

YELLOWHEAD COUNTY
BYLAW NO. 8.01

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BEING A BY-LAW TO ADOPT AN AREA STRUCTURE PLAN

WHEREAS, the Municipal Government Act, S.A., 1994, and amendments thereto, authorize a Council to adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land;

AND WHEREAS, a public hearing was held in respect to the proposed area structure plan on the date written below;

NOW THEREFORE, the Council for Yellowhead County, in the Province of Alberta, duly assembled, hereby enacts as follows:

- 1) That the document entitled "Cougar Rock Area Structure Plan" dated May 2001 attached hereto as Schedule "A" is hereby adopted as an Area Structure Plan.
- 2) This bylaw comes into force at the beginning of the day that it is passed in accordance with Section 189 of the Municipal Government Act, S.A., 1994.

m.m. READ a first time this 8th day of May, A.D., 2001.

PUBLIC HEARING held this 12th day of June, A.D., 2001.

READ a second time this 26th day of June, A.D., 2001.

READ a third time this 26th day of June, A.D., 2001.

SIGNED this 26th day of June, A.D., 2001.


Reeve

Mary Nordstedt
Municipal Secretary

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COUGAR ROCK AREA STRUCTURE PLAN

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For:

Yellowhead County
Alberta Economic Development

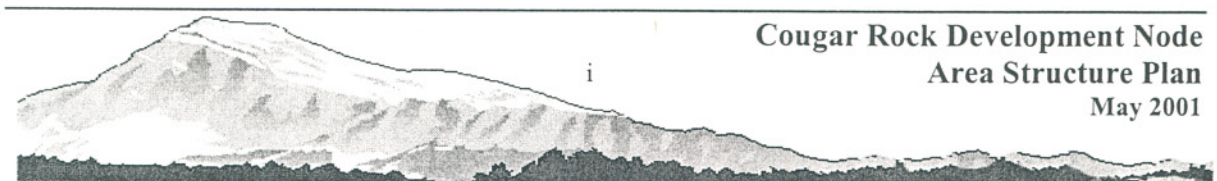
May 2001
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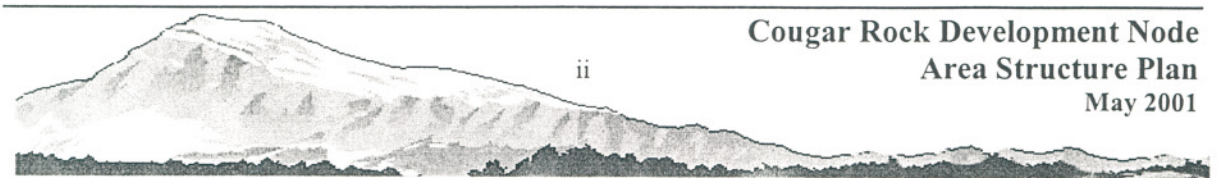
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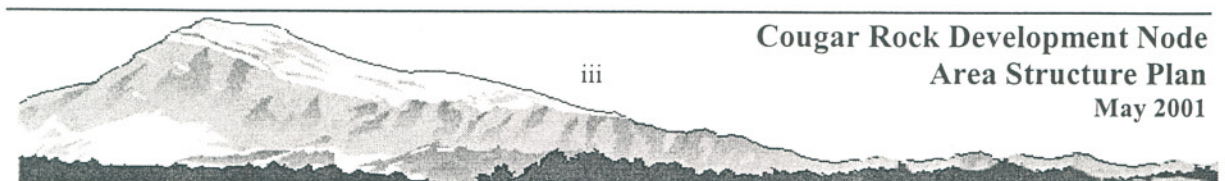
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1.0 INTRODUCTION AND VISION

The Cougar Rock Development Node offers unique potential for the development of a fully integrated and high quality commercial tourism area. The Node is located immediately adjacent to Highway #16, ten minutes west of the Town of Hinton and ten minutes east of the Jasper Park boundaries (see Figure 1). The site's location and access to highway and air transportation, its natural setting, and spectacular views of the Rocky Mountains make it attractive for year-round tourism uses. In addition to on-site recreational opportunities, regional recreational and outdoor amenities including the proximity of the Town of Hinton, Jasper National Park, the Athabasca River, Brule Sand Dunes, Wild Horse Kinky Lakes, Athabasca Lookout, and a number of other natural attributes, offer a wide range of outdoor experiences desired by tourists.

A future vision for the Cougar Rock Development Node should be shared by all future leaseholders and demonstrated through their development proposals.

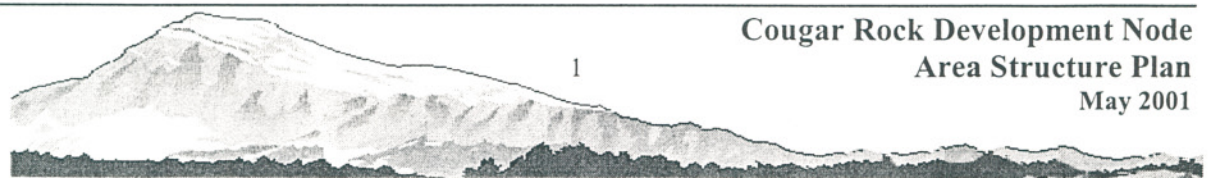
A Vision for the Cougar Rock Development Node

The Cougar Rock Development Node has the potential to accommodate a range of integrated and high quality commercial tourism and adventure tourism oriented facilities. All development within the Node has an exceptional design character and strives to preserve and be in harmony with the natural environment. The value of the Node is contained within its shared amenities and the synergy created between developments.

The Cougar Rock Development Node is located on Provincial land. Yellowhead County is responsible for approving and regulating development within the Node. The Province of Alberta issues Crown land leases with the local office of the Land and Forest Service being the primary contact for land management.

1.1 Plan Purpose and Interpretation

The purpose of this plan is to guide land use and development decisions within the boundaries of the Cougar Rock Development Node. The plan helps identify key constraints to development and provides direction to a preferred range of uses and common amenities. This plan identifies where certain types of development should be located and provides direction for the Node's site and architectural character. Yellowhead County has adopted this Area Structure Plan by by-law, in accordance with the requirements of the Municipal Government Act, and therefore this plan represents the policy direction of Council. Sections 1 and 2 of this Plan contain background material that forms the basis of land use policy. Section 3 establishes land use and development policy direction, which must be addressed by all recreational lease applicants. Section 4 provides a strategy for development phasing



and plan implementation. The Design Guidelines contained in Section 5 provide direction on architectural and landscape character within the Node. All development proposals shall demonstrate consistency with the intent of the design guidelines.

The Cougar Rock Area Structure Plan is intended to provide clear land use and development policy direction. The plan also encourages flexibility, to ensure that developers can respond to the prevailing market conditions and exercise creativity and innovation in design details. Council may consider plan amendments, in accordance with the requirements of the Municipal Government Act, as the market changes, and as creative ideas emerge.

1.2 Market Trends for Tourist Related Accommodation, Amenities and Activities

An overview of current tourism market trends was performed in order to assist in the development of the land use concept. A survey of literature and key informants interviews were performed and the following trends relating to the Node were documented:

Overnight Accommodation Trends:

It was reported that overnight accommodation is moving towards smaller and more intimate experiences. The style of accommodation should be intimate, and the atmosphere warm and inviting. “Box style” overnight accommodation should not be permitted. A key element in the desirability of overnight accommodation is the trend towards ‘activity-based’ developments. Facilities must plan for a range of activities from hiking, walking, cross-country skiing and mountain biking. Past market research indicates strong demand for back and front country lodges, rental cabins/chalets, hut-to-hut facilities, and RV campgrounds.¹

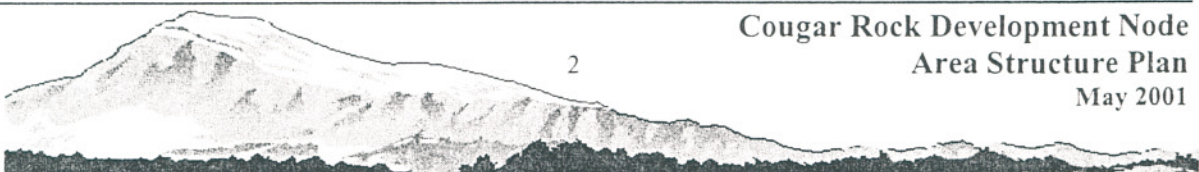
Adventure Tourism:

Adventure Tourism includes a range of activities involving both active and passive participation. Activities can range from hiking, backpacking, white water rafting and mountain climbing to wildlife and scenic viewing, photography and the general enjoyment of the wilderness environment. All key informants confirmed that the demand for wilderness and outdoor experiences would continue to grow in the future.

General Tourism Trends:

As the baby boomers age, outdoor experiences will remain attractive and desirable. This age cohort is also searching for experiences oriented to ‘mind-body-spirit’ and this could incorporate a range of facilities from education to health and wellness. Budget travel is not as important as convenience and enrichment opportunities. Previous market research indicates that the outlook for tourism demand appears to be very positive, particularly for developments associated with a Rocky Mountain product. It was reported that the Node has good potential because of its Rocky

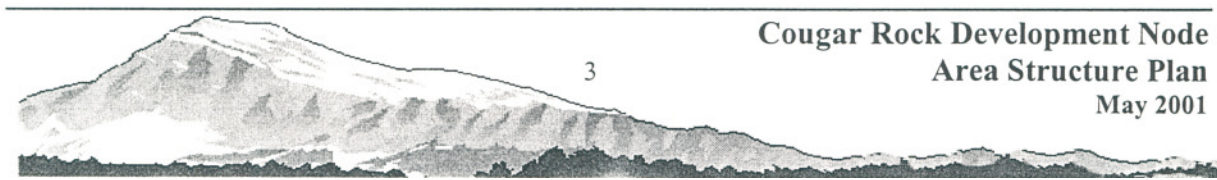
¹ Kananaskis Country Small, Fixed Roofed Accommodation Study. January, 1995. Alberta Economic Development and Tourism.



Mountain context and therefore developments within the Node should be oriented to the theme of 'unique and authentic' development and experience.

Developers should note that tourism trends would inevitably change over time. The trends documented in this section represent only a cursory examination, and must not be exclusively relied upon by developers. Market research that is more specific should be examined by individual proponents, in order to determine the market potential of development proposals.

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2.0 ORGANIZING PRINCIPLES AND DESIGN CONCEPT

2.1 Site Inventory and Analysis

The Cougar Rock Development Node contains 582 ha (1,438 acres) of land. An inventory of the physical attributes of the Node was performed to document the potential for future development. This inventory included an assessment of the Node's opportunities and constraints, and identified special features that would add value to development within the Node. The following is a summary of the site inventory findings.

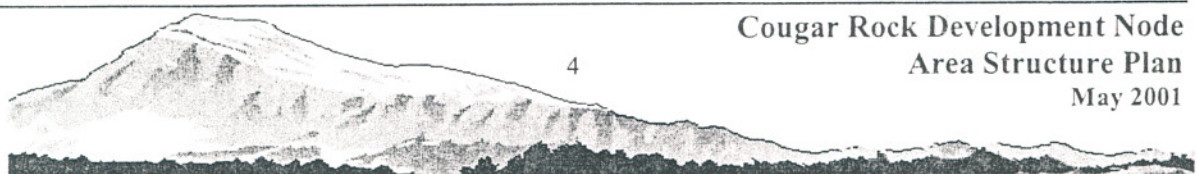
2.1.1 Slopes

A slope analysis was generated from existing digital contour mapping and identified flat areas or sites where gentle slopes would not be an encumbrance to development (see Figure 2). While there are few constraints relative to areas containing slopes within the 0-10% range; development costs, road access and on-site sewage disposal becomes increasingly prohibitive in the 10-20% range. When slopes reach the 20% range, special construction and architectural techniques are required and the feasibility for higher density development is reduced. Costs associated with developing on slopes greater than 30% are generally considered prohibitive. The Cougar Rock Development Node contains 370.5 ha (915.5 acres) of land that range between 0-10%. A total of 63% of the Node's land base offers few constraints relative to slopes.

2.1.2 Physiography and Surface Geology

The landforms and surficial materials within the Node are primarily eolian veneers and blankets (loamy sand and silty loam) over rolling to fluted moraine with 15-10% shallow organic deposits. Soils range from poorly drained Typic and Terric Mesisol to well drained Orthic and Orthic Regosol, generally the soil conditions are comprised of loamy sands and gravel. The Node contains visible bedrock outcrops, as evidenced by the Cougar Rock outcrop. The depth to bedrock is variable throughout the Node and it is anticipated that the bedrock depth will range between 0.5 metres to in excess of 2 metres. The biophysical characteristics of the Node have been generalized and illustrated on Figure 3.

The soils within the Node exhibit variable percolation rates ranging from 8 to 24 min/cm. These rates generally satisfy the Alberta Environment guidelines of 2 to 23.6 min/cm for on-site sewage disposal. As the depth to bedrock is variable, it is anticipated that the depth to the water table may range from 1.2 metres to in excess of 1.8 metres.



The Node is generally well drained with visible watercourses. Due to the nature of the soils (i.e. sandy, gravelly) the Node appears to drain rapidly. There is evidence of underground spring activity, in the area of the pond, to the south of the Airport Access Road. An area of visible standing water was also noted to the north of the Airport Access Road during site investigation.

2.1.3 Topography and Existing Features

Topography is a constraint to development as well as an opportunity. The Node was evaluated from both air photo and on-site investigations to determine locations of significant features. Figure 4 illustrates the location and extent of special features such as panoramic views, ridgelines, plateaus, wetlands, rock outcrops, and existing creeks or drainage courses. An important topographic feature is known locally as Cougar Rock. Cougar Rock is a significant bedrock out-cropping located approximately at the intersection of Highway 16 and the Airport Access Road. The rock is used by recreational mountain climbers for training and members of the public for its views and scenery. The Node also contains a number of other areas that provide exceptional views of the surrounding mountain ranges. Another significant topographic feature is the presence of a pond and marshy low area to the south of the Airport Access Road. It is anticipated that this pond area could be utilized as a natural amenity and retained primarily in its natural state.

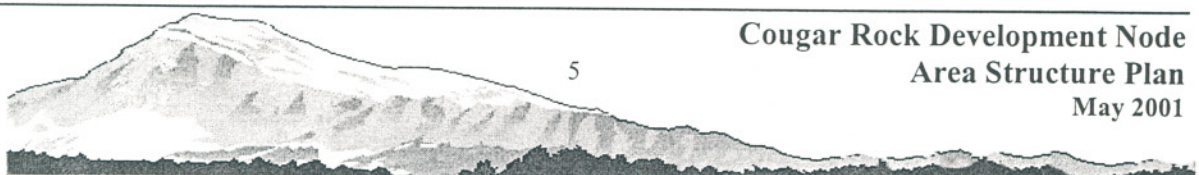
Other site characteristics have been illustrated on Figure 5 and include:

- previously forest harvested areas;
- forested areas that have not been harvested;
- existing right-of-ways (fibre optic lines, power and gas),
- development set back from the Hinton/Jasper Airport;
- existing pond location;
- requirements for Highway 16 twinning; and
- areas that contain current dispositions and leases.

2.1.4 Land Use

Land uses both within the Node and adjacent to it provide a range of opportunities and constraints. One of the most significant is the Jasper/Hinton Airport located immediately to the west of the Node. In accordance with development setback recommendations from Alberta Environment², a 1.5 km development setback radius has been delineated (See Figure 5). Lands within this development setback of the airport area were previously forested and are currently undergoing regeneration.

² Alberta Environment, 1996. Environmental Reference Manual for the Review of Subdivisions in Alberta.



The Jasper/Hinton Airport is currently under utilized at a low but constant rate. Three trips per day appear to be quite average. Airport activity is expected to increase over the next few years. In July 2000, regular scheduled passenger flights started to the airport from various destination points. While these flights do not require runway expansion, they do indicate that airport activity will increase. All developers must be aware of this projected increase in airport activity. Yellowhead County supports expansion of carrier service and anticipates that future commercial uses will accommodate airport activities within their facility plans.

The Node is currently used by a variety of users for recreational purposes. The range of recreational activities that currently occur within the Node include:

- rock climbing;
- photography;
- horseback riding; and
- all terrain vehicle usage of the fibre optic line right-of-way to access off-site amenities.

The Cougar Rock Development Node is located within the Forest Management Area (FMA) of Weldwood of Canada (Hinton). Lease operators will be required to compensate Weldwood for *lost timber value and land base* within the Node. In addition, FMA lands surround the Node and as such forested buffer zones will be necessary *within* the Development Node.

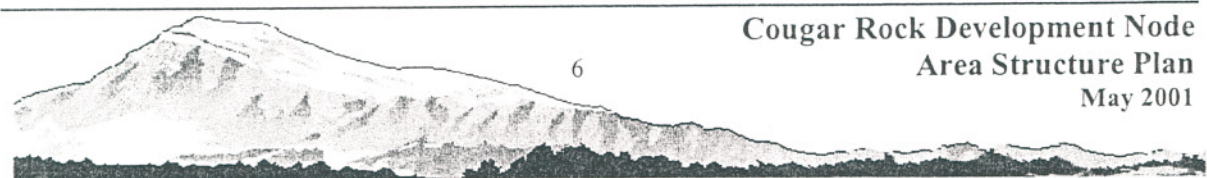
Two non-resource based lease dispositions are contained within the Node. A forest-grazing lease is contained in the far northeasterly area of the Node between the pipeline right of way and Highway 16. The southern most linear strip of land abutting the Highway has been leased for the purpose of a recreational hand-gliding operation, and associated uses.

The Maskuta Creek Campground is located immediately adjacent to Highway 16, directly to the east of the Node. This campground contains 18 spaces, outdoor toilets and water supply. The uses proposed for the Node are not anticipated to compete with the campground. It is recognized that the Maskuta Creek campground will be affected by the future twinning of Highway 16.

2.1.5 Wildlife

Although wildlife inventories have not been undertaken in the Node (except for Long-toed Salamander) a number of local key informants were contacted to review wildlife and habitat issues. The primary issues related to the Node include:

- ◆ In 1992, the Node was dedicated as a Wildlife Sanctuary, and it is illegal to hunt within the Node. Wildlife sanctuaries are intended to provide habitat, and allow populations to stabilize or increase. The Node's status as a sanctuary does not restrict development within the Node.



- ◆ A herd of Elk utilizes the entire Node and care must be taken to avoid importing non-native grasses and the development of grassy areas that will attract the Elk. The Node is also used by other ungulates including Mule deer.
- ◆ An abundance of White-tailed deer utilizes the Node.
- ◆ Increased human activity will lead to a reduction in natural predation of Ungulates by wolves.
- ◆ A Long-toed Salamander egg count was performed in the pond area in 1995. It was confirmed that the Salamander utilizes the pond for breeding habitat and live widely in the region. The Long-toed Salamander was yellow 'B' listed in 1996. Yellow listed species are known to be sensitive, but are not currently at risk. The yellow 'B' listed species may be naturally rare, have clumped breeding distributions, or are associated with habitats in decline. These species may warrant management attention, in order to ensure that they do not end up in trouble³.
- ◆ Natural Resources Services (Alberta Environment) was involved in the West Yellowhead corridor project, which identified the Node as being appropriate. Natural Resources Services will participate in the review of review applications on a case by case basis

2.1.6 Intermunicipal Fringe

The Cougar Rock Development Node is located within the established intermunicipal fringe of Yellowhead County and the Town of Hinton, and is an area of mutual concern to both municipalities. The County's Municipal Development Plan identified the Node area as contained within "Policy Area 3 – Highway 16 West". Policy Area 3 was identified as being appropriate for commercial development oriented to the travelling public, tourist resort recreational, and residential development. All redesignations and development applications in the Node will be referred to the Town of Hinton for information and comment.

