

Cluster Country Residential Areas

- Cluster Country Residential Areas (CCRAs) are defined in the October 2009 Addendum to the Capital Region Growth Plan (Section 2: Land Use):
 - Rural lands within CCRAs that have been subdivided to create multiple residential lots that are connected to municipal or communal services, designed to group or “cluster” the residential uses together on smaller lots by applying conservation design principles to maximize the retention of open space.
- The land use characteristics of a CCRA are:
 - CCRA lot sizes are smaller than traditional country residential developments;
 - CCRA densities are intended to be less than suburban development densities, which are greater than approximately 129 units per quarter section;
 - CCRAs are developed with residential land uses that integrate with natural environmental features and maintain larger areas of open space; and
 - CCRA developments have access to municipal water and sanitary services. Private communal services may be allowed at the discretion of the municipality.
- With a smaller development footprint than traditional country residential development, CCRAs will provide more efficient use of infrastructure and services.
- The Growth Plan supports the development of CCRAs as a strategy for minimizing the regional development footprint.
- CCRAs were identified through a review of municipal statutory plans and took into account the existing concentrations of country residential development in the Capital Region and those lands that may be serviced by municipal servicing connections or communal services.
- There are four CCRAs in the Capital Region; one in each of Parkland County (CCRA I), Sturgeon County (CCRA O), Leduc County (CCRA Q), and Strathcona County (Area S), identified on *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* of the October 2009 Addendum to the Growth Plan (Section 2: Land Use).
- CCRA boundaries are defined through a set of interpretive clauses that reference geographic features and allow for flexibility in the application of CCRA boundaries. This is similar to the approaches used in interpreting Land Use Bylaw boundaries across the Region.
- These interpretative clauses are provided in Module Four of this Toolkit: *Implementation Guidelines for Cluster Country Residential Areas*.

Fact Sheet: Cluster Country Residential Areas

- A CCRA density target of 2 units per gross hectare (2 du/gross ha) was established in the October 2009 Addendum to the Capital Region Growth Plan (*Section 2: Land Use*). The density target developed for the CCRA's reflects current cluster residential development trends within the Capital Region and best planning practices for cluster residential development.
- It is the intent of the Growth Plan that residential development within Cluster Country Residential Areas achieves the 2 du/gross ha density target over the 35-year horizon of the Plan.
- It is also the intent of the Growth Plan that member municipalities will achieve the density targets through the adoption and implementation of statutory plans.
- The Growth Plan is silent regarding the transfer of density within or between designated CCRA's.

The Growth Plan and its Addenda are available through the Capital Region Board and its website www.capitalregionboard.ab.ca

ADDITIONAL INFORMATION

Capital Region Board

Web: www.capitalregionboard.ab.ca

Phone: (780) 638-6000

Email: info@capitalregionboard.ab.ca

DISCLAIMER: This Planning Toolkit is a guide to aid understanding of the Land Use Principles and Policies of the Capital Region Growth Plan. It is not a substitute for reading and understanding the Growth Plan. For certainty, the reader is advised to refer to the Growth Plan and related legislation available through the Capital Region Board.