



ROCKY VIEW COUNTY

WHAT WE HEARD

REPORT

Greater Conrich Area Review Phase 2

June 2026

EXECUTIVE SUMMARY

In April 2026, the project team released a draft Conrich Area Structure Plan. Revisions to the ASP reflect the findings of the residential and non-residential market study, feedback received during Phase 1 engagement, and clerical amendments, such as incorporating policies from the new Municipal Development Plan.

The draft ASP includes proposed amendments intended to ensure the plan remains responsive to current conditions, emerging development trends, and the long-term needs of the Conrich area.

Public Participation:

From April 13 to May 4, 2026, residents were invited to share input through an online survey and at an open house held on April 22, 2026. In total, there were 88 attendees at the open house, 85 surveys were completed generating a total of 254 comments, and 6 emails and letters were received.

Community Feedback:

Overall, feedback on the draft Area Structure Plan reflects a mixed perspective, with moderate levels of support across most topics. Many respondents support growth in principle but emphasize that it must be carefully managed, better aligned with infrastructure capacity, and more responsive to community concerns. Main themes in the feedback are below:

- Growth should be phased, prioritized, and supported by infrastructure before expansion occurs, with many respondents indicating that existing lands, particularly within the Conrich hamlet core, should be developed and serviced first to avoid premature expansion, inefficient land use, and added strain on infrastructure.
- Land use compatibility and appropriate buffering remain a significant concern, as respondents frequently highlighted conflicts between industrial, residential, and agricultural uses, calling for clearer transitions, stronger buffers, and better separation to mitigate noise, light, traffic impacts, and long-term effects on livability.
- There is strong support for protecting agricultural land and maintaining rural character, especially in areas with high-quality soils.
- There were recurring concerns about the removal or redesignation of lands previously included in the ASP, potential impacts on land values and long-term investments, and the need for a more transparent, predictable planning process that respects past commitments.
- Transportation and infrastructure capacity were viewed as key constraints to future growth, with respondents identifying ongoing issues related to traffic congestion, rail crossings, road safety, and heavy truck volumes.

254

Total
Comments

85

Total
Surveys

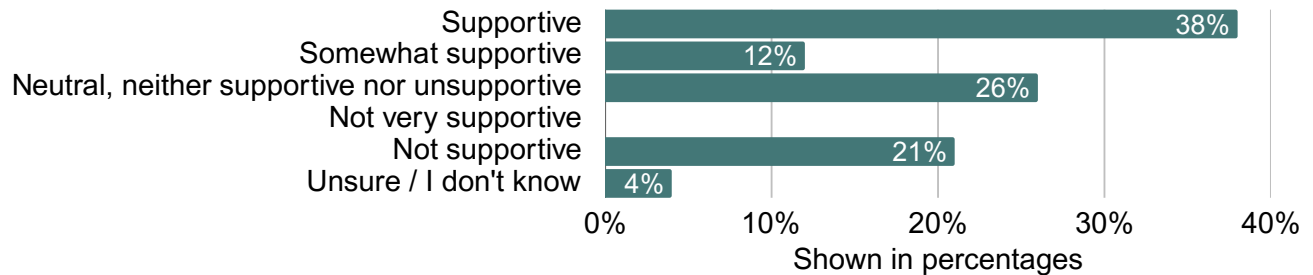
88

Open House
Attendees

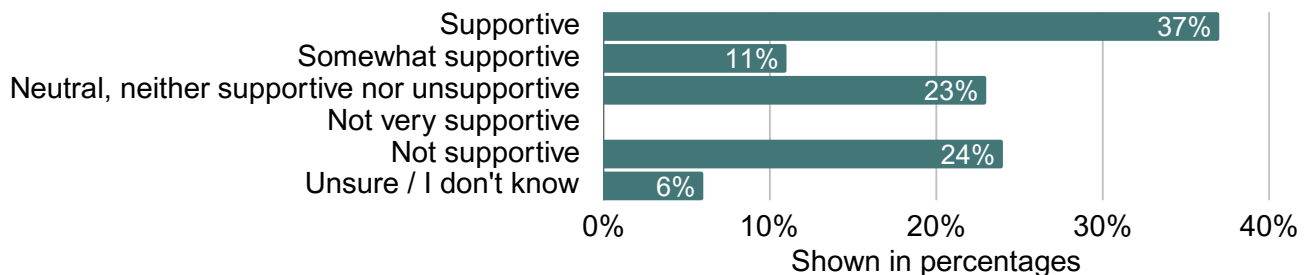
KEY FINDINGS

ASP BOUNDARY

Q1: How supportive are you of expanding the ASP boundary to the north? (82 respondents)



