

## Growth Outside of Priority Growth Areas and Cluster Country Residential Areas

### HIGHLIGHTS:

- Although most of the growth in the Capital Region is to occur in Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs), some growth is allowed outside of these areas. Principle II(C) of the Capital Region Growth Plan (March 2009) makes this provision.
- *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* of the October 2009 Addendum to the Growth Plan (Section 2: Land Use) confirms that all urban member municipalities (towns and villages) not designated as PGAs are expected to absorb regional growth.
- It also confirms that rural areas (Lamont County and the balances of Leduc County, Parkland County, Strathcona County and Sturgeon County which are not designated as PGAs and CCRAs) are expected to absorb regional growth.
- For these rural areas, *Figure 1* of the October 2009 Addendum to the Growth Plan (Section 2: Land Use) further directs that growth outside of PGAs and CCRAs is expected within certain Rural Communities under their jurisdiction that have been identified in their respective Municipal Development Plans (MDPs).
- These Rural Communities include:
  - The Hamlet of New Sarepta and the residential lakeshore communities next to Pigeon Lake and Wizard Lake in Leduc County;
  - The hamlets of Duffield, Entwistle, and Tomahawk in Parkland County;
  - The hamlets of Ardrossan, Josephburg, and South Cooking Lake in Strathcona County; and,
  - The hamlets of Alcomdale, Calahoo, Cardiff, Namao, Rivière Qui Barre, and Villeneuve in Sturgeon County.
- However, growth within Lamont County, Leduc County, Parkland County, Strathcona County and Sturgeon County may not be limited to these Rural Communities alone.
- Further, outside the towns, villages and Rural Communities listed above, traditional country residential development will be accommodated in Lamont County and those portions of Leduc County, Parkland County, Strathcona County and Sturgeon County that are not within a PGA or CCRA subject to the policies of their respective MDPs and forthcoming agricultural policies of the Growth Plan, which will be informed by pending Government of Alberta agricultural policies.

# Fact Sheet: Growth Outside of Priority Growth Areas and Cluster Country Residential Areas

- With the exception of traditional country residential development, density targets do not apply to areas outside of PGAs or CCRAs; however, the Land Use Principles and Policies of the Growth Plan still apply to development applications in these areas, particularly Principle II(C) Allow Growth Outside of Priority Growth Areas and its associated policies.
- The density target for traditional country residential development is a maximum of 50 units per quarter section.
- Consequently, proposed developments in Rural Communities, and proposed traditional country residential developments, should be at densities higher than their historical densities in an effort to minimize the regional footprint.
- Research conducted to support the policies contained within the October 2009 Addendum to the Capital Region Growth Plan (Section 2: Land Use, Appendix C: Land Supply) indicate that traditional country residential development occur at an average density of 35 lots per quarter section across the Capital Region.
- Development proposals for areas outside of PGAs and CCRAs are subject to:
  - the policies established by Section 2.2.II.C of the Growth Plan (March 2009) and the additional policy established by Section 2.5 of the October 2009 Addendum to the Growth Plan; and,
  - the policies of their respective Municipal Development Plans.
- Traditional country residential development may also be subject to forthcoming agricultural policies of the Growth Plan, which will be informed by pending Government of Alberta agricultural policies.

*The Growth Plan and its Addenda are available through the Capital Region Board and its website [www.capitalregionboard.ab.ca](http://www.capitalregionboard.ab.ca)*

## **ADDITIONAL INFORMATION**

### **Capital Region Board**

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**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.