

Site Design Guidelines



Railside Industrial Park 2015 ASP

S 1/2 Section 33-47-24-W4M

Prepared For
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1. Purpose

The purpose of this document is to establish an enhanced, positive visual impression of the RAILSIDE INDUSTRIAL PARK 2015 ASP by providing an increased level of aesthetic development that is in addition to the County of Wetaskiwin No.10 Land Use Bylaw requirements.

2. Application

- a) This document applies to the development or redevelopment of all lands within the RAILSIDE INDUSTRIAL PARK 2015 ASP, found in SW 1/4 Sec 33-47-24-4 and SE 1/4 Sec 33-47-24-4 and bounded by Range Road 244 to the west, Twp Road 475 A to the north, Range Road 243 to the east and Twp Road 475 to the south.
- b) The guidelines are to be satisfied as a condition of a Development Permit.
- c) The guidelines apply to the redevelopment of existing buildings and facilities as well as new development.
- d) This document relates to the RAILSIDE INDUSTRIAL PARK 2015 ASP only and should be read in conjunction with County of Wetaskiwin No. 10 Bylaws.
- e) The Developer shall provide this document to all lot owners at time of purchase. The Developer shall endeavour to secure a written statement from all lot owners that they have received the document and that they will comply with the requirements. The Developer may, at its option, create a Land Owners Association to assist in reviewing and approving development permit documents prior to lot owners submitting the documents to the County.
- f) Lot owners will submit development permit documents to the Developer or Land Owners Association for review and approval prior to lot owners submitting the documents to the County .

- g) County of Wetaskiwin No. 10 shall review and approve all development permits and ensure that compliance is met.

3. General

In addition to the bylaw requirements:

- a) All drawings shall be prepared at a recognized scale, preferably 1:1000 and/or 1:500, with details at appropriate scales to show the design intent and construction techniques.
- b) All design drawings are to be prepared by a suitable design professional, as accepted by County of County of Wetaskiwin No. 10.
- c) An overall package that includes engineering, architectural and landscape drawings shall be submitted for approval by the Developer or Land Owners Association and the County of Wetaskiwin No. 10. Drawings shall also include a site plan showing all development on the site and the boundaries of the area designated for outdoor storage use on the site including a calculation showing percentages of use for outdoor storage based on the area of the site.
- d) Any material substitutions shall be approved in writing by County of Wetaskiwin No. 10 prior to installation. County of Wetaskiwin No.10 has the right to reject and/or request replacement of any materials that do not meet the standards, specifications and/or design intent.
- e) If plant material is not in a healthy condition, or does not survive a two (2) year maintenance period, which commences after written acceptance of the landscape by County of Wetaskiwin No. 10, the applicant must replace the landscape elements as determined in the final inspection. Replacements must be the same materials and sizes as originally specified unless otherwise agreed to, in writing, by County of Wetaskiwin No. 10.
- f) Acceptance of all drawings shall be at the discretion of the Developer or Land Owners Association and the County of Wetaskiwin No 10.

4. Land Use

Railside Industrial Park 2015 ASP shall operate as a multi land use site. The following land use districts will be allowed under the following guidelines.

- a) **Industrial District Land Use** sites shall generally follow the Proposed Land Use Analysis Plan shown on Figure 1 of this document and Figure 4 of the Railside Industrial Park ASP 2015. The total amount of open storage on the net developable area within the ASP boundaries is 67%. It is anticipated that each lot owner will require different amounts of land for open storage within their lot.

Sites within Industrial District development cells identified as IN or IOSB will require buildings to be developed on each site. The amount of open storage allowed on each of these sites will be negotiated with the Developer or Land Owners Association at the time of purchase of each lot.

It is anticipated that site IOSN will be developed as an open storage site and will not require construction of a building although buildings may be developed on this site. If buildings are subsequently developed on the IOSN parcel, the Developer or Land Owners Association may, by following the formulaic approach described herein, determine that this effectively reduces the actual percentage of open storage on this parcel thus freeing up unallocated open storage for elsewhere within the project.

Each lot owner will be required to submit development plans that identifies the layout of all development on the site including landscaping, buffers, parking, building, outdoor sales, outdoor storage, internal site circulation, marshaling areas, and land to be used for outdoor storage. An area calculation for each of the uses onsite will be provided to the Developer or Land Owners Association.

