT**

*Greater Conrich Area ASP Phase 1*



# EXECUTIVE SUMMARY

Rocky View County is updating the Conrich Area Structure Plan (ASP) through a review of the Greater Conrich Area (land outside of the Hamlet). Initially adopted in 2015, the current ASP covers 68 quarter sections of land in the southeast quadrant of the County, adjacent to Chestermere and Calgary. Following Council's approval of the Hamlet boundary expansion on July 15, 2025, this update focuses on the Greater Conrich Area.

## Public Participation:

From October 22 to November 21, 2025, the County invited input through an online survey and hosted an open house on October 29, 2025. Across the online survey and open house, 57 people answered the survey. Along with the survey responses, 46 individual comments were given at the open house on sticky notes, leaving a combined total of 333 comments. In addition, the project team held targeted meetings with interest groups.

## Community Feedback:

Overall, respondents emphasized the need to balance residential quality of life with industrial growth. Many expressed concerns about the amount of industrial development and its proximity to existing and planned residential areas, drawing specific attention to noise and traffic.

Respondents also stressed that infrastructure must keep pace with development, with particular concerns about the road network. Additionally, respondents raised community safety and emergency response, including requests to improve response times and to consider a future fire hall to serve the area.

**57**  
Surveys

**191**  
Open House  
Attendees



# WHAT WE HEARD

## LAND USE VISION

**Q1: Looking at the current Land Use Map (as shown in the appendix on page 14), does this align with your vision of Conrich?**

Of the 31 respondents, 42% agreed the map aligned with their vision, 52% disagreed, and the remaining 6% were unsure.

**Q2: Are there areas that you wish to see differently?**

A total of 32 respondents provided feedback. Most felt that the current land use map does not fully reflect their vision, citing concerns over high-density areas, excessive industrial zones, and potential impacts on the Prince of Peace community. Many called for revised land use designations, improved traffic planning, and a reduction in industrial concentration. There was also a strong desire for more green spaces, parks, and recreational facilities. Overall, respondents expressed a preference for a more balanced, community-focused development approach.

Theme	Indicative Quotes
The type of the development proposed and the layout of the ASP (69%)	<p><i>"There is absolutely no mention of green space or recreational areas. No parks or playgrounds."</i></p> <p><i>"We are mostly concerned about the impact on the Prince of Peace Seniors Village."</i></p> <p><i>"Looks like a huge area is dedicated for industrial. Should be spread over."</i></p>
In favour of the plan with no concerns (22%)	<p><i>"Yes, the industrial lands will provide jobs and the Hamlet a place of community and density."</i></p> <p><i>"I agree with the map, allocation of all the different densified product is well thought out. The emphasis on commercial and industrial surrounding our Hamlet is what would work best."</i></p>

# WHAT WE HEARD

## LAND USE AGREEMENTS

**Q3: Looking at the current Land Use Map, are there specific areas or designations that you strongly agree with? Why?**

32 people responded, either agreeing, disagreeing, and/or offering a variety of suggestions. Many emphasized the need for uses that reduce traffic, maintain the Hamlet as a primary residential area, and enhance safety through infrastructure improvements such as traffic lights and clearer road alignments. There was also interest in additional residential zoning, strategic planning for transitional lands, and expanding the ASP boundary to better reflect surrounding land uses. Other priorities included improved emergency services, increased green space, and consistency with previous planning documents.

Some respondents supported the proposed land use designations, particularly concentrating residential development in the Hamlet and locating industrial uses along the railway. Others opposed high-density residential expansion while supporting the maintenance or expansion of industrial development, especially in relation to the CN Logistics Park.

