

Section 3 – Strategic Vision

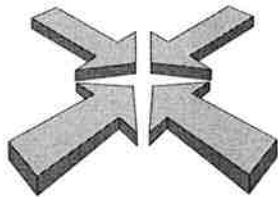
1. Vision Statement

The *Nordegg Community Outline Plan* developed a vision statement to guide future development within the town site. This same vision was used to guide the preparation of this Plan.

“Nordegg strives to be a unique family friendly, four season community which maintains consistency with its historic legacy and natural mountainous setting, while being served by affordable services and facilities and sustained by an economic base fitting the community’s location and roots.”

2. Plan Goals

Within the *Nordegg Community Outline Plan*, a number of goals were developed to provide added dimension to the above vision statement.



These goals were further elaborated by the policies of the *COP* and have been used to guide the more detailed policies outlined within this

Plan. The goals outlined in the *Nordegg Community Outline Plan* are:

1. To guide growth and development in a manner which is in keeping with the mountain setting and historical nature of Nordegg.
 2. To build a community which respects the scenic setting, sensitive features and natural characteristics of the town site.
 3. To preserve key historical attributes and maintain a historical perspective in community growth.
 4. To accommodate economic growth, especially tourism, in a manner which sustains Nordegg as a self-supporting community.
 5. To direct commercial and industrial land uses to locations appropriate for the use and to the overall community plan.
 6. To provide a range of housing choices.
 7. To provide open space throughout the community in a manner which integrates segments of the community with each other and the surrounding landscape.
 8. To plan for the provision of fundamental community services.
 9. To provide a system of roads and paths throughout the community which effectively and safely channels vehicular and pedestrian movement.
 10. To provide on a phased basis utility services which economically meet required standards for the community as it grows.
 11. To provide usable land use guidelines which promote the blending of development with the scenic and historic attributes of the community.
 12. To effectively implement policies to attain the vision and goals aspired for Nordegg.
- Further to the above, additional goals have been formulated in the preparation of the *Nordegg Development Plan*. The goals specific to the *Nordegg Development Plan* are:
13. To effectively carry forward the original goals outlined in the *Nordegg Community Outline Plan*.
 14. To further refine the policies developed in the *Nordegg Community Outline Plan*.
 15. To delineate boundaries of individual planning and development areas.
 16. To generate a more detailed overall land use concept and supporting policies for subdivision and development, with an emphasis on South Nordegg.
 17. To establish land use guidelines and policy that will guide future proposals for subdivision and development of a variety of land uses.
 18. To produce a more detailed road network concept.
 19. To develop design guidelines for the community in keeping with the historical streetscapes of upper Centre Street and the historic Town Centre.

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20. To promote high quality design in future development that recognizes Nordegg's unique "sense of place", its mining legacy, and its mountain setting.
21. To develop policies in support of an open space concept plan for the major natural areas.
22. To develop policies in support of a conceptual pathway plan.
23. To identify the opportunities and constraints for further development in Nordegg.
24. To ensure that infrastructure and utility services are provided and maintained at a level necessary to effectively and to efficiently accommodate existing and future growth.
25. To provide for growth by a reasonable development pattern at a rate sensitive to the constraints of the natural environment and servicing capacities.
26. To develop policies which support development of the historic Town Centre area and infill areas in advance of peripheral expansion.
27. To ensure accessibility to facilities and developments for all citizens including the physically challenged.

3. Plan Horizons

3.1 Planning Horizon

It is expected that this Plan will undergo periodic reviews by Clearwater County in accordance with the requirements of the *Municipal Development Plan*. It is anticipated that this strategy will remain current for at least a five year planning horizon.

3.2 Population Horizon

At the time of plan preparation, a detailed demographic profile and population statistics for Nordegg were unavailable.

Based upon previous documents, the following assumptions were made with respect to the population of Nordegg:

- The current population in Nordegg is approximately 60, though with recent development in North Nordegg it is likely the figure is closer to 100.
- If development to maximum build-out is achieved in accordance with the provisions of this Plan, the community could accommodate approximately 2,500 to 3,000 permanent residents. It is anticipated that 80% of the residents would be in South Nordegg and 20% in North Nordegg.

It is recognized that the rate of development in the town site will be a function of market demand and the ability of individual development proposals to meet the requirements of this Plan. It is anticipated that there will be sufficient land to accommodate residential growth to a 15-year time horizon and that build-out of the community will not likely occur within a 25-year period.

4. Development Strategy

To plan the physical make up of Nordegg is important. Just as important is a development strategy that includes an action plan to kick-start the development and forge it in the desired shape. To effectively establish a community that is more sustainable than the old town will be a challenge. Some key elements that must be addressed are outlined in this section.



4.1 Economy and Tourism

Nordegg's history represents a classic story of the rise and fall of a one industry "boom" town. It grew rapidly and flourished with the coal mine, and just as quickly was abandoned when the market collapsed. With no private land holdings and no economic base, there was little reason for people to stay. The penitentiary eventually provided some activity and

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employment, but not nearly enough to support a viable community.

Today the community's economy is based upon a limited number of commercial services aimed at the traveling public, a variety of small recreational leases, the limestone quarry, storage for industrial uses in support of the oil & gas industry, and rental housing for people employed by the resource industry in the region, notably forestry and oil & gas. More recently, tourism has been growing within the region. Camping, fishing, hiking, and sightseeing are popular. The mine site and local amenities continue to attract over 10,000 visitors per summer, with most visitors passing through Nordegg toward the National Parks.

To develop a sustainable community, nurturing a stable economic base must be a priority. A major objective in the redevelopment of Nordegg will be to replace the industry lost when the mine closed. Tourism and recreation represents the economic base of the future, in essence the "new mine". The *David Thompson Corridor IRP* identifies the potential of Nordegg for "intensive recreation and tourism development" given its central location along the corridor" (IRP, 1992). However, it also recognizes the importance of protecting the existing aesthetic and recreational values, "ensuring these values are not impaired by timber harvesting or other development." With the economy of the region being resource based, there will be ongoing development pressures that will conflict with the intention of building a strong tourism and recreation area.

To create a more diverse, stable, and sustainable economic base, other forms of business which are in keeping with the community vision should be promoted. Eco-tourism continues to grow. The advent of "e-commerce" and the expansion of interactive digital communications can facilitate development of an effective home-based working environment.

Policies:

1. Resource extraction in the region must be carried out in a manner and in locations that do not compromise the long-term recreational and tourism viability of Nordegg. Although approval of resource based leases are a Provincial matter and are not within the County's jurisdiction, consultation with the Province on an ongoing basis during the approval process for resource leases should be a priority.
2. A variety of sites will be provided in phases to facilitate tourism as Nordegg's principle economic base by accommodating tourism development and related businesses that support activity in Nordegg and throughout the David Thompson Corridor, including other development nodes.
3. Developments that promote Nordegg as a family-oriented destination community through the provision of four season activities and a range of tourism opportunities and experiences should be encouraged. Many facilities would likely be located outside of the town site and could include a golf course, a ski hill, a nordic ski centre, a competitive mountain bike trail system, and a designated snowmobile trail network.
4. Nordegg should be promoted as a staging area for non-motorized and appropriate motorized backcountry recreation in the Nordegg-Bighorn sub-area (IRP, 1992).
5. Businesses that provide employment for local residents will be encouraged.
6. Appropriate work activities in residential areas such as home offices and artists studios will be encouraged.
7. A balance of uses will be sought encouraging both tourist and local services.
8. Businesses that promote environmental and eco-tourism will be encouraged.
9. The best possible communication and technological infrastructure to facilitate home based business should be developed.
10. Home based businesses in either the rural or urban portion of Nordegg, may be approved if the business would:
 - a. not create any nuisance by way of noise,

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- dust, odour or smoke, or any other objectionable offence,
- b. involve minimal on-site sales,
- c. generate at most only a minor increase in local traffic,
- d. require minimal outdoor storage of materials compatible to a residential area, and appropriately screen outdoor storage.

4.2 Public Awareness and Marketing

In order to take the community from where it is today to what is envisioned for the future, an effective strategy for marketing and public awareness should be developed. Before the community can be marketed, it will be important to know who will likely be interested in both living in and visiting Nordegg.