Q2: How supportive are you of removing some lands on the east side of the ASP? (84 respondents)



Q3: What do you want the County to consider about the changes in the ASP boundary? (43 respondents)

Theme	Indicative Quotes
Boundary Size, Location, and Land Use (49%)	<i>"There is a lot of area in the ASP already. Need to focus the area so it is not so sprawling."</i>
Land Use Conflicts & Impact on Landowners (40%)	<i>"Approving such a large-scale residential development before the CORE lands are serviced would severely disadvantage the original Conrich Hamlet landowners."</i>
Transportation & Infrastructure Concerns (9%)	<i>"Traffic! So many semi trucks lined up on McKnight when a train is crossing that I can't get past the 4 way stop to get home."</i>

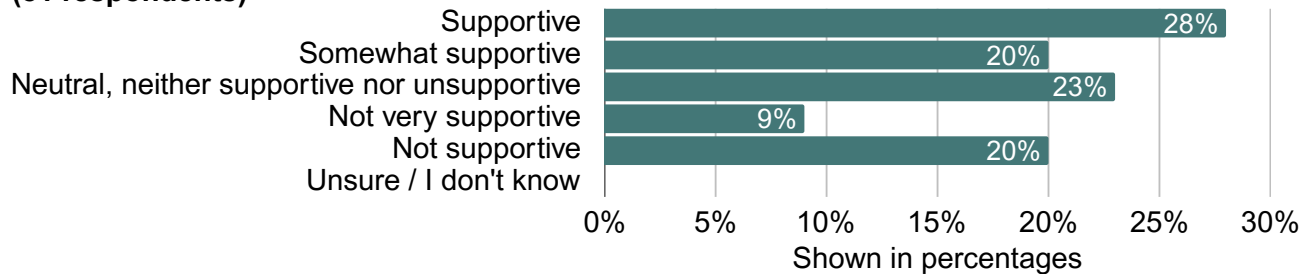
Overall Sentiment:

Respondents emphasize the need to prioritize existing landowners, servicing capacity, and cohesive development before pursuing further expansion. Many residents voiced concern with the scale and direction of the ASP boundary changes, feeling the plan is too large and poses a risk to agricultural lands. There were significant concerns with land use conflicts and the impacts on landowners, specifically related to quality of life coupled with perceptions of unfairness, as some respondents felt they were not adequately protected by the County despite their long-term cooperation with planning decisions.

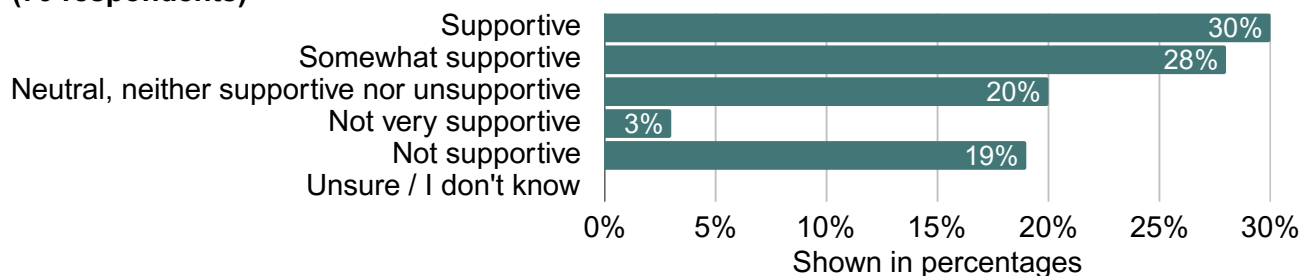
KEY FINDINGS

BUSINESS & INDUSTRIAL

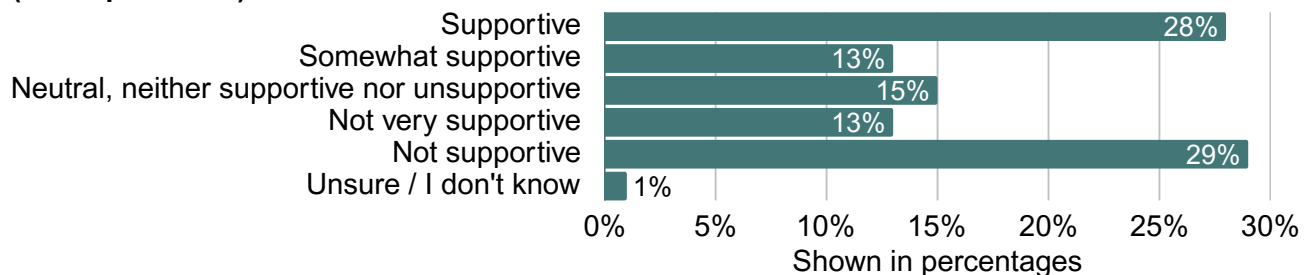
Q4: How supportive are you of the definition of the Business, Light Industrial per the ASP?
(81 respondents)