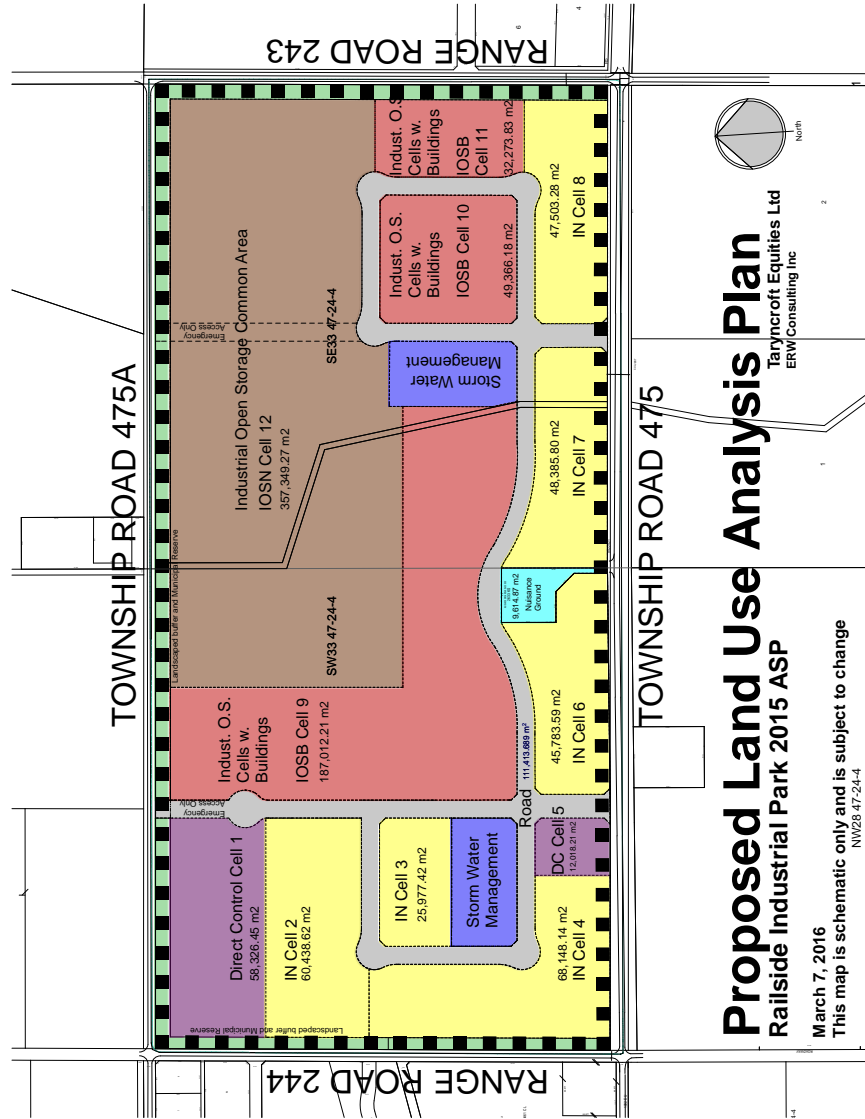
The drawings and area calculation of site uses will form part of a legal agreement between the lot owner and Developer or Land Owners Association. This legal agreement shall be registered as a covenant on the Land Title.

The Developer or Land Owners Association will monitor and enforce the open storage area agreements with the lot owners.

- b) **Direct Control Land Use** sites will have buildings necessary for the conducting of business and may also have land available for parking and or storage. The percentage of outdoor storage allowed on Direct Control sites will be negotiated with the Developer or Land Owners Association and shall form part of a legal agreement as noted above in 4.a).
- c) Outdoor Storage is defined as “the storage of goods for an indefinite period, or maintaining stockpiles of goods which are not perceived to be moved about, or removed from the site or to be used for further processing or enhancement.”
- d) All storage is to be screened in a manner acceptable to County of Wetaskiwin No. 10 and as described in these guidelines.

Figure 1

Proposed Land Use Analysis Plan



5. Definitions

The following descriptions will utilize a specific terminology that requires definition.