While a broad mix of age groups is ideal, there may be particular groups more interested in all that Nordegg offers. Special groups such as retirees, artisans, and outdoor enthusiasts may find the community a very attractive place to live. With the Banff boundary less than an hour away, and Lake Louise only 80 minutes away, many skiing and hiking enthusiasts may find Nordegg a quieter, less expensive gateway to the Rockies.

Visitors to Nordegg are largely from Alberta, though there is strong representation from Europe. Being so close to the Canadian Rockies, a prime international destination, any spillover effect should be taken advantage of. In formulating a more detailed marketing and public awareness strategy, a number of key elements should be considered.

Policies:

1. A single contact at the County should be designated to facilitate development and development inquiries.
2. A *marketing action plan* should be formulated with the assistance of a skilled development / marketing consultant.

3. A long-term marketing focus and special target groups should be identified to establish both a stable permanent population and a sustainable tourist base.
4. Realistic targets for resort and hotel accommodation units should be established based upon the market potential of the region.
5. Prospective developers should be contacted and forwarded information.
6. Co-operation should be encouraged between existing tourism industry operators to market Nordegg and the wider area.
7. Co-operation with government agencies dedicated to tourism and economic development should be promoted.
8. Organized school trips and tours to Nordegg and the surrounding area should be promoted individually or included in tours of the National Parks.
9. The County's Internet Web Page for Nordegg should continue to be updated.
10. A site office could eventually be established in Nordegg to display work-in-progress and to facilitate day-to-day consultation with the community.
11. Plans should be monitored, evaluated, and adjusted on a regular basis.

4.3 Commerce and Industry

With the proper marketing of the community and the establishment of a strong, permanent residential base, there will be a variety of commercial opportunities.

Fixed-roof accommodations such as hotels, resorts, bed & breakfasts, country inns, and rental cabins will develop. For the entire town site, approximately 400 units may be set as an initial target. Demand and market conditions will eventually dictate the actual number.

The service industry will be well represented in Nordegg. It will cater both to tourists, the travelling public, and the permanent residential population. Fully serviced resort facilities would be located in North Nordegg. South of Highway 11 a broader range of services would be available, including restaurants, gas stations,

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convenience stores, gift shops, an information centre, and equipment rentals. Basic services in support of the permanent population could include grocery stores, a bakery, professional offices, and a medical centre. The Town Centre will be promoted as the primary commercial centre, with the Lower Stuart Street area providing services to the traveling public. Camping facilities, both serviced and unserved, will be located in the development nodes outside of Nordegg.

The presence of a vibrant artist and artisan community adds immensely to any town. Painters, sculptors, potters, musicians, and performers need studios, special spaces, and facilities. Inside space and outdoor areas should be provided to accommodate performances.

During the planning process, it has been recognized that provisions must be made for a light industrial area. Due to a very limited land base in Nordegg and the goal of a tourism and recreational centre, any activities locating in the industrial area should be small in scale, innocuous, and should directly support the tourism industry or the permanent residential population of Nordegg. Some commercial and industrial uses would have to be located outside of Nordegg.

The existing limestone quarry immediately east of the town site is on a Provincial Crown lease. The operation will continue for the foreseeable future and is currently in the process of expanding. There are ongoing blasting operations and truck traffic associated with the site. Although the County does not have direct jurisdiction over its operation, the quarry is accessed through the town site. It is expected that as the town site develops, the issues of noise and traffic from the quarry will be addressed in a continuing spirit of cooperation. The close proximity of the quarry to the town site does have its advantages. The quarry provides attractive, high quality local limestone products, ideal for future road construction and landscaping. In keeping with the tourist focus of the community, the quarry could also be promoted as an attraction through tours.

Policies:

1. Nordegg will strive to accommodate a range of commercial services that cater to the travelling public, destination tourists and local residents.
2. Commercial land uses will be directed to locations appropriate to the type of activity.
3. Commercial development located near the David Thompson Highway will not be permitted direct access from the highway and shall be screened from the highway by landscaping and adequate setbacks that complement the setting of Nordegg.
4. The industrial area will accommodate only those uses that directly support Nordegg as a tourism and recreational centre or directly support the needs of the local residents.
5. Ongoing co-operation with the adjacent limestone quarry operation will be sought.

4.4 Residential and Housing

The residential make-up of Nordegg will be varied. North of Highway 11, detached country residential housing will continue to be developed.

South of Highway 11, an urban centre is envisioned for people of all ages, backgrounds, and incomes. It must contain a mix of housing types to encourage a healthy and vibrant community. Large and small houses, townhouses and small apartments can complement each other both in design and massing. While retaining individuality and diversity, they still can become a pleasing and integrated whole. In the spirit of the original historic core, the semi-circular street pattern and typical lot sizes will be revived.

The housing within the historic core area will have a mix of the styles that were once evident in the community, ranging from single story bungalows to two-story Victorian homes.

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The streets in the historic core area will be more than channels for funneling traffic. They will be meeting places designed to promote lingering, casual strolling, chatting with neighbors, walking the dog, teaching kids to ride bikes safely, and walking to the local store or pub. Face-to-face interactions in the street will be facilitated by front verandas and reduced front setbacks on the homes. Boulevards will be grassed and streetlights will borrow features from the mine site and the old town. Picket fences were evident in Nordegg's past and will be promoted again. Privacy fences will be limited in height to promote cross-the-fence talk and to reduce shadows in the late season sun.

Residential land use will comprise the largest proportion of the developable land within the South Nordegg Plan Area. A significant proportion of the historic core, east peripheral, and west peripheral residential areas will be low-density single family housing. However, due to the varied terrain even in the historic core, some consideration will be given to small-scale multi-family units that complement the desired styles in Nordegg. This will make more cost-effective use of the roads and services, lowering housing costs while allowing some flexibility to design neighborhoods that respect the local topography.



Elizabeth Avenue (courtesy Fred Shutz)

Within the historic core, treatment of the exterior of buildings will be in a traditional style as outlined in the *Nordegg Development Plan – Design Guidelines*. Outside of the areas immediately visible to the normal travelling public, some relaxation of the historical design guidelines will be allowed. However, significant

elements that tie the community together will be extended to all areas. Such elements include signage, street lighting, and selected landmarks.



House on Marcelle Avenue (courtesy Red Deer & District Museum)

Policies:

1. Sufficient housing will be provided in Nordegg to sustain a population of 2,500 to 3,000 permanent residents.
2. A wide variety of housing stock should be promoted in Nordegg.
3. Design densities should average 10 residential units per gross hectare (4 per gross acre) and not exceed 12.5 units per gross hectare (5 per gross acre). Subdivision designs will provide for a range of parcel sizes for a variety of housing types, although the quantity of multiple family units may be restricted to less than 25% of the housing units.
4. Affordable housing should be encouraged through the development of higher density housing and rental accommodations within close proximity of the Town Centre.
5. Staff accommodations for resorts and hotels should be a required component of any development proposal.
6. Innovative housing forms should be promoted such as suites above businesses in the commercial areas and “granny suites” in the residential areas.
7. Housing development should continue to be monitored to evaluate if housing policies and goals are being met.
8. House foundations will require adequate drainage systems to offset the high groundwater table in many parts of Nordegg.

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In selected areas, basements will not be allowed.

9. Appropriate architectural design guidelines should be adhered to in all residential buildings, with special attention to the historical requirements of the Town Centre.

4.5 Education

There are no immediate plans to locate a school in Nordegg. The local school authority provides bussing to Rocky Mountain House and will continue to do so in the foreseeable future. In the long-term, circumstances may change and a school site could be located in Nordegg.

Policies:

1. Provision should be made in the land use plan to accommodate at least an elementary school in Nordegg.
2. Location of a future school in Nordegg will remain at the discretion of the local school authority.
3. While a traditional public school may not be envisioned for Nordegg, an affiliated satellite school or field school should be considered with a mandate to promote conservation and outdoor activity.


4.6 Community Facilities and Emergency Services

To develop as a true community, all age and income levels must be represented in Nordegg's population. Similarly, the development of community services to meet this broad range of residents is essential.