Q5: How supportive are you of the definition of the Business, CN Rail per the ASP?
(79 respondents)



Q6: How supportive are you of the distribution of industrial lands in the ASP?
(78 respondents)



KEY FINDINGS

INDUSTRIAL

Q7: What do you want the County to consider about the distribution of industrial lands in the updated ASP? (40 respondents)

Theme	Indicative Quotes
Land Use Compatibility & Buffering (60%)	<i>"Sandwiching industrial in between residential and commercial corridor does not make sense. A more consistent and compatible land-use approach should be adopted."</i> <i>"Seems like the entire ASP is industrial. All residential is enclosed in industrial lands. Maybe consider increasing residential around the hamlet; specifically to the south."</i>
Scale & Location (25%)	<i>"The distribution of industrial lands should be directed toward the northeast side, as outlined in the current ASP, where it is influenced by CN operations."</i>
Infrastructure Impacts (15%)	<i>"Some considering will need to be used to locate appropriate roads suitable for heavy loads in this to connect to CN or Highway 1 or Stoney Trail."</i> <i>"Consider proper water drainage for industrial land."</i>

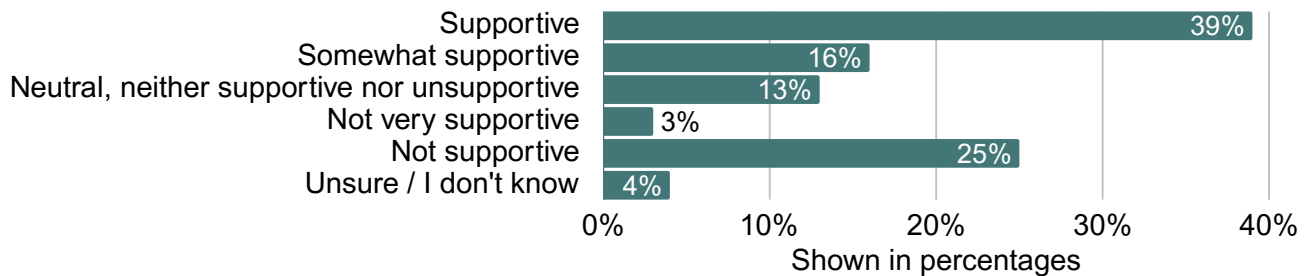
Overall Sentiment:

Respondents indicated a strong emphasis on minimizing industrial–residential conflict through better separation, buffering, and clearer land-use planning. In particular, by defining certain zoning uses, ensuring plans are well designed, consistent, and aligned with existing ASPs. Many respondents feel industrial lands are either too extensive or poorly located. Respondents expect industrial growth to align with infrastructure capacity and environmental considerations, particularly by concentrating industrial lands in strategic areas and reducing proximity to sensitive uses.

KEY FINDINGS

RESIDENTIAL

Q8: How supportive are you of the proposed increase in Residential land along the west side of the plan area? (79 respondents)



Q9: What do you want the County to consider about the increase in residential land along the west side of the plan area? (39 respondents)

Theme	Indicative Quotes
Servicing Capacity, Infrastructure & Phasing (41%)	<i>"Make sure there is enough water & wastewater capacity to service core area. There is ample land inventory in the Conrich Hamlet. We do not want similar competitive land to the core."</i> <i>"Adequate roads."</i>
Location & Growth Plan (28%)	<i>"The more residential, the better. This means less industrial / commercial."</i> <i>"The increase in the residential area in the west side will consume good agricultural land. That should not be allowed. Residential should be allowed only in the Hamlet or along the boundary of Hamlet otherwise residential will spread all over the Conrich Area."</i>
Density, Compatibility & Livability (23%)	<i>"Larger lots, less density."</i> <i>"As long as they build their own infrastructure to fully support the development and not take existing capacity assigned for the growth of Conrich Hamlet it should be fine."</i>