- **Building Zone** - portion of site where building structures are located.
- **Flankage Screening** - screening or buffer provided by the use of a uniform solid screen fence. This screen is located 5 metres from the flankage property line along the road. The location of the building on double flankage lot will determine which side is screened. The side not addressed by the front of the building will be the flankage. Only one flankage, or side yard, adjacent to the road, of a corner lot, requires flankage screening to conceal the working yard.
- **Lot Screening** - screening or buffer provided by the use of a uniform screen fence. This screen is located on the property line between two or more lots.
- **Outdoor Storage** is defined as "the storage of goods for an indefinite period, or maintaining stockpiles of goods which are not perceived to be moved about, or removed from the site or to be used for further processing or enhancement."
- **Perimeter Screening** - screening or buffer provided by the use of a uniform screen fence. This screening shall be complemented by a planting buffer.
- **Planting Buffer** - an area or zone of planting that supplements or provides screening. The planting buffer may contain earth berms that are landscaped and may contain publicly accessed pathways. Planting buffers along TWP 475A, RGE 243 and RGE 244 property lines will be dedicated as Municipal Reserve.
- **Presentation Front** - the area, within a lot, adjacent to the local street where signage, landscape/ planting buffer, and visitor/customer parking occurs. No storage may occur here.
- **Uniform Screen Fence** - a single style of fence that will be utilized throughout the site at selected locations. For example, one style of fence will be utilized as perimeter

screening throughout the site and a different type of fencing may be used for lot screening throughout the site.

- **Yard Screening** - screening or buffer provided by the use of a uniform solid screen fence and/or planting buffer. This screen is to provide a visual break between the presentation front and the working yard.
- **Working Yard** - the area, within a lot, containing the equipment and/or operations of the business housed on the lot. A gravel surface is an acceptable finish of the working yard. Storage may occur within a defined area only of the working yard.

6. Screening

6.1. Perimeter Screening

- a) Developer shall provide perimeter screening to the satisfaction of County & Wetaskiwin No. 10.
- b) Perimeter screening shall be a uniform screen fence located 5 metres within private property on the north and south sides of the site and 150mm within private property (within the lots) on the east and west sides of the site.
- c) Uniform screen fence shall be 1.8 m (6 ft) galvanized chain link with taupe slats.

6.2. Lot Screening

- a) Lot owner shall provide lot screening to the satisfaction & County of Wetaskiwin No. 10.
- b) Each lot shall be shielded from the adjacent lot by a 1.8m (6 ft) uniform screen fence. This fence shall be galvanized chainlink with slats. Slat colour shall be taupe.
- c) Lot screening fence shall be located on the property line and will be the same style throughout the industrial park.
- d) No fence is required if adjacent lots are utilized and/or owned by the same business.

- e) Step down of the fence is required in the first 10 m & the lot property to allow for proper sight lines from road.

6.3. Flankage Screening

- a) Lot owner shall provide flankage screening on corner lots to the satisfaction of County of Wetaskiwin No. 10. Only one flankage, or side yard, adjacent to the road, of a corner lot requires flankage screening to conceal the working yard.
- b) Each lot flankage shall be screened with a 1.8m (6 ft) high uniform screen fence. This fence shall be located 5 metres within the property line. Flange screening fence shall be galvanized chain link with slats to match perimeter and lot screening.
- c) Step down of the fence is required in the first 10 m of the lot flankage to allow for proper sight lines from road.

6.4. Yard Screening

- a) Lot owner shall provide yard screening to the satisfaction of County of Wetaskiwin No. 10.
- b) The working yard of each lot shall be fenced from view from the presentation front and internal roadway system, with regard to the operational needs of the business and as determined by County of Wetaskiwin No. 10.
- c) Yard screening fence shall be a 1.8 m (6 ft) uniform solid screen fence commencing from each side of the building and extending to the lot screening, as required by the County.
- d) Yard screening fence may be supplemented by a planting buffer.
- e) Gates will be permitted, as determined appropriate by County of Wetaskiwin No. 10, to provide access to the working yard from the presentation front.