The development of key community and emergency services will both enhance the quality of life and provide a secure and safe environment for its residents.

Policies:

1. Clearwater County will continue to administer Nordegg.
2. Fire fighting and ambulance equipment will be maintained in Nordegg.
3. The existing Fire Hall on upper Centre Street will be relocated to another site with good access.
4. New fire prevention technologies should be incorporated into the community. This may include sprinkler systems in residential developments and other initiatives that keep the cost of fire services at an acceptable level.
5. Police and medical services will be provided from Rocky Mountain House although field stations may be accommodated in Nordegg as demands warrant. A medical clinic will be encouraged within the community, perhaps on the site of the old hospital.
6. Postal service will be promoted to locate within the historic Town Centre.
7. When the population so warrants and adequate finances are available, a community centre possibly consisting of an ice rink and library may be developed. The ice rink would likely be located on the site of the existing community centre. The library may be located on the same site, or alternatively on Central Stuart Street in the vicinity of the old school.
8. Facilities will be promoted that provide for a wide range of residents including young couples, families with children, and seniors.
9. Public buildings and related public areas should be distinctive landmarks to act as a focus and an identity for the community.
10. The development of expanded and improved museum facilities and interpretative features should remain a high priority in support of the tourism industry.
11. Church services will continue to be held in the shared non-denominational church on upper Centre Street. Eventually, demand may dictate construction of one or more churches within the town site. One possible location would be on Central Stuart Street in close proximity to the cemeteries.

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Existing Church on Upper Centre Street

12. An emergency response plan for Nordegg, in conjunction with other development nodes along the David Thompson Corridor, will be reviewed and updated as required pursuant to provincial guidelines and changing circumstances in and around the community.
13. To promote public safety, a discharge of firearms bylaw should be passed through consultation with local citizens, the Royal Canadian Mounted Police and provincial authorities.

4.7 Wildfire Protection Management

With Nordegg situated in a heavily treed area, precautions must be taken to minimize the risk of life and property loss due to wildfires. In accordance with the guideline document FireSmart: Protecting Your Community from Wildfire (Partners in Protection, 1999) the *Nordegg Wildland / Urban Interface Plan* was developed (Montane Forest Management Limited, 1999). This document outlines specific design and development criteria for reducing the risk from forest fires in Nordegg. Certain

policies have already been adopted in the development of the country residential and commercial subdivision in North Nordegg. Fuel modification continues to be carried out north of the tourism commercial and country residential subdivision. Minimum clearing distances around houses, requiring fire-resistant roofing materials, development of defensible spaces and fire breaks, and thinning of trees just outside the boundary of the town site all reduce the risk.

Policies:

1. The criteria outlined in the *Nordegg Wildland / Urban Interface Plan* should be incorporated into the development of Nordegg.
2. Public education should remain a priority in developing a safe community.
3. Co-operation between the Nordegg Fire Department, the local forestry personnel, and emergency services should be promoted.
4. Developments will be required to minimize the risk of fires through regulation of building and heating materials, provision of adequate defensible spaces around structures, and the incorporation of natural and constructed water distribution and/or impoundment facilities for fire fighting.
5. Within the historic Town Centre and the existing developed areas of Nordegg where large areas of trees have been cleared and where a piped water system provides fire protection, some of the requirements may be relaxed at the discretion of Council.

4.8 Economics and Finance

The ability of the County to provide services to its residents is directly linked to its revenues. Funding for day-to-day operations and capital works must be generated from municipal taxes, government grants, development levies, and user fees. The County endeavors to maintain a balanced financial position to avoid undue taxation of its citizens and businesses in the provision of required municipal services.



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Attracting commercial businesses that contribute to municipal revenues should be in balance with the addition of new residents. In the future, new development should support itself in terms of initial capital expenditures. In the short-term there is a recognition that some “seed” investment is required to establish development and to upgrade existing facilities in Nordegg, some of which cannot sustain the existing community let alone any additional users.

Policies:

1. A reasonable balance should be maintained between commercial, light-industrial and residential assessment in Nordegg to maintain a balance between the demand for services and the County’s fiscal ability to supply such services.
2. The initial costs of roads, water, sewer, sanitary, and shallow utility should be borne by each new development and should not create a financial burden on the community nor the County as a whole. Where facilities must be installed to benefit future users, a cost recovery mechanism should be developed.
3. In the initial development stages of Nordegg, some “up-front” investment by the County will be required to upgrade existing facilities and to initiate development.
4. Government grants should be sought to assist in funding of eligible capital projects in the community.
5. A schedule of off-site levies, development fees, and associated charges should be set and applied to new development in order to recover the capital and administrative costs associated with the construction of shared community systems and new development.
6. User fees or maintenance agreements with specific user groups should be considered to assist with the upkeep of some facilities such as trails.
7. Local groups and organizations will be encouraged to take an active role in raising funds and supporting the operation of community facilities. The County will endeavor to provide reasonable resources in

support of a project where community commitment can be demonstrated.

4.9 Development Philosophy

With a few minor exceptions, the County currently owns all the developable land in Nordegg. The County has developed the initial phases of the commercial and country residential subdivision in North Nordegg and is developing the initial urban subdivision in South Nordegg. At some point in the future, parcels of land within the town site may be sold to individual developers. The timing, nature, and location of the land sales should be in keeping with the long-term vision for Nordegg.

Policies:

1. Private sector participation in the development of Nordegg should be promoted.
2. A variety of developers will be encouraged to develop within Nordegg with the following goals:
 - a. to promote variety in development style, architecture, and marketing,
 - b. to maintain affordable lot prices through competition,
 - c. to create opportunities for local developers and builders,
 - d. to enhance the employment opportunities.
3. The County should remain actively involved in the development of land within Nordegg when appropriate to meet the goals of this Plan and to attain the long-term vision of the community.
4. The County should control development sequence through appropriately timed land sales.
5. The majority of developable land within Nordegg should eventually be privately held.
6. Development should be completed in large enough phases to promote a sense of neighborhood and to minimize ongoing construction adjacent to residences.

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7. Incentives should be provided to lot owners to complete construction within a reasonable time frame.

4.10 Development Sequence

The County is in a unique position to control the sequence and location of development within Nordegg. Ideally, development should occur in a contiguous manner in close proximity to existing development and major services. In many communities this does not happen due to patterns of land ownership, decisions of landowners, and the public at large. Within Nordegg, the County holds nearly all the land and is in an enviable position of controlling where development should occur.



A major goal of this Plan is to promote the development of a viable Town Centre. Efforts should be made to initiate and direct early development to this location. The anticipated staging is illustrated on Map No. 10.

Policies:

1. Initial development should be promoted in the Town Centre, and especially on upper Centre Street and Elizabeth Avenue. Development along streets radiating out from these should be sequenced later.
2. Prior to development in the Town Centre, some buildings will have to be relocated, renovated or removed. A decision on an individual basis must be made for each facility.
3. A secondary development area would be along Stuart Street. Only facilities that are not deemed appropriate for location in the Town Centre should be approved until such time as the Town Centre is well established.
4. The highest priorities for development will generally be:
 - i) Residential and commercial development in the historic Town Centre and in North Nordegg adjacent to the existing subdivisions.
 - ii) A new mobile home subdivision to accommodate the existing units and to provide limited staff housing.
 - iii) Industrial lots to directly support the development of Nordegg.
5. In areas outside of the historic Town Centre, developers of commercial or resort/commercial properties will be required to submit documentation detailing the types of uses proposed and a market analysis demonstrating that the development will not undermine the viability of the Town Centre.
6. Future development sequence will take into account the logical and economical extensions of the municipal infrastructure, social, emergency, and recreation services.
7. Where a private developer is interested in a development “out of sequence”, the developer must front end the full costs of extending services to the area.
8. The County may undertake to reimburse a developer using funds received from future development benefiting from any trunk lines installed.
9. Unless otherwise agreed to by Council, all lands proposed for development by a private developer will be required to prepare the equivalent of an Area Structure Plan before subdivision or development can occur. Such plans may be required to contain detailed analysis of serviceability, drainage, fiscal and social impact, environmental site assessments, environmental impact assessments, and geotechnical studies or such other matters the County deems appropriate in the review process.
10. Subdivision should not occur until such time as adequate infrastructure is extended to any particular area. Some exceptions to this may be allowed at Council’s discretion when subdivision may be required to facilitate development of the community or to establish facilities directly in support of the development of Nordegg. Until adequate services are extended to such a subdivision, the allowable land use may be temporarily restricted. Such examples may be the development of unserviced industrial lots to allow storage of supplies and equipment.

