

# Section 1 – Introduction

## 1. Overview

The *Nordegg Development Plan* is a guide to future growth and development within the town site of Nordegg. It puts forth a shared vision for a modern, vibrant community in balance with its historical legacy and its magnificent mountain environment. Through public consultation, this document has been developed as a framework for decision making by Clearwater County Council and staff, while lending direction to individuals and corporations also wishing to participate in Nordegg's growth and evolution.



## 2. Role of the Plan

The *Nordegg Development Plan* represents a more detailed planning document consistent with the broader planning objectives outlined in the *Clearwater County Municipal Development Plan (MDP)* and the *Nordegg Community Outline Plan (COP)*. The *MDP* is a statutory document that has been prepared by the County pursuant to the provisions of the *Municipal Government Act*. It outlines broad policies for the entire County, and it supports the creation of a new community in the West Country. The *MDP* recognizes that more specific policies must be developed to facilitate that goal.

The *Nordegg Community Outline Plan (COP)* was adopted by Resolution of Council in May 1996 as the primary guide to the revitalization of the town site. It provides a number of guiding principles and outlines the general policies governing future development. The *Nordegg Development Plan* is meant to complement the *COP* by developing more detailed plans and policies, which remain consistent with the

principles of the outline plan, both in spirit and intent.

The Province's *David Thompson Corridor Local Integrated Resource Plan (IRP)* has formed the basis for all the recent planning documents. The *IRP* identifies Nordegg as the best location for permanent settlement and facility development along the corridor. With this in mind, the County entered into negotiations with the Province and in 1996 title to Nordegg was transferred from the Crown to the County.

The *Nordegg Development Plan* has been developed with the following intentions:

- To further refine the policies developed in the *Nordegg Community Outline Plan*,
- To delineate boundaries of individual planning and development areas,
- To generate a more detailed overall land use concept,
- To produce a more detailed road network concept,
- To develop historic streetscape guidelines for upper Centre Street,
- To develop building design and site design guidelines,
- To initiate policies in support of an open space concept plan for the major natural areas,
- To initiate policies in support of a conceptual pathway plan.

Since policies are in place and development has commenced in North Nordegg, the main focus of this Plan will be on South Nordegg. Some elements of the Plan will be directly applicable to North Nordegg, but the existing land use districts will continue to govern land use and development policies for the area.

## 3. Motivating Factors

A number of factors have contributed to the need for more detailed planning at this time. The major factors include:

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- The desire of Council to begin subdividing and marketing serviced urban residential parcels in the south part of Nordegg.
- The recent interest that private developers and individuals have shown in the town site, specifically the historic core and the service commercial area along the main access road (Stuart Street) south of the Highway.
- The need to re-establish the existing mobile homes in a new subdivision.
- The requirement for a guide to future land use districts prior to subdivision.

All of the above stem from a broader Council mandate to accommodate and promote tourism and economic development in the West Country. In the *IRP* document, Nordegg is identified as one of five potential development nodes along the David Thompson Corridor. Given its location and history, it is to become the service hub for the other development nodes and will be the only area where permanent residential development is allowed.

## 4. Key Elements

Three fundamental cornerstones for the creation of a successful and unique community at Nordegg were identified in the *Nordegg Community Outline Plan*. These key elements also help to shape the direction of this Plan, and are restated here:

- 1. People:** The essential purpose of Nordegg will be for people as a place to live, work, grow and enjoy. The contribution of past and present residents, both in volunteer and working capacities, has done much to preserve the character of Nordegg and maintain a base upon which to build a family environment community. Present residents will be encouraged to remain and be active so future residents and seasonal visitors can enjoy what the County and area has to offer.
- 2. History:** As one of Nordegg's special attributes, its historical perspective is to be retained to provide added characteristics to the fabric of the community.

- 3. Environment:** As Nordegg develops, it will do so in a manner which is sensitive to the features of Nordegg and environs to integrate the community with its natural setting.

