

Section 6 – Implementation and Monitoring

1. Agencies and Duties

The *Nordegg Development Plan* will be implemented through the development and approval processes currently in place within Clearwater County. The Municipal Planning Commission (MPC), County Council, and staff will have similar roles in the decision making and approval process for Nordegg as they do now in all other land use and development matters within the County. Due to the unique historical nature of Nordegg and the emphasis upon strict design controls, there will be some additional requirements placed upon staff and other agencies. The nature of these requirements is outlined in the policies below.

Policies:

1. The onus will be upon staff to review and provide recommendations/comments to the approving authority for each development application in light of the *Nordegg Development Plan - Design Guidelines* and other documents prepared in support of this Plan. When required, advice from third party expertise will be called upon to assist in the evaluation of the review.
2. The Nordegg Historical Society will have an advisory role in the development of Nordegg. As such, the society will act as a referral agency in regard to land use, subdivision, and development decisions related to the town site of Nordegg.

2. Plan Implementation and Amendment

This section outlines the intent and responsibilities of Clearwater County in carrying out the provisions of the *Nordegg Development Plan*. Its aim is to provide for the effective implementation and amendment of the Plan in

order to attain the vision and goals aspired for Nordegg.

There are three main objectives associated with this section:

1. To convey the intent of the *Nordegg Development Plan* consistently to all aspects of planning and development activity within the town site of Nordegg.
2. To ensure consistency between the *Nordegg Development Plan* and other statutory and non-statutory documents.
3. To ensure the validity and effectiveness of the *Nordegg Development Plan* over time.

Policies:

1. The County shall consistently implement the policies contained within *the Nordegg Development Plan*.
2. The process outlined in *the Municipal Government Act*, the *Land Use Bylaw*, other statutory and non-statutory documents will be followed in the implementation of the *Nordegg Development Plan*.
3. The *Municipal Development Plan*, the *Land Use Bylaw* and *Nordegg Community Outline Plan* should be reviewed, and amended as necessary, in order for these documents to be consistent with the *Nordegg Development Plan*.
4. Amendments to the *Land Use Bylaw*, the preparation of further local plans, and all land use, subdivision and development decisions related to Nordegg shall be consistent with the policies of the *Nordegg Development Plan*.
5. The County shall provide opportunities for citizens and referral agencies to review and comment on any amendments to the plan, the preparation of any additional planning documents, and any major new developments.

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6. The County may require more detailed area plans or site plans to provide subdivision and development direction to neighborhoods, development areas, and specific sites.
7. Approval of any tourism related development will take into account:
 - a. site plan and scale of development,
 - b. visual impact,
 - c. compatibility with adjoining areas and land uses,
 - d. consistency with the natural setting and historical perspective,
 - e. contribution to the infrastructure and social fabric of the community,
 - f. integration with the road and pathway system,
 - g. other factors as deemed appropriate by the County.
8. The County may require more detailed operational plans outlining proposed operating practices including, but not limited to, hours and days of operation and methods of site management.
9. The County may require a traffic impact analysis to evaluate the potential impact of a development on the road network and to identify any improvement required.
10. The County may require a construction management plan detailing management of all construction activity on a site.
11. The County will consider pursuing whatever actions are deemed appropriate to secure compliance with the purpose and intent of this Plan.
12. Development will follow the provisions of the *Land Use Bylaw* and any related Development Agreements as required by the County to ensure:
 - a. site conditions, including carrying capacity, are suitable for the proposed use,
 - b. where soil, subsoil, surface water, groundwater or slope conditions require special consideration, that design standards are determined or verified by a professional engineer, or other authority suitable to the County,
 - c. arrangements suitable to the County have been made for water supply, sewage disposal, site drainage, and any other site services,
 - d. the proposed use is compatible with adjacent land uses, and
 - e. all other municipal development standards and requirements are met.
13. Consultation and cooperation between the County and other government agencies regarding planning and development matters in Nordegg and surrounding lands should continue in order to promote continuity and consistency of decision making and planning directions.
14. The *Nordegg Development Plan – Design Guidelines* will be implemented through a design review process similar to that outlined within the Design Guidelines document.
15. A checklist will be used by staff to assist in determining compliance with the Design Guidelines and other relevant documents.

3. Plan monitoring

The Nordegg Development Plan will continue to evolve based upon emerging circumstances and the passage of time. To make Nordegg successful, this document must be flexible enough to accommodate change and innovation, while remaining firmly rooted in the basic principles developed to date. Consistency over time will assure the realization of the vision.

Policies:

1. The effectiveness of the Nordegg Development Plan should be monitored and the plan amended accordingly with a

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complete review of the plan to be undertaken within five years.

2. The basic principles outlined within this document should be maintained.

Section 7 – Support Documentation

1. Background

A number of support documents have or will be prepared which provide guidance to the implementation of policies within this Plan. These documents will assist Clearwater County staff and approving authorities in review of development applications.

In addition to the support documentation outlined within this section, a glossary of terms is included to assist in clarifying some of the terminology used in this Plan.

Finally, a list of possible business opportunities has been compiled. It is not necessarily a comprehensive listing nor are all the uses necessarily promoted as policy within this Plan. It is meant as a listing of possibilities to be investigated further in the development of the town site.

