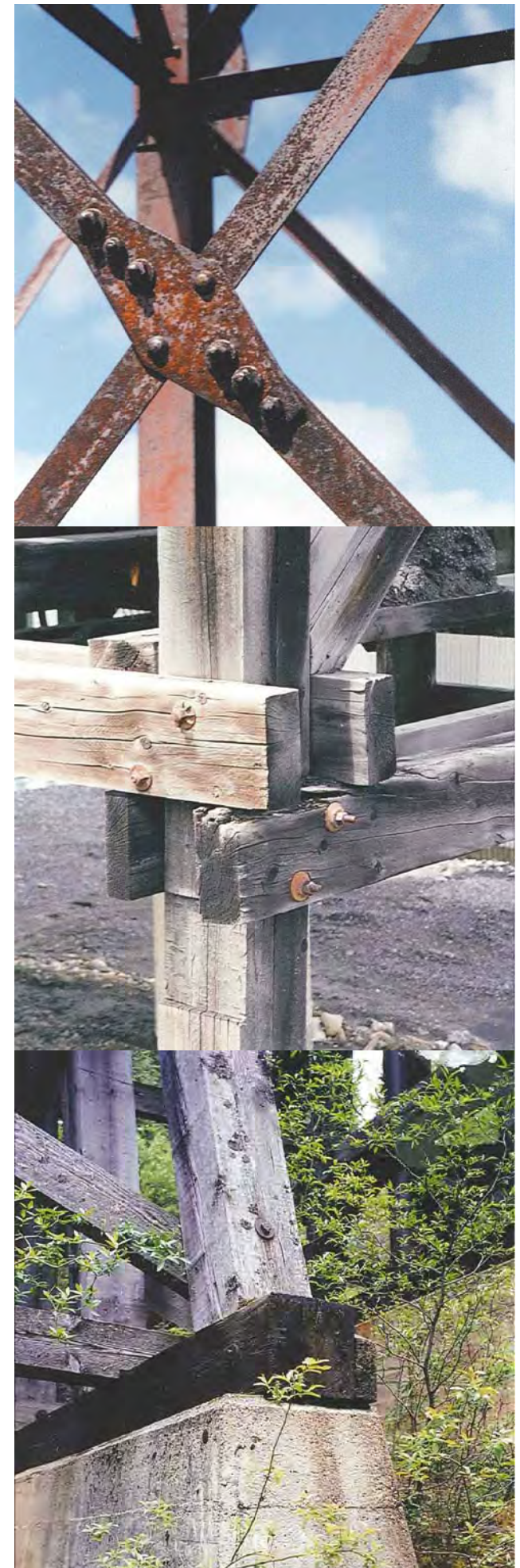


TOWN OF NORDEGG

LANDMARK COMPONENTS

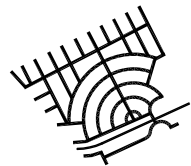
DRAWING LIST

1. LIGHT STANDARD
 - 1.1. Light Standard Elevations
 - 1.2. Base Details
 - 1.3. Fixture Details
 - 1.4. Lumec Attachment Details
 - 1.5. Alternative 200 x 200 Timber Pole
 - 1.6. Alternative Aluminum Pole
2. TRAFFIC SIGN
 - 2.1. Traffic Sign with Concrete Footing and Street Signs
 - 2.2. Traffic Sign with Street Signs
 - 2.3. Traffic Sign
 - 2.4. Black Street Sign
3. INFORMATION KIOSK
 - 3.1. Plan
 - 3.2. Front Elevation
 - 3.3. Section
 - 3.4. Back Elevation
 - 3.5. Side Elevation
 - 3.6. Side Section
 - 3.7. Details
4. DIRECTIONAL INFORMATION SIGN
 - 4.1. Elevations
 - 4.2. Side Elevation and Section
 - 4.3. Sign Examples
 - 4.4. Sign Blade Options
 - 4.5. Sign with One Concrete Base
5. GUARDRAIL
 - 5.1. Elizabeth Ave Bridge Guardrail
 - 5.2. Vehicle Guardrail
 - 5.3. Vehicle Guardrail
6. BOLLARDS
 - 6.1. Bollard
 - 6.2. Removable Bollard
 - 6.3. Post & Rail
 - 6.4. Post & Cable
7. INTERPRETIVE SIGN
 - 7.1. Elevations
 - 7.2. Alternative Supports
 - 7.3. Alternative Supports
8. BENCHES
 - 8.1. Bench Options
 - 8.2. Bench with Concrete Support and Steel Support
 - 8.3. Bench Grouping
9. BRONZE PLAQUE
 - 9.1. Bronze Plaque Options
10. TEMPORARY SIGNAGE
 - 10.1. Highway Information Sign
 - 10.2. Marketing Sign
11. ROUGH SAWN TIMBER SIZES
 - 11.1. Rough Sawn Timber Sizes from Power Poles
12. PLAY EQUIPMENT
 - 12.1. Wooden Swing Sets
13. PLANT MATERIAL
 - 13.1. Recommended Plant Species
14. TIMBER STAIRS
 - 14.1. Timber Stairs
 - 14.2. Timber Stairs at 2H:1V Slope
15. GRAVEL TRAIL
 - 15.1. Gravel Trail



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fax 403 270 5610



TOWN OF NORDEGG

LANDMARK COMPONENTS

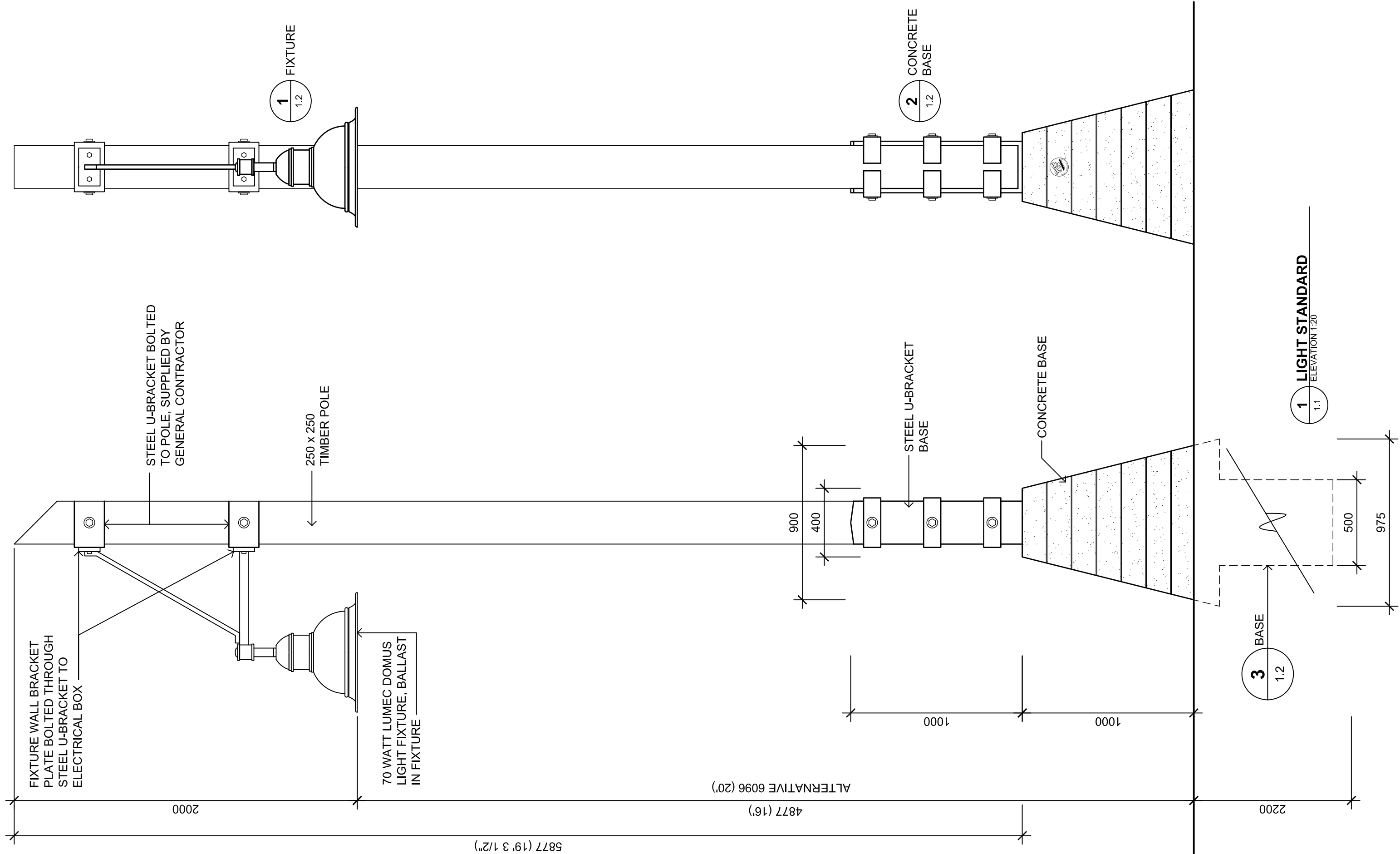
DRAWING LIST

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 - 1.1. Light Standard Elevations
 - 1.2. Base Details
 - 1.3. Fixture Details
 - 1.4. Lumec Attachment Details
 - 1.5. Alternative 200 x 200 Timber Pole
 - 1.6. Alternative Aluminum Pole
2. TRAFFIC SIGN
 - 2.1. Traffic Sign with Concrete Footing and Street Signs
 - 2.2. Traffic Sign with Street Signs
 - 2.3. Traffic Sign
 - 2.4. Black Street Sign
3. INFORMATION KIOSK
 - 3.1. Plan
 - 3.2. Front Elevation
 - 3.3. Section
 - 3.4. Back Elevation
 - 3.5. Side Elevation
 - 3.6. Side Section
 - 3.7. Details
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 - 4.1. Elevations
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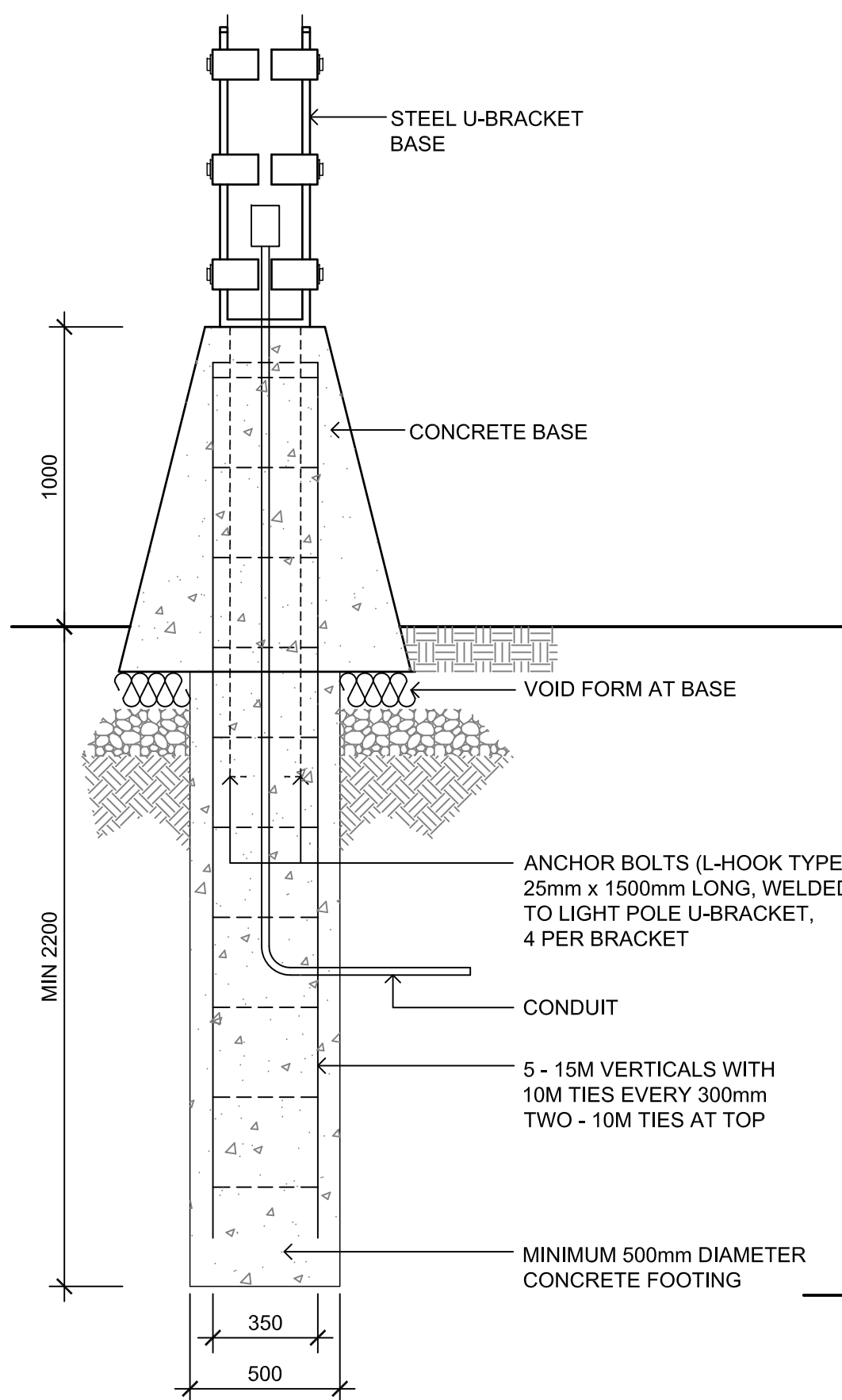


Town of Nordegg
Clearwater County, Alberta

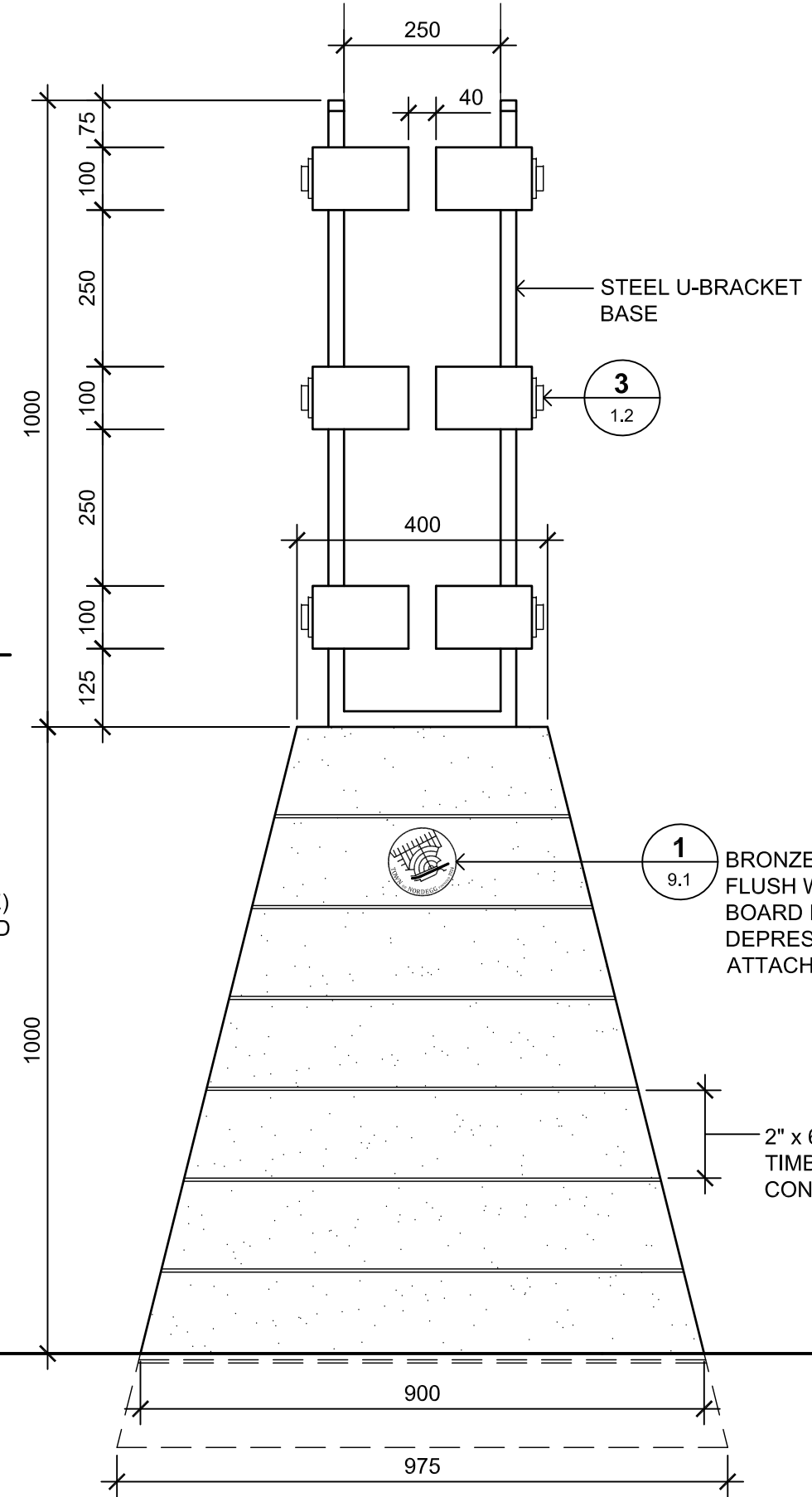
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Light Standard

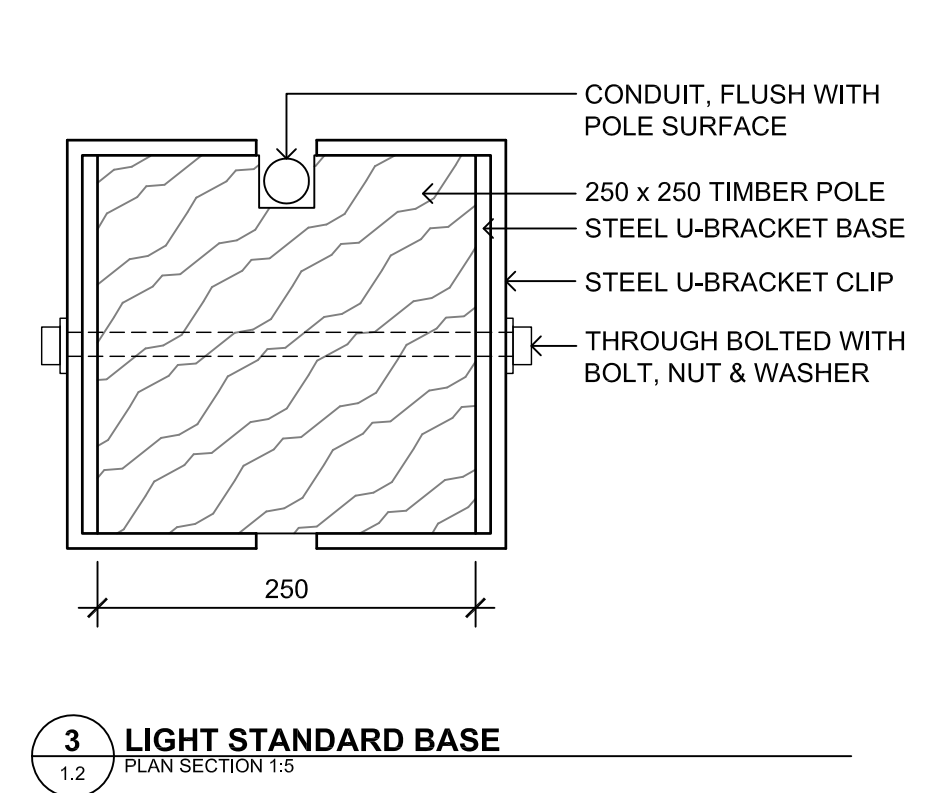
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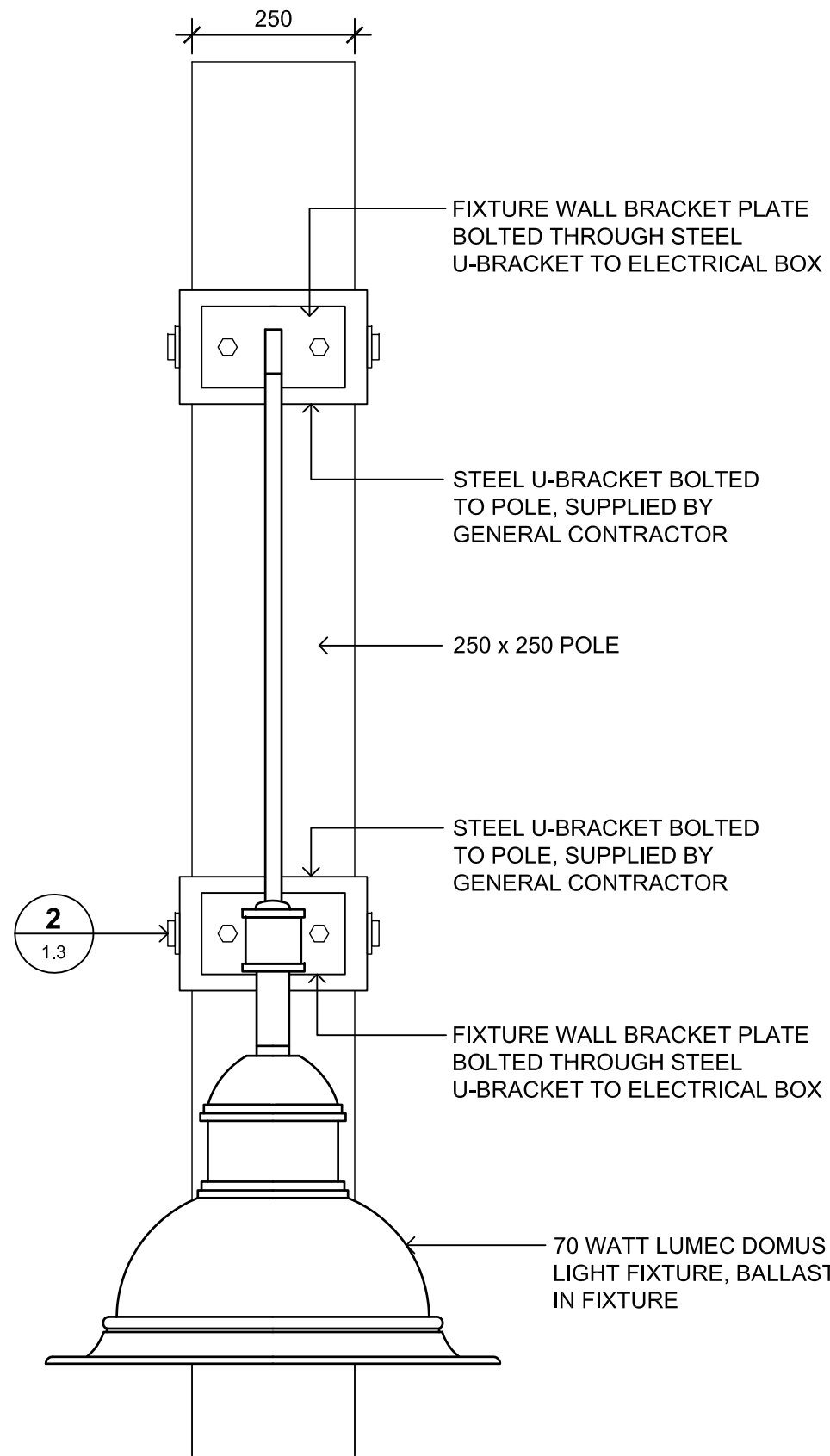


1 LIGHT STANDARD BASE
1.2 SECTION 1:20

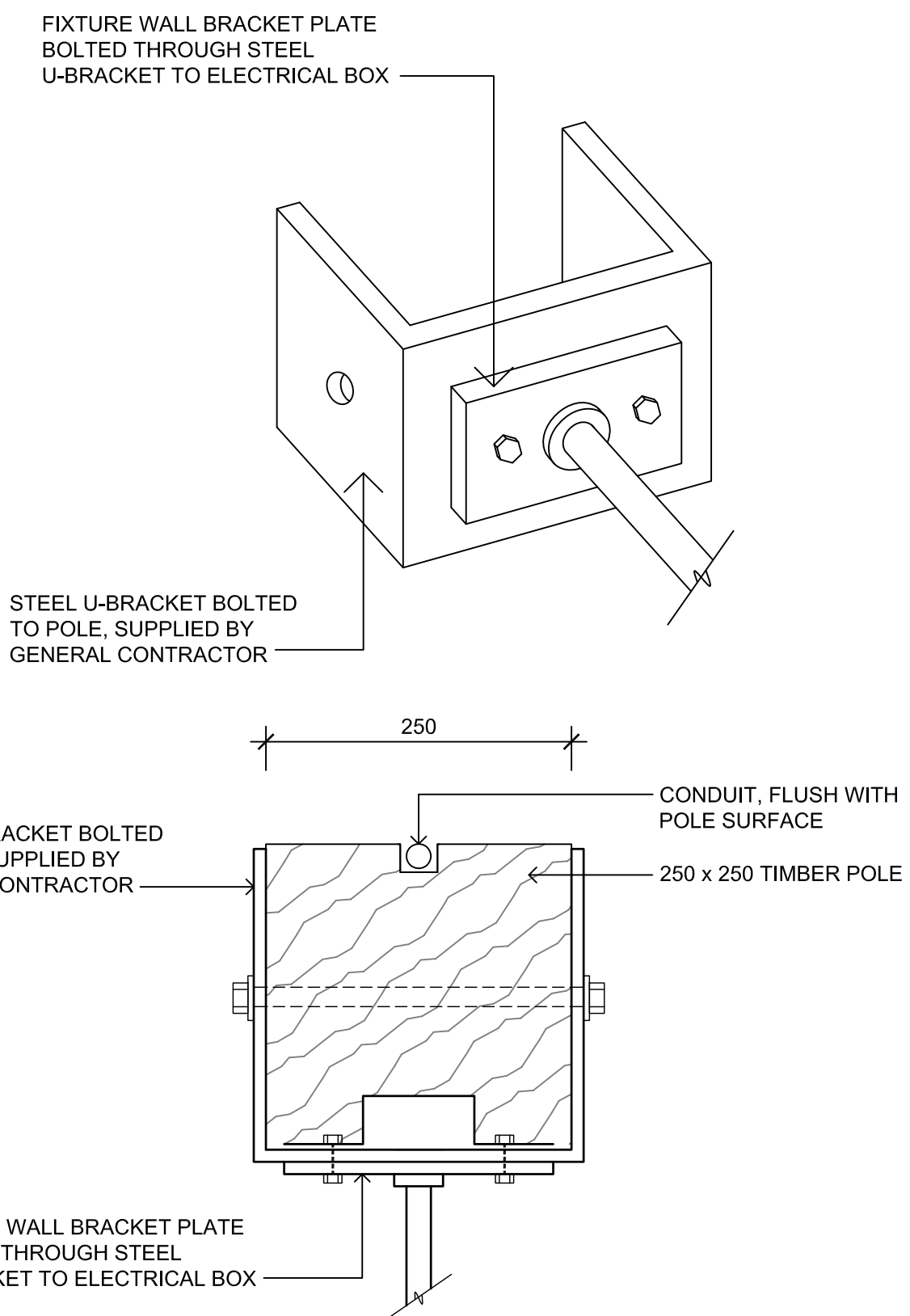


2 LIGHT STANDARD BASE
1.2 ELEVATION 1:10



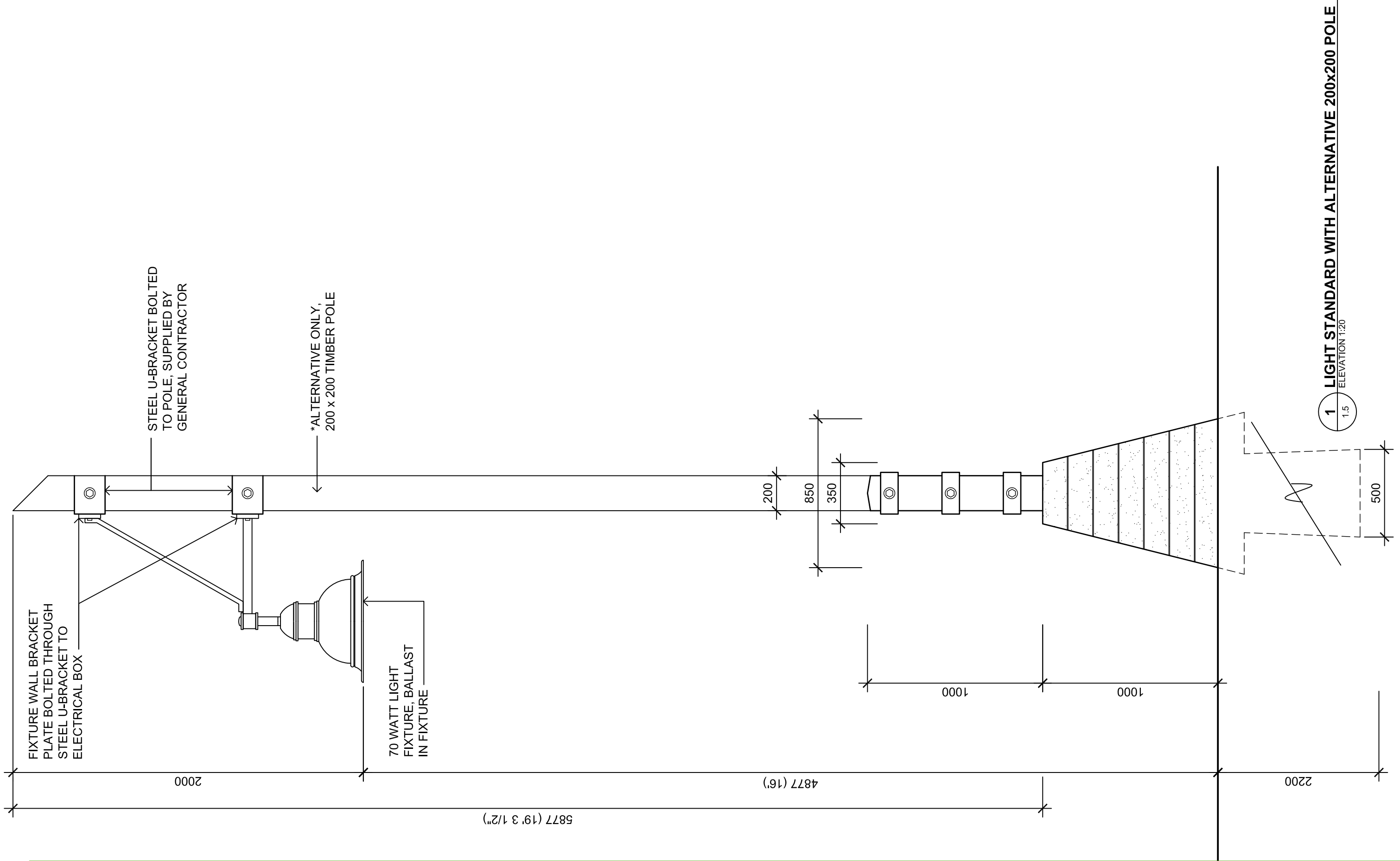


1 LIGHT STANDARD FIXTURE
1.3 ELEVATION 1:10



2 LIGHT STANDARD FIXTURE
1.3 PLAN SECTION 1:5





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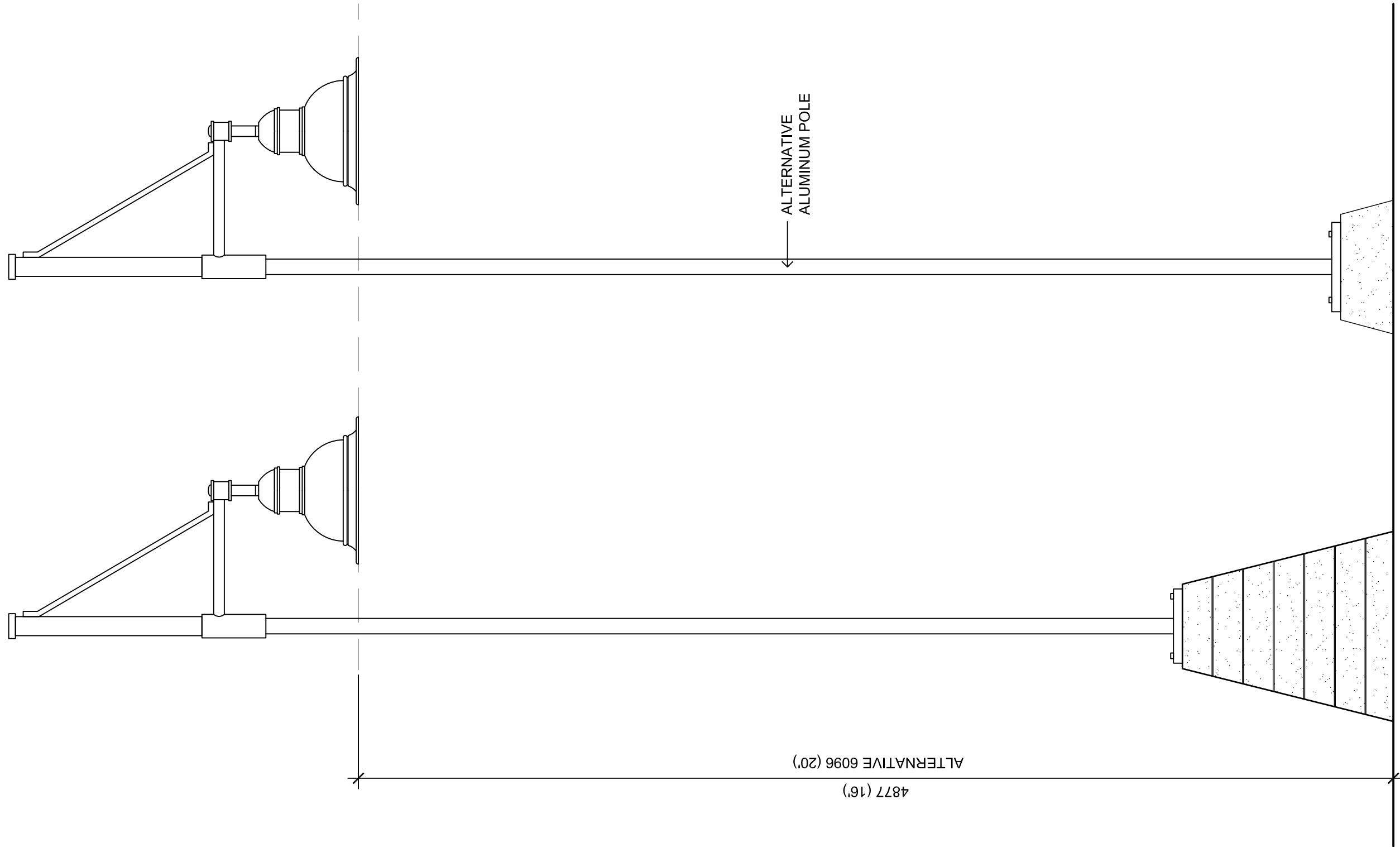