2.1.7 Development Potential

The development potential of the Cougar Rock Development Node was further consolidated by overlaying the inventory and analysis data and eliminating certain areas due to their development constraints. Areas considered appropriate for development contain suitable soils, acceptable slopes, non-sensitive wildlife habitat, vehicular and pedestrian access potential, and topographical opportunities and are illustrated on Figure 6.

³ The Status of Alberta Wildlife, Alberta Environmental Protection Natural Resources Service Wildlife Management Division, December 1996.

2.2 Organizing Principles

Organizing principles have been established for the Cougar Rock Development Node. The purpose for establishing these principles is to provide a solid framework and common vision for the Node. The principles also provide a rationale for selecting and evaluating planning and design criteria.

There may be alternate ways in which development can achieve the principles outlined below, but adherence to the principles is required to ensure that ultimate build-out of the Node produces cooperative synergy between developments and not a dysfunctional collection of unrelated uses striving to achieve unrelated goals.

The design principles established for the Cougar Rock Development Node include:

Sense of Community

As development within the Node takes place, it is important that what results is a feeling that all developments are supportive of each other, reinforce a common identity, and provide a full range of experience and opportunity.

A Safe, Clean and Friendly Environment

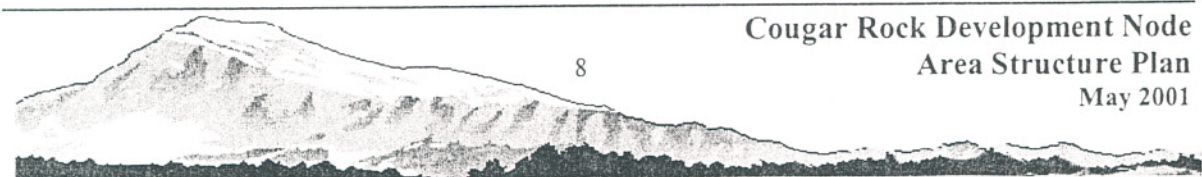
The degree to which visitors will extend their stay, make return visits, or make word of mouth recommendations depends on a variety of factors. It is important to ensure that the Node's users feel comfortable, safe, and perceive the area to be healthy and clean. All development within the Node must reinforce these basic human desires.

Clear Signage, Way-Finding and Orientation

The layout of buildings, streets, and walkways and the provision of clear landmarks, interesting signs and mapping, should provide guests with a level of comfort. They should know where they are within the Node and how they can easily get to other opportunities within the Node.

Developing a "Heart" and Well Defined Community Core

A strong core area will act as the backbone or community core within the Node. The core should provide a variety of activities in a quaint "village centre", "pedestrian street" or "town square" setting, and should be one of the first phases of development. This suggests a series of buildings and inter-connecting walkways that clearly define public open space and plazas. A comfortable human scale and pedestrian orientation is imperative. Details, intrigue, surprise and discovery will augment the overall experience. Activity generating anchors should be provided at polar ends of the plaza where guests will be drawn to walk the length of the core. The mix of uses within the core should be selected based on their ability to support and generate synergy, rather than compete with other uses. Commercial uses within the core will provide support and amenity value to all other uses. This area will become the heart of an interconnected trail system with pathways connecting all uses to the Development Node.



Buffers, Common Areas, and FMA Compensation

The Node is contained within a Forest Management Area lease held by Weldwood of Canada (Hinton). Future leaseholders must incorporate forested buffer zones within individual lease areas, especially the buffers that abut lands outside the Node. It is important for prospective leaseholders to also understand that lands adjacent to the Node, and lands contained within certain scenic viewscapes of the Node, will probably be logged in the future. A Memorandum of Understanding exists between Weldwood, Yellowhead County, and the Province that requires commercial tourism leaseholders to provide compensation to Weldwood for lost timber resources and land base.

The establishment of buffers between development sites, and adjacent to the boundaries of the Node, are critical elements in establishing the Node's character and long-term commercial viability. In addition, common open space areas containing forest cover are also important to the success of the Node. Weldwood will require compensation for all lost timber resources.

There are certain areas that must be preserved from forest harvesting, but may not be within a development lease area; therefore, there is no way to collect FMA withdrawal compensation directly from any particular leaseholders. These areas may be common areas within the node, not intended for development. The establishment of a common levy paid by developers to Weldwood is envisioned as a possible management tool, to ensure both that Weldwood is fairly compensated, and that forest cover is retained within the Node.

Develop a "String of Pearls" Throughout the Node

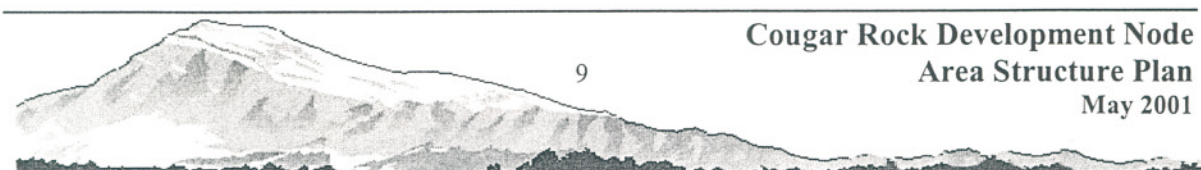
To encourage guests to explore and enjoy all aspects of the area, a series of special features, unique activities, and various amenities should be dispersed throughout the Node in a logical and organized manner. Walkways, signage and strong visual clues should be planned in a manner that will orchestrate a journey of discovery from one attraction to the next. It is highly encouraged that the exploration of the Node be made by non-motorized means, emphasizing the pedestrian orientation of the Node.

Integrate Development into the Natural Surroundings

Cougar Rock Development Node provides a setting of unique character and charm. The colour, architecture and placement of buildings within the surrounding landscape must reinforce and compliment the natural setting and Rocky Mountain environment.

Historic and Cultural Fit

Development should compliment the region's historical and cultural roots. This will result in a timeless, unique and authentic character that is taken from both natural and cultural references. The context of the Node within its Rocky Mountain setting provides a character that is both authentic and marketable.



Quality, Quality, Quality

Return visits, word of mouth referrals and positive reputations depend largely on the quality of the physical environment, amenities and service experienced. All development within the Node, whether it is exclusive or affordable, must provide a high quality and well-maintained environment.

Shared or Common Amenities

Development within the Node should be planned and organized in a way that certain amenities will be mutually supported. This would help reduce inefficient redundancy of similar amenities, encourage the provision of a variety of amenities, and promote the development of mutually beneficial amenities. Cooperation between leaseholders is a key factor in ensuring the successful realization of the full potential of this Node.

Links Between Developments and Activities

Physical links and trails permitting movement between developments, activities, and amenities are a critical and important feature in the creation of a unified development area. These links should be clearly identified, safe and convenient. In most cases, vehicular access should be separated from other forms of movement. Pathways are an important component of the Node.

Phasing

The first phases of development within the Node will help set the standard for future development. The “core area” will develop as a hub of accommodation, amenities, and activities that provide support and infrastructure for subsequent development. In order to ensure that the core establishes a critical mass, development will be phased, with the first stage located within the central core area.

2.3 Description of Uses

In response to the existing character and constraints of the Node and current market opportunities, a range of possible commercial uses, amenities, activities, and facilities have been identified. How these elements should be organized within the Cougar Rock Development Node will be discussed in Section 2.4 “Land Use Organization” and are illustrated on Figure 7.

2.3.1 Facility Concept

Signature Hotel

Discussion:

A signature hotel facility should be considered to provide a focal point and anchor for activities, amenities, and orientation within the Node.

It is not the intent that a hotel facility would create undue competition to existing hotels in Hinton. Rather, to provide an alternative type of hotel experience that

focuses on the natural character and attributes of the Node. The hotel is proposed to provide a critical mass of accommodation that will support amenities that cannot be provided by smaller lodges, chalets, or other forms of fixed roof accommodation. It is critical that access to the amenities in the signature hotel is provided to visitors of adjacent developments.

Description:

A signature hotel within the Node should consider provision of the following:

- overnight accommodation of up to 100 rooms;
- board room;
- meeting rooms;
- swimming pool and water slide;
- hot tub, sauna, steam room;
- shopping/retail;
- exercise facility;
- sit down restaurant with seasonal outdoor patio;
- child's play area;
- conference facilities.

Site Requirements and Considerations:

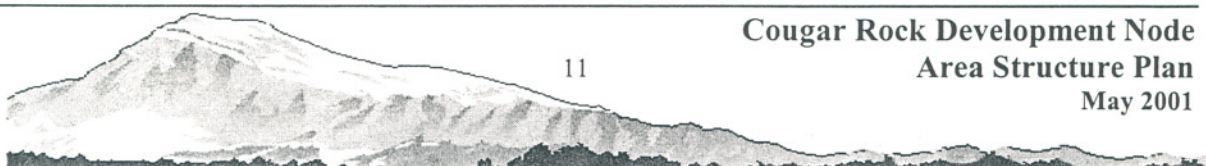
- central location;
- on-site (possible under building) parking;
- large flat site;
- good highway access;
- visibility from Highway 16 is not required, but would be desirable;
- ability to accommodate significant sanitary sewer requirements;
- stormwater management plan will be required;
- form and character is extremely important because of the visual dominance the facility would have within the Node;
- reducing the visual impact of required parking will be extremely important.

Lodges

Discussion:

Lodge facilities should be considered as secondary anchor facilities and located throughout the Node. Lodges should have a unique focus that will relate to natural context of the Node. Larger lodges could provide or be linked with stand-alone cabins or chalets to offer optional forms of accommodation. Possible four-season themes for a unique focus might include:

- wellness Centre;
- survival training centre;



- culinary/wine appreciation;
- environmental appreciation;
- adventure sports;
- historic/heritage appreciation;
- cultural theme;
- equestrian/guest ranch; and
- spa/retreat.

Description:

Lodges should consider providing the following:

- overnight accommodation of 10 rooms (or more) in a main building;
- satellite cabins or chalets;
- common indoor amenity areas (library, sitting areas, games room, etc.);
- additional recreational/health/cultural amenities;
- meeting rooms;
- laundry facilities.

Site Requirements and Considerations:

- large moderately flat sites;
- natural setting is important;
- moderately remote location preferred;
- sanitary and stormwater management moderately important;
- visual impact is moderately important (buildings and parking);
- convenient vehicular access is important.

Rental Chalets, Bed and Breakfast and Boutique Inns

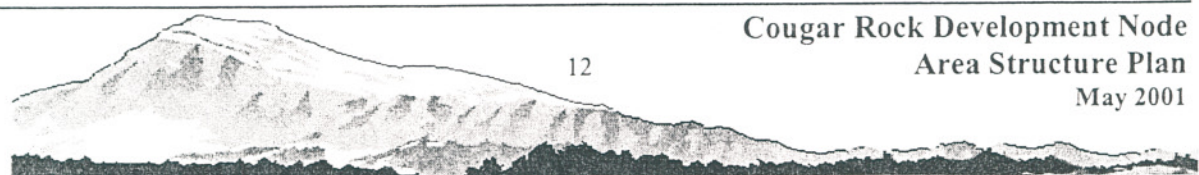
Discussion:

Rental chalets, bed and breakfast facilities and boutique Inns that provide 4 – 6 rooms under a single roof should be considered as an alternate form of accommodation that is smaller and more intimate. These facilities should offer a unique and quaint atmosphere.

Description:

This form of accommodation should:

- provide up to 6 rooms of rental accommodation;
- consider en-suite cooking and kitchen facilities in the chalet format;
- private bath and washroom facilities should be considered.



Site Requirements and Considerations:

- smaller and less flat site requirements;
- sanitary and stormwater management requirements are relatively low;
- on-site parking required.

Cabins

Discussion:

Cabin development is well suited to the natural character of the Cougar Rock Development Node. Cabins are both physically and visually low impact developments that can be located on smaller, more remote areas within the Node. Cabins should provide a single unit of accommodation and must be associated with a larger core facility or lodge. Individual and stand-alone cabins not linked to a core facility or lodge are not acceptable within the Node due to concerns of gradual transition to permanent residency.

Description:

- separate, single unit accommodation;
- cabins are satellites linked to larger core facilities or lodges;
- en-suite cooking facilities optional;
- en-suite toilets and washrooms preferred.

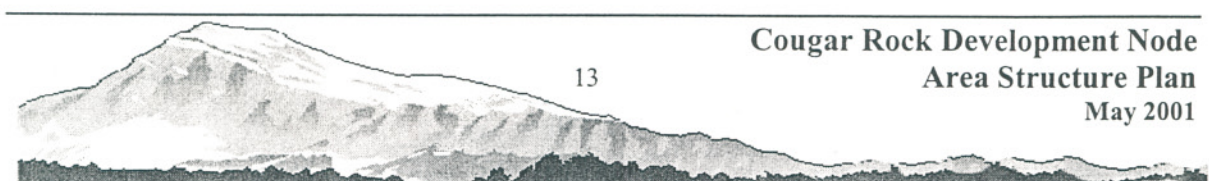
Site Recommendations and Considerations:

- small, less flat sites required;
- can be clustered together or more remote;
- parking and vehicular access to individual cabins can be optional;
- low visual and site impact is necessary;
- more remote and natural settings preferred.

Boutique Camping (Luxury Tenting)

Discussion:

There is an opportunity to provide a unique type of luxury camping in areas that provide high quality natural amenities (i.e. spectacular views, remote natural settings, etc.) but where site size is limited or vehicular access is difficult to achieve. The camping should be a “five-star” experience (i.e. down comforters, antique furniture, raised beds, hard floor, chocolate on the pillow, etc.) and should focus a “one-of-a-kind” theme (i.e. First Nation tee-pee experience, wild west covered wagon experience, etc.).



Operators would only be limited by imagination provided the facility is offered at a high end, pampered, and unique experience that fits the natural, historic, or cultural context of the site.

Description:

To achieve the “five-star” and “pampered” boutique camping experience, facilities should consider:

- wooden or concrete raised flooring;
- raised beds;
- quality furniture and fixtures;
- supplemental heat and or insulation for shoulder seasons and winter camping;
- screened outdoor seating area (private);
- en-suite washroom facilities (private but open to the sky);
- being located close to special features within the Node;
- being linked to a core facility or lodge.

Site Requirements and Conditions:

- small flat sites are required;
- tents can be clustered or more remote;
- parking and vehicle access to individual sites is not required;
- access for emergency and service vehicles is required;
- remote settings close to special site features is desirable.

Conventional Camping and RV Sites

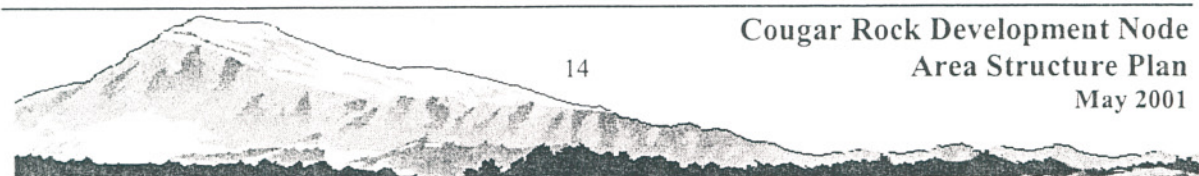
Discussion:

To provide a complete range of options for overnight accommodations and to meet the growing recreational vehicles market, a full service, conventional campground/R.V. park could be accommodated within the Node. However, because it is difficult for tents, campers, and recreational vehicles to compliment the natural character of the Node, the facility should be visually screened from Highway 16, the Airport Access Road, other internal access roads, and from other developments within the Node.

Description:

A campground/R.V. park within the Node should consider accommodating:

- tenting pads;
- pads for tent trailers, truck mounted campers, and fifth wheels;
- pull-through sites for motorized RVs
- full electrical hook-up and sanitary disposal facilities;
- shower and laundry facilities;



- a range of recreation activities (playground, tennis, swimming pool, etc.);
- a core facility that can meet convenience commercial, maintenance, management, security and emergency service needs.

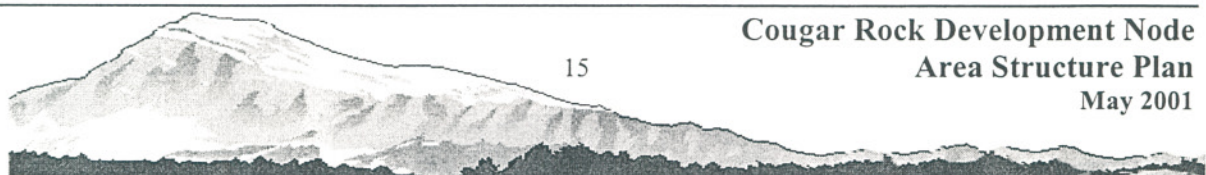
Site Requirements and Considerations:

- large flat sites required;
- sanitary sewer system required;
- formal access/parking/circulation requirement;
- highway exposure not required;
- high visual impact must be mitigated;
- site disturbance high, screening from all other developments required;
- noise generation high;
- high site development cost;
- close location to other recreational opportunities desirable.

2.3.2 Common Amenities

Many tourist amenities can be provided as individual facility development occurs within the Node. There are, however, several common and public amenities that would enhance the market and tourist potential of the entire Node if given a priority for development. The common priority amenities that should be considered within the Cougar Rock Node include:

- A public plaza or pedestrian street in the community core area.
- A common or central booking centre for accommodation, and activities.
- Signs at the north and south entrances of the development Node.
- A rest area at the intersection of Highway 16 and the Airport Access Road that offers a picnic area, a sun/rain shelter, toilet and parking facilities, and Node mapping.
- Development of a comprehensive trail network offering a variety of recreational opportunities for people with varying physical abilities. This could include specialized mountain bike trails, roller blade trails, equestrian trails, etc.
- Viewing stations and educational interpretation opportunities along trails throughout the Development Node. An Eco-Centre in the pond area that would provide a home for ongoing research and a base for monitoring the health of the environment around the pond, particularly the Long-Toed Salamander. (The Eco-Centre could also serve as a museum of local natural history and could be part of an eco-theme lodge development).



- A raised boardwalk and interpretation loop through the wetlands surrounding the pond.
- A “forest practices” related open-air interpretation area at the top of Cougar Rock. This station could interpret logging activities in and around the Node, discuss the importance of the forestry industry, display historic harvesting techniques, and document the progress being made at improving forest practices over the years.

The responsibility for developing and managing common amenities within the Node requires cooperative planning. Partners could include the provincial and local governments, local businesses and operators within the Node. Regional tourism operators, environmental groups, and educational institutions could also be included.

2.3.3 Off-Site Recreational Opportunities

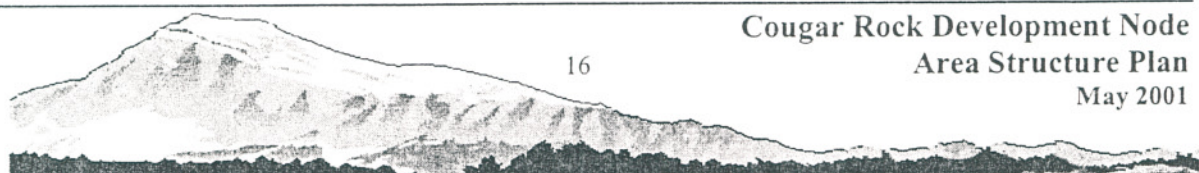
A variety of day-trip recreational opportunities can be provided from the Cougar Rock Development Node. Some of these activities include:

- tours and day trips to nearby Town of Hinton;
- tours of the Jasper town site;
- tours of area mines and the historic Coal Branch;
- back country hiking;
- rock climbing;
- golfing;
- Nordic and alpine skiing;
- extreme and pleasure mountain biking;
- whitewater rafting;
- cross county skiing;
- tours to Miette Hot springs;
- snowmobiling and ATV use; and
- sightseeing by plane/helicopter from the Hinton/Jasper Airport.