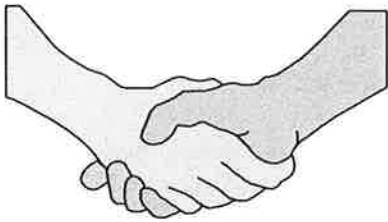
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11. The development sequence must consider the existing physical constraints. For example, Alberta Environment maintains 300 meter setback requirements from the two existing sanitary lagoons in Nordegg. The facilities should be relocated prior to allowing significant development to occur within the setback limits.

4.11 Regional Co-operation

Most of the region around Nordegg is Crown owned land directly regulated by the Province.

In order to avoid land use conflicts and to promote tourism development along the David Thompson Corridor, open dialogue with the Province is key.



Policies:

1. Continued co-operation should be maintained with provincial departments and agencies, private companies, organisations and individuals to promote economic development and tourism in Nordegg and along the David Thompson Corridor.
2. The County should provide comment to the appropriate government agency on approvals of new leases to resource based industries in the vicinity of Nordegg and along the David Thompson Corridor.
3. Proposals for resource-based industrial sites or industrial storage areas along the David Thompson corridor should not be supported if they could potentially harm the long-term viability of the tourism industry and the development of Nordegg.
4. Co-operation and, when appropriate, participation in negotiations with the Province for the lease or purchase of land in the vicinity of Nordegg should be encouraged if the proposed development would enhance the town site.

5. Infrastructure Strategy

5.1 Utilities

Utilities in Nordegg fall under two categories: public and private. Public utilities are owned by the County and include water supply, sanitary sewage, and municipal waste. Private utilities include electricity supplied by Utilicorp and telephone by Telus. In Nordegg, some “community-based” utilities also exist on an informal basis, such as the shared cable TV system. There is no natural gas service and most heating is by propane. Natural gas will be installed to Nordegg by the Rocky Gas Co-op in the near future.



Nordegg Engineering and Development Guidelines has been prepared to facilitate construction of public systems. This document outlines the engineering and development standards required in Nordegg. It has been modeled off of similar documents adopted by communities in Central and Southern Alberta.

Policies:

1. All new development areas in South Nordegg will be required to be serviced by all public and private utilities, with the exception of the industrial area which may be subdivided prior to full servicing.
2. Individual developments must bear the entire cost for installation of services to standards as outlined in the *Nordegg Engineering and Development Guidelines*.
3. Oversizing of utilities with cost recovery may be required to facilitate development.
4. Natural gas service will be extended to Nordegg.
5. Cable TV service should be established in Nordegg.
6. Sizing of individual mains and trunk lines will be based upon the ultimate patterns of development in an area.
7. New development should incorporate underground services into the design. The

developer shall provide utility right of ways and public utility lots at the time of subdivision. Franchise fees may be required to allow sharing of right of ways.

8. Special setback requirements from any high-pressure pipelines or substations will be respected and incorporated into subdivision design.
9. Main services and lines are preferred in roads or lane right of ways or appropriate easements.
10. Facilities should be located to connect into linear open space systems and be as inconspicuous as possible.
11. The costs associated with expanding applicable facilities such as the water supply system and sanitary trunk / treatment system should be recovered in off-site levies both prior to and after construction of the facilities.

5.1.1 Water System

A new water supply system was installed in 1998 to service South Nordegg. It utilizes two water wells adjacent to Martin Creek near the south boundary of the town site. The two wells have a capacity to serve a total population of approximately 265 people. With the addition of a larger treated water reservoir, a third high capacity exploratory well near Shunda Creek could possibly serve close to 2,000 people. Additional testing is required to confirm this. Beyond that population, an additional surface water supply or additional wells must be found.

Surface water from the Martin Creek watershed should remain an option, as well as Spring No. 5 east of Nordegg. Alberta Environment would require a higher level of treatment from either surface source, so groundwater sources are preferred if both the quality and quantity of water are adequate. Spring No. 5 is outside the town site limits on Provincial Crown lands.

The water distribution system is old and consists of small diameter pipe. It must be replaced. The new water system has been extended to upper Centre Street and will continue to be extended north.

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Within North Nordegg, development is serviced by individual water wells on each lot. This is anticipated to continue. For fire protection, the existing country residential subdivision has been serviced with a “dry hydrant”. This is a buried tank used as an emergency drafting source. As development progresses further to the east, additional dry hydrants will be constructed.

Policies:

1. Water supply in North Nordegg will be from individual water wells. Consideration may be given to eventually extending the piped water distribution system from South Nordegg to the lands immediately north of Highway 11. This will be carried out only if demand dictates.
2. Fire protection in North Nordegg will be to a rural standard as outlined by the National Fire Protection Association (NFPA). Water will be delivered via numerous “dry hydrant” drafting sources.
3. Water supply in South Nordegg will be a shared system with a buried distribution system.
4. Fire protection in South Nordegg will be to an urban standard via roadside hydrants.
5. Protection of the existing groundwater aquifer will be a priority.
6. All potential raw water sources will be protected until such time as an adequate long-term raw water source is secured in South Nordegg. These include groundwater sources such as the existing communal wells in South Nordegg (Wells No. 1 and No. 3) and the exploratory well near Shunda Creek (Well No. 4), as well as surface water sources such as the upper Martin Creek watershed and Spring No. 5 east of Nordegg.
7. Development must be setback from the existing communal well sources and access restricted to the water system facilities.
8. Development surrounding Well No. 4 near Shunda Creek will be restricted.
9. Well No. 4 near Shunda Creek will be pump tested to confirm capacity.
10. Development in the upper Martin Creek watershed south of the Reservoir will continue to be restricted. Should a long-term water source be secured which does not include surface water from Martin Creek, then the restrictions may be relaxed.
11. An adequate pipeline corridor into Nordegg should be dedicated to allow for future utilization of Spring No. 5 east of the town site.
12. Provision will be made in the land use plan for a future water treatment and pumping facility near the Shunda Creek well.
13. Provisions will be made in the land use plan to allow for future expansion of the treated water storage site.
14. Additional raw water sources should be investigated prior to reaching a population of 200.
15. A multiple water source concept should be considered in the long-term to minimize risk of failure of any single source and to keep capital expenditure in line with population growth.
16. The use of gravity to provide water transmission and distribution will continue where feasible to minimize energy consumption.
17. Water conservation measures such as water meters and low flow fixtures will be promoted to reduce consumption and delay capital upgrades.

5.1.2 Sanitary System

Two lagoons service South Nordegg. An aerated lagoon discharging into Long Lake services most of the town site. It is located 250 meters west of Stuart Street. It can service approximately 225 people, and up to 300 people with a relatively minor upgrade. Beyond that, a lift station and forcemain system along the forestry trunk road would be constructed to carry sewage out of Nordegg to a treatment facility. As required by Alberta Environment, future treated water would be discharged to the North Saskatchewan River to avoid any discharges to Shunda Creek.

A second lagoon services the Nordegg Resort Lodge. It is 200 meters east of the Nordegg Resort Lodge along the Quarry Road. It will eventually be abandoned.

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The sanitary collection system in South Nordegg consists of clay tile pipes. It is subject to significant infiltration and should be replaced as development proceeds.

Within North Nordegg, development is serviced by individual septic systems on each lot. This is anticipated to continue.

Policies:

1. Sanitary systems in North Nordegg will be from individual facilities (i.e. septic fields or mounds). Consideration may be given to eventually extending the piped sanitary collection system from South Nordegg to the lands immediately north of Highway 11. This will be carried out only if demand dictates.
2. Any new development should be setback 300 meters from the existing lagoons.
3. The two existing lagoons should be used until development pressure and capacity limitations require a new sanitary sewage treatment system.
4. Both existing lagoons will eventually be abandoned once a new sanitary treatment system is developed.
5. The land use plan should accommodate a future lift station and forcemain along Highway 11.
6. The County should commence negotiations with the Province to secure a line assignment for the force main and a treatment site along the Forestry Trunk Road.
7. By the time a new sewage treatment plant is required, treatment methods should be again reviewed in light of the emerging treatment technologies and the economics thereof.
8. Any residences on individual septic systems in South Nordegg should be connected to the communal system.
9. A facility should be developed to handle recreational vehicle sanitary effluent.