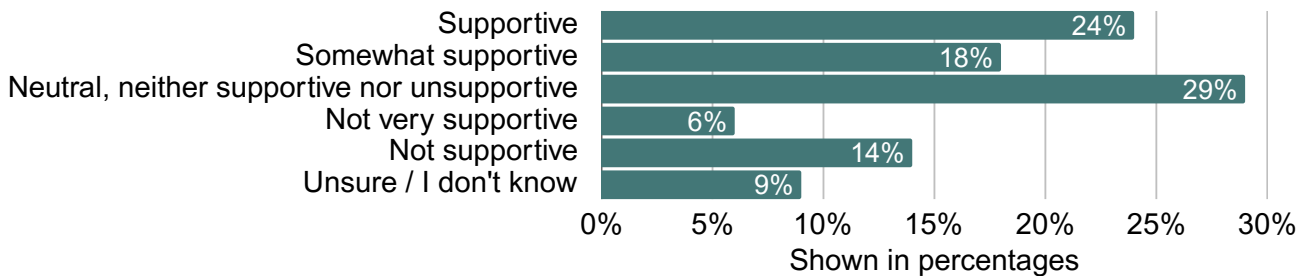
Overall Sentiment:

Respondents emphasized focusing on the current servicing capacity of Conrich Hamlet and prioritizing residential development within the hamlet rather than expanding westward. Concerns included premature growth, urban sprawl, and loss of agricultural land. There was also strong support for phased development, developer-funded infrastructure, and well-planned communities with appropriate buffering from industrial uses.

KEY FINDINGS

DEFERRED DEVELOPMENT AREA

Q10: How supportive are you of identifying lands as a “Deferred Development Area”? (79 respondents)



Q11: What do you want the County to consider about the "Deferred Development Area"? (30 respondents)

Theme	Indicative Quotes
Land Use Compatibility & Community Impact (47%)	<i>"The County must consider that 'Deferred' lands should only be triggered for development once a 90% occupancy rate is reached in existing industrial zones. We should not pave over prime agricultural land while vacant industrial lots sit empty elsewhere in Conrich."</i>
Phasing, Servicing & Core Hamlet (20%)	<i>"A significantly larger portion of these lands should be placed in the Deferred Development category. Deferral is necessary to ensure that development does not proceed ahead of available servicing capacity, which would risk diverting critical water and wastewater resources away from the hamlet core and undermining the sustainable build out of the Conrich ASP."</i>
Clarity, Certainty & Defined Planning (20%)	<i>"This is wishy-washy. There needs to be consistency and certainty in planning and development decisions."</i>

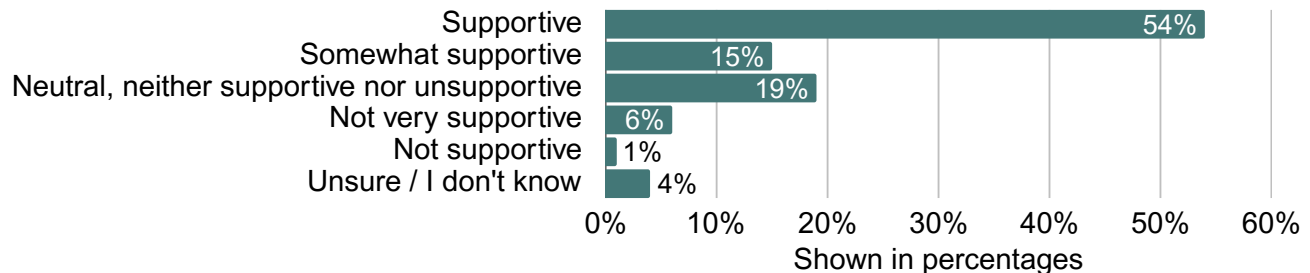
Overall Sentiment:

Respondents voiced strong concern about how deferred lands may impact surrounding areas, particularly regarding industrial encroachment and the protection of rural character, farmland, and quality of life. They highlighted the importance of phased, infrastructure-aligned development that prioritizes the Conrich Hamlet core, along with clearer policies, timelines, and a more defined long-term vision for these areas.

KEY FINDINGS

COMMUNITY SERVICES

Q12: How supportive is the definition and uses under Community Services? (78 respondents)



Q13: Are there other locations in the Conrich area that is better suited as Community Services? (29 respondents)

Theme	Indicative Quotes
Proximity to Residents & Core Hamlet (Servicing Capacity) (45%)	"We need emergency services like ambulance and firehall in Conrich Area to ensure safety of the residents." "Community services are too far from the core hamlet area."
Accessibility & Location (35%)	"Anywhere least disruptive to vegetation & wildlife." "Community services should be centralized within the Hamlet of Conrich core (the Northwest and Southeast Neighbourhoods). Specifically, areas near the Prince of Peace or the Third Academy are better suited for public amenities as they are already established residential hubs."