These recreational opportunities can be enhanced with the development of additional opportunities within the Node itself. Visitors have the option of using the Node as a hub for enjoying regional recreational opportunities. Alternatively, the Node can be utilized as a destination in and of itself, where a range of on-site activities can be enjoyed.

On-site recreational opportunities include:

- hiking (with off-site links);
- ATV usage of fibre optic right-of-way to link to off-site locations;
- recreational mountain bike trails (with off-site links);
- adventure mountain bike trails (skill rated tracks);
- nature interpretation;
- forestry/mining and cultural appreciation (with off-site links);



- rock climbing/bouldering (on-site);
- hang gliding;
- in-line skating track;
- equestrian/trail riding (with off-site links);
- golf.

These activities, in combination with a variety of options for uniquely themed accommodation and services in a natural setting, will help make the Cougar Rock Development Node attractive to a wide range of regional and international visitors.

2.4 Land Use Organization

Organization of commercial development within the Node should create an easily understood framework or structure. The proposed framework would:

- provide a clear sense of orientation for operators, employees, and guests;
- produce a comfort level that comes from a clear understanding of how uses and activities are organized;
- encourage a full range of lodging and activities to occur;
- reduce conflicts between uses that are not complementary and increase synergy between complementary uses;
- encourage uses that are complementary to the unique character and sensitivities of the Node's environment.

The framework is not designed to:

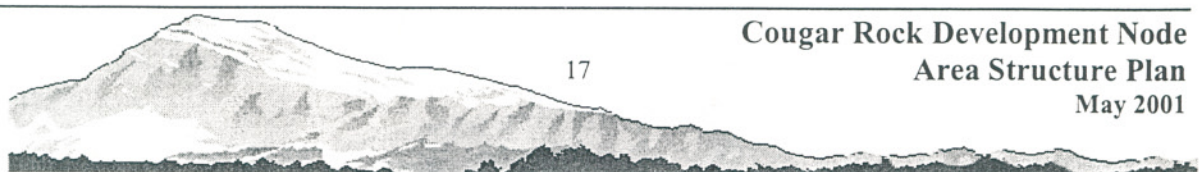
- discourage creative uses or approaches to developments;
- make development within the Node appear forced or rigid.

The following description of the land use organization has taken its lead from the organizing principles that have been described in Section 2.1. The importance of developing a "community" of uses and activities that create synergy, as opposed to allowing an eclectic group of competing or unrelated uses to take place in a random manner is a critical element of the Node's land use pattern.

2.4.1 Development of a Central Core Area

The importance of developing a core area or hub of accommodation, amenities and activities cannot be underestimated. It provides a focal point for orientation and is the "staging area" from which other opportunities can be described and promoted.

The core area will also provide key infrastructure and amenities that cannot be provided by individual or smaller developments. This includes independent eating establishments, conference facilities, high-tech communication services, commercial activities (outfitters, central booking for activities / travel agent, boutiques, health foods, pharmacy, etc.), special recreational activities (water recreation, fitness rooms, etc.) first aid facility, etc. To make the core feasible, a critical mass of



accommodation is required within the core area. Specialized amenities can be either stand-alone facilities, clustered into one comprehensive facility, or incorporated into mixed-use facilities such as hotels, lodges or chalets.

Symbolically, the core is the village centre. Site planning and design for the core should support this theme by clustering development around a central pedestrian street, plaza, or square. Clustering should also be organized to include activity generators or anchors at polar ends of the pedestrian street, plaza or square to help draw and attract people throughout.

Specific uses within the core will include:

- a signature hotel with accommodation and conference related amenities;
- lodges with special themes or activities;
- boutique inns;
- convenience or boutique retail / commercial;
- emergency fire fighting facilities (in consultation with Yellowhead County Fire Chief).

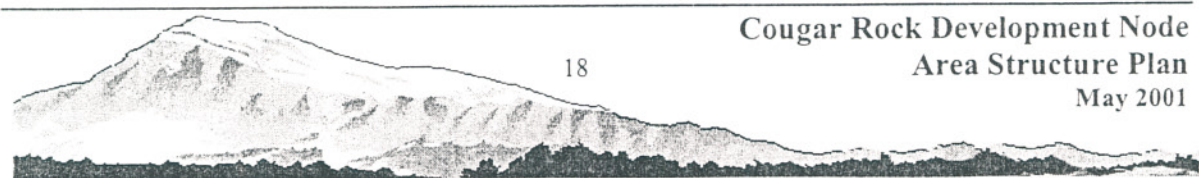
Supporting amenities could include:

- picnic area;
- children's play area;
- fountains;
- orientation map and signs;
- special lighting and street furniture;
- community notice board;
- chapel / place of prayer;
- communal hot tub / spa area;
- winter skating surface; etc.

2.4.2 Clustering Accommodation around Central Facilities

Activities in the core should be supported by various cells of clustered accommodation located either within close proximity or with opportunities for convenient pedestrian access. The intent of clustering is to:

- allow smaller groups of development to take on their own individual character and identity;
- encourage variety in the types of accommodation offered;
- ensure large areas within the Node remain in their natural state;
- permit ample buffering between clusters and encourage settings that are more intimate.



Each cluster of accommodation must have a central facility that will act as a visual and functional focus. The central facility should:

- be visually prominent as the main facility;
- provide an administrative function;
- supply emergency maintenance or minor medical needs;
- provide support amenities commensurate with the type of accommodation being offered (i.e. showers and toilets for campgrounds or dining lounge and convenience commercial / souvenirs in lodges or chalets);
- provide tourist information about the opportunities / amenities within the Node and within a day trip distance.

Various forms and densities of clusters are envisioned within the Node. Each cluster should respond to the existing conditions of the site and relate to the relative proximity to the core area.

2.4.3 Higher Density / More Formal Accommodation

The land use plan has been organized to encourage clusters in close proximity to the core area to develop with higher densities. On the Land Use Plan, (see Figure 7), development cells identified for cabins or chalets supported by a core facility, or, family oriented cabins / camping / RV park meet this objective. Although creative themes and unique characters are encouraged, these cells are envisioned to be more formal in nature due to their higher density.

2.4.4 Family Oriented Accommodation

An area within the Node has been designated to specifically concentrate on family needs. Accommodation in this cell should focus on larger, perhaps less expensive units. Amenities within the cell should provide family and child related recreational opportunities, (play areas, picnic areas, lawn areas for flying kites, throwing balls and playing Frisbee, activities for seniors, etc.). This cell is located close to the core area to encourage pedestrian access to additional amenities found in the core.

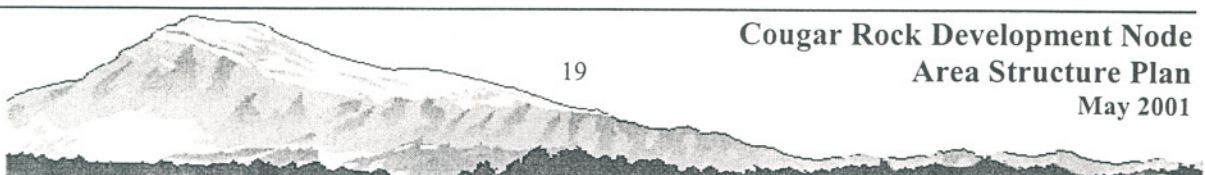
2.4.5 Rustic and Intimate Accommodation

Smaller developable sites, and areas with environmental sensitivities that are difficult to access or that are remote from the core area, are envisioned to be more intimate, less dense and provide a more rustic experience.

2.4.6 Programmable Recreation

A large portion of the site falls inside the Alberta Environment's recommended 1.5 km setback from airport runways. Fixed roof accommodation is restricted within this area. The location and natural attributes of the site however, make it ideal for programmable recreation. Features of the site that support this type of use include:

- a combination of both flat and undulating terrain;
- the site is easily accessed from the Airport Access Road;



- the site is close to and easily connected to the core area and opportunities for higher density accommodation;
- the site is not associated with any environmentally sensitive areas;
- the area is not in its original natural state (it was previously logged).
- the site is easily connected to all other areas within the Node by the open space / trail network.

Because a key trend in overnight accommodation is activity based and adventure tourism, this site should accommodate activities such as adventure mountain biking or equestrian riding with trails established for designated skill levels, or in-line skating circuits. Circuits for different uses will be encouraged, in order to avoid conflict. A golf course could also be accommodated if a suitable water source is available and if the course is designed in an appropriate manner with water conservation, wind, and elk habitation as considerations. The programmable recreation area is large enough to accommodate all of these recreational opportunities concurrently.

2.4.7 Natural Open Space and Trails

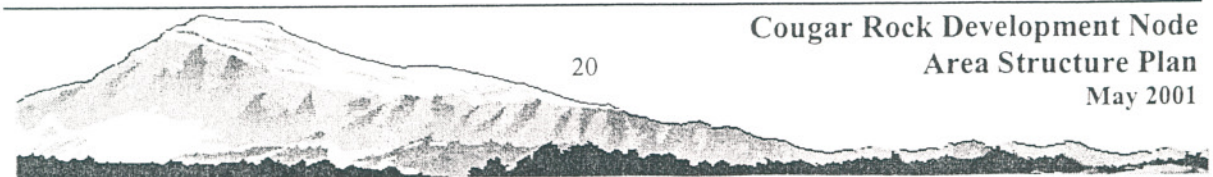
It is proposed that a majority of the Development Node be left as natural open space. A significant amount of natural open space is important within the Node because:

- it is the fabric that will knit all of the land uses and activities together;
- tourism demand for wilderness and outdoor experiences continues to grow steadily;
- it provides a natural buffer between uses and enables intimate settings;
- it sets the context for unique and interesting accommodation, activities and architecture;
- it helps to reduce the impact of road / air noise and prevailing wind;
- it allows for the development of a comprehensive network of trails that will link land uses and activities together (without dependence on motorized vehicles).

Development within natural open space will be limited to walking, hiking and riding trails. Where utilities are planned to be located within natural open space, they must be designed and implemented in a manner that respects the natural character of the surrounding landscape.

2.4.8 The Wetland Area and Eco Centre / Museum

The large area of bog and wetland surrounding the only pond in the Node provides a unique opportunity for an eco-centre, ecology focused lodge or a small museum that interprets the natural history of the Node. Market research indicates that as baby boomers age, they are searching for facilities that include education as a key component of the experience. The natural setting and ambience of the area surrounding the pond will support an authentic experience focused on a very unique environment. By interpreting and gaining a better understanding about the biodiversity in this and other areas in the Node, visitors will increase their understanding of the environment during their stay. This will help to reduce damage to the Node that



often results from misuse or inappropriate activity, while increasing the market potential of the entire Node.

2.4.9 Special Planning Area (Traveler's Rest Node or Multi-Use Area)

On the area directly opposite Cougar Rock, across the Airport access road, is an area that could be developed with either a traveler's rest node, or alternative uses to achieve a welcoming visual impact for the traveling traffic. The preferred use is the traveler's rest node; however, this would probably need to be developed by the public sector. Flexibility to allow other uses shall be exercised if it is found that the traveler's rest node is not feasible, or that acceptable alternative uses are proposed.

The purpose of the rest node is to:

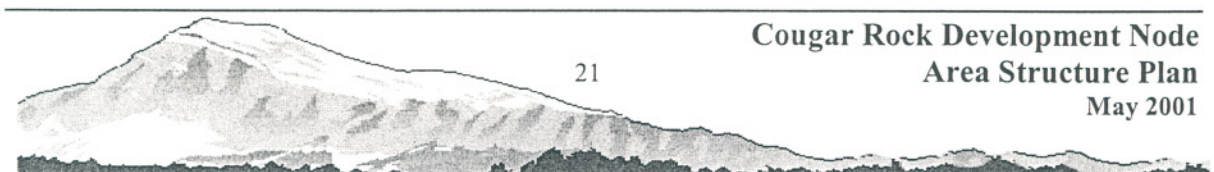
- offer amenities to the travelling public that will encourage them to stop at the entrance to the Development Node;
- offer an architectural statement or entranceway to the Node for westbound travelers of Highway 16;
- provide a comfortable and pleasant experience within the rest area;
- provide information at the rest node about the various activities and amenities within the Node;
- provide information in a manner that engages travelers, entices them to experience more of what the Node has to offer, and encourages them to "spread the word".

Amenities that could be provided in the traveler's rest area could include:

- cold potable water;
- exceptional and accessible viewing opportunities (from the top of Cougar Rock);
- a play structure for children;
- an open area for unstructured play (toss or kick a ball, throw a Frisbee, play tag, etc.);
- route and activity mapping;
- information about and interpretation of the Node and region;
- picnic tables;
- walking trails;
- etc.

To facilitate the public's ability and desire to stop at the Node, tourist services signs that announce the amenities offered should be provided in locations at 1.5 kilometers in advance of the rest area in both directions. This will provide opportunities for discussion, decision-making and safe deceleration.

As noted, should the traveler's rest node prove to be unfeasible to develop, by the public sector or others, alternative uses may be considered. Emphasis will be given to uses and developments that serve as a visual landmark from Highway 16. Only those developments that adhere strictly to the design and architectural guidelines will be



considered. Flexibility in allowed uses and development may be exercised in order to achieve the goals and objectives set for this Special Planning Area.

2.4.10 **Cougar Rock**

Cougar Rock is clearly visible from Highway 16 and is one of the most significant features within the Node. The rock provides visual interest, is used as a recreational rock climbing and bouldering area. It also provides spectacular panoramic views of the Rocky Mountains and the valleys between. The Cougar Rock feature is protected for public use as an amenity that can be enjoyed by all guests and visitors. The following improvements should be considered:

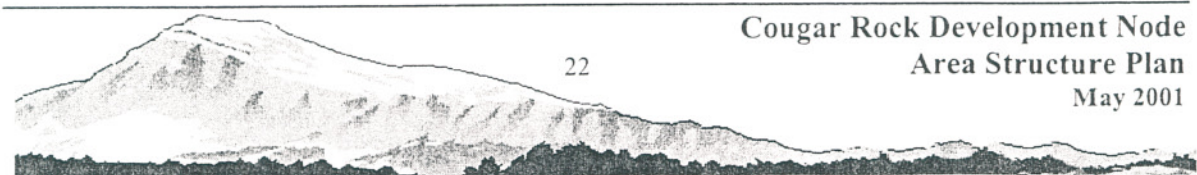
- development of trails to the top of Cougar Rock from the Traveler's rest node and from other development cells within the Node (trails should be designed in a manner that prevent erosion and will enable access by children, seniors and the physically handicapped);
- stairs may be considered for portions of trail leading to the top of Cougar Rock if the presence of stairs do not visually impact or reduce the sculptural qualities of the rock;
- a staging area at the base of the rock to accommodate climbing instructors and enthusiasts (once liability issues have been addressed);
- comfortable seating and rest areas at the top of the rock (this may include a sun / rain protection);
- protective measures at the top of Cougar Rock as required to ensure public safety;
- an open-air interpretive feature that describes the region's visible natural features and geology (as well as tell a story about logging in the area and the significance of the forestry industry in the region).

Cougar Rock provides an exceptional "first impression" at the threshold to the entire Development Node. Care must be taken to ensure that improvements are done in a manner that preserves the natural integrity of this feature.

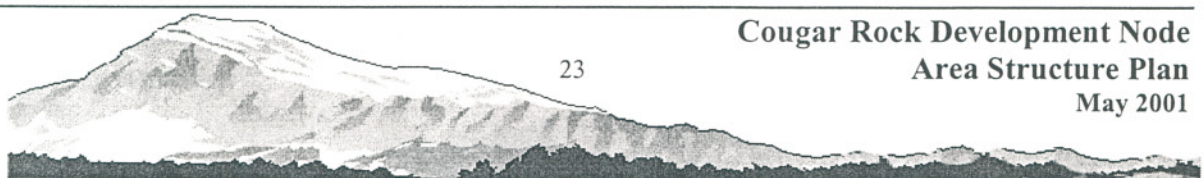
2.4.11 **Area 10 – Existing Development Area (Hang Gliding Facility)**

There is an existing lease (MLL # 950078) area, proposed to be developed with a hang-gliding facility and associated uses. Although the hang gliding facility has not begun operation, it is anticipated that this will begin in 2001. It is recommended that this development be allowed to remain and to continue development of the planned use and associated related uses. While flexibility should be exercised in reviewing further expansion plans, issues must be addressed with respect to the concerns raised by Natural Resources Service (grizzly bears) and access to Highway 16. Both of these factors will have an impact on the level of development permissible at this location. The following general parameters apply to this area:

- The primary use will be low impact programmed recreation;
- All development must address concerns raised by Natural Resources Service with respect to grizzly bears crossing Highway 16 through this area;



- All developments must address issues and/or requirements of Alberta Infrastructure with respect to access to Highway 16;
- Flexibility may be exercised by the relevant authorities regarding the range of uses allowed in this lease area, in order to provide a reasonable level of services in this location;
- Minor increases to the lease area may be allowed to permit further expansion and to ensure viability of the uses and development;
- All other development and design guidelines in the Area Structure Plan shall apply to development in this area.





3.0 LAND USE AND DEVELOPMENT POLICIES

3.1 Environmental Conservation and Development Constraints

3.1.1 Background

Conservation of the natural environment extends benefits to ecosystems, wildlife habitat, and human enjoyment of the Node. The environment of the Node is a vital amenity, and key to the Node's future commercial success. The Node falls within the Lower Foothills Natural Region. This eco-region contains a variety of vegetation types including mixed wood forests of balsam, poplar/white spruce and aspen/white spruce, coniferous forests of white spruce/creeping juniper/bear berry and black spruce, and tamarack fens. While wildlife inventories have not been performed within the Node, three key wildlife issues should be accounted for in the development of the Node:

- ◆ Elk and ungulates utilize the Node.
- ◆ Long-toed Salamander utilize the pond for breeding habitat.
- ◆ Large carnivores, including bears and wolves, should be considered in design.

Other environmental protection issues include the establishment of aesthetic and buffer zones, reduced site disturbance, respect for topographic constraints, and wildfire protection.

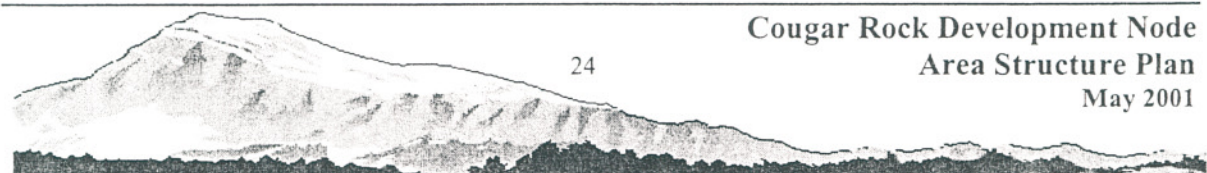
3.1.2 Goals

- 1) To ensure that development respects environmental constraints and minimizes impacts on the environment.
- 2) To initiate appropriate environmental mitigation measures, in order to protect the Node's natural character and amenity base for commercial development.
- 3) To encourage an overall development concept that concentrates development in certain areas leaving the remaining land in its natural state, or for recreational purposes.

