

TES Industrial Development



**SW ¼ SEC 28-39-27-4
Lacombe County**

Site Development Guidelines

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1.0 Introduction

Located within Lacombe County, west of the Town of Blackfalds, the TES Industrial Development area is comprised of 58.87ha (145.48ac). This development is an extension of the existing Aspelund Industrial Park, and is envisioned to be a high quality, attractive business park.

1.1 PURPOSE

The TES Site Development Guidelines have been prepared to guide developers, builders, architects, engineers, and property owners in the design development and construction of projects within the area. This document will ensure the area will be developed as a cohesive area and is completed in the manner in which it was envisioned, the Developer has created a set of site development guidelines.

The Site Development Guidelines are envisioned to promote:

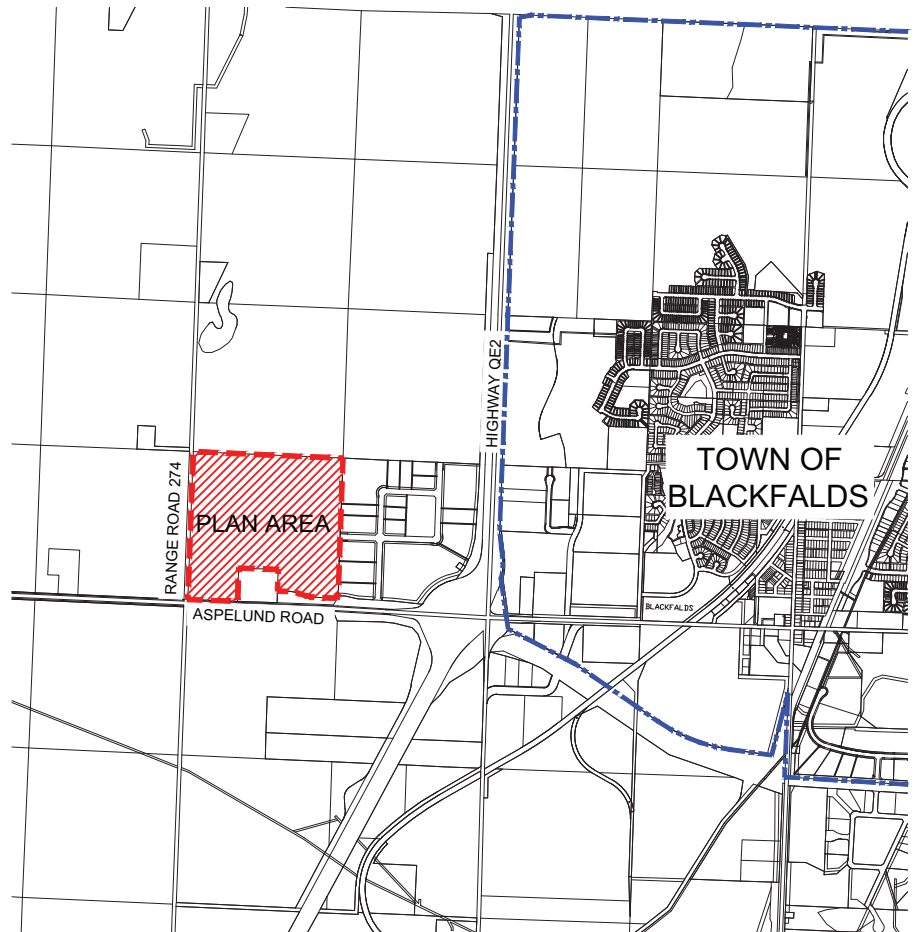
- Adherence to the vision of the TES Industrial Development as a master planned industrial area and as described within this document;
- Distinctive features and clear identity, from planning through construction;
- Compatibility and harmony between the permitted uses, landscape areas, open spaces, and adjacent properties; and
- Use of quality design, materials, and construction methods.

The Site Development Guidelines are written to identify reasonable variety for development while achieving visual continuity for the area.

1.2 APPLICATION

- a. This document applies to the development or redevelopment of all lands within the TES Industrial Development, within the SW 28-39-27-W4M, as shown in **Figure 1.0 - Location Plan** and **Figure 2.0 - Site Plan**.
- b. These 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. The developer shall provide this document to all lot owners at time of purchase. The developer shall endeavor to secure a written statement from all lot owners that they have received the document and that they agree to comply with the requirements.