7. Planting

7.1. Presentation Front Development

The design intent is to provide a well treed, visually appealing streetscape with a minimal requirement for maintenance. The presentation front shall contain the following elements:

Planting and Sign Buffer Along Internal Road Right-of-Way

- a) Lot owner shall provide planting and sign buffer to the satisfaction of County of Wetaskiwin No. 10.
- b) This buffer shall run parallel to the roadway along the front of the lot, within the property line, and shall be a minimum of 5 m (15 feet) in width.
- c) The buffer shall be planted with a 40/60 ratio mix of deciduous and coniferous trees.
- d) 50% of required deciduous trees shall be a minimum of 50 mm (2 inches) caliper and 50% shall be a minimum of 75mm (3 inches) caliper, measured 150 mm (6 inches) above the rootball.
- e) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) in height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.
- f) There shall be a minimum of one tree for every 9 m of frontage within the planting buffer. Spacing shall accommodate utilities, sight lines and visibility for traffic control signs.
- g) Linear or cluster planting is permitted.
- h) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the landscape architect and approved by County of Wetaskiwin No. 10. There shall be one (1) shrub for each 20 m² (215.3ft²) of the planting buffer.
- i) All planting beds shall be 300mm depth of topsoil, mulched with shredded wood mulch and edged with a black plastic landscape edger.
- j) Perennials and annuals may be installed.

- k) Freestanding business identification signs shall be placed within this buffer. Shrubs and/or perennials and annuals should be provided in and around the base of a freestanding business identification sign to visually soften and anchor the sign to other related site improvements.
- l) Berming may occur within this buffer. A maximum slope of 3:1 shall be allowed for berms. Height of berm to vary to provide visual interest.
- m) Design of buffer to allow for possible future water and sewer service. Septic fields may be placed in planting buffer.

Parking Landscape

- a) Lot owner shall provide parking landscape to the satisfaction of County of Wetaskiwin No. 10.
- b) Parking lots shall be paved if within 20 m of the front property line. Additional paving is at the discretion of the lot owner. Access into lot, from internal roads, shall be paved for 20 m from front property line. Parking stalls shall be designated with painted lines. Handicapped parking shall be provided to the satisfaction of County of Wetaskiwin No. 10.
- c) Parking lots shall provide parking for visitors and customers. This area is not for use by business equipment.
- d) Interior parking lot landscape shall be provided based upon one (1) tree for every 25 m² (269.1 ft) and one (1) shrub for each 10 m² (107.6 ft) of required parking area islands. In no case shall there be less than one (1) tree per required per parking area island.
- e) 50% of required deciduous trees shall be a minimum of 50 mm (2 inches) caliper and 50% shall be a minimum of 75mm (3 inches) caliper, measured 150mm (6 inches) above the rootball.
- f) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) in height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.

- g) All planting beds shall be 300 mm depth of topsoil, mulched with shredded wood mulch and edged with a black plastic landscape edger where no concrete curb acts as a bed edger.
- h) Perennials and annuals may be installed.
- i) Landscape islands or peninsulas are required to break up rows of parking spaces. Large areas of planting are preferred to isolated, small islands of planting within the parking lot.
- j) Islands at both ends of each row of parking are required.
- k) One island or peninsula is required for every ten contiguous parking spaces.
- l) Landscape islands or peninsulas shall have a minimum width of 5.5 m (18 ft) and a minimum length of 5.5 m (18 ft), including curbing.
- m) Shade trees shall be evenly distributed throughout the parking area for maximum benefit in reducing glare, heat and visual blight.
- n) All green areas within a parking lot shall be credited as parking landscape except for:
 - i. required buffers;
 - ii. planting buffers;
 - iii. islands and peninsulas, or portions thereof, which cannot be planted with trees and shrubs due to conflicts with utilities, and other services and easements.

Building Planting

- a) Lot owner shall provide building planting to the satisfaction of County of Wetaskiwin No. 10.

- b) All buildings shall be appropriately landscaped. Fifty percent (50%) of a building façade is to contain foundation planting or a combination of architectural and landscape treatment acceptable to County of Wetaskiwin No. 10.
- c) Such planting shall accentuate principal entrances, soften linear facades and generally improve building aesthetics.
- d) In instances where the building planting is also closely oriented to a parking area, County of Wetaskiwin No. 10 may permit the material to be counted towards that required for parking.

