

**A.D. Williams Engineering Inc.
Parkview Industrial Park
Site Development Guidelines**

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April 18, 2007
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***Revised by:
Wescott Consulting Group
on behalf of Arclan Holdings Ltd.
July 9th, 2010***

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1.0 Purpose

The purpose of this document is to establish an **enhanced, positive visual impression** of the **Parkview Industrial Park**, formerly the Chiswell property, by providing an increased level of aesthetic development that is in addition to the County's Land Use Bylaw.

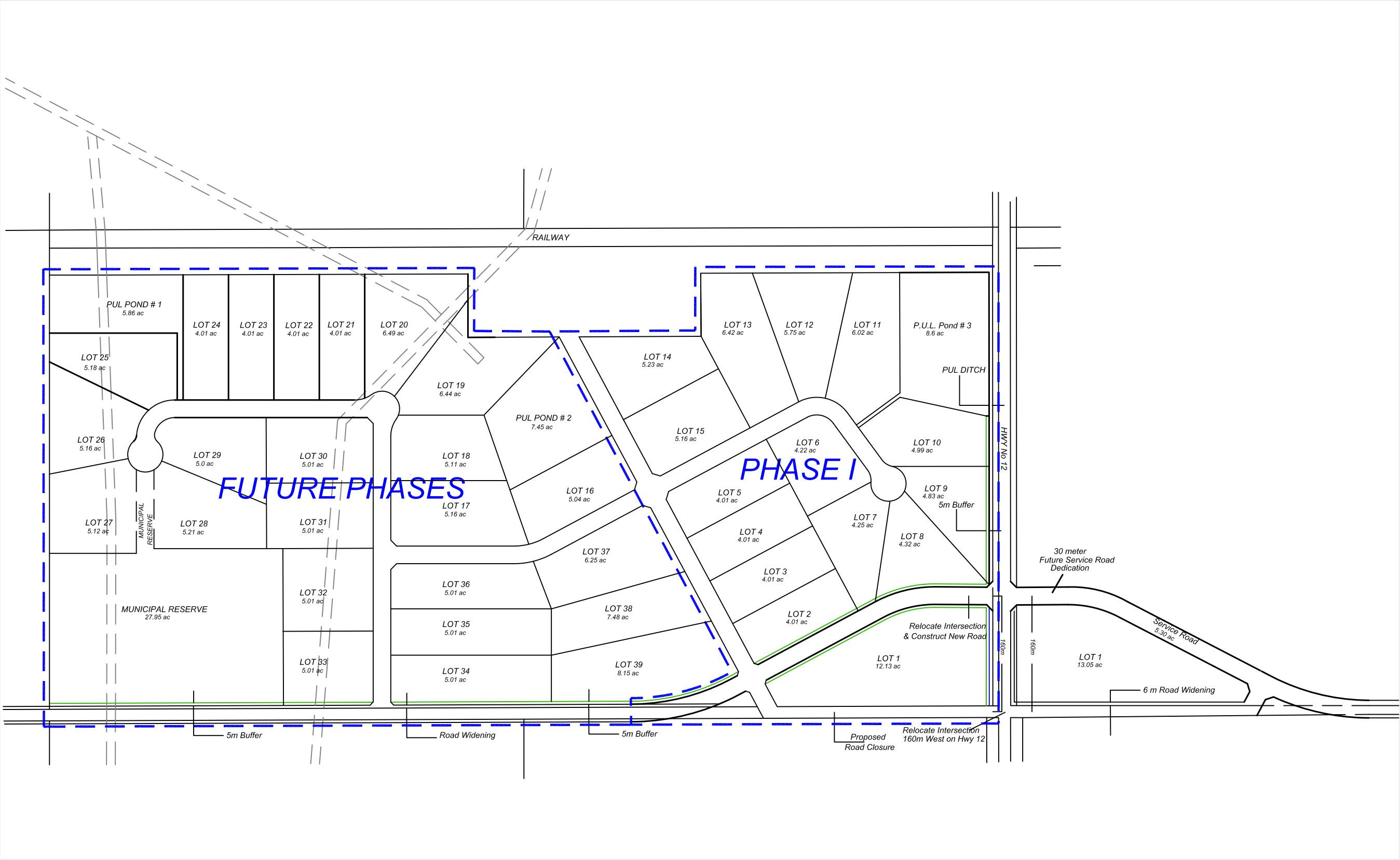
2.0 Application

- a) This document applies to the development or redevelopment of all lands within the Parkview Industrial Park, east of the Town of Lacombe on Highway 12, at the intersection of Range Road 26-1, as shown in Plan 1.
- 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 will supplement, and should be read in conjunction with, Lacombe County 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.

3.0 General

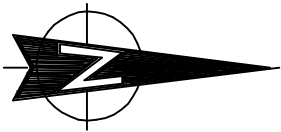
In addition to the bylaw and overlay district requirements:

- 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 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) If the 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 Lacombe County, 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 Lacombe County.
- f) Acceptance of all drawings shall be at the discretion of Lacombe County.



CONCEPT PLAN
OF
LOTS 1 & 2 PLAN 002-0702
WITHIN
E 1/2 23 - 40 - 26 - W4
FOR
ARCLAN HOLDINGS LTD

C OF T AREA	272.54 ac
TOTAL MR RESERVE REQ.	27.25 ac
TOTAL MR PROVIDED	27.95 ac
PUBLIC UTILITY LOT	3
# OF LOTS	39



- NOTES:
- ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 - ELEVATIONS ARE GEODETIC AND DERIVED FROM ALSM.