3.1.3 Policies

Wildlife and Habitat

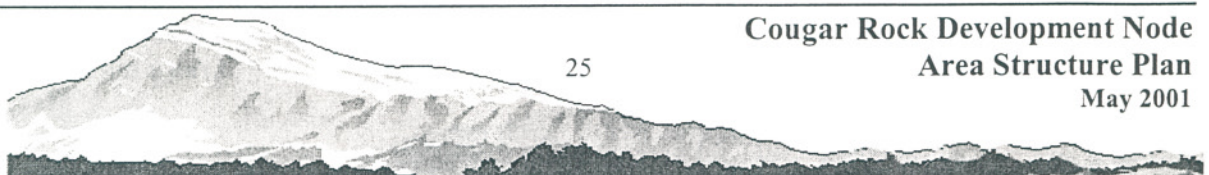
- a) The pond area located to the south of the Airport Access Road shall not be utilized for commercial tourism facility development due to its significance as habitat for Long-toed Salamander.



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- b) The pond area should be established for public use incorporating passive recreational trails, provided the trails are constructed as elevated boardwalks. Opportunities for environmental education and interpretation are encouraged in this location.
 - c) Facility development shall be clustered, in order to conserve as much forest cover in its natural state as possible.
 - d) Development should minimize extensive utilization of non-native vegetation. Where a golf course development proposes to include a large area of turf, the applicant may, at the discretion of the Development Authority, be required to prepare an environmental assessment and management study that examines:
 - existing wildlife populations;
 - impacts to wildlife populations caused by proposed development;
 - wildlife management strategy to reduce potential negative impacts of development.
 - e) All development shall be required to install bear-proof garbage receptacles, wherever garbage is stored outdoors.

Topographic Constraints

- f) The bedrock outcropping known as Cougar Rock is considered an important amenity within the Node. The rock face and plateau shall be retained for public use and enjoyment.
- g) A geotechnical assessment prepared by a qualified professional engineer with experience in geotechnical engineering will be required for all development proposed on lands with a greater than 15% slope.
- h) Development, other than outdoor recreation, on lands with slopes in excess of 30% shall be prohibited.
- i) Placing fill or debris in any natural watercourse or on lands that could lead to the discharge of deleterious materials into a watercourse will be restricted unless adequate mitigation and construction measures have been designed and are acceptable to Yellowhead County and applicable Federal/Provincial agencies.
- j) All development shall be required to provide a soils report prepared by a qualified professional engineer confirming suitability of soils for sewage disposal, depth to groundwater, foundation design criteria, and identification and mitigation of possible hazards.



- k) All development proposals shall address stormwater management in accordance with Yellowhead County Municipal Development Plan and the “Drainage” requirements as contained in Section 5 of this plan.

Site Disruption and Buffer Zones

- l) The extent of site disruption caused by site grading and construction must be minimized for all structures and roads by a combination of modulation in building form, tree preservation, and extensive native re-vegetation.
- m) Development proposals will be required to contain areas of natural vegetation in order to:
- conserve the natural characteristics of the Node;
 - provide a buffer between adjacent commercial uses within the Node (except within the core area);
 - establish a buffer between the Node and adjacent forestry activities.
- n) A development setback has been established to accommodate airport activities. Fixed roof development shall not be permitted within this setback area. However, outdoor recreational activities will be encouraged.

Wildfire Mitigation

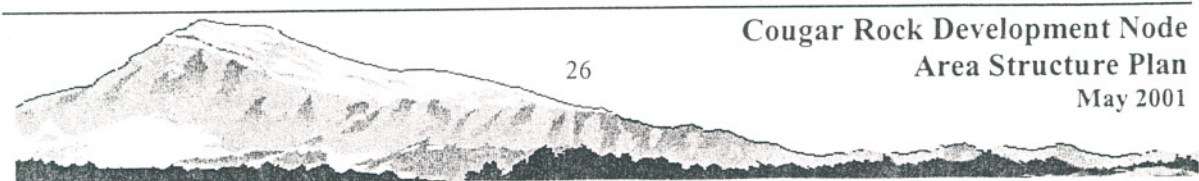
- o) Human activity and development within the Node increases the potential for accidental fire. The protection of life and property from wildfire should be demonstrated in development proposals through design and management. All development should demonstrate the incorporation of the wildfire mitigation guidelines as contained within the Partners in Protection program (1999), “Fire Smart: Protecting Your Community from Wildfire” and the requirements contained in Section 5 of this plan.

3.2 Commercial and Commercial Accommodation

3.2.1 Background

The vision for development within the Cougar Rock Development Node is to encourage a range of commercial developments and overnight accommodation opportunities that cater to experiences that complement the natural environment. The Node should accommodate a range of integrated and high quality commercial tourism and adventure tourism facilities. Commercial and commercial accommodation facilities that would be better situated within the Town of Hinton or within a Highway Commercial district will not be encouraged.

Ultimately, a range of overnight accommodation and commercial tourism uses will be encouraged in the Node. The Node provides opportunities for lower density



overnight accommodation as well as higher density development. The development of a community core will operate as both the commercial and amenity hub of the Node. The ultimate goal is to provide visitors with a range of commercial opportunities in order to satisfy their resort related commercial and entertainment requirements (e.g. sport equipment rental, restaurants, arts and crafts, recreation accessories, tour booking facilities). The overall land use concept for the organization of commercial tourism uses within the Node has been described in Section 2.4 of this plan.

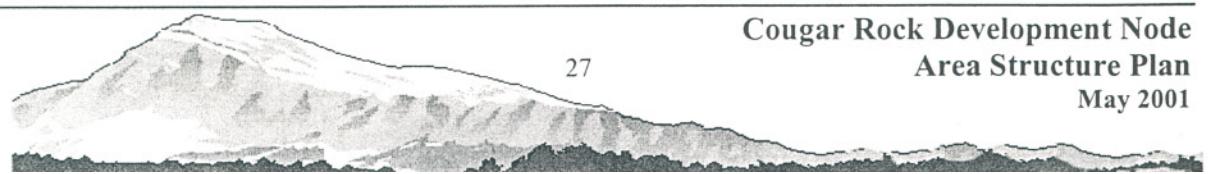
3.2.2 Goals

- 1) To ensure that all commercial development achieves an exceptional design character.
- 2) To encourage the establishment of a pedestrian oriented community core that will provide services and facilities to the entire Node.

3.2.3 Policies

General Commercial

- a) A variety of commercial tourism related uses, oriented to the needs of visitors, should be encouraged.
- b) Commercial uses better suited to the Town of Hinton or highway commercial districts will not be encouraged within the Node (e.g., car wash, fuel sales, laundromat, car rental).
- c) The community core shall be designed to be pedestrian oriented with a clearly defined public open space or pedestrian street. Activity generating uses should be established at polar ends of this public open space in order to draw pedestrians through the site.
- d) Developments that contain a variety of appropriate commercial uses within a single structure will be encouraged.
- e) All commercial development will be required to demonstrate consistency with Section 5: Design Guidelines of this plan.
- f) The County will consider a range of building heights provided the applicant can demonstrate that important view corridors will not be negatively affected.
- g) Development oriented to recreational vehicles shall be screened / buffered from all roads and from adjacent commercial uses.
- h) Commercial uses that are highly consumptive of groundwater resources may, at the discretion of the development authority, be required to examine the impact on existing and future development.



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- i) All applications for commercial development shall be circulated to the Town of Hinton for information and comment. Of course, these applications must follow the Provincial Alberta Tourism Recreational Lease (ATRL) process, administered jointly by the Province and County, and the applications will be circulated to the various Provincial departments and agencies for comment.

Overnight Accommodation

- j) Provided the development demonstrates consistency with the Land Use Organization concept contained in Section 2.4 of this plan, a variety of commercial accommodation types and density levels will be encouraged within the Node.
- k) Overnight accommodation and commercial development facilities shall not be permitted to locate within the airport setback area or in the immediate vicinity of the pond.

3.3 Parking

3.3.1 Background

A common parking problem experienced in resort areas is meeting the standard municipal parking requirements. The location and regulation of parking facilities will have a significant impact on the overall appearance and character of the Node. What must be avoided are large expanses of paved parking surface that could destroy the Node's character, while at the same time providing sufficient parking for commercial uses. Carefully planned parking areas will encourage and reinforce pedestrian movement in the Node.

3.3.2 Goals

- 1) To encourage a high quality of parking design.
- 2) To ensure that surface parking areas fit within the character of the Node.
- 3) To ensure that the County's parking requirements do not have a negative impact on urban design within the Node.

3.3.3 Policies

- a) The parking requirements of Yellowhead County Land Use Bylaw should be examined to ensure that the County's requirements permit commercial mixed use without creating excessive surface parking areas. Unique developments within the Node should be exempt from the parking requirements of the County's Land Use Bylaw.
- b) Shared parking facilities between leaseholders are encouraged.

- copy
- c) Permanent parking is not permitted in the pedestrian plaza of the Node's commercial core area.
 - d) A parking plan should be prepared for the core area, in conjunction with the first phase of development.
 - e) All development shall demonstrate consistency with the parking guidelines contained in Section 5 of this plan.

3.4 Restricted Residential and Staff Accommodation

3.4.1 Background

In order to support commercial operations, it is expected that a limited range of staff accommodation may be required within the Node. The large majority of staff accommodation can, for the most part, be accommodated within the boundaries of the Town of Hinton located 10 minutes east of the Node. A small amount of staff or surveillance housing may be considered appropriate to assist commercial operators. It is essential that the Node retains its commercial orientation and not evolve into an area for permanent residents.

3.4.2 Goals

- 1) To encourage the accommodation of staff within the Town of Hinton.
- 2) To provide for limited staff accommodation within the Node.
- 3) To ensure that long-term residential uses do not evolve within the Node.

3.4.3 Policies

Staff Accommodation

- a) Staff accommodation shall not evolve into a family or dormitory style community.
- b) Surveillance suites oriented to long-term security and maintenance of the development may be permitted in addition to staff accommodation.
- c) Staff accommodation and surveillance suites shall be incorporated as a suite within a principal building, and will not be permitted as a stand alone structure.
- d) Amendments to Yellowhead County Land Use Bylaw may be necessary in order to better regulate and limit staff accommodation within the Node.

Restricted Residential

- e) Development oriented to permanent residency is forbidden within the Cougar Rock Development Node.

3.5 Open Space, Trails, and Recreation

3.5.1 Background

Open space, trails, and recreation facilities are considered important elements in the development of the Node. A network of all-season linked open spaces, trails, and recreational activities will act as a key force establishing the Node's character.

Significant natural features such as the Cougar Rock and the pond should become part of the open space network and developed for the purpose of inviting both guests and the public to enjoy these natural amenities. Open spaces are also encouraged for the purpose of providing buffers between commercial uses and for retaining the Node's natural character.

Recreational amenities are encouraged within the Node, ranging from activities supporting visitors during their stay, to amenities that encourage the evolution of the Node as a destination resort.

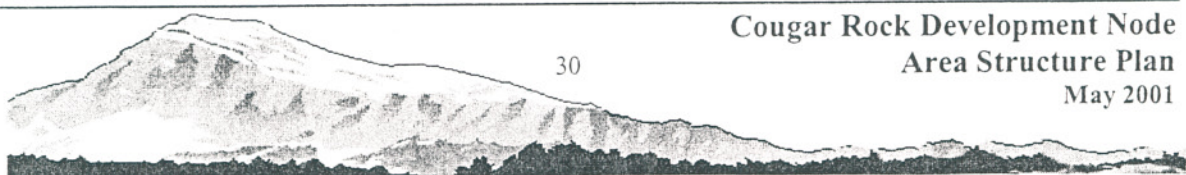
3.5.2 Goals

- 1) To ensure that public open spaces and trails form an integral part of the Node.
- 2) To use open spaces as a means to establish buffer zones.
- 3) To use the open space and trail system as a way to reinforce the pedestrian focus and public use of the Node.

3.5.3 Policies

Trails

- a) A system of integrated multi-use trails, consistent with Figure 7, shall be developed. The trails will be used for a range of non-motorized activities including, but not limited to, walking, biking, in-line skating, and cross country skiing.
- b) Applicants shall be responsible for constructing portions of the trail network, as illustrated on Figure 7, including trails within the lease area, and contributions toward the construction of trails beyond the individual lease boundary.
- c) All commercial uses shall be connected to the core area by trails.



- copy
- d) All trails shall be designed in accordance with Section 5: Design Guidelines of this plan.
 - e) Connections to regional trails outside the Node should be considered and encouraged during trail design.
 - f) Forestry and environmental interpretive material will be encouraged as part of trail development.
 - g) Recreational trails for all terrain vehicles are encouraged on trails that access off-site amenities, as identified on Figure 7.

Open Spaces

- h) Cougar Rock and the pond, including a buffer area around the pond, shall be established as public open spaces.
- i) Where appropriate, buffer zones will be encouraged between commercial uses and between the Node and adjacent lands.
- j) The pedestrian plaza area in the Node's core is considered as part of the public open space network.

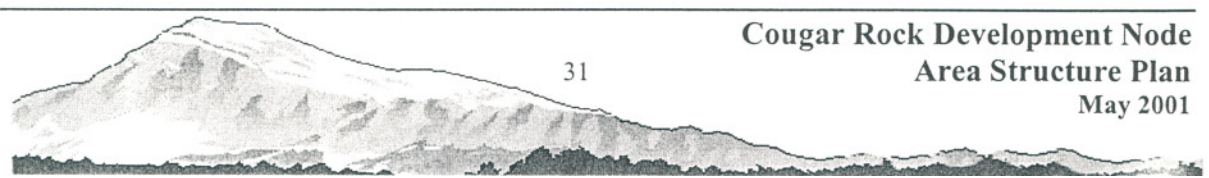
Recreation

- k) A range of recreational amenities will be encouraged in the Node.
- l) Proposals involving the importation of large expanses of non-native turf may be required to prepare an environmental assessment as part of the application requirements in accordance with Policy 3.1.3(d) of this Plan.

3.6 Transportation Network

3.6.1 Background

With the exception of two existing lease dispositions within the Node, all internal roads to commercial tourism uses will be provided from the Airport Access Road, which provides access to Highway 16. The design intent of the Node is to reduce dependence on auto travel between commercial uses and encourage pedestrian movement. The character of the Node is reliant upon centralized access via the Airport Access Road and shared access to individual sites. Leaseholders will not be permitted to hold exclusive rights to access road usage. Significant scarring of the landscape would result if each leaseholder obtained single use and individual road access.



In addition, it must be recognized that development within the node will have an impact on Highway 16, and the intersection of Highway 16/Airport Road. Developments may be required to submit a TIS (Traffic Impact Study) to Alberta Infrastructure and Yellowhead County for review. This may result in the requirement for upgrading, or contributions towards future upgrading, of the highway intersection.

3.6.2 Goals

- 1) To ensure that the internal road network is planned to facilitate access to a range of uses and leaseholders.
- 2) To ensure that the layout of roads reflects and protects the Node's natural environment and aesthetics.

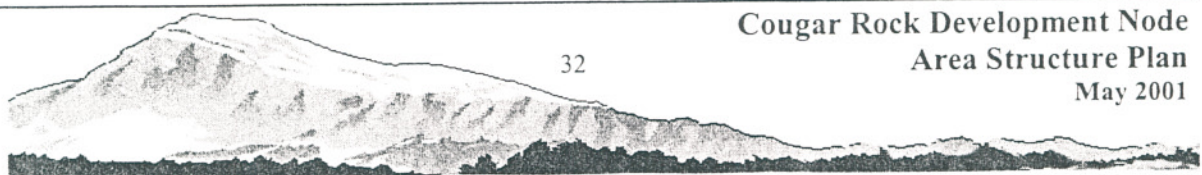
3.6.3 Policies

- a) Access roads to individual lease disposition area shall be shared by a number of commercial operators. Leaseholders shall not be permitted to restrict access to other leaseholders.
- b) The Airport Access Road shall provide primary access to Highway 16 for all new commercial developments. Developers shall be required to contribute to the upgrading of the Airport Access Road to standards acceptable to Yellowhead County.
- c) A transportation assessment may be required to review the safety and future upgrade requirements of the intersection of Highway 16 and the Airport Access Road. Developments may be required to submit a TIS (Traffic Impact Study) to Alberta Infrastructure and Yellowhead County for review. This may result in the requirement for upgrading, or contributions towards future upgrading, of the highway intersection.
- d) Highway 16 twinning plans and intersectional improvements, as proposed by Alberta Infrastructure, shall be accommodated within the Node.
- e) Subsurface soils investigation shall be required in order to determine specific conditions related to roadway construction.

3.7 Servicing

3.7.1 Background

Based upon existing soils information it is known that the soils within the area exhibit variable percolation rates ranging from 8 to 24 min./cm. These rates generally satisfy the Alberta Environment guidelines of 2 to 23.6 min./cm., for on-site sewage disposal. Preliminary indication of the on-site sewage disposal capability of the Node has been mapped on Figure 6. Because the depth to bedrock is variable, it is also



anticipated that the depth to water table may range from 1.2 metres to in excess of 1.8 meters.

Ground water availability is thought to be a development constraint within the Node. Existing water well records in the immediate vicinity indicate the following:

LOCATION	WELL #	YIELD
South of Highway 16	- -	25 – 100 gal/min
West edge of Node	12	6 gal/min
Airport	8	20 gal/min

Chemical analysis on these wells indicates that the water is drinkable. The iron content, however, is slightly elevated.

Based upon existing information and visual inspection of the Node by a qualified professional engineer with geotechnical expertise, development within the area is considered feasible. The Node's conditions are variable in terms of depth to bedrock, soil type and depth to groundwater. Site specific subsurface soils and geotechnical investigation program must be undertaken to determine specific conditions related to:

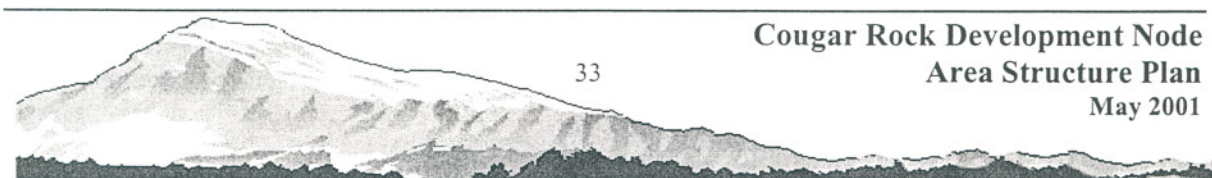
- depth and type of bedrock;
- on-site sewage disposal conditions – percolation rates;
- depth to groundwater;
- potable water well availability and capacity;
- groundwater sources for on-site fire protection; and
- structures, underground utilities, roadways, and slopes.

3.7.2 Goals

- 1) To ensure that all on-site sewage disposal and potable water supply systems meet Provincial standards.
- 2) Where feasible, to encourage the comprehensive development of shared servicing systems.
- 3) To require prospective leaseholders to demonstrate capability of soils and groundwater to accommodate development.