5.1.3 Storm Water

The storm water in Nordegg is conveyed by a series of open ditches and culverts. Drainage in

South Nordegg is predominantly south to north. Martin Creek on the west side of the town site flows into the Long Lake and Carp Lake wetland, and eventually to Shunda Creek across Highway 11. Martin Creek flows into the Martin Creek Reservoir, through the cemetery, along the Stuart Street road ditch, through a number of culverts, and into Shunda Creek. Martin Creek should be relocated out of the road ditch to avoid flooding damage in a major storm event.

Development involves the construction of hard surfaces such as roofs and pavement which causes more runoff volume at higher flows. In addition, development tends to degrade the quality of storm water entering the receiving bodies. To control the peak flows into the creek and to enhance the quality of runoff water entering Shunda Creek, a system of lakes and ponds which intercept the storm water will be developed. The largest of these will be located between Long Lake and the existing Community Centre. It can be developed into a feature lake and incorporated into both the trail system and the golf course.

Within North Nordegg the development is much less intense. Storm runoff is conveyed by a series of open ditches and culverts. It is anticipated that this will continue. To avoid flooding, adequate development setbacks from active drainage channels must be established.

Policies:

1. In North Nordegg, development will be sensitive to the existing seasonal drainage channels. Adequate setbacks and overland drainage easements will be incorporated where required. In developed areas, a series of drainage ditches and culverts within the road allowance will convey storm water.
2. In South Nordegg, an urban storm water management system will be developed to protect property from flooding and to minimize the impact of urban development on Shunda Creek.
3. A Storm Water Master Plan will be submitted to Alberta Environment for review

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and approval of the storm water management concept for Nordegg.

4. North of the existing duplexes, Martin Creek will be relocated from the ditch along Stuart Street to an alignment further west on the edge of the existing golf course. Due to existing development, the portion of Martin Creek in front of the duplexes will remain adjacent to Stuart Street.
5. Storm water retention facilities that limit the flow of runoff to pre-development levels and enhance the quality of the runoff will be constructed in a staged manner.
6. Construction of the facilities will be staged to allow economic phasing of developments while minimizing impacts to the Shunda Creek system.
7. Small runoff events will be directed to a buried storm collection system that leads into the storm water retention facilities.
8. Larger runoff events will be directed via a series of roads and channels into the storm water retention facilities.
9. Both Carp Lake and Long Lake will become active components in the storm water system and must be licensed by Alberta Environment as such.
10. The use of natural wetland areas for treatment of storm runoff water should be explored and encouraged.
11. Commercial and industrial developments must adequately handle on-site storm water. Natural means of storm water treatment that is incorporated into the landscaping will be encouraged.
12. Where required, the County will require drainage easements and/or caveats on properties to provide or maintain overland storm water drainage routes.
13. Within industrial areas or where deemed necessary by the County, special cleanout manholes or other facilities may be required to trap sediments or other deleterious materials prior to entering the storm water system.

5.2 Roads and Transportation

The road and transportation system within Nordegg is envisioned to provide effective

movement of vehicles without necessarily compromising the pedestrian environment. A good walking environment can be encouraged by locating shops and businesses close to residential areas, by providing pedestrian oriented roads, and by developing separate walkways and paths. Pedestrian safety and the overall walking environment along roads can be improved by restricting vehicle speed through road design, and by making the streetscape visually pleasing.

The conceptual road network is illustrated on Map No. 11.

Within North Nordegg, the roads are gravel standard with surface drainage via open ditches and culverts. A portion of the north collector road was recently completed during construction of the existing country residential subdivision. Provisions have been made for this road to continue east and south along the lower portion of the bench until it meets Highway 11.

In South Nordegg the road system consists of paved and unpaved surfaces to varying standards. Lower Stuart Street is a paved 8-meter wide surface with open ditches and culverts from Highway 11 to south of the duplexes. Further south, the roads are gravel standard with little drainage control.

It is anticipated that the Stuart Street road will remain a ditched roadway. For safety, the road should be widened to provide adequate shoulders for emergency stopping. Stuart Street has a varying right-of-way width, ranging from 30 meters wide at Highway 11, down to 20 meters in front of the gas station, and then back up to 25 meters in front of the museum and duplexes. A width of 35 meters will be sought north of the existing gas station facility, and a minimum of 25 meters south of the gas station facility. This will allow for development of paths and walkways adjacent to the street. The location of the existing gas pumps so close to the street will require special design considerations.

Given the anticipated development density, single lane roads will be adequate throughout the community. In South Nordegg, urban roads will be developed in the historic Town Centre while

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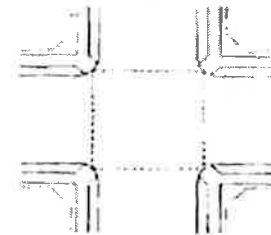
in the peripheral areas a mixture of rural and urban roads will be appropriate depending upon the terrain.

The original semi-circular street pattern in the historic Town Centre will be re-established. Within the hierarchical road network, the concept of “connector streets” will be promoted. These streets are alternatives to collector streets and provide multiple direct routes to destinations, thereby distributing traffic over more routes rather than concentrating it on one.

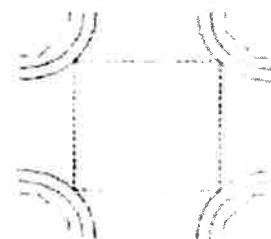
Policies:

1. An overall transportation plan should be developed for Nordegg.
2. A hierarchical road system will be developed to support the planned land uses while integrating the historical semi-circular grid pattern in the historic core.
3. Road design should aim to prevent short-cutting along residential streets.
4. Two urban arterial roads will be developed south of Highway 11 and two rural arterial roads north of Highway 11. Collector and connector roads will direct traffic to the arterial roads.
5. Allowances will be made for a secondary arterial access road east of Stuart Street.
6. In North Nordegg a gravel rural (ditched) road section will be adopted.
7. Standards for roadways will be developed in the *Engineering and Development Guidelines*. Variations may be approved if supporting documentation is accepted and where changes complement the development of a unique area.
8. In South Nordegg, a paved urban (curbed) section with boulevards and separate sidewalks will be adopted within the historic Town Centre. Beyond the Town Centre, the road section may vary depending upon the terrain. Along Stuart Street a paved street with ditches will be maintained from Highway 11 to the cemetery. South of the cemetery into the historic core, a paved street with curb will be developed.
9. The road allowance for Stuart Street will be widened for safety, to accommodate a treed boulevard/pathway, and to allow for the provision of turning lanes onto Highway 11 and the Quarry Road.
10. The old road which runs along the south and west sides of the community centre will not be utilized as a major road, however, it will likely be used to provide access to some resort activity that may locate west of the proposed storm water management lake. The intersection of this road will be relocated north to align with the Quarry Road.
11. The truck route along Stuart Street and then along the Quarry Road will be maintained. Eventually when the second access to Highway 11 is constructed east of Stuart Street, the truck traffic accessing the quarry will be directed to the second access road.

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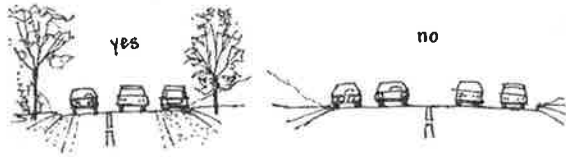


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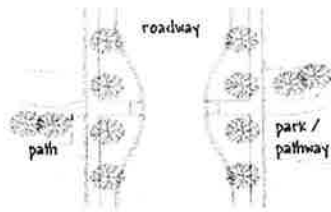


12. Curbed intersections in urban areas will be designed with reduced radius corners to promote pedestrian safety and reduce vehicular traffic speed.
13. Within the community, and especially in the historic Town Centre, narrower streets will be utilized to improve pedestrian safety by controlling traffic speed. Narrower streets will also reduce the cost of development and are more in keeping with the traditional streetscape being sought in Nordegg.