NO	DD/MM/YY	DESCRIPTION	BY
6			
5			
4			
3			
2	12/02/10	MUNICIPAL RESERVE	RTW
1	12/01/10	ROAD ALIGNMENT	RTW
		REVISIONS	

PROJECT
ARCLAN HOLDINGS
PARKVIEW INDUSTRIAL PARK

CLIENT
ARCLAN HOLDINGS LTD

DRAWING TITLE
RTW029 PARKVIEW INDUSTRIAL PARK
CONCEPT PLAN - PLAN 1

FILE # RTW029	SCALE 1:2000	DATE 21/05/10	DRAWN BY: RTW
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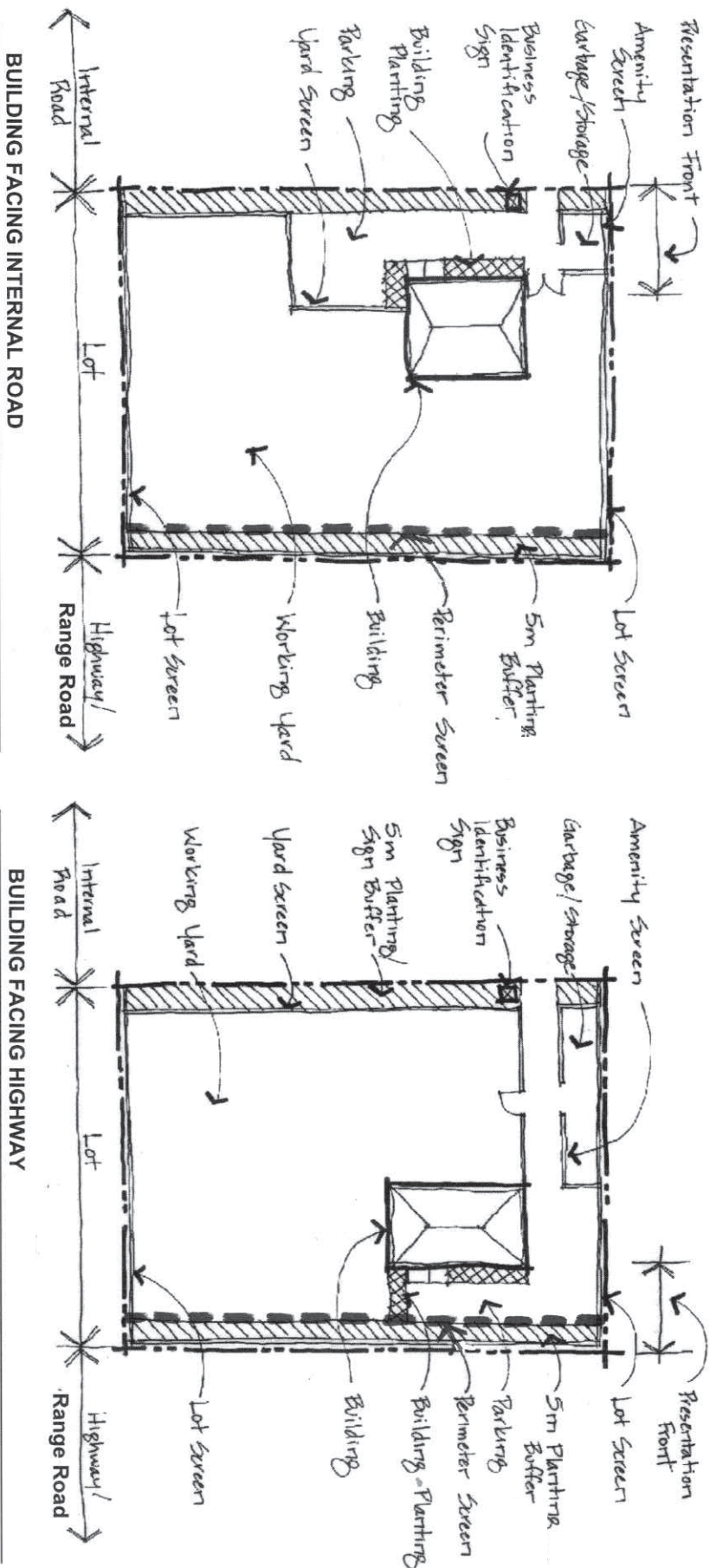