Town of Nordegg
Clearwater County, Alberta

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Light Standard Alternative

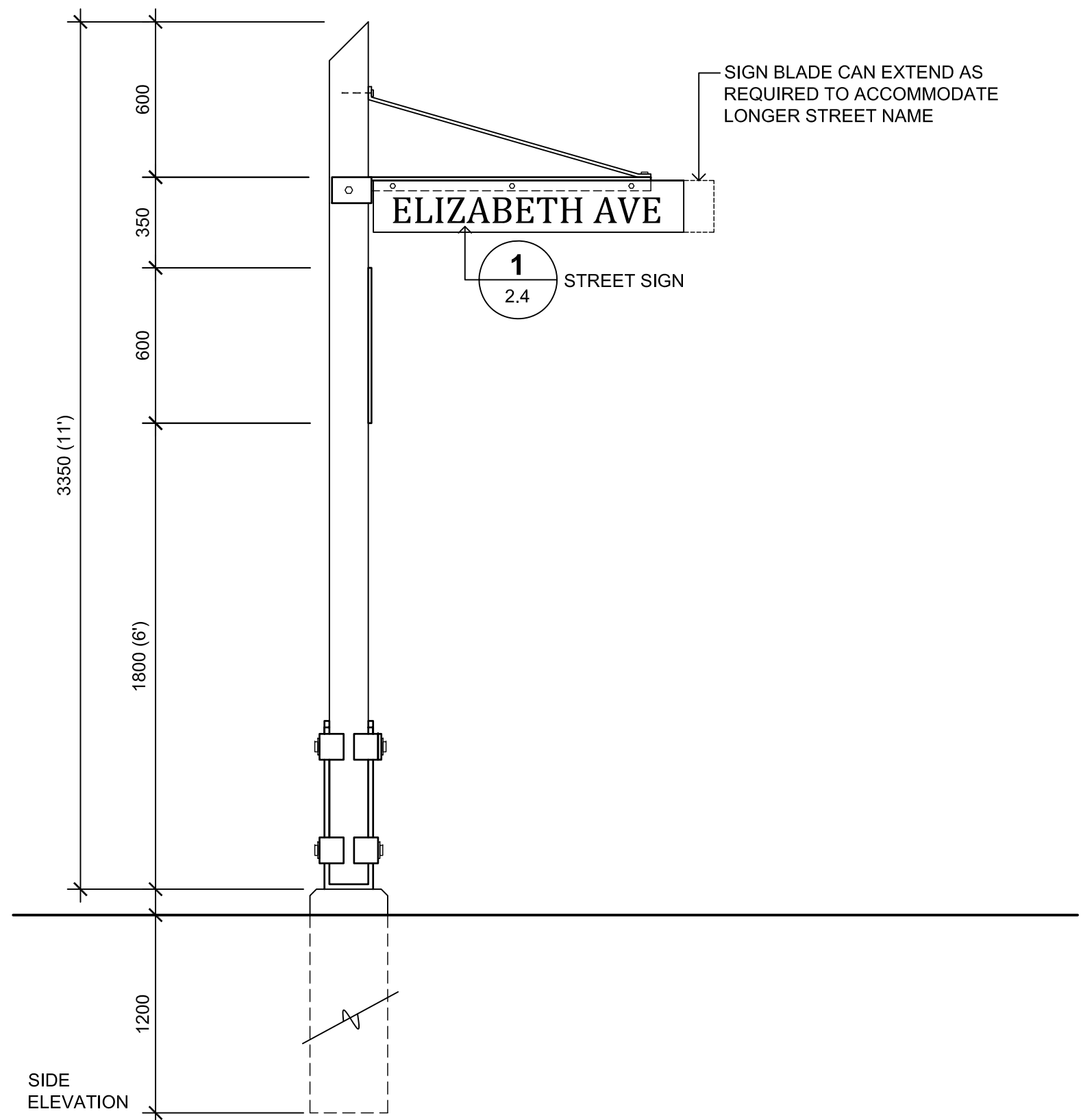
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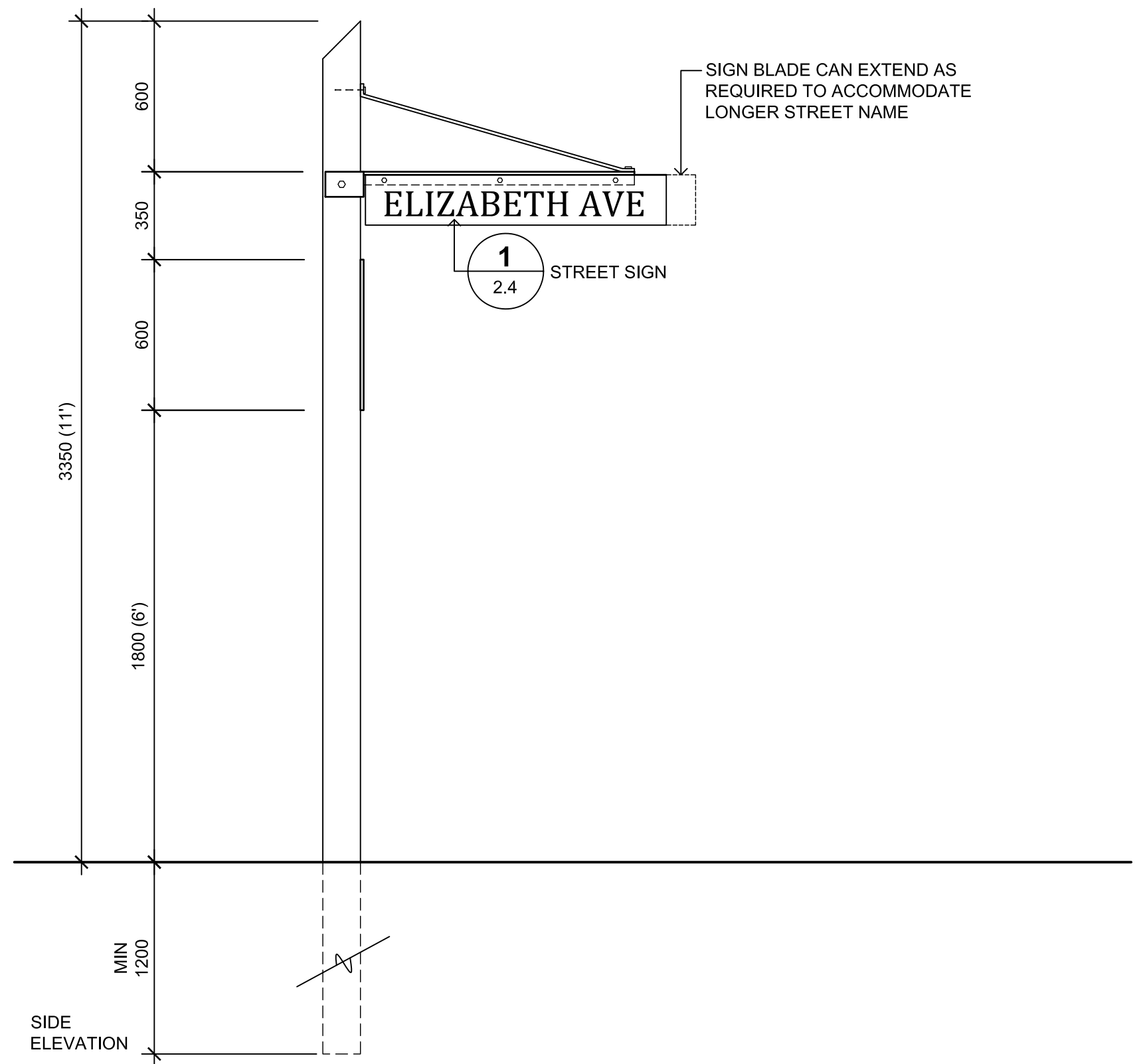
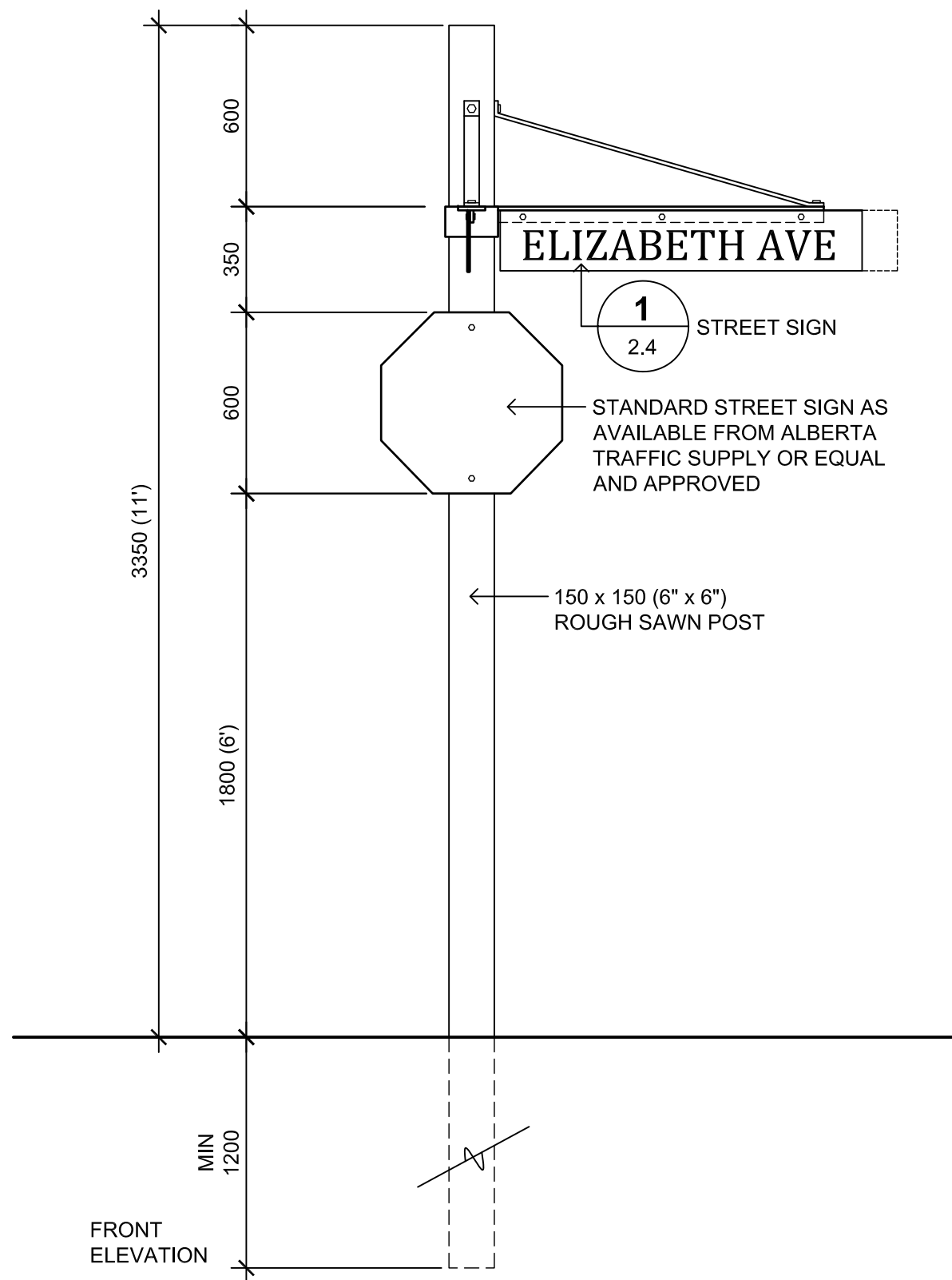
1 LIGHT STANDARD WITH ALTERNATIVE ALUMINUM POLE

ELEVATION 1:20

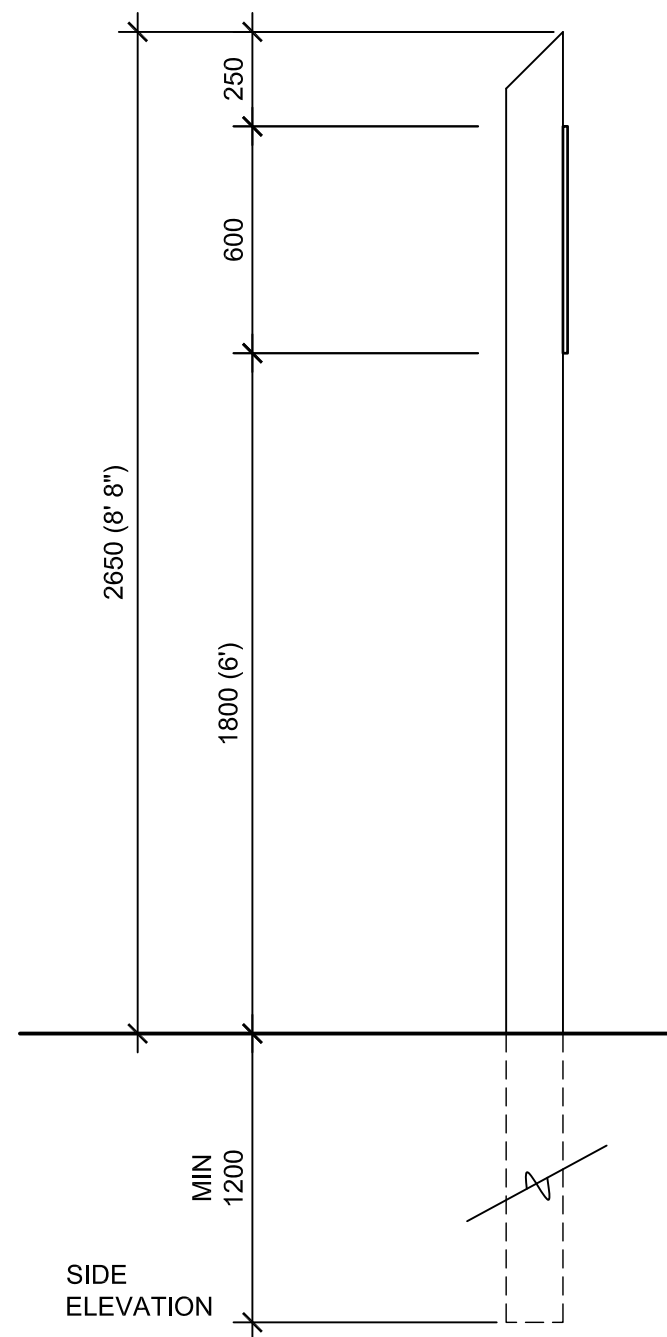
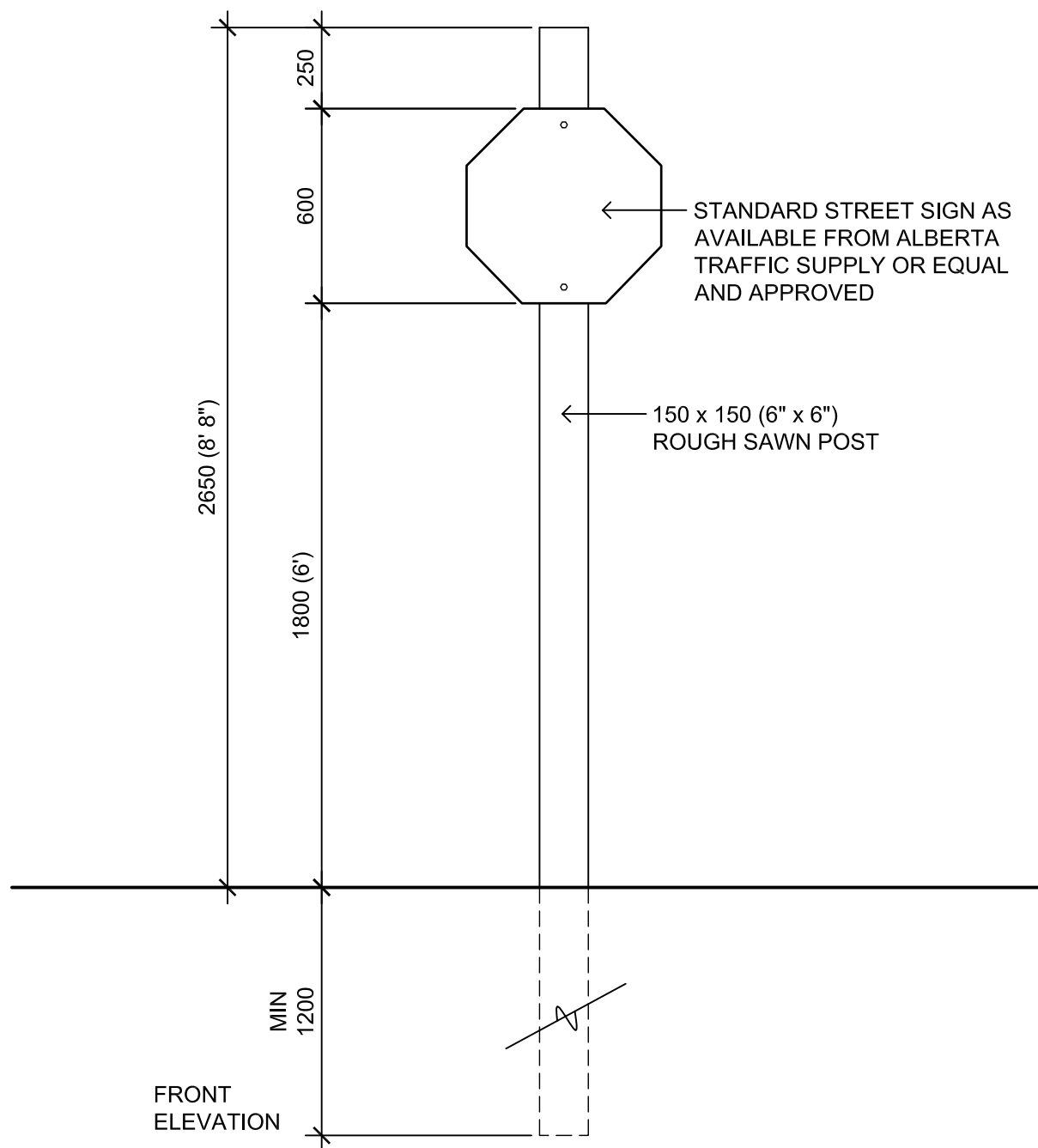
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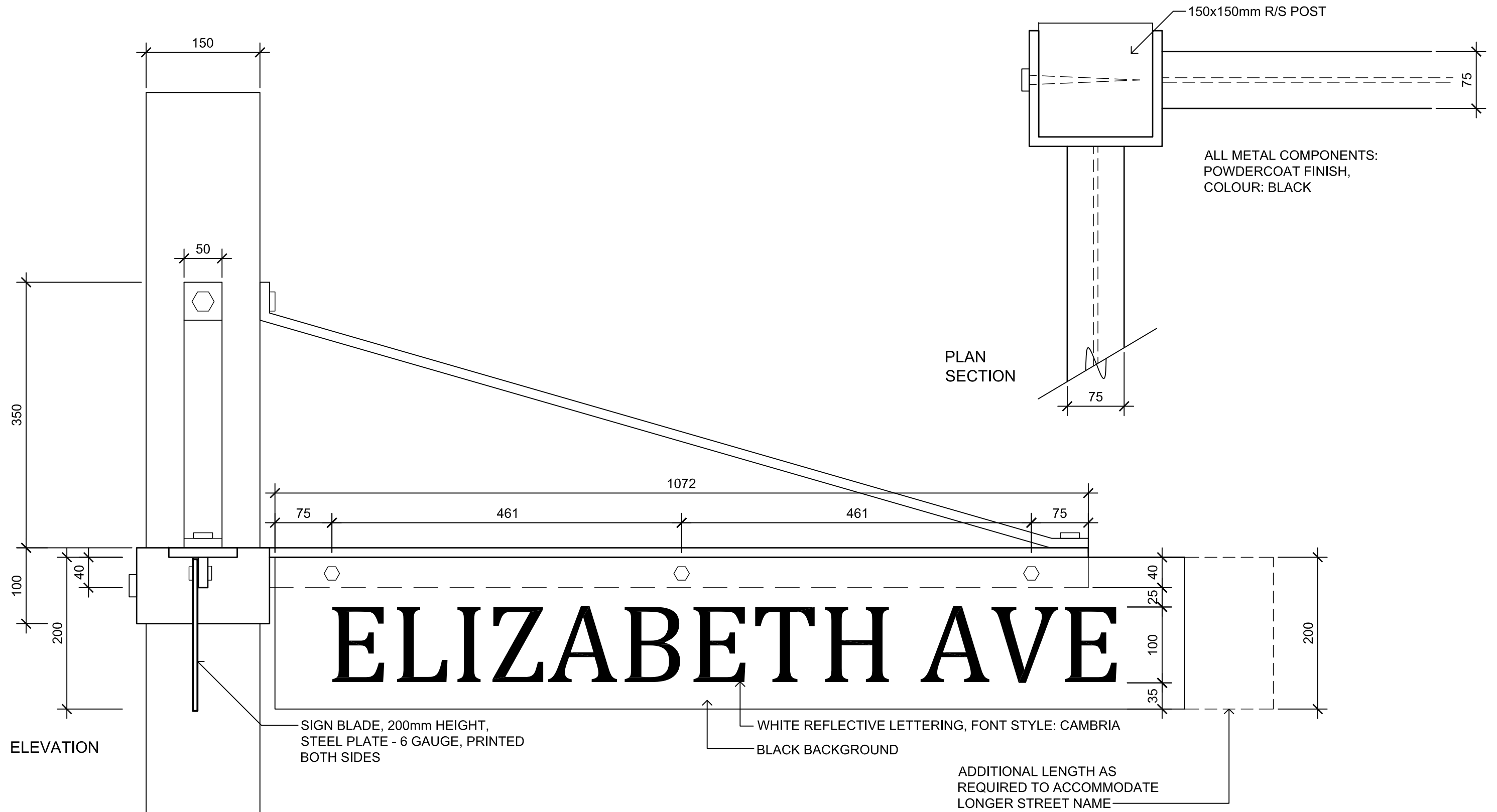
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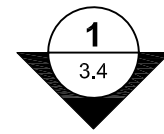
1 **TRAFFIC SIGN WITH STREET SIGNS**
2.2 ELEVATION 1:20



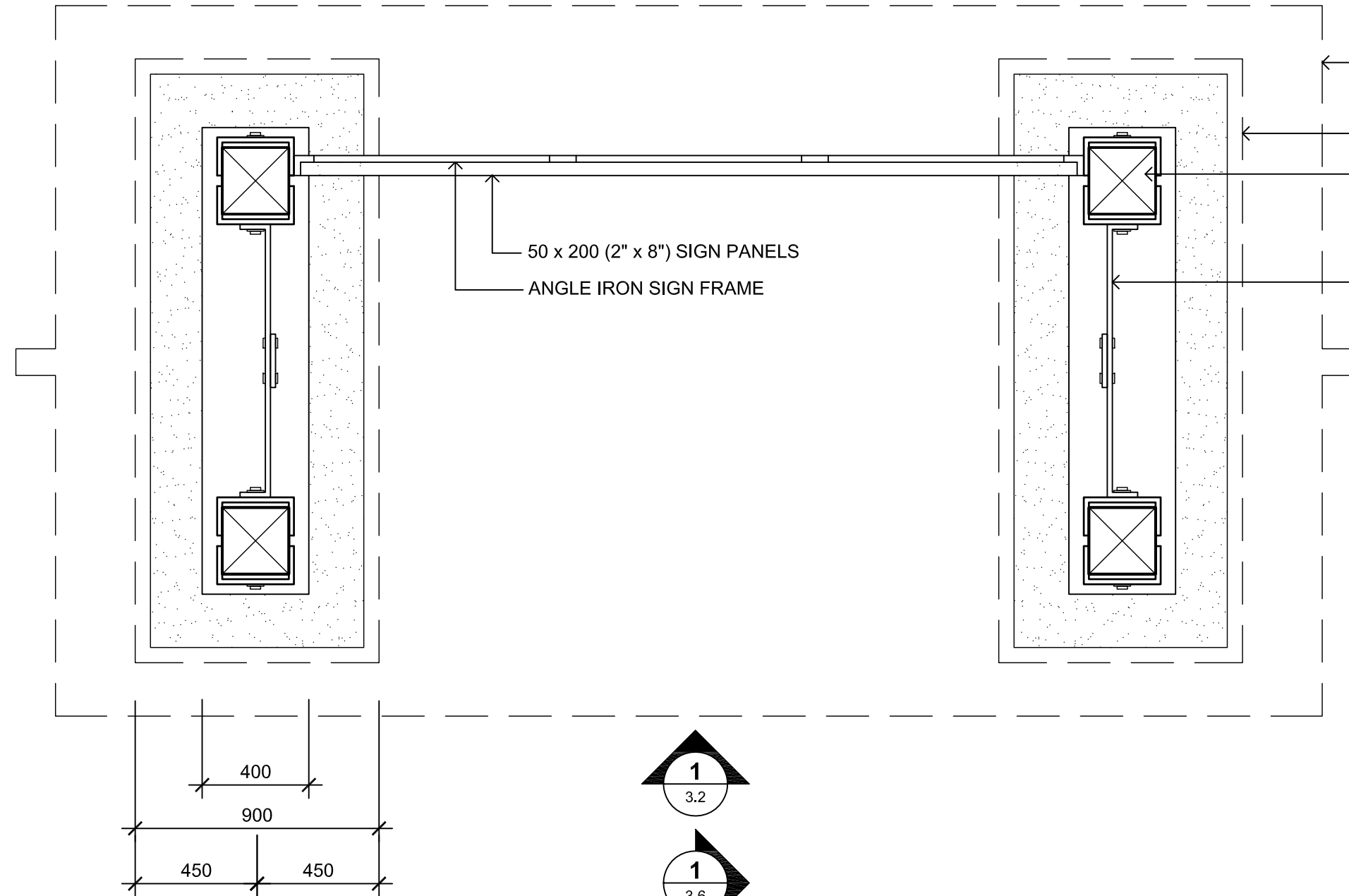
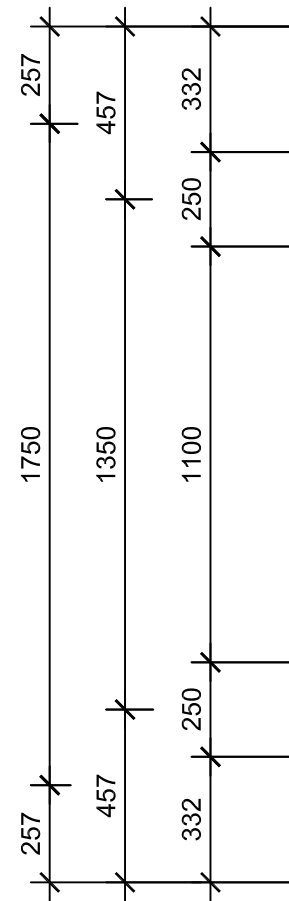
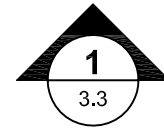
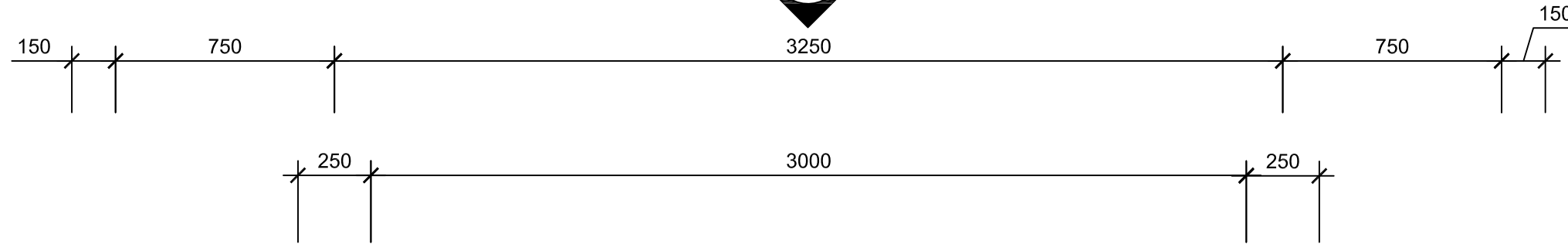
1 **TRAFFIC SIGN**
2.3 ELEVATION 1:20



1 DOUBLE SIGN BLADE DETAIL - TRAFFIC SIGN
2.4 1:5

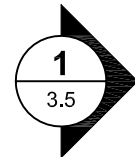


BACK ELEVATION
OF KIOSK

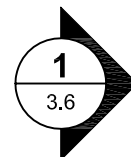
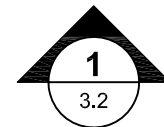


ROOF OUTLINE
CONCRETE FOOTING BASE
250 x 250 POST
CROSS-TIE

50 x 200 (2" x 8") SIGN PANELS
ANGLE IRON SIGN FRAME



1
3.1 **INFORMATION KIOSK**
PLAN 1:20



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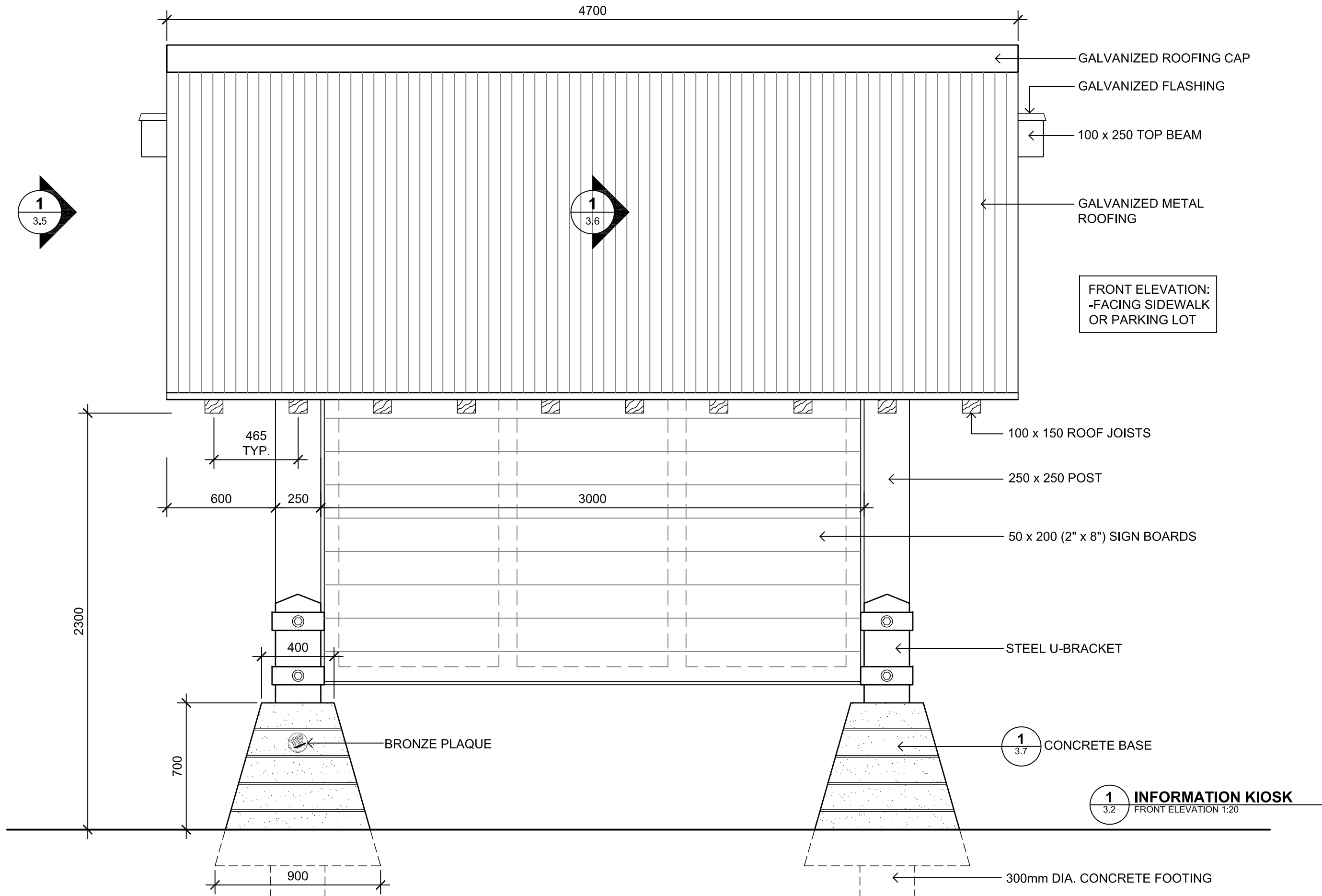