Theme	Indicative Quotes
Input or suggestions (44%)	<i>"Only keep the Hamlet area as the prime residential area. Other than pre-existing (pre-approved) residential - do not permit any more residential... This would require further infrastructure improvements as opposed to the infrastructure requirements that are currently envisioned."</i>
Agreement with the Land Use Map (38%)	<i>"Highway business will be a good tax generator, and I look forward to using some of the businesses! Traffic to and from these areas must be addressed on a priority basis with the City of Calgary and Chestermere."</i>
Disagree with the Land Use Map (19%)	<i>"NO. Much too dense and proximal to Prince of Peace."</i>

# WHAT WE HEARD

## LAND USE CHANGES

**Q4: Looking at the current Land Use Map, are there any land use designations or boundaries that you feel should be changed? Please describe where and why?**

43 respondents provided feedback, with many discussing the balance between industrial and residential development, emphasizing a need for less industrial development and more residential areas to maintain the rural character of Conrich. Some highlighted the need to adjust ASP boundaries by adding or excluding parcels, ensuring long-term planning considerations that preserve the area's character.

While other respondents expressed desires for more recreational development and centralized park locations.

Theme	Indicative Quotes
Residential vs industrial (42%)	<i>"I am also concerned about the low density housing. The houses are being built too close."</i>  <i>"West of Range Road 284 should be all residential because there is so much industrial here and if more people will come to Conrich they will start more businesses here too."</i>
Boundaries and long-term considerations (26%)	<i>"Boundaries should change now. This is not a 1 year plan. This is for more than 100 year plan for Conrich."</i>  <i>"The boundaries look well constructed and thought out."</i>
Development and zoning type (16%)	<i>"There is absolutely no mention of green space or recreational areas. No parks or play grounds."</i>

# WHAT WE HEARD

## THE ASP BOUNDARY

**Q5: When you look at the ASP boundary itself, are there other lands you believe should be included or excluded?**

A total of 37 people responded. The majority feel the ASP boundaries should remain unchanged, indicating little interest in adding more land. There were a few requests for minor adjustments or specific parcel inclusions, but overall satisfaction with the current boundaries is high and the prevailing sentiment is to avoid expansion.

However, some residents advocate for including more land, targeting specific areas. Concerns were also raised about traffic capacity, adjacency to railways and pipelines, and the need for clearer long-term boundary planning. Opinions vary on zoning preferences, with some favouring increased residential zoning, while others support a balanced mix of residential and commercial uses.

Theme	Indicative Quotes
Approve the current boundaries (41%)	<i>"No. Rather than re-examine the ASP boundaries, forge forward with what we have. Do not increase the ASP lands - there is already sufficient land in the ASP. Landowners already had multiple opportunity to try to get incorporated into ASP boundaries."</i>
Include more land (27%)	<i>"Parcel 252 township road and 284 range road should be included as well. Looks like this plan includes land arbitrarily... We have owned this property for many years and have been getting told now is our time for over 10 years now but no progress."</i>
General comment/concern (22%)	<i>"No development next to railway &amp; pipelines."</i>
Exclude land (11%)	<i>"The northeast quarter-section is extremely odd-looking, to be included within the ASP."</i>

# WHAT WE HEARD

## RESIDENTIAL DEVELOPMENT

**Q6: The Land Use Strategy identifies multiple residential areas (identified on the Land Use map on page 14 in dark and light green). Do you support the areas identified for continued residential development?**

Of the 50 responses received, 48% were in favour of the designated areas, 36% in opposition, and 16% provided neutral comments.

**Q7: Are there other locations in the study area that you believe should be considered for residential development? Please describe where and why.**

Of the 36 people that responded, opinions were divided. Some respondents opposed further residential development, pointing to concerns with densification and the possibility of having smaller sized lots. Others advocated for more residential development, arguing there's too much industrial development and suggesting specific areas for new residential projects.