LEGEND

- Plan Boundary
- Lacombe County Boundary



FIGURE 1.0
LOCATION PLAN

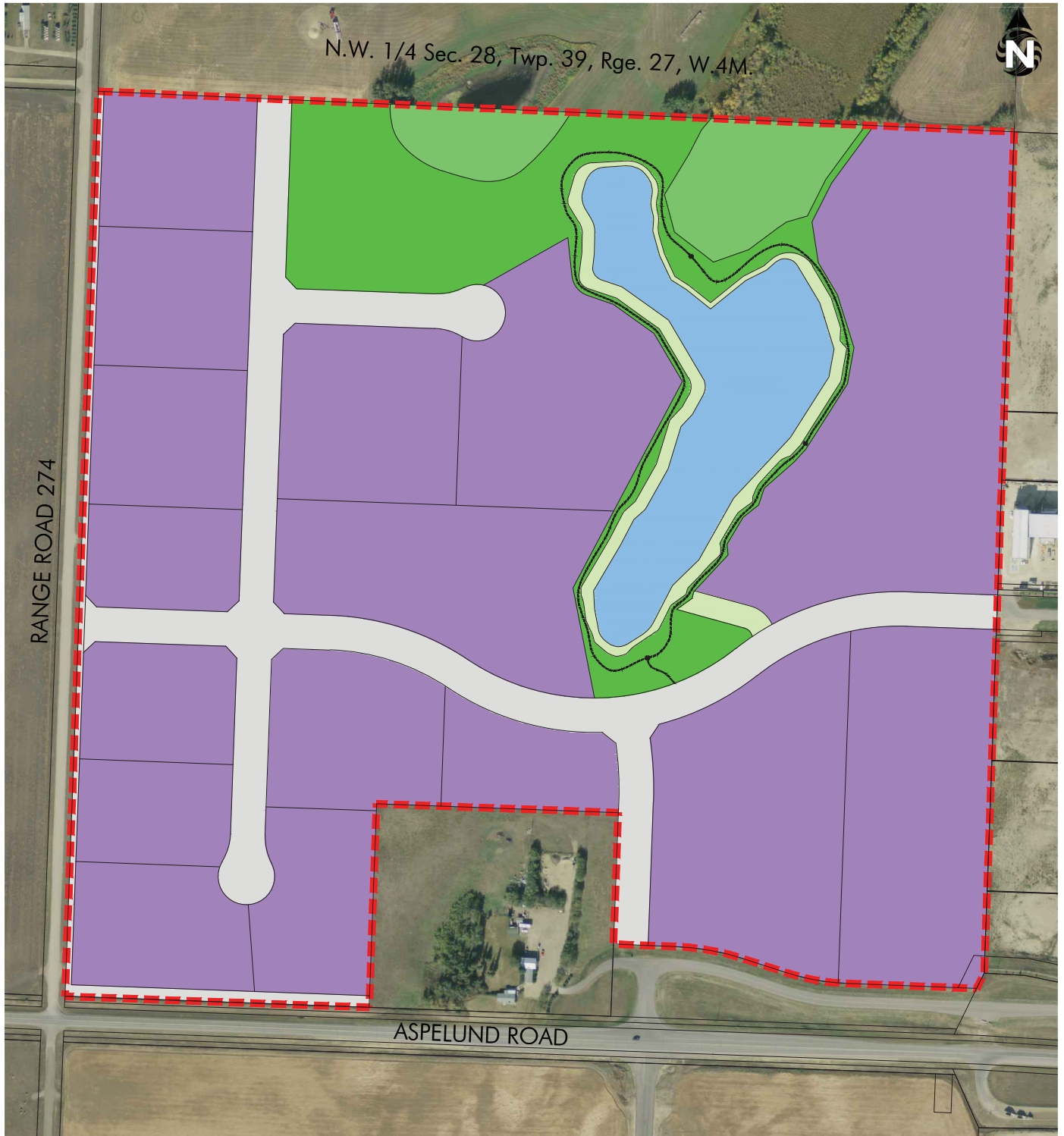


FIGURE 2.0
SITE PLAN

1.3 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 qualified architect or engineer, as accepted by Lacombe County.
- c. An overall package that includes engineering, architectural and landscape drawings shall be submitted for approval by Lacombe County.
- d. Any material substitutions shall be approved in writing by Lacombe County prior to installation. Lacombe County has the right to reject and/or request replacement of any materials that do not meet the standards, specifications and/or design intent.
- e. All landscaping plans and quotations must be prepared by a qualified landscape architect, as accepted by Lacombe County.
- f. Developer(s) are to enter into a Landscaping Agreement with Lacombe County which will outline the responsibility of the Developer(s) with regard to landscaping requirements and warranty periods.
- g. Acceptance of all drawings shall be at the discretion of Lacombe County.

1.4 GOVERNING MUNICIPAL POLICIES

- a. All improvements within the TES Industrial Development shall comply with the current Lacombe County Bylaws, Lacombe County Highway and County Main Roads Overlay District requirements, Operations Standards Manual, and all applicable building code regulations.
- b. Conformity with the TES Site Development Guidelines does not supersede the required approval process of Lacombe County.
- c. All public infrastructure design and construction shall meet or exceed the latest version of Lacombe County's Operations Standards Manual.

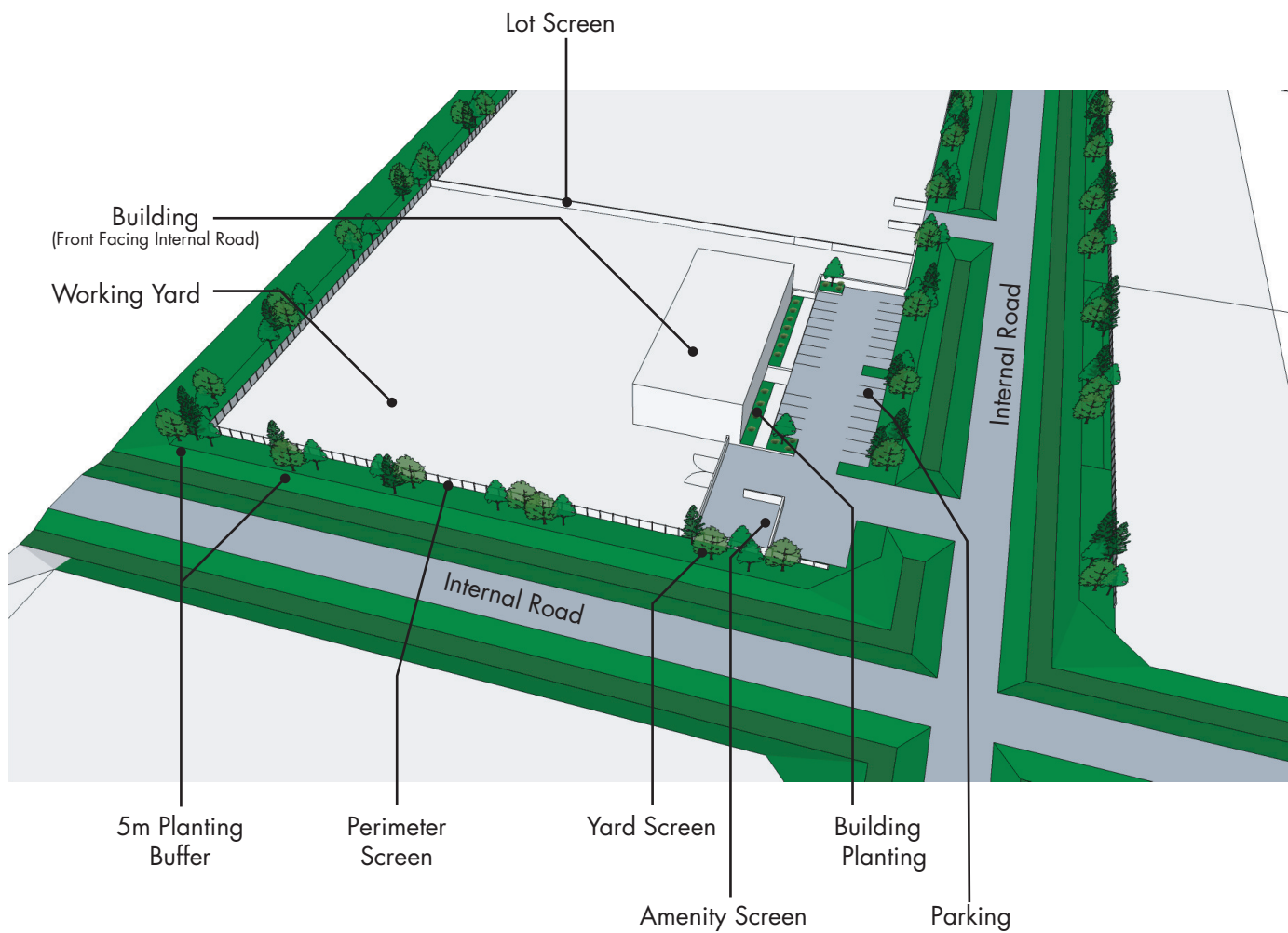


FIGURE 3.0
TYPICAL SITE ZONES

1.5 DEFINITIONS

The following descriptions will utilize a specific terminology which requires definition. **Figure 3.0 - Typical Site Zones** depicts the breakdown of the site into specific areas or zones for two types of scenarios, and locates where each element could occur.