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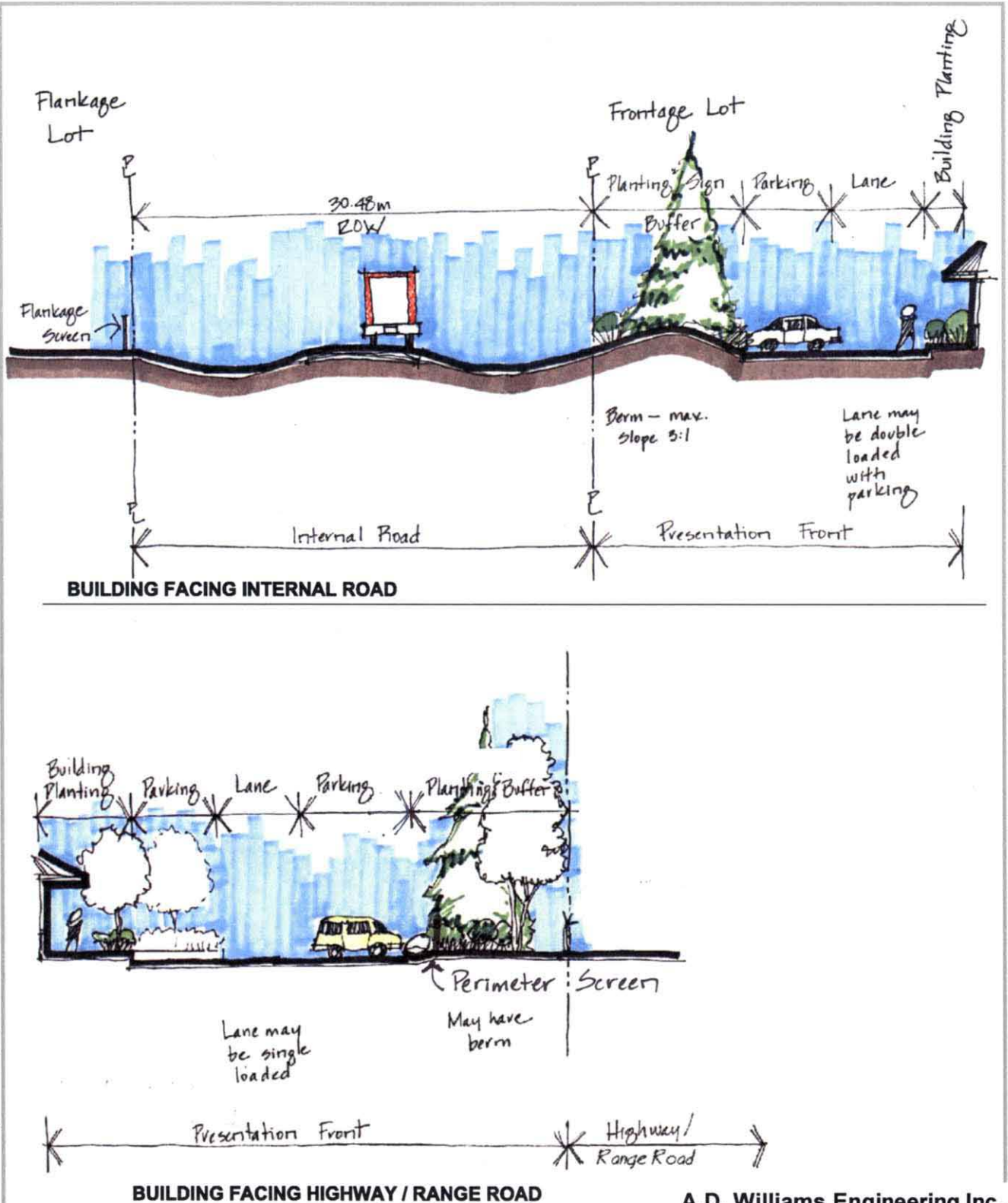
4.0 Definitions

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

- **Building Zone** – a portion of the site where building structures are located.
- **Flankage** - unless otherwise stated, is the space extended to the rear lot line, between the longer lot line abutting a public roadway and the front wall (presentation front) of the main building on a corner lot.
- **Flankage Fencing**- is a black chain link fence (1.8 meters in height) which is constructed 5 meters from the flankage property line or the non 'presentation front' side of the lot.
- **Flankage Screening**- is a planting buffer which is planted between the flankage fencing and the flankage property line. Flankage Screening is to be provided at the discretion of Lacombe County and is intended to supplement the flankage fence to provide a visual break from the working yard.
- **Front Yard**- unless otherwise stated, is the space, extended to the full width of the lot, between the main front wall of a building and the lot line abutting a public roadway, but on a corner lot means the space, extended to the full width of the lot, between the shorter lot line abutting a public roadway and the nearest wall of the main building on the lot.
- **Lot Screening** - is a planting buffer which is planted on the property line between two or more lots. Lot Screening is to be provided at the discretion of Lacombe County and is intended to supplement the lot fencing to provide a visual break from adjacent lots.
- **Lot Fencing**- is a black chain link fence (1.8 meters in height) located on the property line between two of more lots.
- **Perimeter Fencing**- is a black chain link fence 1.8 meters in height placed approximately five (5) meters within the lot and adjacent to the planting buffer.
- **Perimeter Screening**- is a planting buffer which is planted on the property line side of the perimeter fence.
- **Planting Buffer** - is an area or zone of planting which supplements or provides screening.
- **Presentation Front** - is the 'front yard' adjacent to a local street where signage, landscape/planting buffer, and visitor, customer parking occurs. Where a lot is highly visible from Highway 12, the Highway Frontage shall be determined to be the presentation front rather than the internal road.
- **Working Yard** - is the area within a lot containing the equipment and/or operations of the business housed on the lot. The working area may be an all weather gravel surface. A display area is not considered a working area and depending on the usage not all businesses will require a working yard.
- **Yard Fence** - is a black chain link fence (1.8 meters in height) which separates the working yard from the presentation front.
- **Yard Screening** - is a planting buffer which is planted between the presentation front and the working yard. Yard Screening is to be provided at the discretion of Lacombe County and is intended to supplement the yard fence to provide a visual break between the presentation front and the working yard (if provided) of a lot.



A.D. Williams Engineering Inc.
Parkview Industrial Park
Site Development Guidelines
Typical Site Zones



A.D. Williams Engineering Inc.
Parkview Industrial Park
Site Development Guidelines

Typical Cross Sections

5.0 Screening

5.1 Perimeter Fencing and Screening

See Plan 2.