7.2. Planting Buffer (MR) along Range Roads 244 and 243

- a) Developer shall provide a 20 meter wide planting buffer containing berms and landscaping along Range Roads 244 and 243 to the satisfaction of County of Wetaskiwin No. 10.
- b) This planting buffer will be dedicated as Municipal Reserve when completed.
- c) The planting buffer will be designed to control visual access into the development from the road and from adjacent land uses.
- d) Planting buffer shall be located along the perimeter screening, outside of private property.
- e) The planting buffer shall contain a 70/30 ratio of coniferous and deciduous trees.
- f) Deciduous trees shall be a minimum of 50 mm (2 inches) caliper.
- g) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.
- h) Planting buffer shall be comprised, as a minimum, of two rows of trees planted at 9 metres on centre. Shrubs and berming may be included in addition to the trees.

- i) Shrubs shall be #2 container minimum, with the exception of naturalization where containerized whip planting (1 litre/300 ht. minimum) is acceptable.
- j) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the accepted suitable design professional and approved by County of Wetaskiwin No. 10. Naturalized shrubs will be accepted. One shrub per 20 m² (215.3 ft²) of planting buffer is required.
- k) Planting may be designed to allow select views into the site to visually access building signage from highway. No more than 30% of the planting buffer may be without trees to accommodate such views. Reduction in tree numbers shall be allowed to accommodate views at the discretion of County of Wetaskiwin No. 10.
- l) Shrubs to be planted in planting beds. All planting beds to be 300 mm depth of topsoil, mulched with shredded wood mulch and finished with a cut edge.
- m) Trees to be planted in mulched beds and finished with a cut edge.

7.1. Planting Buffer along Township Roads 475 and 475A

- a) Developer shall provide a 20 meter wide planting buffer containing berms and landscaping along Township Road 475A to the satisfaction of County of Wetaskiwin No. 10.
- b) The planting buffer on TWP Road 475A shall be interrupted so as to permit construction and operation of the emergency access road.
- c) The planting buffer along Township Road 475A will be dedicated as Municipal Reserve when completed.
- d) Lot owners will provide a planting buffer within their properties along Township Road 475 to the satisfaction of County of Wetaskiwin No. 10.
- e) The planting buffer will be designed to control visual access into the development from the road and from adjacent land uses.

- f) Planting buffer shall be located along the perimeter screening, outside of the perimeter screen. Planting buffer shall be comprised, as a minimum, of two rows of trees planted at 9 metres on centre. Shrubs and berming maybe included in addition to the trees.
- g) The planting buffer shall contain a 70/30 ratio of coniferous and deciduous trees.
- h) Deciduous trees shall be a minimum of 50mm (2 inches) caliper.
- i) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) in height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.
- j) Shrubs shall be #2 container minimum, with the exception of naturalization where containerized whip planting (1 litre/300 ht. minimum) is acceptable.
- k) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the accepted suitable design professional and approved by County of Wetaskiwin No. 10. Naturalized shrubs will be accepted. One shrub per 20 m² (215.3 ft²) of planting buffer is required.
- l) Planting may be designed to allow select views into the site to visually access building signage from highway. No more than 30% of the planting buffer may be without trees to accommodate such views. Reduction in tree numbers shall be allowed to accommodate views at the discretion of County of Wetaskiwin No. 10.
- m) Shrubs to be planted in planting beds. All planting beds to be 300 mm depth of topsoil, mulched with shredded wood mulch and finished with a cut edge.
- n) Trees to be planted in mulched beds and finished with a cut edge.
- o) Existing trees along perimeter are to be preserved where possible.

8. Additional Landscape Requirements

8.1. Amenity Screening

- a) Lot owner shall provide amenity screening to the satisfaction of County of Wetaskiwin No. 10.
- b) Garbage and other storage areas are to be screened with a solid screen, such as a galvanized chain link fence with slats, metal screen fence, screening wall composed of the same material as the building and/or a planting buffer.
- c) Each solid screen shall obscure all site activity at eye level but in no instance shall the screen be less than 1.8 m (6 ft) in height.