3.7.3 Policies

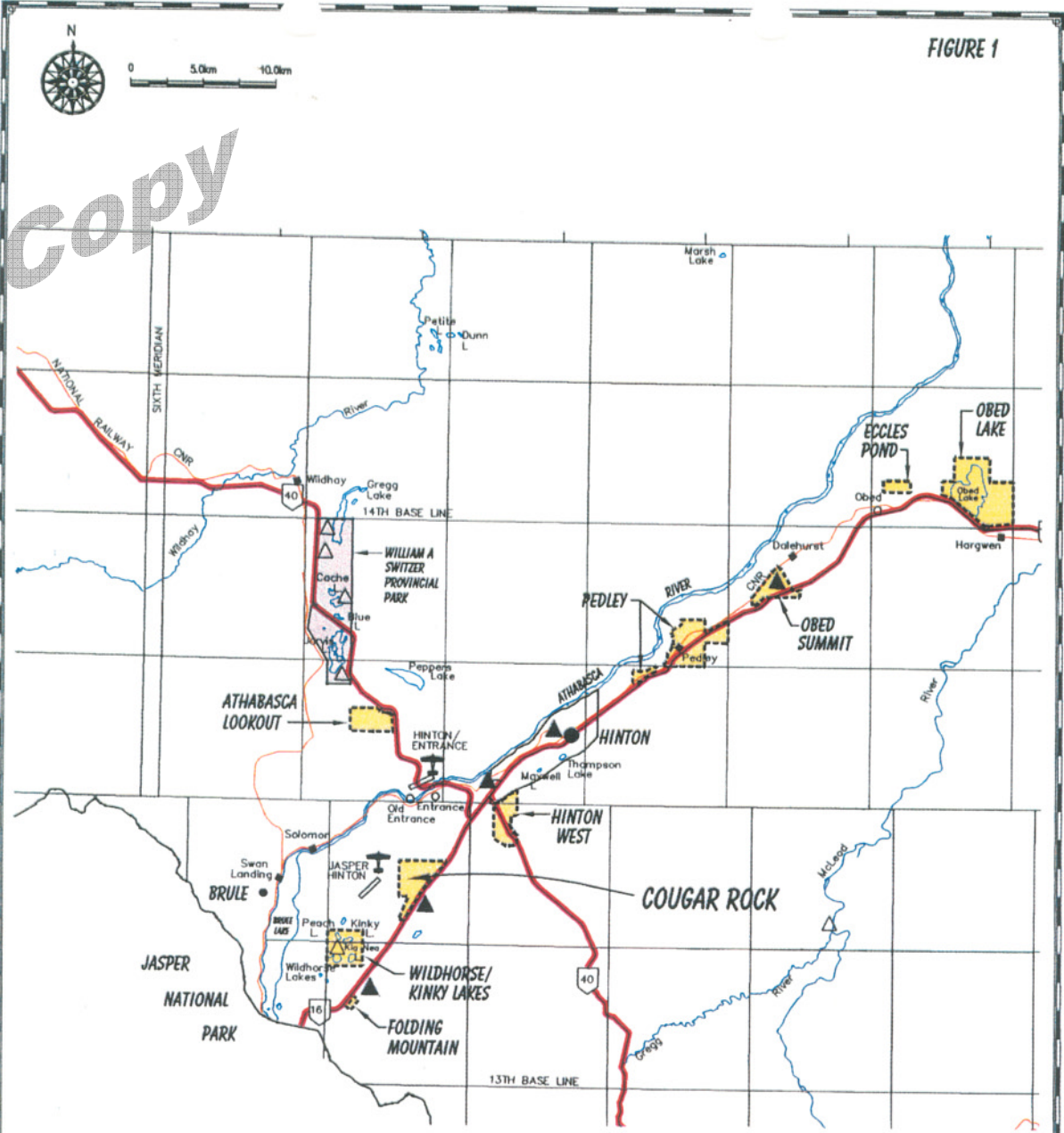
- a) All developers must prove through the soils assessment by a qualified engineer, with expertise in soils and sewage disposal, that potential exists for long-term, satisfactory on-site sewage disposal and treatment in accordance with the standards and guidelines of Alberta Environment.



COPY

- b) All developers must determine the depth of water table in accordance with Alberta Environment guidelines in order to provide evidence that ground water will not adversely impact sewage disposal systems and/or render the area unsuitable for basement construction or interfere with the construction of roads.
- c) A Ground Water Supply report prepared by a qualified professional in accordance with Alberta Environment guidelines shall be required. If there is insufficient hydrogeological information to confirm both potable and fire fighting groundwater availability, a qualified groundwater consultant shall conduct one or more aquifer tests to prove availability of water.
- d) Quality Assurance Statements prepared by qualified professionals will be required to assure that on-site sewage disposal and ground water/potable water assessments were performed in accordance with the standards of Alberta Environment.
- e) The development of communal systems for sewage collection and disposal and potable water supply and distribution will be encouraged where feasible in accordance with the Alberta Environment guidelines and the Subdivision and Development Regulations.
- f) Yellowhead County will require a strategy for long-term maintenance and ownership of communal systems prior to approval.

FIGURE 1



copy

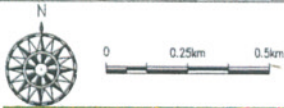


LEGEND	
	DEVELOPMENT NODE
	TOWN
	AIRPORT RUNWAY
	HAMLET
	AIRPORT
	LOCALITY
	CAMPGROUND
	RAILWAY STATION
	GROUP CAMPGROUND
	MAJOR ROADS
	SECONDARY ROADS

COUGAR ROCK DEVELOPMENT
AREA STRUCTURE PLAN
AREA CONTEXT



URBANSYSTEMS
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



NOTE:
 TOPOGRAPHIC INFORMATION TAKEN FROM DIGITAL ORTHOPHOTO FROM
 ORTHOSHOP (CALGARY, ALBERTA) (10 METER CONTOUR INTERVAL ACCURACY)

LEGEND/NOTES:

COLOR	RANGE BEGIN	RANGE END	PERCENT	AREA	DEVELOPMENT POTENTIAL
Green	0.00	10.00	63.7	370.6 HA	(EXCELLENT DEVELOPMENT POTENTIAL)
Yellow	10.00	20.00	28.9	168.1 HA	(REASONABLE ACCESS AND DEVELOPMENT POTENTIAL)
Orange	20.00	30.00	5.3	30.8 HA	(MAY EXPERIENCE DIFFICULTY ACCESSING AND SITING BUILDINGS)
Red	30.00	>30.00	2.1	12.5 HA	(SEVERE LIMITATIONS TO ACCESSING AND SITING BUILDINGS)

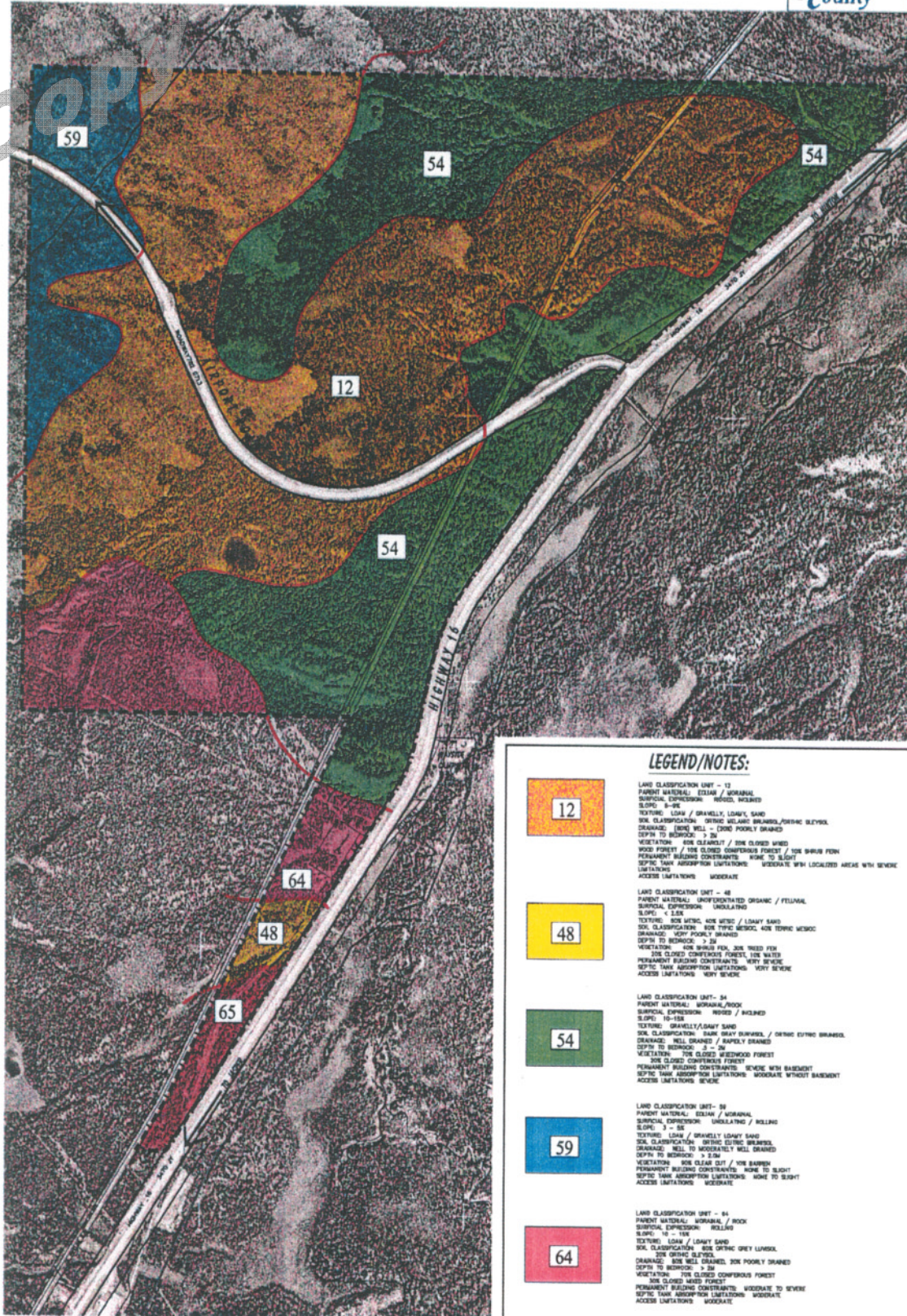
**COUGAR ROCK DEVELOPMENT NODE
 AREA STRUCTURE PLAN
 SLOPE ANALYSIS**

FIGURE: 2



0 0.25km 0.5km

URBANSYSTEMS
PLANNERS, ENGINEERS, LANDSCAPE ARCHITECTS



COUGAR ROCK DEVELOPMENT NODE
AREA STRUCTURE PLAN
**GENERALIZED LAND
CLASSIFICATION UNITS**

LEGEND/NOTES:



LAND CLASSIFICATION UNIT - 12
PARENT MATERIAL: ECLIAN / MORANAL
SURFICIAL EXPRESSION: BUOOL, MOOED
SLOPE: 0-8%
TEXTURE: LOAM / GRAVELLY, LOAMY, SAND
SOIL CLASSIFICATION: DRYIC MELLAN BRANDEL/DRYIC MELLAN
DRAINAGE: [SOIL] WELL - [SOIL] POORLY DRAINED
DEPTH TO BEDROCK: > 2M
VEGETATION: FOR CLEARCUT / FOR CLOSED MEDITERRANEAN FOREST / FOR CLOSED CONIFEROUS FOREST / FOR BURNED
PERMANENT BUILDING CONSTRAINTS: NONE TO SLIGHT
SEPTIC TANK ABSORPTION LIMITATIONS: MODERATE WITH LOCALIZED AREAS WITH SEVERE
ACCESS LIMITATIONS: MODERATE



LAND CLASSIFICATION UNIT - 48
PARENT MATERIAL: UNDIFFERENTIATED ORGANIC / FELLANA
SURFICIAL EXPRESSION: UNGLACIATED
SLOPE: < 2.5%
TEXTURE: FOR MERIC, FOR MERIC / LOAMY SAND
SOIL CLASSIFICATION: FOR TYPIC MERRIC, FOR TYPIC MERRIC
DRAINAGE: SOY POORLY DRAINED
DEPTH TO BEDROCK: > 2M
VEGETATION: FOR MERRIC FOR, FOR MERRIC FOR
FOR CLOSED CONIFEROUS FOREST, FOR MERRIC
PERMANENT BUILDING CONSTRAINTS: VERY SEVERE
SEPTIC TANK ABSORPTION LIMITATIONS: VERY SEVERE
ACCESS LIMITATIONS: VERY SEVERE



LAND CLASSIFICATION UNIT - 54
PARENT MATERIAL: MORANAL, MOO
SURFICIAL EXPRESSION: MERRIC / MOOED
SLOPE: 10-15%
TEXTURE: GRAVELLY/LOAMY SAND
SOIL CLASSIFICATION: DARK GRAY BRANDEL / DRYIC MELLAN BRANDEL
DRAINAGE: WELL DRAINED / POORLY DRAINED
DEPTH TO BEDROCK: 0 - 2M
VEGETATION: FOR CLOSED MEDITERRANEAN FOREST
FOR CLOSED CONIFEROUS FOREST
PERMANENT BUILDING CONSTRAINTS: SEVERE WITH BURNED
SEPTIC TANK ABSORPTION LIMITATIONS: MODERATE WITHOUT BURNED
ACCESS LIMITATIONS: SEVERE



LAND CLASSIFICATION UNIT - 59
PARENT MATERIAL: ECLIAN / MORANAL
SURFICIAL EXPRESSION: UNGLACIATED / MOLLIC
SLOPE: 0 - 5%
TEXTURE: LOAM / GRAVELLY LOAMY SAND
SOIL CLASSIFICATION: DRYIC MELLAN BRANDEL
DRAINAGE: WELL TO MODERATELY WELL DRAINED
DEPTH TO BEDROCK: > 2.0M
VEGETATION: FOR CLEAR CUT / FOR BURNED
PERMANENT BUILDING CONSTRAINTS: NONE TO SLIGHT
SEPTIC TANK ABSORPTION LIMITATIONS: NONE TO SLIGHT
ACCESS LIMITATIONS: MODERATE



LAND CLASSIFICATION UNIT - 64
PARENT MATERIAL: MORANAL, MOO
SURFICIAL EXPRESSION: MOLLIC
SLOPE: 10 - 15%
TEXTURE: LOAM / LOAMY SAND
SOIL CLASSIFICATION: FOR DRYIC MELLAN
DRAINAGE: FOR MELLAN, FOR POORLY DRAINED
DEPTH TO BEDROCK: > 2M
VEGETATION: FOR CLOSED CONIFEROUS FOREST
FOR CLOSED MEDITERRANEAN FOREST
PERMANENT BUILDING CONSTRAINTS: MODERATE TO SEVERE
SEPTIC TANK ABSORPTION LIMITATIONS: MODERATE
ACCESS LIMITATIONS: MODERATE

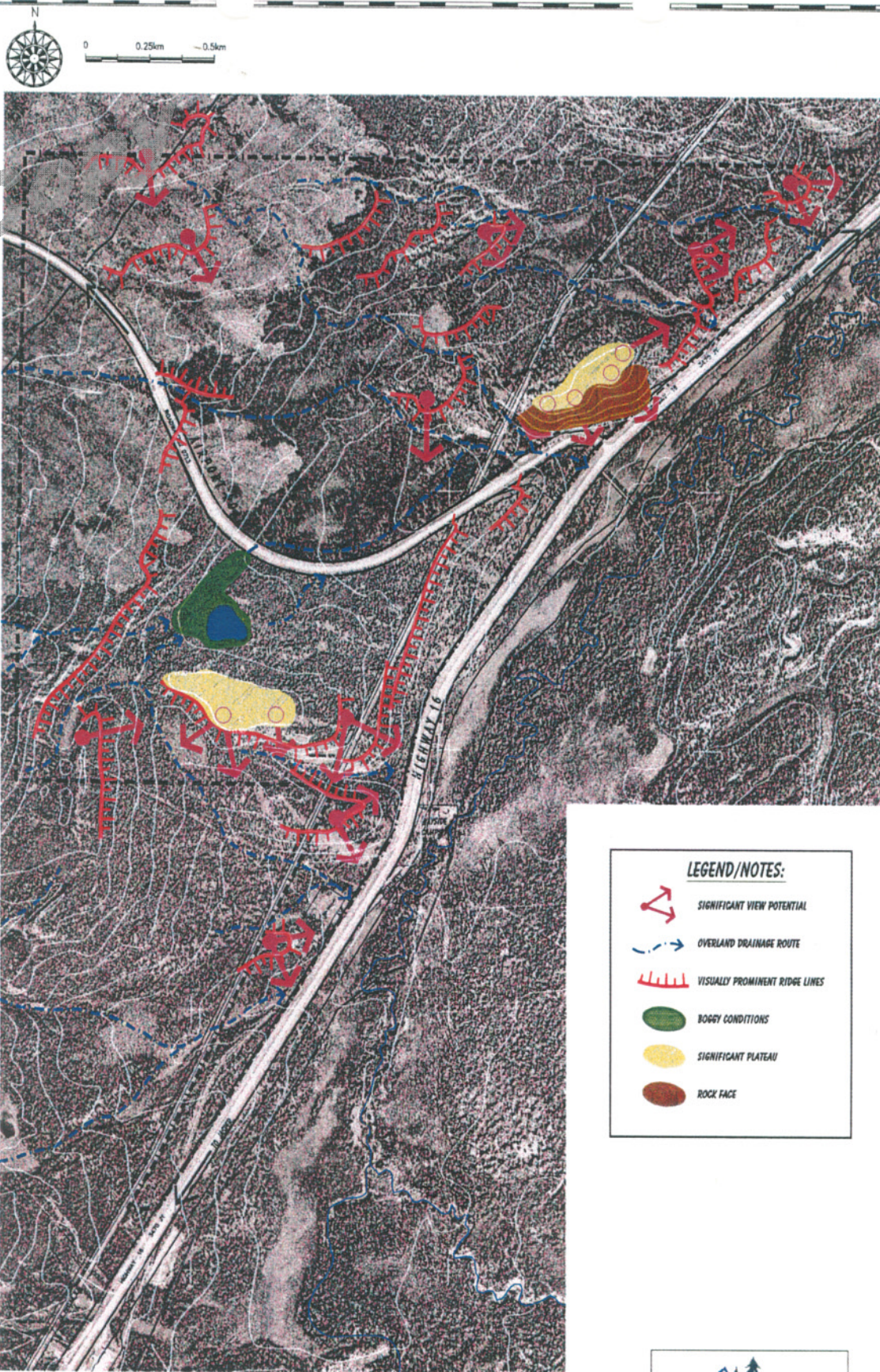


LAND CLASSIFICATION UNIT - 65
PARENT MATERIAL: ECLIAN / BOO
SURFICIAL EXPRESSION: MOLLIC
SLOPE: 10 - 15%
TEXTURE: SANDY LOAM
SOIL CLASSIFICATION: FOR DRYIC MELLAN
DRAINAGE: SANDY DRAINED
DEPTH TO BEDROCK: 0.5 - 1.0M
VEGETATION: FOR CLOSED CONIFEROUS FOREST
FOR CLOSED MEDITERRANEAN FOREST
PERMANENT BUILDING CONSTRAINTS: SEVERE
SEPTIC TANK ABSORPTION LIMITATIONS: SEVERE
ACCESS LIMITATIONS: SEVERE







NOTE:

LAND CLASSIFICATIONS AND LAND USE EVALUATIONS TAKEN FROM "RESOURCE INVENTORY AND LAND USE EVALUATIONS OF THE INTER-LEASING CORRIDOR" PROVIDED BY ALBERTA ENERGY AND NATURAL RESOURCES

FIGURE: 3



LEGEND/NOTES:

-  SIGNIFICANT VIEW POTENTIAL
-  OVERLAND DRAINAGE ROUTE
-  VISUALLY PROMINENT RIDGE LINES
-  BOGGY CONDITIONS
-  SIGNIFICANT PLATEAU
-  ROCK FACE

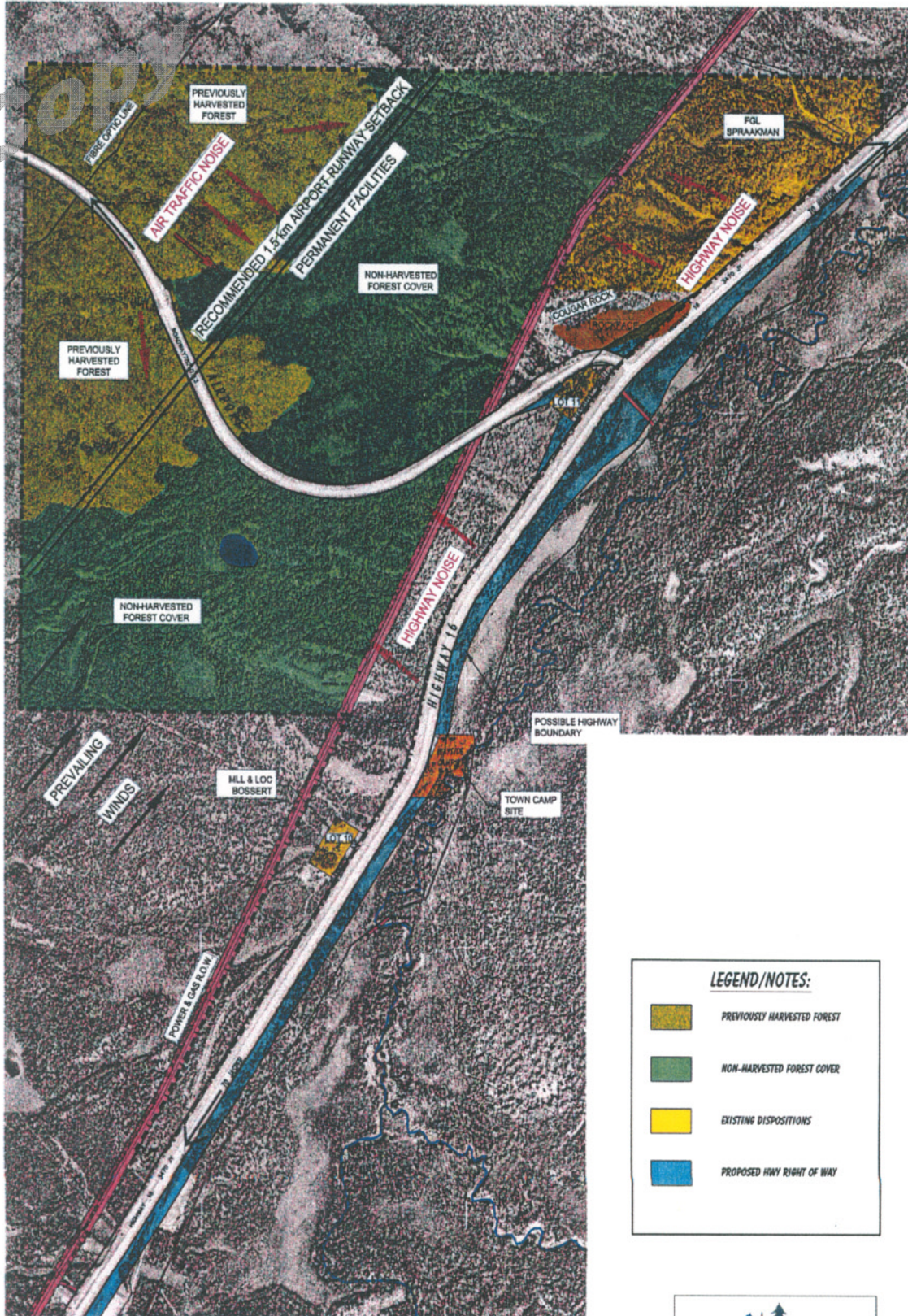
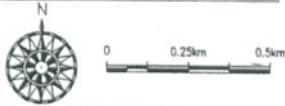
COUGAR ROCK DEVELOPMENT
AREA STRUCTURE PLAN

TERRAIN ANALYSIS



URBANSYSTEMS
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

FIGURE: 4

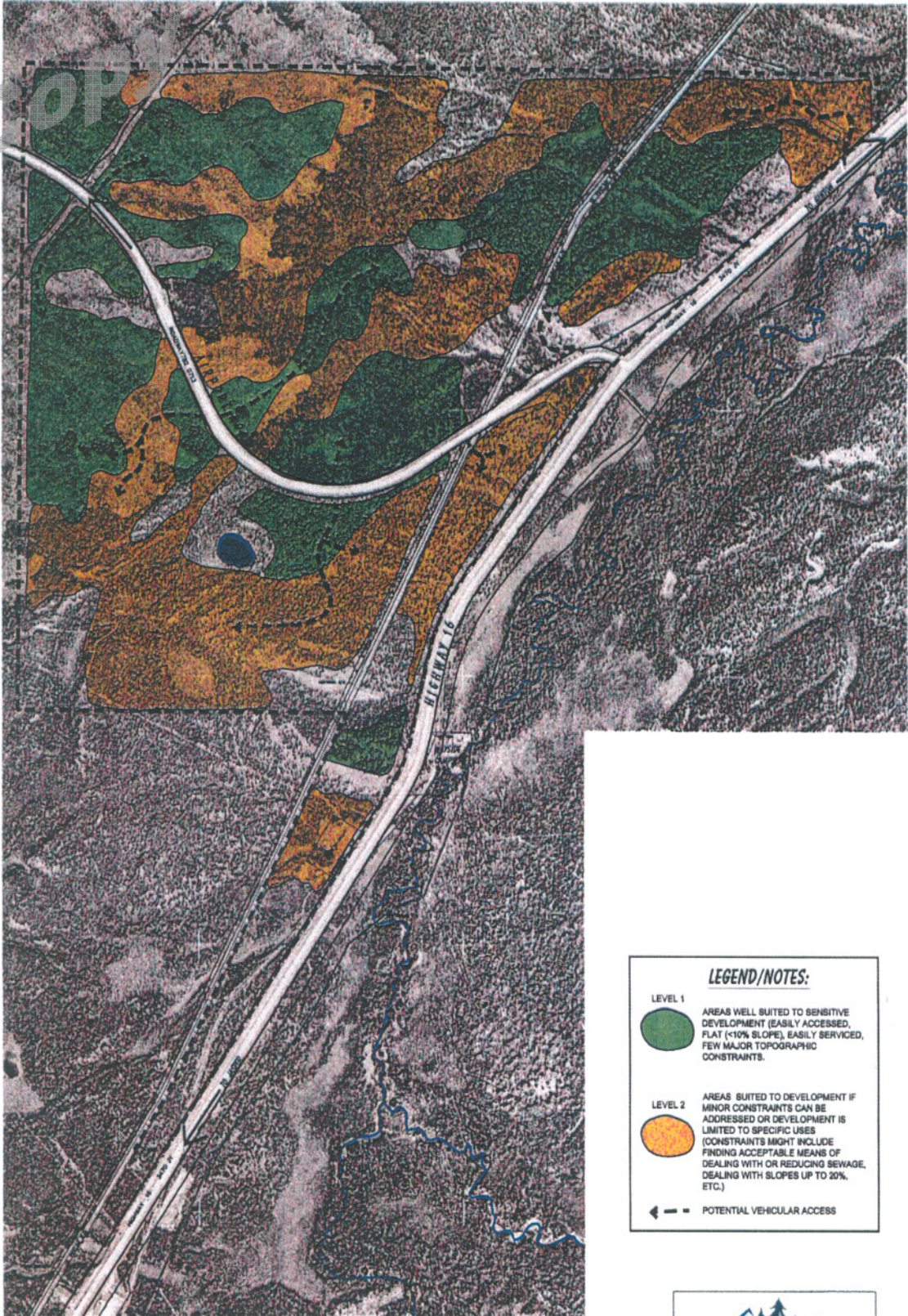
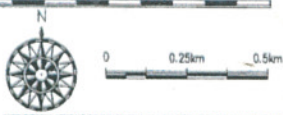


LEGEND/NOTES:


- PREVIOUSLY HARVESTED FOREST
- NON-HARVESTED FOREST COVER
- EXISTING DISPOSITIONS
- PROPOSED HWY RIGHT OF WAY


COUGAR ROCK DEVELOPMENT NODE
 AREA STRUCTURE PLAN
**EXISTING FEATURES AND LAND
 DISPOSITION**






LEGEND/NOTES:

LEVEL 1
 AREAS WELL SUITED TO SENSITIVE DEVELOPMENT (EASILY ACCESSED, FLAT (<10% SLOPE), EASILY SERVICED, FEW MAJOR TOPOGRAPHIC CONSTRAINTS.)

LEVEL 2
 AREAS SUITED TO DEVELOPMENT IF MINOR CONSTRAINTS CAN BE ADDRESSED OR DEVELOPMENT IS LIMITED TO SPECIFIC USES (CONSTRAINTS MIGHT INCLUDE FINDING ACCEPTABLE MEANS OF DEALING WITH OR REDUCING SEWAGE, DEALING WITH SLOPES UP TO 20%, ETC.)

 POTENTIAL VEHICULAR ACCESS

COUGAR ROCK DEVELOPMENT NODE
 AREA STRUCTURE PLAN

DEVELOPMENT POTENTIAL PLAN

FIGURE: 6



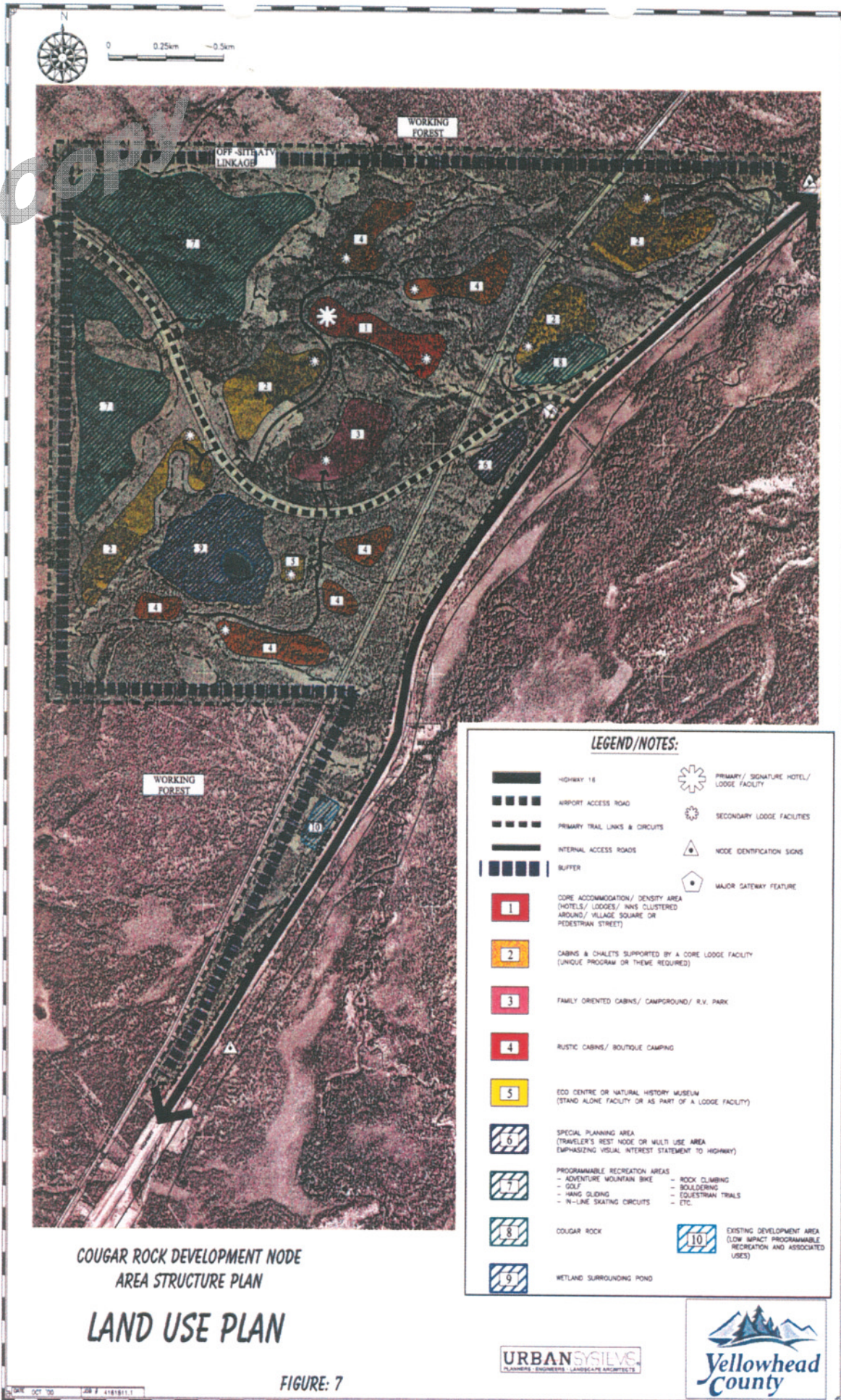


FIGURE: 7



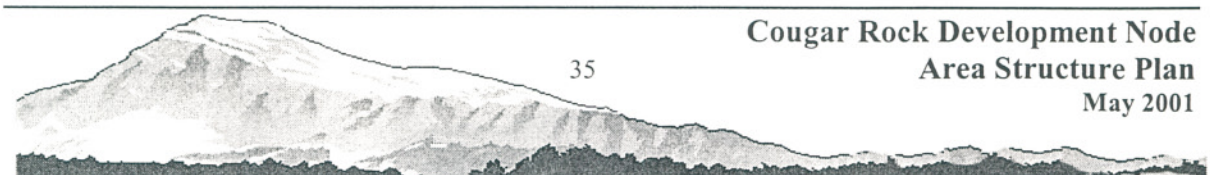
4.0 PLAN IMPLEMENTATION

4.1 Development Phasing and Implementation

The success of the Node as a high quality commercial tourism resort area requires an examination of County regulations and careful development staging. It is important that the very first stage of development does not impede future development or the long-term success of the Node. The phasing of public amenities is a critical factor in the Node's success. The development of the commercial core, important public open spaces, and recreational amenities such as trails and Cougar Rock rest area, should be considered at a very early stage. A more detailed strategy for plan implementation has been completed under separate cover.

4.2 Implementation Policies

- a) The first phase of development shall be directed to the core. The signature hotel should be constructed prior to the approval of development elsewhere in the node.
- b) Further to 4.2 a) above, the Cougar Rock Area Structure Plan Steering Committee will develop a Phasing plan, to be used by the approving agencies in determining the desired disposition process. This will involve designating logical disposition boundaries and desired phasing of development.
- c) The County shall examine its Land Use Bylaw, to ensure that the concept for development and land use can be implemented.
- d) All development applications shall be forwarded to the Town of Hinton for information and comment.
- e) The appropriate authorities (Yellowhead County, Province, etc.) may implement cost sharing strategies to allow development of Airport Road upgrading, overall Weldwood compensation issues, and communal facility development (trails, boardwalk, interpretive facilities, etc.).





5.0 DESIGN GUIDELINES

5.1 Goals

These design guidelines are intended to be used by the local government, development proponents and the general public, for the area designated as the Cougar Rock Development Node. Specifically, the guidelines have been prepared to achieve the following:

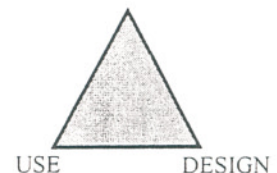
- ◆ To help ensure that the intent and recommendations of the *Cougar Rock Area Structure Plan* are achieved in the design and implementation of new developments in the Node.
- ◆ To encourage high quality design that enhances the image and character of the Node.
- ◆ To function as a clear and easy-to-use development evaluation tool for the County.
- ◆ To function as a stimulant to creative design for the private sector and to provide assurance that the character and quality of development in the Node remains consistent over time.

5.2 Foundations

The Node itself has modest natural appeal, particularly when compared to that of nearby Jasper National Park. The natural attributes of the Node alone will not necessarily draw people and keep them there. The ultimate success of the Development Node will depend largely on the inter-relationships of:

- The USES that will occur in the Node.
- The DESIGN and DEVELOPMENT of buildings and facilities to support those uses.
- The NATURAL ATTRIBUTES of the site.

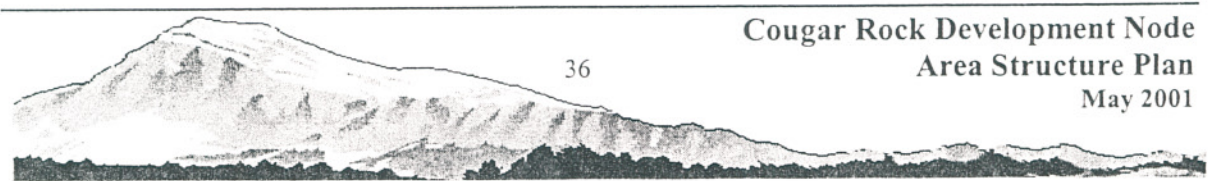
NATURAL ATTRIBUTES



To ensure the success of the Node, addressing all three of these issues in a balanced manner is very important.

5.2.1 Uses

The uses proposed for the Node include a range of commercial tourism and overnight accommodation facilities. While the Development Node has the ability to provide support services for Jasper National Park, it should also provide amenities that go beyond providing a bathroom stop, nightly bed rentals and roadside cafe meals. The eco/adventure tourism market thrives on the concept of providing 'complete' packages. For example, where a basic need (e.g. sleep or food) is provided in an



enhanced manner (e.g. 'wilderness' lodge with dining room, individual cabins or chalets) and additional amenities are provided to add value and diversity to the experience, as well as extend the stay of visitors (e.g. hot tubs, fire pits, hiking/skiing trails, health spa/wellness centre, golf, outdoor skating, horseback riding, etc.).

5.2.2 Design and Development

The design of sites and buildings in the Node should reflect its intended use and the character of the local landscape. For example, a one-story concrete block motel building will not communicate the idea of a weekend retreat and health spa; whereas a two-story log lodge with log cabin outbuildings will enhance the visitors experience and marketability of the development. As another example, a flat-roofed building with light-coloured stucco or vinyl siding that is fronted by an expansive parking lot can be found in any city on the continent; whereas a rustic-styled building with wood exterior and sloped roof more strongly reflects the character of the local landscape and traditional architecture.

5.2.3 Natural Attributes

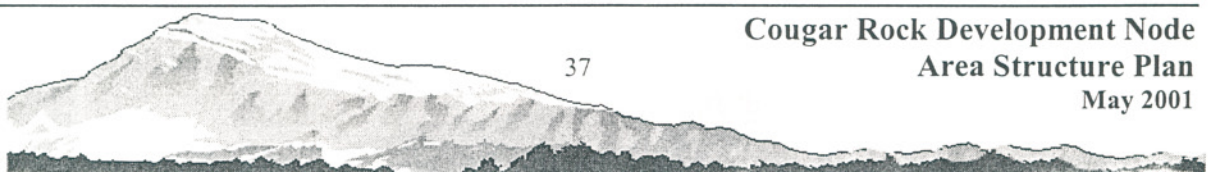
While the character of the Node's natural landscape is more modest than the National Park, the success of the Node will be achieved, in part, by respecting the natural landscape and by integrating development within it. All development (e.g. buildings, roads, parking lots, trails, utilities, etc.) should fit unobtrusively into the natural landscape.