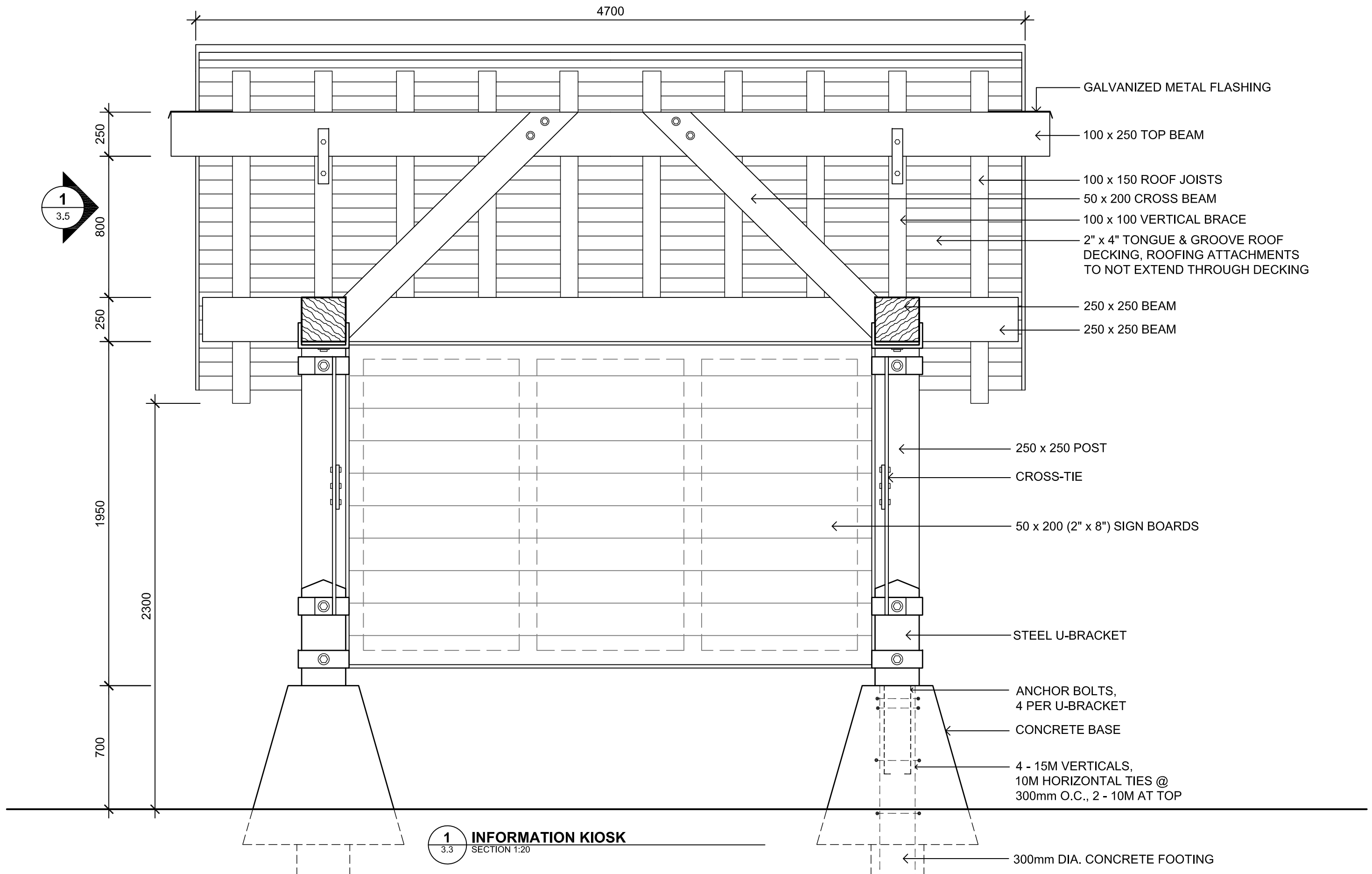
Town of Nordegg
Clearwater County, Alberta

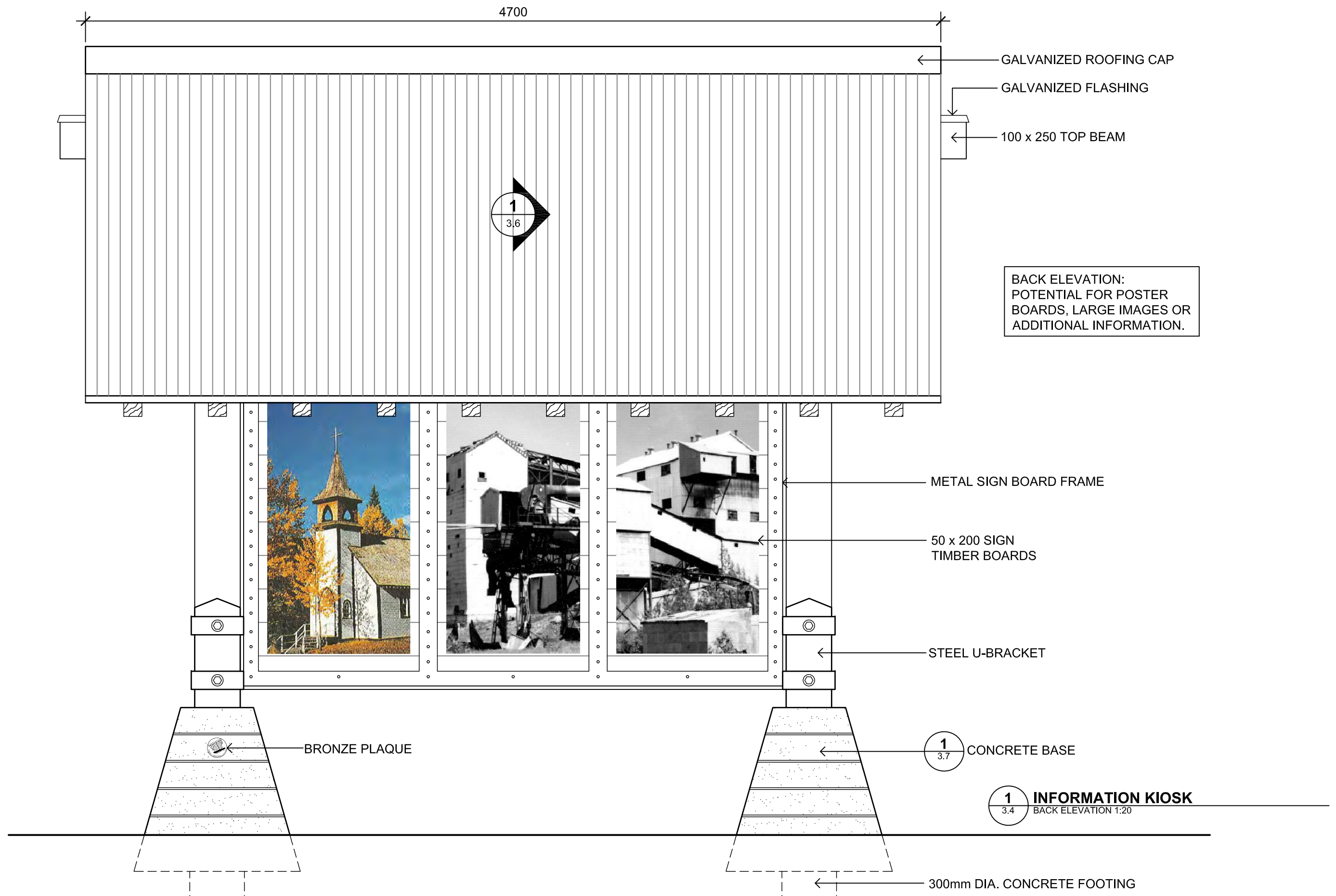
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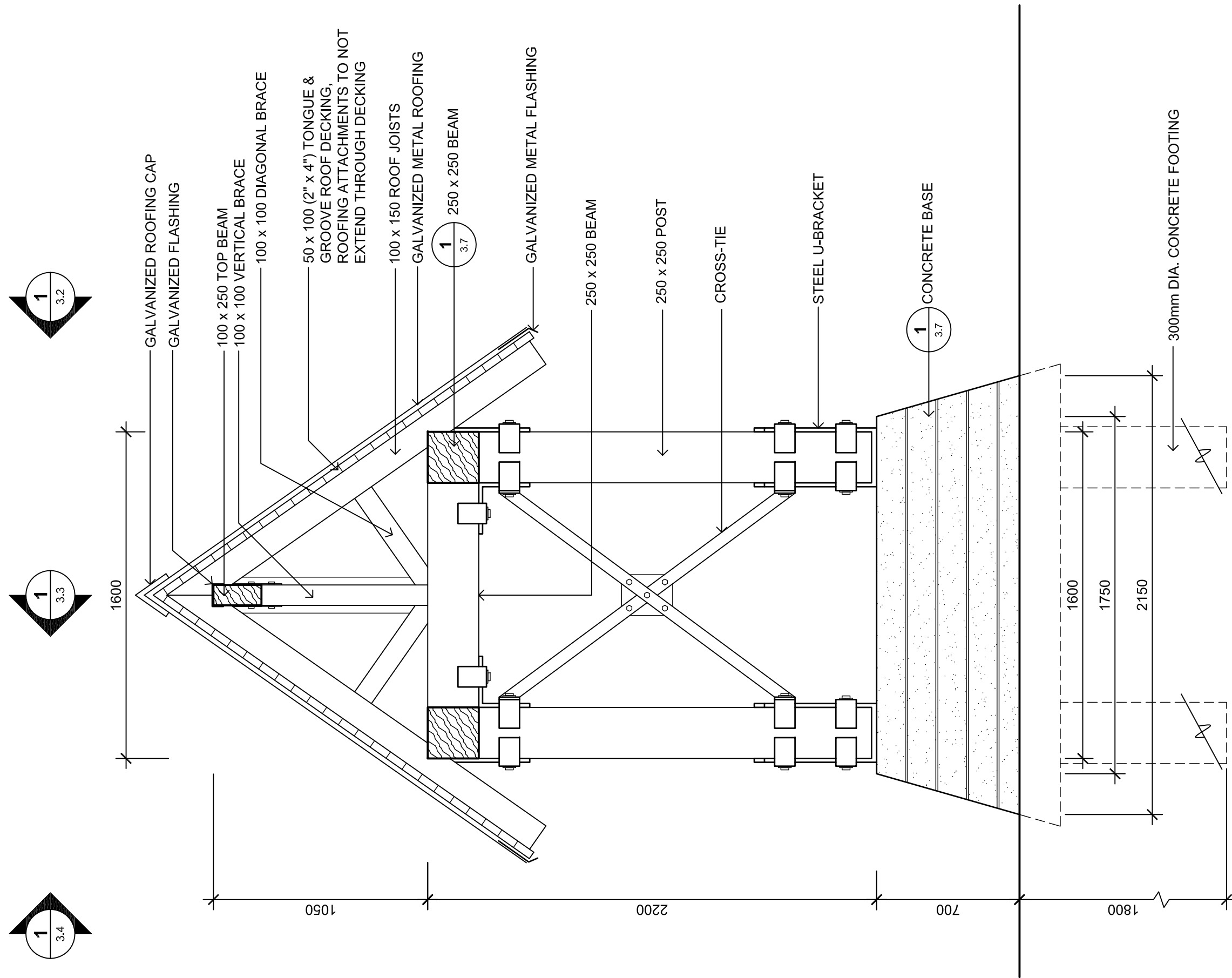
Information Kiosk

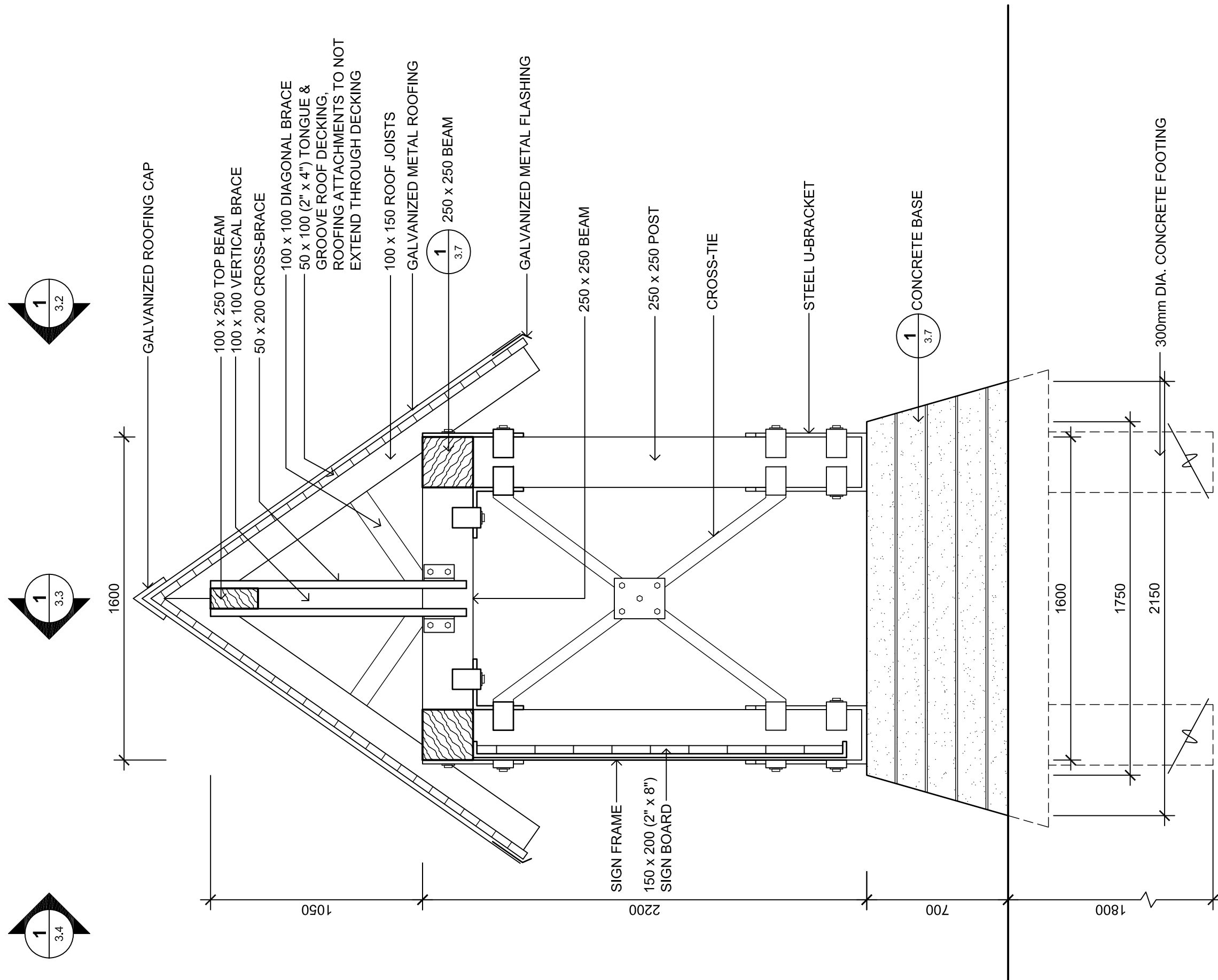
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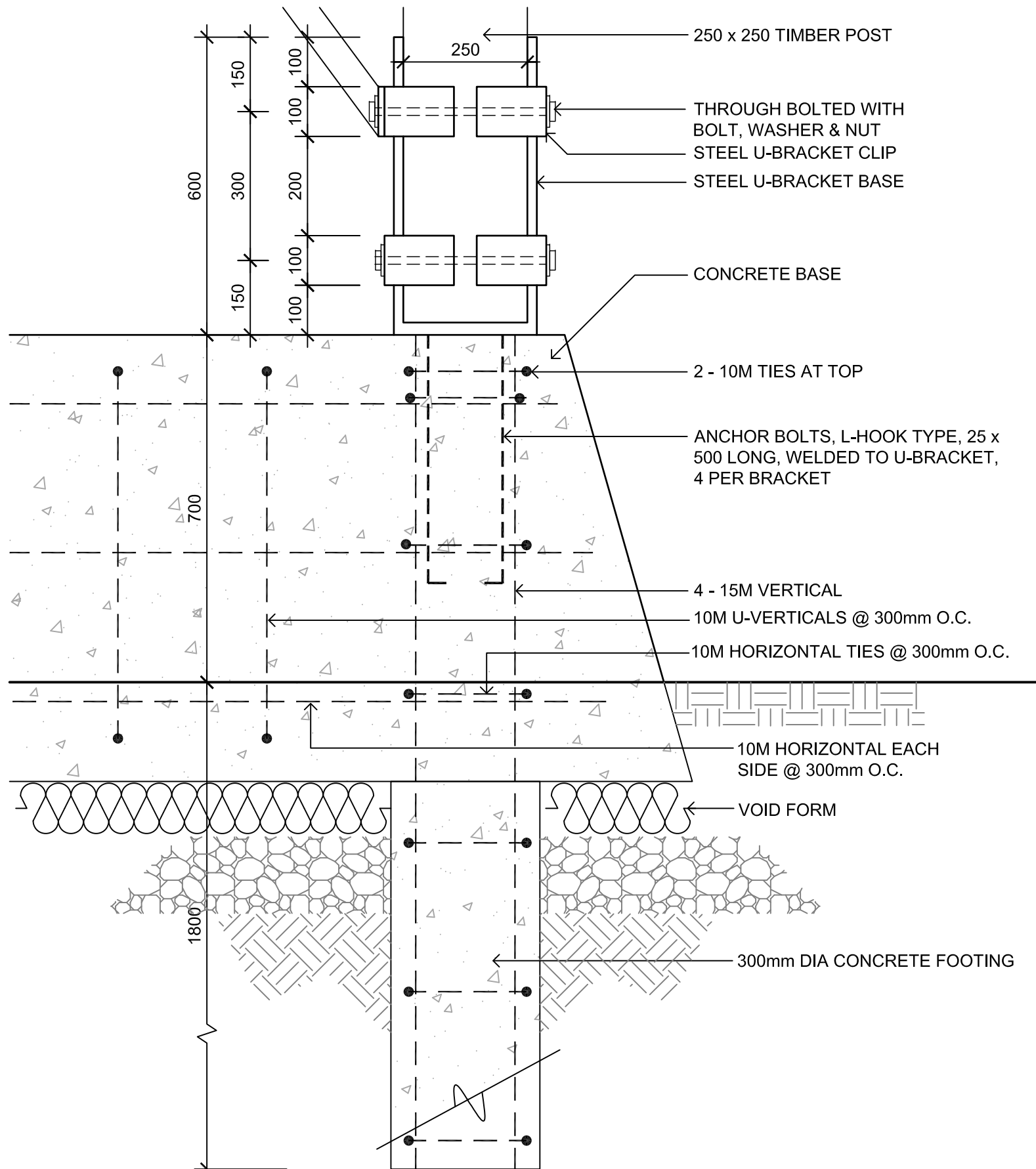




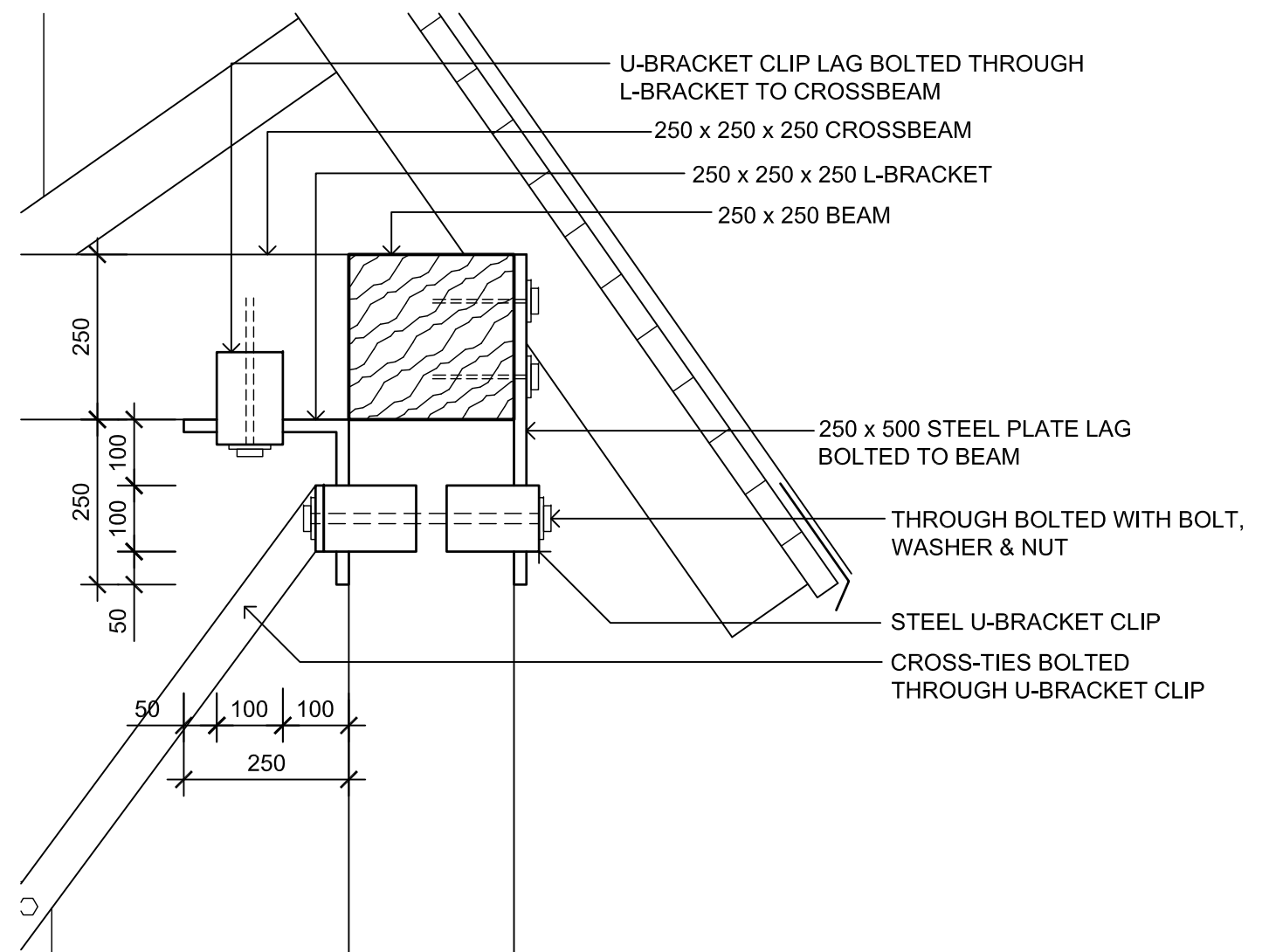


1 INFORMATION KIOSK

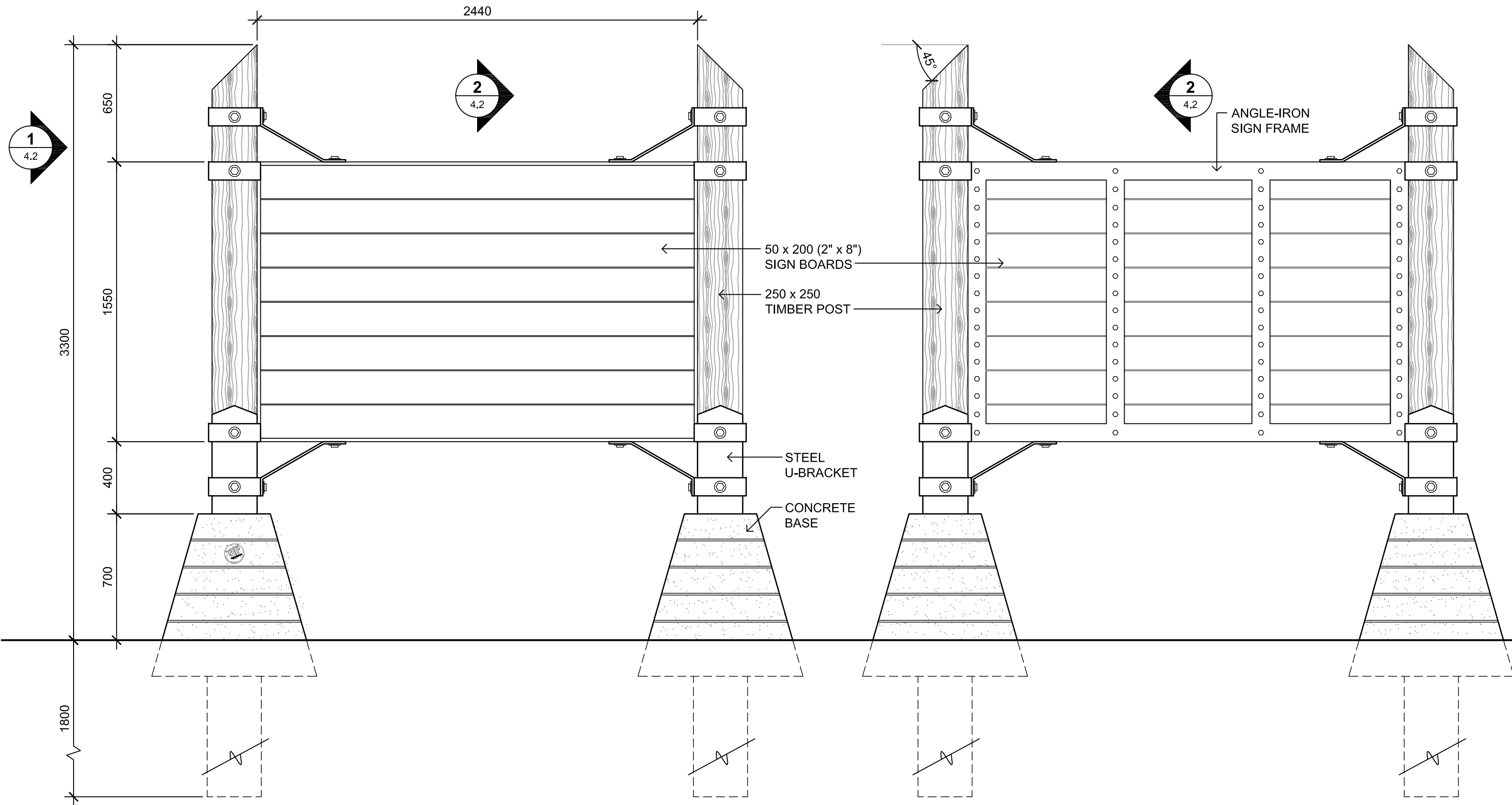
SIDE SECTION 1:20



1 KIOSK CONCRETE FOOTING
SECTION 1:10

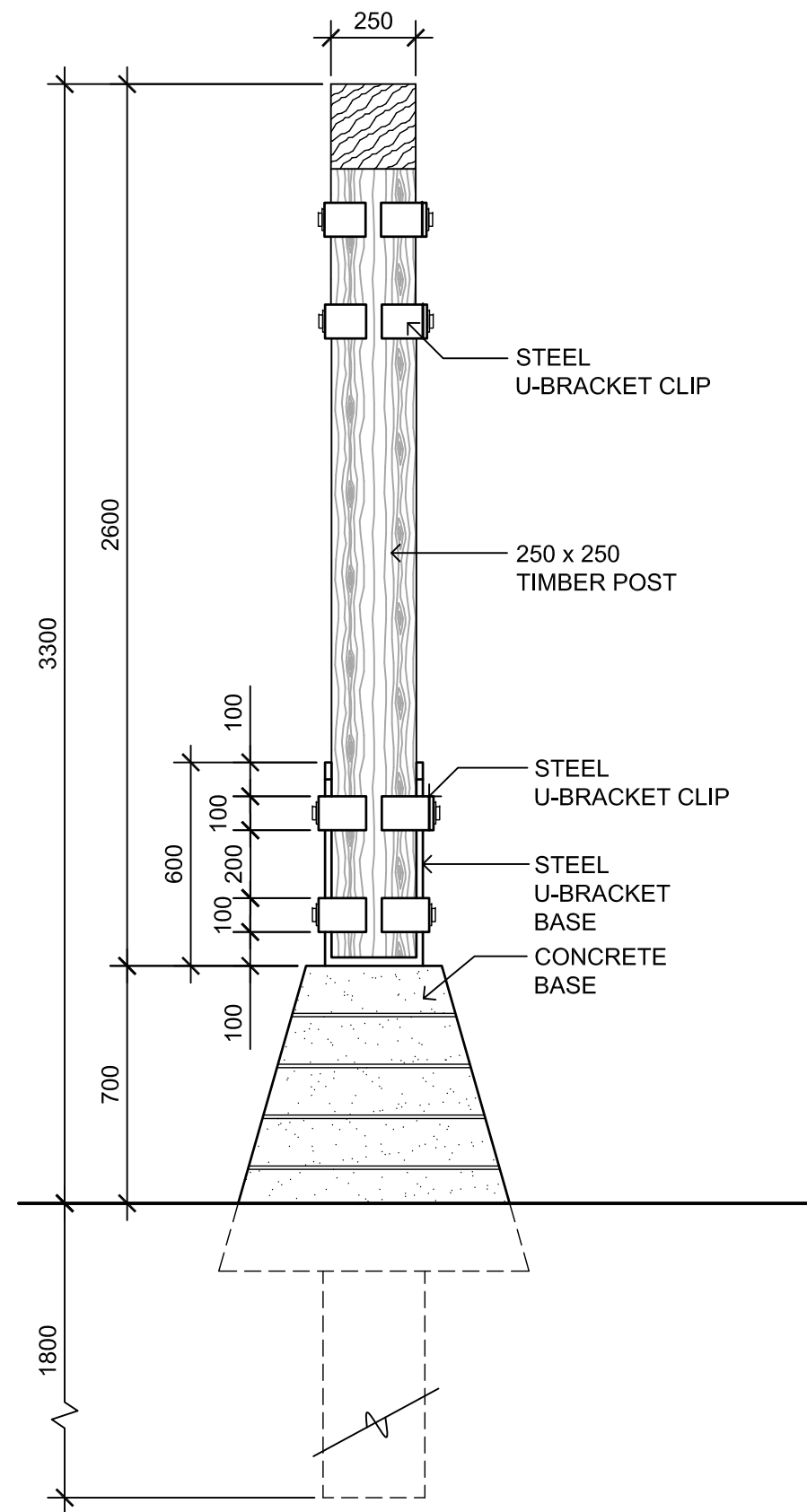


2 KIOSK BEAM
SECTION 1:10

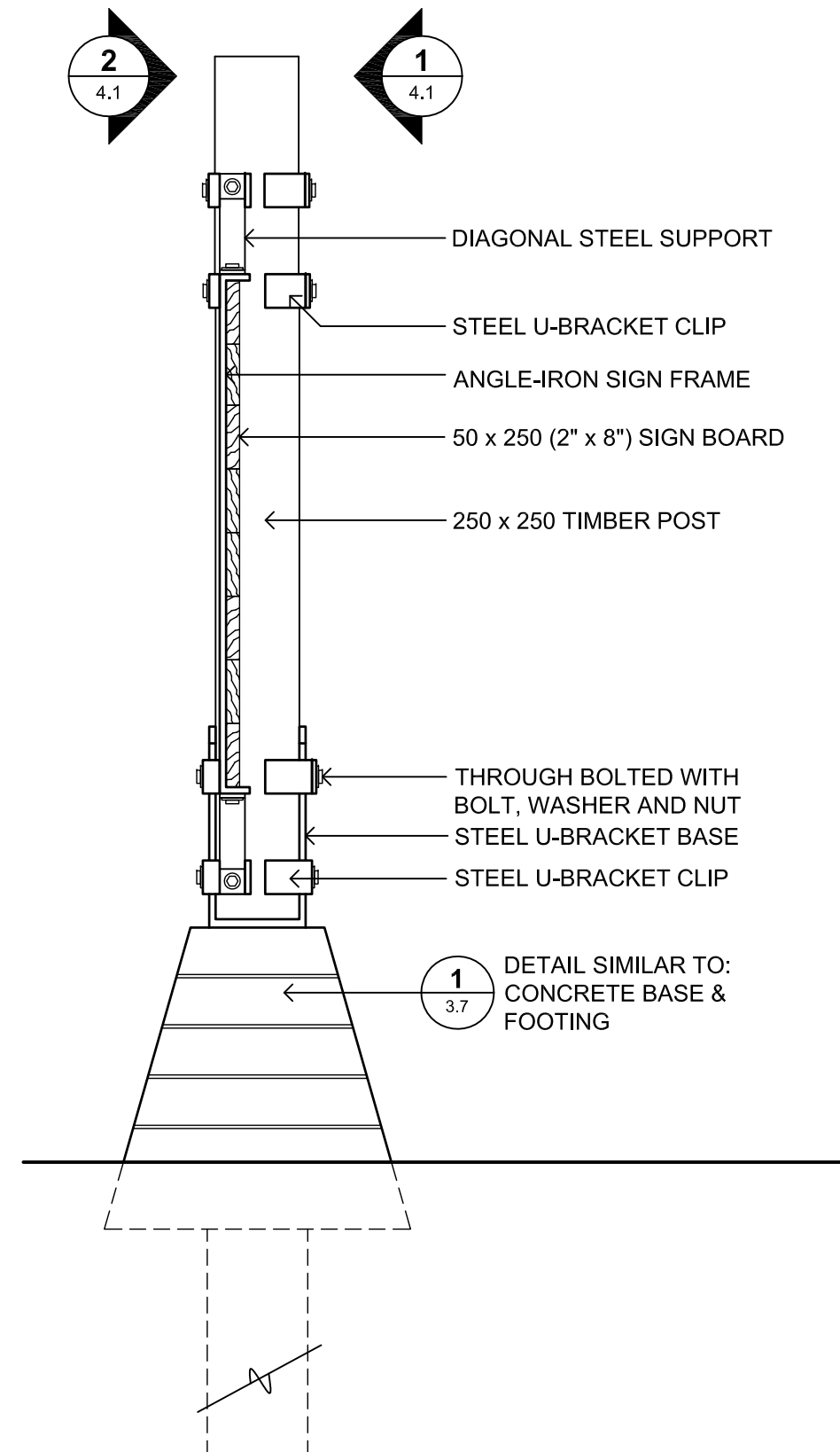


1 DIRECTIONAL INFORMATION SIGN
4.1 FRONT ELEVATION 1:20

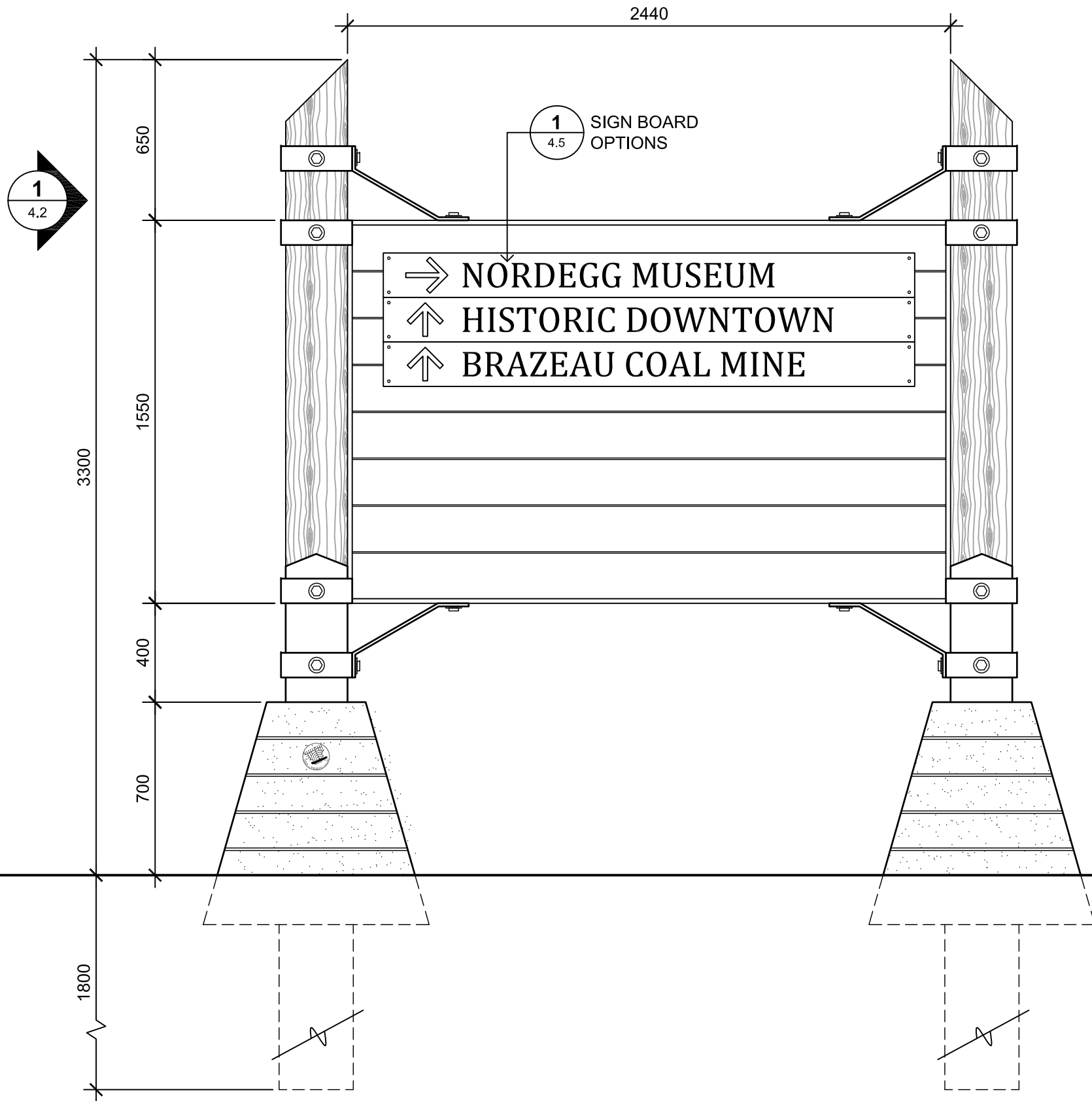
2 DIRECTIONAL INFORMATION SIGN
4.1 BACK ELEVATION 1:20



