

Section 4 – Land Use Concepts

1. General Land Use Policies

The general policies first introduced in the *Community Outline Plan* are restated in this section. They establish the framework for more detailed land use policy in this section and the sections to follow.

The goal of these policies are to guide growth and development in keeping with the Vision Statement outlined in Section 3.

Policies:

1. Land use development will be guided by the Land Use Concept (Map No. 7), which is not intended to be absolutely definitive, but used as a framework for community growth and land use change in association with the policies of this Plan.
2. Growth will be managed and guided by the provision of an adequate supply of land and municipal services to accommodate development in an orderly and cost efficient manner.
3. Planning and decision making processes will seek the evolution of an efficient land use pattern which promotes the effectiveness of capital expenditures for municipal infrastructure and the maintenance thereof.
4. Community development will be guided to maintain the historical integrity of key elements of Nordegg's town site design and remaining buildings of historical importance.
5. Community development will be guided to complement the scenic attributes of Nordegg's setting and conserve key natural features within the town site.
6. Community development will be guided to achieve a sense of unity through design elements such as paths, common parks and building treatment which associate neighbourhoods with each other and with major community facilities, and thus not promote a series of exclusive development enclaves.
7. Decisions on land use development will be consistent with the provisions of the

Municipal Government Act and *General Municipal Plan* as further elaborated by the provisions of this Plan.

8. A certain degree of flexibility should be allowed regarding mixing of land uses. Mixed land use zones will be encouraged to provide a diverse combination of activities throughout the day and enliven the community.
9. Development of an active and sustainable Town Centre in South Nordegg will be a priority.
10. Residences and resort uses will be encouraged near the Town Centre so that street life does not diminish when shops close. This will improve security through increased local activity.
11. Development of permanent fixed roof accommodations will be a priority within Nordegg.
12. Campgrounds for overnight camping with tents and recreation vehicles will be located outside of Nordegg within the Development Nodes. Only day-use areas and picnic areas will be located in Nordegg.

2. Developable Land Base

The entire area of the Nordegg town site is 720 hectares, excluding the Highway 11 road allowance, with 394 hectares to the north and 326 hectares to the south. At first glance the land base in Nordegg appears great, however there are serious impediments to the development of some areas.

There are a number of undevelopable features including wetlands, wildlife corridors, steep slopes, and the Martin Creek watershed. The "undevelopable areas" reduce the potentially developable areas down to 307 hectares in North Nordegg and 211 hectares in South Nordegg. Within the balance of potentially developable areas, there remains isolated areas of steep slopes, creeks, wetlands and other features that further reduce the actual developable area.

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In South Nordegg there is approximately 153 hectares of “actual” developable area, representing 47% of the total area south of Highway 11. It is upon this area that the community must be built. In North Nordegg, most of the potentially developable area is “actually” developable given the lower density land use envisioned.

3. Land Use Concept

3.1 General

Nordegg will serve as both a residential and service centre for the West Country, including four other Development Nodes along the David Thompson Highway. The community will house a range of support services, tourism services and residential types. The Nordegg town site will consist of two major areas:

1. South Nordegg

South of Highway 11, the community will be more urban in nature. Roads will be paved and services will be through shared public facilities. It will serve as the main residential and service area.

2. North Nordegg

North of Highway 11, the community will be developed to a rural standard with individual on-site services and ditched roads. Residential and commercial lots already have been developed and will continue in a similar “country residential” fashion. Lot sizes are relatively large to accommodate on-site servicing.

Along both sides of Highway 11, development will be set back to avoid disturbing the natural visual qualities along the highway corridor.