Theme	Indicative Quotes
Yes, to further residential development (42%)	<i>"Yes, anywhere the land is optimal. There is too much zoned for industrial."</i>
No, to further residential development (42%)	<i>"NO. There is a focused residential Hamlet approved which would fulfill the current and future residential demand. Our development of residential will produce our supply as well as completion for Hamlet focused residential development."</i>
General comment (17%)	<i>"No suggestions. But we need a fire hall in closer proximity before I believe we should be looking to expand the residential areas in Conrich."</i>

# WHAT WE HEARD

## INDUSTRIAL DEVELOPMENT

**Q8: The ASP identifies a significant amount of land for industrial development. Do you feel the locations identified for these types of development are appropriate? Why or why not?**

The proposed industrial development (identified on the Land Use map on page 14 in purple), was evaluated by respondents, with 45 people providing feedback. Some opposed the development due to concerns about traffic and noise from industrial areas close to residential zones. Those in support appreciated the strategic placement, particularly the access to the railway, and felt the locations of industrial pockets were appropriately placed.

Theme	Indicative Quotes
Not in support, have concerns (51%)	<i>"No. To close to residential communities."</i> <i>"Not appropriate, heavy duty traffic jams and noisy environment."</i>
Supportive of the areas (40%)	<i>"They are appropriate since they are away from the residential areas, are connected to main roads and are continuous. It is not appropriate to mix residential and industrial. Also, the industrial area as positioned makes sense since it is close to the CN logistics Park and would have access to it using major roadways."</i>
General comment (9%)	<i>"It depends on type - huge warehouses or manufacturing would not make sense so close to residential. Light industrial and/or office building okay depending on access considerations (ie roads and parking)."</i>



# WHAT WE HEARD

## HIGHWAY BUSINESS DEVELOPMENT

**Q9: The ASP identifies a significant amount of land for highway business development. Do you feel the locations identified for these types of development are appropriate? Why or why not?**

The proposed highway business development (identified on the Land Use map on page 14 in orange), received feedback from 41 respondents. Most supported the locations, noting they align well with major roads and future interchanges, and are seen as useful, accessible, and appropriate if adequately buffered from residential areas. However, some expressed limited support due to concerns that traffic volume might outpace infrastructure. Others emphasized the need for balancing business development with other infrastructure, such as a fire hall.

Theme	Indicative Quotes
In support (46%)	<i>"The location of the highway business development is appropriate. It makes use of existing highways and future interchanges. These locations will make them useable as big box location for even Calgary customers."</i>
Traffic concerns (32%)	<i>"If they are building Highway Business, they have to take into consideration how these businesses will be accessed from the highway. How many years will it take before the road system will catch up with the businesses?"</i>
General comment (22%)	<i>"Need fire hall ASAP."</i>

# WHAT WE HEARD

## FINAL CONSIDERATIONS

### Q10: What would you like the County to consider as it updates the area plan?

A total of 67 respondents shared feedback. Many emphasized prioritizing infrastructure upgrades, including traffic management, emergency services, and storm/wastewater capacity, before allowing additional growth. They also requested more recreational amenities to accommodate population increases.

A significant number of residents stressed the urgent need for a local fire station due to long response times and recent emergencies where assistance arrived too late. They see a fire hall as a top priority before any further development proceeds.

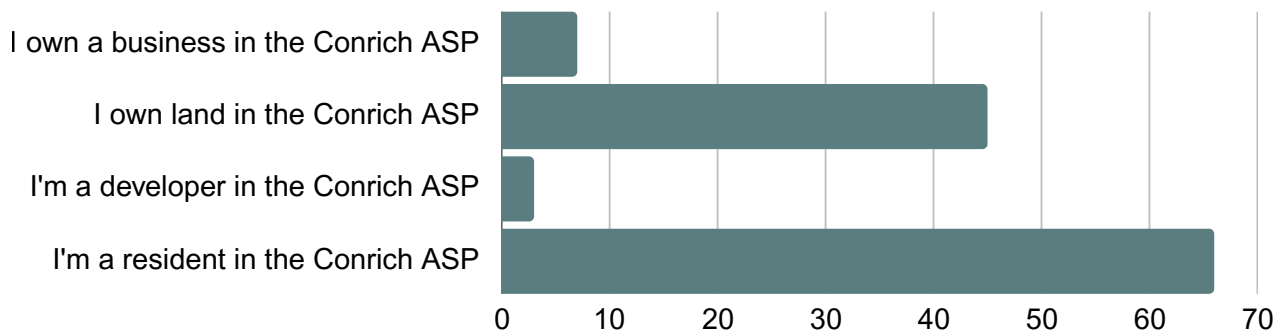
Some respondents called for clearer policies regarding the separation of industrial zones from residential neighborhoods, while others urged the completion of previously promised planning efforts before introducing new changes.

