

Implementation Guidelines for Growth Areas Outside of Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs)

1. WHAT AREAS ARE IDENTIFIED AS GROWTH AREAS OUTSIDE OF PGAs AND CCRAs?

Allowing growth outside of Priority Growth Areas (PGAs) is a principle of the Capital Region Growth Plan (March 2009) (Section 2.2.II.C). This principle and its associated policies apply to all lands within the Capital Region that are outside of a PGA and CCRA.

The specific areas that are expected to absorb regional growth, outside of PGAs and CCRAs, are listed on *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* of the October 2009 Addendum (Section 2: Land Use) to the Growth Plan. This list includes the following member municipalities:

- the towns of Bon Accord, Bruderheim, Calmar, Devon, Gibbons, Lamont, Legal, Morinville and Redwater;
- the villages Thorsby, Wabamun and Warburg;
- Lamont County in its entirety; and
- those portions of Leduc County, Parkland County, Strathcona County and Sturgeon County that are not within a PGA or CCRA.

Also listed on *Figure 1* of the October Addendum are 15 Rural Communities within Leduc County, Parkland County, Strathcona County and Sturgeon County that are expected to absorb regional growth include:

- the Hamlet of New Sarepta and the residential lakeshore resort communities along 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.

Further, outside the towns, villages and Rural Communities listed above, traditional country residential development may 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. Traditional country residential development is 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 its respective Municipal Development Plan.

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.

2. WHY WERE THESE AREAS IDENTIFIED AS GROWTH AREAS OUTSIDE OF PGAs AND CCRAs?

Principle II(C) of the Capital Region Land Use Plan (March 2009) states “all municipalities should be allowed to have growth, appropriate to their size and as per the Principles and Policies of the Plan.” This is an acknowledgement that all member municipalities (or portions thereof) that are not within Priority Growth Areas (PGAs) or Cluster Country Residential Areas (CCRAs) will grow.

In addition to the member municipalities identified on *Figure 1* of the October 2009 Addendum to the Capital Region Growth Plan (Section 2: Land Use), the 15 Rural Communities also identified on *Figure 1* are based on the policy directions within the approved Municipal Development Plans (MDPs) for Lamont County, Leduc County, Parkland County, Strathcona County and Sturgeon County.

Growth opportunities within Lamont County, Leduc County, Parkland County, Strathcona County and Sturgeon County are not limited to the 15 Rural Communities listed above, but Policy (i) under Principle II(C) of the Growth Plan will be critical in evaluating whether the growth proposed by a new development in another community is appropriate to its size and consistent with the Land Use Principles and Policies of the Growth Plan.

Lamont County MDP

The Lamont County MDP does not promote future growth in one or more hamlets over others. Therefore, its hamlets were not identified as Rural Communities on *Figure 1: Priority Growth Areas and Cluster Country Residential Areas* of the October 2009 Addendum.

Leduc County MDP

The Leduc County MDP includes policy that considers the development of new, or expansion of existing, residential lakeshore communities. Leduc County’s existing residential lakeshore communities are developed next to Pigeon Lake and Wizard Lake and, because of the MDP policy directions, these communities were identified as Rural Communities expected to absorb regional growth.

The Leduc County MDP does not promote future growth in one or more hamlets over others. Therefore, none of its hamlets were identified as Rural Communities on *Figure 1* of the October 2009 Addendum (Section 2: Land Use) to the Growth Plan. Notwithstanding, the Village of New Sarepta, which was an original member of the CRB, dissolved to hamlet status under the jurisdiction of Leduc County on September 1, 2010. Therefore it is now identified as a Rural Community expected to absorb regional growth. Leduc County’s MDP pre-dates the dissolution.

Parkland County MDP

Of Parkland County’s seven hamlets, the Parkland County MDP directs growth to Entwistle because it has piped water and sewer systems and can become a regional service centre to meet the needs of residents in the western portion of Parkland County. The MDP also supports some residential growth in Duffield and Tomahawk so long as this can be serviced by their existing sewage lagoons and wastewater collection systems. With these MDP policy directions, Duffield, Entwistle and Tomahawk were identified as Rural Communities expected to absorb regional growth.

Strathcona County MDP

Of Strathcona County's eight hamlets, not including the Urban Service Area of Sherwood Park, the Strathcona County MDP supports the inclusion of a wider range of housing options within Ardrossan, Josephburg and South Cooking Lake. This MDP policy direction means that these three hamlets were identified as Rural Communities expected to absorb regional growth.

Sturgeon County MDP

Of Sturgeon County's ten hamlets, the Sturgeon County MDP states that those hamlets that can be serviced with water and sewer, and have community facilities to support local and surrounding population, will be considered as areas for potential growth. The MDP recognizes Alcomdale, Calahoo, Cardiff, Namao, Rivière Qui Barre and Villeneuve as hamlets for potential growth. This MDP policy direction means that these six hamlets were identified as Rural Communities expected to absorb regional growth.

3. DO DENSITY TARGETS APPLY TO THESE AREAS?

With the exception of traditional country residential developments, density targets do not apply to Growth Areas Outside of the Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs). Although density targets are not applied, one of the Land Use Core Principles of the Growth Plan is to minimize the regional development footprint. Therefore, future growth in these areas should be planned at densities higher than their traditional densities, which may mean provision for and integration of more diverse housing forms on smaller residential lots and more multiple family lots. Research conducted to support the policies contained within the October Addendum to the Capital Region Growth Plan (Section 2: Land Use, Appendix C: Land Supply) indicate that traditional country residential development occurs at an average density of 35 lots per quarter section across the Capital Region.