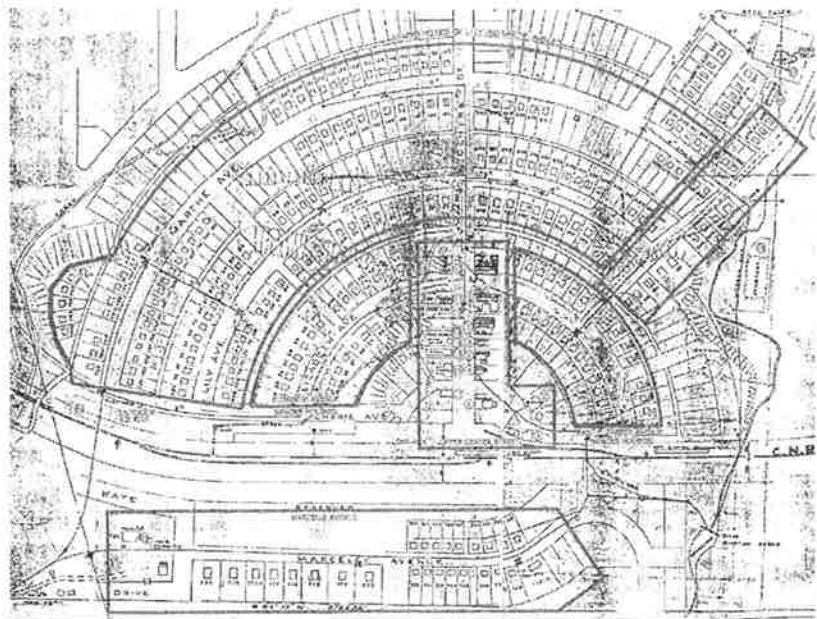
3.2 South Nordegg

Two key development areas are proposed in South Nordegg around which much of the community activity will revolve:

1. Historic Town Centre:

This represents the primary commercial and residential area in the heart of the semi-circular street pattern at the south end of Stuart Street. The area is envisioned to include the historic commercial core surrounded radially by an historic residential/mixed use area. The “main street” of the community will be re-established along upper Centre Street between Elizabeth Avenue and the railway tracks. Commercial activity will also be promoted east of upper Centre Street, along Elizabeth Avenue and Cherie Avenue.

The historic Town Centre will be the main focus of the community, providing a range of retail goods and services. The intent of this Plan is to first create a real living and working environment where on a day-to-day basis the local residents can shop, eat, meet, and relax. Secondly, the area will provide



Historic Town Site Plan (courtesy Clearwater County)

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amenities and attractions aimed at the travelling public. Gift shops, restaurants, hotels, and a candy store can compliment the local grocery store, cafe, bakery, professional offices, church and post office to create a complete Town Centre.



Proposed Upper Centre Street Commercial Buildings
(courtesy Habico)

This Plan recognises that for the Town Centre to be successful and sustainable, it must remain an important part of the daily life of its citizens. It cannot simply shut down once the summer is over and the tourist traffic has diminished. The historic Town Centre residential area immediately surrounding the commercial core will accommodate year-round residents. Included will be a mix of single family and two-suite units with massing and architectural style in keeping with the historic character of the area. Bed & breakfast and condominium-type facilities will be interspersed within a portion of this residential area.

2. Stuart Street Arterial Commercial Area:

In recent years, a service commercial area has developed along north Stuart Street. The Nordegg Resort Lodge, a gas station and convenience store, the post office, a liquor outlet and other services have located here since the demise of the old town. This is now the only commercial area within South Nordegg. In the future, to create an environment where the Town Centre can flourish, activity in this area will be limited so as not to compete with the Town Centre. Services will be restricted to those which meet the immediate needs of the travelling

public and those which cannot physically or practically be located in the Town Centre. The challenge of developing Nordegg will be to shift the focus from this area to the Town Centre.

Surrounding these two major areas will be a variety of resort, recreational, commercial and residential areas. A small light industrial area is proposed along the Quarry Road at the east boundary of the town site. Throughout the town site are natural features such as wildlife corridors, creeks and wetlands that will be treated with sensitivity as development proceeds.

3.3 North Nordegg

Within North Nordegg a significant portion of the land base is dedicated to country residential development as introduced in the *Community Outline Plan*. By 2000, two phases of a country residential subdivision (44 lots) were already completed as well as a 12-lot commercial subdivision.

Two areas just off Highway 11 and one area surrounding the Old-timers Campground have been identified for resort commercial uses. These two areas will be developed to complement the resort commercial development that already exists within North Nordegg. The areas will consist of lower intensity uses rather than large hotel or service developments. Any service facilities will be in direct support of the related resort facility. A more comprehensive service area is to be established in South Nordegg.