5.3 Approach

Guidelines are typically prepared and applied in one of two ways:

- 1) as prescriptive directives that regulate how development shall or shall not be done; or
- 2) as performance-based targets that describe a desired outcome without dictating how the outcome can be achieved.

These design guidelines are a combination of the two approaches. That is, for each design issue, the guidelines clearly describe the desired objective and suggest preferred means of achieving the objective. Development proponents are permitted to take different approaches to meeting design objectives. The intent is for the County to apply the guidelines, and the developer to make use of them, in such a way as to stimulate creative approaches and still meet the design objectives and the overall goals and policies of the *Area Structure Plan*.



The design guidelines have two components:

Common Guidelines

Apply to all land uses proposed within the Development Node.

Specific Guidelines

Apply only to particular land uses within the Node.

The common guidelines are presented in the first portion of the guidelines. The specific guidelines are presented in the last portion of the guidelines for those particular land uses to which they apply. Guidelines will be categorized and presented based on issues or topics relevant to developing in the Node.

**COMMON
GUIDELINES**

- Character and image
- Scenic Views
- Buffering
- Open Space
- Water Features
- Indigenous Vegetation
- Wildlife Management
- Fire Management
- Trails
- Roads
- Parking Areas
- Drainage
- Utilities and Services
- Lighting
- Landscaping and Site Restoration
- Irrigation
- Building Siting
- Building Size, Form, and Massing
- Roofs
- Building Materials
- Details
- Signage

**SPECIFIC
GUIDELINES**

- Specific guidelines will be provided for each land use proposed for the Development Node (e.g., tourist commercial, service commercial, low density accommodation, high density accommodation, etc.).
- Guidelines for each land use will only be provided where they will help achieve the intent of the *Area Structure Plan*.

5.4 Common Guidelines

As mentioned previously, the common guidelines apply to all development within the Node, regardless of proposed land use or land ownership. Attention to the design issues will help to ensure that the natural character of the Node is respected and that a common identity or image for the Node is developed.

The common guidelines for development in the Node, in no particular order, are as follows:

5.4.1 Character and Image

The long-term success of the Node as a destination will depend considerably on how well the character and image of the Node reflects its local and regional setting.

Guideline:

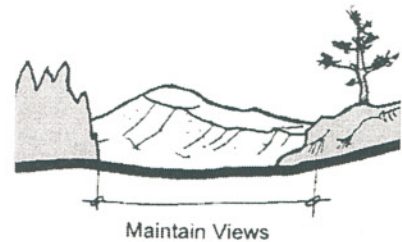
- a) The character and image of development in the Node must reflect the natural environment and traditional architecture of this mountain region.

5.4.2 Scenic Views

Views of the natural landscapes within and around the Development Node are critical to the use and enjoyment of the Node. Maintaining the scenic quality of the Development Node is essential to its long-term success.

Guidelines:

- a) Buildings and structures (e.g., signs, utilities, etc.) that obstruct or detract from views within the Node and beyond should be avoided.
- b) The impact of proposed developments on the views of existing developments should be considered and minimized where possible. Sight line obstruction and views of unsightly land uses or facilities should be avoided.

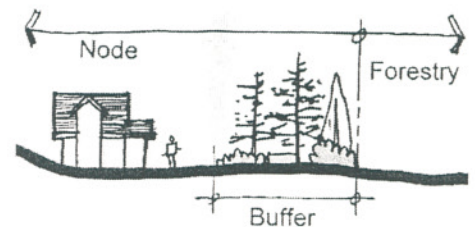


5.4.3 Buffering

The Node is located within a designated Forest Management Area. As such, timber harvesting may occur up to the limits of the Node's boundary. In order to minimize the impacts of harvesting, a buffer should be established within the Node.

Guidelines:

- a) A buffer of native trees and vegetation should be designated *within* the node, along the Development Node's boundary. The width of the buffer may vary from 5 to 30 metres, as required, to screen views of logging operations and cut blocks that may occur adjacent to the Node. A narrower buffer may be appropriate where the existing forest is dense or topography screens views. A wider buffer may be required where topography and vegetation provides insufficient screening.



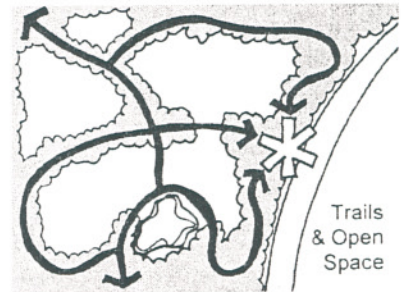
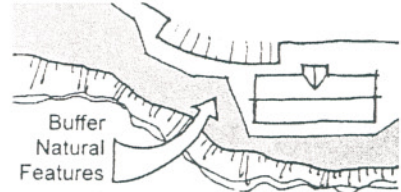
- b) Buffers may not be required, where the visibility of future harvesting does not impact the visual quality of the Node and its uses.

5.4.4 Open Space

Open space refers to those natural and developed areas of the Development Node that does not include buildings and are oriented to public use.

Guidelines:

- a) Natural features of the Development Node (e.g. Cougar Rock, the pond, stream, drainage routes, rock outcrops, etc.), including a buffer area around them, should be retained in their natural state with opportunities for wildlife, environment and forestry interpretation.
- b) Natural open space features should be linked together by a trail system to form a network of interconnected open spaces. In addition, the trail system should connect to the natural open spaces beyond the boundaries of the Development Node.



- c) The treatment and character of other areas, including parking lots and other outdoor use areas, should be planned and designed to appear as natural as possible. The retention of existing vegetation and the use of indigenous vegetation in landscaping and site restoration are encouraged.
- d) The development of trails and boardwalks for pedestrians is encouraged in open spaces, provided potential negative impacts on the environment are minimized.

5.4.5 Water Features

There is a pond, one permanent stream, and several intermittent drainage routes within the Node. These water features provide habitat to wildlife and amenity value for people (e.g. scenery and recreation).

Guidelines:

- a) Crossings of water courses by roads and trails should be minimized. Where necessary, crossings may be made at right angles to minimize disturbance. Crossing should not impede the flow of water.
- b) Development (e.g., roads, parking lots, buildings and formal landscaping) should be set back from the edge of water features. The setback should be sufficient to

protect the feature and its riparian habitat from negative impacts of development and use. For more sensitive features (e.g. stream, pond, wetland) the distance should be greater, while for less sensitive features (e.g. intermittent drainage route) the distance may be less.

- c) Pedestrian trails and boardwalks may be developed close to water features where they provide recreational benefit and do not detrimentally impact the environment.
- d) Educational signs and interpretation of the pond, wet areas, and the streams are encouraged.

5.4.6 Indigenous Vegetation

The Node's forest cover contributes to its appearance and character and consists of closely spaced spruce of a relatively uniform age. Clearing of trees for development will create impacts on the visual quality of the Node and will increase exposure to sun and wind. In general, the retention of existing vegetation is encouraged and the unnecessary clearing is discouraged.

Guidelines:

- a) The retention of existing trees and understory vegetation is encouraged:
 - to retain special or unique trees;
 - to protect habitat values and environmentally sensitive areas;
 - to act as a buffer; and/or
 - to maintain a continuity of natural open space linkages.
- b) The removal of existing trees and understory vegetation is permitted:
 - to accommodate site development and improvements;
 - to reduce the risk to human safety and property (e.g., hazard trees, blow down, fire reduction); and
 - to maintain the health of the forest (e.g., pest infestation);

5.4.7 Wildlife Management

Wildlife can provide positive and negative possibilities. While the presence of wildlife can enhance the visitors' experience, it also creates risks to both people and animals. Some forms of human-wildlife interaction can result in conflict. Examples include elk and bear attacks and the forced relocation or destruction of individual animals that represent a risk to people. While these guidelines are not intended to resolve the issue of wildlife-human conflict, they are intended to provide guidance for development to minimize the potential for conflict.

Guidelines:

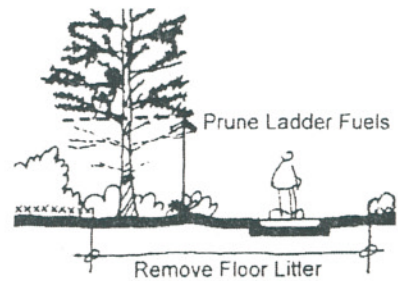
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- a) Minimize the impact of development on wildlife habitat, where possible, limit the amount of clearing necessary to construct a site and retain existing trees and understory vegetation.
 - b) Minimize the encroachment of elk into the Node by the avoidance of mowed grass as a treatment for landscapes. If lawns are desired, limit lawn quantity and wildlife access (e.g. fencing, low-mowing, etc.). Minimize the encroachment of bears into commercial cells by avoiding open trash receptacles and planting food-source shrubs (e.g. berries).
 - c) Develop clearly defined trails and recreational use areas and encourage users to stay within them and not stray into habitat areas.
 - d) For camping sites, make provision for campers to store their foodstuffs in a manner that minimizes the transmission of odours and the accessibility of the food to wildlife.
 - e) Provide visitors with educational programs and materials (e.g. pamphlets, signs, and regulations).

5.4.8 Fire Management

In forested and grassland settings, the periodic outbreak of wildfire is part of the natural cycle. The intent of these guidelines is to minimize the risk of fire and the impact that it may have on site improvements and on the surrounding forest.

Guidelines:

- a) Potential fuels (e.g. forest floor litter, dense tree spacing, low growing tree branches, etc.) should be removed near outdoor use areas (e.g. campfires, campgrounds, parks, parking lots); adjacent to trails and roads; and at the interface between developed land and the natural forest.
- b) Fire hydrants should be located near emergency access routes and forested areas of the Node.
- c) Prior to development, a fire hazard assessment should be performed to identify wildfire risk and recommend prevention measures. The Land and Forest Service provides procedures and guidelines for conducting this assessment and preparing recommendations to minimize fire risk.
- d) All development should demonstrate the incorporation of the wildfire mitigation guidelines as contained within the Partners in Protection program (1999), "Fire Smart: Protecting Your Community from Wildfire".

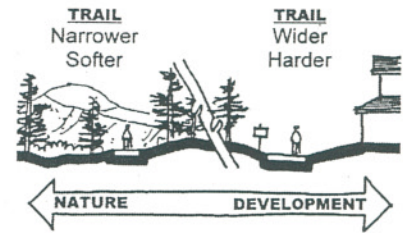


5.4.9 Trails

The scenic, recreation and natural amenities of the Node and region will help attract visitors to the area. One of the most effective ways of meeting visitor needs is to develop and maintain trails providing access to amenities and natural features, both within and beyond the Node.

Guidelines:

- a) Trails should generally provide access for year round non-motorized use. Equestrian and motorized ATV's may be appropriate on some routes. Where practical some trails (e.g. major trail routes and those closer to developed uses and major natural features) should provide access for the disabled.
- b) Some trails should be designed for emergency vehicle access. To minimize impacts on habitat and the recreational experience, only major trail routes should be considered for emergency use and then, only as site conditions reasonably permit.
- c) A comprehensive system of mapping and signs should be developed that describes the extent, routes, features and etiquette of the trail network.
- d) Trail development should reflect its surroundings. Trails in natural areas should generally be narrower and have a softer surface (e.g. earth, aggregate, etc.) and trails in more developed areas should have a wider and harder surface (e.g. compacted aggregate, asphalt, wood boardwalk, etc.).
- e) Trail linkages should provide access to destinations within the Node (e.g. uses, natural amenities, viewpoints, etc.) and to regional trails off-site. Align and develop trails to minimize potential impacts on natural areas and adjacent developments.
- f) The alignment, profile and cross section of trails should reflect the natural terrain of the Node. Straight stretches of trail and excessive cuts and fills are not appropriate.

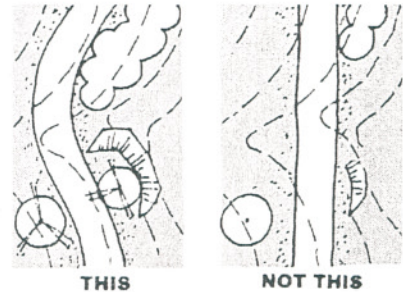


5.4.10 Roads

Roads are the transportation and servicing framework of the entire Node. The roads for the Node are intended to be rural in character.

Guidelines:

- a) Rectilinear and grid road systems are not compatible with the intent of the Development Node. Curvilinear roads and roads that conform to the natural landform of the site are encouraged.



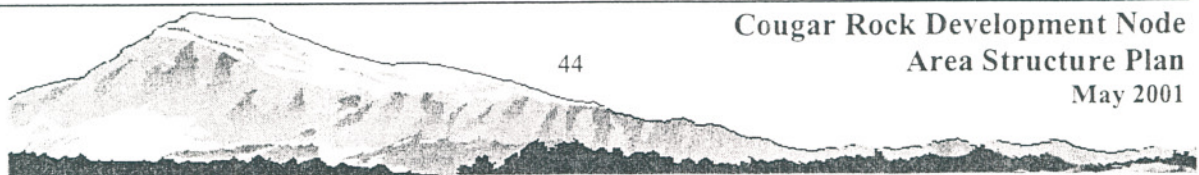
- b) Most roads should accommodate two vehicle travel lanes, one in each direction. Exceptions should be considered for major roads and as necessary to accommodate additional lanes (e.g., turning lanes onto and off of the highway).
- c) The Airport Access Road should provide an asphalt surface and aggregate shoulders.
- d) Accommodation should be made for snow clearing and storage.
- e) Excessive cuts and fills should be discouraged.
- f) The road cross section should have a centreline crown. Water should drain into roadside ditches or swales. The use of curbs, raised drain inlets and other raised elements should be avoided as they may interfere with snow clearing.

5.4.11 Parking Areas

Parking is an essential component of the Node. In providing parking for developments within the Node, a balance will be needed between visitor convenience, protection of the natural environment, and the development character of the Node.

Guidelines:

- a) Where possible, off-street parking lots should fit with the natural terrain of the Node by limiting size (e.g. a series of smaller connected parking lots may have less impact than one larger lot), retaining existing vegetation, and planting buffer vegetation between the parking lot and adjacent roads or uses.
- b) On-street parking shall have an asphalt surface. Off-street parking may have an asphalt or compacted aggregate surface, depending on the desired character for the development and the ability to manage drainage from the parking surface.
- c) Parking areas shall make provision for snow cleaning and storage.



5.4.12 Drainage

The water that collects on the surface as rain and snow should be transported, stored and disposed of in a manner that minimizes the impacts on the natural environment and the capital improvements of the site.

Guidelines:

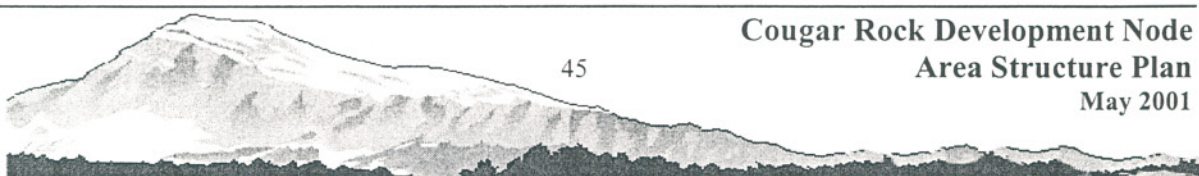
- a) In accordance with provisions of Alberta Environment and Yellowhead County, stormwater may be discharged to natural streams and drainage channels provided the flow and quantity of water discharged does not negatively impact the flows of natural watercourses and provided silts and contaminants can be contained on site.
- b) Stormwater should be collected and conveyed in an integrated series of swales and ditches. They should be designed and constructed to function as soak-away areas, where possible, to minimize siltation and high water levels in natural watercourses.
- c) Culverts should be used under roadways, trails and use areas.
- d) Vehicle and pedestrian areas, as well as other hard surfaces, should be designed and graded to avoid ponding of surface water, including the increased surface water associated with spring snow melt.

5.4.13 Utilities and Services

Utilities and services refers to those systems (e.g., water, sewer, electricity, telephone, television, waste collection and disposal, etc.) that provide basic but essential service to the Development Node. The physical infrastructure built to provide these services can have an impact on the image and character of the Development Node.

Guidelines:

- a) Above-ground utilities are generally not compatible with the image and character of the Development Node. The distribution network (i.e. the pipes, conduits, cables and wires) for water, sewer, electrical, and telecommunication services should be provided underground.
- b) If it is not practical to develop some facilities underground (e.g. treatment plants, satellite dishes, trash receptacles, etc.), they should be discretely located or positioned to minimize views of them. Buffering and screening could also be used to help minimize impacts. Other guidelines in this document (e.g. building form and massing, building materials, etc.) can be used to help fit some above-ground facilities into the character and image of the Development Node.
- c) Each building with overnight use, including cabins, should have washroom facilities under its roof. Centralized common washroom buildings and outhouses are not desirable, except for boutique and conventional camp sites.



5.4.14 Lighting

It is necessary to provide sufficient lighting for major facilities (e.g. roads, parking areas) and developments, but not to the degree that it negatively impacts the natural amenities or the Node's desired character.

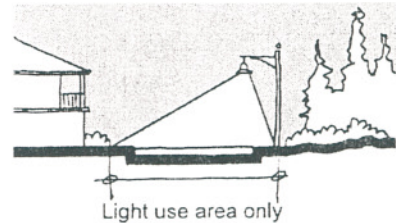
Guidelines:

a) Above-ground lighting of public roadways and parking areas is encouraged and one type of light fixture and pole should be used throughout the Node.

b) All light fixtures should have cut-offs or shields that prevent light spillage onto other areas.

c) The extent and intensity of lighting should decrease as distance from public roadways or parking areas increases. Major developments may provide lighting using free-standing and building-mounted lights. Smaller developments should incorporate modest building-mounted lighting. Campsites should have no lighting, except in association with communal facilities (e.g., office or washroom/laundry building) and roads.

d) Public open space trails and trails within major developments may have lighting, provided it is low level (e.g., 4 metres height) or ground level (e.g., bollard or garden lighting).



5.4.15 Landscaping and Site Restoration

It is expected that as facilities and uses are developed in the Node there will be remnant areas of land that, while disturbed during construction, may not be part of the usable portion of the site (e.g., cut and fill slopes, side yards, clearings, utility rights-of-way, etc.). In order to protect the natural character and desired image for the Node it is important that these areas be reclaimed and restored to a natural condition.

Guidelines:

a) Restoration practices should be specifically tailored to address the type and degree of disturbance and the specific conditions of the site.

b) In order to minimize environmental and marketing impacts, restoration should be undertaken as soon as practical after disturbance or construction. When it is not possible to immediately restore a disturbed area, it should be cleaned-up (e.g. remove unsightly trash and debris, grade the area smooth, protect against erosion) and fenced or posted until suitably restored.

c) Landscaping and site restoration should be undertaken using plant material that is indigenous to the area and region. Where this is not possible, non-indigenous

vegetation may be used provided it resembles indigenous vegetation and will not become invasive or attractive to wildlife.

- d) Shrubs and trees should be planted in masses and patterns characteristic of the natural setting. Planting in lines, geometric layouts and formal arrangements should be avoided.



- curvilinear
- groupings
- informal
- diversity
- habitat

- e) The use of lawns and open expanses of manicured grass should be avoided. Exceptions may be made for golf courses, formal open spaces and traveler amenity areas.

5.4.16 Irrigation

The use of irrigation is encouraged where it will help establish plants and vegetation used in landscaping and restoration work.