- **Building Height** - means the vertical distance from grade level at the exterior wall to the highest point of a building, excluding a skylight, chimney, flagpole, antenna, a parapet wall or similar not structurally essential to the building. On sloping ground, building height shall be considered as the average of the highest and lowest grades.
- **Building Envelope** - portion of site where building structures are located.
- **Contractor** - any person or persons, corporation, or legal entity which shall undertake the construction and installation of municipal improvement and utilities on behalf of either the Applicant or the County.
- **County** - Lacombe County.
- **Construction Drawings** - shall mean those Engineering Plans and Profiles prepared by the Consulting Engineer, showing the details of the installation of the various Municipal Improvements and utilities within the Development using standard engineering symbols and forms, and conforming device to the Standards Manual.
- **Developer** - TES Investment LTD; or may also refer to the developer of a lot once the subdivision has been endorsed.
- **Flankage Screening** - screening or buffer provided by the use of a uniform solid screen fence. This screen is located 5.03m (16.5ft) from the flankage property line along the road. The location of the building on a double flankage lot will determine which side is screened. The side not addressed by the front of the building will be the flankage.
- **Lot Line** - means the legally defined boundary of any lot, bare land condominium unit or property line.
- **Lot Line, Front** - in the case of an interior lot, a property line separating the lot from an adjoining road right-of-way, other than a lane.
- **Lot Line, Rear** - the property line along the back of the lot, generally opposite the front line.
- **Lot Line, Side** - the property line along the side of a lot, generally lying perpendicular to the front line.
- **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.
- **Main/Principal Building** - a building in which is conducted the principal use of the land on which it is placed.

- **Outdoor Storage** - the storage of equipment, goods, and materials in the open air.
- **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 which supplements or provides screening.
- **Presentation Front** - the area, within a lot, adjacent to the local street where signage, landscape/planting buffer, and visitor/customer parking occurs.
- **Setback** - the perpendicular distance that a development must be set back from the front, side, or rear property boundaries of the parcel as specified in the particular District in which the development is located.
- **Site Coverage** - the total percentage of the site area covered by building(s) or structures, which are located at or higher than 0.91m (3.0ft) above grade, including accessory buildings and structures, but does not include steps, eaves, cornices, or similarly projections permitted in this Bylaw, or driveways, aisles, or parking lots, or terraces or patios where these are less than 0.91m (3.0ft) above grade.
- **Sign** - an object or device used for the purpose of advertising or calling attention to any person, matter, thing, or event.
- **Uniform Screen Fence** - a single style of fence that will be utilized throughout the site at selected locations. For example, one style of fencing will be utilized as perimeter screening throughout the site and a different type of fencing may be used for lot screening throughout the site.
- **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 for the working yard.
- **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.

2.0 Site Design

2.1 SETBACKS

2.1.1 Minimum Front Yard Setback

- a. The minimum front yard setback shall be 7.62m (25.0ft) from the front property line.

2.1.2 Minimum Side Yard Setback

- a. The minimum side yard setback shall be 6.10m (20.0ft) from the property lines for all development.
- b. The minimum side yard setback shall be 9.14m (30.0ft) adjacent to a residential district.

2.1.3 Minimum Rear Yard Setback

- a. The minimum rear yard setback shall be 6.10m (20.0ft) from the property lines.
- b. The minimum side yard setback shall be 9.14m (30.0ft) adjacent to a residential district.

2.1.4 Minimum Corner Site Setback

- a. No development shall be allowed to interfere with sight distances so as to be hazardous to vehicular traffic.

2.2 COVERAGE, SITING, AND ORIENTATION

2.2.1 Coverage

- a. Required parking for each individual site will be determined through Lacombe County Land Use Bylaw.
- b. Accommodations must be made for drainage, parking, landscape and access on all lots and may dictate remaining lot area available for building.

2.2.2 Building Siting and Orientation

- 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/equipment areas, and garbage enclosures through placement and design of the structure and landscape.

- b. Buildings shall be oriented with primary consideration being given to the visual impact from the perspective of the internal subdivision roadway, the Aspelund Road, and Range Road 27-4.
- c. Primary building entrances should front onto the interior road.
- d. Although lots may accommodate more than one building, each principle building size shall be no less than 464.52m² (5,000.0sqft) unless otherwise approved by Lacombe County.
- e. All ancillary structures are to be an integral part of the building design and/or considered and detailed at a site plan level. All structures shall be built using materials compatible with the aesthetics of the primary building.
- f. Buildings shall be located on the site to screen proposed working areas from public areas.
- g. A building must be located on lot prior to the operation of a business from that address unless otherwise approved by Lacombe County.

2.3 GRADING AND DRAINAGE

- a. Lot grading and drainage shall meet all conditions as outlined within the Lacombe County Operations Standards Manual.
- b. The grade and drainage pattern of a lot should slope away from major structures, be integrated into the overall system of drainage, and not drain directly into neighboring lots.
- c. In no case shall drainage be allowed to cross a site boundary unless otherwise approved by the Development Authority.
- d. Grade corrections must be done prior to the completion of any structures.
- e. Excess soil from trenching/site grading should not be stored or piled on or adjacent to roadways.
- f. Drainage should be designed in a manner that does not cause soil erosion on site or adjacent lots, or cause potential flooding or damage.
- g. Natural drainage patterns should be maintained, enhanced, or restored wherever possible.

2.4 UNSIGHTLY PREMISES

2.4.1.1 Utilities

- a. All utility lines from the source locations to the building shall be underground.

- b. No gas, electric, power, telephone, water, sewer, cable, or other utility service lines of any nature may be placed, allowed, or maintained upon or above the ground outside of an easement.
- c. Utility boxes/equipment shall be screened and clustered in service areas.
- d. Utility screening shall be accomplished through durable materials used on the building façade or a dense planting of vegetation that blocks views year round.
- e. Site Plans shall illustrate the location and routing of all existing, proposed and future utilities including wells and septic systems.
- f. Ground mounted air conditioning units shall be concealed by a solid enclosure or other means of screening on all sides visible to a neighbouring property.

2.4.1.2 Refuse Containers

- a. Refuse containers must be screened and preferably kept in an enclosure integrated within the building structure.
- b. All refuse storage locations and means of screening shall be explicitly illustrated on the Site Plan.

2.4.1.3 Storage Areas

- a. All storage must be related to the business or industry located on the site.
- b. Screening and concealment shall be solid, integrated architecturally, incorporated into the design of the building or structure except where otherwise approved by the County.

2.5 MISCELLANEOUS

- a. Development permits will be issued by the governing municipalities for uses as outlined with the Land Use Bylaw.
- b. Any other design considerations not listed, but included in the Land Use Bylaw, must be followed.

3.0 Building Design

3.1 FAÇADE

- a. All sides of a building exposed to the view from a highway, county main road, road or other public space shall be treated as a principal façade and finished in a pleasing architectural manner.
- b. Differentiate principle façades with significant setbacks in the wall plane, both horizontally and vertically.
- c. Principle facades 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 facade articulations, as determined by Lacombe County.
- d. Setback variations in façade treatment may be continued throughout the structure, including the roofline and the front and rear facades, to reduce the perceived mass of the building
- e. Buildings should be designed to include prominent focal features.
- f. Primary entrances into structures should be recessed from the building face or shall have attached awnings/canopies/overhangs to provide weather protection for customers and visitors.
- g. Buildings shall be designed with consideration for pedestrian scale at the entrance. A higher level of detail will be required at the entrance zone on, and adjacent to, the building.
- h. Public entrances shall be easily identified and distinct from the remainder of a building's facade.
- i. If a building utilizes a threshold, it shall be well lit and visible from the sidewalk and approaching pedestrians in order to increase safety.
- j. False fronts shall not be utilized as a means for detailing building facades.
- k. 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 Lacombe County on a site-by-site basis and may exceed the minimum required herein.