8.2. Native/Existing Tree Stand and Shelter Belt Retention

- a) Native tree stands shall be retained as much as possible and is dependant upon grading and business requirements.
- b) Credit for retained native tree stands may be obtained and used in lieu of new tree planting. Five square metres (5 m²) of retained native trees will equal one new tree. Credit will be given to the area where the tree stand is found, e.g. retained tree stand in presentation front will credit tree requirements in this area only.
- c) Minimum width of retained tree stands to be 10 m, with the exception of shelter belts or linear plantings. Linear/shelter belt plantings to be retained shall have no construction disturbance from the trunk to 2 m past the drip line of the trees.
- d) Minimum area of retained tree stands to be approximately 300 square metres (300 m²). Linear/shelter belt trees to be retained as much as possible.

8.3. Stormwater Management

- a) Developer shall provide stormwater management facilities to the satisfaction of County of Wetaskiwin No. 10.
- b) Design for constructed stormwater management facilities shall follow the 'Standards and Guidelines for Municipal Wetaskiwin's, Wastewater and Stem, Drainage Systems', Alberta Environment latest edition as a minimum. Preference shall be given to shallower slopes and benches above and below normal water

level (NWL) to facilitate wetland and riparian growth and for the retention of existing plant material.

- c) Stormwater management facilities shall be retained, evaporation, or constructed wetlands to assist in the improvement of water quality.
- d) Constructed stormwater management facilities shall be landscaped with native and/or naturalized plant materials.
- e) Constructed stormwater management facilities shall have a minimum of 25% of the waters edge planted to provide shade and reduce algae and warming of water. In addition, below normal water level benching shall provide 50% of the area at 400 mm depth or less to facilitate wetland plant material growth and viability.
- f) Planting beds, above NWL, shall be a minimum of 5 m in width, 300 mm depth topsoil and mulched with 100 mm shredded wood mulch.
- g) Trees shall be installed at a ratio of 40 trees per hectare (excluding permanent water body and retained vegetation) with a 70/30 mix of deciduous to coniferous trees.
- h) Deciduous trees shall be a minimum of 50 mm (2 inches).
- i) 75% of coniferous trees shall be a minimum of 2.0 m (6.6 feet) in height and 25% shall be a minimum of 3.5 m (11.5 feet) in height above the rootball.
- j) Planting beds shall be planted with shrubs, with 1 shrub per 50 m² (538.2 ft²). Containerized whip planting (1 litre/300 mm ht minimum) is acceptable.
- k) Native soils shall be salvaged and stockpiled and reused as topsoil and planting bed material within the SWMF. Wetland soils, where available, are to be stripped and stockpiled separately and used on benching below NWL and within the first 5 m distance above NWL.
- l) All areas not developed as shrub beds and above the NWL shall be seeded with an appropriate grass mix. Preference is given to naturalized mix.

m) Credits shall be given for any retained vegetation within the SWMF site.

8.4. Sod and Seed

- a) All areas within designated landscape areas, not developed as a shrub bed, shall be finished with a turf grass.
- b) Turf grass to be a mix of grasses appropriate to the area.
- c) Sod or seeding may be utilized.
- d) Irrigation may be installed by the lot owner, if desired.

8.5. Hard Surfaced Areas

- a) All areas within the working yard, and not designated as landscaped areas, shall be finished, as a minimum, with a compacted granular surface.
- b) All areas, 20 m or more within the front property line (on the internal road system) may be either paved or finished, as a minimum, with a compacted granular surface.

9. Signs

9.1. Business Identification Signs

- a) Industrial park signs shall be constructed of low maintenance materials, such as steel or other metal with brick accents, brick, split face concrete block or natural/cultured stone, with a longevity of approximately 25 years. All foundation and structural drawings to be stamped by a professional engineer.

9.2. Industrial Park Entrance Signs

- a) Industrial park name on entrance signs to be one piece of cast bronze, sand blasted cedar, moulded/painted plastic or similar materials.
- b) Logo may be a separate piece from the name.

- c) Shrubs and/or perennials and annuals shall be provided around the base of the entrance signs to visually soften and anchor the signs to other related site improvements.