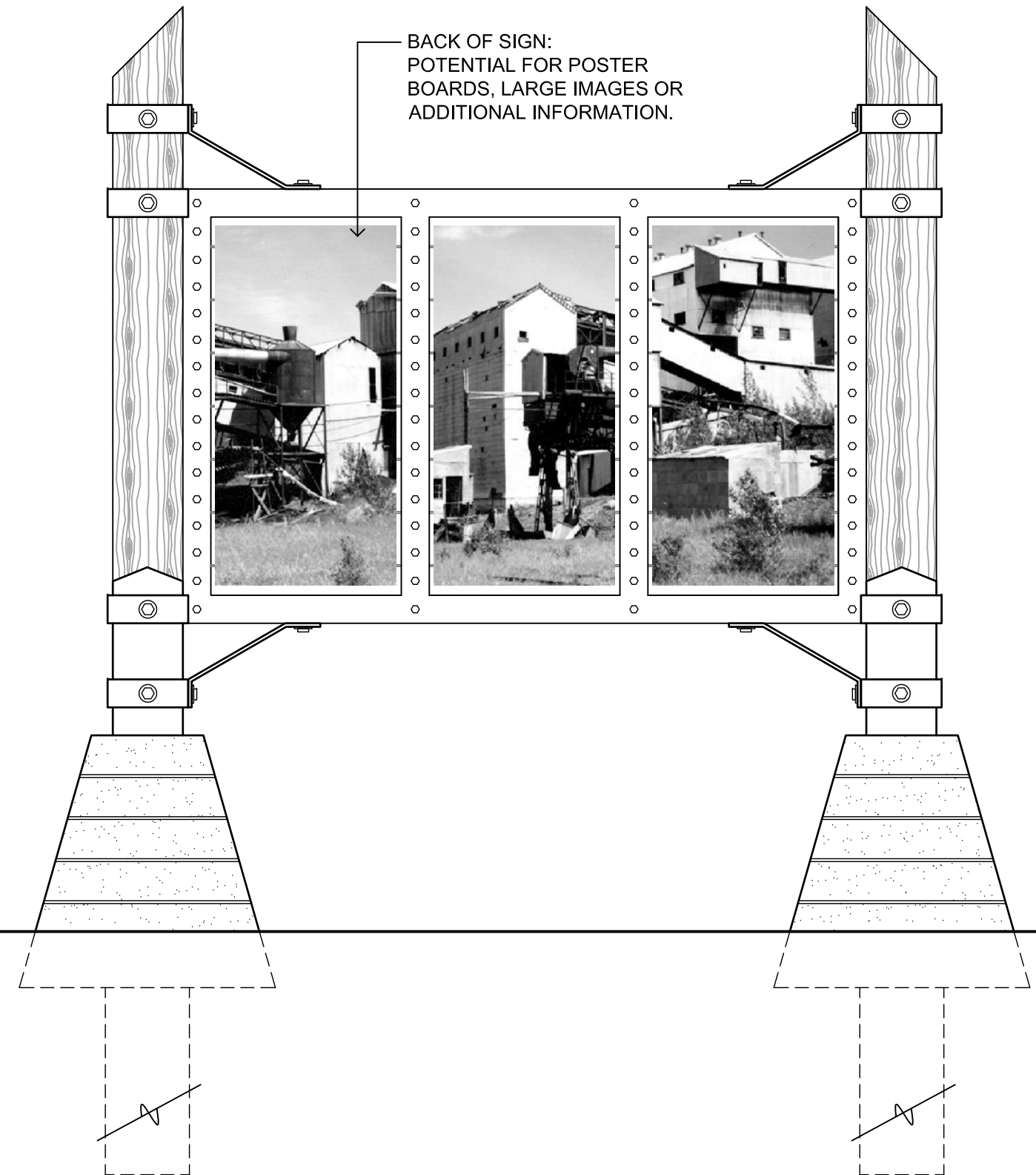
1 DIRECTIONAL INFORMATION SIGN
4.2 SIDE ELEVATION 1:20



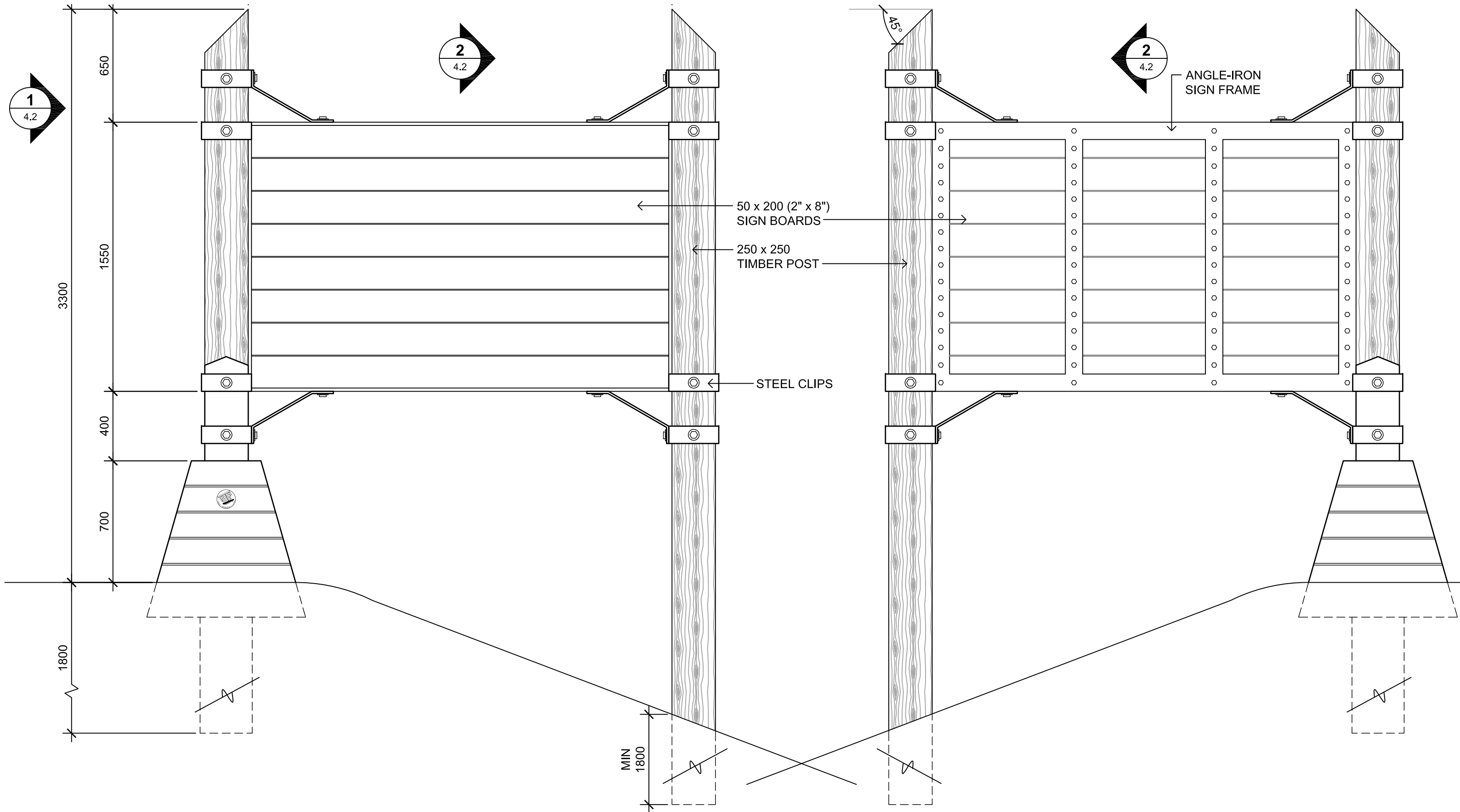
2 DIRECTIONAL INFORMATION SIGN
4.2 SECTION 1:20



1 DIRECTIONAL INFORMATION SIGN
4.3 FRONT ELEVATION 1:20



2 DIRECTIONAL INFORMATION SIGN
4.3 BACK ELEVATION 1:20



1
4.4 **DIRECTIONAL INFORMATION SIGN WITH ONE CONCRETE BASE**
FRONT ELEVATION 1:20

2
4.4 **DIRECTIONAL INFORMATION SIGN WITH ONE CONCRETE BASE**
BACK ELEVATION 1:20



OPTION ONE



OPTION TWO

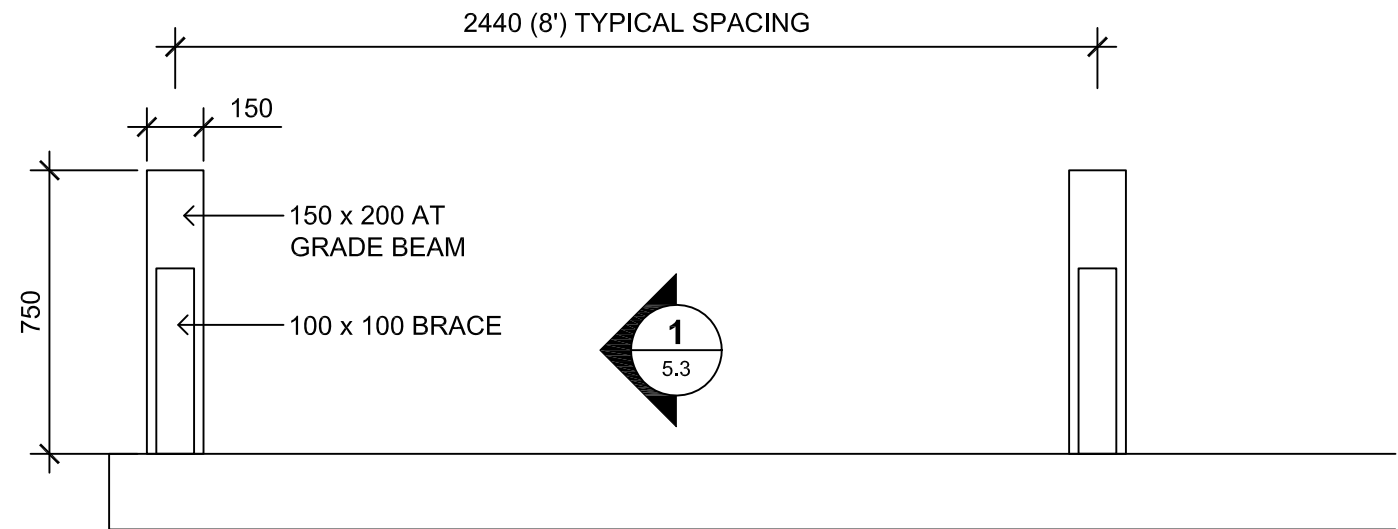


TWO LINES

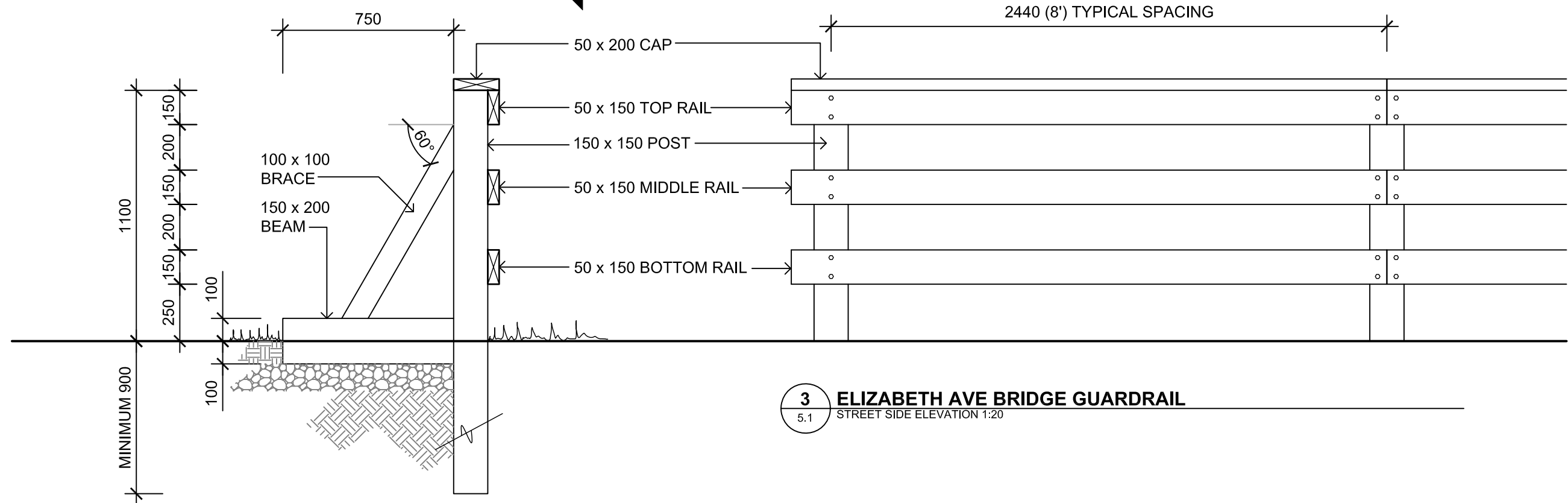
1 SIGN BLADE OPTIONS
4.5 1:10



ORIGINAL ELIZABETH AVENUE BRIDGE GUARDRAIL

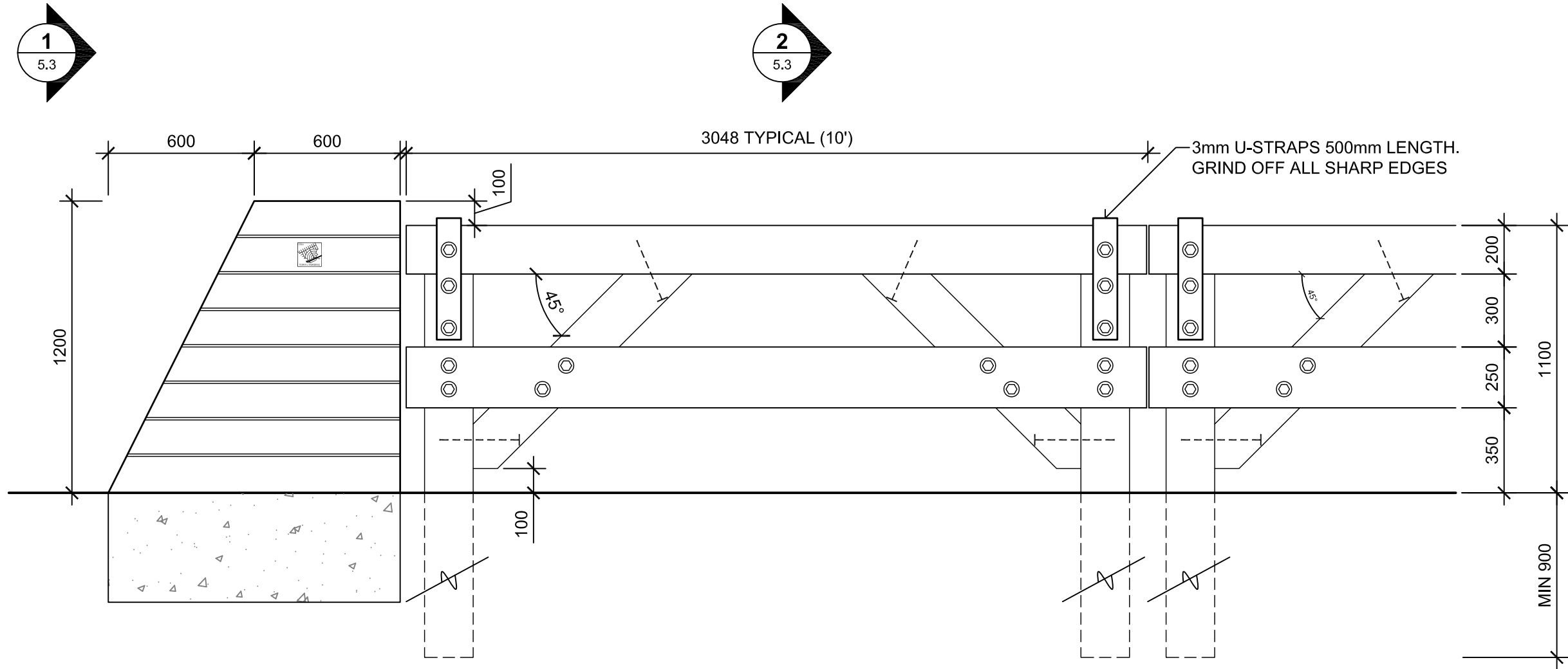


2 ELIZABETH AVE BRIDGE GUARDRAIL
5.1 PLAN 1:20

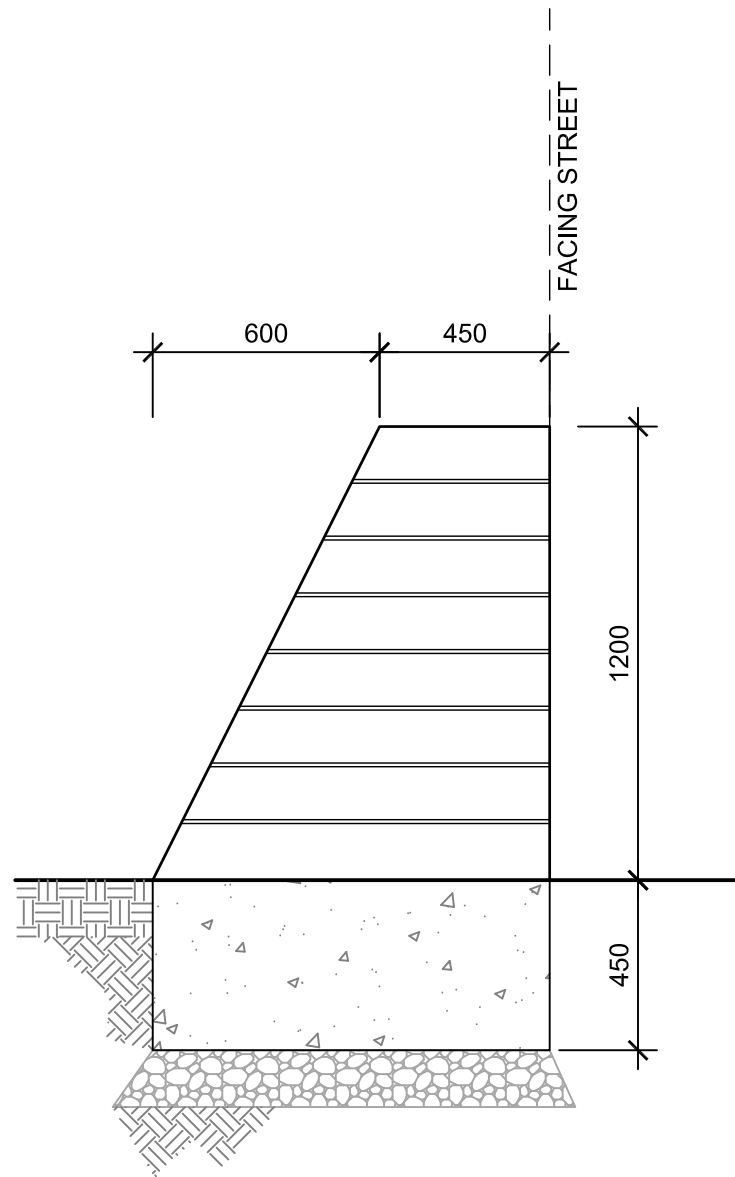


3 ELIZABETH AVE BRIDGE GUARDRAIL
5.1 STREET SIDE ELEVATION 1:20

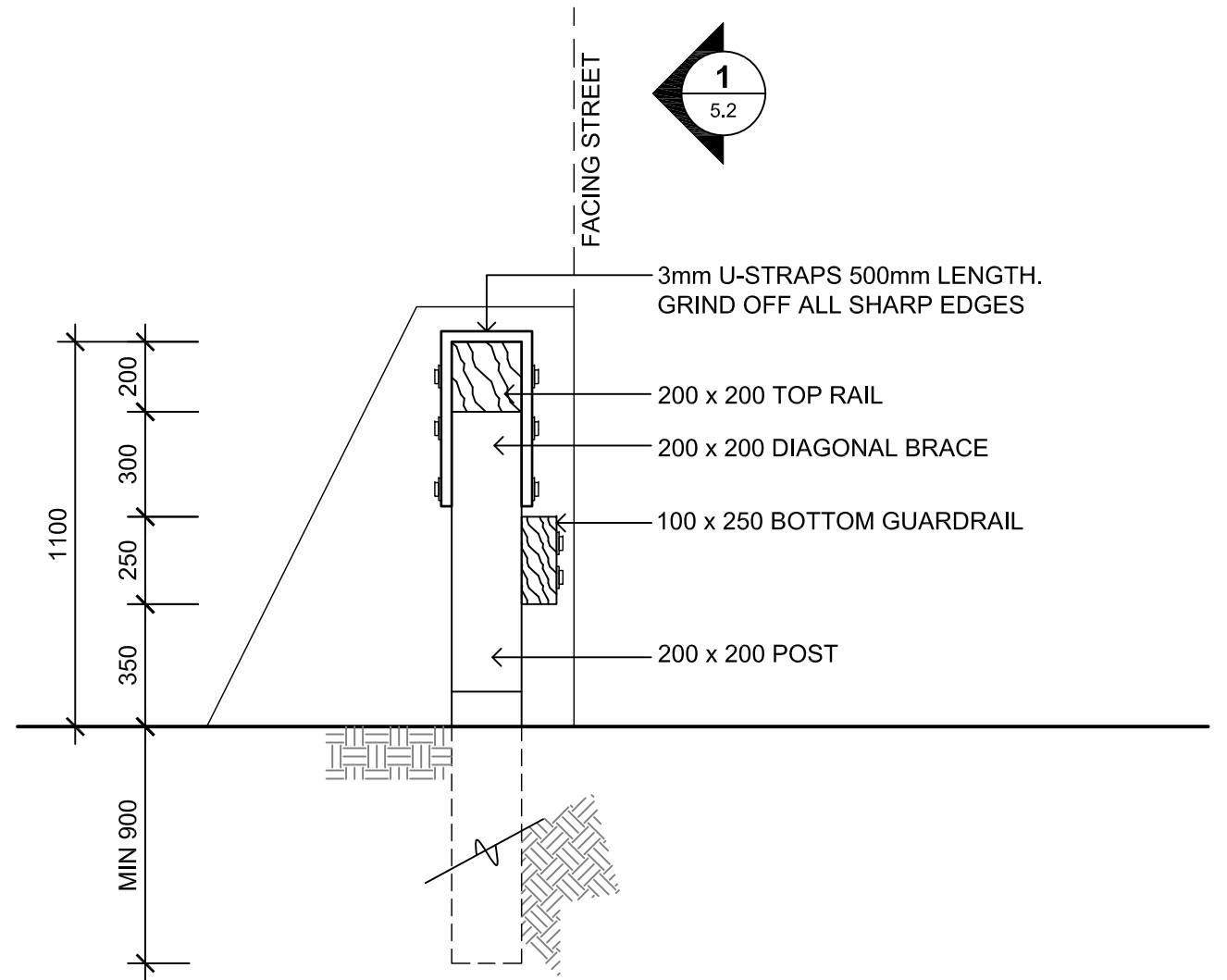
1 ELIZABETH AVE BRIDGE GUARDRAIL
5.1 SECTION 1:20



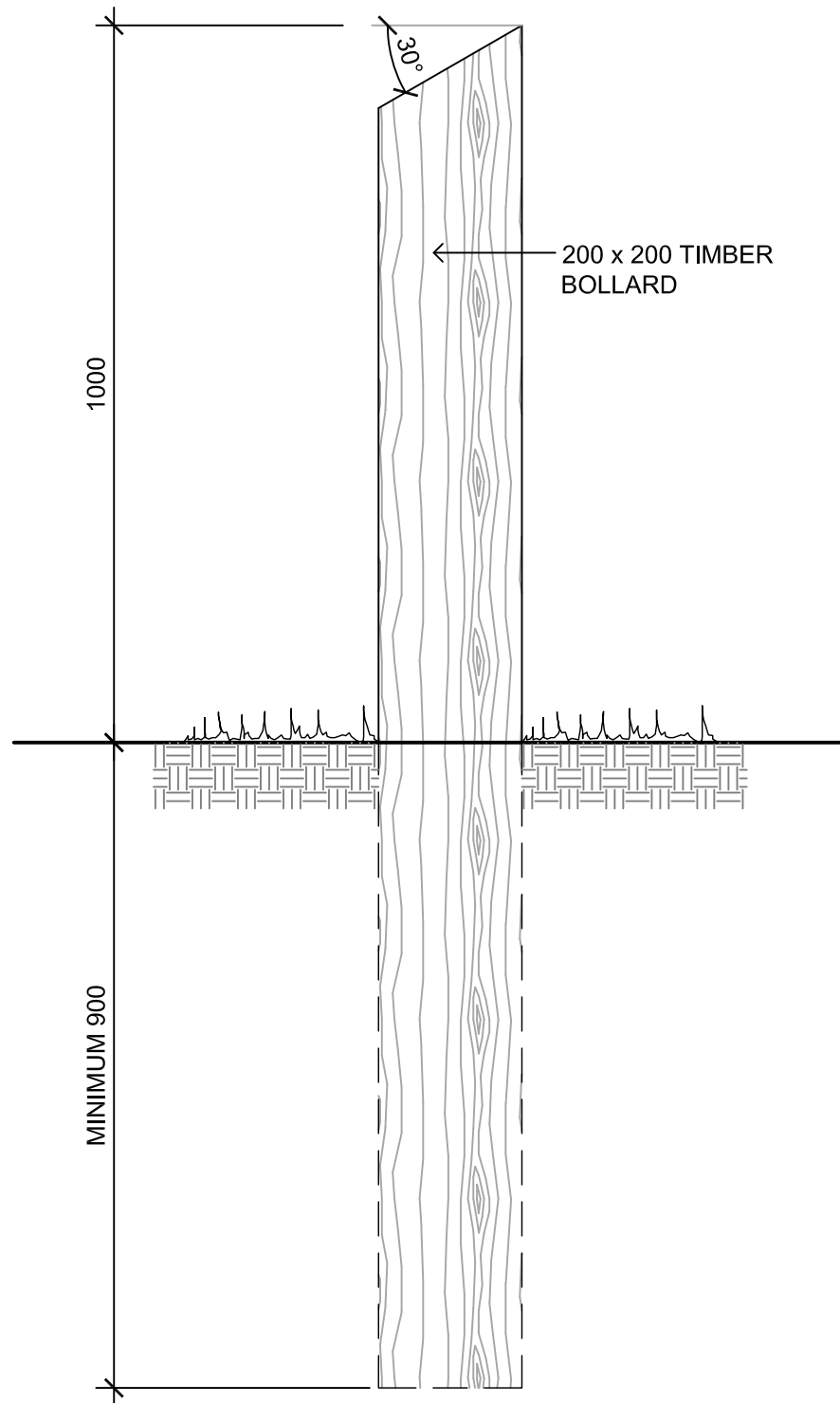
1 VEHICLE GUARDRAIL
5.2 STREET ELEVATION 1:20



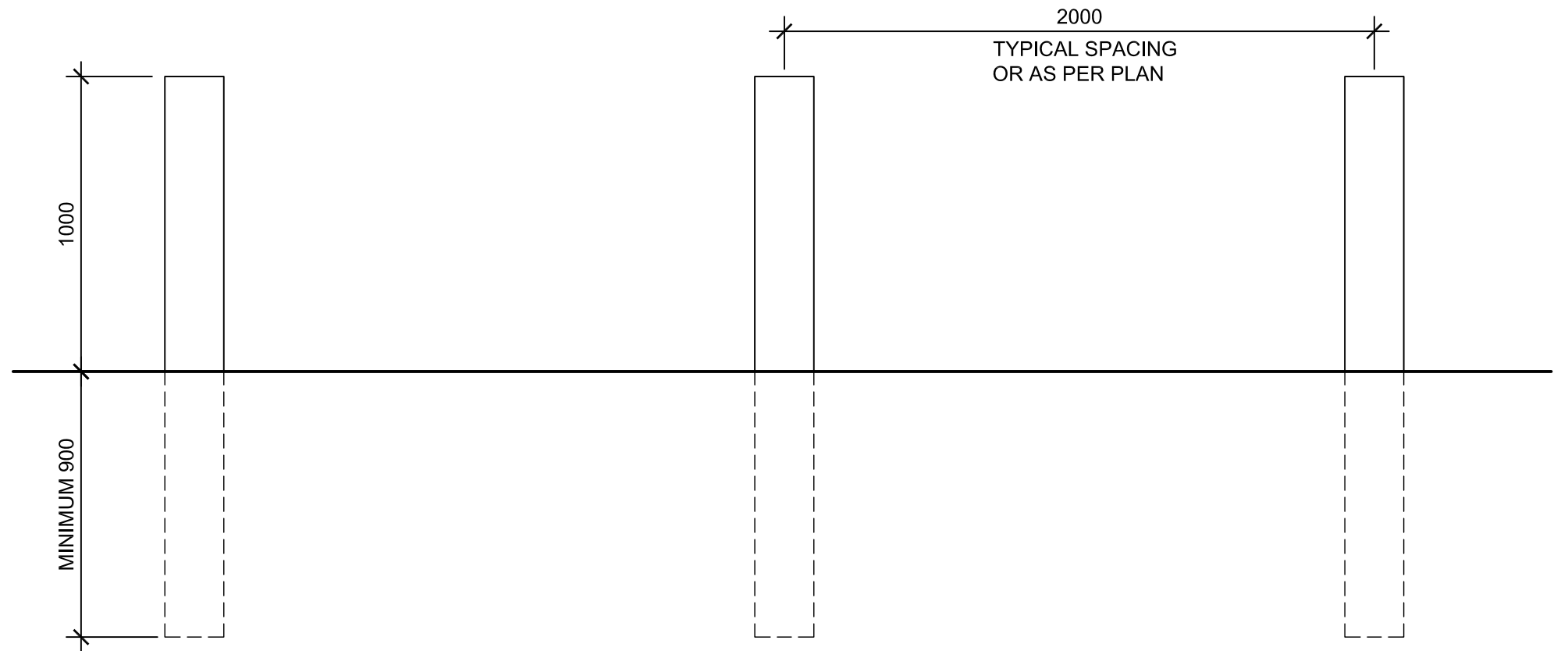
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5.3 **VEHICLE GUARDRAIL**
SIDE ELEVATION 1:20



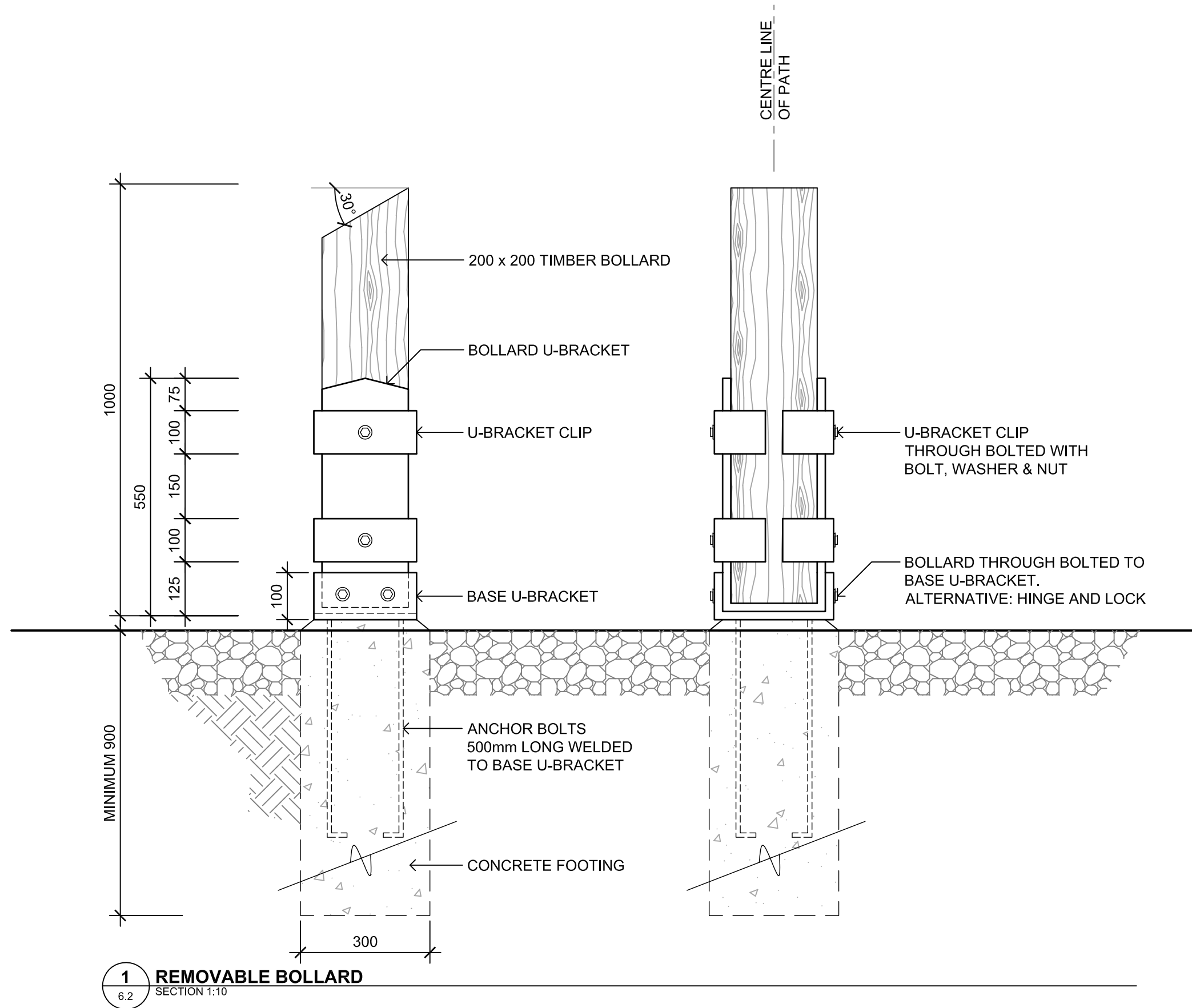
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5.3 **VEHICLE GUARDRAIL**
SECTION 1:20