Development proposals for new growth in existing single family dwelling communities should include multiple family residential housing in an effort to minimize the regional development footprint. For communities that already have a mix of multiple family residential housing, development proposals for new growth should increase the proportionate amount of multiple family residential housing forms in an effort to encourage more compact growth and minimize the regional development footprint.

Traditional country residential developments in Growth Areas Outside of PGAs and CCRAs have a density target of a maximum of 50 lots per quarter section.

4. WHAT IS THE SIZE OF THE MEMBER MUNICIPALITIES AND RURAL COMMUNITIES OUTSIDE OF PGAs?

The preamble to the Land Use Principle II(C) – *Allow Growth Outside of Priority Growth Areas* of the Capital Region Growth Plan (March 2009) states that all municipalities should be allowed to have growth, appropriate to their size and as per the Principles and Policies of the Plan. The table below shows the current size of the member municipalities and 15 Rural Communities in Growth Areas Outside of Priority Growth Areas (PGAs) and Cluster Country Residential Areas (CCRAs) in terms of the most recent population. These populations were taken from breakdowns of the most recent overall municipal or federal census results accepted by Alberta Municipal Affairs.

Growth Area Outside of PGAs and CCRAs	Municipal Status	Latest Population	Census Date	Census Type
Bon Accord	Town	1,534	16-May-2006	Federal
Bruderheim	Town	1,215	16-May-2006	Federal
Calmar	Town	2,033	1-Apr-2009	Municipal
Devon	Town	6,534	1-May-2009	Municipal
Gibbons	Town	2,848	27-Jun-2007	Municipal
Lamont	Town	1,664	16-May-2006	Federal
Legal	Town	1,192	16-May-2006	Federal
Morinville	Town	8,504	2-May-2011	Municipal
Redwater	Town	2,192	16-May-2006	Federal
Thorsby	Village	988	1-Apr-2010	Municipal
Wabamun	Village	662	14-Apr-2009	Municipal
Warburg	Village	696	15-Jun-2009	Municipal
Strathcona County (Outside of PGAs and CCRAs)	Specialized Municipality	21,779⁵	1-May-2009	Municipal
- Ardrossan	Hamlet	530	1-May-2009	Municipal
- Josephburg	Hamlet	239	1-May-2009	Municipal
- South Cooking Lake	Hamlet	303	1-May-2009	Municipal
Lamont County	Municipal District	3,925	16-May-2006	Federal
Leduc County (Outside of PGAs and CCRAs)¹	Municipal District	10,080⁵	15-Jun-2005	Municipal
- New Sarepta ²	Hamlet	530	15-Apr-2009	Municipal
- Pigeon Lake ³	n/a	396	15-Jun-2005	Municipal
- Wizard Lake ⁴	n/a	159	15-Jun-2005	Municipal
Parkland County (Outside of PGAs and CCRAs)	Municipal District	25,388⁵	1-May-2009	Municipal
- Duffield	Hamlet	69	1-May-2009	Municipal
- Entwistle	Hamlet	532	1-May-2009	Municipal
- Tomahawk	Hamlet	82	1-May-2009	Municipal
Sturgeon County (Outside of PGAs and CCRAs)	Municipal District	16,025⁵	26-May-2008	Municipal
- Alcomdale	Hamlet	50	26-May-2008	Municipal
- Calahoo	Hamlet	210	26-May-2008	Municipal
- Cardiff	Hamlet	1,190	26-May-2008	Municipal
- Namao	Hamlet	10	26-May-2008	Municipal
- Rivière Qui Barre	Hamlet	100	26-May-2008	Municipal
- Villeneuve	Hamlet	225	26-May-2008	Municipal

¹ Although the 2006 federal census is more recent than Leduc County's 2005 municipal census, population data for breakdown purposes from the 2006 federal census is not readily available from Statistics Canada, whereas a breakdown of Leduc County's 2005 municipal census is readily available. Notwithstanding, New Sarepta's most recent population of 530 (2009 municipal census) has been added to Leduc County's 2005 municipal census figure of 9,550 for areas outside PGAs and CCRAs.

² The former Village of New Sarepta dissolved to hamlet status under the jurisdiction of Leduc County on September 1, 2010. New Sarepta's most recent population is 530 as recorded in the former village's 2009 municipal census.

³ The population of Pigeon Lake includes existing residential lakeshore communities (Gilwood Beach, Kerr Cape Estates, Mission Beach, Mitchell Beach and Moonlight Bay) and other lands within the boundaries of the draft North Pigeon Lake Area Structure Plan.

⁴ The population of Wizard Lake includes existing residential lakeshore communities (Curilane Beach/Butterfly Cove, Enchantment Valley and Wizard Lake Estates) and other lands within the boundaries of the draft Wizard Lake Area Structure Plan.

⁵ The populations of the "Outside of PGAs and CCRAs" portions of Leduc County, Parkland County, Strathcona County and Sturgeon County were calculated by municipal administrators using GIS. The populations equal their most recent overall municipal census populations, less the populations residing within the conceptual PGA and CCRA boundaries within their municipal jurisdictions.

5. WHERE CAN I FIND MORE INFORMATION ABOUT GROWTH AREAS OUTSIDE OF PGAs AND CCRAs?

For more specific information, please refer to:

- Section 2.2.II.C of the Capital Region Land Use Plan (Appendix 2) (March 2009) of the Capital Region Growth Plan;
- Section 2.5 and *Figure 1* of the October 2009 Addendum to the Capital Region Growth Plan; or
- contact your CRB member municipality.

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.