10. Exterior Lighting

10.1. Lighting Plan Design

- a) Exterior lighting plans and fixtures shall be designed to manage light pollution, reduce light or glare trespasses over property lines to neighbouring properties and to preserve the night sky. When designing lighting plans the following principles will be considered.
- b) Direct light downward, by choosing the correct type of light fixtures. Specify IES (Illuminating Engineering Society), or equivalent, "Full Cut Off" designated fixtures, so that no light is visible above the lowest light emitting part of the fixture. Top mounted sign and building lighting is recommended, with "RLM" (dish) type shields, provided that the light falls entirely on the sign or building and is positioned so that the light source (bulb) is not visible from any point off the property or into the roadway.
- c) Select the correct light source (bulb type). High Pressure Sodium or LED is recommended. Metal Halide is discouraged. Mercury Vapour bulbs are prohibited.
- d) Utilize "shut off" controls such as sensors, timers, motion detectors, etc. Install automatic controls or turn off lights when not needed for business and security use.
- e) Limit the height of fixtures. Locate fixtures no closer to the property line than four times the mounting height of the fixture, and not to exceed the height of adjacent structures. (Exceptions may be made for larger parking and storage areas, commercial areas, or for fixtures with greater cut off shielding behind the pole mount in commercial and industrial zones.)

- f) Limit light crossing property lines. Do not allow light to spill across the property lines. Light levels at the property line should not exceed 0.1 footcandles adjacent to industrial and commercial properties, and 0.0 fc at residential property boundaries.
- g) Use the correct amount of light. Light levels and uniformity ratios should not exceed recommended values, per IESNA RP-33. "Lumen caps" for areas to be illuminated are recommended as follows: for commercial and industrial properties in non-urban commercial zones, a lumen cap of 25,000 lumens per acre.

10.2. Lighting Plan Submissions

- a) Lighting plans will be submitted to the approving authority for evaluation and approval. The Lighting Plan should be depicted on a site plan, indicating the location of each current and proposed outdoor lighting fixture. This plan will need to be stamped and certified by a licensed professional, such as an architect or engineer.
- b) The lighting plan should include a KEY schedule to the proposed lighting that provides the following information:
 - a) Type and number of luminaire equipment (fixtures), including the "cut off characteristics", indicating manufacturer and model number(s).
 - b) Lamp source type (bulb type, i.e. high pressure sodium), lumen output, and wattage.
 - c) Mounting height indicated, with distance noted to nearest property line for each luminaire.
 - d) Types of timing devices used to control on/off and the hours set for illumination, as well as the proposed hours when each fixture will be operated.
 - e) Total Lumens for all fixtures, and total square footage of areas to be illuminated. For projects that are in commercial zones, the lumens per net acre to be lit, should not exceed 25,000 lumens.

- f) For all plans of three or more fixtures: A Calculation Summary indicating all footcandle levels on the lighting plan, noting the maximum, average and minimum, as well as the uniformity ratio of maximum to minimum, and average to minimum levels
- c) Lighting manufacturer-supplied specifications ("cut sheets") that include photographs of the fixtures, indicating the certified "cut off characteristics" of the fixture.
- d) Isometric Footcandle Distribution Diagram plotting the light levels at the designated mounting heights for the proposed fixtures. Maximum illuminance levels should be expressed in footcandle measurements on a grid of the site showing iso footcandle readings in every ten-foot square. The grid shall include light contributions from all sources (i.e. pole mounted, wall mounted, sign, and street lights.)

11. Access

- a) No more than 15 m of frontage, divided between no more than two locations, may be used as access into each lot unless required to facilitate business practices and agreed to by County of Wetaskiwin No. 10. Access plan to be adhered to.
- b) Access may be developed between lots to facilitate business. Plans to be approved by County of Wetaskiwin No. 10.

12. Buildings

12.1. Building Siting and Scale

- a) Site components such as buildings, parking, driveways, and outdoor functions shall be arranged and located to emphasize the aesthetically pleasant components of the site such as trees, views, and architectural features, and disguise its less attractive elements such as service facilities, outside storage and equipment areas, and garbage enclosures through placement and design of the structure and landscape.