## 5. Related Plans and Studies

A number of planning documents and studies have been adopted as policy or received as information by Clearwater County Council. The major policies, recommendations, and findings of these documents have been incorporated in the *Nordegg Development Plan*.

The major documents consulted in preparation of the *Nordegg Development Plan* include the following:

### ADOPTED AS MUNICIPAL POLICY:

- *Clearwater County Municipal Development Plan (adopted by bylaw, 1999)*
- *Nordegg Land Use Districts (as part of the Clearwater County Land Use Bylaw)*
- *Nordegg Community Outline Plan (adopted by resolution, 1996)*

### ACCEPTED AS INFORMATION:

- *Nordegg Development Plan – Baseline Information and Historical Data (Clearwater County, April, 1999)*
- *Nordegg Wildland Urban Interface Plan (Montane Forest Management Ltd., 1999)*
- *David Thompson Corridor Development Nodes Business Attraction and Investment Marketing Strategy (The Roman Group, 1997)*
- *Report on the Nordegg Town Site Feasibility Study (UMA, 1995)*
- *David Thompson Corridor Local Integrated Resource Plan (Alberta Forestry, Lands and Wildlife, 1992)*
- *Numerous Other Documents (Outlined in the Nordegg Development Plan – Baseline Information and Historical Data document; April, 1999)*

### 6. Public Involvement

A steering committee was established in early 1999 to guide staff during the *Nordegg Development Plan* process. The steering committee included two “members-at-large” from the Nordegg area, two Councilors, and a representative of the development community.

The *Nordegg Development Plan* represents an extension and refinement of the *Nordegg Community Outline Plan (COP)* adopted in 1996. The *COP* involved numerous Open Houses and meetings. The public process continued in the development of the new *Nordegg Development Plan*.

To assist in the development of the *Nordegg Development Plan*, an initial public Open House was held in August 1999 at the Nordegg Community Hall to overview the preliminary land use concepts and the design guidelines being developed. A questionnaire was circulated at the meeting, providing participants the opportunity to elaborate their opinions in more detail. The meeting was well attended and support for the concepts presented was very good. Comments were largely positive and constructive. As expected, there were queries and concerns from existing residents in the mobile homes regarding timing and nature of the proposed change in location of the units.

A second Open House was held in Nordegg on April 25, 2000 to present the final draft of the Design Guidelines and a draft of the Plan policies. The open house was again well attended and general support for the document was strong. Given the positive feedback received the documents presented remain largely intact.

### 7. Limitations of the Plan

The *Nordegg Development Plan* provides a consistent means of evaluating and responding to development proposals within the Community, while considering the desires of the stakeholders within the existing community, the needs of the future, and the County as a whole.

The Plan is a guiding document, and cannot anticipate all future planning issues and every future impact of the planning decisions that arise. Accordingly, where land use planning issues arise which are not directly addressed by this Plan, policies requiring further studies or impact monitoring can be implemented to resolve such issues. The County may require additional information, studies or impact assessments where necessary due to changes in design of a proposed development, or where legitimate municipal concerns have not previously been addressed.

### 8. Fiscal Considerations

The achievement of the goals and objectives of this Plan is subject to ongoing budgetary considerations. Policies and programs recommended for implementation will be reviewed in light of the availability of funds.

### 9. Plan Organization

The Plan is organized into eight Sections. Sections 1 & 2 provide background information regarding the role of the Plan and the existing community context.

Section 3 provides a vision for Nordegg in the future. A broad set of goals and objectives that were initially developed in the *COP* are re-introduced. Policies associated with a Development Strategy, an Infrastructure Strategy, and an Environmental Strategy are outlined. The Design Guidelines that will guide future development are introduced.

Sections 4, 5 & 6 contain specific land use and implementation policy. These policies will be used by the County to guide and implement future development. Land use concepts are introduced and the planning areas are overviewed in a tour format in Section 5.

Section 7 outlines the support documentation that forms an integral part of this Plan. The

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support documentation in itself should not be interpreted as official policy of Clearwater County, but as a guide to policy interpretation.

Section 8 includes Maps integral to the implementation of the policy associated with this Plan.