3.2 AWNINGS, CANOPIES, AND OVERHANGS

- a. The use of awnings, canopies, and unique architectural overhangs should enhance the building's appearance, shelter pedestrians, and provide visual interest.
- b. Awnings, canopies, and overhangs should be consistent with the architectural style of the attached building.
- c. Awnings and canopies should allow a minimum of 3.51m (11.5ft) vertical clearance from the finished grade below.

3.3 WINDOWS

- a. Large window pane areas should be subdivided by metal or wood frames/joints.
- b. Reflective glazing should be avoided on main floors to allow better visual contact between interior and exterior.
- c. Reflective glazing may be considered on upper floors where there may be architectural merit in reflective or deep colour tints.
- d. Main facades shall have sufficient window area to provide casual surveillance of the adjacent street, and provide interest to the building mass.
- e. Windows and building designs shall attempt to include strategies to minimize bird strikes and perching.

3.4 ELEVATION AND MASSING

- a. Buildings should be massed and orientated with primary consideration being given to the visual impact from adjacent roadways, primarily the Aspelund Road, with clear sight-lines and visibility.
- b. Buildings shall have at least one major focal point. However, those buildings facing Aspelund Road shall have two.
- c. Focal points could be achieved through horizontal and vertical lines, change in material, change in colour, change in the form and shape of a portion of the building, etc.
- d. Buildings shall have three distinct components: base, middle and top. Each component shall be defined by horizontal and/or vertical articulation. Facade articulation may consist of changes in the wall plane (setbacks and projections), use of openings, and material and colour variations.
- e. Each building plan submitted must identify the different materials that are to be on the exterior of the structure.

- f. All buildings on the lot shall follow the same architectural theme and exhibit a high standard of appearance. Exceptions may be made to accommodate corporate images.
- g. Long facades and rooflines, greater than 30.02m (98.5ft) in length, must be designed to reduce the perceived mass by the inclusion of design elements such as arches, columns, gables, canopies, window shading devices, etc.
- h. 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.
- i. Roof lines and building facades shall be articulated and varied to reduce perceived mass and length appearance of buildings.

3.5 HEIGHT

- a. The maximum height for industrial uses shall be determined by the Development Authority.

3.6 ROOFS

- a. Mechanical equipment shall be screened or incorporated into the roof envelope.
- b. Roofs shall be an integral part of the building design. Proposed parapets and roof screens shall be integrated into the roof design.
- c. Roof mounted service equipment shall be screened from view.
- d. The material and colour of roof screens shall appear identical to those in the roof or building.
- e. Roof style in new buildings or additions shall be compatible with the existing roof designs on the same site.

3.7 MATERIALS

- a. Exterior finish shall be wood, prefabricated materials, stone, brick, architecturally finished block or concrete, stucco or other durable aesthetic pleasing material that is appropriate to the development style and to the satisfaction of the Development Authority.
- b. All surface treatments or materials shall be designed to appear as an integral part of the design and not applied.
- c. Exterior elements and materials chosen shall be compatible with one another.

- d. All buildings shall be finished with materials manifesting durability, permanence and quality. Materials should be stain resistant, require little maintenance, and should retain a clean appearance without streaking or differentiation due to weathering.
- e. The material palette for building facades should include three (3) different material types, one of which will be the predominant exterior material.
- f. The predominant exterior material shall be used for a minimum of 60% of the net wall surface averaged over all elevations which are visible from any street or public access way.

3.8 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.
- b. Earth tone colours are encouraged.
- c. Large expanses of smooth material such as concrete shall be broken up with expansion joints, reveals, or changes in texture and colour.
- d. 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.
- e. Exterior materials and paint finishes shall be durable and of a high quality to prevent degradation and for ease of maintenance.
- f. 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.
- g. Building additions and new buildings shall be coordinated with those of the principal buildings.
- a. 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.
- b. Bright contrasting colours shall be used for trims and accents only. Accent colours shall be compatible with main colour scheme.
- c. 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.
- d. Building color scheme will be assessed on an individual basis with consideration for existing context. Color choices that seem imbalanced or which contrast objectionably with adjacent building color schemes should be avoided.