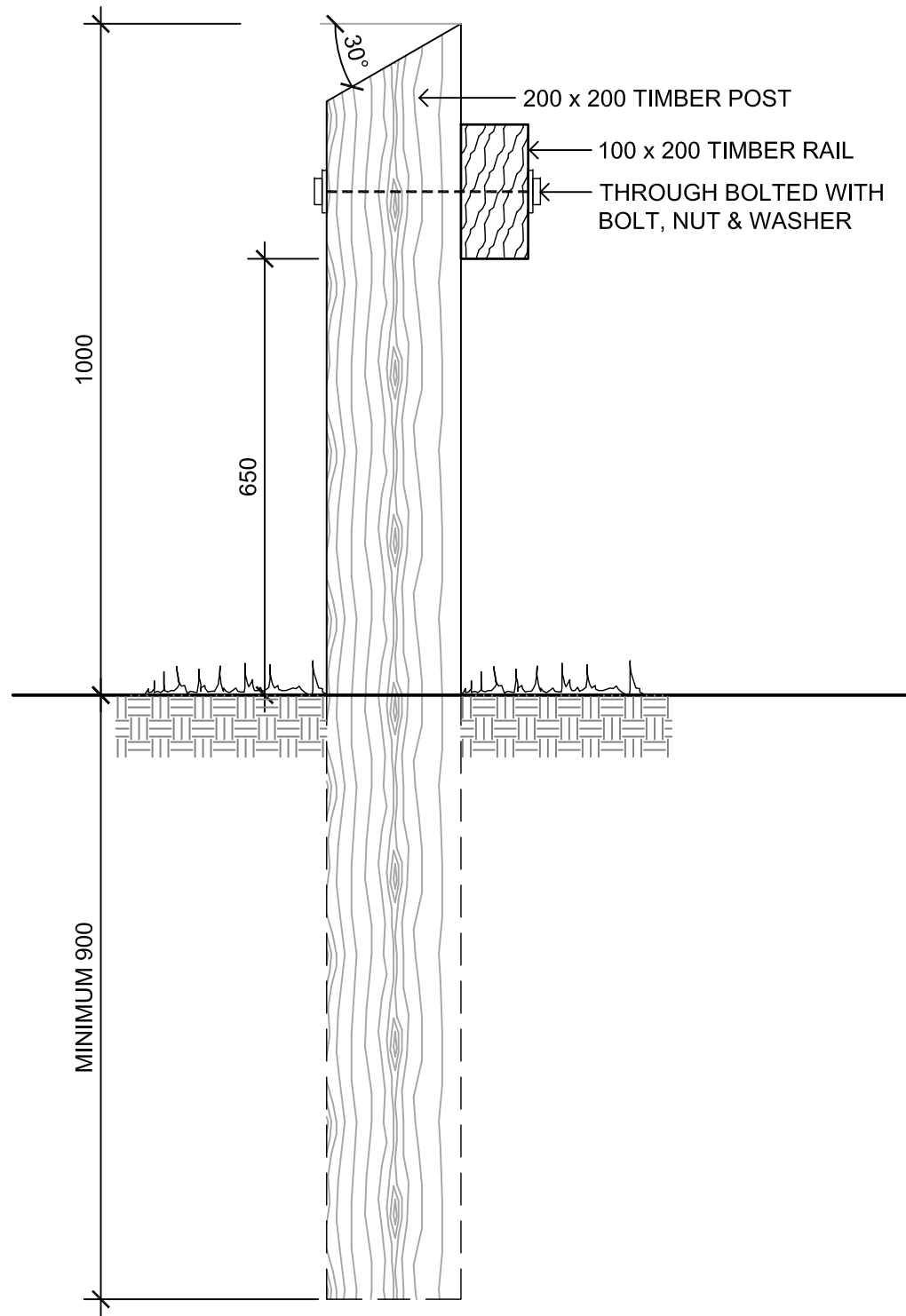


1 WOOD BOLLARD
6.1 ELEVATION 1:10

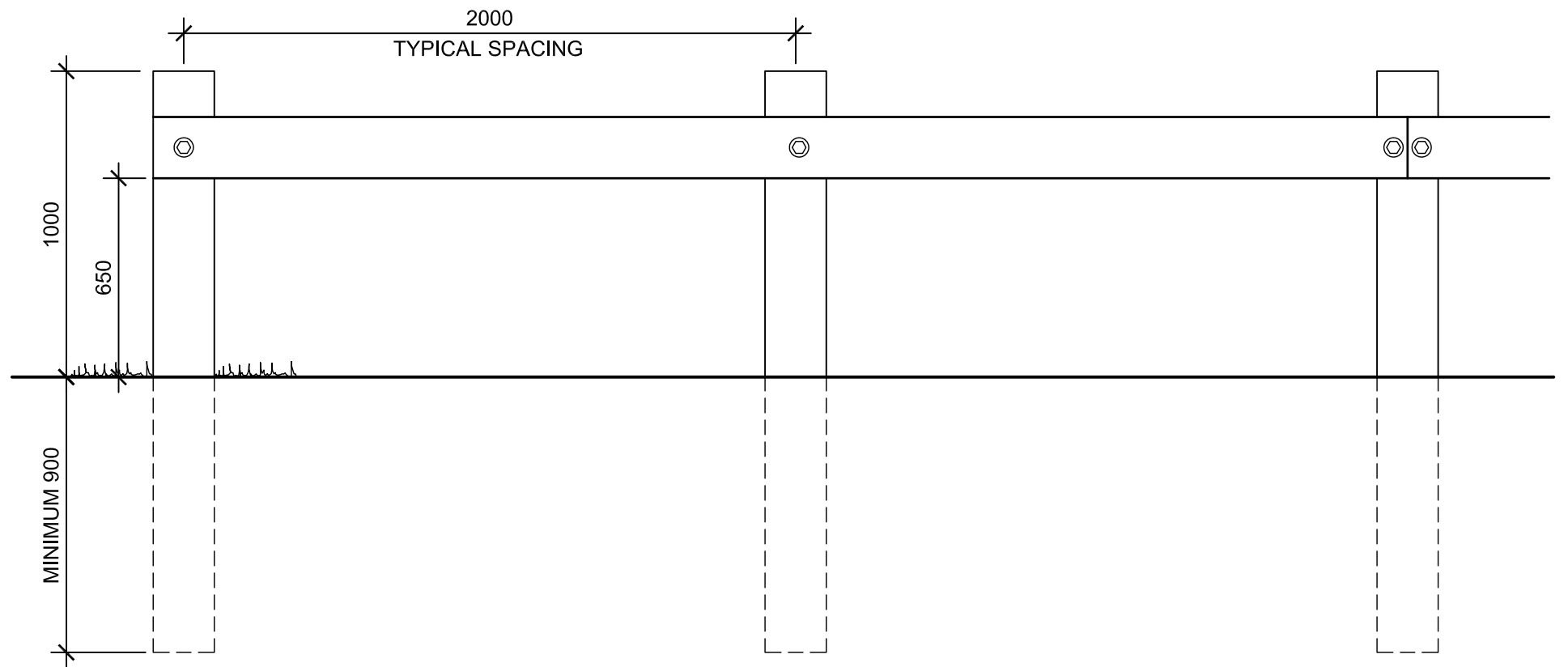


2 WOOD BOLLARD
6.1 ELEVATION 1:20

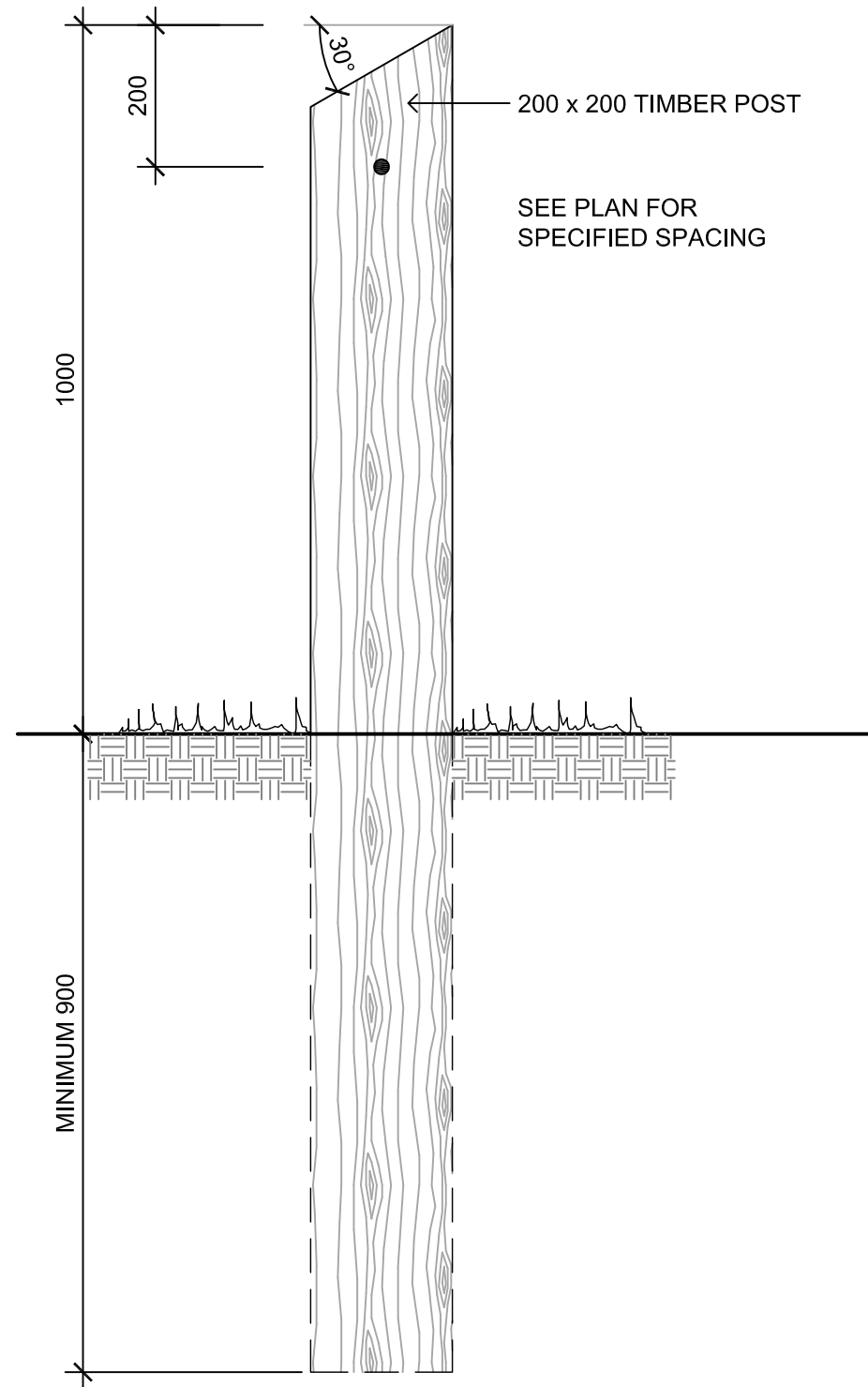




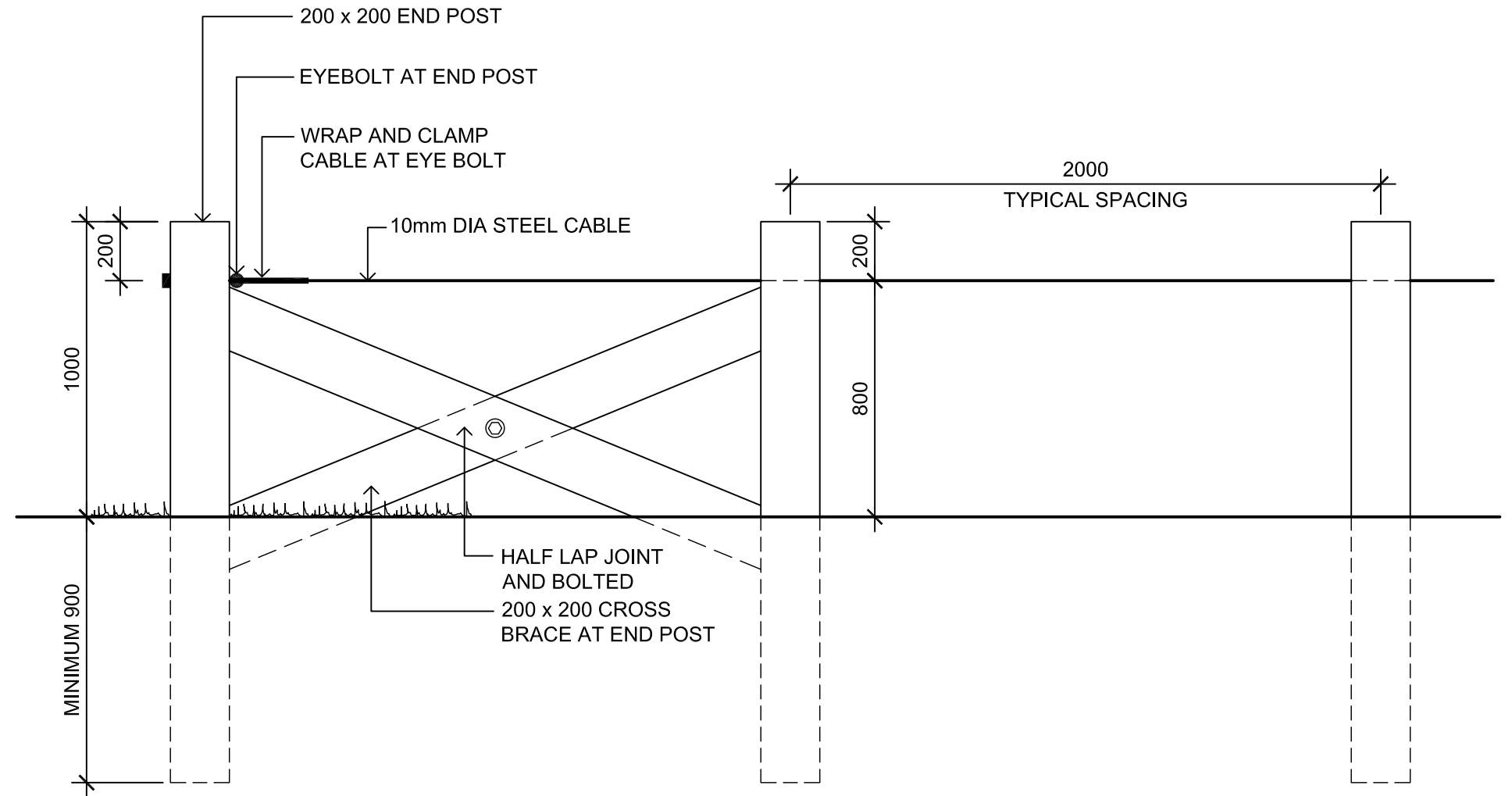
1 POST AND RAIL
6.3 SECTION 1:10



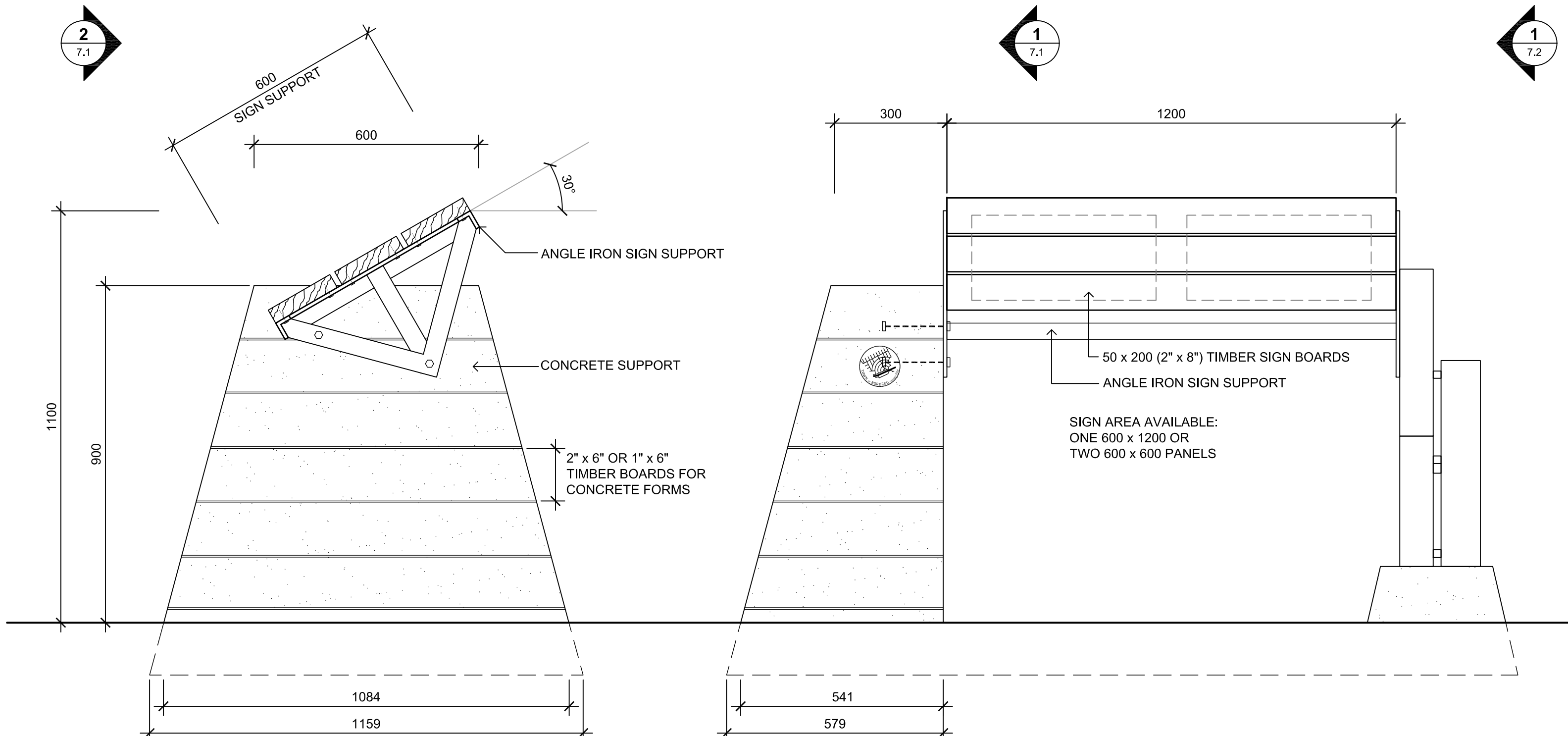
2 POST AND RAIL
6.3 ELEVATION 1:20



1 POST AND CABLE
6.4 SECTION 1:10

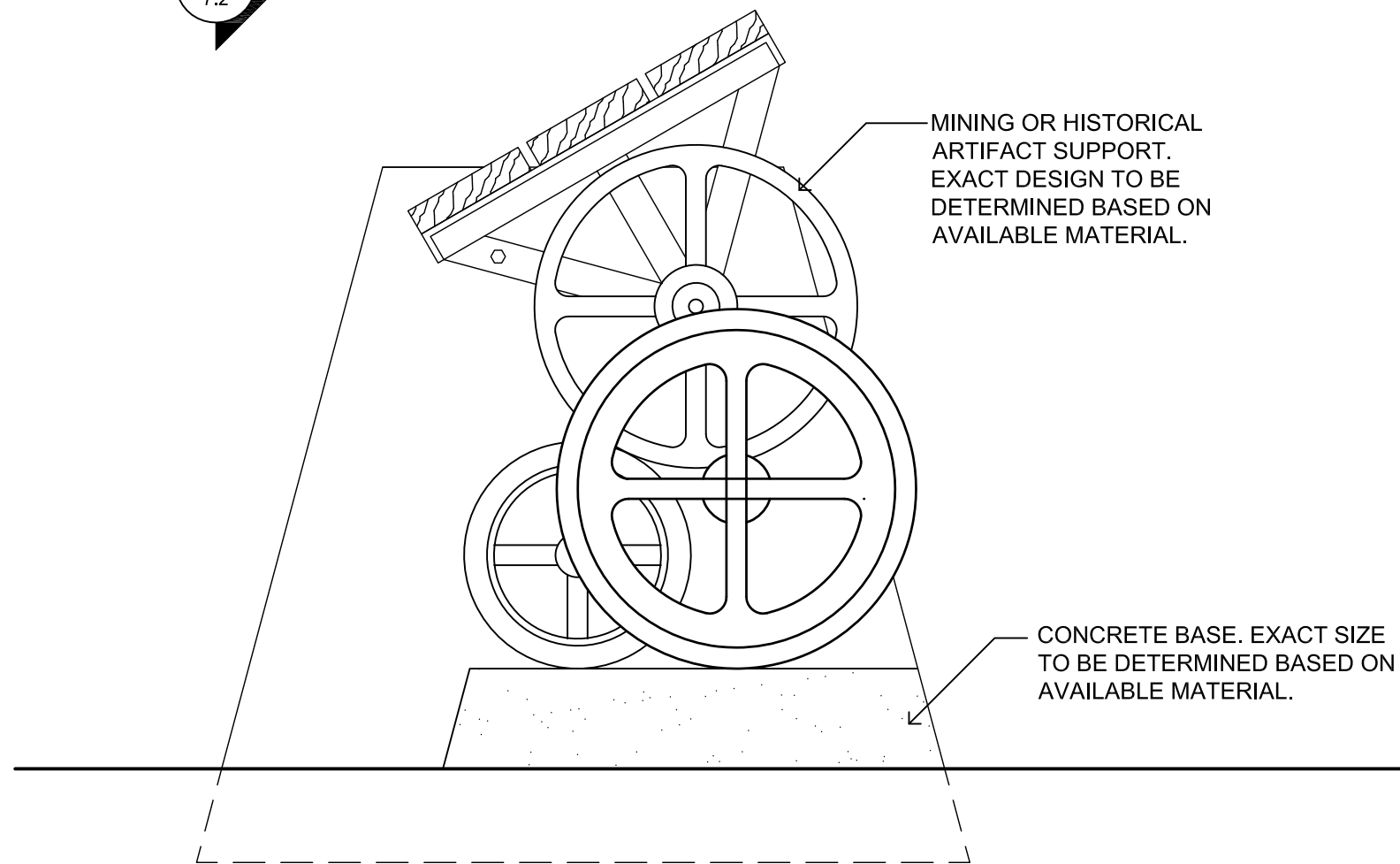
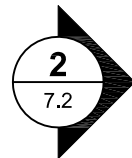


2 POST AND CABLE
6.4 ELEVATION 1:20

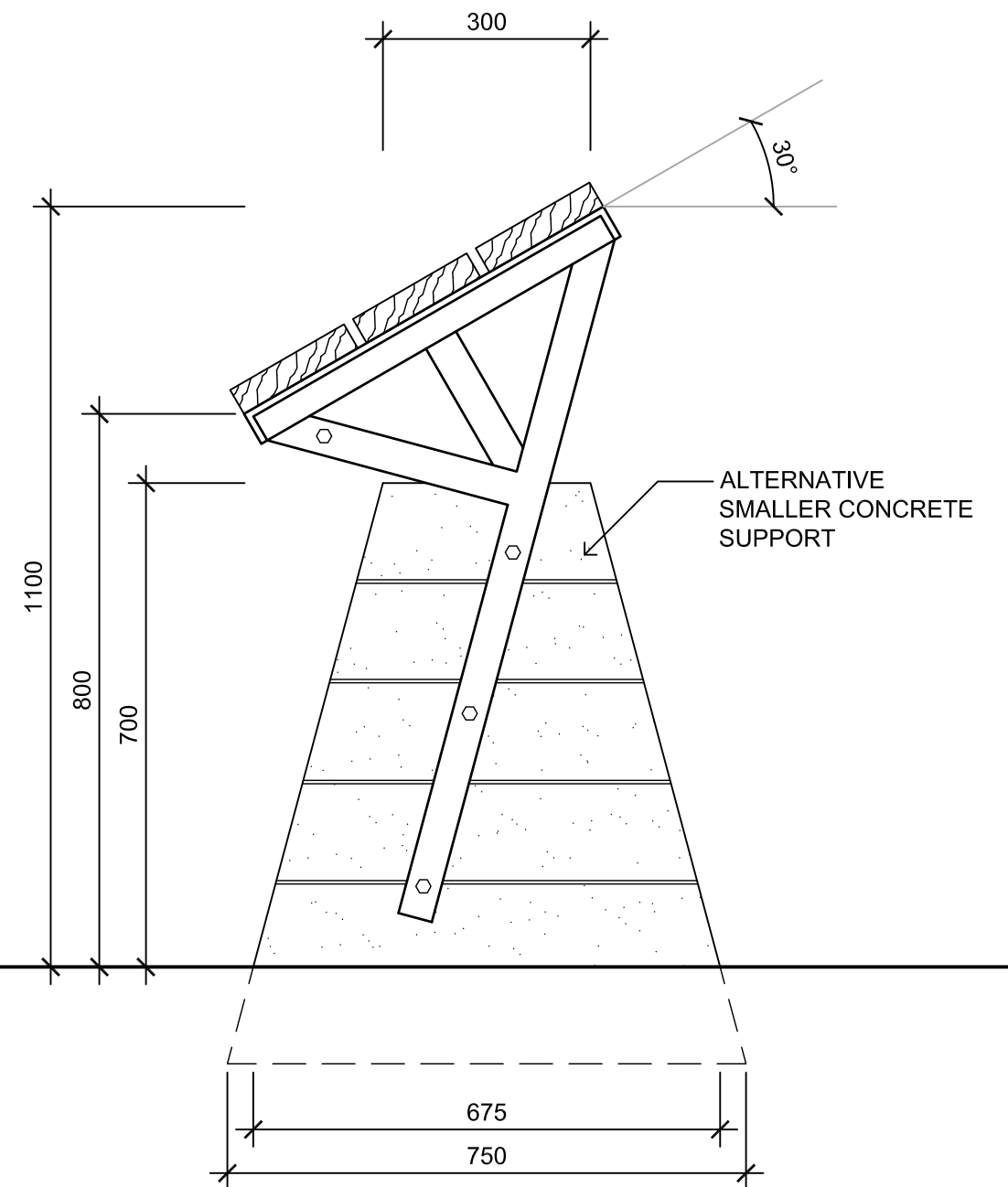


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7.1
INTERPRETIVE SIGN
SECTION 1:10

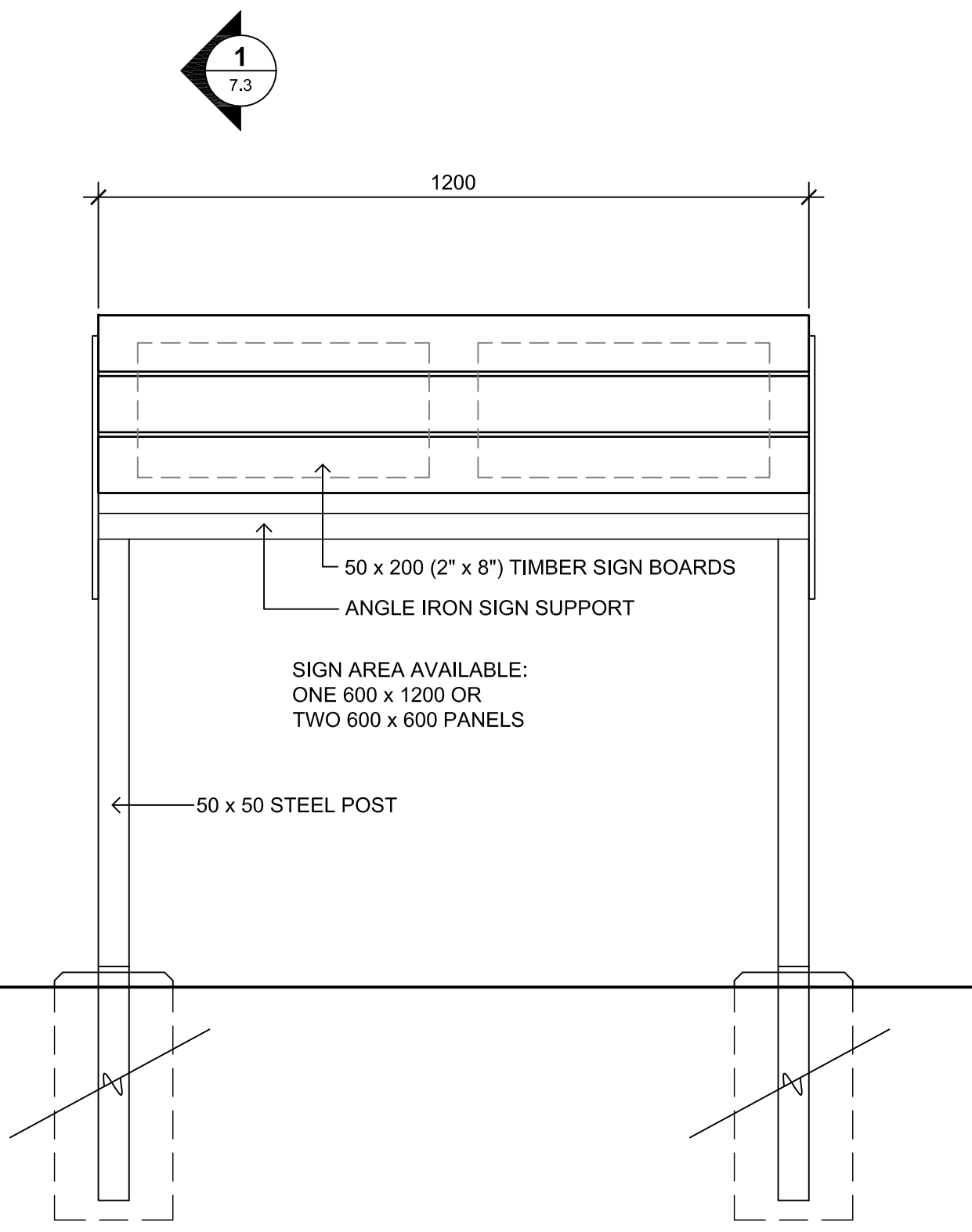
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7.1
INTERPRETIVE SIGN
FRONT ELEVATION 1:10



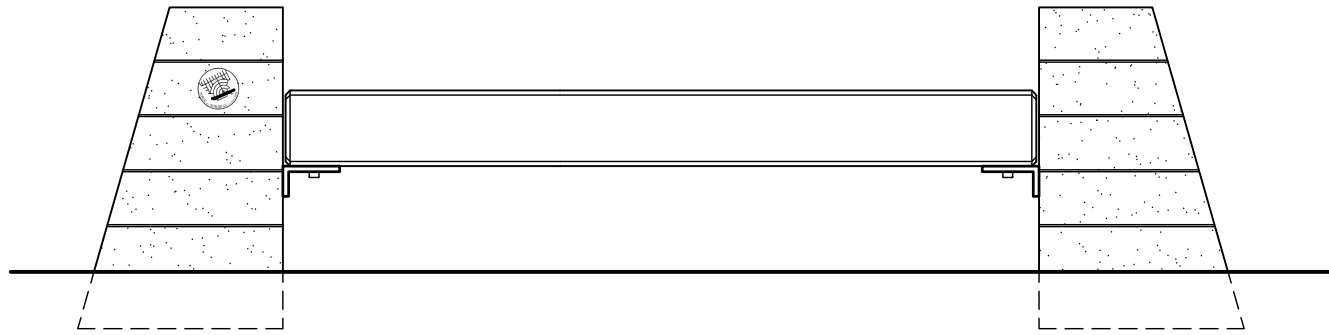
1 INTERPRETIVE SIGN
7.2 ELEVATION 1:10



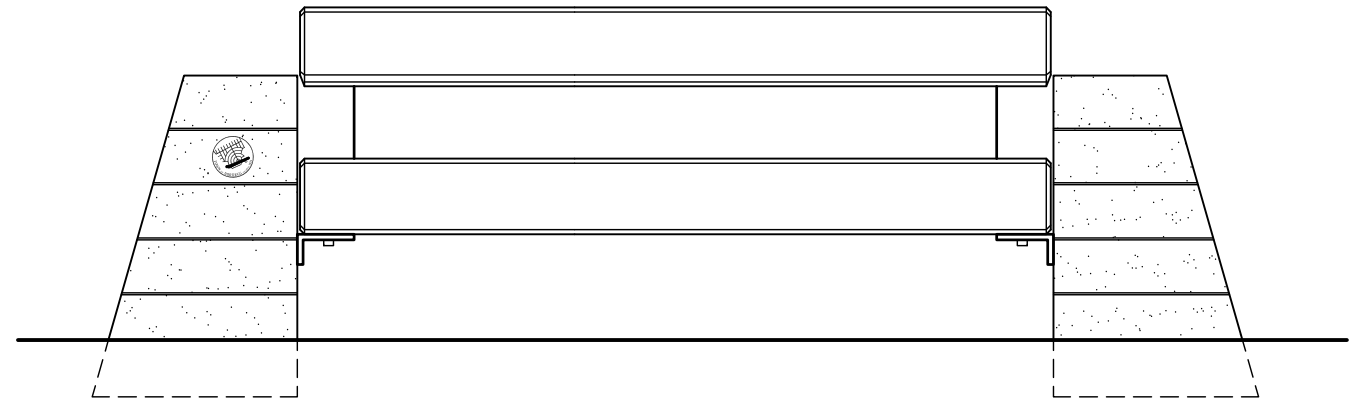
2 INTERPRETIVE SIGN
7.2 SECTION 1:10



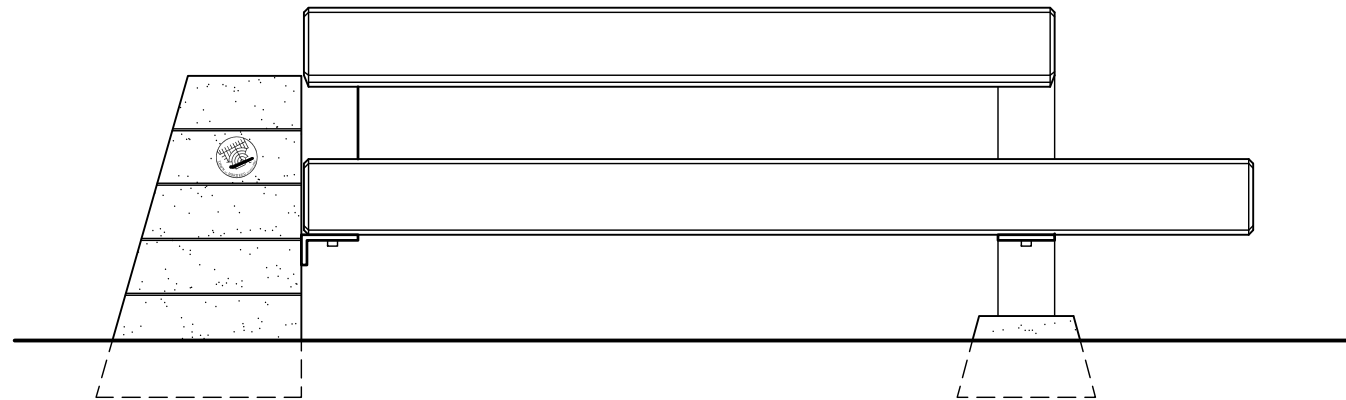
2 **INTERPRETIVE SIGN**
7.3 SECTION 1:10