- a) Perimeter fencing consisting of a black chain link fence (1.8 meters in height) shall be constructed by the developer approximately (5) five meters within all lots adjacent to Highway No. 12, Range Road 26-01 and the south boundary of the industrial park.
- b) A perimeter fence shall be located on the west boundary, adjacent to the rail line, within private property. Openings as required to provide access to the rail line shall be permitted.
- c) The developer shall provide a planting buffer between the perimeter fence and the property lines abutting Highway 12 and Range Road 26-1 to the satisfaction of the County.

5.2 Lot Fencing and Screening

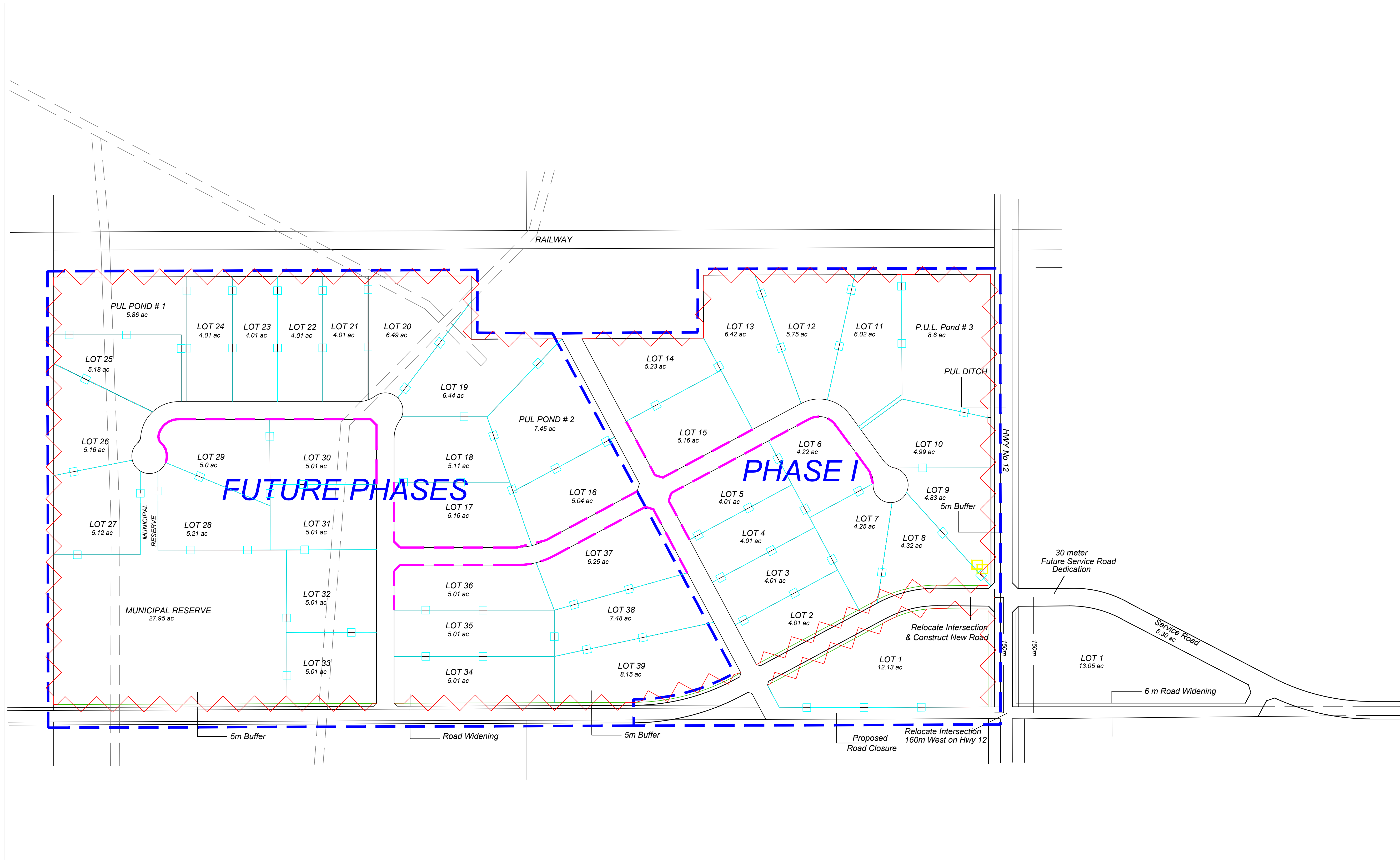
See Plan 2 and Figure C.

- a) Each lot shall be shielded from the adjacent lot by a 1.8 metre (6 ft) black chain line fence.
- b) No fence is required if adjacent lots are utilized and/or owned by the same business.
- c) At the discretion of Lacombe County, the lot owner shall provide lot screening to the satisfaction of Lacombe County. Lot Screening may be deferred or not required if the working yard is not developed.

5.3 Flankage Fencing and Screening

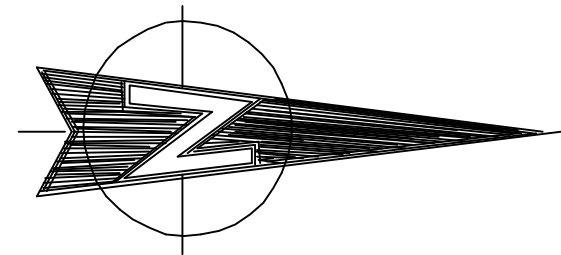
See Plan 2, Figure C, Figure D and Figure E.