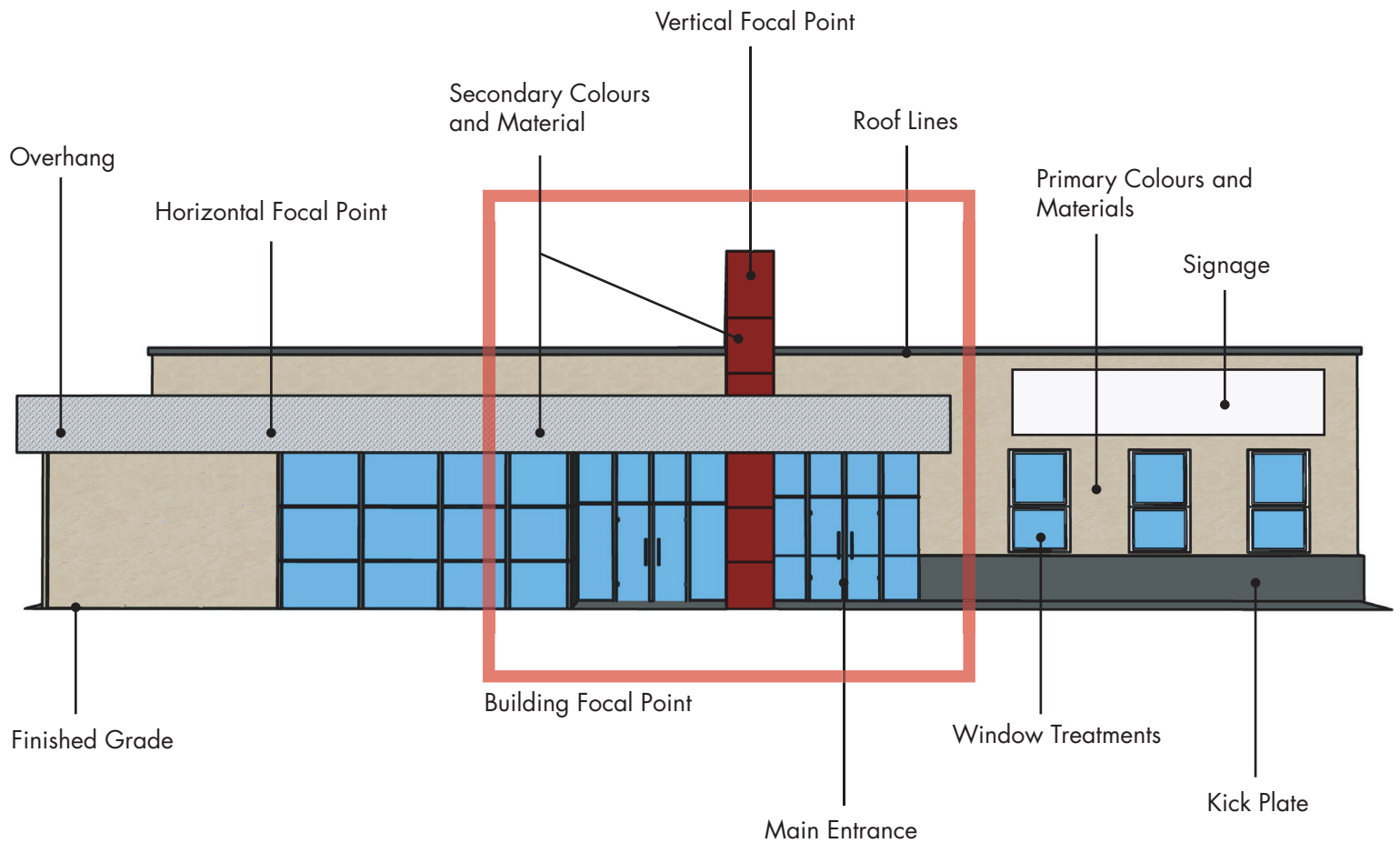


FIGURE 4.0
BUILDING ELEVATION

4.0 Screening

4.1 SCREENING

See Figures 5.0 - Screening and Signs, 6.0 - Step Down Fence Detail, 7.0 - Perimeter Screening and Planting, 8.0 - Flankage Screening

- a. All screening must meet or exceed the standards set within The Lacombe County Land Use Bylaw.
- b. The design of any fencing and/or screening elements shall complement the architecture and materials used in the site's buildings.
- c. Chain link fencing will be permitted on property boundaries, which are not adjacent to the internal subdivision road.

4.1.1 Perimeter Screening

- a. The Developer shall provide perimeter screening to the satisfaction of Lacombe County along Aspelund Road and Range Road 27-4.
- b. Screening shall be a uniform solid screen fence located 5.03m (16.5ft) within private property.

4.1.2 Lot Fencing

- a. Lot owners shall provide lot fencing to the satisfaction of Lacombe County.
- b. Each lot shall be shielded from the adjacent lot by a 1.83m (6.0ft) uniform screen fence.
- c. The lot 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. A step-down of the fence may be required for the first 10.06m (33.0ft) of the lot property to allow for proper sight lines from the road at intersections.

4.1.3 Flankage Screening

- a. Lot owners shall provide flankage screening as shown on Figure 5.0 to the satisfaction of Lacombe County.
- b. The side(s) determined to be the flankage shall be screened with a 1.83m (6.0ft) white vinyl fence. This fence shall be located 5.00m (16.4ft) within the property line.

- c. A step-down of the fence may be required for the first 10.06m (33.0ft) of the lot property to allow for proper sight lines from the road.

4.1.4 Yard Screening

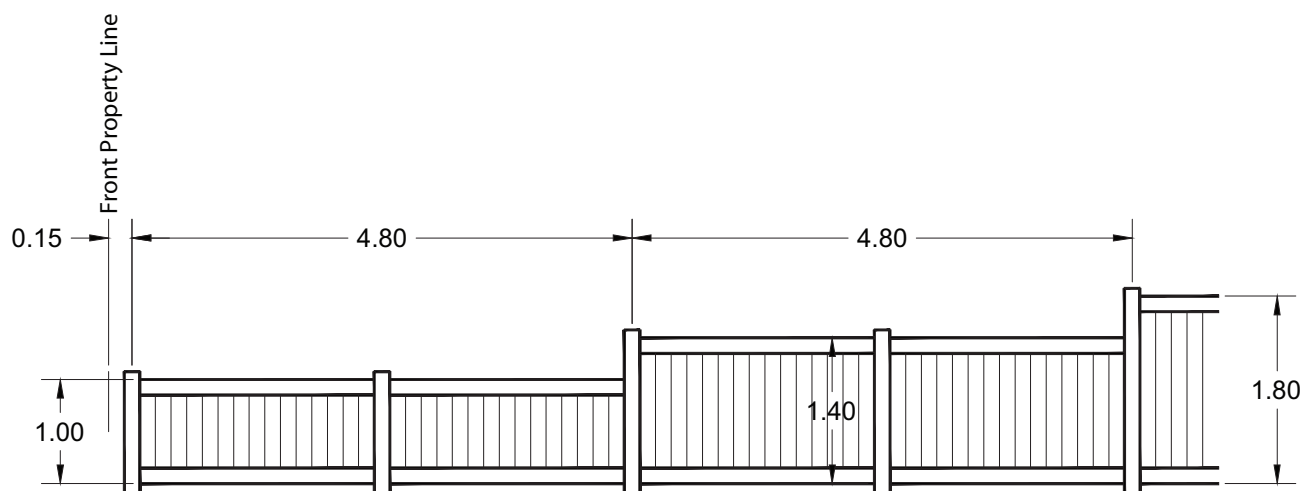
- a. Lot owners shall provide yard screening to the satisfaction of Lacombe County.
- b. The working yard of each lot shall be fenced from view from the presentation front and internal roadway system, with regard to the operational needs of the business and as determined by Lacombe County.
- c. Yard screening fence shall be a 1.83m (6.0ft) uniform 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 landscaped buffer to be approved by the Development Authority.
- e. Gates will be permitted, as determined appropriate by Lacombe County, to provide access to the working yard from the presentation front.
- f. Yard Screening will not be required along the Presentation Front.

4.1.5 Amenity Screening

- a. Lot owners shall provide amenity screening to the satisfaction of Lacombe County.
- b. All waste collection areas, visible from the corridor shall be screened. Screening shall take the form of landscaping, solid fencing or any combination of the foregoing.
- c. All outdoor storage shall be screened from parking areas, primary roads, and the entrance of adjacent buildings.
- d. Each solid screen shall obscure all site activity at eye level but in no instance shall the screen be less than 1.83m (6.0ft) in height, except in the case where step down screening is required.