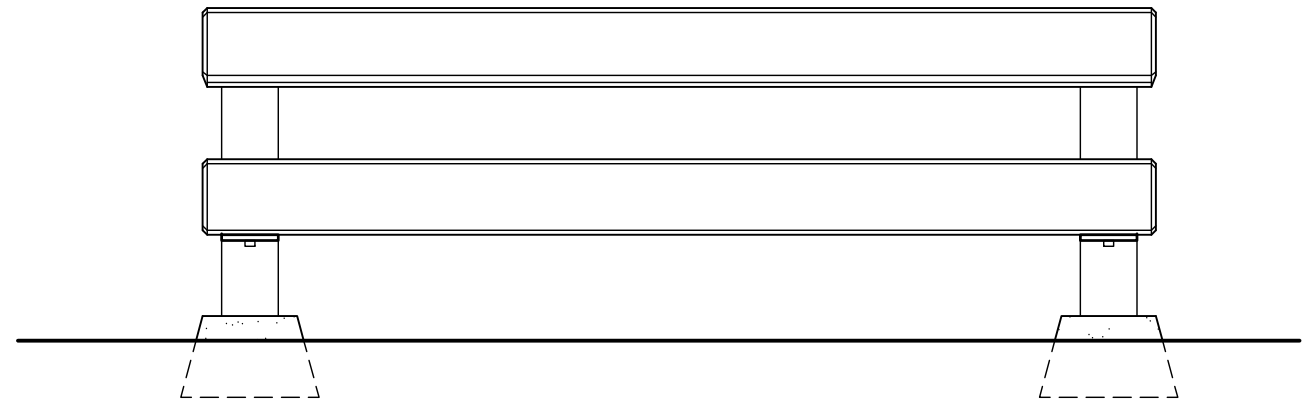
1 BENCH WITH CONCRETE SUPPORTS AND NO BACK
8.1 ELEVATION 1:20



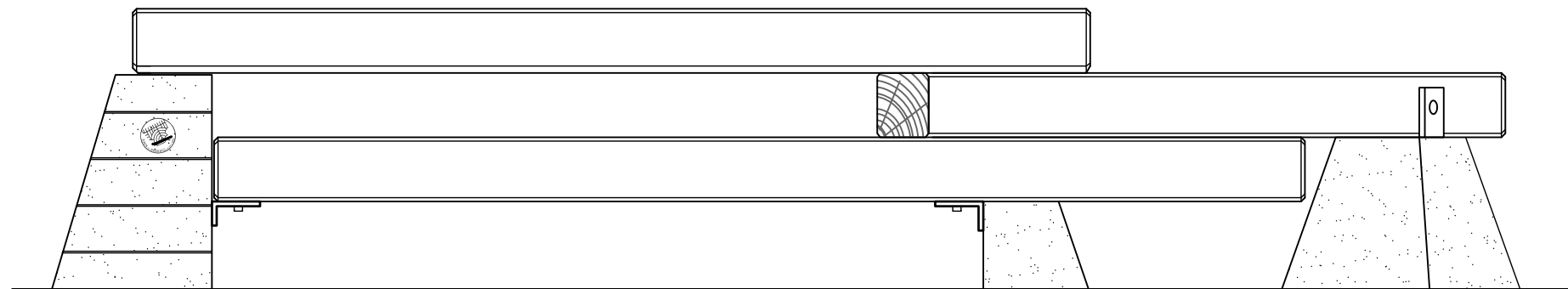
2 BENCH WITH CONCRETE SUPPORTS AND BACK
8.1 ELEVATION 1:20



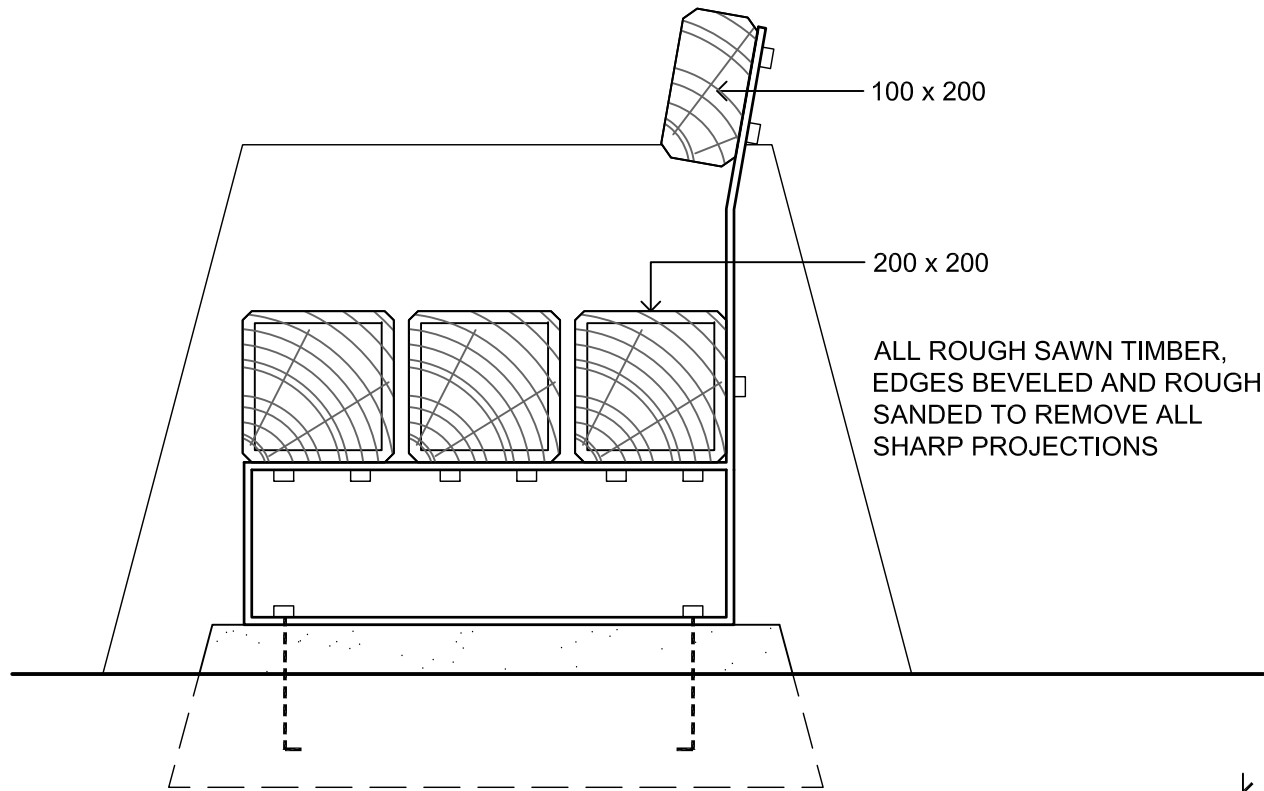
3 BENCH WITH ONE CONCRETE SUPPORT AND ONE STEEL SUPPORT
8.1 ELEVATION 1:20



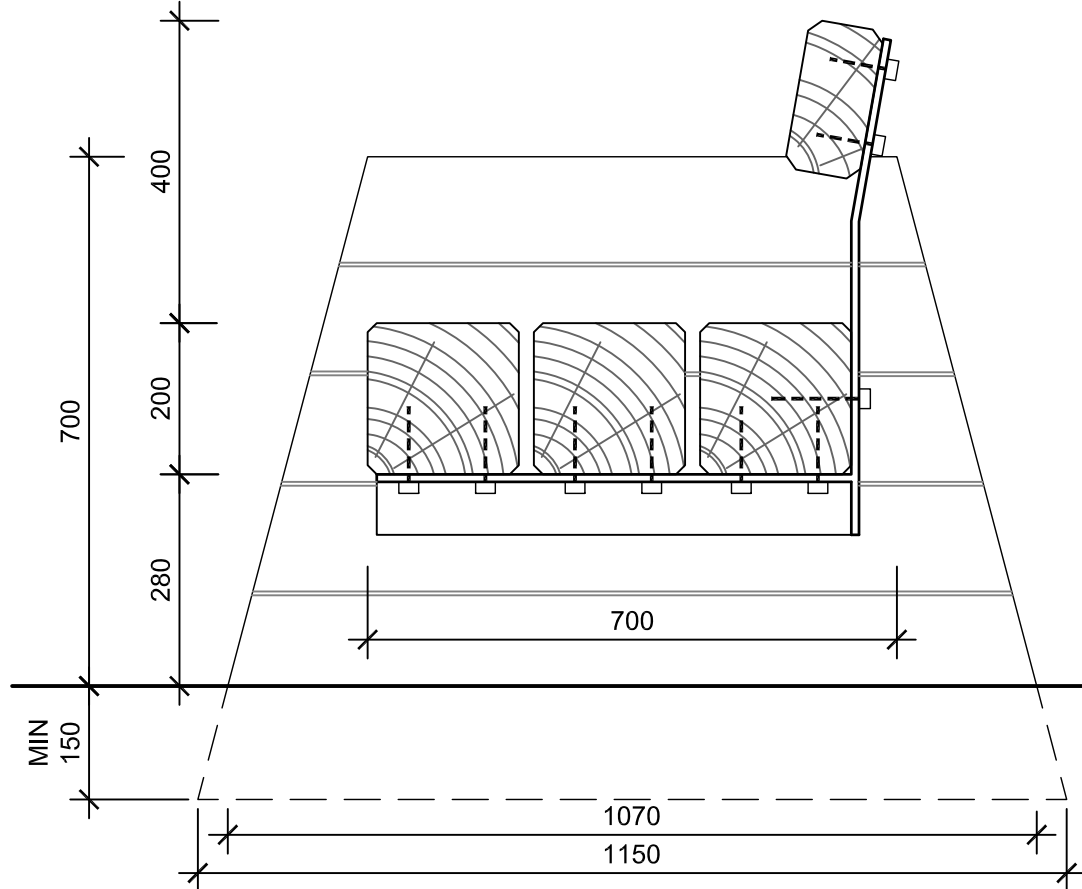
4 BENCH WITH STEEL SUPPORTS
8.1 ELEVATION 1:20



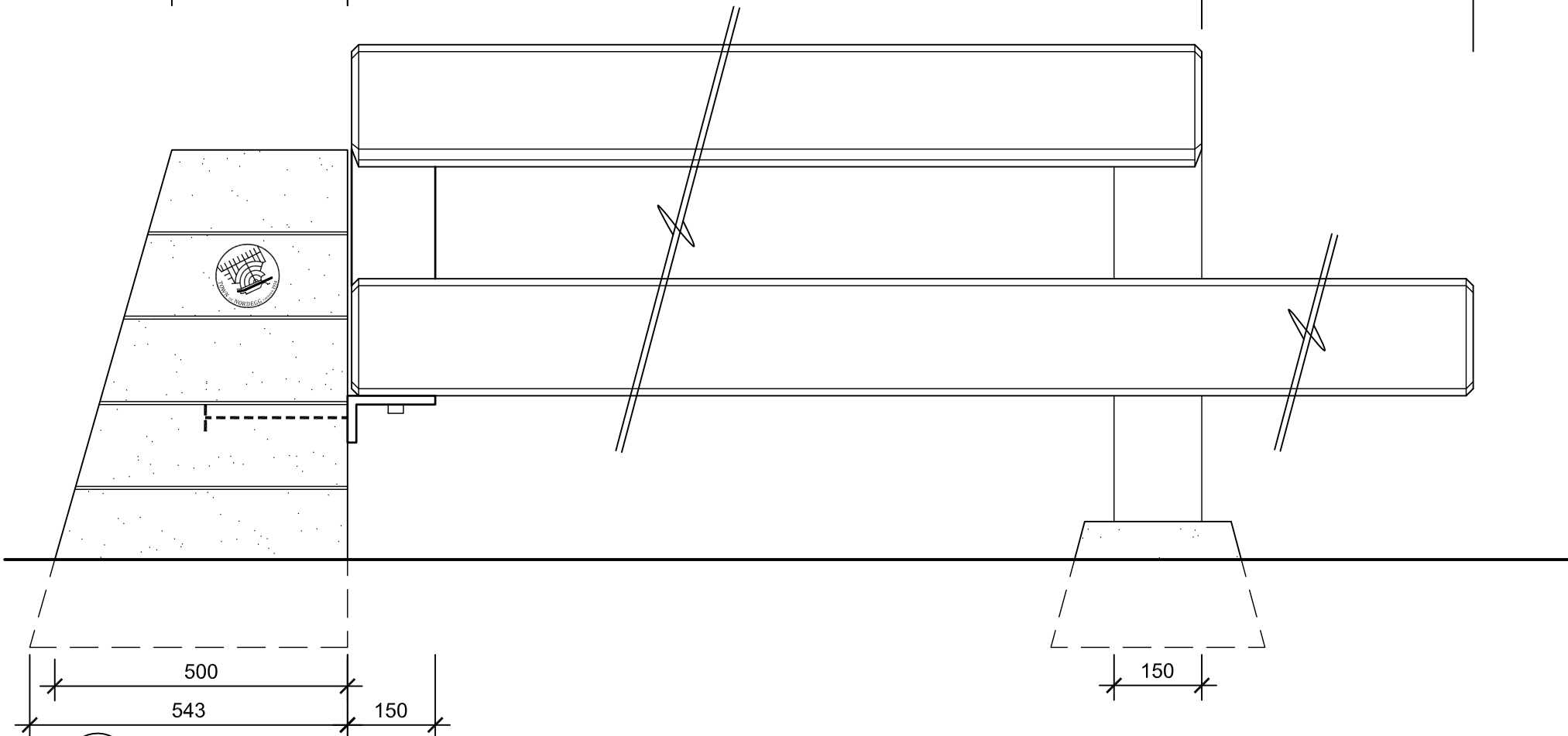
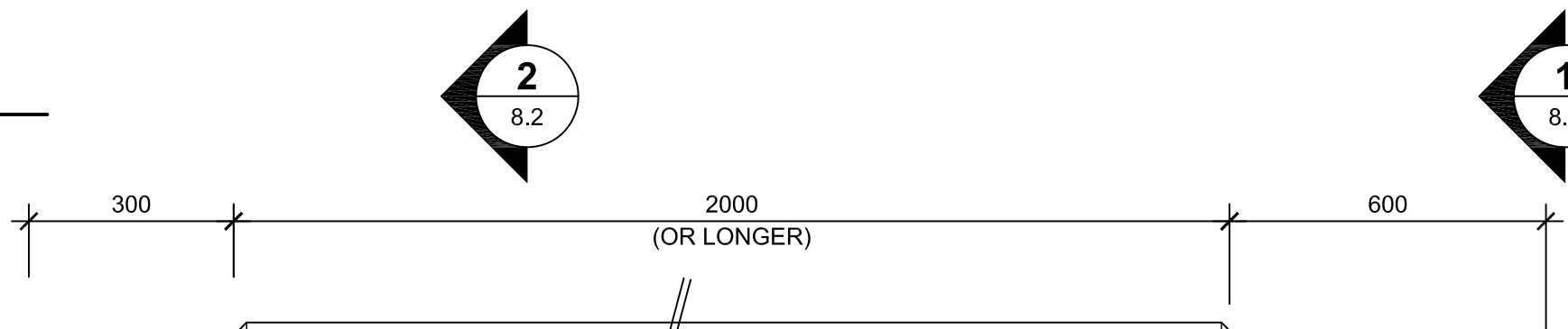
5 BENCH AND BEAM GROUPING
8.1 ELEVATION 1:20



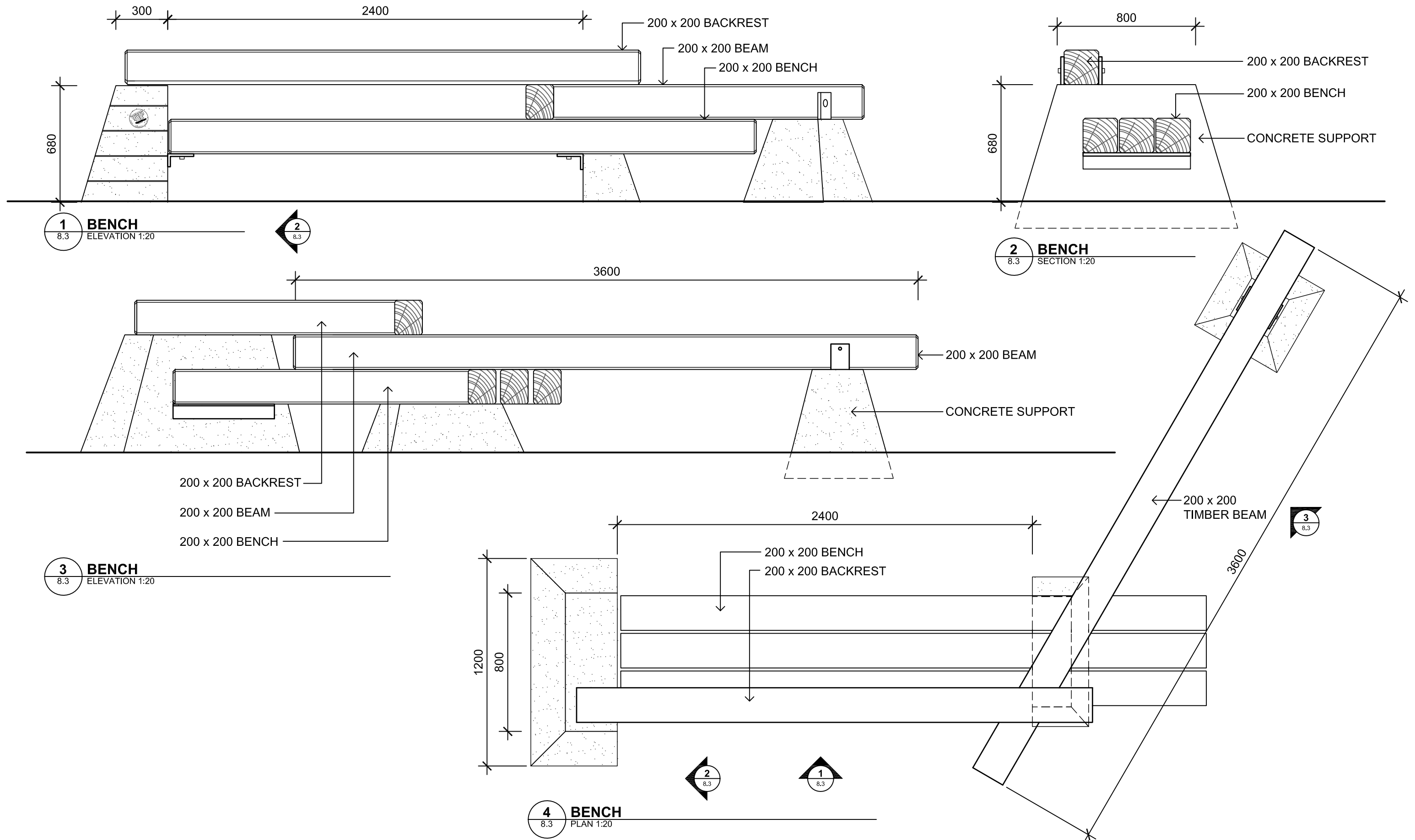
1 BENCH WITH CONCRETE SUPPORT AND STEEL SUPPORT
8.2 ELEVATION 1:10

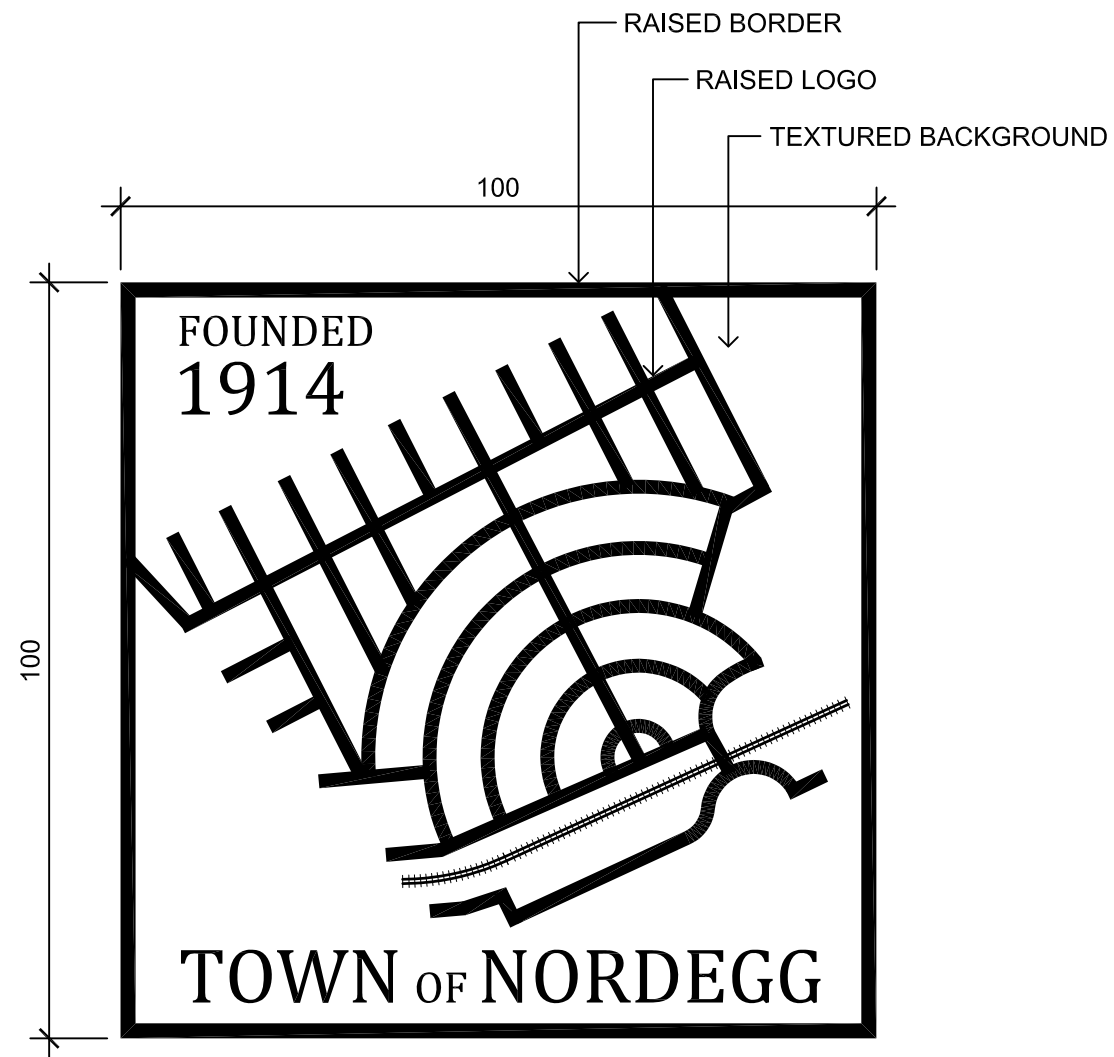


2 BENCH WITH CONCRETE SUPPORT AND STEEL SUPPORT
8.2 SECTION 1:10

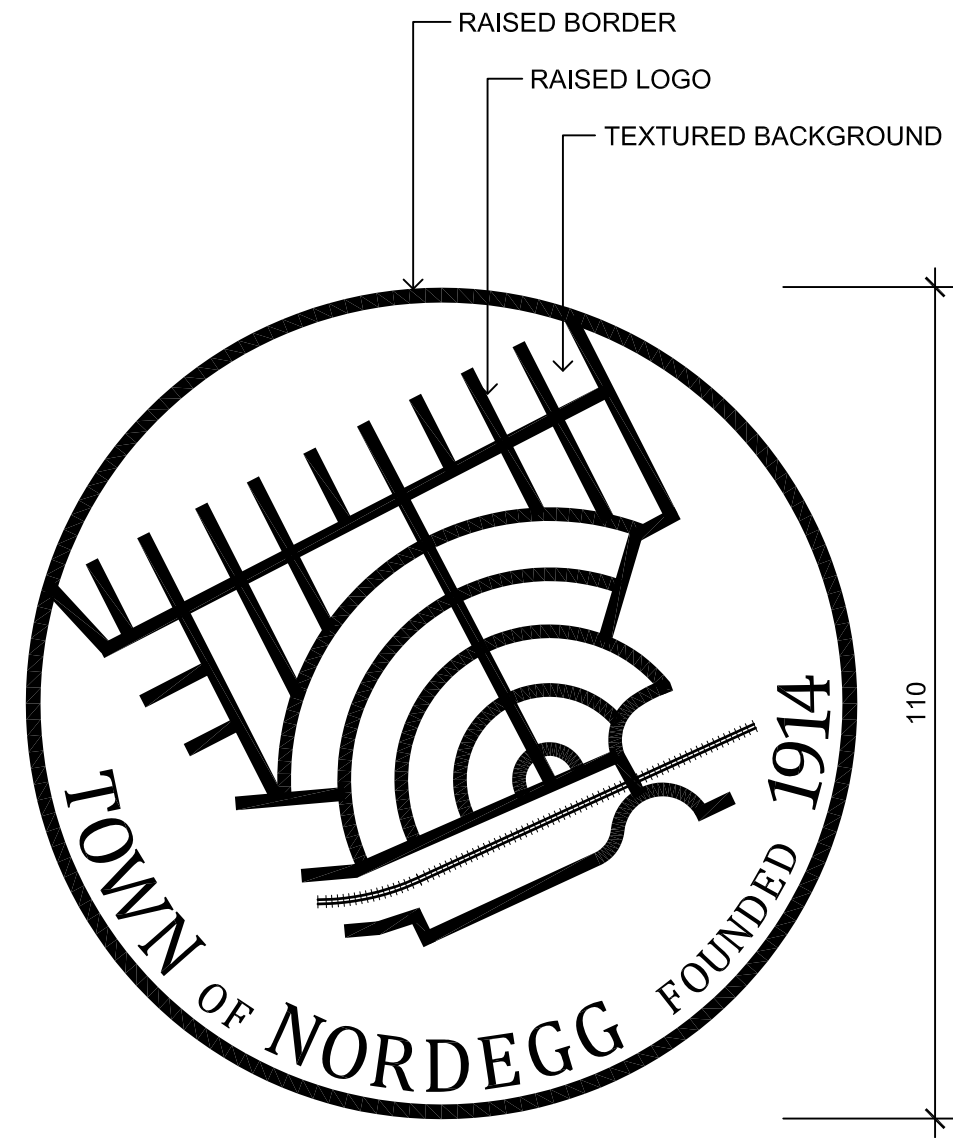


3 BENCH WITH CONCRETE SUPPORT AND STEEL SUPPORT
8.2 FRONT ELEVATION 1:10





1 SQUARE PLAQUE
9.1 SCALE: 1:1



2 CIRCLE PLAQUE
9.1 SCALE: 1:1

BRONZE PLAQUE AVAILABLE FROM;
BEHREND'S BRONZE
PHONE: 1-800-661-1092
www.behrendsbronze.com

- MOUNTING OPTIONS:
- COMPLETE WITH STUDS FOR CAST-IN-PLACE INSTALLATION FLUSH WITH CONCRETE SURFACE
 - WITHOUT STUDS FOR MOUNTING WITH ADHESIVE TO A DEPRESSION CAST IN CONCRETE



EXISTING HIGHWAY SIGN

EXISTING 4" x 6" POSTS

EXISTING 4" x 4" SIGN FRAME

REMOVE TWO EXISTING 3' LENGTHS OF 4" x 4" AND
ADD ONE 4" x 4" HORIZONTAL AND ONE 4" x 4"
VERTICAL AT TOP ON EACH SIDE TO MATCH BOTTOM
4' x 8' PANEL FRAME



2440 (8')

1220 (4')

1220 (4')

PROVIDE ADDITIONAL 4" x 4" P.T.
TIMBER BRACING AT TOP AND
AT SIDE OF FRAME TO MATCH
EXISTING ON BOTH SIDES

2440

1220

1220

**SOUTH NORDEGG
RESIDENTIAL
LOTS AVAILABLE**



**CONTACT:
CLEARWATER COUNTY
403-845-4444
WWW.COUNTY.CLEARWATER.AB.CA**

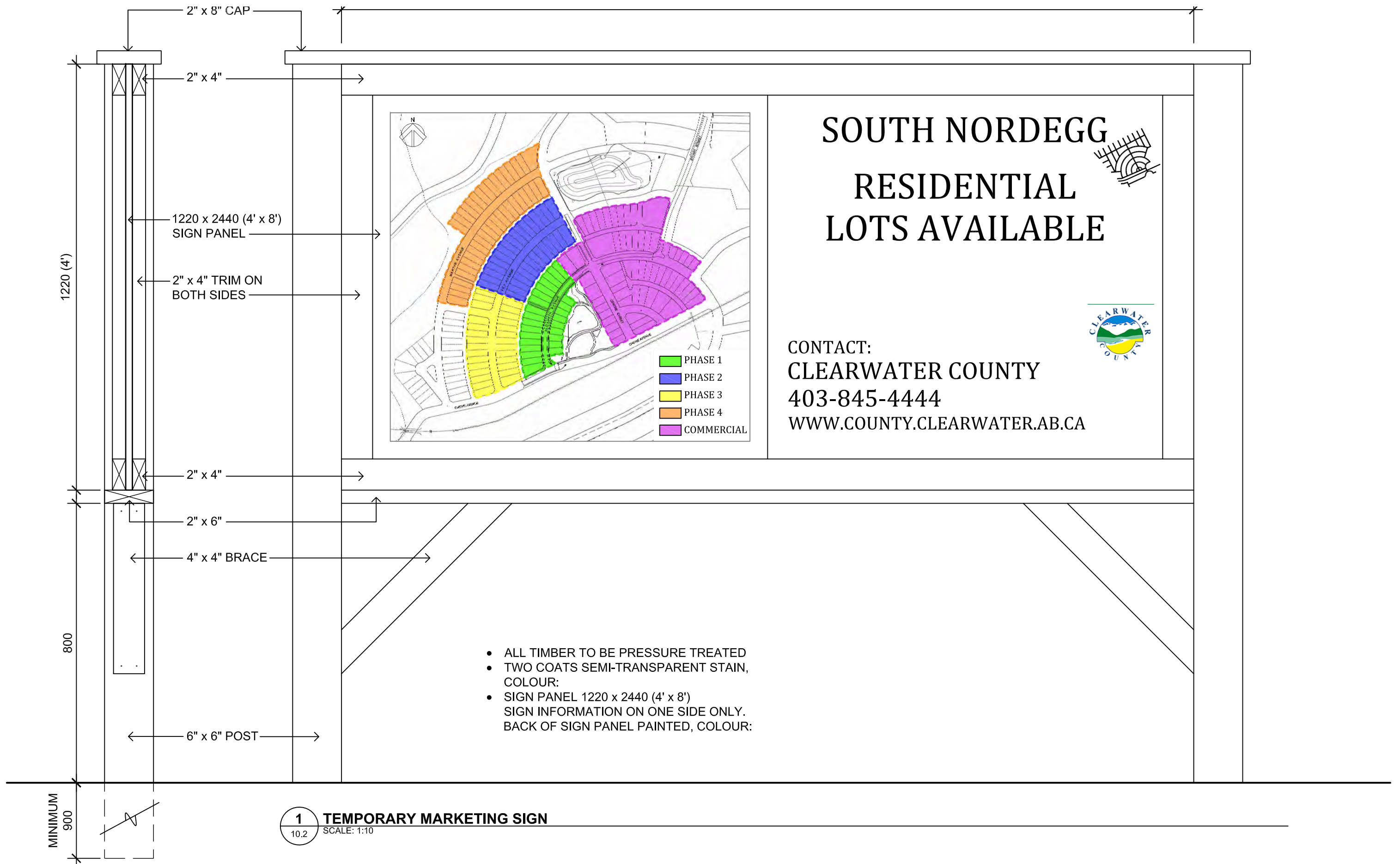
- SUPPLY AND INSTALL TWO 2440 x 2440 (8' x 8')
PAINTED SIGN PANELS
- EACH SIGN PANEL TO BE TWO 1220 x 2440 (4' x 8')
SHEETS OF PLYWOOD
- BACKGROUND COLOUR:
- LETTERING COLOUR:

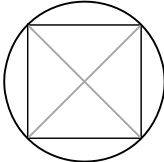
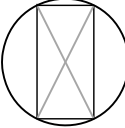
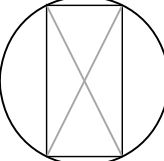
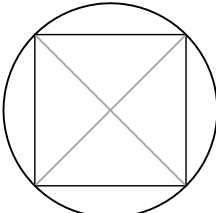
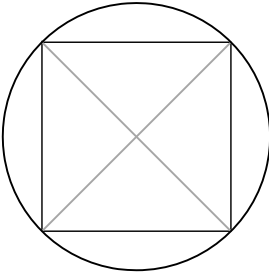
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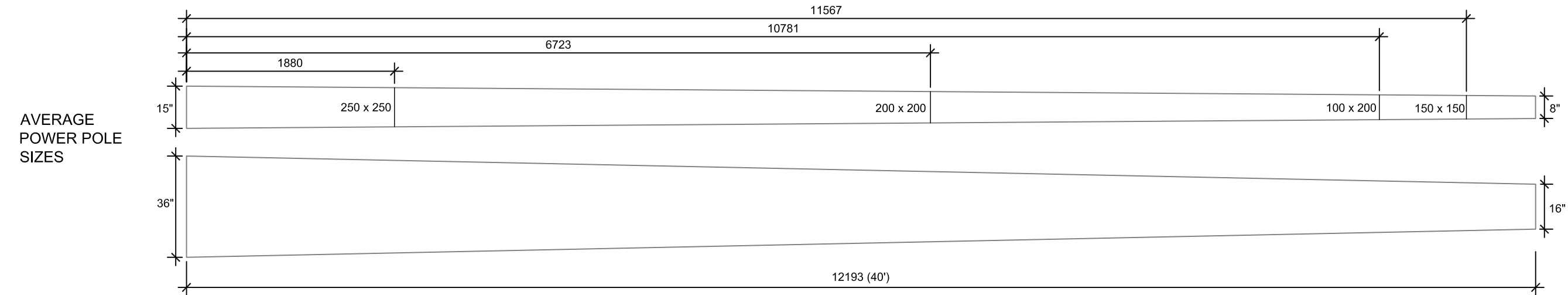
10.1

HIGHWAY INFORMATION SIGN

SCALE: 1:20



	ROUGH SAWN TIMBER SIZES		MINIMUM CALIPER/ DIAMETER REQUIREMENTS		MAXIMUM LENGTH FROM 40' POLE	
	150 x 150	6" x 6"	210 dia	8 ¼" dia	9,854 - 11,567mm	32' 4" - 37' 10 "
	75 x 150	3" x 6"	175 dia	6.9" dia	9,854 - 11,567mm	32' 4" - 37' 10 "
	100 x 200	4" x 8"	225 dia	8.8" dia	9,068 - 10,781mm	31' 6" - 35' 4"
	200 x 200	8" x 8"	270 dia	10.6" dia	5,011 - 6,723mm	16' 5" - 22'
	250 x 250	10" x 10"	350 dia	13.7" dia	168 - 1880mm	6" - 6' 2"



TimberForm Double Belt Swing 1561-2
 Also available: Double Tot Swing 1562-2



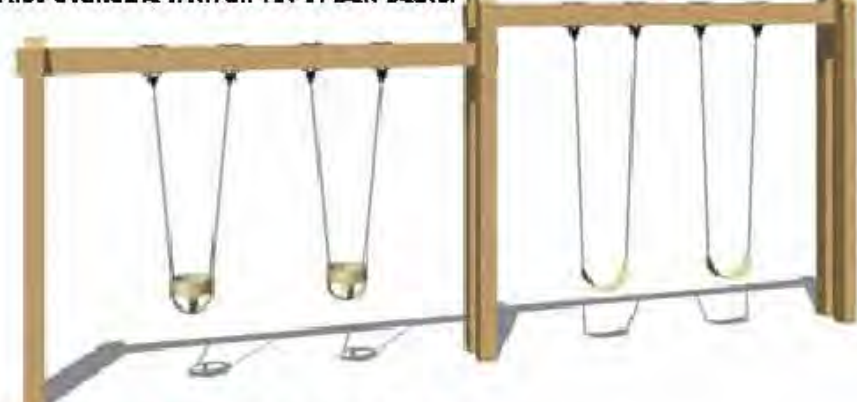
Equipment Only: 12' x 12' (3.7m x 3.7m)
Minimum Safe Use Zone: 24' x 30' (7.4m x 9.2m)

TimberForm TyreSwing™ 1561-TS



Equipment Only: 16' x 11' (4.9m x 3.4m)
Minimum Safe Use Zone: 28' x 21' (8.6m x 6.5m)

TimberForm Double Belt / Double Tot Swing 1563-4
 Also available with all Tot or Belt Seats.