- a) Lot flankage shall be fenced with a 1.8 meter (6 ft) black chain link fence. This fence shall be located 5 meters within the flankage fence property line.
- b) The lot owner may at the sole discretion of Lacombe County provide flankage screening on corner lots. Lacombe County may exercise this discretion regardless of whether the working yard is developed or not.
- c) Step down of the fence is required in the first 10m, of the lot property to allow for proper sight lines from the road. See Figure C for the step down detail, which the County favours.



CONCEPT PLAN
OF
LOTS 1 & 2 PLAN 002-0702
WITHIN
E 1/2 23 - 40 - 26 - W4
FOR
ARCLAN HOLDINGS LTD

- PERIMETER SCREENING
(1.8 m Black Chain Link Fence)
- FLANKAGE SCREENING
- LOT SCREENING
(1.8 m Solid Screen Fence)
- INDUSTRIAL PARK SIGN



- NOTES:
1. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
2. ELEVATIONS ARE GEODETIC AND DERIVED FROM ALSM.

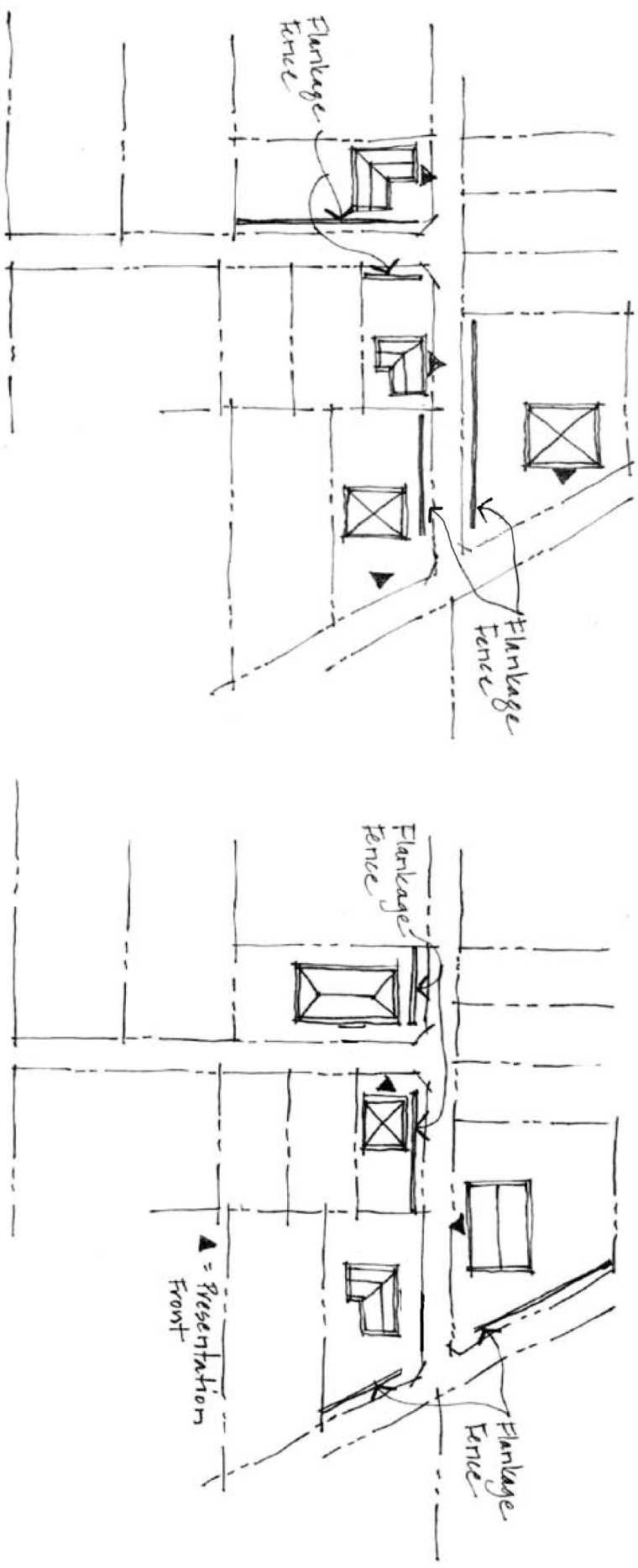
NO	DD/MM/YY	DESCRIPTION	BY
6			
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4			
3	9/07/10	FLANKAGE BDY	RTW
2	12/02/10	MUNICIPAL RESERVE	RTW
1	12/01/10	ROAD ALIGNMENT	RTW
REVISIONS			

PROJECT
ARCLAN HOLDINGS
PARKVIEW INDUSTRIAL PARK

CLIENT
ARCLAN HOLDINGS LTD

DRAWING TITLE
RTW029 PARKVIEW INDUSTRIAL PARK
SCREENING & SIGNS - PLAN 2

FILE #	SCALE	DATE	DRAWN BY:
RTW029	1:2000	21/05/10	RTW



SCENARIO 1

N.T.S.

SCENARIO 2

N.T.S.

- NOTES:
- 1. FLANKAGE SCREEN REQUIRED ON ONE SIDE YARD ONLY.
 - 2. PRESENTATION FRONT DOES NOT HAVE FLANKAGE SCREEN.
 - 3. OTHER SCENARIOS MAY BE DEVELOPED. EACH LOT TO BE CONSIDERED SEPARATELY.