FIGURE 5.0
SCREENINGS & SIGNS

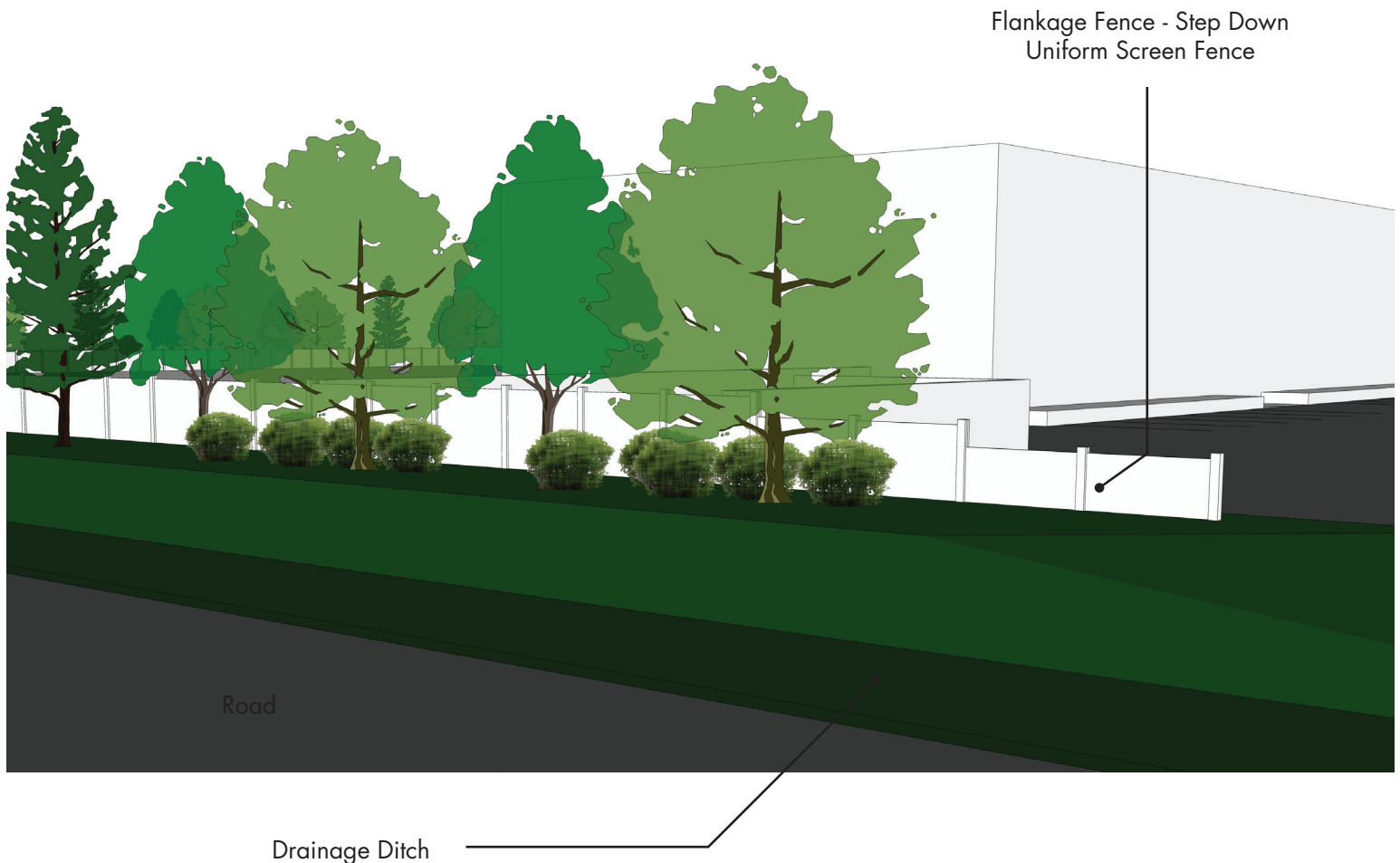


-To be used with flankage fencing

FIGURE 6.0
STEP DOWN FENCE DETAIL



FIGURE 7.0
PERIMETER SCREENING



Notes:

- Flankage screening required on one side only
- Presentation front does not require Flankage screen

FIGURE 8.0
FLANKAGE SCREENING

5.0 Parking, Loading, and Access

5.1 PARKING

- a. Minimum parking requirements shall be determined according to Lacombe County Land Use Bylaw.
- b. All parking for both visitors and employees shall be provided onsite.
- c. All parking areas shall be paved with asphalt or a gravel mix in accordance with Lacombe County Road and Infrastructure Standards Manual.
- d. Off-street parking facilities shall be constructed so that they are not located within 1.07 m (3.5ft) of a lot line.
- e. Each parking area shall be graded and drained so as to dispose of all stormwater runoff.
- f. Parking stalls shall be minimum 2.59m wide x 5.49m (8.5ft x 18.0ft) deep.
- g. Drive aisles shall be minimum 3.96m (13.0ft) wide for one-way aisles, and minimum 7.62 m (25.0ft) wide for two-way aisles.
- h. Parking for persons with disabilities shall be provided as follows:
 - i. A minimum of 1 stall is required where up to 25 total parking stalls are required.
 - ii. 2 stalls are required where up to 50 total parking stalls are required.
 - iii. 3 stalls are required where up to 100 total parking stalls are required.
 - iv. 1 additional stall is required for each additional increment of 100 total parking stalls.
 - v. Parking stalls for persons with disabilities shall be minimum 4.57m wide x 6.10m deep (15.0ft x 20.0ft).
 - vi. Parking shall be located at the side and rear of the lot.

5.1.1 Parking Landscaping

- a. Lot owner shall provide parking landscaping to the satisfaction of Lacombe County.
- b. All landscaping must meet or exceed the standards set within The Lacombe County Land Use Bylaw and the Lacombe County Operations Standards Manual.
- c. The landscaping of parking islands shall be to the satisfaction of the County.
- d. 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.
- e. A landscaped island is required for every 12 parking stalls provided within the parking lot.
- f. Builders shall provide 2 islands, minimum dimensions 2.59m x 6.00m (8.49ft x 18.0ft), for every increment of 24 parking stalls.
- g. Permeable pavement, bio-swales, or other means of capturing rainwater is encouraged in order to minimize rapid run-off.
- h. All plant material should be setback from any curb edge to protect from vehicle overhang and mechanical damage.

5.2 LOADING AND STORAGE AREAS

- a. Loading bays shall be located in such a manner as to not impede the efficient flow of traffic and pedestrian movement to minimize impacts on adjacent land uses.
- b. Loading and unloading areas shall be located at the rear of a building.
- c. Loading/unloading is permitted in side yards where visible from a public street so long as this zone is screened by landscaping.
- d. Storage yards required for tenant stock and supplies shall occur in the rear of the building and shall not be permitted within the front yard(s) of the building.
- e. Loading docks, refuse, and storage shall not face the front of the property, or any primary roads.
- f. Screening shall be provided which visually minimizes the appearance of the loading and storage areas.

5.3 ACCESS

- a. No more than 15.24m (50.0ft) 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 Lacombe County.
- b. Access may be developed between lots to facilitate business; plans to be approved by Lacombe County.
- c. Approaches shall be designed and constructed in accordance with the Lacombe County Operations Standards Manual.
- d. Safety signage may be required at the discretion of Lacombe County.
- e. Vehicular entrances and exits, as well as on-site pedestrian and vehicular routes shall be designed in a manner that provides a safe and clearly defined circulation.

6.0 Landscaping

All landscaping must meet or exceed the standards set within The Lacombe County Land Use Bylaw.