Overall Sentiment:

Respondents strongly preferred locating community services close to existing residential areas and the Conrich Hamlet core to support accessibility and emergency response. Some also emphasized the importance of central or corridor-based locations to improve connectivity, while minimizing impacts on traffic, agriculture, and natural areas. In addition, there is uncertainty around the justification of proposed locations, including unclear planning rationale, questions about whether the site supports effective emergency response and residential needs, and competing suggestions for alternative sites, with no clear consensus by respondents.

KEY FINDINGS

COMMUNITY SERVICES

Q14: What do you want the County to consider about Community Services lands? (26 respondents)

Theme	Indicative Quotes
Accessibility & Location (42%)	<i>"Increase flexibility in location."</i> <i>"More paths, walking areas, green areas, buffers between light industrial or commercial development and residential areas."</i>
Prioritize Essential Services & Avoid Duplication (31%)	<i>"Not to duplicate whats available in Chestermere or Calgary."</i> <i>"The County must prioritize Fire and EMS services within the Community Services land. As industrial activity increases in the core, the response times for rural residents on the east side must not be compromised by industrial traffic congestion"</i>

Overall Sentiment:

Respondents emphasized prioritizing essential services, particularly emergency services and related infrastructure with careful attention to site location and access for services. There was some support for integrating trails, pathways, and green space, while maintaining buffers between industrial and residential areas. Residents also want the County to avoid duplicating existing services with caution around adding amenities that may introduce traffic, cost, or safety concerns in an industrial context.

KEY FINDINGS

FINAL CONSIDERATIONS

Q15: Is there anything else you want the County to consider about the draft ASP? (47 respondents)

Theme	Indicative Quotes
Growth Management, Land Use & Servicing (34%)	<i>"I would like to see more residential next to the boundary of the Hamlet and to remove the industrial from the south of the Hamlet area and add more residential."</i> <i>"The proponent must provide new water and wastewater capacity sufficient to fully service their lands without drawing on existing capacity. This aligns with earlier ASP principles requiring proponents outside the hamlet core to demonstrate that they can build independent servicing infrastructure that does not impede core-area development."</i>
Protect Rural Character, Agriculture Lands & Quality of Life (30%)	<i>"Have more green spaces and natural prairie. Lower density. There is enough activity as is."</i> <i>"Please take every effort with regard to business activity, traffic and land-use to ensure there are no unintended consequences on your existing communities. We moved here with the understanding that RVC would continue to champion this lifestyle and these values. Please do not allow this ASP to push problems north into our communities."</i>
Transparency & Planning Process (28%)	<i>"The County should not make any changes to the ASP. It is unfair to remove lands from the ASP after many people purchased properties with the expectation that they would be designated for future industrial use. Now, the County is proposing to remove these lands from the ASP, which undermines those expectations."</i>

Overall Sentiment:

Residents expressed significant concern about the overall direction and scale of the draft ASP, particularly related to industrial expansion and residential growth beyond the Hamlet. They emphasized prioritizing the Conrich Hamlet, aligning development with servicing capacity, and ensuring phased, coordinated growth. There is strong support for protecting rural character, agricultural lands, and quality of life, alongside expectations for transparent, consistent planning processes that respects prior commitments and landowner interests.

KEY FINDINGS

OTHER COMMUNICATIONS

The County also received 6 communications through emails and letters. Below is a summary of their feedback.

Overall Sentiment:

Several residents sent letters to the County expressing concerns that align closely with broader themes above of transparency, land use compatibility, and fairness in the planning process. There was also a strong sense that the planning process has not reflect their lived experience or long-term understanding of the area.

A key concern was opposition to proposed Business/Industrial designations near residential areas, with residents emphasizing the need for better transitions and buffering to protect quality of life, particularly given long-term impacts from nearby rail operations.

Many respondents described the planning process as unclear or “blindsiding,” and long-standing residents, including those involved in previous engagement, raised concerns about changes to the plan, particularly land removals or redesignations they feel undermine prior expectations and could affect property values.

Overall, feedback emphasized the need for compatible land use planning, clear and predictable processes, and greater transparency and trust.



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 refining the policies. The final draft is estimated to be presented to Council in spring 2026.