2. Document Summary

Two documents that provide support to this Plan include:

- *Nordegg Development Plan - Baseline Information and Historical Data*
- *Nordegg Development Plan - Design Guidelines*

A number of documents which will be completed in support of this Plan include:

- *The Nordegg Engineering and Development Guidelines.*
- *The Nordegg Storm Water Management Plan.*
- *Guidelines for Crime Prevention through Environmental Design.*

3. Glossary of Selected Terms

Terminology used throughout this plan should be interpreted according to general usage. Where differing interpretations of a term are possible, Clearwater County Council will determine the intended interpretation.

The following explanations are intended to provide a general understanding of the terminology in this document. A number of terms have legal definitions as well, and the reader is referred to specific sources for actual legal definitions.

Area Structure Plan – A statutory plan that establishes policies and provides the framework for subdivision and development of an area of undeveloped land. Area structure plans are prepared in consultation with the landowner/developer, public agencies, and the County.

Gross Developable Area – The land area in hectares used to calculate gross density. Generally, the area includes all residential land uses, parks and municipal reserve, school reserve, church sites, institutional and community use areas, all roads and lanes, parking, and private golf courses. Excluded from the calculation are environmental reserves and easements, and/or restricted development areas.

Natural Area – Open space containing unusual or representative biological, physical or historical components. It either retains or has re-established a natural character, although it need not be completely undisturbed.

Net Developable Area – The net developable area in hectares used to calculate net density. Generally it represents the gross developable area less arterial roads and major collector roads, major utility easements, parks and municipal reserve, school reserves, institutional and

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community use areas, commercial areas, industrial areas, local environmentally sensitive areas such as steep slope or sensitive soils. Included in the net developable area are local collector roads, local roads, cul-de-sac roads, local parking serving residential uses, and small areas of public open space servicing decorative or buffering functions.

Outline Plan – A non-statutory plan that establishes the detailed design of a subdivision, including street and lane patterns, utility layout, and dedication of reserve land.

Pedestrian-oriented or Pedestrian-friendly – An environment designed to make travel on foot convenient, attractive and comfortable for various ages and abilities. Considerations include directness of route, interest along the route, safety, amount of street activity, separation of pedestrian and auto circulation, street furniture, surface materials, sidewalk width, prevailing wind direction, intersection treatment, curb cuts, ramps, and landscaping.

Restricted Development Areas – These areas generally comprise the areas designated by the Province as “undevelopable areas” in the initial land negotiations with the County. The areas were designated based upon two main criteria:

1. The desire to balance the land area obtained by the County in Nordegg with the land exchanged to the Province outside of Nordegg.
2. The desire to include most of the environmentally significant areas within the designated “undevelopable areas”.

Not all of the land contained within the “undevelopable areas” is necessarily environmentally significant, and the option remains open for the County to purchase some of the land within the areas for future considerations.

Site Plan – A comprehensive site development plan that relates to proposed land use and design elements of the built environment to the physical

attributes of the development site (i.e. topography, soil, vegetation). Design elements can include, but are not limited to, building form and mass, architectural elements, building materials, parking, lighting, landscaping drainage, and/or number of units.

Streetscape – All the elements that make up the physical environment of a street and define its character including the road, boulevard, sidewalk, building setback, height and style. It also includes pavement treatment, trees, lighting, pedestrian amenities and street furniture.

4. Possibilities Are Endless

The possibilities for economic development in Nordegg are endless. Businesses in keeping with the long-term vision of Nordegg will be welcomed. Still, all operations should be evaluated to ensure they are environmentally sustainable. The use of local resources to minimize transportation will be encouraged.

Just a few of the possibilities include:

- **Eco-Tourism:** mine tours, sightseeing, sport fishing, fishing tours, wildlife tours, birdwatching, and dogsledding.
- **Sports & Recreation:** tennis courts, community centre, baseball, soccer, curling, hockey, sport schools, equipment rental, bicycle rental.
- **Area Facilities (outside Nordegg):** skiing golf course, nordic centre and cross-country ski trails, horse back, motorized trails, mountain bike trails.
- **Service:** restaurants, teahouses, ice cream shop, candy shop, groceries, banks, deli, café, flower shops, theatres, vehicle service, recreational vehicle service and parts, mobile repair service
- **Research and Education:** school tours, environmental field school, wetlands and environmental research, climatological observation station, internet and

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- telecommuting business, architecture and urban design, wood products research.
- **Group Programs:** personal and group retreats, conventions, conferences, arts festivals (i.e. dance, music, literature, poetry, comedy), arts and crafts exhibitions, sports events and training (i.e. mountain biking, snowmobiling), tour companies.
 - **Arts & Craft Eco-Industry:** instrument making, furniture making, sculpture, painting, drawing, artisan village, glass blowing, carving, galleries and schools, recycled products industry.
 - **Resorts:** hotels, cabins, bed & breakfasts, B & B Inns, country inns, re-use of buildings.
 - **Limestone:** quarry for local building materials, handmade ceramic tiles, and cement products.
 - **Horticulture:** nursery and garden centre, greenhouse.
 - **Community:** Nordegg Historic Mine Museum with interior and open air displays, interpretive trails, library, amphitheater, open air theatre, medical offices, health centre, cultural centre, administrative office, town hall.