Guidelines:

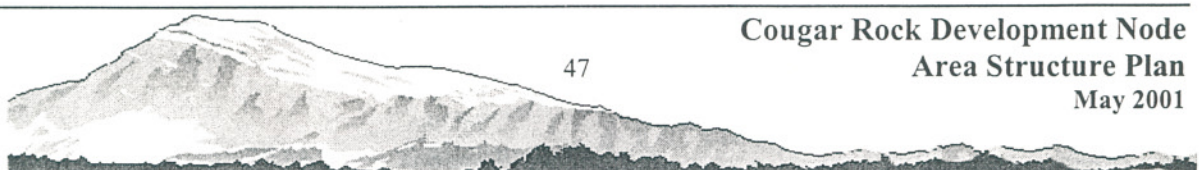
- Long-term reliance on irrigation is generally not appropriate. Irrigation, where used, should be temporary in nature (e.g., one or two years). Exceptions to this may be appropriate for lawn areas and shrub and flower beds in the core area.
- Water conserving principles and practices should be employed when preparing landscape and restoration plans, and when undertaking the design, construction and operation of an irrigation system.
- Undisturbed natural areas should not be irrigated. Irrigation runoff to natural areas should be prevented.

5.4.17 Building Siting

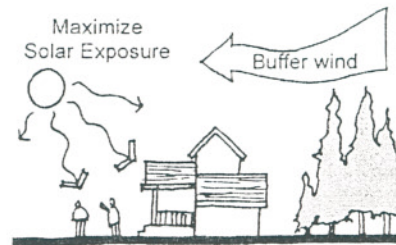
Buildings within the Node should blend with the surrounding natural landscape rather than dominate it.

Guidelines:

- Buildings should be sited to minimize tree clearing and cut and fill. Avoid locating buildings in the path of natural drainage courses.
- In general, the main building or facility of a development should be located in a visible and prominent position (e.g. close to the principal road of access, slightly above the road grade, etc.). Secondary buildings and facilities (e.g. chalets, campsites, and cabins) should be less visible (e.g. buffered or developed further away, but within walking distance).
- Locate and align buildings so that building fronts face the principle access road.



- d) Give consideration to wind protection, drifting snow, and solar access in the location and design of buildings. Public open space should be sheltered from the wind and provide solar warmth. Utilize buildings and landscaping as wind buffers.



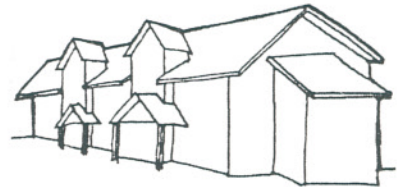
- e) Locate and orient buildings to respect the privacy and views of adjacent buildings, development sites and open spaces.

5.4.18 Building Size, Form, and Massing

In general, the character envisioned for the Node requires that buildings do not dominate the natural landscape and reflect a Rocky Mountain architectural character. Exceptions, however, may be made for major uses provided they meet these guidelines and respect the site.

Guidelines:

- a) Buildings should appear relatively modest in size. Large buildings with massive forms are not compatible with the Node. The impact of large buildings may be mitigated and enhanced by breaking the building down into smaller but related forms.

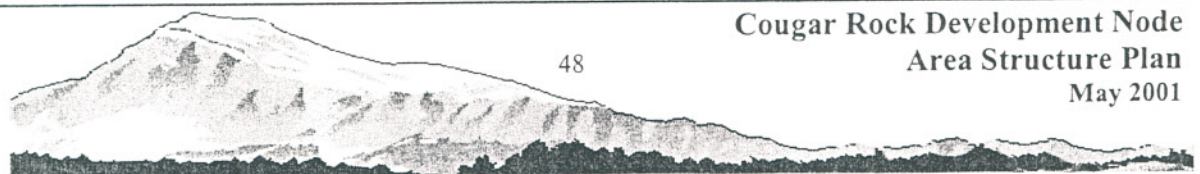


- b) Attention to the design of the building should address not only the front facade, but all sides of the building. Particular attention to form and massing should be paid to landmark buildings, buildings on prominent sites (e.g. street corner, high point, etc.) and at main entrances.

- c) The traditional and mountain architecture of the area is expressed in three distinct components of the building: the “base”, “middle”, and “top”. The base generally comprises the bottom 60cm to 120cm, where the building meets the ground. The roof generally forms at least one-third of the overall building height.



- d) Incorporate top storey uses into the roof of the building. Provide daylight to the interior of the top storey using windows in gable or dormer structures.
- e) Reduce the mass of large buildings using simple and traditional building forms. Examples include porches, chimneys, bay windows or additions.
- f) Large areas of glass are generally not appropriate, either as part of a facade or as a single sheet of glass in a wall opening. Instead, separate windows and/or smaller panes are encouraged.



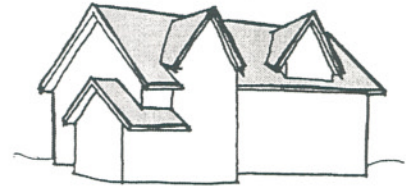
- g) Windows and their frames should not appear to be flush with the wall surface. They should instead be clearly defined and distinct from the wall surface. Traditional windows (e.g. double-hung, casement, etc.) are preferred over ones that are more modern (e.g. sliding, glass block, etc.).

5.4.19 Roofs

In mountain settings, the roof plays important functional and aesthetic roles.

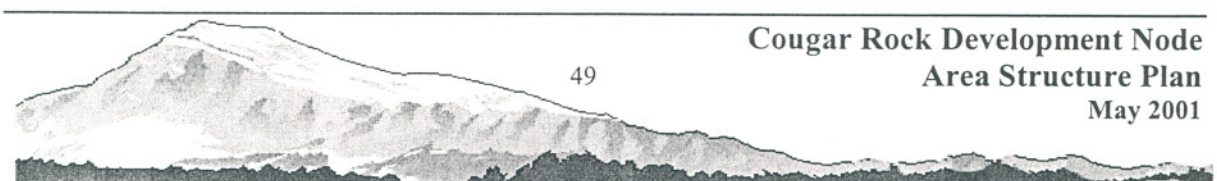
Guidelines:

- a) Roofs should be massive in appearance to reflect the mountain character of the Node and provide shadows and weather protection. Deep overhangs are appropriate (e.g., 600mm or greater).
- b) Roofs should be sloped. Flat and shallow-pitched roofs are not appropriate - neither are hip, mansard, butterfly and round roofs. A roof pitch of 8:12 is generally appropriate to the desired character of the Node.
- c) Roofs should have a simple and relatively uniform appearance. Where roof lines are long or roof forms are too massive, use varied rooflines and secondary roof forms (e.g. dormer, gable, chimney) to add variety and interest to the roof in a manner that reflects the natural setting of the region. The pitch of secondary roof forms should match that of the primary roof form. Cupolas, turrets and towers are not compatible with the character of the Node.
- d) Minimize the visibility of vent stacks and roof equipment, integrating them with the structure of the roof where necessary.
- e) Provide weather protection at building entrances using roofs. The use of awnings and fabric canopies, as entrance features or facade additions, is not compatible with the image of the Node.
- f) There should be a roof or a roof structure (e.g. covered entry, deep overhang, roofed arcade) along pedestrian accessible facades (e.g. sidewalk edge, building front, building entrance).
- g) Give careful consideration in design the roof to protect pedestrian from the weather and, more importantly, from snow shedding and clearing from the roof surfaces.



5.4.20 Building Materials

The appropriate use of building materials is essential to communicating the image and identity of the site to visitors.



Guidelines:

copy

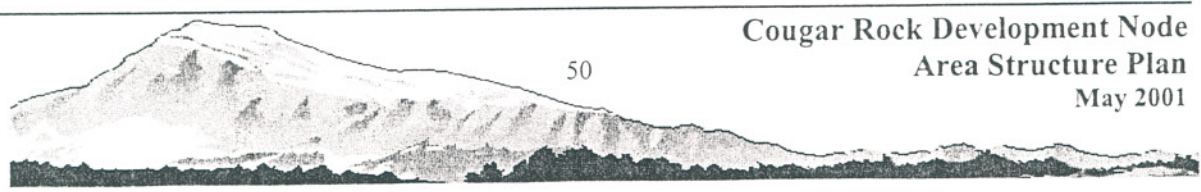
- a) The selection and use of exterior building materials should reflect the natural setting and should help a unified character in the Node. Materials should be local in appearance, having a regional origin or having been used traditionally.
- b) Use materials consistently on all sides of the building.
- c) Appropriate materials for exterior surfaces include:
 - Wood siding or planking and wood timbers or logs, with a stained or weathered appearance.
 - Wood shakes/shingles, provided the risk of flammability and fire spread is acceptable.
 - Stone from local floodplains or quarries and bricks typical of traditional and Jasper architecture, provided they do not have the appearance of being an artificially applied veneer.
 - Stucco, provided it does not give a flat and/or monolithic appearance to the building and provided its colour is acceptable.

Concrete, masonry block and vinyl, aluminum or fiberglass siding and wall tile is generally not appropriate. Metal is acceptable for building detailing, but not for wall surfaces.

- d) Appropriate materials for roofs include:
 - Asphalt shingles, provided the colour is subdued and compliments the building and the natural surroundings.
 - Pre-finished metal, including eaves and drain spouts, provided the colour compliments the building and the natural surroundings. Shiny and reflective metal surfaces are not appropriate.

Wood shingles and shakes are not acceptable unless concerns of flammability and fire spread can be addressed.

- e) For large wall and roof areas, subdued colours that reflect traditional architecture and blend with the natural surroundings are encouraged. Colours that are strong or intense, or contrast significantly with the natural surroundings, are not appropriate.
- f) Clear glass is required. Reflective, mirrored glass is not acceptable. Stained glass is acceptable for special windows or doors and details.



5.4.21 Details

Traditional architecture of the region and of Jasper National Park is characterized by certain functional and aesthetic details. The judicious use of characteristic details is encouraged.

Guidelines:

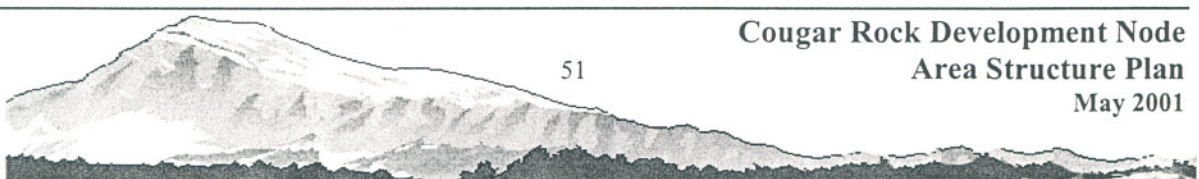
- a) Details, and the building in general, should have a rustic, hand-crafted appearance.
- b) Examples of details appropriate to the Node include exposed structural elements such as beams, heavy wood columns, rafter ends, gable brackets and lintels.
- c) Metal fittings, fastenings and fixtures that are flat or subdued in colour and that have a craftsman style appearance are appropriate.
- d) The junction of major building elements (e.g., where the wall meets the roof or where the wall meets the ground) should be clearly defined. This may be achieved using trim boards, fascias and/or variations in material.

5.4.22 Signage

Signage is an important component of commercial buildings. It is used to identify the building's function and provide basic information to visitors.

Guidelines:

- a) Signs should be pedestrian in character, size and scale. Signs should not dominate the appearance of the building.
- b) Signs should have a hand-crafted appearance and be front-lit. The materials should compliment the building and the surroundings. A synthetic or industrial appearance is not appropriate. They should be enduring and lasting in appearance, and not temporary or cheap-looking.
- c) Building signs should be integrated into the architecture of the building. Hanging, projecting or wall-mounted signs are encouraged. Signs on the second or third storey are permitted. Roof mounted signs are not appropriate. Signs that arbitrarily overlap windows, doors, columns and other architectural elements of the building are not appropriate.
- d) Free-standing mast signs, trailer-mounted signs, balloon signs, sandwich board, plexiglass and coroplast-backed signs, fabric canopy signs and backlit signs are not permitted.



5.5 Specific Guidelines

As mentioned previously, the specific design guidelines apply to particular types of development within the Node. These uses are described in Section 2.3.1, Facility Concept. The guidelines for development of specific land uses within the Node are as follows:

5.5.1 Signature Hotel

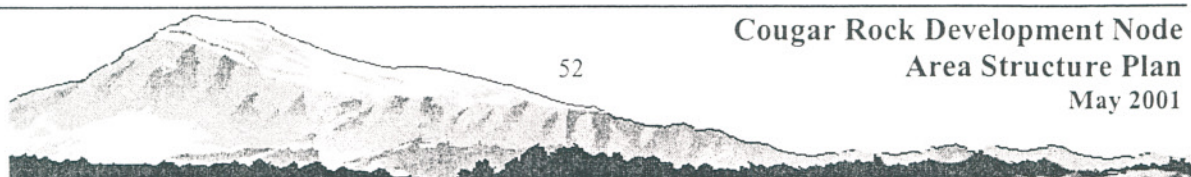
The signature hotel is the primary developed feature of the Node – it is the anchor of the area (e.g., like Banff Springs Hotel in Banff). This use will set the tone for how development in the Node looks.

Guidelines:

- a) The location and position of the building should conform to the natural landscape and should have a major visual presence.
- b) The activities of this land use should be accommodated in the same building. The use of building ell or wings is an acceptable way to accommodate multiple uses. The use of secondary or ancillary buildings detached from the main building is generally not appropriate.
- c) The architectural character of the signature hotel should be consistent with the Jasper style. The design approach should reflect the following precepts:
 - The building is part of the landscape, not separate from it.
 - The building provides a sense of enclosure.
 - The building is composed of simple, strong forms.
 - The roof is a dominant element of the building.
 - The base of the building is visually “anchored” to the ground.

The various elements that make up a building should combine to reflect and help define “mountain architecture”.

- d) The signature hotel facility, though privately owned and operated, should be programmed and designed to permit public use, particularly in its open spaces, commercial uses and recreation opportunities. Correspondingly, the buffer or barrier between public and private (e.g., guest) uses should be clearly defined from a functional point of view, but not overt or obtrusive from a visual point of view.
- e) Parking should be centrally located and readily accessible.
- f) Roads, parking lots and major trails in the area of the signature hotel should have an asphalt surface and should be lit with lighting appropriate to the facility and the setting.
- g) Facade illumination is acceptable for the front of the building.



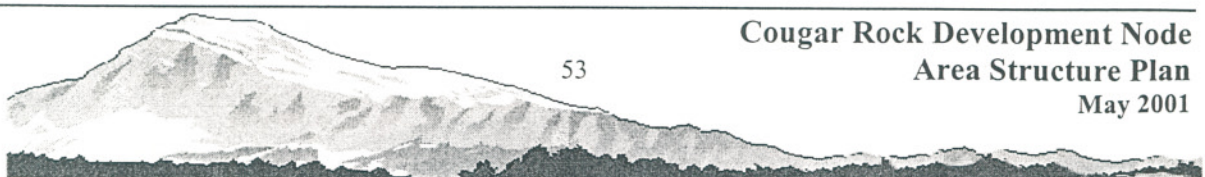
- h) The landscaping of this site may vary from that prescribed in Section 5.4.15, in that a more manicured and colourful use of plant material, including non-indigenous material, is acceptable.

5.5.2 Lodges

Lodges have the opportunity to provide diverse accommodations and activities in the Node.

Guidelines:

- a) Lodges may be comprised of a single building or of one main building with several secondary buildings (e.g., cabins, chalets).
- b) The main building of a lodge facility may be prominently positioned in the landscape, provided it is not more dominant than the signature hotel. The secondary buildings of a lodge facility should be less visible, smaller than the lodge's main building and carefully inserted into the natural landscape rather than imposed on it.
- c) The forms and materials of secondary buildings should reflect those of the main building.
- d) If the lodge is a themed destination (see Section 2.3.1), the architecture of the buildings should reflect that theme. The use of more than one theme on a site is not desirable. The use of different themes on adjacent sites is acceptable only when the sites are visually distinct from each other (e.g., by virtue of distance or through the use of buffering).
- e) Secondary buildings should be located and spaced to provide each building with a sense of closeness with nature and privacy from each other. High densities and repetitive side-by-side subdivision style layouts for secondary buildings is not appropriate. Secondary buildings should be easily accessible, by foot or wheelchair, with each other and with the main lodge.
- f) Parking that is centrally located at the lodge is preferred. Parking that is dispersed through the site to provide parking at each site is acceptable. In this case, the road access shall be one way to limit impacts on the natural setting.
- g) Except in the immediate area of the main building, and the main parking areas, there should be little or no exterior lighting of lodge sites. Low level pathway lighting is acceptable for the main trail or roadway linking cabins and the lodge.



5.5.3 Rental Chalets/B&B/Boutique Inns

These land uses provide multi-room accommodation under a single roof.

Guidelines:

- a) These uses should be accommodated on the site in one building. Multiple buildings on a site are not appropriate.
- b) Buildings should be located to take advantage of internal and/or external views where possible. They should “fit” into the natural landscape of the site.
- c) Parking should be limited to parallel, angle or end-in parking of the site’s driveway. A separate parking lot is generally not required or appropriate.
- d) Facade lighting of the building and area lighting of the parking lot and other open spaces is generally not appropriate.

5.5.4 Boutique/Luxury Camping

Boutique or luxury camping provides opportunity to fulfill a distinct market niche in creative and flexible ways.

Guidelines:

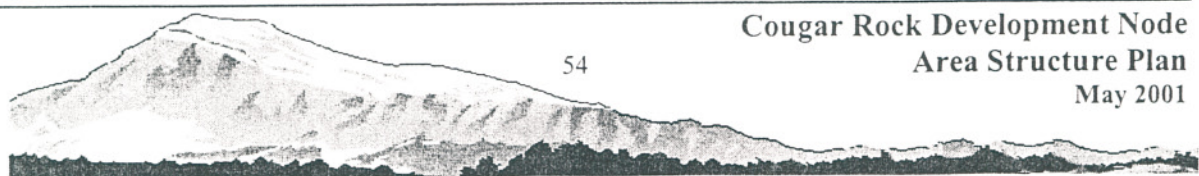
- a) The site should provide high quality local natural amenities (e.g., streamside, intimate valley) and/or views of the foothills or mountains.
- b) Dwelling units are detached, and may be arranged in clusters or more removed from each other.
- c) Dwelling units are semi-permanent. That is, they have raised or at grade floors of wood or concrete, but they are generally under soft roofs (e.g., tent and awning fabric to provide protection from the elements, as opposed to solid roofs and walls).
- d) Each dwelling unit is fully-serviced (e.g., water, toilet and shower facilities) in-keeping with the intent of the land use and theme of the site.

5.5.5 Conventional Camping

This land use broadens the market opportunity of the Node by offering conventional camping in an environment of high scenic and recreation values that also provides leisure and commercial opportunities not found in traditional campgrounds.

Guidelines:

- a) Conventional campgrounds should be located and/or buffered from the highway as well as other uses and the main roads of the Node to minimize their visibility and noise transmission.



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- b) Existing vegetation should be retained as much as practical. Existing natural features (e.g., streams, rock outcrops, old growth trees) should be retained entirely.
 - c) Commercial services (e.g., store, snack bar, restaurant) may be provided on the site.
 - d) RV sites in the campground should be serviced with electricity, water and sewer hook-ups.
 - e) Communal service buildings (e.g., washrooms, showers, laundry) should be centrally located in the campground.
 - e) Other communal facilities (e.g., group camping, grass open space, swimming pool, tennis court) are encouraged.