A.D. Williams Engineering Inc.
Parkview Industrial Park
Site Development Guidelines

Possible Flankage
Scenarios

Figure - D

5.4 Presentation Front & Yard Screening

See Plan 2, Figure C, and Figure D.

- a) When a working yard is required a working area fence shall be constructed between the working area and the presentation front. If a working yard is not required a working fence and screening may be deferred or not required.
- b) When a working yard is required a yard screen may (at the discretion of the County) be planted between the working area fence and the presentation front. If a work yard is not required the planting of a yard screening may be deferred.
- c) Gates will be permitted, as determined appropriate by Lacombe County, to provide access to the working yard from the presentation front.

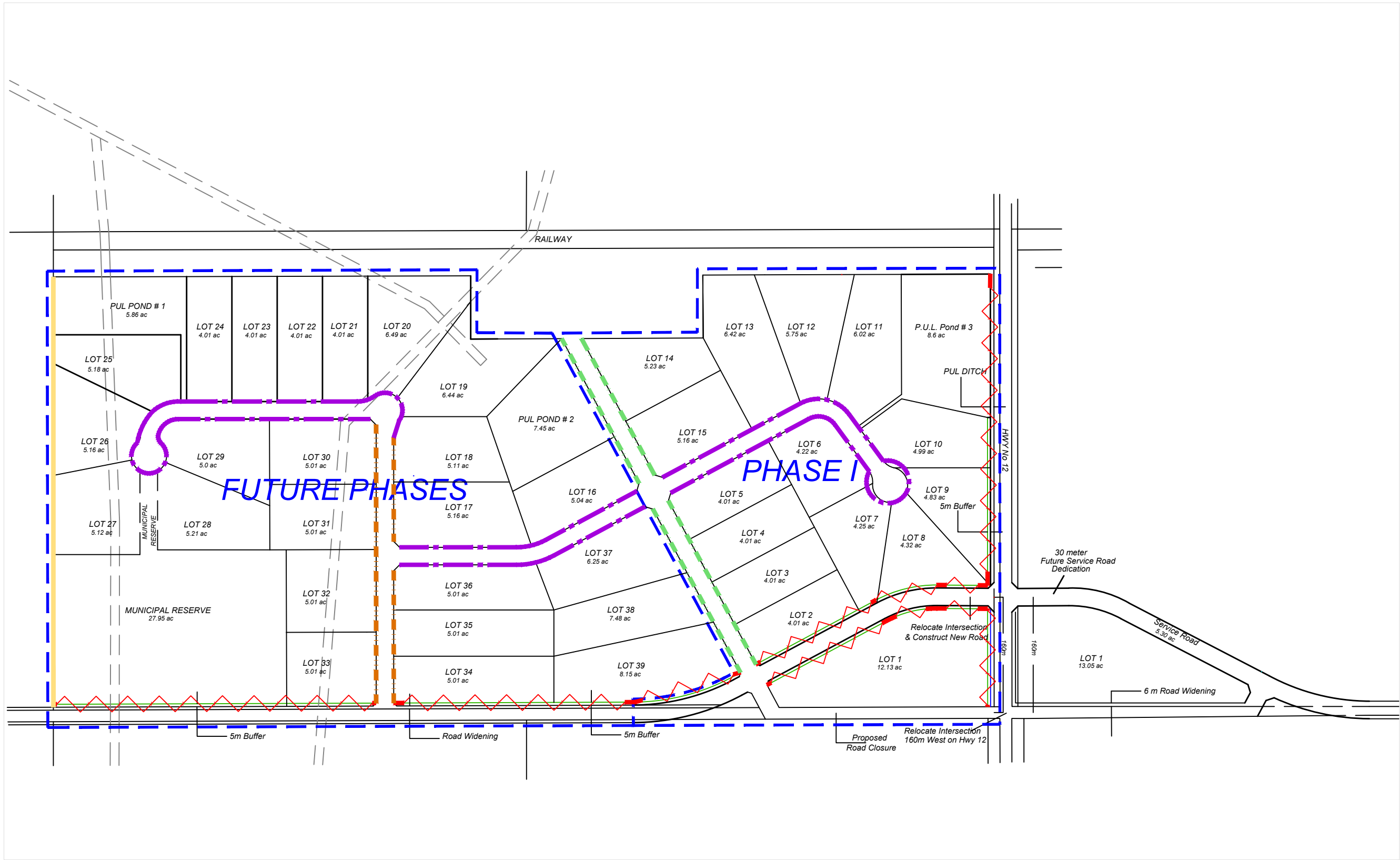
6.0 Planting

6.1 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) The lot owner shall provide planting and sign buffer to the satisfaction of Lacombe County.
- 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 metres (15 ft.) in width.
- c) The buffer shall be planted with a 40/60 ratio mix of deciduous and coniferous trees as indicated in Plan 3.
- d) 50% of required deciduous trees shall be a minimum of 50 mm (2 inches) calliper and 50% shall be a minimum of 75 mm (3 inches) calliper, measured 150 mm (6 inches) above the rootball.
- e) 75% of coniferous trees shall be a minimum of 2.0 metres (6.6 ft) in height and 25% shall be a minimum of 3.5 metres (11.5 ft) in height above the rootball.
- f) There shall be a minimum of one tree for every 9 metres of frontage within the planting buffer. Spacing shall accommodate utilities, sight lines and visibility for traffic control signs.
- g) There shall be a minimum of one tree for every 9 metres of flankage along the roadway. Spacing shall accommodate utilities, sight lines and visibility for traffic control signs.
- h) Linear or cluster planting is allowed.