6.1 LANDSCAPE DESIGN & CONSTRUCTION GUIDELINES

- a. As a condition of a development permit, the Owner of the property, or his or her successor or assignees, shall be responsible for landscaping and proper maintenance.
- b. All required yards and all open spaces on the site shall be landscaped in accordance with the approved landscaping plan.
- c. The use of landscaping is required adjacent to exterior walls that are visible from adjacent public roads, to minimize the perceived mass of the building and to create visual interest.
- d. All plant material shall be nursery-grown material and shall conform to the standards of the Canadian Nursery Trades Association.
- e. All planting beds shall be 305mm (12") depth of topsoil, mulched with shredded wood mulch, or grassed, and edged with a black plastic landscape edger where no concrete curb acts as a bed edger.

6.2 PLANTING QUANTITIES

- a. A landscape plan shall be included as part of the Development Permit Application process and approved by the Development Authority.
- b. Any undeveloped portion of a site, excluding parking areas, driveways, outdoor storage and service areas must be graded, contoured and seeded.
- c. A minimum of 5% of the site area shall be landscaped.
- d. A minimum of 40% of any landscaping required shall be placed in the front of the structure.
- e. To provide year round colour and interest, a tree mix of approximately 50% coniferous and 50% deciduous, shall be provided.
- f. The number of trees and shrubs to be provided shall be determined as follows:
 - a. 1 tree for every 24.99m² (269.0sqft) of any required yard or setback
 - b. 1 shrub for every 15.05m² (162.0sqft) of any required yard or setback

- g. Planting beds shall consist of an odd number of trees mixed 50% coniferous and 50% deciduous with shrubs in a mulched medium such as bark chips, rocks, or similar materials. Mulch shall not be used as substitute for plant materials.
- h. Planting materials shall be comprised of native species.
- i. At a minimum, a planting bed shall be composed of a mix of coniferous and deciduous trees or shrubs as determined required by a qualified landscape architect and approved by Lacombe County.

6.3 LANDSCAPED BUFFER ALONG INTERNAL ROADWAY

- a. Lot owner shall provide a landscaped buffer to the satisfaction of Lacombe County.
- b. Plant materials shall be selected from the Lacombe County approved plant schedule.
- c. Planting shall incorporate native species including, but not limited to:
 - a. Coniferous Trees
 - i. Colorado Blue Spruce (*Picea pungens glauca*)
 - ii. Siberian Larch (*Larix sibirica*)
 - iii. White Spruce (*Picea glauca*)
 - b. Deciduous Trees
 - i. American Elm (*Ulmus Americana*)
 - ii. Brandon Elm (*Ulmus Americana* 'Brandon')
 - iii. Schubert Select Chokecherry (*Prunus virginiana* 'Shubert Select')
 - iv. Showy Mountain Ash (*Sorbus decora*)
 - v. Swedish Columnar Aspen (*Populus tremula* 'Erecta')
- Or as otherwise approved by Lacombe County.
- d. This buffer shall run parallel to the roadway along the front of the lot, within the property line, and shall be a minimum of 5.0m (16.5ft) in width.
- e. The buffer shall be planted with a 50/50 ratio mix of deciduous and coniferous trees.
- f. Spacing of trees shall be determined by a qualified landscape architect and approved by Lacombe County to prevent overcrowding, accommodate utilities, and maintain sight lines.
- g. Cluster planting will be required; no linear planting will be permitted.
- h. Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the landscape architect and approved by Lacombe County.

- i. 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.
- j. Berming may occur within this buffer. A maximum slope of 3:1 shall be allowed for berms.
- k. Design of buffer must allow for possible future water and sewer service. Septic fields may be placed in planting buffer. A variety of installation methods may be considered, such as directional drilling.

6.4 BUILDING PLANTING

- a. Lot owner shall provide building planting to the satisfaction of Lacombe County.
- b. All buildings shall be appropriately landscaped. Building facades facing the internal subdivision road, Aspelund Road, and Range Road 27-4 are to contain foundation planting or a combination of architectural and landscape treatment acceptable to Lacombe County.
- c. Such planting shall accentuate principal entrances, soften linear facades and generally improve building aesthetics.

6.5 PLANTING BUFFER ALONG ASPELUND ROAD AND RANGE ROAD 274

- a. Developer shall provide planting buffer along Highway 2 and Aspelund Road to the satisfaction of Lacombe County.
- b. Planting buffers shall be located along the perimeter screening as shown on **Figure 5.0 - Screening & Signs**, outside of the perimeter screen. See **Figure 7.0 - Perimeter Screening and Planting** for conceptual sketch.
- c. The planting buffer shall contain a 50/50 ratio of coniferous and deciduous trees with spacing as per the recommendations of a qualified landscape architect and approved by Lacombe County.
- d. Planting buffer to be a minimum of 5.0m (16.5ft) in width and run continuously along the property line.
- e. Deciduous trees shall be a minimum of 50mm (2in) calliper.
- f. 75% of coniferous trees shall be a minimum of 2.00m (6.6ft) height and 25% shall be a minimum of 3.5m (11.5feet) in height above the rootball.
- g. All plantings to be planted in 305mm (12in) depth of topsoil, mulched with shredded wood mulch, and finished with a cut edge.

6.6 TIMING OF PLANTING/WARRANTY

- a. Landscaping shall be completed in accordance with the requirements of Lacombe County and the approved landscaping plan by the end of one full growing season after the completion of the development.
- b. The owner of the property, or his/her successor or assignees, shall be responsible for landscaping and proper maintenance. As a condition of a development permit, an irrevocable letter of credit may be required, up to a value of the estimated cost of the proposed landscaping/planting to ensure that such landscaping/planting is carried out with reasonable diligence. The conditions of the security being that:
 - i. If the landscaping is not completed in accordance with Lacombe County's requirements, and the landscaping plan within one year after occupying the building or site, then the municipality shall use the security to complete the approved landscape development; and,
 - ii. If the landscaping does not survive a two (2) year maintenance period, the applicant must replace it with a similar type of species and with a similar caliper width or forfeit the portion of the amount fixed equal to the cost of replacing the affected landscaping materials.
 - iii. The letter of credit will be released when the landscaping and other improvements have been completed to the satisfaction of the Development Authority and the two-year maintenance period has expired.

6.7 STORMWATER MANAGEMENT

- a. Developer shall provide stormwater management facilities as per the Stormwater Management Plan completed by Stantec Consulting Ltd, dated April 27, 2012, subject to any changes or requirements by Lacombe County and Alberta Environment.
- b. Design for constructed stormwater management facilities shall follow the 'Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems', Alberta Environment, latest edition as a minimum. Preference shall be given to shallower slopes and benches above and below normal water level to facilitate wetland and riparian growth and for the retention of existing plant material.
- c. Stormwater management facilities shall be maintained in the form of constructed or reconstructed 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 water's 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 400.00mm (15.7in) depth or less to facilitate wetland plant material growth and viability.

- f. Planting beds around the stormponds, above normal water level, should be naturalized planting to provide for a riparian edge.
- g. Trees shall be installed at a ratio of 20 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 35mm (1.4in).
- i. 75% of coniferous trees shall be a minimum of 1.8m (5.9ft) height and 25% shall be a minimum of 2.4m (7.9ft) in height above the rootball.
- j. Planting beds shall be planted with shrubs, with 1 shrub per 20.00m² (215.3sqft). Containerized whip planting (1 litre/300 mm height minimum) is acceptable.
- k. Native soils shall be salvaged and stockpiled and reused as topsoil and planting bed material within the stormwater management facility. Wetland soils are to be stripped and stockpiled separately and used on benching below normal water level and within the first 5.00m (16.4ft) distance above NWL.