Theme	Indicative Quotes
Infrastructure planning (49%)	<i>"Serious concerns regarding traffic &amp; inability of present roads to allow for traffic flow. Concerns regarding exits from Prince of Peace, Princeton, Huxley onto present roads not equipped for additional traffic. Possibility of lights at Prince of Peace exit to Garden Road."</i>
Emergency services (21%)	<i>"Based on the growth and population we need a fire hall."</i>
Development location and/or type (13%)	<i>"We need all industrial zones because of CN rail. Range road 250 towards 281 till 564."</i>
Stick to current plan (10%)	<i>"The residents and county have been working on this for nearly 15 years, it's time to get it done."</i>

# WHAT WE HEARD LANDOWNERS

**Self-Identifying Question: Please select what you would describe yourself as (select as many as you would like).**

A total of 29 people responded, and the percentage of answers is displayed below.



Based on these responses, the project team then focused on landowners and their land use and development intentions.

Of those who identified as landowners, 11 respondents answered a follow-up question about how they currently use their land. Nearly half reported using their land for agricultural purposes, 27% indicated they operate a non-agricultural business on the land, and 18% stated that they live on the land.

Respondents were also asked whether they currently own land or operate a business under an approved Conceptual Scheme (displayed on page 15). 31 respondents answered this question, with 35% indicating that they are under a Conceptual Scheme. Of those respondents, more than half reported that they have not yet developed their land. When asked why development has not occurred, most explained that they are waiting to see how surrounding development progresses. Others indicated they plan to sell their land or are hesitant to develop due to concerns about noise and traffic.







# THANK YOU

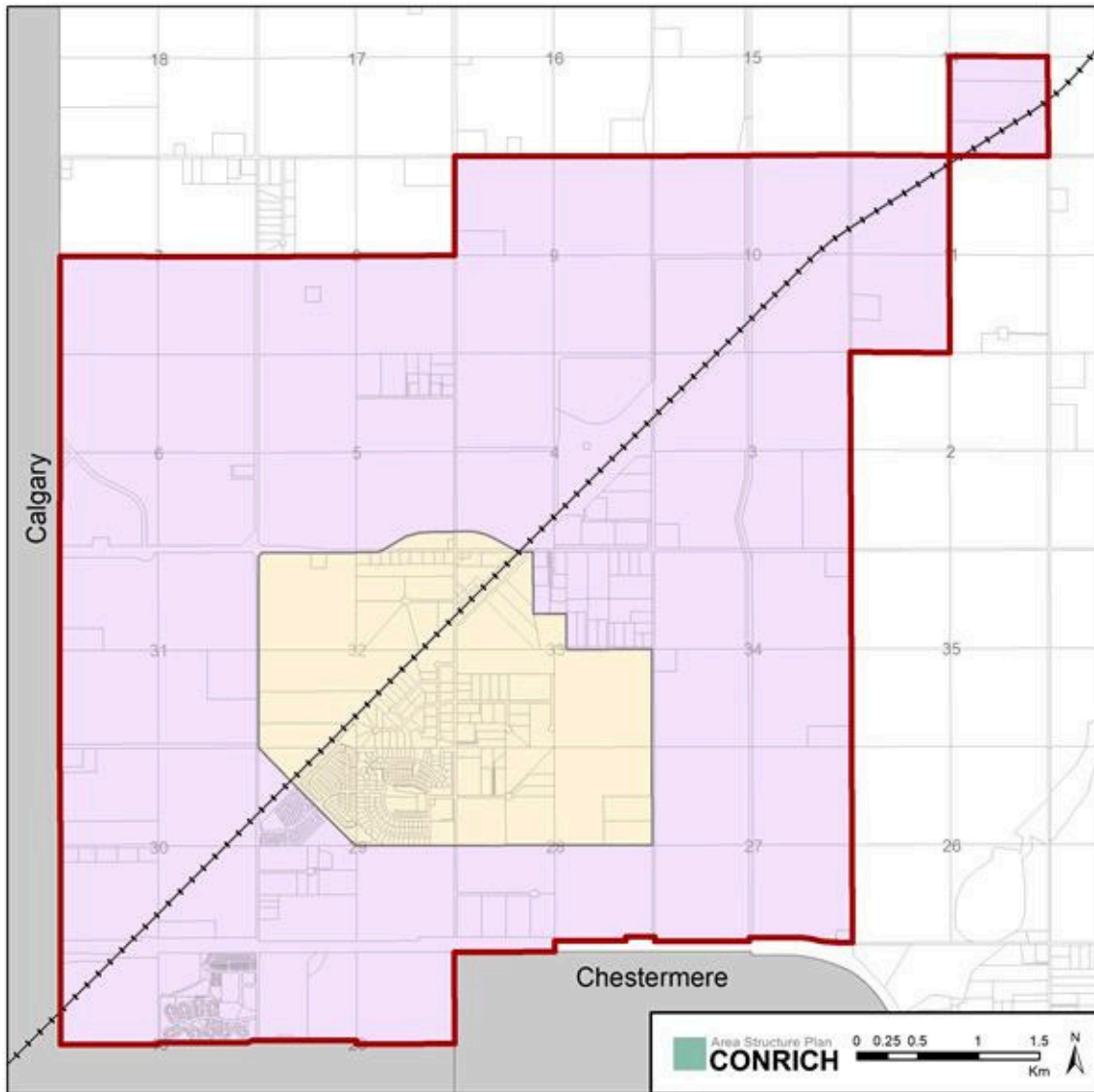
Thank you to all residents who participated in public engagement on the Greater Conrich Area Structure Plan.