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14. Within residential areas where sidewalk is proposed, a separate walk with a treed boulevard is preferred.
15. “Traffic calming” techniques and design standards which slow traffic and enhance safety will be encouraged where appropriate.



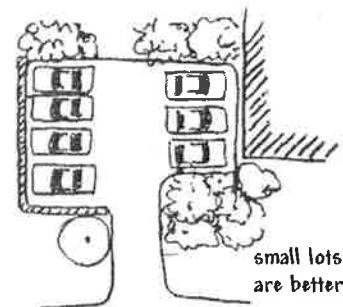
16. All new developments will incorporate wheel chair and stroller access.
17. Due to the steep topography and mountainous setting, allowable grades for urban roads will be increased above those set for typical Alberta towns.
18. A “bare pavement” policy will be adopted on steep streets especially in the Town Centre. Snow will be removed promptly from major streets.
19. Adequate boulevards will be constructed to provide storage for snow.
20. A snow storage site that is sensitively designed will be established, ideally just outside the town site boundary.

5.3 Parking

Smaller parking areas that blend into the sloping topography and the landscape will be promoted in Nordegg.

1. A comprehensive parking strategy should be developed.
2. All new developments are expected to provide adequate off-street parking.
3. On-street parking will be promoted to slow traffic speeds and to encourage pedestrians except along roadways with ditches, such as lower Stuart Street.

4. Smaller parking facilities will be encouraged rather than large lots.
5. Parking facilities should be screened as outlined in the *Nordegg Development Plan - Design Guidelines*.
6. Shared parking lots at the rear of commercial buildings will be promoted.
7. Allowances will be made to accommodate large units such as motor homes, trailers, and heavy truck traffic where appropriate.
8. Access to a minimum of two on-site parking stalls is required for each unit of all single detached and two unit dwellings. Multi-unit complexes shall ensure adequate on-site tenant and visitor parking.
9. A portion of the cost for public or shared parking lots may be paid through development agreements for money-in-lieu of parking.
10. Parking areas will conform to the *Nordegg Development Plan - Design Guidelines*.



5.4 Signage

Signage in the community should provide continuity in keeping with the overall vision for Nordegg. It should be modest yet effective at informing the passerby.

1. Signage must conform with the *Land Use Bylaw* and should be in keeping with the *Nordegg Development Plan - Design Guidelines*.
2. Signage should be unobtrusive and where illuminated it should be front-lit.
3. Large billboards and mobile signs will be prohibited.
4. A sign bylaw should be developed.

5.5 Waste Management



The Regional Waste Authority of Clearwater provides solid waste services. The existing Nordegg transfer station is an unmanned, open metal bin type enclosed with wire mesh to prevent wind blown litter and to prevent ingress by animals. Pick-up is once per week. The station services Nordegg and the surrounding area. Over the next 15 to 20 years, it is likely that the existing station can continue to service growth in Nordegg by increasing frequency of pick-up. Eventually curb side service could be introduced into the community. In the long-term, the existing facility will have to be expanded.

Nordegg represents an opportunity to implement policies that are environmentally friendly and sustainable. Recycling and waste reduction can reduce the capital cost of landfills, and benefit the life of residents and the natural environment as a whole.

Policies:

1. Nordegg will continue to transfer waste to the Rocky Mountain House regional landfill.
2. Waste reduction should actively be promoted through public education, recycling, composting programs, user pay and, if required, bylaw controls.
3. An adequate recycling collection site should be developed.
4. Private composting on individual lots will be prohibited due to the concern of attracting bears and other wildlife. A community composting program should be established that ensures bears and other wild animals are not adversely affected. The program would include a common drop off location and proper handling of the compost materials.
5. When demand requires, a curbside pick-up program will be implemented for solid waste.
6. Solid waste containers that are specially designed to not attract animals will be promoted.
7. The timing of facility and program development will be at Council's discretion.



6. Environmental Strategy

6.1 General

The vision for Nordegg will be of a community respecting the natural environment. Certain areas exist that must be retained in their natural state or protected from incompatible development. Their features and functions will add to the natural feeling of Nordegg and will form part of its open spaces. During the land swap negotiations with the Province, four major areas were deemed as “undevelopable areas” partly on the basis of special environmental sensitivity:

1. The Martin Creek watershed, the former source of municipal water supply;
2. The Wetlands, being the valley lowland containing wetland and wooded habitat;
3. The Shunda Creek critical wildlife area, being the important fishery in Shunda Creek and wildlife corridor along the stream course; and
4. The south-west base of Coliseum Mountain, which contains steep slopes.



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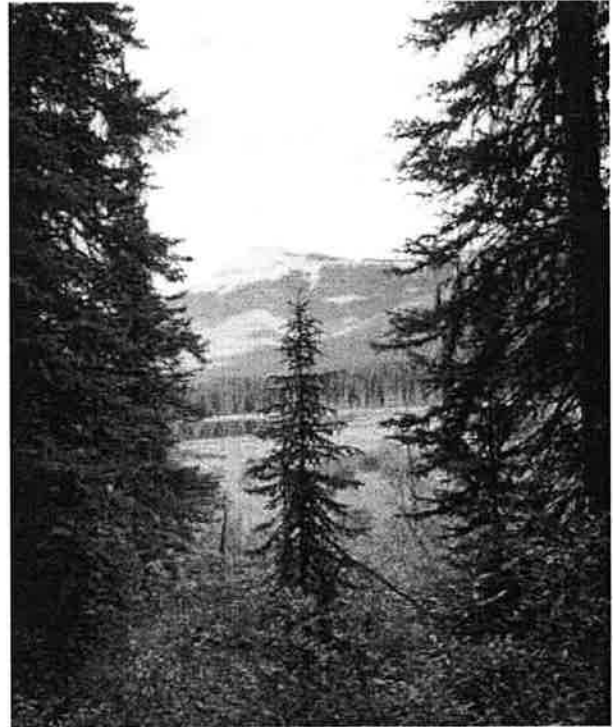
Development will be restricted within these areas. The Miners Creek stream course was also identified in the *Community Outline Plan* as being an area of special environmental sensitivity.

Since the preparation of the *Community Outline Plan*, the circumstances surrounding some of the “undevelopable areas” have changed. The recent switch to a well source for the town site’s raw water supply makes protection of the entire Martin Creek watershed less critical, though development should continue to be restricted until such time as a long-term raw water source for the community is secured. On the fringe of the Wetlands just south of Long Lake, some surface improvements may be required to facilitate storm water management and the golf course development. The option remains open in the future for the County to purchase land from the Province within the “undevelopable areas” where justified and should circumstances dictate.

Development should not impact the wildlife corridors along the Shunda Creek valley. Through the creation of an additional storm water lake east of Long Lake, the opportunity exists for enhanced waterfowl habitat.

Policies:

1. The retention of scenic qualities, views, natural vegetation, clean air, and clean water will be encouraged.
2. Important visual corridors will be preserved.
3. Minimal landscaping and the retention of natural vegetation will be promoted, especially in areas that have not previously been developed. Reduced house footprints may be considered to retain as much native plant species and forest cover as possible. Where landscaping is required, the use of indigenous vegetation will be encouraged to blend with the natural setting and to minimize water and fertilizer requirements. Contouring should be in keeping with the natural terrain.
4. Where development occurs along or close to significant ridgelines, existing trees and vegetation will be preserved through adequate setbacks to minimize erosion and to preserve the visual qualities of the ridge. Typical setbacks will be a minimum of 6 meters.
5. Within the community, the “urban forest” concept will be promoted through maintenance of existing trees on lots and buffer areas, and the planting of trees on boulevards and along roadways.
6. The clearing of vegetation will be controlled through development permits, which may also require remedial landscaping.
7. Development will be permitted in a manner consistent with the retention of the municipal and domestic water resources, as well as the fishery of Shunda Creek.
8. Developments, public utilities and facilities, and construction techniques should adopt best practical technologies to minimize environmental impacts.
9. Storm water management policies should minimize impacts of development on the Shunda Creek system.