3.4 Planning Areas

North and South Nordegg have been divided into a number of smaller planning areas for the purpose of discussion and to identify areas of specific historical treatment as outlined in the Design Guidelines. Map No. 6 illustrates the designated planning areas and will be used to guide a tour of the town site later in Section 5.

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3.5 Land Use Concepts

Within each planning area a variety of land use designations are envisioned.

Map No. 7 illustrates the Land Use Concept while Maps No. 8 and 9 present the Land Use Concept in more detail for both South Nordegg and North Nordegg respectively.

The following sections summarise in point form each land use area. More detailed land use districts will eventually be developed as part of the *Land Use Bylaw*.

3.5.1 Commercial Land Use

HCC - Historic Core Commercial / Retail

- This area represents the highest development priority with the goal of establishing a vibrant commercial Town Centre.
- Largely comprised of tourist related commercial activities that also support the day-to-day needs of local residents.
- Uses may include small scale retail and personal services including small hotels, bakery, news stand, drug store, grocery store, video store, ice cream parlor, deli, flower shop, general store, hardware store, gift shops, restaurant and lounge, liquor outlet, sporting goods and rentals, craft store, book store, dry cleaner, professional services, medical office and similar related uses.
- On the southern portion of area, small hotels, country inns, bed & breakfasts, and similar resort commercial uses will be promoted.
- Upper floor apartment suites will be promoted.
- On-street parking and small rear lot parking promoted.
- Develop as a pedestrian-friendly environment.
- Historical architectural controls and streetscape elements specific to this area will apply.

PC – Park Site Commercial

- Commercial uses directly in support of and compatible with the adjacent Martin Creek Reservoir Park.
- Uses may include a teahouse, coffee shop, restaurant, concessions, and equipment rental (i.e. paddle boats, skates).
- Historical architectural controls and streetscape elements specific to this area will apply.

SC – Service Commercial

- Largely comprised of essential highway services directly in support of the traveling public.
- Uses may include motor inns, gas stations / convenience stores, and restaurants.
- Uses in this area will be restricted in size, number, and timing such that they do not detract from nor compete with development of the historic Town Centre.
- Many uses now in this area should be re-located to the historic Town Centre.
- Historical architectural controls and streetscape elements specific to this area will apply.

SCS – Service Commercial Special

- Largely comprised of commercial uses that are less appropriate in other areas due to visual impact, size, or other attributes.
- Uses may include truckstop and large rig parking, carwash, automotive service and repair, garden centre, or craft industry.
- Uses in this area will be restricted in size, number, and timing such that they do not detract from nor compete with development of the historic Town Centre.
- Certain uses will require visual screening.
- Reduced historical architectural controls and key streetscape elements will apply.

RC – Resort Commercial

- Intended to provide a variety of fixed-roof accommodations in support of tourism.
- Generally will be comprised of smaller scale buildings.
- Uses may include country inns, hotels, resort lodge, tourist cottages, and support uses.

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- In North Nordegg, the facilities will be of a lesser intensity and privately serviced.
- Should be provisions for on-site staff housing.
- Should be provisions in larger resorts for associated recreation facilities, both indoor and outdoor, for the use of patrons, and where possible, community residents.
- Historical architectural controls and streetscape elements specific to each particular area will apply. Outside of the “Primary Historical Treatment Area”, emphasis will be on a “Rocky Mountain” aesthetic.

GRC – Golf Resort Commercial

- Intended to accommodate a resort style golf course.
- May incorporate some of the existing golf course.
- Golf course would continue west outside of the town site boundary.
- Uses would include a golf course, clubhouse, support facilities, and a variety of appropriate recreation accommodations.
- Historical architectural controls and streetscape elements specific to this particular area will apply. Emphasis will be on a “Rocky Mountain / Heritage” aesthetic.

3.5.2 Industrial Land Use

LI – Light Industrial

- Intended to accommodate light industrial uses directly in support of tourism, community services and the ongoing development of Nordegg.
- Not intended to accommodate industrial uses directly related to resource-based activities in the West Country.
- Uses may include small storage areas for equipment and building materials, construction trades and services, cottage industry and crafts, warehouse, automotive repair and service, and public works shop.
- Space is limited and lots should be small (average approximately 0.5 acres).
- Visual screening would be required.
- Reduced historical architectural controls and key streetscape elements will apply.