- b) Buildings shall be located on the site to screen proposed working areas from public right-of- ways.
- c) Adjacent buildings on the same or separate lots shall be compatible in height and scale. If different scale is required for functional reasons, adequate transition shall be provided between the buildings.
- d) Where buildings are located on corner lots, consideration should be given to the exposed exterior side walls visible from both streets. These side elevations should incorporate design features to complement the main façade and provide some architectural interest.
- e) Temporary buildings, such as trailers, shall not be permitted.

12.2. Building Form

- a) Front facades of large buildings visible from public right-of-ways shall include architectural features such as reveals, windows and openings, expansion joints, changes in colour, texture and material to add interest to the building elevation. Exceptions may be permitted only where a specific architectural style offers other types of façade articulations, as determined by County of Wetaskiwin No. 10.



Building façade provides interest through the use of various materials forms reveals and windows

- b) In multi-building complexes, comprehensive architectural concept shall be developed and maintained. Various site components should be unified through the use of similar design, material and colours.
- c) Building massing design will be emphasized. Massing will be reviewed in the context of building height, number of stories, roof configuration and building

groupings. The relationship between the office portion and plant portion of the buildings will be of special concern. Windows should be used generously and have a significant appearance in the elevation design.



Building massing provides visual interest. Horizontal and vertical articulation and changes in plane occur. Windows have a significant appearance. Focal point indicates building entrance and provides pedestrian scale.

- d) Buildings shall have three distinct components: base, middle and top. Each component shall be defined by horizontal and/or vertical articulation. Façade articulation may consist of changes in the wall plane (setbacks and projections), use of openings, and material and colour variations. Exceptions may be permitted only where a specific architectural style offers other types of building form and façade articulation, as determined by County of Wetaskiwin No. 10.
- e) Where function necessitates a basic, box-like building form, exterior articulation such as change in colour, material, or plane shall be introduced on an outer decorative shell encompassing facades which are visible from public right-of-ways. Less architecturally interesting facades of buildings shall be substantially setback and screened from public view by a dense landscape as an alternative



to furnishing quality architecture. In such a case, landscape material size, quantity and location shall be determined by County of Wetaskiwin No 10 on a site-by-site basis and may exceed the minimum required herein.

Focal point designating the main entrance helps to break up the building façade. Focal point is comprised of vertical lines and change in materials form and colour

- i) Loading docks should not face public right-of-ways but, if visible should be screened and articulated in such a manner to mitigate the visual impact (i.e. screening walls composed of the same material as the building, evergreen trees, etc.).
- j) Long horizontal roof lines shall be broken up by providing articulations in the façade of buildings, change in the height of portions of roofs, or change in colour, material, forms, etc. Exceptions may be permitted only where a specific architectural style offers other types of roof forms and roof articulation, as determined by County of Wetaskiwin No. 10.



Articulation in the roof line breaks up long horizontal lines

- k) Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design. The material and colour of roof screens shall appear identical to those in the roof or building. Roof style in new buildings or additions shall be compatible with the existing roof designs on the same site.

- l) Roof mounted service equipment shall be screened from view.

12.3. Materials and Colours

- a) A comprehensive colour and materials scheme shall be developed for each lot. Colour and materials schemes shall be harmonious and compatible with adjacent development and within the site. Earth tone colours are encouraged.
- b) Large expanses of smooth material such as concrete shall be broken up with



expansion joints, reveals, or changes in texture and colour.

- c) Large expanses of highly reflective surface and mirror glass exterior walls shall be avoided to prevent heat and glare impacts on the adjacent properties and public right-of-ways.
- d) Exterior materials and paint finishes shall be durable and of a high quality to prevent degradation and for ease of maintenance.
- e) Masonry brick products, architectural metal, glass and steel and natural/cultured stone shall be the preferred materials used on buildings. Alternate materials will be reviewed and evaluated on the merit of their building design.
- f) Building additions and new buildings shall be coordinated with those of the principal buildings.
- g) Signs on buildings and identification signs shall be compatible with the materials and colours of the principal buildings on site. The same architectural vocabulary should be utilized.
- h) Bright contrasting colours shall be used for trims and accents only. Accent colours shall be compatible with main colour scheme.



Contrasting colours and materials used for trim and accent provide visual interest

- i) Details of the proposed colours and materials shall be shown on the building drawings with colour chips and samples, at the time the project is submitted for approvals.