6.8 RETAINING WALLS

- a. Retaining walls will be limited to an exposed height of 0.91m (3.0 ft) unless it can be shown that a higher wall is necessary. In this instance, a stepped wall will be required to reduce the walls visual mass. All retaining walls will be finished to complement exterior house finishes and blend in with the landscape. Retaining walls may need to be structurally certified.

7.0 Additional Elements

7.1 SIGNAGE

In addition to these Site Design Guidelines, all signage must comply with the current Lacombe County Land Use Bylaw and all applicable Building Code Regulations. Conformity with these guidelines does not supersede the required approval process of Lacombe County.

This section sets the requirements for the design of signage and graphic conventions within the business park. Signage planning for each site shall be carefully integrated into the overall site design.

Business identification signs shall utilize the same architectural vocabulary and be constructed of similar, or complementary materials, as the buildings on the site for a sense of continuity and cohesiveness.

7.1.1 Freestanding Signs

- a. One freestanding identification sign per lot shall be allowed. Maximum height shall be 7.62m (25.0ft), with no dimension exceeding 4.42m (14.5ft). The maximum allowable area of any freestanding sign is at the discretion of Lacombe County.
- b. Freestanding signs are permitted to be illuminated provided the illumination can be shown not to spill over the property lines, and is not upward lighting.
- c. Small directional signs are encouraged at entrances, parking, and delivery areas, to a maximum of 0.33m² (3.5sqft) each and no more than 1.22m (4.0ft) in height. Ground signs shall not block the visibility of vehicular traffic or risk the safety of pedestrians.
- d. Illuminated freestanding signs shall not exceed 7.62m (25.0ft) in height.
- e. Moving or animated signs and electronic message boards that may distract adjacent roadway users are not permitted.
- f. Signs shall identify on-site developments or facilities only. Signs advertising off-premises developments or facilities are not permitted.
- g. Neon and flashing signs are prohibited, as are signs with running lights.

7.1.2 Façade Signs

In addition to freestanding signs, signage located on the building façade is permitted, and can be either a logo sign or a business name sign, or a combination of both, so long as:

- a. The total area of the signage does not exceed 15% of the building façade, to a maximum of 40.04m² (431.0sqft).

- b. Any logo sign may not exceed 9.01m² (97.0 sqft) in total area, and is limited to 3.05m (10.0ft) in either vertical or horizontal dimension.
- c. Signage in excess of 10.03m² (108.0sqft) area can be no more than 1.52m (5.0ft) in vertical dimension, except for logo sign noted above.
- d. Such signage is not permitted to extend above the roofline of the building it is attached to, and shall be at a maximum height of 7.62m (25.0ft).
- e. Such signage is permitted to be illuminated provided the illumination can be shown not to spill over the property lines, and is not upward lighting.

7.1.3 Industrial Park Entrance Signs

- a. Developer shall provide an industrial park entrance sign and associated landscaping at the location shown on **Figures 5.0 - Screening and Signs**, to the satisfaction of Lacombe County.
- 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.

7.1.4 Business Identification Signs

- a. Lot owner shall provide business identification signs to the satisfaction of Lacombe County.
- b. Business identification signs may be placed on the buildings facing Aspelund Road, Range Road 27-4, and the internal subdivision road. One sign per building will be permitted unless otherwise approved by Lacombe County. No freestanding signs will be allowed in this area, from the building to the property line adjacent to Aspelund Road and Range Road 27-4.
- c. Business identification signs shall be placed in the planting and sign buffer within the presentation front along the internal road right-of-ways. One sign per lot will be permitted unless otherwise agreed to by Lacombe County. Sign to be a maximum of 1.83m (6.0ft) in height and 4.57m (15.0ft) in width.
- d. Business identification signs within the presentation front/planting and sign buffer shall utilize the same architectural vocabulary and be constructed of similar or complementary materials, as the buildings on site for a sense of continuity and cohesiveness.

7.2 LIGHTING

7.2.1 Exterior Lighting

- a. All exterior lighting is subject to Lacombe County applicable bylaws.
- b. All light fixtures on a lot shall be consistent in style, design, height, size and color.
- c. Exterior lights must shine downward and not produce excessive glare
- d. At a minimum, all public and services entrances, parking areas, and pedestrian circulation routes, shall be illuminated.
- e. No flashing or revolving exterior lights shall be permitted.
- f. Light that trespasses beyond property lines shall be controlled by shielding or aiming fixtures away from adjacent properties.

8.0 Environmental Considerations

While not required, the Developer encourages all builders to follow Built Green principles.

- a. Buildings built should utilize insulation, building wrap and roofing materials that meet Built Green certification.
- b. All windows and doors installed should be Built Green Certified.
- c. Buildings should utilize Energy Star materials and products whenever feasible.
- d. Architectural planning and design should take full advantage of energy efficiency (i.e. natural heating and/or cooling, sun and wind exposure, solar energy properties, etc.). Solar collector panels, if used, shall be designed into the roof and camouflaged so as not to be visible from public view.
- e. Items such as low-flow toilets and water conserving faucets should be used.

9.0 Construction

9.1 SITE INSPECTION PRIOR TO CONSTRUCTION

Each lot Owner/Builder must inspect the condition of the local improvements installed by the Developer including, but not limited to street lamps, fencing, etc., in, on or around the lot prior to commencement of construction in order to determine if any damage has been done to these improvement. Written notice of any damages must be submitted at this time; otherwise the costs for repairing damages for same shall become the sole responsibility of the Owner/Builder pursuant to the Offer to Purchase Agreement and Agreement for Sale, where applicable.

9.2 APPEARANCE DURING CONSTRUCTION

The Owner/Builder is required to keep the lot clean and orderly during construction. Builders found negligent of the following may be back-charged for clean-up carried out by the Developer:

- a. Trash and debris shall be placed in refuse containers, removed from each construction site and not be allowed to accumulate. Lightweight material, packaging and other such items shall be covered and weighted down or placed in an enclosed structure to prevent wind from blowing such materials off the construction site.
- b. Owners/Builders are prohibited from dumping or burying trash anywhere on the lot, parcel or covered property. During the construction period, each site shall be kept neat and be properly maintained to prevent it from becoming a public eyesore or affecting other lots.
- c. Damage and scarring of other property including, but not limited to, open space, other lots, roads, driveways, and/or other improvements shall not be permitted. If any such damage occurs, it must be repaired and restored promptly at the expense of the person causing the damage.
- d. Upon completion of construction, each Owner/Builder shall clean the construction site repair all damaged property including, but not limited to, restoring grades, repairing streets, driveways, pathways, drains, culverts, ditches, signs, lighting, landscaping and related watering systems, fencing, and other improvements or utilities.
- e. The contractor shall be responsible for controlling dust and noise from the construction site.