Emphasis will be on the “Mine Site” aesthetic.

3.5.3 Public and Institutional Land Use

PI – Public Institutional

- Largely comprised of community services and recreational facilities in support of tourism and the permanent residents in Nordegg.
- Uses may include a tourist welcome area, community centre, community use areas, curling rink, skating rink, ball fields, soccer fields, play areas, day-use and picnic areas, nature viewing areas, school reserve parcels, museums, fire hall, police station, cemeteries, and public utilities.
- Historical architectural controls and streetscape elements will apply in specific areas.

3.5.4 Residential and Mixed Land Use

LD – Low Density Residential

- Largely comprised of detached single family dwellings on conventional and estate sized lots with a typical density of 8 to 12.5 lots per gross hectare, and an average density of 10 lots per gross hectare.
- Uses may include single family detached dwellings plus ancillary buildings such as “granny suites” over a detached garage, guest cottage, artist studio, gazebos, greenhouse, conservatory, work shop, garages, and storage buildings.
- Larger rear yard setback requirements will be required for lots backing on parks and ponds.
- Historic architectural controls and streetscape elements will apply in specific areas.

MH – Mobile Home Residential

- Intended to accommodate the relocation of existing mobile home units through the development of a new mobile home subdivision at a maximum density of 18 lots per gross hectare.

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- Uses would include single-wide and double-wide mobile homes and ancillary buildings.
- A treed buffer would be maintained around the perimeter of any subdivision.
- Outside storage areas would be screened.
- Reduced historical architectural controls and key streetscape elements will apply.

LDM – Low Density Multi-Family Residential

- Intended to accommodate single family detached dwellings as well as two-family and multi-family dwellings in small clusters to take advantage of the challenging terrain.
- Overall land use density would be similar to that of a conventional single family development.
- Uses may include single family dwellings and ancillary buildings, and in selected areas may include two-family, or multi-family dwellings such as townhouses.
- Ancillary buildings may include “granny suites” over a detached garage, guest cottage, artist studio, gazebos, greenhouse, conservatory, work shop, garages, and storage buildings.
- Reduced historical architectural controls and key streetscape elements will apply. Emphasis will be on a “Rocky Mountain / Heritage” aesthetic.

MD – Medium Density Residential

- Largely comprised of multi-family dwellings such as townhouses in small clusters.
- Typical densities would be in the order of 20 to 40 units per net hectare.
- Uses would include townhouses and row houses.
- Historic architectural controls and streetscape elements will apply.

HD – High Density Residential

- Largely comprised of multi-family and apartments to accommodate permanent residents and staff housing.
- Typical densities would be in the order of 30 to 70 units per net hectare.
- Uses may include one, two, and three bedroom walk-up apartments, townhouses, and row houses.

- West of Stuart Street and immediately south of the existing duplexes, historical architectural controls and streetscape elements will apply.
- East of the existing duplexes, reduced historical architectural controls and key streetscape elements will apply. Emphasis will be on a “Rocky Mountain / Heritage” aesthetic.

MUR – Mixed Use Residential / Resort Commercial

- Intended to provide a mix of low density residential uses and small scale resort accommodations in buildings that resemble an historical single family dwelling, both in size and architecture.
- Uses may include single family and two-family residential dwellings mixed with resort accommodations in the form of traditional Bed & Breakfasts, Bed & Breakfast Inns, and one-suite or two-suite pooled rental units.
- Ancillary buildings may include a “granny suite” over a detached garage, guest cottage, artist studio, gazebo, greenhouse, conservatory, work shop, garage, and storage buildings.
- In larger condominium developments there should be provision for associated recreation facilities, both indoor and outdoor, for the use of owners, and where possible, community residents.
- Historic architectural controls and streetscape elements will apply.

GRR – Golf Course Resort Residential

- Largely comprised of a mix of residential dwellings integrated with the golf course resort.
- Uses may include single family, two-family, and multi-family residential dwellings and ancillary buildings. Dwellings may be privately owned or rental accommodations.
- Reduced historical architectural controls and key streetscape elements will apply. Emphasis will be on a “Rocky Mountain / Heritage” aesthetic.