Coliseum Mountain across Carp Lake (1999)

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10. Development setbacks from creeks and water bodies must be established to reduce erosion and direct wash-off. A minimum 15-metre setback will be required and 20 to 30-meter setbacks will be desirable on the major named creeks, especially in the upper reaches. Specific setback requirements will vary by location and will be determined by the County.
11. Any development adjacent to the creeks and wetlands should include plans to minimize sediment and erosion during construction.
12. Development of roads and subdivisions should complement the natural topography. Where areas must be disturbed, re-landscaping will be required.
13. A slope stability analysis by a qualified geotechnical engineer will be required for developable areas that include steep slopes exceeding 15% or where steep slopes exceeding 15% are immediately adjacent to the developable area.
14. Where required by the County, additional sub-surface investigations and analysis by a qualified geotechnical engineer will be carried out on sites where high groundwater table or soil conditions dictate.



Coliseum Mountain across Long Lake and Carp Lake

6.2 Coliseum Mountain Steep Slopes

This restricted development area consists of 35.52 hectares (87.8 acres) of steeply sloping terrain at the base of Coliseum Mountain. It is located in the far north-east corner of the town site. The existing Coliseum trail passes through this area.

Policies:

1. This area will remain in its natural state due to severe topography.
2. The existing trail system will be maintained.
3. A new trail will be developed near the base of the slope as a link to the town site perimeter trail.

6.3 Shunda Creek and Wetlands

This restricted development area consists of 51.8 hectares (138.0 acres) of land immediately north of Highway 11 and 40.58 hectares (100.29 acres) immediately south. It is low lying with Shunda Creek meandering through a variety of wetlands.

Policies:

1. This area is very important as a critical wildlife corridor and sport fishery, and will largely remain in its natural state.
2. Immediate development will be limited to maintenance or relocation of the few existing trails.
3. A future secondary access road to the south town site will be built through the southern portion of the area. Where possible, the road will follow the old town access road alignment.
4. An exploratory water well (Well No. 4) is located in the area south of Highway 11 and may be utilised as a future water supply for the community. A pipeline would be constructed if this well is utilised.
5. A strip of land parallel to the northern edge of the Quarry Road, which is outside of the wildlife corridor boundary, may be developed in the long-term for public recreation or utility uses which do not negatively impact Shunda Creek. The area is wet and would require fill and/or adequate drainage.
6. In accordance with the requirements of Alberta Environment, sanitary discharges from the community will eventually be directed away from the Shunda Creek basin.

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6.4 Carp Lake, Long Lake and Wetlands

This restricted development area consists of 39.71 hectares (98.1 acres) just south of Highway 11. It contains Long Lake, Carp Lake and the surrounding wetland area. This area plays a key role in filtering surface runoff prior to entry into Shunda Creek. It also stores excess water when major flood events overwhelm the capacity of the culvert across Highway 11. There is a well established trail along the east side of Long Lake and there is potential for natural trails in the area with links to the historic Town Centre. On the outer edges of the area are significant viewpoints. Bird viewing areas and strategically placed park benches could be developed. The design of a golf course running on the south-eastern fringe of this area can benefit from the scenic beauty of the wetlands and lakes.

Policies:

1. The area will generally be maintained in its natural state and will play an active role in the storm water management system within the town site.
2. A relatively small berm or fill area will be constructed on the extreme east edge of the wetland to prevent storm runoff from flooding the area now occupied by the existing golf course. The fill area can be utilised as part of a future golf course facility or as a trail link.
3. Existing trails will be maintained and enhanced.
4. Seasonal trails or a boardwalk trail will be developed linking the natural area between Long and Carp Lakes to the historic Town Centre.
5. The development of any future golf course or resort commercial area must minimise impacts on this area and the important role that it plays.

6.5 Martin Creek Watershed

This restricted development area contains the watershed for Martin Creek upstream of the Martin Creek reservoir, the former drinking water supply for the town site. With the recent change in water supply to a well source, the inclusion of the entire Martin Creek watershed is less critical. Some limited development could eventually be allowed in the area. The boundaries of the “undevelopable area” may eventually be reviewed if it is no longer used as the water supply for the town site.



Martin Creek Reservoir and Dam (courtesy Helen Morgan)

Due to its close location to the historic town site, its natural beauty and its history, the dam and reservoir area has great potential for an attractive park. The reservoir is within easy walking distance to the historic core and could be a key destination point in the walkway system. The area surrounding the reservoir has potential to be used as a day-use/picnic area as well as having potential for some small pockets of strategically placed commercial developments integrated into the park such as a tea house, an ice cream shop, a restaurant, or similar use.

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Policies:

1. Some limited development in the Martin Creek watershed upstream of the reservoir may be considered in the future. There are areas that may be suitable for residential development both north and south of the creek. This should not occur until such time as the ultimate water supply for Nordegg is determined and only after negotiations with the Province to facilitate such development.
2. Roads and trails should be planned to allow for the possible development of some residential areas within the Martin Creek watershed upstream of the reservoir.
3. Adequate development setbacks will be required along Martin Creek within the town site.
4. All areas within the setback limits should be utilised as open space.
5. Pathways should be developed along the upper portion of the creek and also around the reservoir. These should be linked to the historic Town Centre as well as other development areas.
6. Consideration should be given to incorporating the historic pumpman's house into the open space system and linking it to the trail system.
7. The dam and reservoir should be incorporated into the community as a public park and a key destination point in the trail system.
8. Some recreational/commercial uses should be incorporated into the park or on the fringe of the park to directly support active use of the park.
9. Upgrades and repairs to the dam will be carried out prior to development of the area as an active park.

6.6 Site Clean-Up

Many parts of the existing town site have remained in a derelict condition since the mine site closed. Debris and scraps of metal are strewn throughout the town site. Some areas of the rail line have slumped or been eroded. Existing structures such as the dam and the

trestles remain fully accessible to the public and are in a degree of disrepair.

Coal slag, which was used sporadically throughout the town site as a road surfacing and fill material, is not an acceptable material in the town site. Many buildings contain materials which are currently unacceptable. A Phase I environmental site assessment (ESA) has been carried out within the town site. It identifies the need for a more detailed investigation in the form of a Phase II ESA where more detailed field information and samples are gathered and analyzed to better determine mitigative techniques. In order to protect the health and safety of the public, these factors must be addressed.

Policies:

1. A significant amount of debris from the days of the old town will be cleaned up along the creeks and throughout the community.
2. Community involvement in the clean-up program should be encouraged where appropriate.
3. Adequate development setbacks shall be established around the reclaimed landfill site north of the historic Town Centre.
4. Areas that justify restricted access due to health or safety concerns will be identified and fenced off with warning signs posted.
5. Access to the trestles should be restricted by gated fences at each end until such time as the trestles can be made safe for public use (i.e. decking and rails are added).
6. The repair of the Martin Creek dam or the lowering of the water level in the reservoir should be carried out as a priority to protect downstream areas.
7. Co-operation with Alberta Environment should be encouraged to assist in carrying out site remediation on coal slag and other deleterious materials found within the community.
8. Areas of slumping along the existing rail bed represent a safety hazard and will be rectified.

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9. Notices should be circulated to any new and existing residents warning of the hazards within the town site.

6.7 Energy Conservation

Energy conservation is an important element in preserving non-renewable resources, reducing potential pollutants in the environment, and reducing operating costs in the long term. Energy efficient design and construction in new subdivisions is a means of reducing costs to the developer, homeowner, and the County.

Policies:

1. New subdivision and development is encouraged to minimize the amount of road required to service a given area.
2. Medium and high density developments should be located near essential services to reduce the requirement for vehicle travel.
3. An efficient path and trail system should be developed which promotes pedestrian usage.
4. Sites should be oriented to take advantage of winter sun in order to reduce the cost of heating.
5. Structures should be sited so as to not restrict adjacent sites' access to solar radiation.
6. Energy efficient design and construction technologies are encouraged in all structures, including the use of water saving devices and fixtures.
7. Landscaping should provide natural cooling during summer months and should protect development from prevailing winds.
8. Innovative housing design is encouraged which reduces total energy demand, material, and land requirements.