Equipment Only: 23' x 14' (7.1m x 4.3m)
Minimum Safe Use Zone: 35' x 34' (10.7m x 10.4m)

Belt Seat 1669*



Tot Seat 1668*



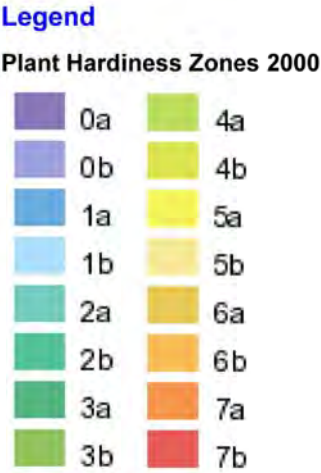
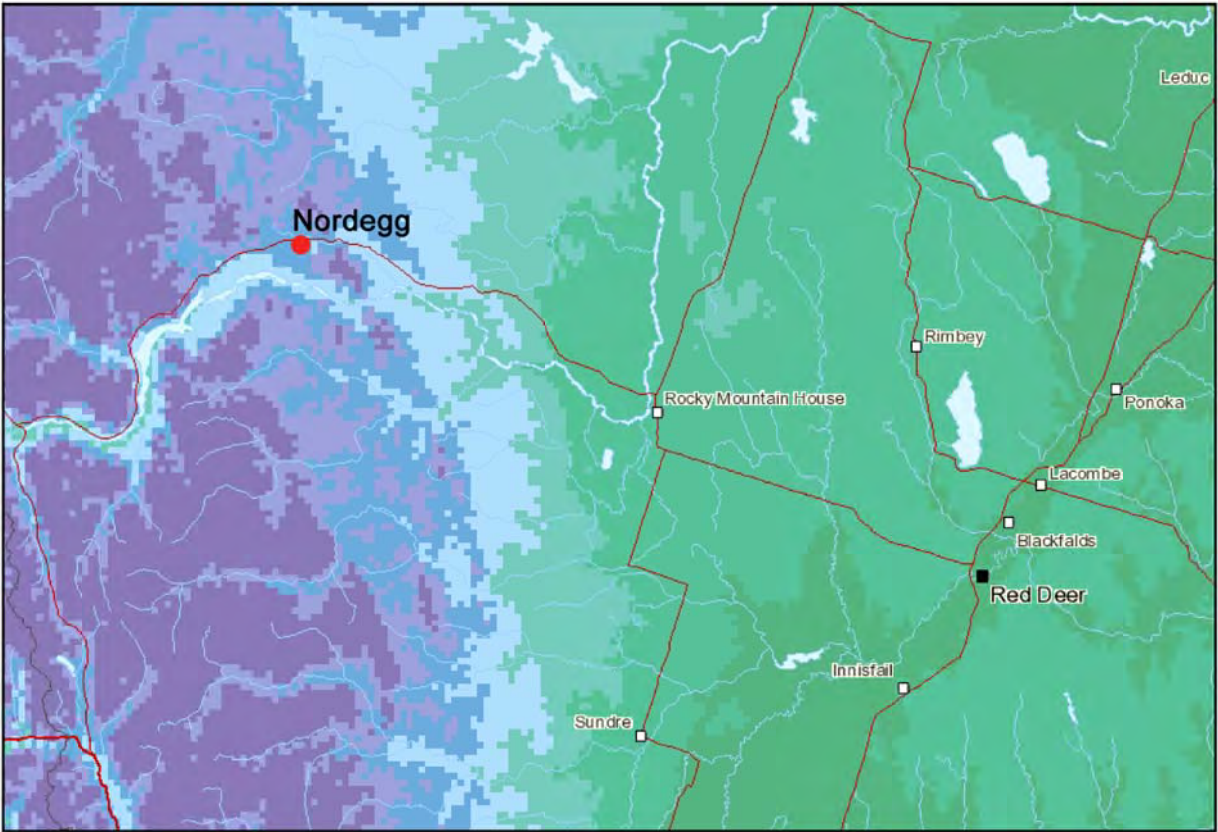
TyreSwing™ Apparatus 1620*



AVAILABLE FROM:
 TIMBERFORM
 PHONE: 1-800-547-1940
 WEBSITE: www.timberform.com

OR EQUAL AND APPROVED

PLANT HARDINESS ZONES 2000



Other Plants

- Native plants and non-native plants that are borderline hardiness to the townsite but worthy of trial planting in this area
- For planting on private lots only, not for planting in natural areas

Deciduous Trees

Paper Birch	<i>Betula papyrifera</i>
River Birch	<i>Betula nigra</i>
Foothills Green Ash	<i>Fraxinus pennsylvanica</i> 'Heuver'
Prairie Spire Green Ash	<i>Fraxinus pennsylvanica</i> 'Rugby'
Western Larch	<i>Larix occidentalis</i>
Prairie Sky Poplar	<i>Populus x canadensis</i> 'Prairie Sky'
Western Chokecherry	<i>Prunus virginiana</i> 'Melanocarpa'

Coniferous Shrubs

Horizontal Juniper	<i>Juniperus horizontalis</i>
- various cultivars	
Common Juniper	<i>Juniperus communis</i> 'Effusa'
Mugo Pine	<i>Pinus mugo</i> 'Mughus'

Deciduous Shrubs - Low Growing

Pygmy Caragana	<i>Caragana pygmaea</i>
Potentilla - various cultivars	<i>Potentilla fruticosa</i>
Blue Fox Willow	<i>Salix brachycarpa</i> 'Blue Fox'
Dwarf Arctic Willow	<i>Salix purpurea</i> 'Nana'

Deciduous Shrubs - Large

Saskatoon	<i>Amelanchier alnifolia</i>
Siberian Coral Dogwood	<i>Cornus alba</i> 'Sibirica'
Hedge Cotoneaster	<i>Cotoneaster acutifolia</i>
Wolf Willow	<i>Elaeagnus commutata</i>
Waterton Mockorange	<i>Philadelphus lewisii</i> 'Waterton'
Alpine Currant	<i>Ribes alpinum</i>
Russet Buffaloberry	<i>Shepherdia canadensis</i>
Common Lilac	<i>Syringa vulgaris</i>
Highbush Cranberry	<i>Viburnum trilobum</i>

Native Plants

- Indigenous to the area
- Recommended for all areas including natural areas

Coniferous Trees

White Spruce	<i>Picea glauca</i>
Lodgepole Pine	<i>Pinus contorta</i> 'Latifolia'

Deciduous Trees

Aspen	<i>Populus tremuloides</i>
-------	----------------------------

Coniferous Shrubs

Horizontal Juniper	<i>Juniperus horizontalis</i>
--------------------	-------------------------------

Deciduous Shrubs - Low Growing

Labrador Tea	<i>Ledum groenlandicum</i>
Potentilla	<i>Potentilla fruticosa</i>
Prickly Rose	<i>Rosa acicularis</i>
Wild Rose	<i>Rosa woodsii</i>
Short Fruited Willow	<i>Salix brachycarpa</i>
Birch Leaved Spirea	<i>Spiraea betulifolia</i>
Snowberry	<i>Symphoricarpos albus</i>
Coralberry	<i>Symphoricarpos occidentalis</i>

Deciduous Shrubs - Large

Red Osier Dogwood	<i>Cornus sericea</i>
Coyote Willow	<i>Salix exigua</i>
Sandbar Willow	<i>Salix interior</i>
Shining Willow	<i>Salix lucida</i>



IBI/LANDPLAN

IBI/Landplan
400 - Kensington House
1167 Kensington Crescent NW
Calgary AB T2N 1X7 Canada

tel 403 270 5600
fax 403 270 5610

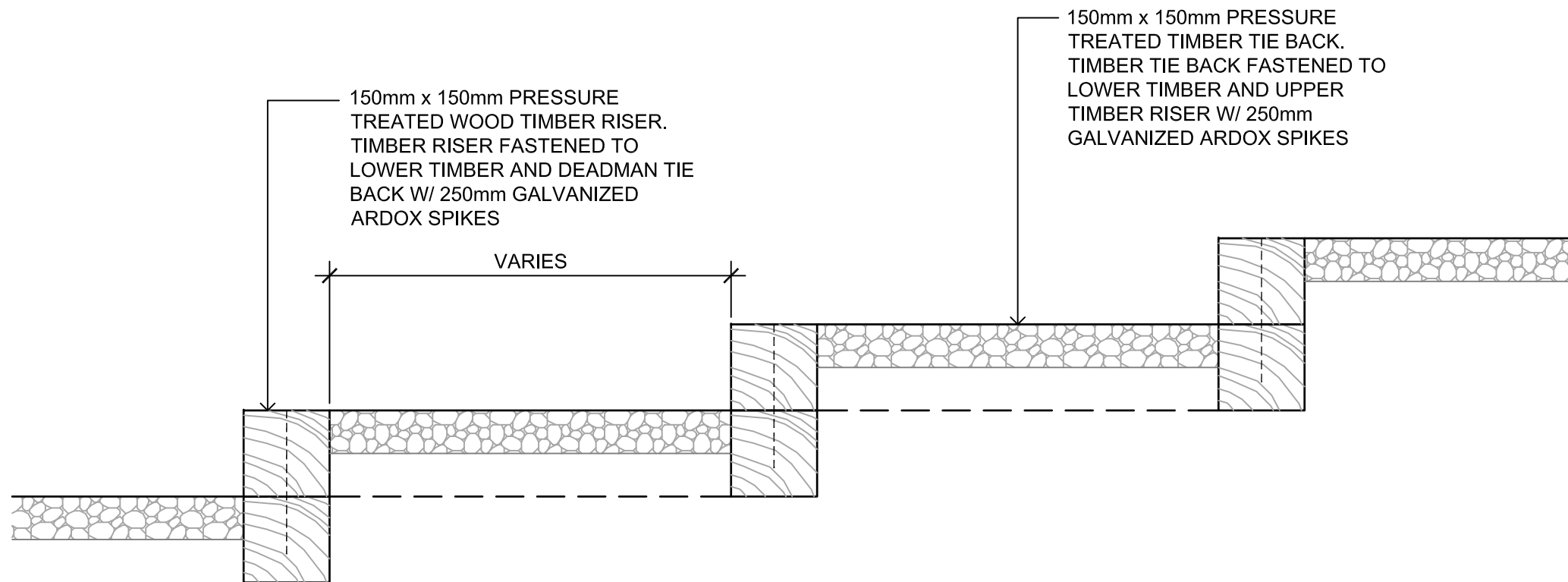


Town of Nordegg
Clearwater County, Alberta

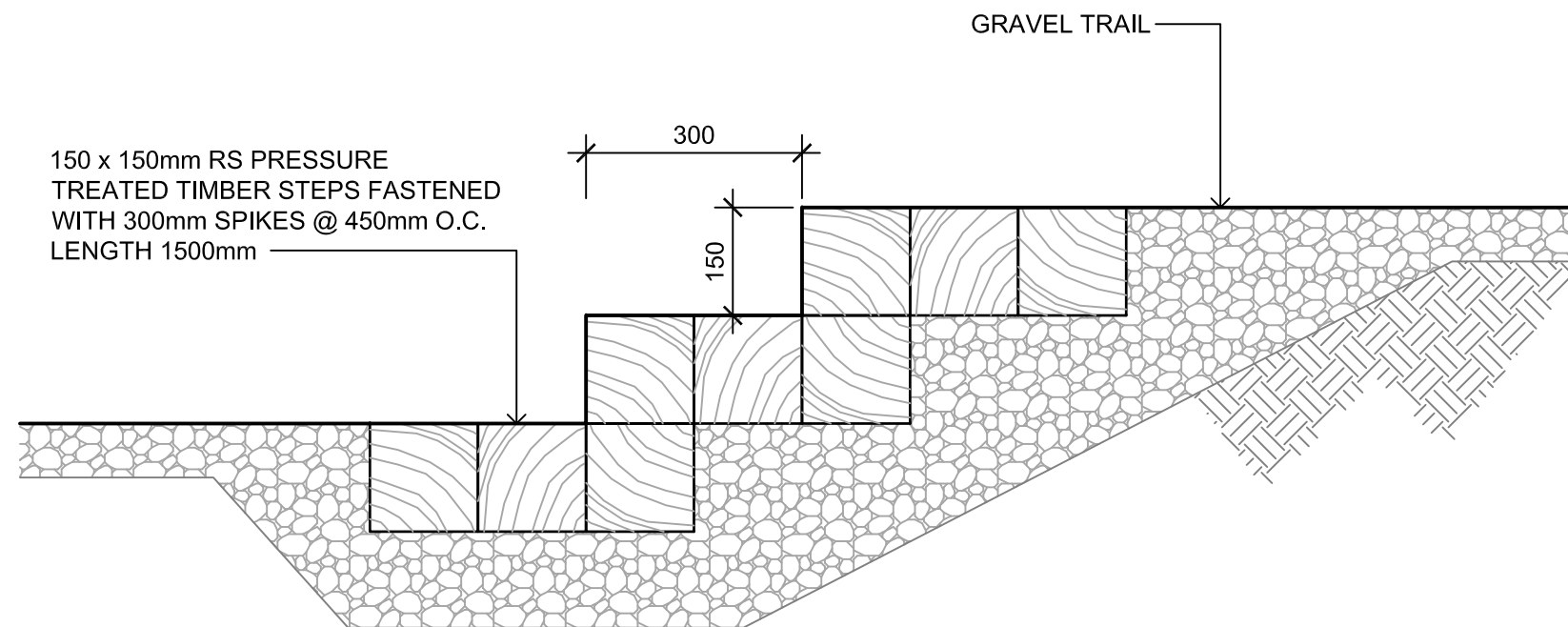
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Recommended Plant
Species

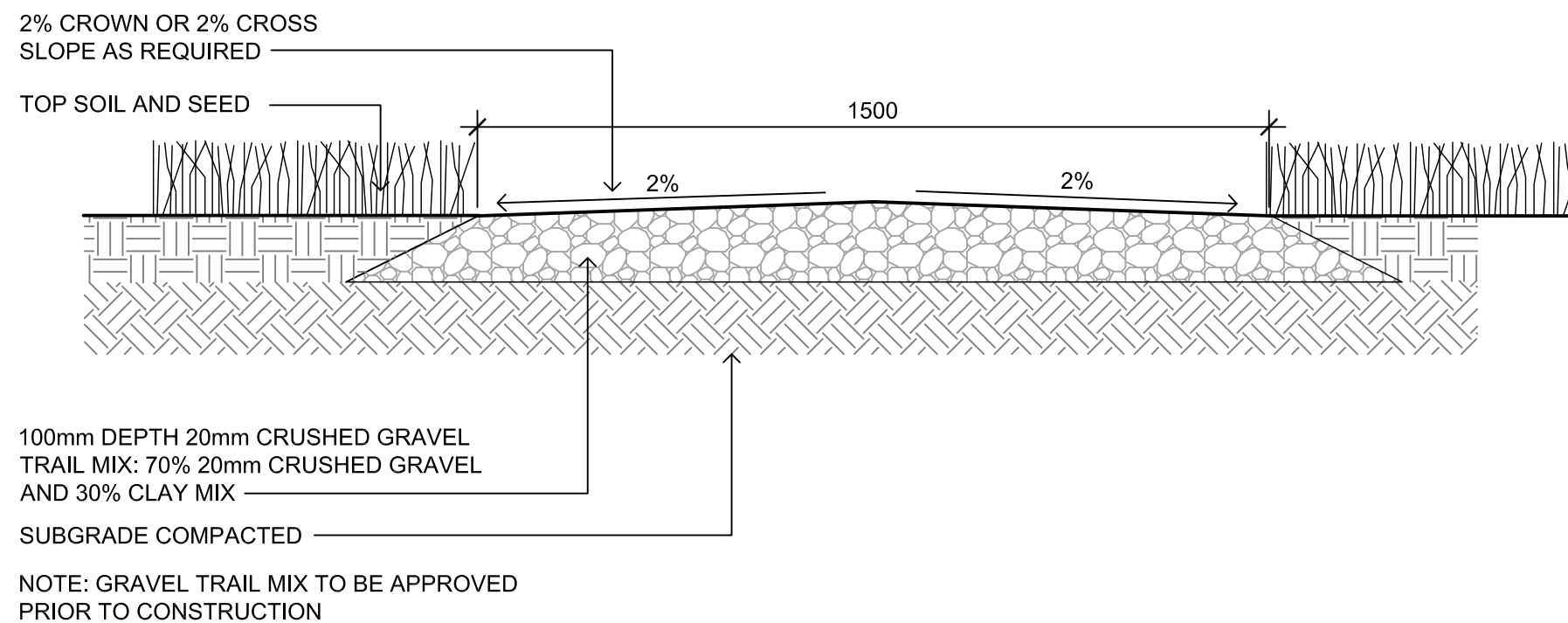
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1 **TIMBER STAIRS**
14.1 SCALE: 1:10



1 **TIMBER STAIRS**
14.2 SCALE: 1:10



1 **GRAVEL TRAIL**
15.1 SCALE: 1:5



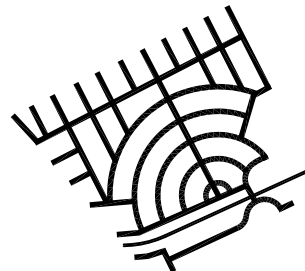
DRAWING LIST

- L1.1 Overall Plan
- L1.2 Grading Plan North
- L1.3 Grading Plan South
- L1.4 Landscape Plan North
- L1.5 Landscape Plan South

SEE
DRAWING
L1.2

SEE
DRAWING
L1.3

Town of Nordegg
Clearwater County, AB



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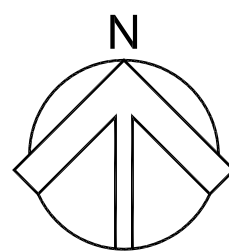
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No.	DATE	APPR.	DESCRIPTION
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REVISIONS		
1		
2		
3		
4		
5		
6		
7		

YYYY-MM-DD	Description
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SEALS

SUB-CONSULTANT

PRIME CONSULTANT



IBI/Landplan
400 - Kensington House
1167 Kensington Crescent NW
Calgary AB T2N 1X7 Canada
tel 403 270 5600
fax 403 270 5610

PROJECT

Town of Nordegg
Nordegg, AB

PROJECT NO: 30088

DRAWN BY: MM

CHK'D BY: BB

SCALE: 1:50

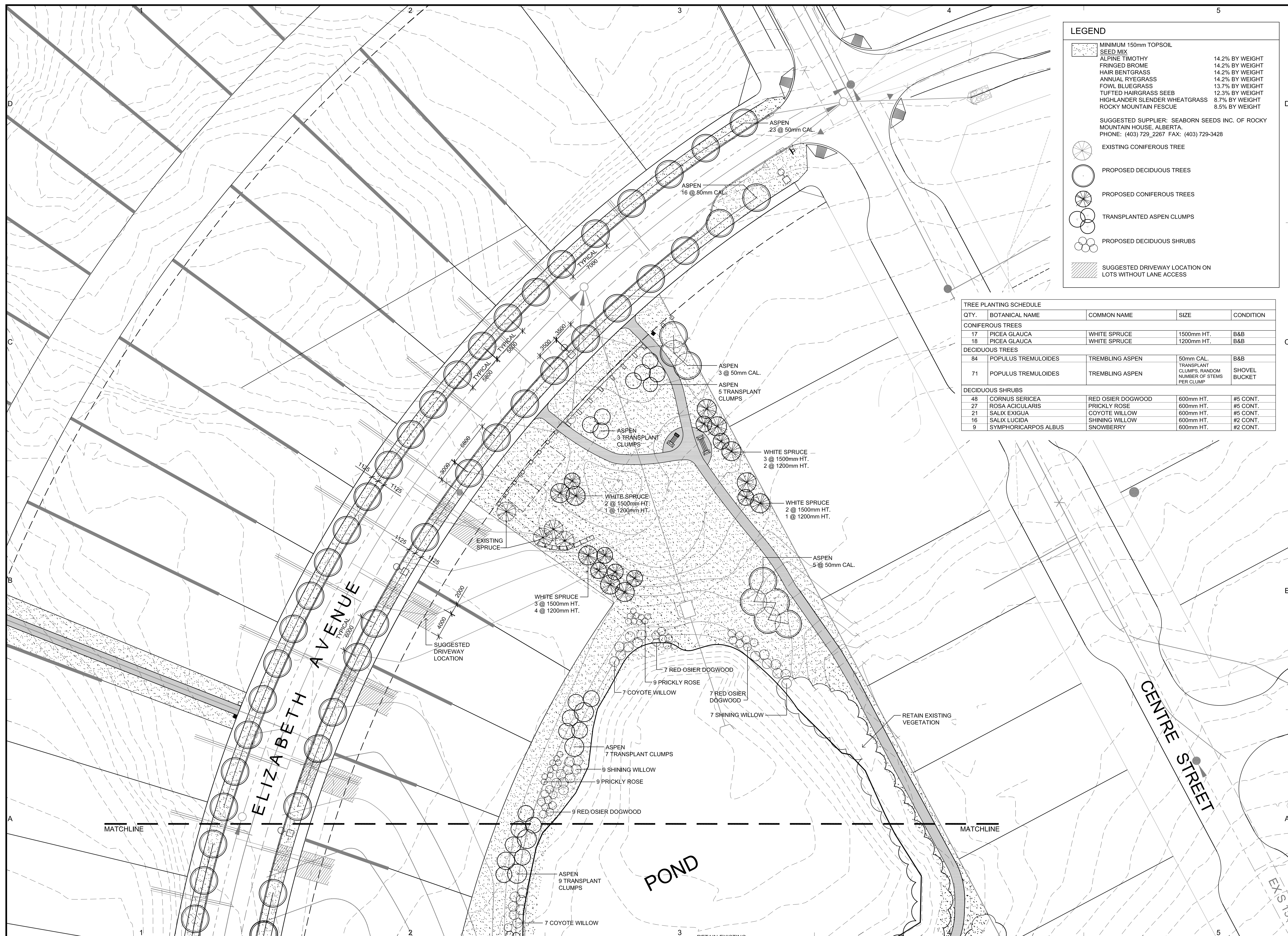
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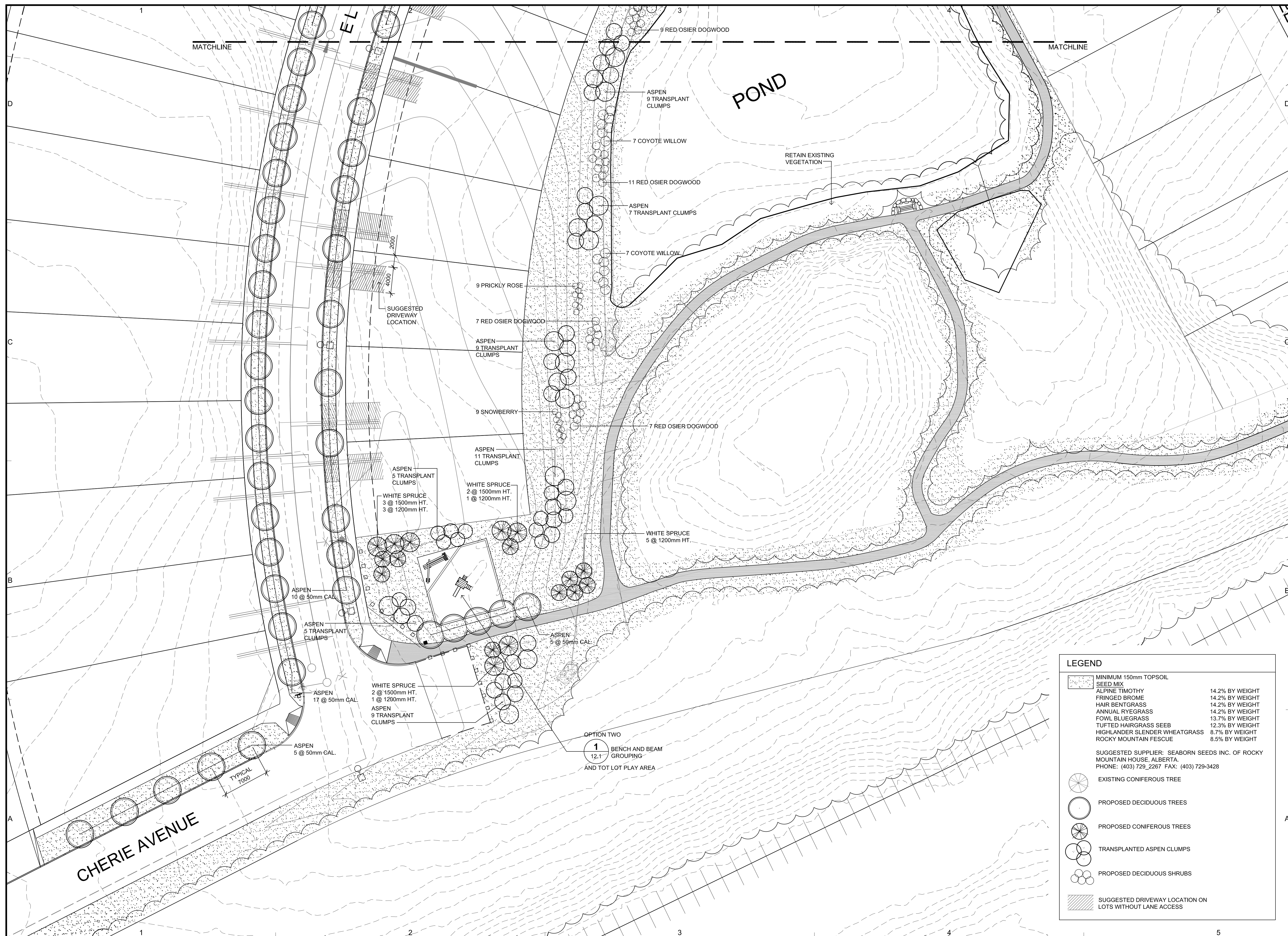
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Overall Plan

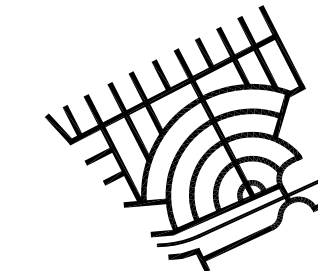
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SHEET 1 OF 5





Town of Nordegg
Clearwater County, AB



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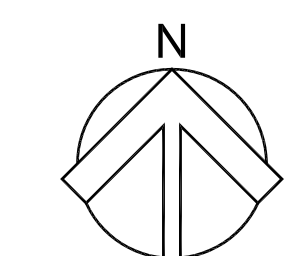
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	YYYY-MM-DD	Description
No.	DATE	DESCRIPTION

ISSUES



SEALS

SUB-CONSULTANT

PRIME CONSULTANT



IBI/Landplan
400 - Kensington House
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Calgary AB T2N 1X7 Canada
tel 403 270 5600
fax 403 270 5610

PROJECT

Town of Nordegg
Nordegg, AB

PROJECT NO: 30088

DRAWN BY: MM

CHK'D BY:	BB
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SCALE:	1:250
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SCALE:	1.250
DATE:	2011-05-09

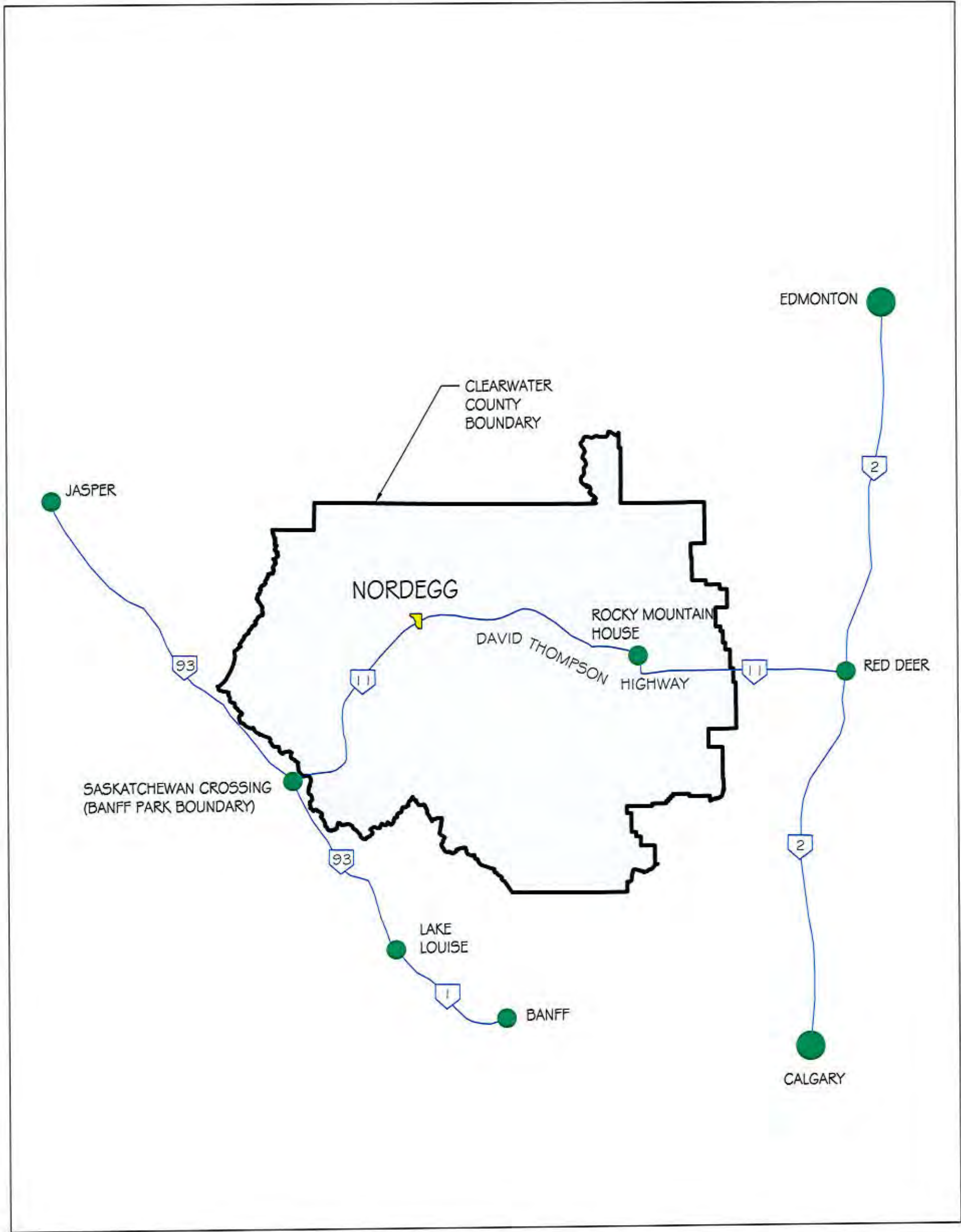
DATE:
QUEST TITLE:

SHEET TITLE
Landscape Plan South

L1.5

SHEET 5 OF 5

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)	(23)	(24)	(25)	(26)	(27)	(28)	(29)	(30)	(31)	(32)	(33)	(34)	(35)	(36)	(37)	(38)	(39)	(40)	(41)	(42)	(43)	(44)	(45)	(46)	(47)	(48)	(49)	(50)	(51)	(52)	(53)	(54)	(55)	(56)	(57)	(58)	(59)	(60)	(61)	(62)	(63)	(64)	(65)	(66)	(67)	(68)	(69)	(70)	(71)	(72)	(73)	(74)	(75)	(76)	(77)	(78)	(79)	(80)	(81)	(82)	(83)	(84)	(85)	(86)	(87)	(88)	(89)	(90)	(91)	(92)	(93)	(94)	(95)	(96)	(97)	(98)	(99)	(100)
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CLEARWATER COUNTY



HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN
LOCATION PLAN

DRAWN: J.M.
DATE: 08-10-29
SCALE: N.T.S.
PROJ. No: 4200-056-00

MAP No.: 1

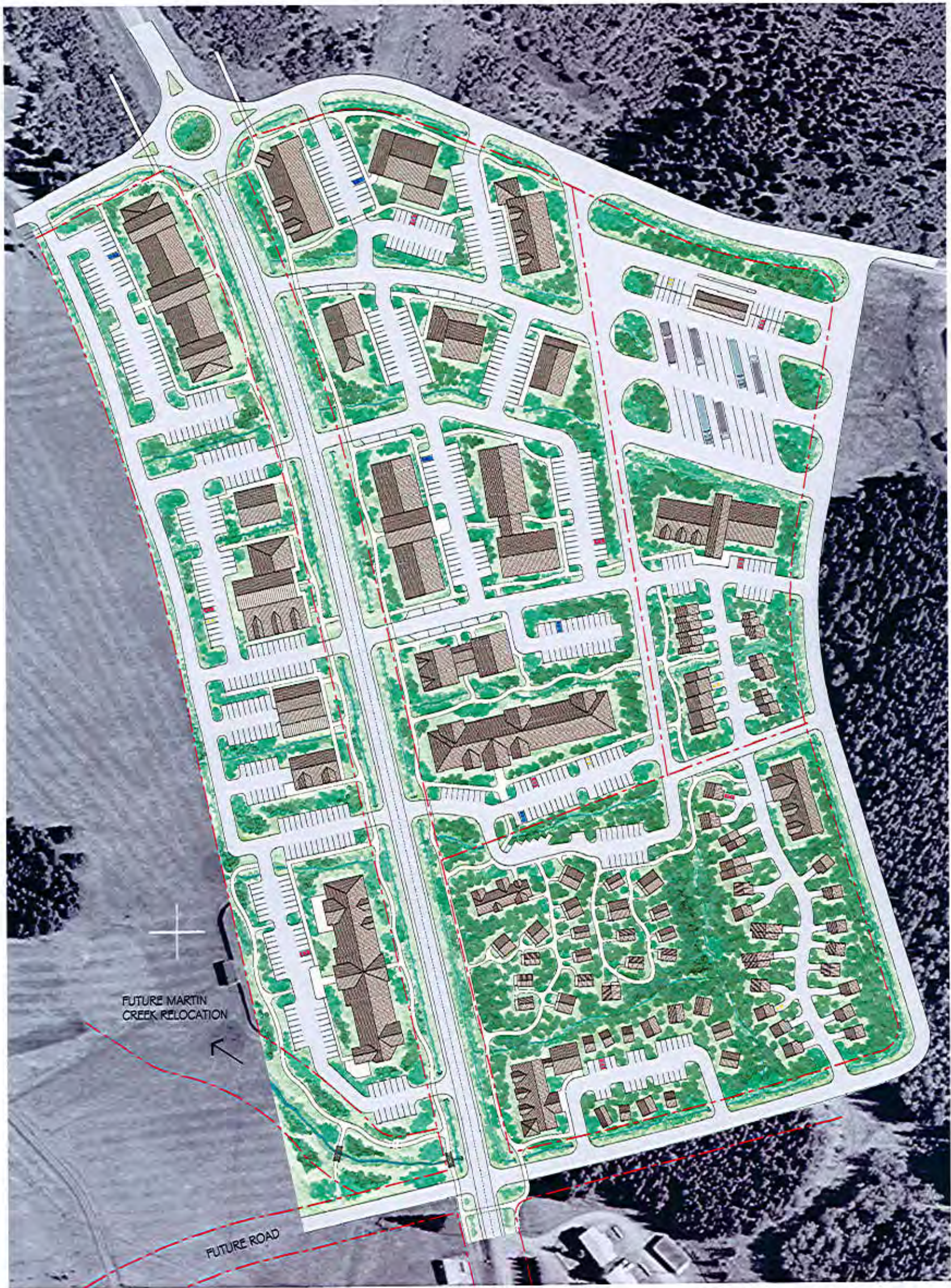


LEGEND

- LOWER STUART STREET AREA CONCEPT PLAN BOUNDARY
- EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE



NOTE:
1997 PHOTO COURTESY CLEARWATER
COUNTY.



NOTE:

1997 PHOTO COURTESY CLEARWATER COUNTY,



CLEARWATER COUNTY



**HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN**

CONCEPTUAL PLAN 1 - FULL SITE

DRAWN: JM
DATE: 08-10-29
SCALE: 1:2000
PROJ. No: 4200-056-00

MAP No.: 4A



LEGEND

- LOWER STUART STREET DEVELOPMENT GUIDE BOUNDARY
- EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE



NOTE:
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COUNTY.



NOTE:

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CLEARWATER COUNTY



HAMLET OF NORDEGG LOWER STUART STREET-AREA CONCEPTUAL PLAN

CONCEPTUAL PLAN 2 - PARTIAL SITE

DRAWN: JM
DATE: 08-10-29
SCALE: 1:2000
PROJ. No: 4200-056-00

MAP No.: 5A



LEGEND

- LOWER STUART STREET DEVELOPMENT GUIDE BOUNDARY
- EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE



NOTE:

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CLEARWATER COUNTY



HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN

CONCEPTUAL PLAN 2 - FULL SITE
EXISTING LEGAL PLAN OVERLAY

DRAWN: JM
DATE: 08-10-29
SCALE: 1:2500
PROJ. No: 4200-056-00

MAP No: 5B



LEGEND

- LOWER STUART STREET DEVELOPMENT GUIDE BOUNDARY
- EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE



NOTE:
ALL ROAD LOCATIONS ARE APPROXIMATE ONLY.
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LEGEND

- PROPOSED ROAD ALLOWANCE
- LOWER STUART STREET DEVELOPMENT GUIDE BOUNDARY
- EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE

NOTE:
ALL ROAD LOCATIONS ARE APPROXIMATE ONLY.
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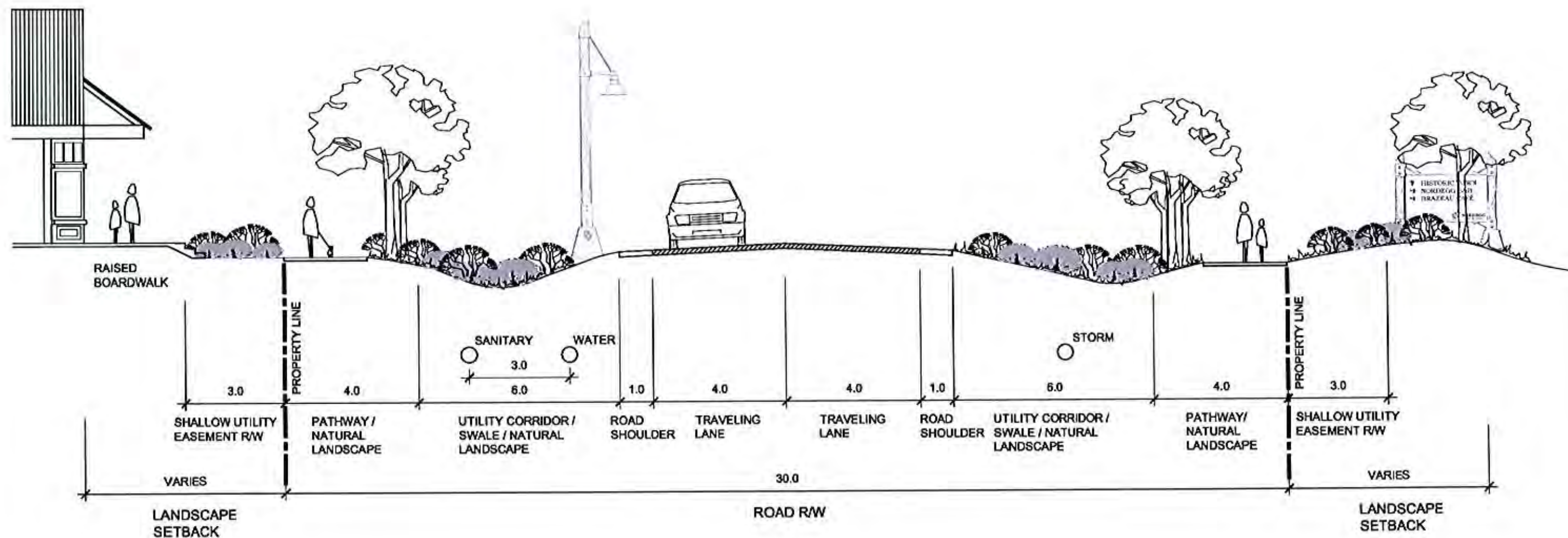
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HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN
PROPOSED 30m ROAD ALLOWANCE

DRAWN: JM
DATE: 08-10-29
SCALE: 1:2500
PROJ. No: 4200-056-00

MAP No: 7



CLEARWATER COUNTY



HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN


CONCEPTUAL ROAD CROSS SECTION - STUART STREET

DRAWN: J.M.
DATE: 08-10-29
SCALE: N.T.S.
PROJ. No: 4200-056-00

MAP No: 8



LEGEND

-  COUNTY ROADS
-  INTERNAL COUNTY ROADS
-  PRIVATE INTERNAL ROADS AND PARKING AREAS
-  POTENTIAL PATHWAY SYSTEM
-  LOWER STUART STREET AREA CONCEPT PLAN BOUNDARY
-  EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE



NOTE:
ALL ROAD LOCATIONS ARE APPROXIMATE ONLY.
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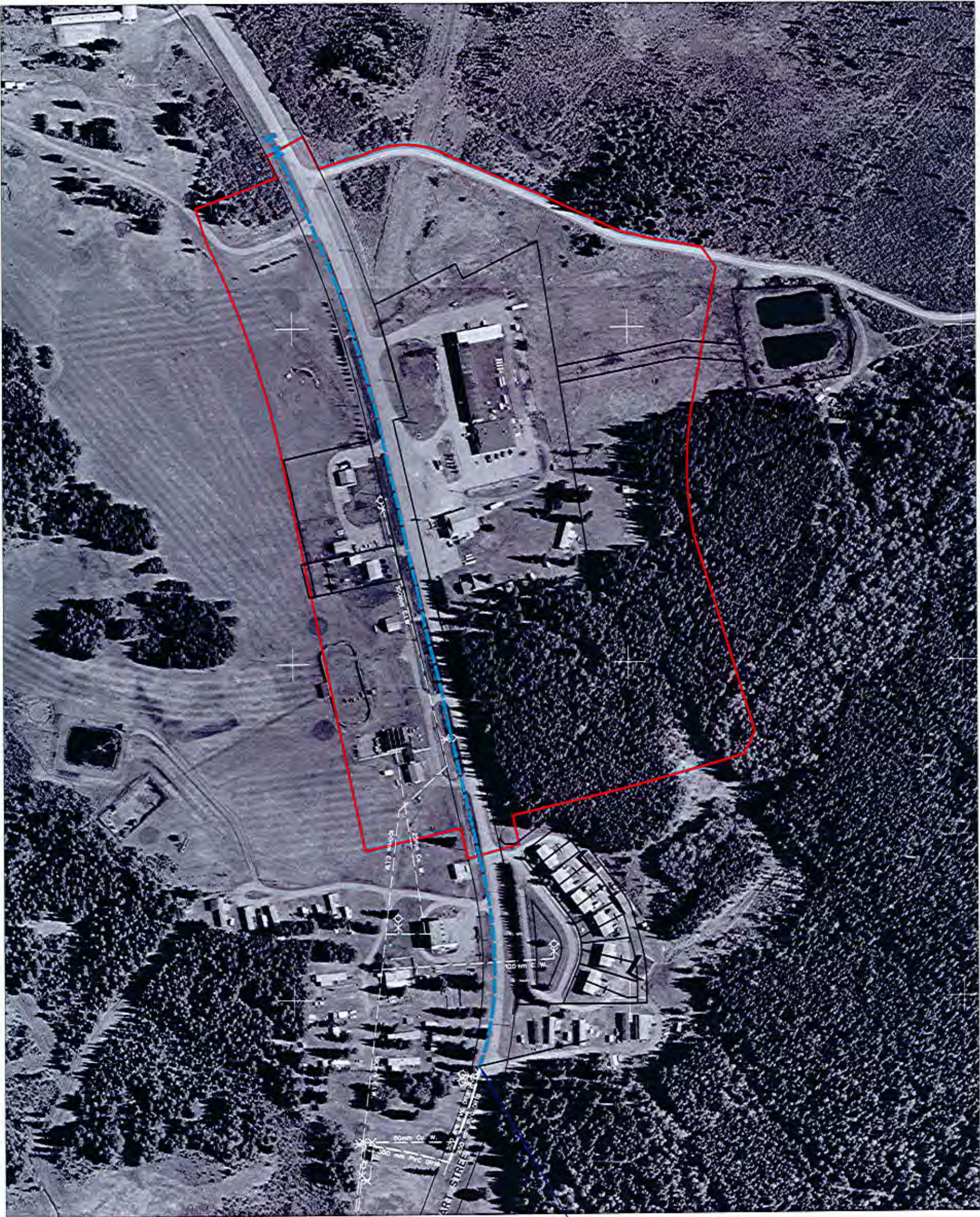
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HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN
DEVELOPMENT CONCEPT OVERLAY
CONCEPTUAL ROAD PLAN

DRAWN: JM
DATE: 08-10-29
SCALE: 1:2500
PROJ. No: 4200-056-00

MAP No: 9



LEGEND

- FUTURE WATER MAIN
- EXISTING WATER MAIN
- FIRE HYDRANT
- VALVE
- LOWER STUART STREET DEVELOPMENT GUIDE BOUNDARY
- EXISTING PROPERTY LINES AND EXISTING ROAD ALLOWANCE

NOTE:

ALL ROAD AND UTILITY LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE FIELD VERIFIED.



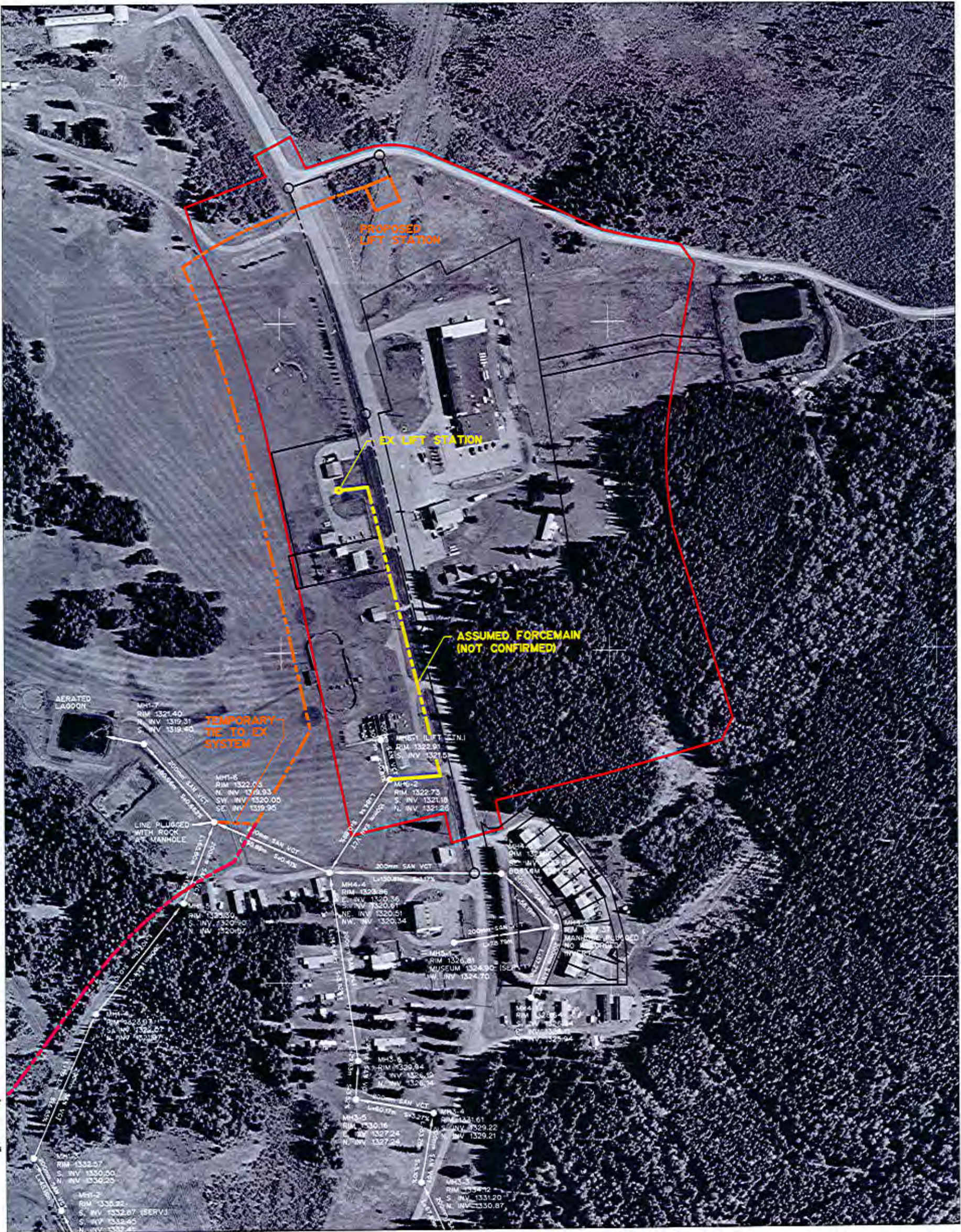
CLEARWATER COUNTY



HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN
WATER SYSTEM PLAN

DRAWN: JM
DATE: 08-10-29
SCALE: 1:3000
PROJ. No: 4200-056-00

MAP No: 10



LEGEND

- INTERIM SERVICING OPTION 1
- INTERIM SERVICING OPTION 2
- PROPOSED FUTURE FORCEMAIN
- PROPOSED FUTURE GRAVITY MAIN
- EXISTING SANITARY MAIN AND MANHOLE
- LOWER STUART STREET DEVELOPMENT GUIDE BOUNDARY
- EXISTING PROPERTY LINES

NOTE:

ALL ROAD AND UTILITY LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE FIELD VERIFIED.



CLEARWATER COUNTY

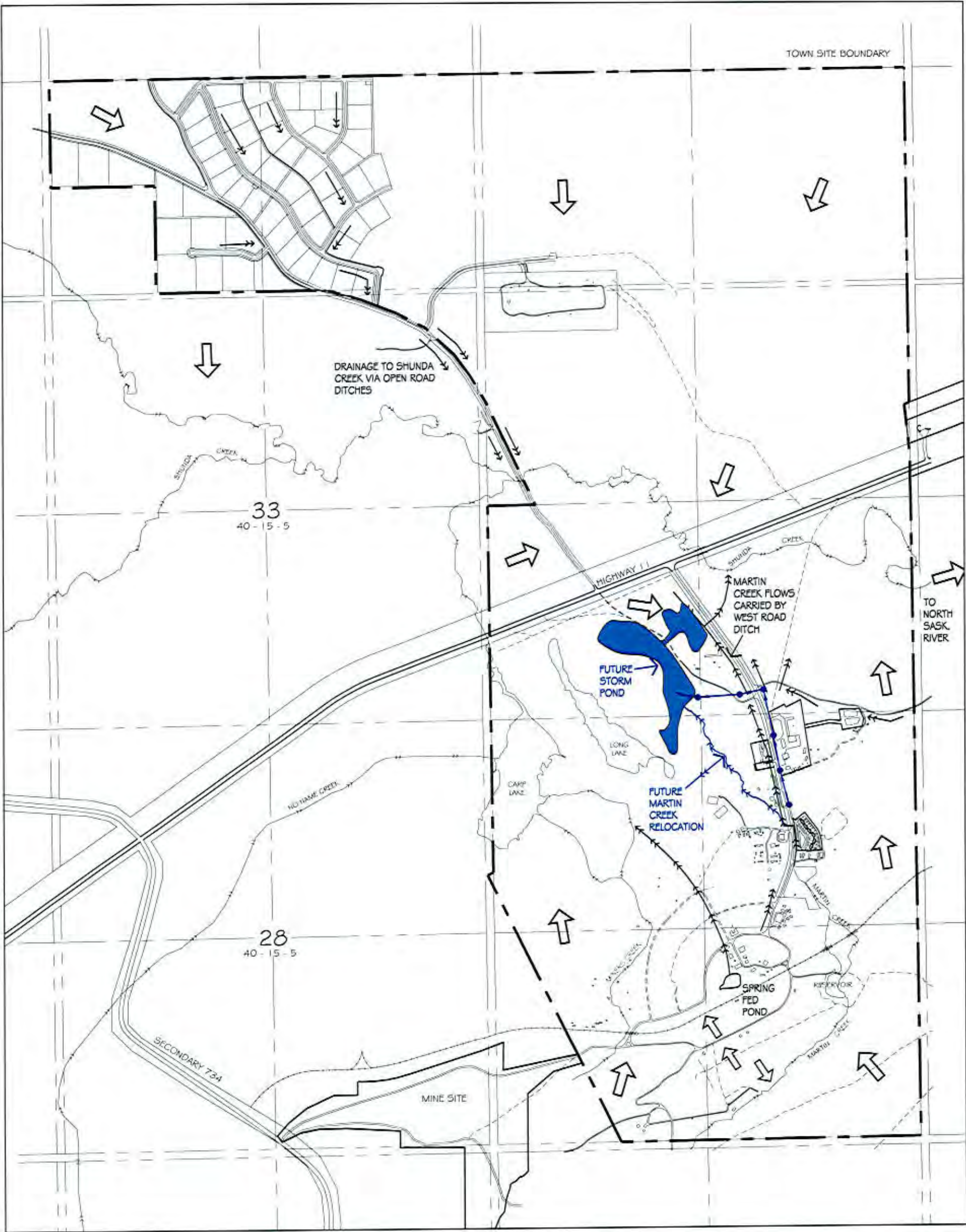


HAMLET OF NORDEGG LOWER STUART STREET-AREA CONCEPT PLAN

SANITARY SYSTEM PLAN

DRAWN: JM
DATE: 08-10-29
SCALE: 1:3000
PROJ. No: 4200-056-00

MAP No: 11



LEGEND

- PRIMARY HIGHWAY
- EXISTING ROADS
- UNMAINTAINED ROADS
- MAJOR CUTLINES AND PATHS
- RAIL BED

- PRIMARY OVERLAND DRAINAGE DIRECTION
- EXISTING DRAINAGE DIRECTION VIA OPEN DITCH WITH CULVERTS
- FUTURE POND
- FUTURE CREEK
- FUTURE STORM MAIN AND MANHOLES

NOTE:
ALL ROAD AND UTILITY LOCATIONS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS MUST BE FIELD VERIFIED.



CLEARWATER COUNTY



HAMLET OF NORDEGG
LOWER STUART STREET-AREA CONCEPT PLAN
STORM SYSTEM PLAN

DRAWN: JM
DATE: 08-10-29
SCALE: 1:15 000
PROJ. No: 4200-056-00

MAP No: 12

13.4 (22) NORDEGG SERVICE COMMERCIAL “NSC”

THE GENERAL PURPOSE OF THIS DISTRICT IS TO ACCOMMODATE AND REGULATE COMMERCIAL TOURIST SERVICES DEVELOPMENT WITHIN THE HAMLET OF NORDEGG, SPECIFICALLY ESSENTIAL SERVICES FOR THE TRAVELLING PUBLIC.

A. PERMITTED USES

1. Convenience store
2. Gas bar
3. Restaurant, coffee shop or cafe

B. DISCRETIONARY USES

1. Hotel, motel, licensed premises
2. Ancillary buildings
3. Dwelling unit ancillary and subordinate to the principal use provided it is incorporated in the same building above the ground floor and the total floor area of the dwelling unit is less than the floor area used for other purposes
4. Laundromat
5. Other similar uses approved by the Development Officer

C. ACCEPTABLE LOT SIZE

Minimum 300 square metres (3,230 sq. ft.) with a frontage width of at least 10 metres (33 feet).

D. MINIMUM TOTAL FLOOR AREA

As required by the Development Officer.

E. MINIMUM DEPTH OF FRONT YARD

1. If Parking Proposed at front of property

Unless otherwise required by the Development Officer, where on-site parking is proposed for the front of property, the minimum setback is 23.0 metres (75 feet) to accommodate a minimum 6.0 metre (20 foot) landscaped buffer, plus a single row of nose-in parking, and a 3.0 metre (10 foot) boardwalk.

2. If No Parking Proposed at front of property

Unless otherwise required by the Development Officer, where no on-site parking is proposed for the front of property, the minimum setback is 5.0 metres (16 feet) to accommodate a 2.0 metre (6 foot) landscaped buffer and a 3.0 metre (10 foot) boardwalk.

F. MINIMUM WIDTH OF SIDE YARD

Unless otherwise required by the Development Officer, side yards shall be minimum 1.5 metres (5 feet) except for a corner site where the side yard shall be determined as though it were a front yard.

G. MINIMUM DEPTH OF REAR YARD

3.0 metres (10 feet) unless otherwise required by the Development Officer.

H. MAXIMUM HEIGHT OF BUILDING

2½ storeys to maximum 9.14 metres (30 feet) unless otherwise approved by the Development Officer.

I. DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS

1. All buildings added to a lot shall be new unless otherwise approved by the Development Officer.
2. To maintain continuity throughout the Nordegg townsite, any development and associated structures and features shall conform to the *Nordegg Development Plan* and the associated *Nordegg Development Plan – Design Guidelines*. Special attention shall be made to key design and landmark elements, including but not limited to, building facades, lighting, streetscapes, the trail system, road layout, road design, parking design, landscaping, landmarks, public amenities, disabled access, signage, lighting, and site furnishings. For future reference, the *Nordegg Development Plan* and the *Nordegg Development Plan – Design Guidelines* shall be synonymous and shall refer to the plan document as a whole.
3. The architecture, construction materials and appearance of buildings and other structures shall be to accepted standards and shall complement the natural features and character of the site and the historic treatment as outlined in the *Nordegg Development Plan* to the satisfaction of the Development Officer. Ancillary structures and additions shall be designed to complement the main building.
4. A number of basic principles outlined in the *Nordegg Development Plan* that shall guide the Development Officer include:
 - (a) The architecture, lighting, and landmarks borrow from the community's history, incorporating elements of the old town, the mine, and the natural setting;
 - (b) Given the steep terrain within much of the community, development be especially sensitive to disabled access;
 - (c) Facilities consist of smaller, discrete buildings and building cells that offer optimal view corridors and a more comfortable "human" scale;
 - (d) Parking facilities consist of smaller scale nodes distributed throughout the community rather than large individual lots;

- (e) Where appropriate, parking facilities be appropriately screened or buffered from the street, or appropriately located behind or beside the primary structures;
 - (f) Public safety be considered in the development of lighting, walkways, and public access points.
- 5. Special historical treatments related to building architecture, landscaping, signage, and other key elements, as outlined in the *Nordegg Development Plan* and associated *Design Guidelines* shall be required as follows:
 - (a) Historic treatment shall be required within the “Primary Historic Treatment Area” as illustrated on Map No. 6 in the *Nordegg Development Plan*. This area is located along the primary route to the mine site, and includes the corridor from Highway 11 along Stuart Street into the historic Town Centre to the mine. Any additional areas along this route that are highly visible, at the discretion of the Development Officer, shall also adhere to the historic treatment requirements. The “Primary Historic Treatment Area” may be adjusted and increased at the discretion of the Development Officer subject to ongoing subdivision and redesignation;
 - (b) When considering permits for renovations, exterior building treatments, or additions to existing buildings or developments that do not currently conform to the *Nordegg Development Plan*, the Development Officer shall carry out a review and, where deemed appropriate, incorporate into any permit issued such requirements that allow conformance with the intent of the *Nordegg Development Plan* and any historical treatment. Owners of existing non-conforming developments shall be encouraged to bring facilities into conformance with the *Nordegg Development Plan*.
- 6. All buildings shall be located, designed, and constructed in a manner to minimize the possibility of ignition from a wildfire and to minimize the spread of a structural fire to the wildland. All new development shall be required to utilize fire retardant roofing and exterior wall materials. Other regulations, guidelines, or development controls may be established by the Municipality for any new development within this District. Developed guidelines, such as “FireSmart” principles may be used at the discretion of the Development Officer to assess the appropriateness of any proposed development.
- 7. Boardwalks shall be required to the satisfaction of the Development Officer in keeping with the *Nordegg Development Plan* and associated *Design Guidelines*.

J. LANDSCAPING

- 1. Approval to develop may be made subject to the Development Officer accepting a landscaping plan.
- 2. The Development Officer may require measures to retain natural vegetation and to protect sensitive soils on the site.

3. Any development may be subject to screening from view by vegetation or other screening of a visually pleasing nature as required by the Development Officer.
4. Where two or more buildings are located on a lot, the separation distances between them may be at the discretion of the Development Officer.
5. For any developed area, the minimum surface area that may be retained free of buildings, roads, parking lots and other fixed roof or hard surface installations shall be 10% unless otherwise approved by the Development Officer.

K. OFF-STREET PARKING

All lots are required to provide adequate parking, as per item 6.16, of this Land Use Bylaw, unless otherwise approved by the Development Officer. As outlined in the *Nordegg Development Plan* and associated *Design Guidelines*, shared parking facilities between adjacent lots shall be required at the discretion of the Development Officer.

L. OTHER REQUIREMENTS

1. Storage:
It is intended that all storage of goods and equipment be contained in doors, however limited outside storage may be approved by the Development Officer if properly screened so as to not interfere with adjoining uses or detract significantly from the natural features of the site and the surrounding area.
2. Outdoor Lighting:
Precautions must be taken to ensure that outside lighting does not interfere with adjoining uses or detract significantly from the natural features of the site and the surrounding area. Adequate lighting shall be provided to allow for security of pedestrian traffic.
3. Signs:
All signs are subject to the approval of the Development Officer. In considering a development application for a sign, the Development Officer shall ensure that the proposed sign is consistent with the natural and historical setting of the area, as outlined in the *Nordegg Development Plan* and associated *Design Guidelines* and shall have due regard to the visual impact of the sign in relation to features of the site and the surrounding area.
4. Electrical Service:
All electrical service from the transformer to the dwelling or other building shall be underground.
5. Excavation:
No excavation shall be permitted or carried out on any property except as required for the construction of buildings, or the installation of utilities, or

for landscaping. No sand, gravel, or earth shall be removed except as required for the aforesaid purposes.

6. Refuse:

All garbage and refuse shall be properly stored in closed containers in a sanitary manner so as not to cause any odor or nuisance. No garbage or refuse other than vegetation removed when clearing land shall be burned and only after obtaining the necessary permit. No incinerators or burn barrels shall be permitted. Fire pits are not permitted.

7. Visual Integrity:

No abandoned vehicles, machinery, or other unsightly items shall be kept or stored on any property, except within a building, with the intent that all properties shall be kept in a neat, clean, and presentable condition.

8. Miscellaneous:

Such other requirements as the Development Officer may decide having regard to the nature of the proposed development.

M. DESIGN REVIEW PROCESS

1. A design review process and design review checklist similar to that outlined in the *Nordegg Development Plan – Design Guidelines* shall be adopted by the Development Officer in the review of any proposed development. The review process and checklist may be updated on occasion, at the discretion of the Development Officer, to meet changing circumstances and to maintain the original intent of the review process and checklist. The design review process shall be required on:

- (a) All new construction and site development;
- (b) All exterior alterations;
- (c) Any alterations to site improvements;
- (d) All public projects and improvements;
- (e) Any other development or improvement as deemed by the Development Officer.

2. The main elements of the design review process shall include:

- (a) A development permit pre-application meeting of the proponent with the Development Officer;
- (b) Review of the development permit application package by the Development Officer, with input from design professionals and/or other individuals, groups, or committees deemed necessary, in an advisory role;
- (c) Review of the development permit application by the Development Officer using evaluation criteria in a checklist format, or other format as deemed appropriate by the Development Officer, as developed in the *Nordegg Development Plan* and associated *Design Guidelines*. The *Nordegg Development Plan* and associated *Design Guidelines* shall be considered a tool in the evaluation process, and the Development Officer may use

discretion in applying the guidelines and intent of the document to any specific development or improvement;

- (d) The design review checklist, or equivalent document, shall be utilized by the applicant and the Development Officer when reviewing and evaluating the proposed development or improvement in regard to design;
- (e) The applicant shall provide sufficient evidence, plans, and drawings, as requested by the Development Officer, that illustrate the appearance of proposed building(s), improvement(s), or development(s), and to confirm they meet the intent of the *Nordegg Development Plan* and associated *Design Guidelines*, and the historic treatment requirements where necessary;
- (f) When considering the approval of an application for a development permit, the Development Officer must, among other things, be satisfied that the proposed development or improvement maintains consistency with Nordegg's historic legacy and natural mountain setting, while conforming to the spirit of the *Nordegg Development Plan* and associated *Design Guidelines*.