This report will guide the project team in creating the draft area structure plan. Once completed, the draft will be presented to the public for a second phase of engagement in the validation phase.

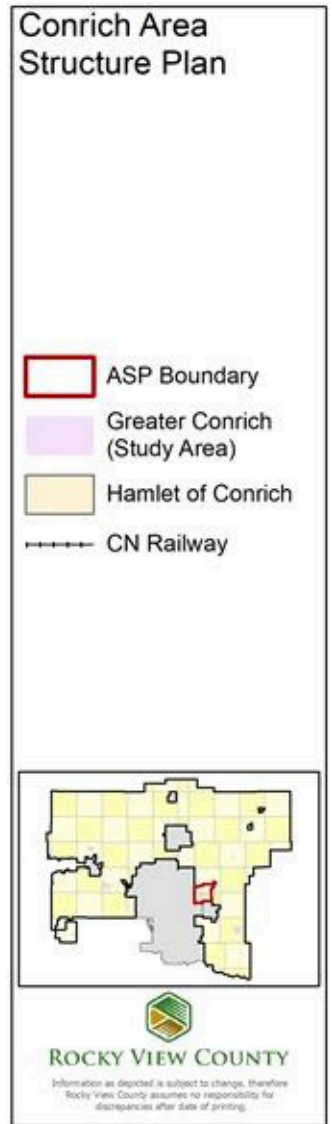


# APPENDIX A

## ASP MAP

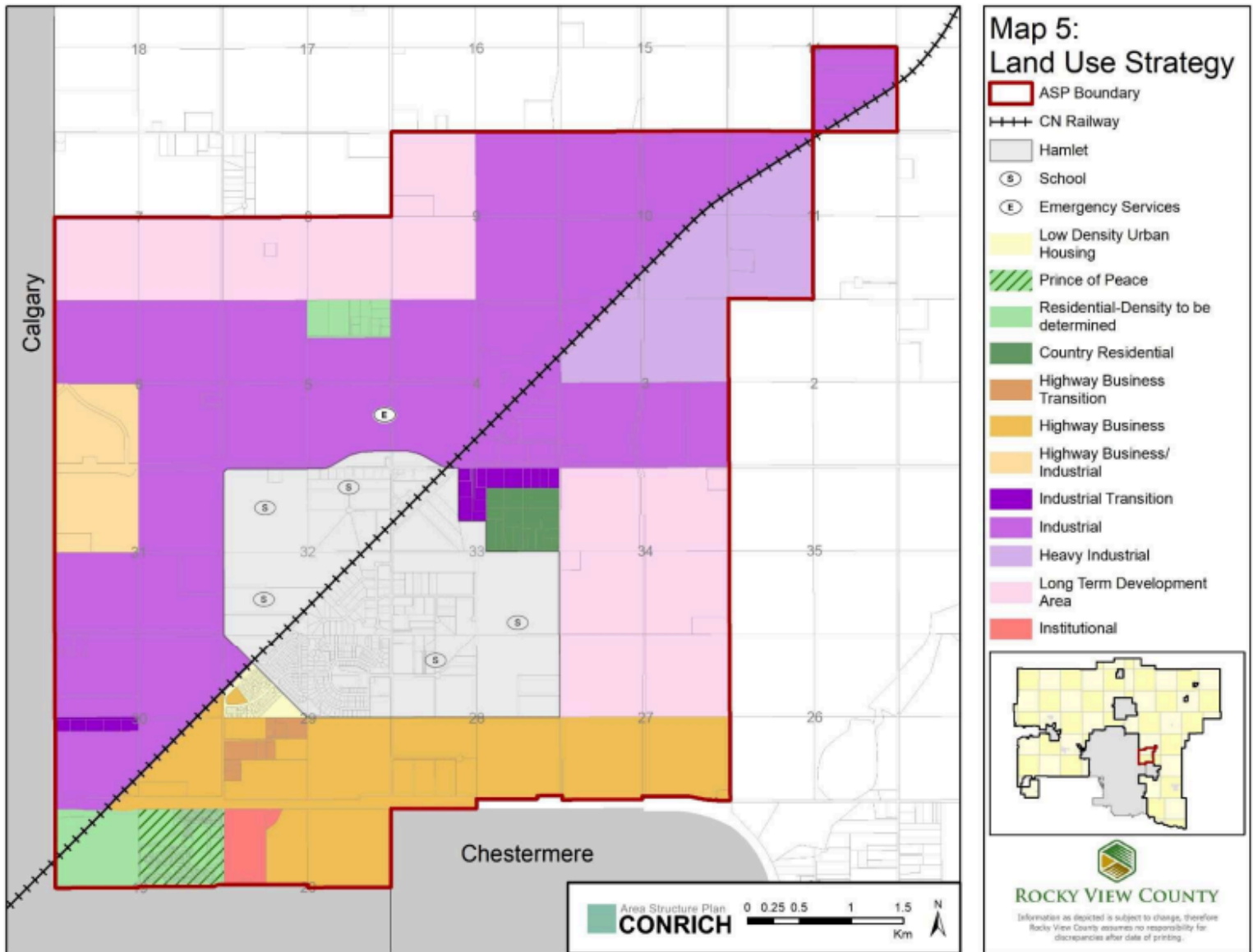