PROPOSED SUBDIVISION

OF

LOTS 1 & 2 PLAN 002-0702

WITHIN

E 1/2 23 - 40 - 26 - W4

FOR

ARCLAN HOLDINGS LTD

INTERNAL PLANTING BUFFER

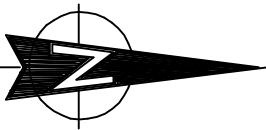
SWEDISH COLUMNAR ASPEN

MANCHURIAN ASH

SCHUBERT CHOKECHERRY

PERIMETER PLANTING BUFFER
SPECIES TO BE APPROVED
BY COUNTY

RETAIN EXISTING



NOTES:

1. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.
2. ELEVATIONS ARE GEODETIC AND DERIVED FROM ALSM.

NO	DD/MM/YY	DESCRIPTION	BY
6			
5			
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2	12/02/10	MUNICIPAL RESERVE	RTW
1	12/01/10	ROAD ALIGNMENT	RTW
		REVISIONS	

PROJECT
ARCLAN HOLDINGS
PARKVIEW INDUSTRIAL PARK

CLIENT
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DRAWING TITLE
RTW029 PARKVIEW INDUSTRIAL PARK
PLAN 3 - PLANTING BUFFER

FILE #	SCALE	DATE	DRAWN BY
RTW029	1:2000	21/05/10	RTW

- i) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the landscape architect and approved by Lacombe County. There shall be one (1) shrub for each 20 m² (215.3 ft²) of the planting buffer for frontage only. No shrubs are required for flankage.
- j) All planting beds shall be 300 mm depth of topsoil, mulched with shredded wood mulch and edged with an appropriate landscape edger.
- k) Perennials and annuals may be installed.
- l) Freestanding business identification signs shall be placed within this buffer in the lot frontage. 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.
- m) 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.
- n) Design of buffer to 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 for future servicing.
- o) Design of buffer may accommodate display of products.

Parking Landscape

- a) The lot owner shall provide parking landscape to the satisfaction of Lacombe County.
- b) Parking lots shall be paved if within 20 metres 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 metres from the front property line. Parking stalls shall be designated with painted lines. Handicapped parking shall be provided to the satisfaction of Lacombe County.
- 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 ft²) and one (1) shrub for each 10 m² (107.6 ft²) 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) calliper and 50% shall be a minimum of 75 mm (3 inches) calliper, measured 150 mm (6 inches) above the rootball.
- f) 75% of coniferous trees shall be a minimum of 2.0 metres (6.6 ft) in height and 25% shall be a minimum of 3.5 metres (11.5 ft) 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) No more than two contiguous parking bays 18 metres (60 ft) in width without a 2.7 metre (9 ft) wide island separating the two bays from additional parking bays or drive aisles will be allowed.
- m) Landscape islands or peninsulas shall have a minimum width of 5.5 metres (18 ft) and a minimum length of 5.5 metres (18 ft), including curbing.
- n) Shade trees shall be evenly distributed throughout the parking area for maximum benefit in reducing glare, heat and visual blight.
- o) 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) The lot owner shall provide building planting to the satisfaction of Lacombe County.
- 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 Lacombe County.
- 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, Lacombe County may permit the material to be counted towards that required for parking.

6.2 Planting and Sign Buffer along Highway 12 and Range Road 26-1

- a) The developer shall provide planting buffer along Highway 12 and Range Road 26-1 to the satisfaction of Lacombe County.
- b) Planting buffer shall be located along the perimeter screening as shown on Plans 2 and 3, outside of the perimeter screen. See Figure E for conceptual sketch.
- c) The planting buffer shall contain a 70/30 ratio of coniferous and deciduous trees with one tree per 9 metres of highway/roadway frontage as a minimum.

- d) Planting buffer to be a minimum of 5 metres (15 ft) in width and run continuously along the property line.
- e) Deciduous trees shall be a minimum of 50 mm (2 inches) calliper.
- f) 75% of coniferous trees shall be a minimum of 2.0 metres (6.6 ft) in height and 25% shall be a minimum of 3.5 metres (11.5 ft) in height above the rootball.
- g) Design of buffer may accommodate display of products.
- h) Shrubs shall be #2 container minimum, with the exception of naturalization where containerized whip planting (1 litre/300 ht. minimum) is acceptable.
- i) Shrubs shall be comprised of a mix of deciduous and coniferous material as determined by the accepted suitable design professional and approved by Lacombe County. Naturalized shrubs will be accepted. One shrub per 20 m² (215.3 ft²) of planting buffer is required unless otherwise agreed to by the County to allow for the use and display of products.
- j) Planting may be designed to allow select views into the site to visually access building signage, freestanding signage and/or product displays from highway/range road. 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 Lacombe County.
- k) Shrubs and trees 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.

7.0 Additional Landscape Requirements

7.1 Amenity Screening

- a) The lot owner shall provide amenity screening to the satisfaction of Lacombe County.
- b) Garbage and other storage areas are to be screened with a solid screen, such as a 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 metres (6 ft) in height.

7.2 Native/Existing Tree Stand Retention

- a) Native tree stands shall be retained as much as possible and is dependant upon grading and business requirements.
- b) Shelter belt along south end of property shall be retained.
- c) 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 lot where the tree stand is found, e.g. retained tree stand in presentation front will credit tree requirements in this area only.