6.8 Noise

Urbanization can create ambient noise levels that are above what is normally acceptable to human comfort. Due to the relatively small size of Nordegg and the low traffic volumes, traffic noise should not be a major issue. However,

there are other sources of noise that may result in conflict.

The existing limestone quarry must carry out blasting operations that produce noise. The quarry is on a crown lease and will continue to operate in the foreseeable future. As development occurs, especially on the eastern boundary of the town site, concerns over noise levels may develop.

Policies:

1. Commercial activities that generate high noise levels (e.g. nightclubs) will not be permitted to locate in close proximity to existing or future residential areas.
2. Industrial activities that produce unacceptable types or levels of noise shall be located a reasonable distance from residential development. Hours of operation may be restricted where other measures are unable to rectify a noise-producing situation.
3. Co-operation and open communication with the quarry operation will be maintained to ensure noise levels are not excessive or that an acceptable blasting schedule can be arrived at in the future to minimize conflicts.



Upper Centre Street 1930s (courtesy Joan Lichak)

7. The Built Environment

7.1 General

Nordegg is envisioned as a new town in keeping with the historic character of the old town. The

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new town will literally be built around some of the original buildings that remain. Continuity in the built form will be important to the success of Nordegg. To achieve this, two components are important:

1. Proper treatment of the remaining buildings that were once part of the original town site.
2. Comprehensive guidelines for future buildings and development.



Boarding House (1999)

This section overviews the policies which will guide the built form of Nordegg.

7.2 Historic Resources

The Nordegg Historical Society remains instrumental in managing the historic resources of the mine site and the town site. The entire mine site has been designated as a Provincial Historic Resource. In the town site, only a small fraction of the original buildings and structures remain. None have been nor likely will be designated as either Federal or Provincial Historic Resources. Still, there remains a number of buildings and site features which are representative of the old town and should be preserved. These can be extremely beneficial if incorporated sensitively into the new town site, providing critical historic “connections” to Nordegg’s past.



Butcher Shop (1999)
Bighorn Store (1999)
Bank Building (1999)

A number of basic steps should be followed:

- Determine the stability of each existing building and structure so that those that are structurally sound can be retained.
- Determine the historical significance of each building and structure so that those that are significant can either be retained or, if not structurally sound, can be properly treated or “honored” by adopting their unique characteristics in a new structure.
- Re-use and recycle the good buildings and keep parts and ruins, where appropriate, as relics and landmarks.
- Add new buildings in between the old buildings to construct a new Town.

Some unique features and sites will be incorporated into the new plan and preserved to allow re-development with a similar or new use. For instance, the rail bed trail will become a linear park. The United Church hill may house a restaurant or teahouse. The pond west of upper Centre Street will be developed into a small park. The Martin Creek reservoir and dam, the east trestles, and the cemetery will form one large continuous natural park.

Policies:

1. The Nordegg Historical Society will continue to provide assistance and recommendations with respect to the treatment and re-development of municipal historic resources.
2. An inventory of the existing buildings and possible treatment will be generated. It should provide recommendations on removal, relocating, restoration, or demolition on a building-by-building basis, and a feature area-by-feature area basis. It should also identify the need for more detailed structural investigations or other studies if required.
3. A linear park system should be developed along the rail bed. At least one rail should be preserved between the east end of Marcelle Avenue up to

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the mine site. This may facilitate future development of a train ride from upper Centre Street to the mine.

4. The United Church hill, the Martin Creek reservoir and dam, and the trestles will be preserved and upgraded. Sensitive re-use will be encouraged in the town site plan.
5. The mine disaster cemetery and the Nordegg cemetery will be maintained and incorporated into a community facility.
6. The pumpman's house and the old above-ground reservoir on the south side of the town site should be restored and should be accessible by a future hiking trail. Access to the adjacent active wells, water plant, and new reservoir will be restricted.

7.3 Design Guidelines

A separate document entitled *Nordegg Development Plan – Design Guidelines* has been prepared in conjunction with this Plan. It forms an integral part of this Plan and is frequently referenced.



The Design Guidelines are meant to be just that: guidelines. They have been prepared with a number of basic objectives in mind:

- To provide visual and graphic information that communicates the physical identity desired for Nordegg.
 - To foster a common sense of identity for the community through appropriate architecture, signage, lighting, and landmarks.
 - To stress the importance of proper scale and sensitivity to the historical “small-town” feel of the community.
 - To emphasize the unique qualities of Nordegg and to encourage an attractive built-environment that is pleasant both to visit and to live within.
 - To encourage qualities in the community which promote a sound, sustainable tourism industry.
 - To assure the building process is in keeping with the historical legacy and natural surroundings through sensitive design and sound planning principles.
 - To facilitate continuity in design, while maintaining enough flexibility to allow innovation.
 - To provide a common foundation to the County, developers, property owners, and others wishing to participate in the evolution of Nordegg.
 - To provide a reference in the review of all new proposals for development and/or redevelopment.
- County staff, consultants and Council will rely on the Guidelines to assess a number of factors including building facades, lighting, streetscapes, landmarks, landscaping, and disabled access. A number of basic principles have been incorporated into the Design Guidelines which relate to the general land use within Nordegg:
- The architecture, lighting and landmarks should borrow from the community's history, incorporating elements of the old town, the mine, and the natural setting.
 - Given the steep terrain within much of the community, development should be especially sensitive to disabled access.
 - Resort, commercial, and residential facilities should consist of smaller, discrete buildings and building cells which offer optimal view corridors and a more comfortable “human” scale. The aim should be toward development that is clearly subordinate to the natural setting. Long, linear motels and strip malls that tend to block views and create monotonous streetscapes must be avoided.
 - Individually owned, small personalized shops rather than superstores are desired.
 - Parking facilities should consist of smaller scale nodes distributed throughout the community rather than large individual lots.

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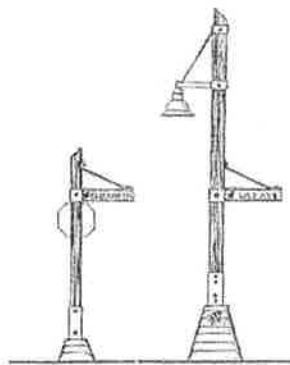
- A majority of the parking facilities should be screened from the street, often developed and accessed behind or beside the primary buildings. Some parking should remain visible from the street to assure travelers that they can “stop-in”. On-street parking should be provided within the historic Town Centre and on residential streets.

some relaxation in the architectural treatment at the discretion of the County.

5. Within North Nordegg, elements of the Design Guidelines related to Landmarks will be adhered to. These include elements of the trail system, road layout, road design, parking design, landscaping, public amenities, signage, lighting, and site furnishings.

Policies:

1. The Design Guidelines will be strictly enforced on all new development within the “Primary Historical Treatment Area” located along the primary route to the mine site. This includes the corridor from Highway 11 along Stuart Street into the historic Town Centre and then to the mine (see Map No. 6). Any areas along this route which are highly visible will also be required to adhere to all the landscaping, signage, and architectural treatment requirements stipulated in the Design Guidelines.
2. Owners of existing buildings and structures will be encouraged to bring their facilities into conformance with the Design Guidelines.
3. Any renovations or exterior building treatments on existing buildings and structures will be required to meet the Design Guidelines.
4. Surrounding areas such as the access road commercial areas, the peripheral residential areas, and some of the resort commercial areas which are not directly visible to the travelling public along the primary route through South Nordegg may be allowed



Signs & Lighting (courtesy Habico)

7.4 Public Safety and Design

During the development process, public safety can be promoted through a number of initiatives, including environmental design. A number of communities and cities have developed manuals aimed at “Crime Prevention Through Environmental Design”. The principles focus upon designing a safe community by increasing awareness of the surrounding environment, providing adequate lighting on paths, improving visibility, avoiding isolating or entrapment spots, reducing predictable routes, and improving a person’s ability to find help.

Policies:

1. The design of new facilities such as walkways between buildings, pathways, trails, and parking areas should consider public safety.
2. A set of guidelines that provide criteria for safety through design should be developed. They should be modeled after those in other municipalities to assist in the design and design review process.