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



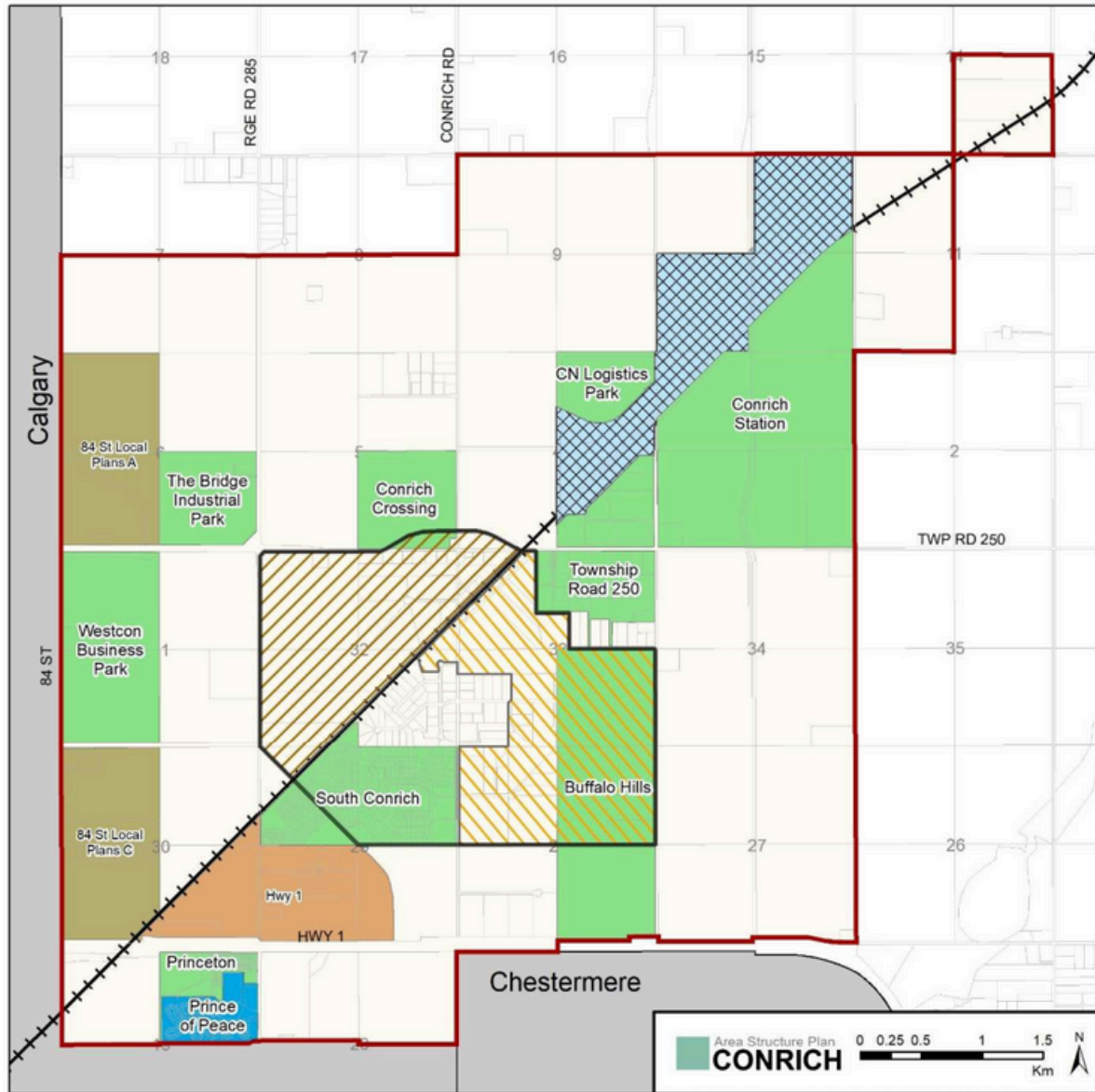
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## LAND USE MAP



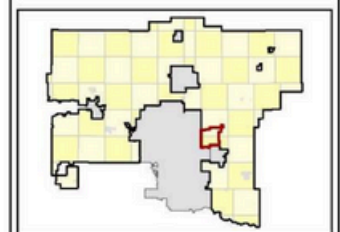
# APPENDIX A

## CONCEPTUAL SCHEME MAP



Map 13:  
Local Plan

- ASP Boundary
- Hamlet
- CN Railway
- Northwest Neighbourhood Plan
- Southeast Neighbourhood Plan
- Conceptual Schemes
- Prince of Peace MSDP
- Federal Jurisdiction
- Predetermined Local Plan Boundary**
- 84 St Local Plans
- Hwy 1



  
**ROCKY VIEW COUNTY**  
Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.