NOTES:

1. FLANKAGE SCREEN REQUIRED ON ONE SIDE YARD ONLY.
2. PRESENTATION FRONT DOES NOT HAVE FLANKAGE SCREEN.
3. OTHER SCENARIOS MAY BE DEVELOPED. EACH LOT TO BE CONSIDERED SEPARATELY.

A.D. Williams Engineering Inc.
Parkview Industrial Park
Site Development Guidelines

**Perimeter Screening
and Planting Concept**

Figure - E

- d) Minimum width of retained tree stands to be 10 metres. Minimum area of retained tree stands to be approximately 300 square metres (300 m²). The exception to this will be the shelter belt on the south end of the property where all vegetation is to be retained.

7.3 Stormwater Management

- a) Developer shall provide stormwater management facilities to the satisfaction of Lacombe County.
- 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 (NWL) to facilitate wetland and riparian growth and for the retention of existing plant material.
- c) Stormwater management facilities shall where possible be retained 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 metres in width, 300 mm depth topsoil and mulched with 100 mm shredded wood mulch.
- g) Trees shall be installed at a ratio of 20 trees per hectare (excluding permanent water body and retained vegetation) with a 50/50 mix of deciduous to coniferous trees.
- h) Deciduous trees shall be a minimum of 35 mm (1.5 inches) caliper measured 150mm (6 inches) above the rootball.
- i) 75% of coniferous trees shall be a minimum of 1.8 metres (6 ft) in height and 25% shall be a minimum of 2.4 metres (8 ft) in height above the rootball.
- j) Planting beds shall be planted with shrubs, with one shrub per 20 m² (215.3 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 are to be stripped and stockpiled separately and used on benching below NWL and within the first 5 m distance above NWL.
- l) Credits shall be given for any retained vegetation within the SWMF site.

8.0 Signs

8.1 Business Identification Signs

- a) The lot owner shall provide a business identification sign to the satisfaction of Lacombe County.
- b) Business identification signs may be placed on the buildings facing Highway 12, Range Road 26-1 and the rail line as well as within the presentation front along the internal road rights of way.
- c) Freestanding business identification signs may only be placed in the planting and sign buffer within the presentation front along the internal road right-of-ways or, may be placed on the building front. Only one sign per lot will be permitted in the presentation front area.
- d) Free standing business identification signs will not be permitted adjacent to Highway 12.
- e) The lot owner shall provide a business identification sign to the satisfaction of Lacombe County.



Business identification sign utilizes the same architectural vocabulary as the building.

8.2 Industrial Park Entrance Sign

- a) Developer shall provide an industrial park entrance sign and associated landscape to the satisfaction of Lacombe County. See Figure F for entrance sign concept.
- b) Industrial park entrance sign shall be located as shown on Plan 2.
- c) 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 life span of approximately 25 years. All foundation and structural drawings to be stamped by a professional engineer.
- d) Industrial park name on entrance sign to be one piece of cast bronze, sand blasted cedar or similar materials. No individual letters will be permitted but they may be tied together prior to installation and yet give the appearance of individual letters.
- e) Logo may be a separate piece from the name.
- f) Shrubs and/or perennials and annuals shall be provided around the base of the entrance sign to visually soften and anchor the sign to other related site improvements.

9.0 Access

- a) Only one access will be permitted to each parcel unless it can be clearly demonstrated to Lacombe County that an additional access is required to facilitate the business practices.
- b) Access may be developed between lots to facilitate business. Plans to be approved by Lacombe County.

10.0 Buildings

10.1 Building Siting and Scale

- a) A principal building is required to be established, as per Section 3.8 of the Land Use Bylaw, to the satisfaction of the County, on each lot within 500 m (1,640 ft) of Highway 12.
- b) If a principal building is required, then the principal building shall be no less than 278.7 m² (3,000 ft²) in size.
- c) Site components such as buildings, parking, driveways, and outdoor functions such as product displays 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.



NOTES:

1. METAL SIGN.

2. CULTURED STONE BASE:

HARRISTONE LEDGESTONE

COLOUR: ZIONS SANDSTONE

A.D. Williams Engineering Inc.
Parkview Industrial Park
Site Development Guidelines

Entry Feature Concept

- d) Buildings shall be located on the site to screen proposed working areas from public right-of-ways.
- e) For all lands within the plan area, a geotechnical report, shall be submitted to the County as part of an application for a development permit to ensure that the proposed development has due regard for the unique geotechnical characteristics of the site.
- f) 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.
- g) 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.
- h) Temporary buildings, such as trailers, shall not be permitted.

10.2 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 Lacombe County.



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

- b) In multi-building complexes, a 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 emphasised. 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 Lacombe County.
- 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 Lacombe County on a site-by-site basis and may exceed the minimum required herein.
- f) Primary public entrances shall be well defined and primary building elevations shall face the highways and/or interior streets. The office/primary public entrances shall not be the only part of the building to receive design consideration.



Exterior articulation breaks up a box like form and provides pedestrian scale. Less interesting building façade (plant portion of the building) has been set back. This should be screened with a landscape buffer.

- 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) Buildings shall have at least one major focal point and minor focal points. 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. Combining the main entrances and focal points is encouraged.



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 Lacombe County.



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.



The roof shall be an integral part of the design. Major and minor focal points also provide façade enhancement and interest.

- l) Roof style in new buildings or additions shall be compatible with the existing roof designs on the same site.
- m) Roof mounted service equipment shall be screened from view.

10.3 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 the main colour scheme.



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

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