

## Priority Growth Areas

### HIGHLIGHTS:

- The Capital Region Growth Plan defines Priority Growth Areas (PGAs) as:
  - Locations where growth is directed, including major employment areas, due to existing or planned multi-modal transportation corridors, the proximity to existing or proposed major employment areas, the redevelopment or intensification opportunities within an existing urban area and the ability to utilize and maximize existing infrastructure or logically and efficiently extend that infrastructure.
- There are seven PGAs in the Capital Region (see *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* of the October 2009 Addendum to the Growth Plan (Section 2: Land Use)).
- It is the intent of the Growth Plan that most new growth in the Capital Region occur within PGAs. To this end, the October 2009 Addendum assigns density targets to PGAs.
- By concentrating growth in PGAs and by significantly increasing existing residential densities, the Region can make efficient use of existing and new infrastructure investments and reduce the amount of land consumed by development and infrastructure, in accordance with the Principles and Policies of the Growth Plan.
- Land use characteristics of PGAs include a broad mix of land use types, higher residential densities, opportunities to redevelop or intensify land use within existing urban areas, and use infrastructure efficiently.
- Density targets assigned to PGAs are listed in *Table 3: Capital Region Density Targets of the October 2009 Addendum* to the Growth Plan (Section 2: Land Use).
- It is the intent of the Growth Plan that residential growth within PGAs occurs at a density that achieves the approved density target over the 35-year horizon of the Growth Plan.
- Member municipalities will achieve the density target assigned to PGAs located within their boundaries through the adoption and implementation of statutory plans.
- Reflective of a regional plan, PGA boundaries cross and do not follow municipal borders. This approach promotes regional partnerships among Capital Region Board member municipalities and acknowledges significant land uses and infrastructure within the Region.
- Municipalities within the Capital Region that have lands within PGAs are: Beaumont, Edmonton, Fort Saskatchewan, Leduc, Leduc County, Parkland County, Spruce Grove, St. Albert, Stony Plain, Strathcona County and Sturgeon County.

# Fact Sheet: Priority Growth Areas

- PGA boundaries are defined through a set of interpretive clauses that reference geographic features and allow flexibility in the application of PGA boundaries. This is similar to approaches used in interpreting Land Use Bylaw boundaries across the Region.
- These interpretive clauses are provided in *Module Three: Implementation Guidelines for Priority Growth Areas* of this Planning Toolkit.

*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.